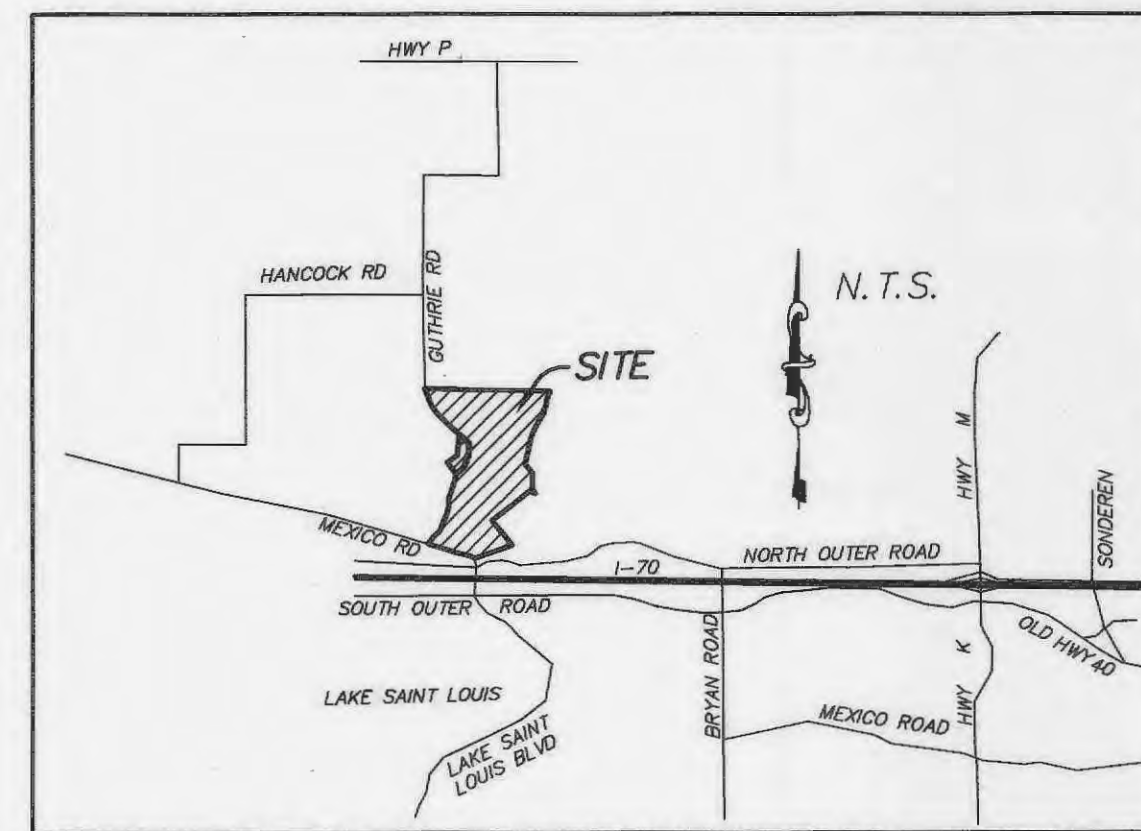




# A SET OF IMPROVEMENT PLANS FOR Brookside Village B Phase 2-A

A TRACT OF LAND BEING PART OF  
SECTIONS 22, 23, 26, & 27, AND PART OF  
U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST,  
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

## SHEET INDEX

Sheet	Description
1	COVER SHEET
2	PROJECT NOTES
3	PHASE LIMITS MAP
4	FLAT PLANS
5	GRADING PLANS
6	STREET PROFILES
7	CUL DE SAC WARPINGS
8	SANITARY SEWER PROFILES
9	STORM SEWER PROFILES
10	DRAINAGE AREA PLANS
11	WATER PLANS
12	LANDSCAPING PLANS
13-19	CONSTRUCTION DETAILS
1A	ELECTRIC LAYOUT PLAN

## AS-BUILTS BROOKSIDE VILLAGE B PHASE 2A 01-22-15

### Conditions of Approval From Planning and Zoning

The approval is conditional upon the following Staff recommendations being met:

1. Provide a fifty (50) foot wide roadway easement to the City of O'Fallon on the record plat for the possible extension of Mossy Brook Drive.
2. The amended final plan shall expire and the original plan shall be in effect on January 31, 2014 unless Lombardo homes acquires the property.
3. The construction site plans shall address the Municipal Code requirements listed below.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

1. The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at <http://www.ofallon.mo.us/engineering>.
2. Label the common ground areas.
3. Indicate in the General Notes section that the lot width of the Village A is increasing from 35' to 52'.
4. Building permits for the pavilions located in Village B shall be submitted before the approval of the record plat. Prior to the issuance of building permits for 40% of the total units, all recreational amenities shall be open for use.
5. Remove the tree located on Lot 471 that is shown on the sidewalk.
6. The accessible ramp locations shall be properly shown on the construction plans per the accessible ramp details provided by the City of O'Fallon and added to the amended final plan.
7. Per Section 415.190, all new residential structures shall have the lowest floor, including basement, elevated to one (1) foot or more above the base flood elevation.

CASE NUMBER 2603.04  
APPROVED 10-03-13

Utility Contacts  
Sanitary Sewers  
City of O'Fallon  
100 North Main Street  
O'Fallon, MO. 63366  
636-281-2858

Water  
City of O'Fallon  
100 North Main Street  
O'Fallon, MO. 63366  
636-281-2858

Storm Sewer  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
636-281-2858

Electric  
Ameren Missouri  
200 N. Callahan Road  
Wentzville, MO. 63385  
636-639-8306

Gas  
Laclede Gas Company  
6400 Graham Road  
St. Louis, MO. 63134  
314-522-2297

Telephone  
CenturyTel  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
636-332-7261

Fire Protection  
Wentzville Fire District  
209 West Pearce Blvd.  
Wentzville, MO. 63385

PROJECT TITLE  
IMPROVEMENT PLANS  
**BROOKSIDE**  
VILLAGE B-2A

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters  
22 Richmond Center Court  
St. Peters, MO 65076  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-3618

ENGINEERS AUTHENTICATION  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING  
LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE  
SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,  
AND DATE HEREINAFTER ATTACHED. RESPONSIBILITY IS  
DISCLAIMED FOR ALL OTHER ENGINEERING PLANS REVISED  
IN THIS PROJECT AND SPECIALLY EXCLUDED REVISING  
AFTER THIS DATE UNLESS REAUTHENTICATED.

PICKETT, RAY & SILVER, INC. MO  
LICENSE #000325  
DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information  
**Lombardo Homes of St. Louis, LLC**  
2299 Technology Drive, Suite 150  
O'Fallon, Missouri 63368



P+Z No. 2603.04  
City No. 14-166-SP  
15-252-AB

Page No.  
1 of 19

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during JAN-MARCH 2015, and the results are shown hereon.

By:   
STANLEY M. MUNDWILLER, P.L.S., #2005019226  
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D

### Site Information

- TOTAL SIGHT AREA - 9.44 Ac.
- TOTAL DISTURBED AREA - 9.44 Ac.
- NUMBER OF PROPOSED LOTS IS 35.
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 12,600
- FIRM PANEL NUMBER - 29183C0210E and 29183C0220E dates March 17, 2003
- ALL LOTS SHALL BE ABOVE THE PUBLISHED FLOOD PLAIN.
- A LOMR WILL BE REQUIRED TO REMOVE THE LOTS FROM THE FLOOD PLAIN AFTER GRADING IS COMPLETED.
- BUILDING SETBACK INFORMATION: Front 25' Side 5' Rear 15'
- BUILDING PERMITS FOR THE PAVILION AND TOT LOT LOCATED NEAR LOT 416 SHALL BE SUBMITTED BEFORE THE APPROVAL OF THE RECORD PLAT.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR 40% OF THE TOTAL UNITS, ALL RECREATIONAL AMENITIES SHALL BE OPEN FOR USE.

### Benchmarks

#### PROJECT BENCH MARK

NGVD (same as USGS)  
RM 45: Chiseled square on the southeast wingwall of the Lake Saint Louis Boulevard bridge over the spillway of Lake Saint Louis.  
Elev. 526.16

#### SITE BENCH MARKS

TBM B: Chiseled square on the southeast wingwall on the bridge on Guthrie Road 2,000'± north of Mexico Road  
Elev. 486.36

TBM C: Chiseled square on the northeast wingwall on the bridge on Guthrie Road 3,000'± north of Mexico Road  
Elev. 493.20

### Legend

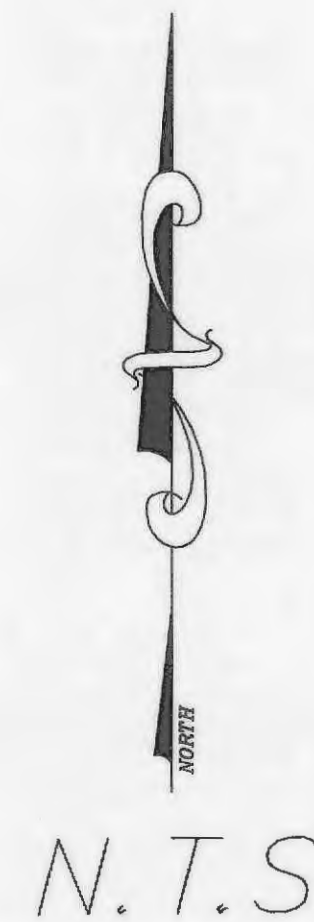
— Sanitary Sewer (Proposed)	⊕ Sanitary Structure	R.C.P. Reinforced Concrete Pipe
○ Sanitary Sewer (Existing)	⊕ Storm Structure	C.M.P. Corrugated Metal Pipe
--- Storm Sewer (Proposed)	⊕ Test Hole	C.I.P. Cast Iron Pipe
--- Storm Sewer (Existing)	⊕ Power Pole	P.V.C. Polyvinyl Chloride
— Water Line & Size	⊕ Light Standard	V.C.P. Vitrified Clay Pipe
-EX W- Existing water line	⊕ Double Water Meter Setting	C.O. Clean Out
⊕ Tee & Valve	⊕ Single Water Meter Setting	V.T. Vent Trap
⊕ Hydrant	C.I. Curb Inlet	T.B.R. To Be Removed
⊕ Cap	S.C.I. Skewed Curb Inlet	T.B.R.&R To Be Removed & Relocated
18 Lot or Building Number	D.C.I. Double Curb Inlet	T.B.P. To Be Protected
-x- Existing Fence Line	G.I. Grate Inlet	T.B.A. To Be Abandoned
Existing Tree Line	A.I. Area Inlet	B.C. Base Of Curb
⊕ Street Sign/Stop Sign	D.A.I. Double Area Inlet	T.C. Top Of Curb
Existing Contour	C.C. Concrete Collar	T.W. Top Of Wall
Proposed Contour	F.E.S. Flared End Section	B.W. Base Of Wall
Rip-Rap	E.P. End Pipe	(TYP) Typical
End of Lateral	E.D. Energy Dissipater	U.N.O. Unless Noted Otherwise
Asphalt Pavement	M.H. Manhole	U.L.P. Use in Place
Concrete Pavement	C.P. Concrete Pipe	BF Minimum Basement Floor Elevation
Proposed Swale	S.A.S. Sinkhole Access Structure	FP Flood Plain Elevation
⊕ Street Sign/Yield Sign		




MoDOT LOCATOR: 314-340-4100

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

# AS-BUILTS



These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during JAN-MARCH 2015, and the results are shown hereon.

By:   
 STANLEY M. MUNDWILLER, P.L.S., #2005019226  
 STATE OF MISSOURI 7/8/15  
 PICKETT, RAY & SILVER'S CORPORATE  
 REGISTRATION NO. LS-54-D

AMEREN UE  
 PROPOSED LAYOUT

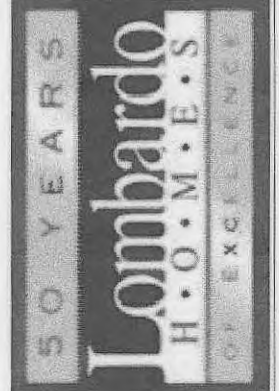
PROJECT TITLE  
 IMPROVEMENT PLANS  
**BROOKSIDE**  
 VILLAGE B-2A

PICKETT, RAY & SILVER INC  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES  
 St. Peters, MO 63376  
 Phone (636) 397-1211 Fax (636) 397-1104  
 www.prs.com 1-800-768-3918

ENGINEERS AUTHENTICATION  
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING  
 LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE  
 SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,  
 AND DATE HEREUNDER. ANY OTHER RESPONSIBILITY IS  
 DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED  
 IN THIS PROJECT AND ESPECIALLY EXCLUDED HEREON  
 AFTER THIS DATE UNLESS REAUTHENTICATED.

PICKETT, RAY & SILVER, INC. MO  
 LICENSE #000325

DOUGLAS S. TEMANN  
 PROFESSIONAL ENGINEER LICENSE E-23345

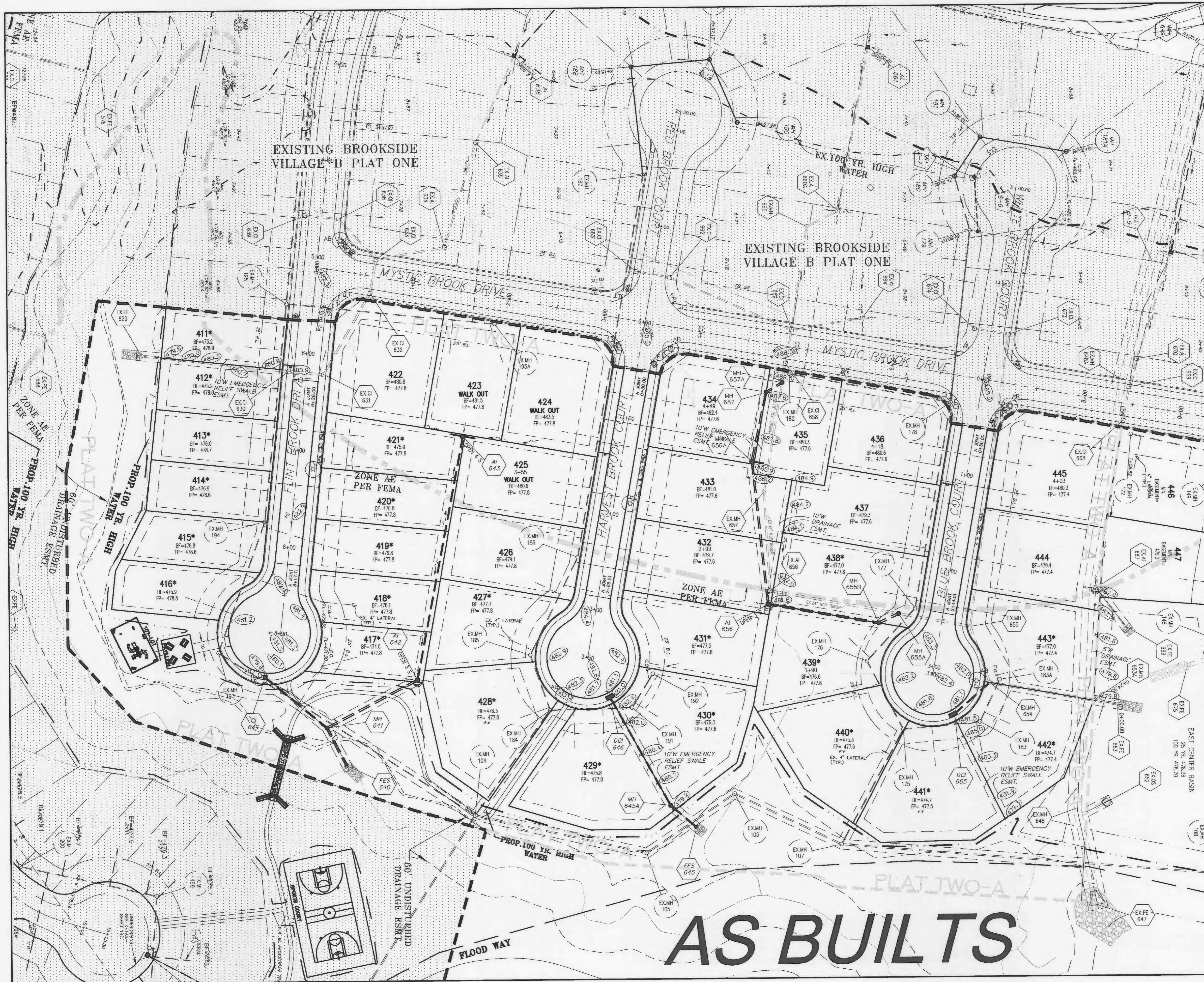
Developer / Owner Information  
  
 Lombardo Homes of St. Louis, LLC  
 2299 Technology Drive, Suite 150  
 O'Fallon, Missouri 63368  
 CITY OF O'FALLON Cover Sheet

P+Z No. 2603.04

City No. 14-156-SP  
 15-252-AB

Page No.

1A of 19



- NOTES:
- LOW SILL ELEVATION FOR ALL HOMES SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE FLOOD PLAIN ELEVATION.
  - "A" LOTS THAT HAVE THE BASEMENT LESS THAN ONE FOOT ABOVE THE FLOOD PLAIN ELEVATION WILL REQUIRE BACK FLOW PREVENTERS ON THE SANITARY LATERALS.
  - "AA" EXTENDED FOUNDATION REQUIRED LOT 440-441 IF HOME IS CLOSER THAN ELEVEN (11') FEET TO THE SIDE LOT LINE  
LOT 428 IF HOME IS CLOSER THAN SEVEN AND ONE HALF (7.5) FEET TO THE SIDE LOT LINE  
(SEE CROSS SECTIONS ON SHEET 19).

PROJECT TITLE  
**IMPROVEMENT PLANS**  
**BROOKSIDE**  
**VILLAGE B 2-A**  
**FLAT PLAN**

**PICKETT, RAY & SILVER INC**  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES

St. Peters  
 22 Richmond Center Court  
 St. Peters, MO 65076

Phone (636) 397-1211 Fax (636) 397-1104  
 1-800-708-9616  
 www.prs3.com

**ENGINEER AUTHORIZATION**  
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY FOR THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE AND DATE BEING ATTACHED. RESPONSIBILITY IS EXCLUDED FOR ALL OTHER PROFESSIONAL PLANS PROVIDED IN THIS PROJECT AND SPECIFICALLY EXCLUDED HEREIN BY THE MISSOURI REGISTERED ENGINEER, PICKETT, RAY & SILVER, INC. MO LICENSE #000305

KARL A. SCHOENKE, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2003016030

Developer / Owner Information  
**Lombardo Homes of St. Louis, LLC**  
 2299 Technology Drive, Suite 150  
 O'Fallon, Missouri 63368

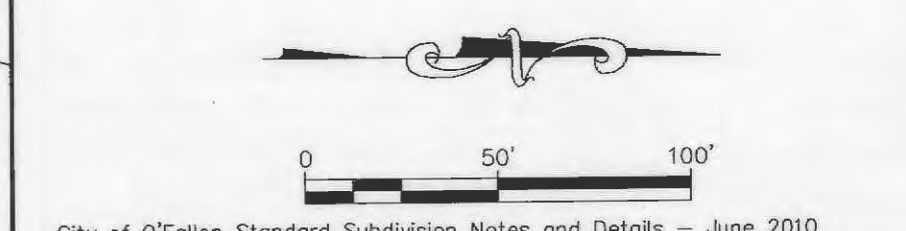
These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during JAN-MARCH 2015, and the results are shown hereon.

By:   
**STANLEY M. MUNDWILLER, P.L.S., #2005019226**  
 STATE OF MISSOURI

**PICKETT, RAY & SILVER'S CORPORATE**  
 REGISTRATION NO. LS-54-D

NOTE: ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.

UTILITY NOTE:  
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

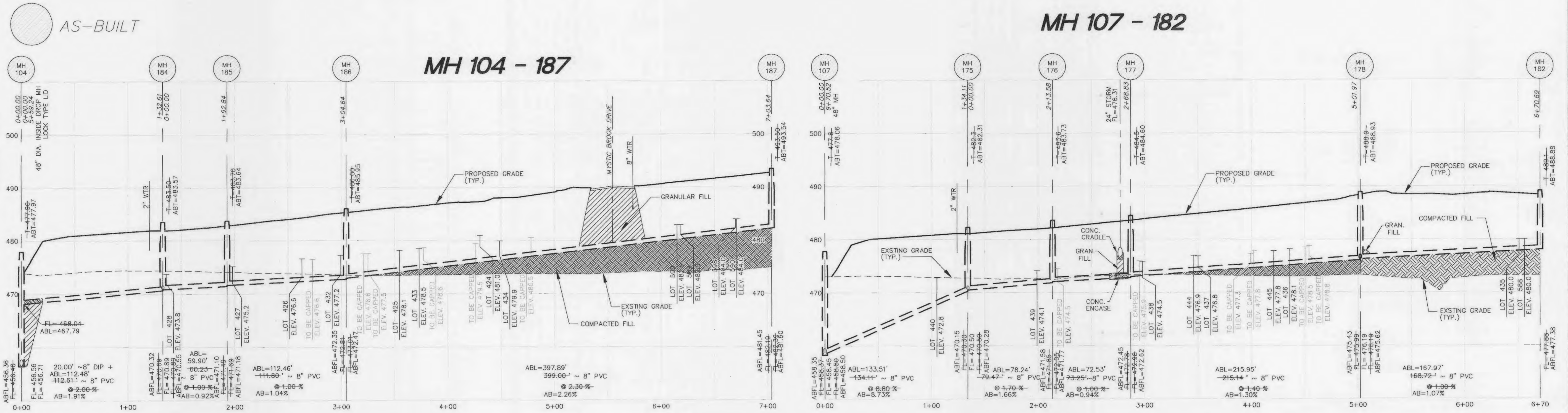


P+Z No. 2603.04  
 City No. 14-166 SP-15-252-AB  
 Page No. 4 of 19  
 FLAT PLAN

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 08/22/14 \*\*\*

# AS BUILTS

## MH 107 - 182



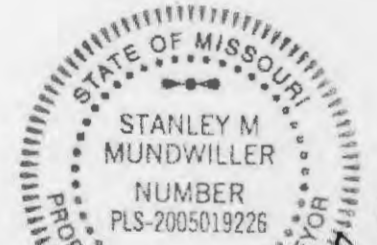
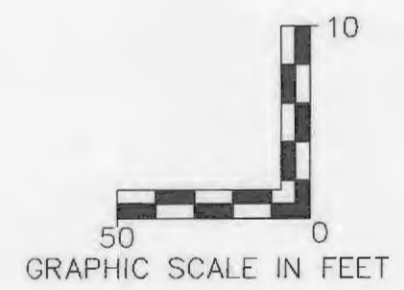
These previous "AS-BUILT" SANITARY plans are based on actual field observations conducted during JUNE & SEPTEMBER 2006, and the results are shown herein.

ALL SANITARY LATERAL AND SANITARY MAINS CROSSING UNDER PAVEMENT, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE) AND COMPACTED.

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIP, THE UPPER SHALL BE PLACED ON A SHELF AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

STORM SEWERS AND WATER MAINS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE CRADLED IN CONCRETE (OR ENCASED R.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CRADLE.

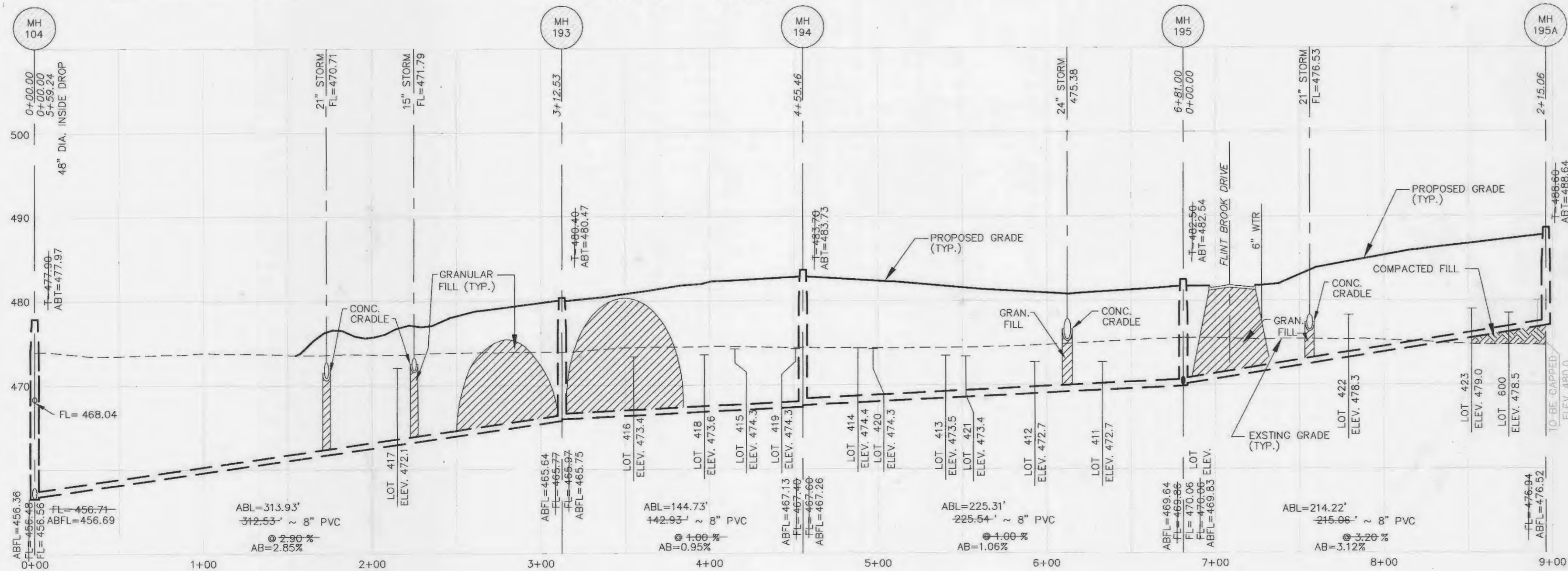
ALL NEW SANITARY LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM TWO (2%) PERCENT SLOPE.



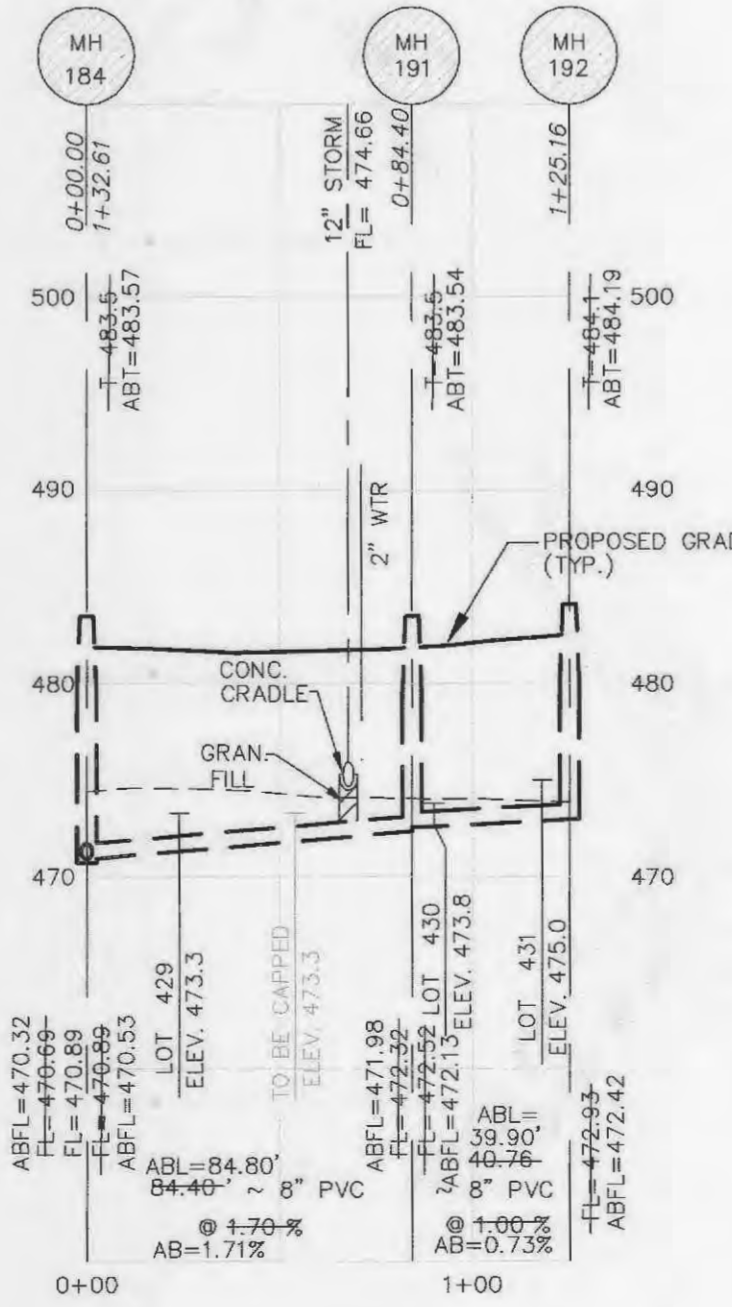
By: *[Signature]*  
 STANLEY M. MUNDWILER, P.L.S., #2005019226  
 STATE OF MISSOURI  
 PICKETT, RAY & SILVER'S CORPORATE  
 REGISTRATION NO. LS-54-D

7/8/15

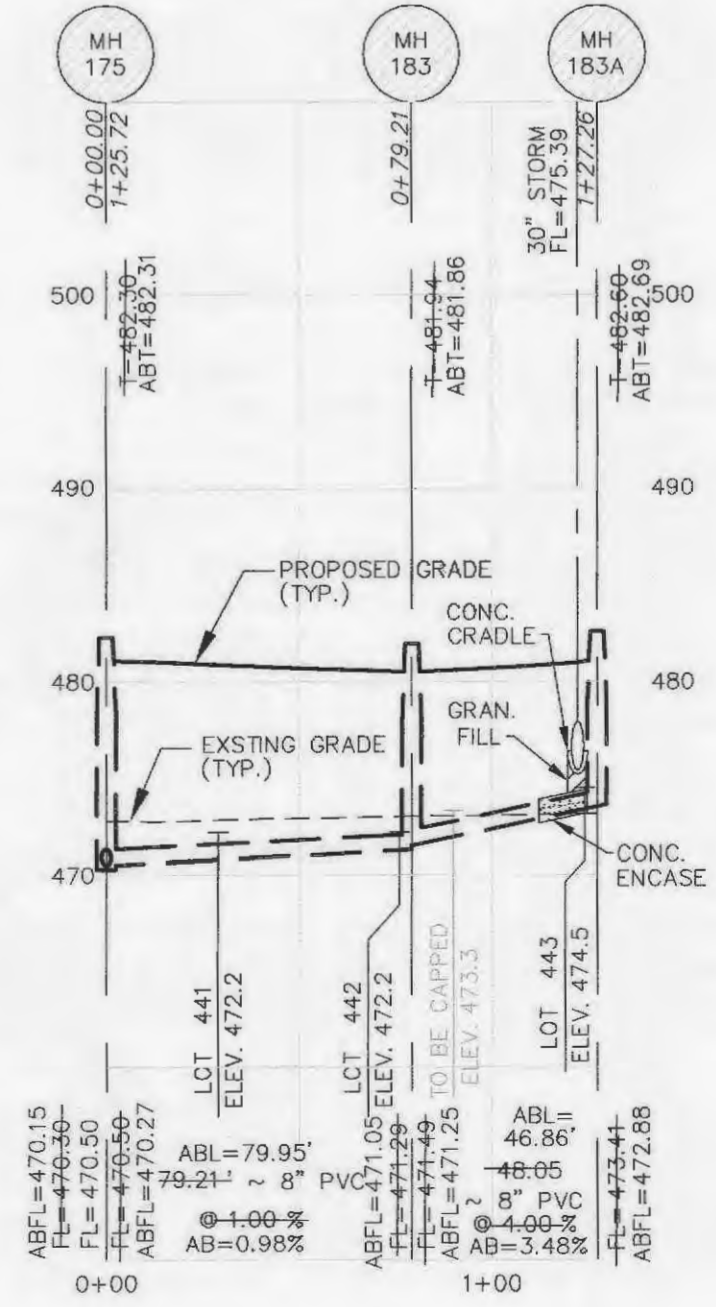
## MH 104 - 195A



## MH 184 - 192



## MH 175 - 183A



PROJECT TITLE  
 IMPROVEMENT PLANS  
**BROOKSIDE**  
 VILLAGE B 2-A  
 SANITARY PROFILES

PICKETT, RAY & SILVER INC.  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES  
 St. Peters  
 22 Richmond Center Court  
 St. Peters, MO 63376  
 Phone (636) 387-1211 Fax (636) 387-1104  
 www.prs.com 1-800-708-3918

DISCLAIMER  
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY OF THIS PROJECT IS SOLELY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND THE ENGINEER'S STAMP. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS DRAWN BY THIS PROJECT OR OTHERWISE. ENGINEERS REVIEWERS AFTER THIS DATE UNDER REAUTHORIZATION.  
 PICKETT, RAY & SILVER, INC. MO  
 LICENSE #2005

KARL A. SCHENKE, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2003015039

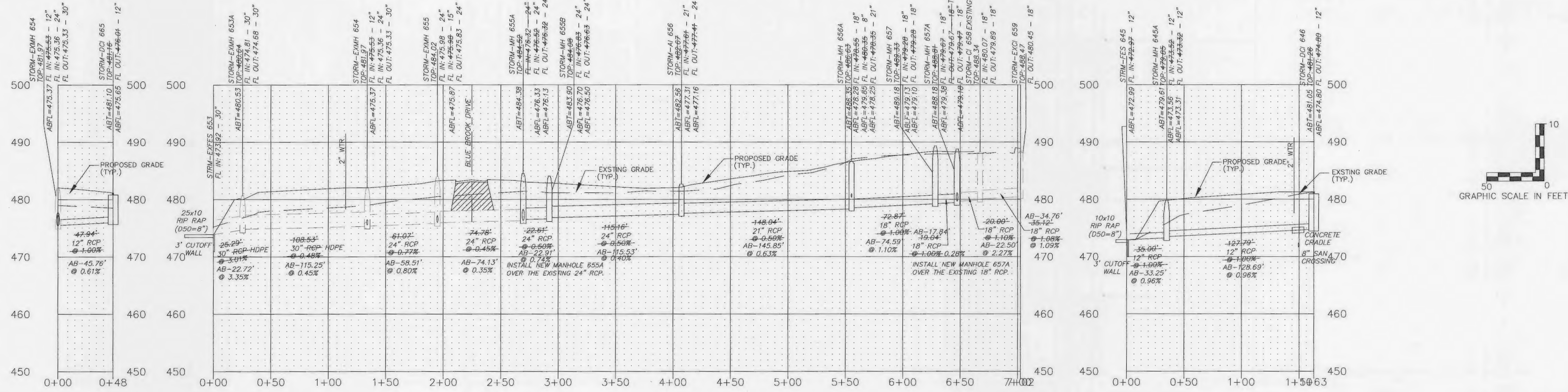
Developer / Owner Information  
**Lombardo Homes of St. Louis, LLC**  
 2299 Technology Drive, Suite 150  
 O'Fallon, Missouri 63368

P+Z No. 2603.04  
 City No. 14-156-SF  
 15-252-AB

Page No.  
**8 of 19**  
 SANITARY PROFILES

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 08/22/14 \*\*\*

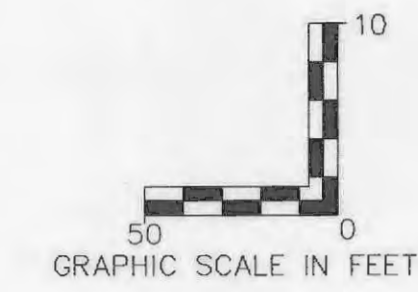
# AS BUILTS



PR STRM 1

PR STRM 2

PR STRM 3



PROJECT TITLE  
IMPROVEMENT PLANS  
**BROOKSIDE**  
VILLAGE B 2-A  
STORM PROFILES

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters, MO 65076  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs.com

PRS No. 03029.LOMB01R  
TASK 005

**ENGINEER'S AFFIRMATION**  
I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during JANUARY 2015, and the results are shown herein.



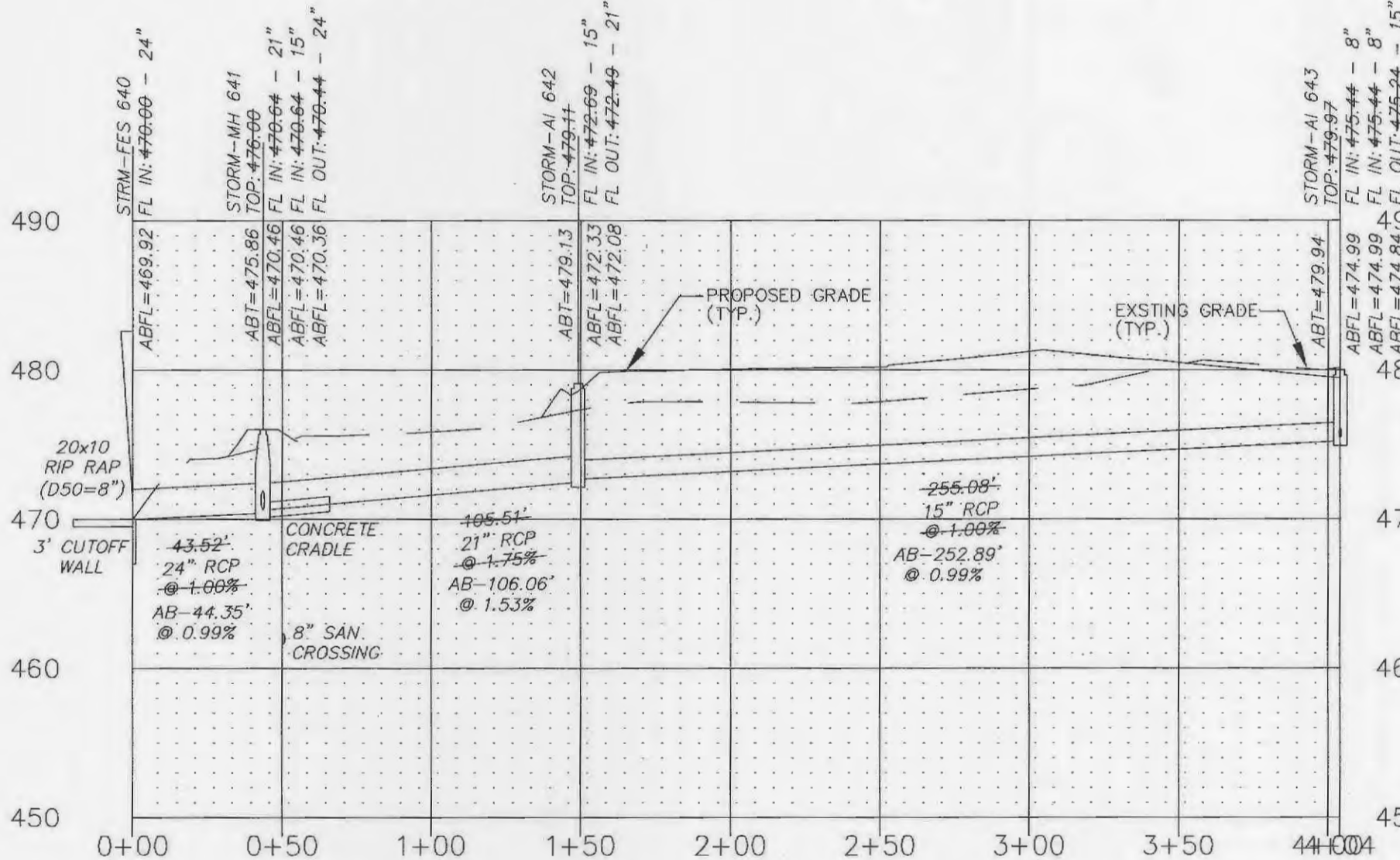
By: *Stanley M. Mundwiler*  
**STANLEY M. MUNDWILER, P.L.S., #2005019226**  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D

KARL A. SCHENK, P.E.  
PROFESSIONAL ENGINEER LICENSE: 2003015039

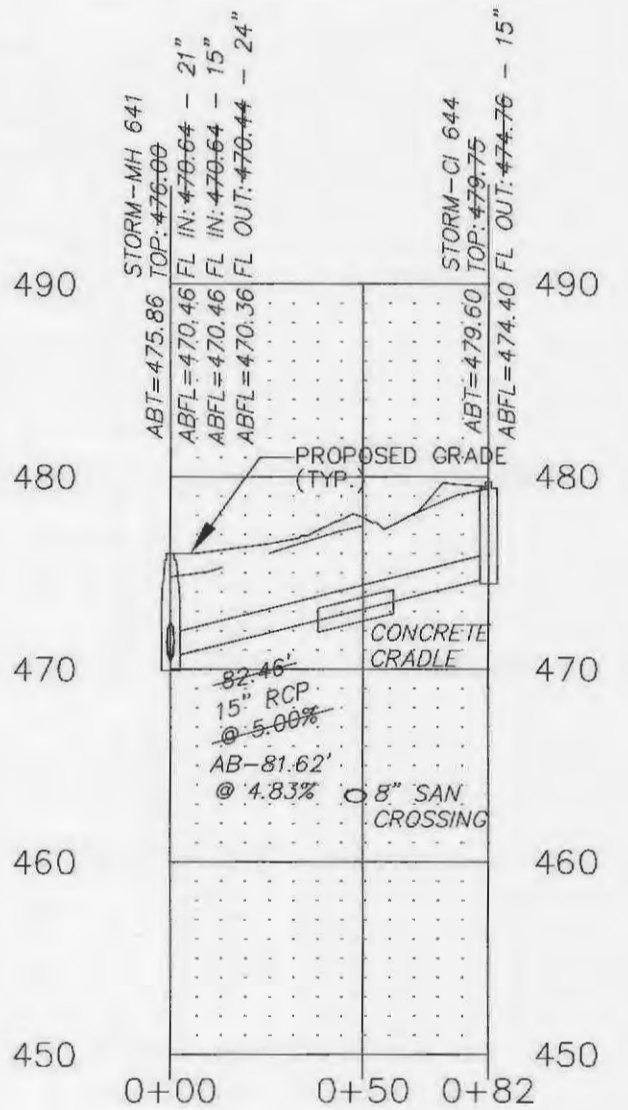
Developer / Owner Information  
**Lombardo Homes of St. Louis, LLC**  
2299 Technology Drive, Suite 150  
O'Fallon, Missouri 63368

P+Z No. 2603.04  
City No. 14-156-SP  
15-252-AB

Page No.  
**9 of 19**  
STORM PROFILES



PR STRM 4



PR STRM 5

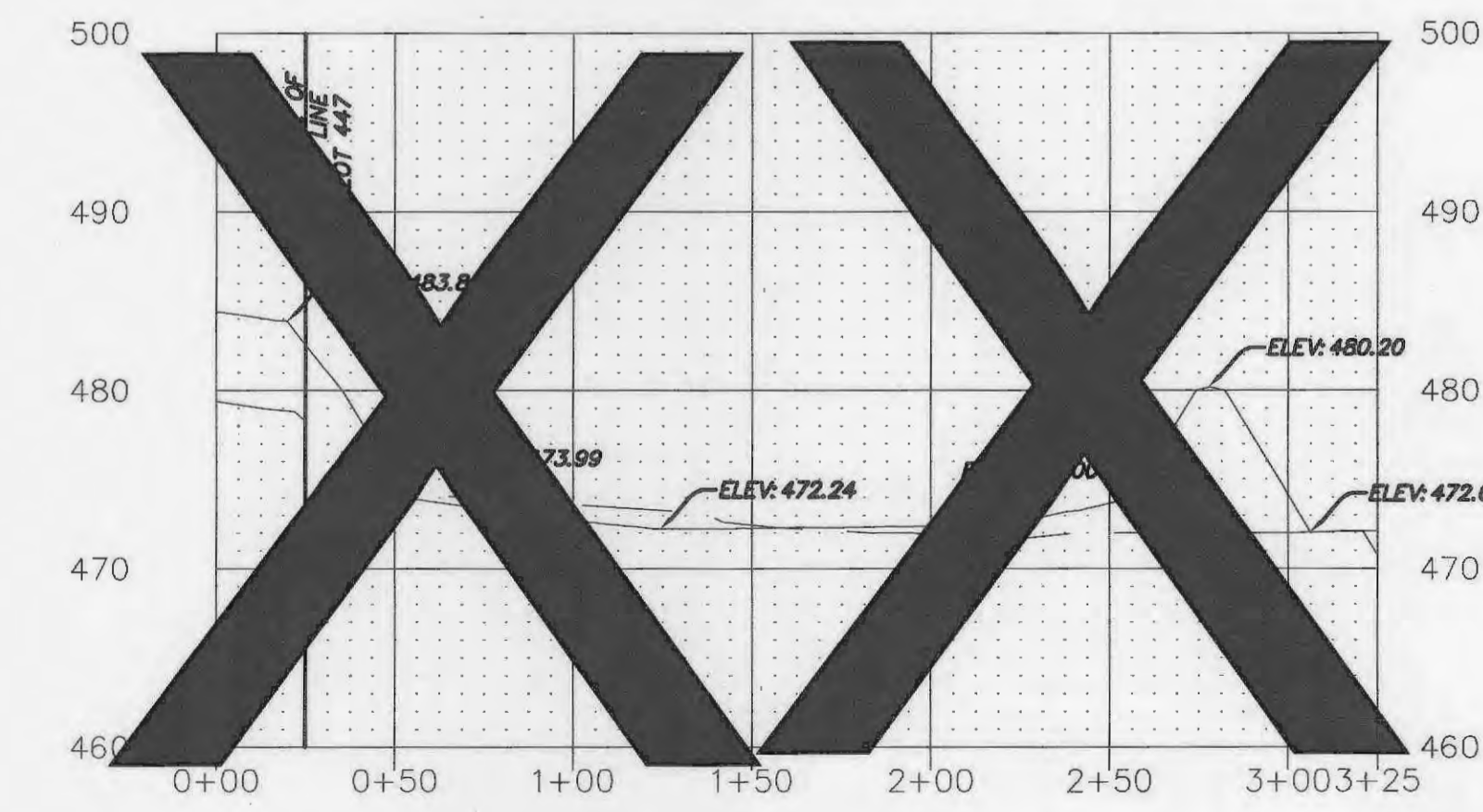
IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDUG, THE UPPER SHALL BE PLACED ON A SHELVE AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

STORM SEWERS AN WATER LINES WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE CRADLED IN CONCRETE (OR ENCASED H.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CRADLE.

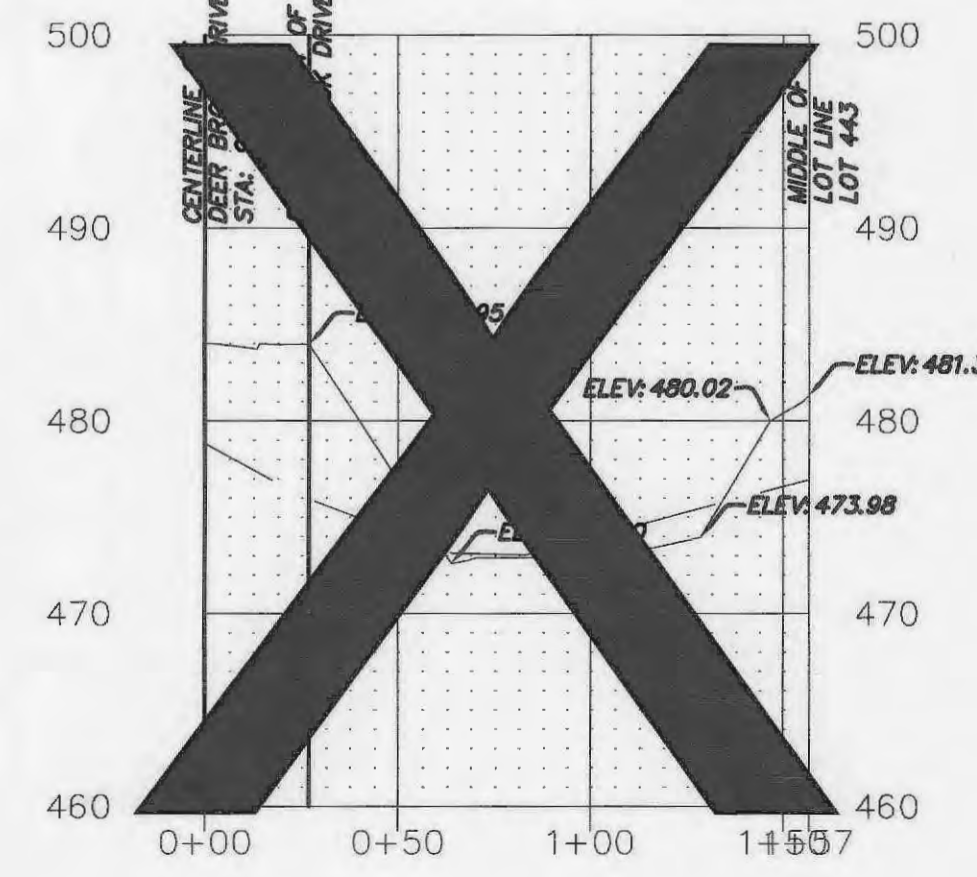
ALL STORM SEWER MUST MAINTAIN A MINIMUM OF 36\"/>

SEE REMISED HYDRAULICS PROVIDED ON SEPARATE DOCUMENT.

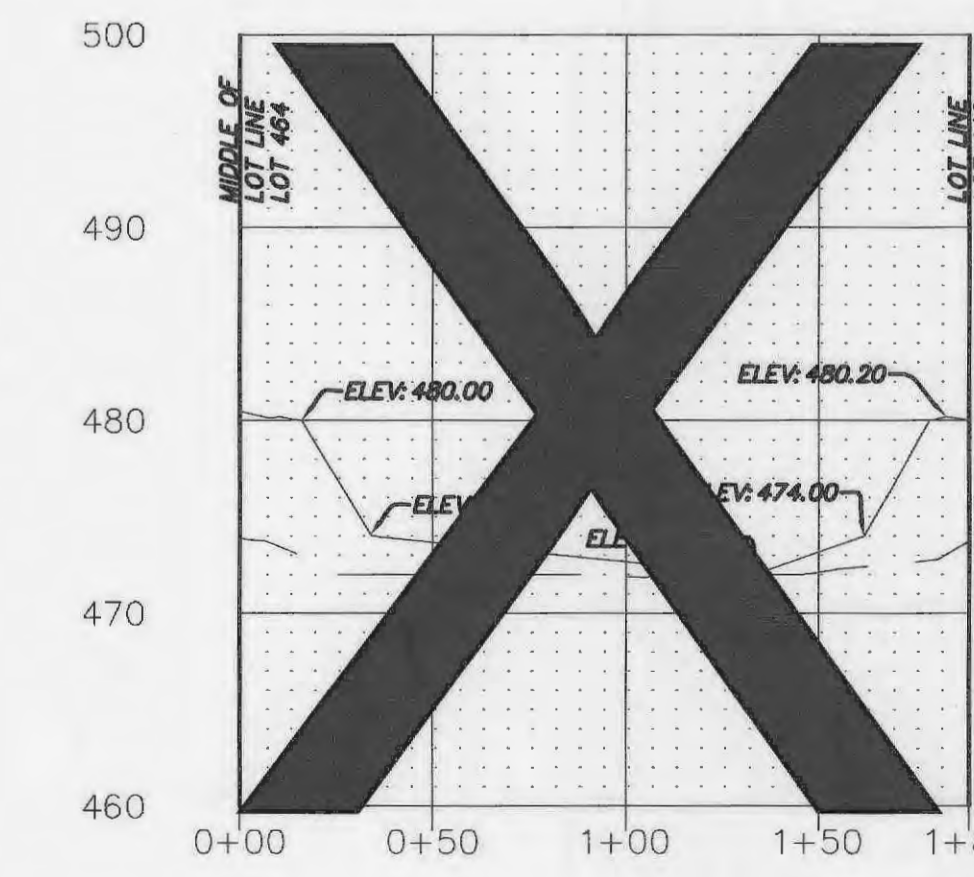
Up	Low	Low	Up	Low	Hydr	FR	VEL	VEL	Curve	STR	Inf	DR	D	TQ	Pipe	Remarks				
Sbr	Str	Str	Str	Str	Grade	Grade	Head	Head	Rate	Rate	Rate	Rate	Cap	Cap	Cap					
1	CI 644	MH 641	81	83	4.95	4.72	475.04*	472.07	0.00060	0.05	1.25	0.02	0.00	0.00	4.00	1.54	1.54	14.43		
2	AI 643	AI 642	255	15	0.69	3.53	476.44	475.94	0.00170	0.43	2.16	0.07	0.07	0.00	1.00	2.85	2.85	3.03		
3	AI 643	MH 641	106	21	0.69	5.98	475.02*	472.30	0.00070	0.07	1.74	0.05	0.00	0.00	2.85	1.54	4.19	20.96		
4	MH 641	FE 640	44	24	0.69	3.93	475.07	472.00	0.00060	0.05	1.82	0.05	0.04	0.00	2.85	0.00	5.73	22.74		
5	CI 646	MH645A	128	12	474.80	451.26	5.18	476.08	474.52	0.00980	1.25	4.49	0.31	0.00	0.00	1.24	2.58	3.53	3.56	
6	MH645A	FE 645	35	12	473.32	479.85	5.40	474.45	473.97	0.00980	0.34	4.49	0.31	0.00	0.14	0.00	2.85	0.00	3.53	
7	DC665	MH 654	48	12	473.07	16	2.81	478.35	477.55	0.01000	0.48	4.53	0.32	0.32	0.00	1.25	2.58	3.56	3.56	
8	CI 658	CI 656	35	15	0.67	6.32	482.15	481.57	0.00650	0.23	4.78	0.35	0.35	0.01	0.00	2.85	0.83	8.45	10.92	
9	CI 658	MH657A	20	15	0.67	6.84	481.50	481.18	0.00700	0.10	5.28	0.43	0.00	0.00	0.00	2.85	0.88	9.33	11.02	
10	MH657A	MH 657	19	15	0.67	6.84	481.18	480.83	0.00700	0.15	5.28	0.43	0.00	0.00	0.00	0.00	0.00	9.33	10.50	
11	MH 657	MH658A	17	15	0.67	7.25	478.55	478.55	1.00	0.00	480.83	480.05	0.00700	0.58	5.28	0.43	0.00	0.00	8.33	10.50
12	MH658A	AI 655	15	15	0.67	7.71	477.61	478.35	0.00550	0.68	480.03	479.36	0.00550	0.58	3.88	0.23	0.00	0.00	2.37	11.70
13	AI 656	MH658B	15	15	0.67	7.71	478.53	478.53	0.50	48.00	479.27	478.83	0.00270	0.31	3.72	0.21	0.00	0.00	11.70	16.00
14	MH658B	MH658C	15	15	0.67	7.71	478.53	478.53	0.50	48.00	479.27	478.83	0.00270	0.31	3.72	0.21	0.00	0.00	11.70	16.00
15	MH658C	MH658D	15	15	0.67	7.71	478.53	478.53	0.50	48.00	479.27	478.83	0.00270	0.31	3.72	0.21	0.00	0.00	11.70	16.00
16	MH 655	MH 655	15	15	0.67	7.71	478.53	478.53	0.50	48.00	479.27	478.83	0.00270	0.31	3.72	0.21	0.00	0.00	11.70	16.00
17	MH 654	MH 654	15	15	0.67	7.71	478.53	478.53	0.50	48.00	479.27	478.83	0.00270	0.31	3.72	0.21	0.00	0.00	11.70	16.00
18	MH653A	MH653A	30	474.68	473.92	3.35	480.53	480.53	0.00	0.00	477.31	0.00180	0.21	3.56	0.00	0.00	0.00	17.60	27.52	
																			75.07	



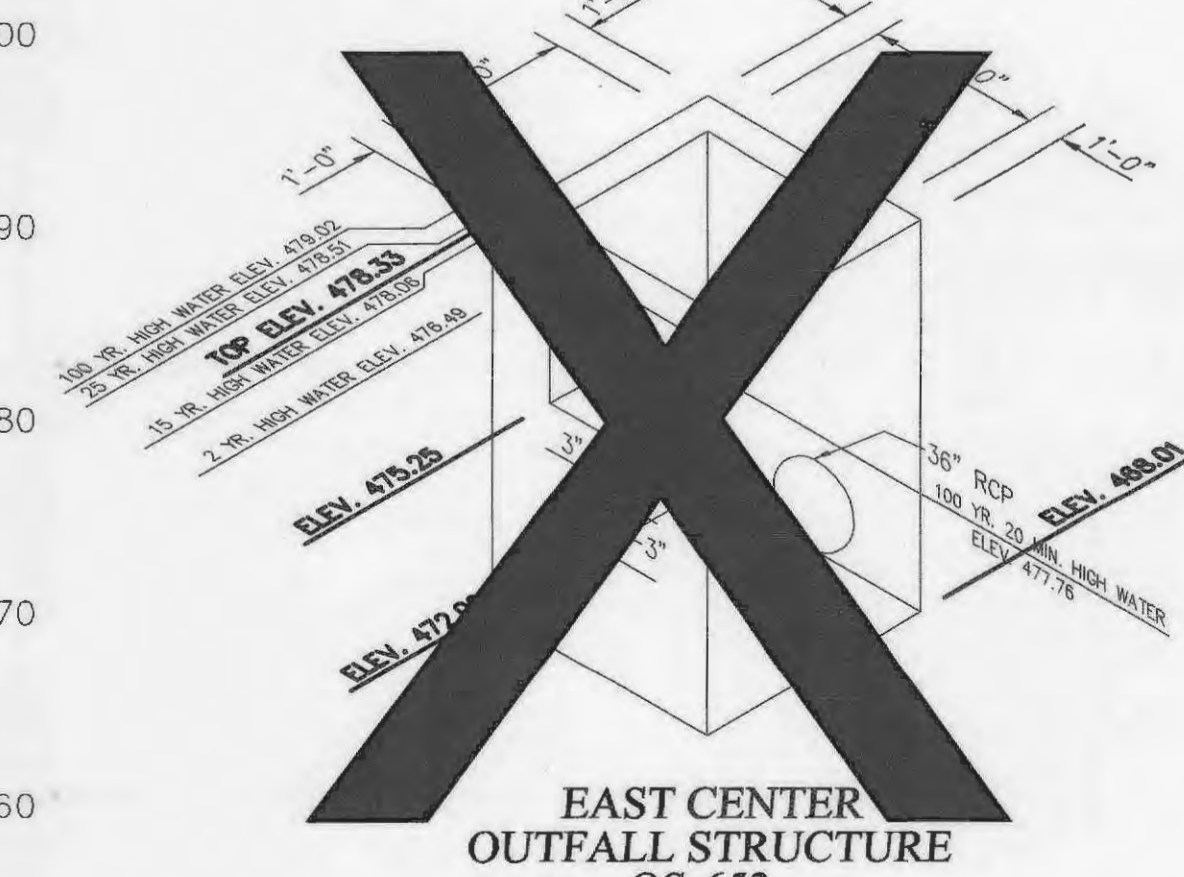
EAST CENTER BASIN XSECTION D-D



EAST CENTER BASIN XSECTION E-E



EAST CENTER BASIN XSECTION F-F




EAST CENTER OUTFALL STRUCTURE OS-652

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 08/22/14 \*\*\*



- NOTES:
- ALL WATER MAINS SHALL HAVE A MINIMUM OF 42" COVER.
  - SINGLE WATER METER SETUPS WILL BE REQUIRED WITH INDIVIDUAL SERVICE LINES TO EACH METER.
  - ALL WATER MAINS THAT CROSS UNDER THE PAVEMENT OR LIE WITHIN THE 1:1 SHEAR PLANE OF THE PAVEMENT SHALL PROVIDE 1" MINUS GRANULAR BACKFILL WITHIN THE TRENCH.
  - A MINIMUM OF TEN (10) FEET OF SEPARATION FROM THE HOUSE FOUNDATION AND THE WATER LINE SHALL BE MAINTAINED AT ALL TIMES.

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during JAN-MARCH 2015, and the results are shown herein.

By:   
**STANLEY M. MUNDWILER, P.L.S., #2005019226**  
 STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

UTILITY NOTE:  
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

City of O'Fallon Standard Subdivision Notes and Details - June 2010

PROJECT TITLE  
**IMPROVEMENT PLANS**  
**BROOKSIDE**  
**VILLAGE B 2-A**  
**WATER PLANS**

**PICKETT, RAY & SILVER INC**  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES

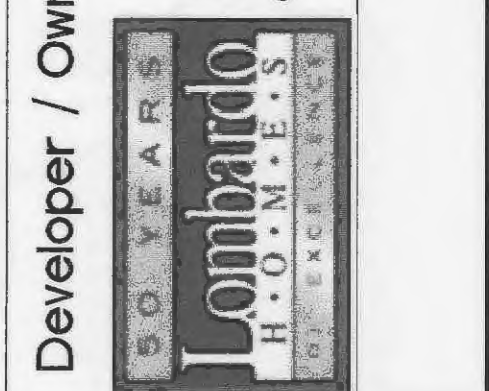
81. Parkside  
 22 Richmond Center Court  
 St. Peters, MO 65376

Phone (636) 397-1211 Fax (636) 397-1104  
 www.prs3.com 1-800-708-3918

**ENGINEER'S AUTHORIZATION**  
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS EXCLUDED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVIEW WITH THIS SEAL AND SIGNATURE. P. RAY & SILVER, INC. MO LICENSE #000000

KARL A. SCHEMKE, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information  
**Lombardo Homes of St. Louis, LLC**  
 2299 Technology Drive, Suite 150  
 O'Fallon, Missouri 63368



P+Z No. 2603.04

City No. 44-166-SP  
 15-252-AB

Page No.  
**11 of 19**  
 WATER PLANS

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 08/22/14 \*\*\*