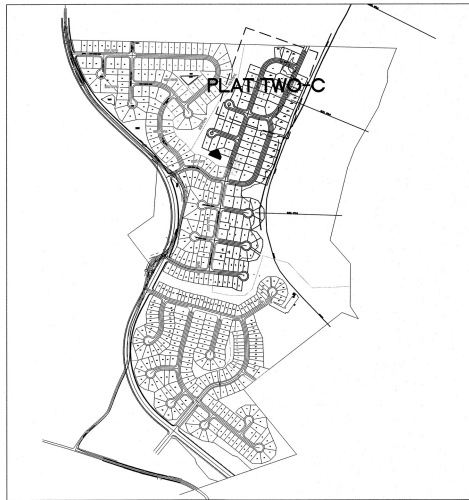
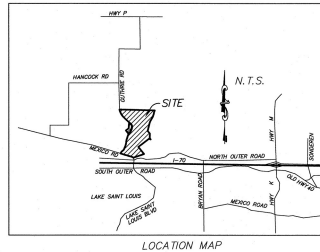




A SET OF IMPROVEMENT PLANS FOR Brookside Village B Phase 2-B

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



PLAT TWO-C AS-BUILTS FEBRUARY 2018

These "AS-BUILT" SANITARY, STORM, WATER & ELEC. plans
are based on actual field observations conducted during
JANUARY-MAY 2018, APRIL-JUNE 2018, JANUARY 2020,
SEPTEMBER-OCTOBER 2020 and JANUARY 2021
and the results are shown hereon.

By: *[Signature]*
STANLEY M. MUMFORD, P.E., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. 15-54-D
01/26/2021

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10	PAVEMENT WARPS
11-12-13	SANITARY SEWER PROFILES
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16A	STORM SEWER HYDRAULICS
17-18	DRAINAGE AREA PLANS
19-20	WATER PLANS
21-22	LANDSCAPING PLANS
23-24	ELECTRICAL LAYOUT
25-32	CONSTRUCTION DETAILS
33-34	WALL PLANS (by F3, Inc.)
136,139	DETENTION BASIN DETAILS

Benchmarks

PROJECT BENCH MARK
RM 45: Chiseled square on the southeast wingwall
of the Lake Saint Louis Boulevard bridge
over the spitway of Lake Saint Louis.
Elev. 526.16

SITE BENCH MARKS

TBM B: Chiseled square on the southeast wingwall
on the bridge on Gutbrie Road 2,000'±
north of Mexico Road
Elev. 485.36
TBM C: Chiseled square on the northeast wingwall
on the bridge on Gutbrie Road 3,000'±
north of Mexico Road
Elev. 493.20

Site Information

- TOTAL SIGHT AREA = 78.16 Ac.
- TOTAL DISTURBED AREA = 49.56 Ac.
- NUMBER OF PROPOSED LOTS IS 68.
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 24,480
- FIRM PANEL NUMBER = 29183C0210E and 29183C0220E, issued March 17, 2003.
- ALL LOTS SHALL BE ABOVE THE PUBLISHED FLOOD PLAIN.
- A LOAN WILL BE REQUIRED TO REMOVE THE LOTS FROM THE FLOOD PLAIN AFTER GRADING IS COMPLETED.
- BUILDING SETBACK INFORMATION: Front 25' Side 6' 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.

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	Cur Light Standard	V.C.P.	Vitrified Clay Pipe
— Existing water line	Double Water Meter Setting	C.O.	Clean Out
— Tee & Valve	Single Water Meter Setting	V.T.	Vent Trap
— Hydrant	Curb Inlet	T.B.R.	To Be Removed
— Cap	Skewed Curb Inlet	T.B.R.B.R.	To Be Removed & Relocated
18 Lot or Building Number	D.C.I.	T.B.P.	To Be Protected
— Existing Fence Line	G.I.	T.B.A.	To Be Abandoned
— Street Sign/Stop Sign	A.I.	B.C.	Base Of Curb
— Proposed Contour	D.A.I.	T.C.	Top Of Curb
— Existing Contour	C.C.	T.W.	Top Of Wall
— Proposed Slope	F.E.S.	B.W.	Base Of Wall
— End of Lateral	E.P.	(TYP)	Typical
— Asphalt Pavement	E.D.	U.N.G.	Unless Noted Otherwise
— Concrete Pavement	M.H.	U.P.	Use In Place
— Proposed Swale	C.P.	B.F.	Minimum Basement Floor Elevation
— Street Sign/Yield Sign	S.A.S.	F.P.	Flood Plain Elevation

Conditions of Approval From Planning and Zoning

- The approval is conditional upon the following Staff recommendations being met:
- Provide a 5' (5) foot wide easement to the City of O'Fallon for the possible extension of Mosley Brook Drive.
 - The amended final plan shall expire and the original plan shall be in effect on January 31, 2014 unless Lombardo Homes acquires the property.
 - 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:
- 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>.
 - Label the common ground areas.
 - Indicate in the General Notes section that the lot width of the Village A is increasing from 30 to 52.
 - Building permits for the pavilion 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.
 - Remove the tree located on Lot 471 that is shown on the sidewalk.
 - 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.
 - Per Section 415.10, 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

AS-BUILTS APPROVED
CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: FEBRUARY 9, 2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
VILLAGE B 2-B
COVER SHEET

PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
2230 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Phone: (636) 337-1211 Fax: (636) 337-104
www.prsinc.com 1-800-708-2815

PRB No. 00029LMB01R
TASK 004

ENGINEER'S AUTHORIZATION
I, the undersigned, a duly licensed Professional Engineer in the State of Missouri, do hereby certify that I am the author of the above described plans and that I am a duly licensed Professional Engineer in the State of Missouri.
PICKETT, RAY & SILVER, INC.
ENGINEER

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2290 Technology Drive, Suite 150
O'Fallon, Missouri 63368
P+Z No. 2603.04
City No. 14-316-8P
AB18-000017
Page No.
1 of 34
COVER SHEET

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. To 8:00 P.M. Saturday and Sunday

Call BEFORE YOU DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

MoDOT LOCATOR: 314-340-4100

*** EXTENDED FOUNDATION REQUIRED	
LOT NUMBER	SETBACK
464	15.5
470	12.0
471	16.0
487	7.5
492	16.0
485	8.0
448	9.0
449	8.0
456	4.5

IF FOUNDATION IS CLOSER THAN THE LISTED
SETBACK TO THE SIDE LOT LINE WITH EITHER A
STORM OR SANITARY SEWER AN EXTENDED
FOUNDATION WILL BE REQUIRED.

(SEE CROSS SECTIONS ON SHEET 16).

UPON THE EXTENSION OF THE STORM SEWER
PIPE FROM EX MH 721 TO AI 720 THE EXISTING RIP
RAP SHALL BE REMOVED.

PAVEMENT CHOKERS:

SEE PROFILE SHEETS 8 AND 9 FOR STATIONING OF
CHOKERS.

SEE SHEET 26 FOR DETAIL OF CHOKER
CONSTRUCTION.

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

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

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 AFFIXED. RESPONSIBILITY IS
DECLINED FOR ALL OTHER CONSTRUCTION PLANS
SHOWN ON THIS PROJECT AND SPECIFICALLY EXCLUDED
REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO
LICENSE #0003320

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

01

Developer / Owner Information

P+Z No. 2603.04

City No. 14-315-SP-
AB18-000017

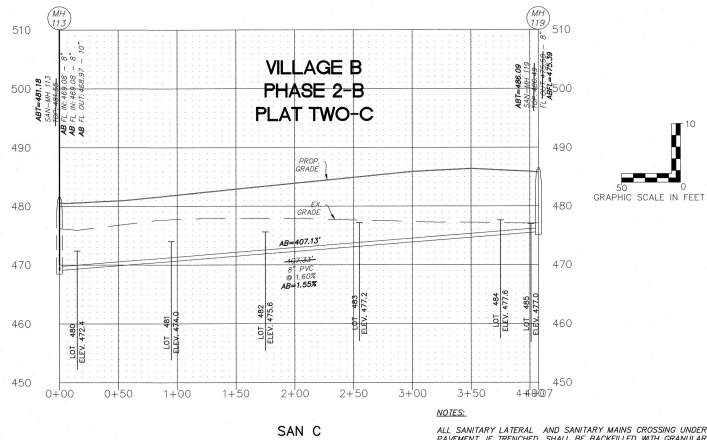
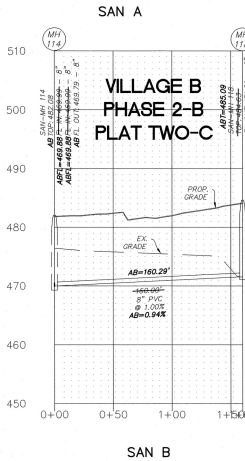
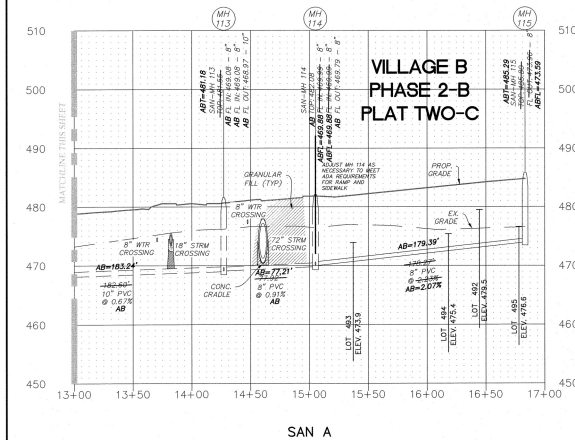
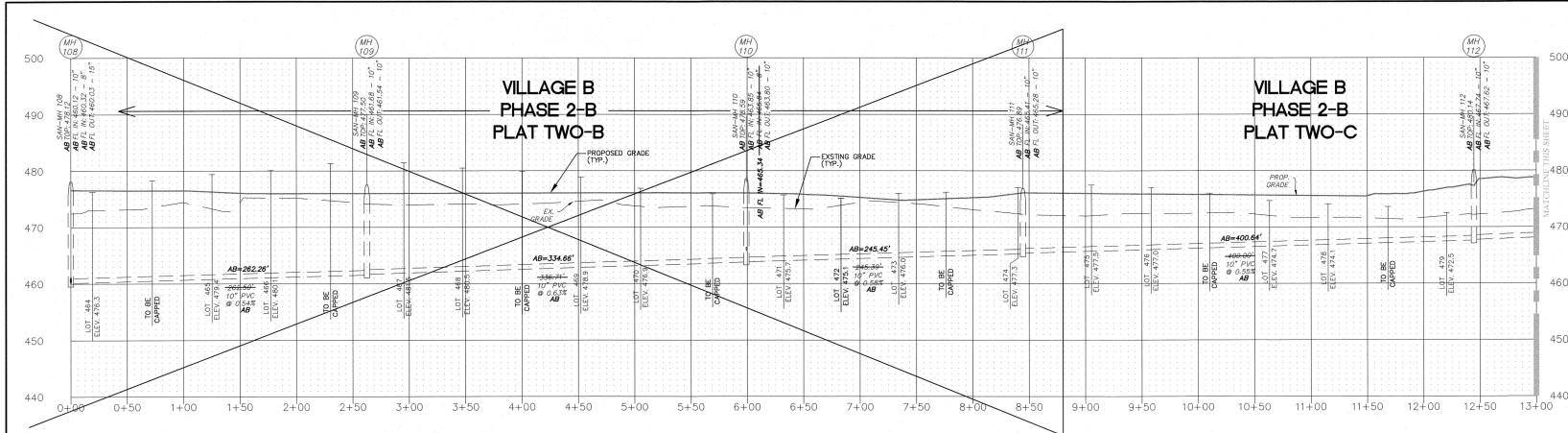
Page No.

4 of 34
FLAT PLAN

Phone (636) 397-1211 Fax (636) 397-1104

*** AS BUILTS PH 2-B PLAT TWO-C JAN.-FEB. 2018 ***

AS-BUILTS



These "AS-BUILT" SANITARY, STORM, WATER & ELEC. plans are based on actual field observations conducted during JANUARY-MAY 2018, APRIL-JUNE 2019, JANUARY 2020, SEPTEMBER-OCTOBER 2020 and JANUARY 2021 and the results are shown hereon.

By: 
 STANLEY M. MUNDWILER, P.L.S., #2005019226
 STATE OF MISSOURI
 01/26/2021
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-34-D

NOTES:
 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 OVERDITCH, 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.
 WHEN STORM SEWERS PIPES WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER OR WATER MAIN TRENCH, PROVIDE COMPACTED GRANULAR BACKFILL FROM THE TOP OF THE SANITARY SEWER OR WATER MAIN TO THE BOTTOM OF THE STORM SEWER AND CONSTRUCT CONCRETE GRADE TO THE TOP STORM SEWER PIPE AND CONCRETE ENCASE HOUSING STORM SEWER PIPE WHEN IT IS MORE THAN 18 INCHES ABOVE THE SANITARY SEWER ACROSS THE FULL WIDTH OF THE TRENCH. WHEN THE STORM SEWER IS LESS THAN 18\"/>

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

PROJECT TITLE
 IMPROVEMENT PLANS
 BROOKSIDE
 VILLAGE B 2-B
 SANITARY PROFILES
 PHS No. 00029LONEOR
 TASK 004

PICKETT, RAY & SILVER, INC.
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 2210 W. Main Street
 St. Louis, MO 63103
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prsinc.com 1-800-938-3974

ENGINEER AUTHORIZATION
 THE PROFESSIONAL SEAL OF THE ENGINEER, PROFESSIONAL SURVEYOR, AND PROFESSIONAL LAND SURVEYOR, MISSOURI, IS HEREBY AUTHORIZED TO BE USED ON THESE PLANS BY THE ENGINEER, PROFESSIONAL SURVEYOR, AND PROFESSIONAL LAND SURVEYOR, MISSOURI, WHOSE NAME AND NUMBER ARE SHOWN HEREON.
 PICKETT, RAY & SILVER, INC. NO. 40
 LICENSE #000000

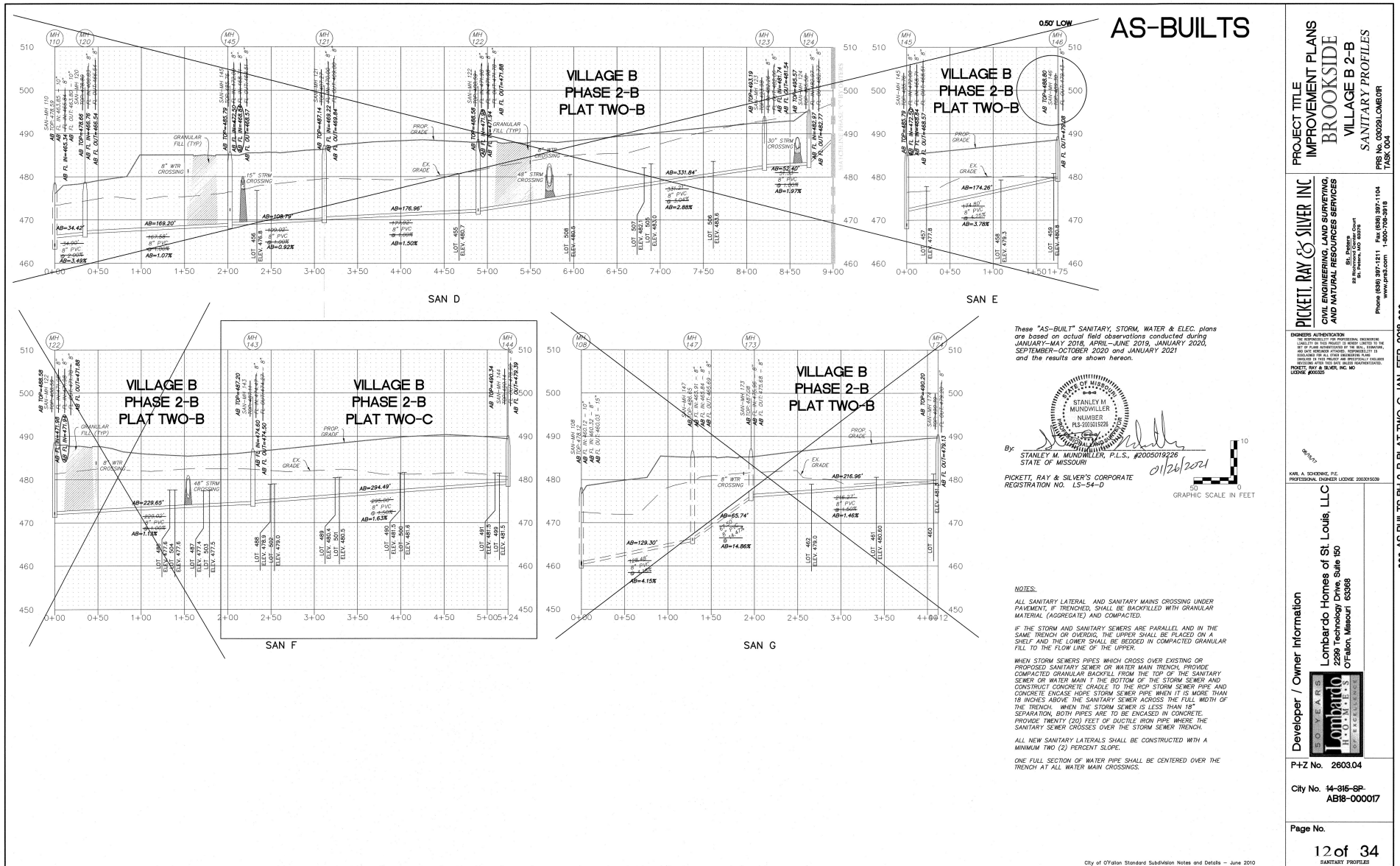
KARL A. SCHMIDT, P.E.
 PROFESSIONAL ENGINEER LICENSE #200310039

Developer / Owner Information
 Lombardo Homes of St. Louis, LLC
 2250 Technology Drive, Suite 150
 O'Fallon, Missouri 63368
 P+Z No. 2603.04

City No. 14-315-6P-
 AB18-000017

Page No.
 11 of 34
 SANITARY PROFILES

*** AS BUILTS PH 2-B PLAT TWO-C JAN-FEB 2018 ***



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

PREPARED BY
 PICKETT, RAY & SILVER INC.

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

ST. LOUIS, MISSOURI 63102
 314-708-3918
 www.prs.com

ENGINEER'S CERTIFICATION
 I, the undersigned, a duly licensed Professional Engineer, certify that I am the author of the above-mentioned plans and that I am a duly licensed Professional Engineer in the State of Missouri, License No. 01126/2021.

STANLEY M. MUNDWILER
 LICENSE NO. 01126/2021

KARL A. SCHNEIDER, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003019309

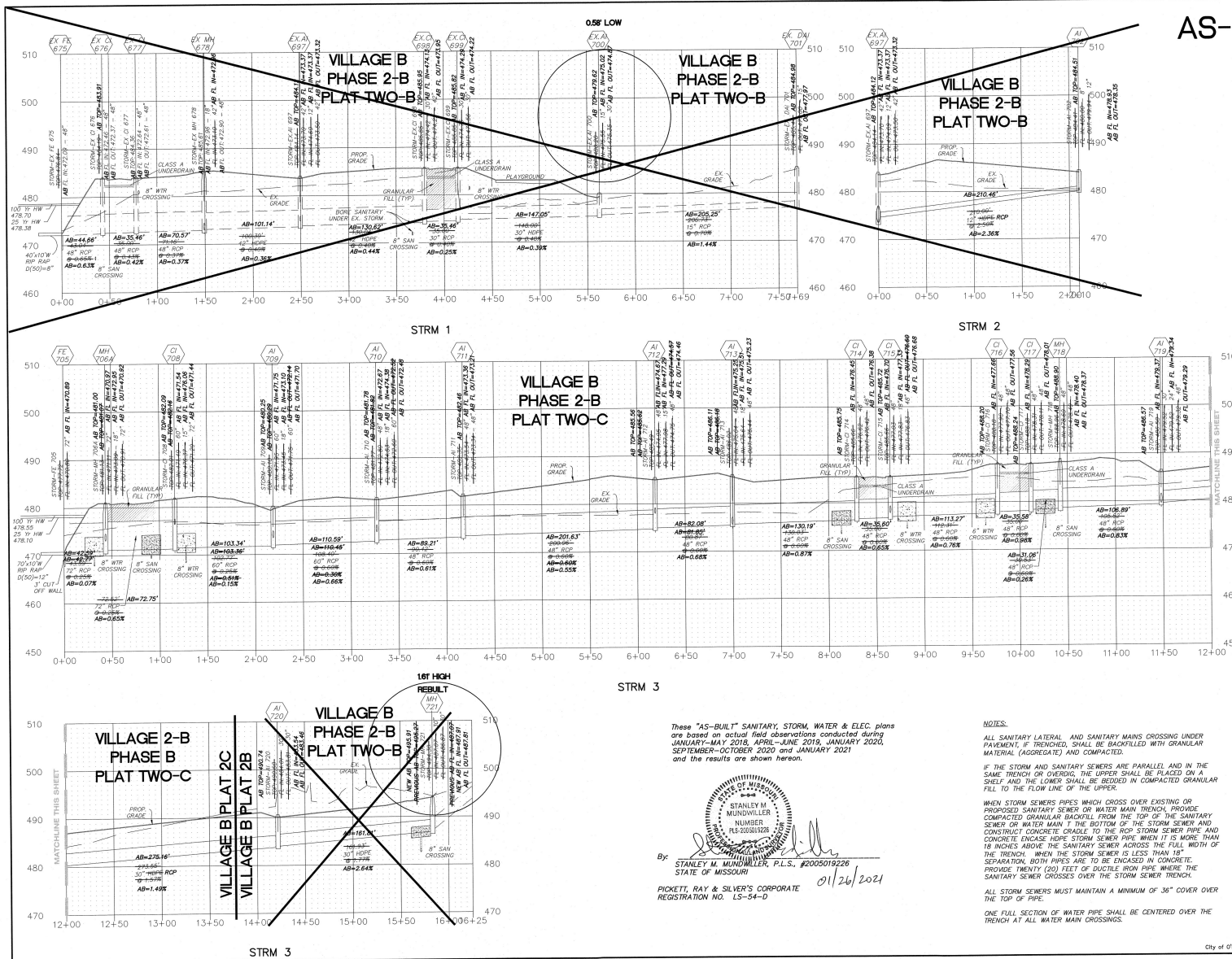
Developer / Owner Information
Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368

P-2 No. 2603.04

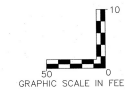
City No. 14-816-6P
 AB18-000017

Page No.
12 of 34
 SANITARY PROFILES

*** AS BUILTS PH 2-B PLAT TWO-C JAN-FEB. 2018 ***



AS-BUILTS



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

PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
2229 Technology Drive, Suite 500
O'Fallon, Missouri 63368
Phone: (636) 397-0311 Fax: (636) 397-1104
www.prsinc.com 1-800-790-2818

ENGINEER'S CERTIFICATION
I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above is a true and correct copy of the original plans as filed in my office, and that the same conform to the requirements of the Missouri Engineering Law, Chapter 320, R.S.Mo., and the rules and regulations of the Board of Engineering and Surveying, State of Missouri, and that the same were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.
PICKETT, RAY & SILVER, INC. MO
ENGINEER

KARL A. SCHROEDER, P.E.
PROFESSIONAL ENGINEER LICENSE 300007030

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2229 Technology Drive, Suite 500
O'Fallon, Missouri 63368

P+Z No. 2603.04

City No. 14-916-6P-
AB18-000017

Page No.

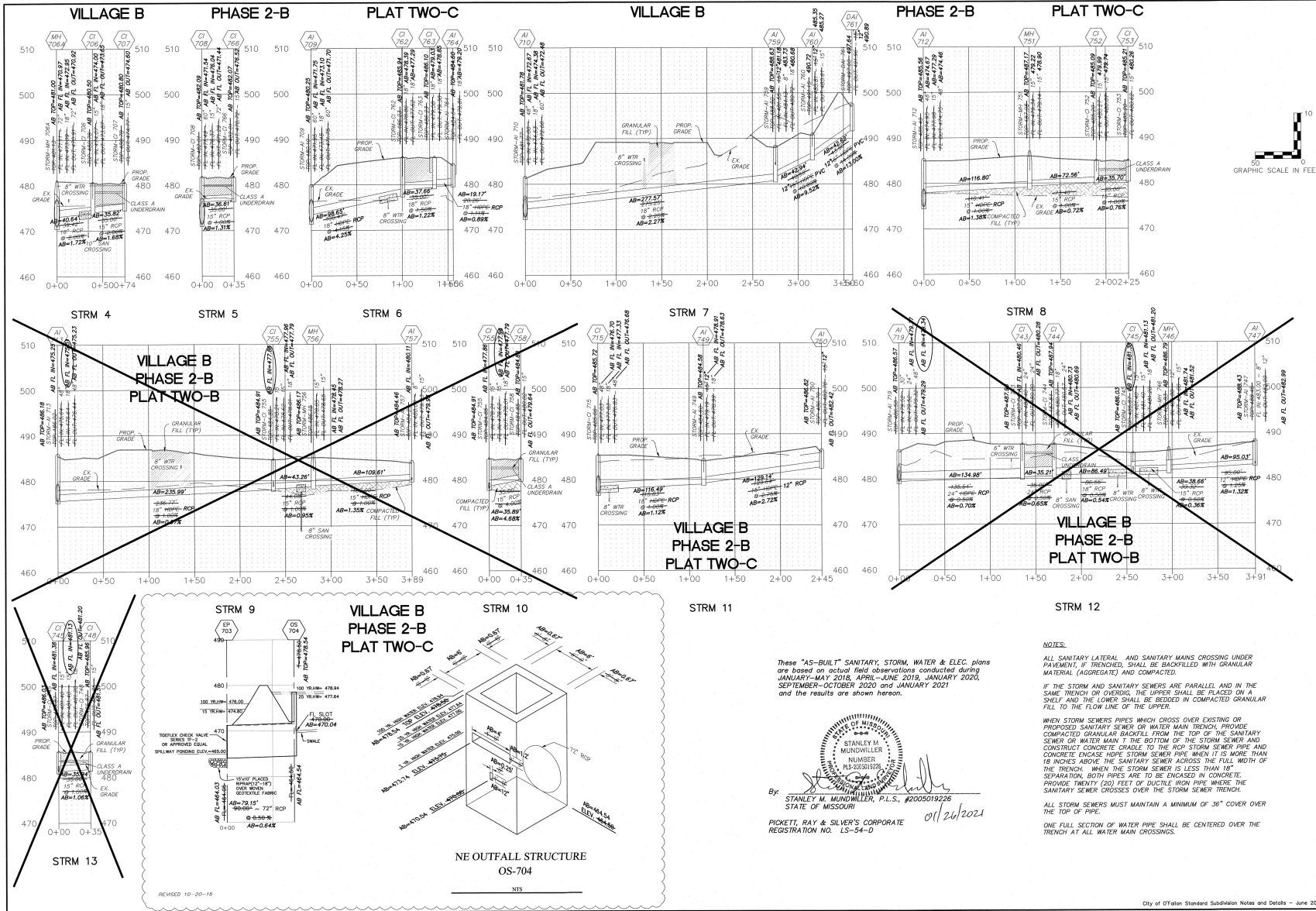
14 of 34
STORM PROFILES

These "AS-BUILT" SANITARY, STORM, WATER & ELEC. plans are based on actual field observations conducted during JANUARY-MAY 2018, APRIL-JUNE 2018, JANUARY 2020, SEPTEMBER-OCTOBER 2020 and JANUARY 2021 and the results are shown hereon.

By:
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D
01/26/2021

NOTES:
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 OVERLAP, 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.
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ALL STORM SEWERS MUST MAINTAIN A MINIMUM OF 36" COVER OVER THE TOP OF PIPE.
ONE FULL SECTION OF WATER PIPE SHALL BE CENTERED OVER THE TRENCH AT ALL WATER MAIN CROSSINGS.

AS-BUILTS



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

PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING
AND NATURAL RESOURCES SERVICES
ST. LOUIS, MISSOURI 63105
Phone: (314) 387-1311 Fax: (314) 387-1104
www.prsi.com 1-800-708-2818

GENERAL INFORMATION
THESE "AS-BUILT" DRAWINGS ARE BASED ON FIELD OBSERVATIONS CONDUCTED DURING JANUARY-MAY 2018, APRIL-JUNE 2019, JANUARY 2020, SEPTEMBER-OCTOBER 2020 AND JANUARY 2021. THE RESULTS ARE SHOWN HEREON.

KARL A. SCHENK, P.E.
PROFESSIONAL ENGINEER LICENSE: 200309009

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2250 Technology Drive, Suite 150
O'Fallon, Missouri 63368

P+Z No. 260304

City No. 14-316-6P
AB-18-000007

Page No.

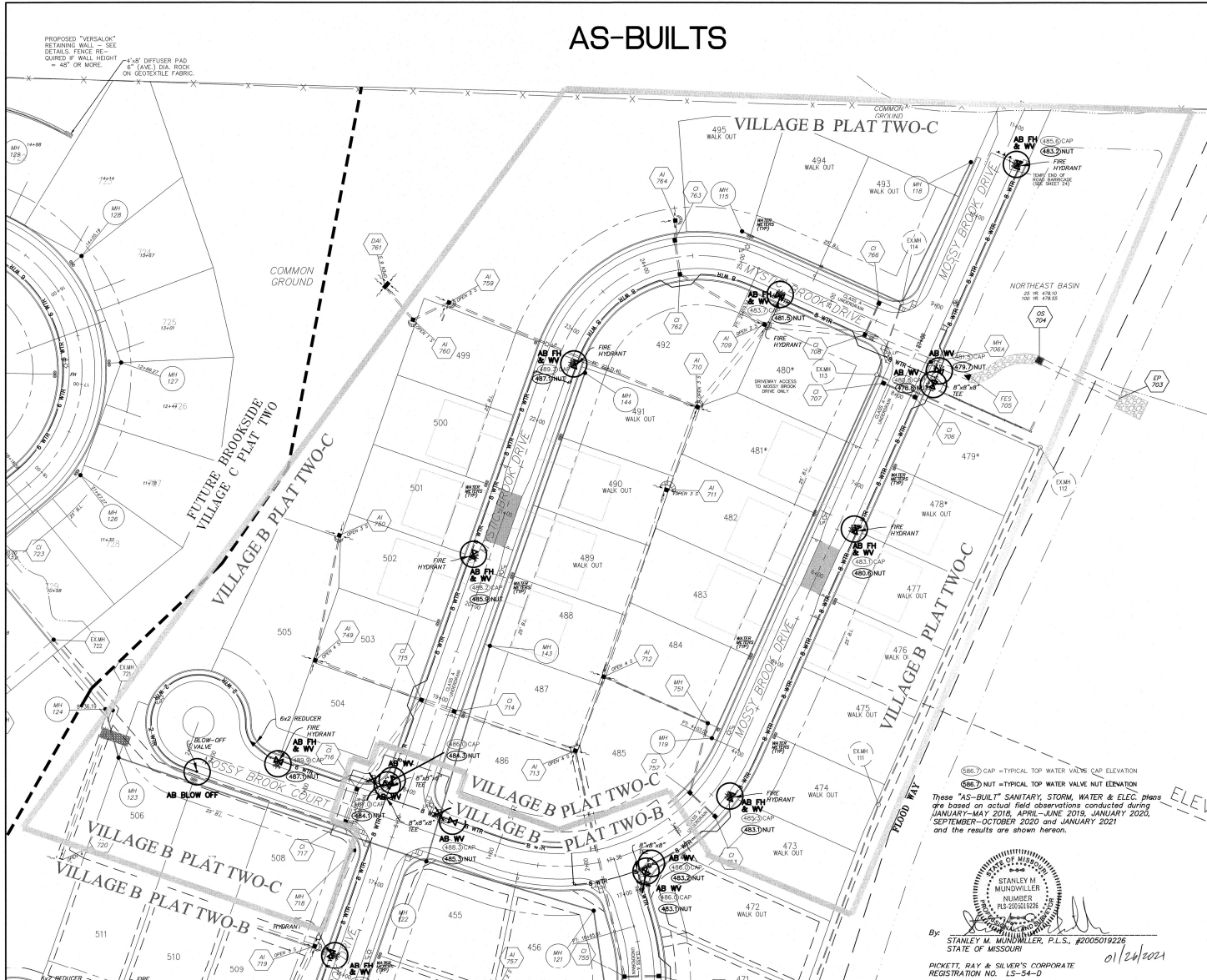
15 of 34
STORM PROFILES

These "AS-BUILT" SANITARY, STORM, WATER & ELEC. PLANS are based on actual field observations conducted during JANUARY-MAY 2018, APRIL-JUNE 2019, JANUARY 2020, SEPTEMBER-OCTOBER 2020 and JANUARY 2021 and the results are shown hereon.

By:
STANLEY M. MUNDILLER, P.E., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

NOTES:
ALL SANITARY LATERAL AND SANITARY MAINS CROSSING UNDER PAVEMENT, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE) AND COMPACTED.
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WHEN STORM SEWERS PIPES WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER OR WATER MAIN TRENCH, PROVIDE COMPACTED GRANULAR BACKFILL FROM THE TOP OF THE SANITARY SEWER OR WATER MAIN TRENCH TO THE BOTTOM OF THE STORM SEWER AND CONSTRUCT CONCRETE GRADE TO THE TOP OF THE STORM SEWER AND CONSTRUCT CONCRETE ENCASE HOPE STORM SEWER PIPE WHEN IT IS MORE THAN 18 INCHES ABOVE THE SANITARY SEWER ACROSS THE FULL WIDTH OF THE TRENCH. WHEN THE STORM SEWER IS LESS THAN 18" SEPARATION, BOTH PIPES ARE TO BE ENCASED IN CONCRETE. PROVIDE TWENTY (20) FEET OF DUCTILE IRON PIPE WHERE THE SANITARY SEWER CROSSES OVER THE STORM SEWER TRENCH.
ALL STORM SEWERS MUST MAINTAIN A MINIMUM OF 36" COVER OVER THE TOP OF PIPE.
ONE FULL SECTION OF WATER PIPE SHALL BE CENTERED OVER THE TRENCH AT ALL WATER MAIN CROSSINGS.

AS-BUILTS



NOTES:

- ALL WATERMAINS 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.

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. VIEWERS OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

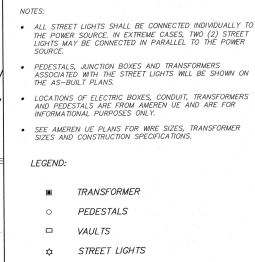
City of O'Fallon Standard Subdivision Notes and Details - June 2010

PROJECT TITLE IMPROVEMENT PLANS BROOKSIDE VILLAGE B 2-B WATER PLANS		PICKETT, RAY & SILVER, INC. CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES 2239 Technology Drive, Suite 150 O'Fallon, Missouri 63368 Phone: (636) 897-1511 Fax: (636) 897-1104 www.prsd.com	DESIGNER'S AUTHORIZATION I, STANLEY M. MUNDWILLER, P.L.S., #2005019226, MISSOURI PROFESSIONAL ENGINEER LICENSE 2005019226, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THESE PLANS. DATE: 01/24/2021 SIGNATURE: [Signature]
Developer / Owner Information Lombardo Homes of St. Louis, LLC 2239 Technology Drive, Suite 150 O'Fallon, Missouri 63368		City of O'Fallon P-27 No. 2603.04 City No. 14-315-SP- AB18-000017 Page No. 19 of 34 WATER PLANS	

*** AS BUILTS PH 2-B PLAT TWO-C JAN-FEB 2018 ***

PROPOSED "VERSALOK"
RETAINING WALL - SEE
DETAILS. FENCE RE-
QUIRED IF WALL HEIGHT
= 48" OR MORE.

4'x8' DIFFUSER PAD
6" (AVE.) DIA. ROCK
ON GEOTEXTILE FABRIC.



These "AS-BUILT" SANITARY, STORM, WATER & ELEC. plans are based on actual field observations conducted during JANUARY-MAY 2018, APRIL-JUNE 2019, JANUARY 2020, SEPTEMBER-OCTOBER 2020 and JANUARY 2021 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

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-B
ELECTRIC PLANS

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 1-800-706-3818

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 INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.

PICKETT, RAY & SILVER, INC. MO
LICENSE #0003325

08/15/77
KARL A. SCHENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Further Information

Lombardo Homes of St. Louis, LLC
22299 Technology Drive, Suite 150
OFallon, Missouri 63368

Developer / Owner

50 YEARS

Lombardo

H • O • M • E • S

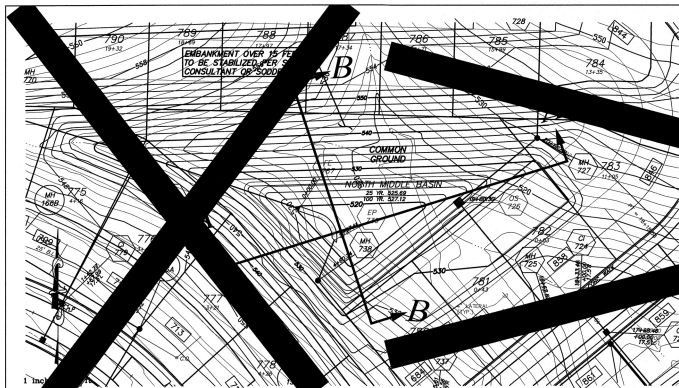
OF EXCELLENCE

P+Z No. 2603.04

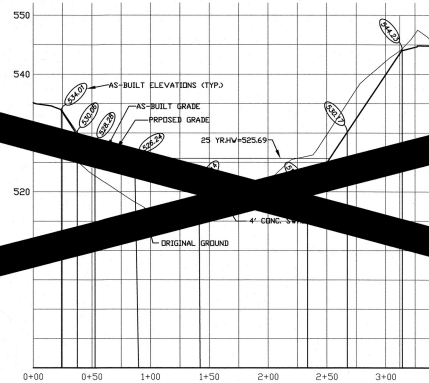
City No. 14-315-SP-
AB18-000017

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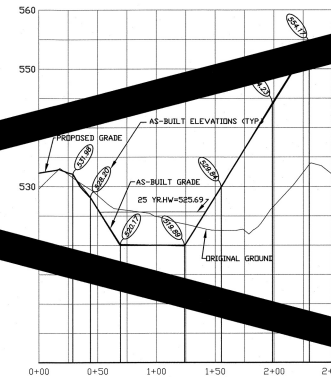
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ELECTRIC PLANS



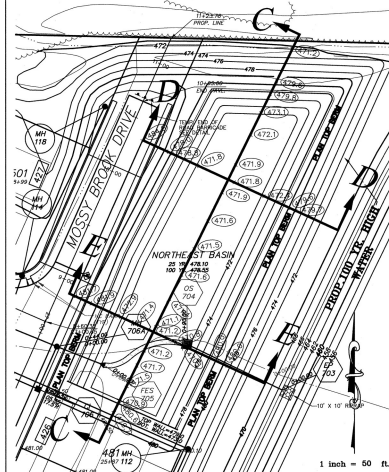
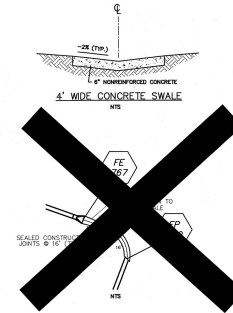
NORTH MIDDLE BASIN



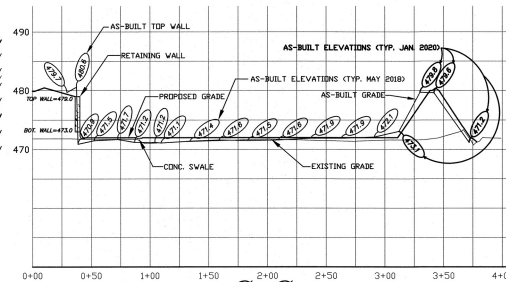
A-A
PROFILE SCALES:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



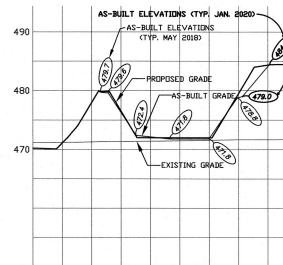
B-B
PROFILE SCALES:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



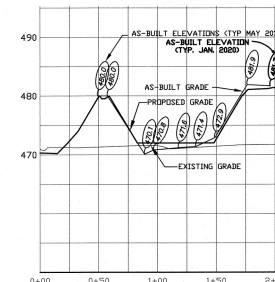
NORTHEAST BASIN



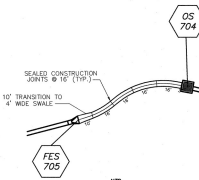
C-C
PROFILE SCALES:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



D-D
PROFILE SCALES:
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VERTICAL: 1" = 10'

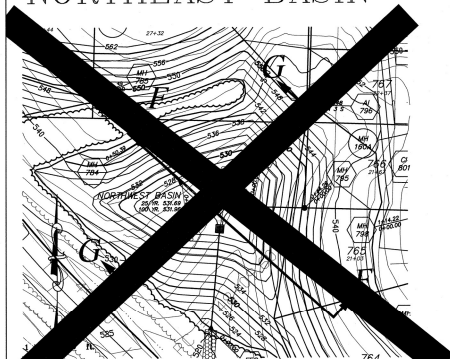
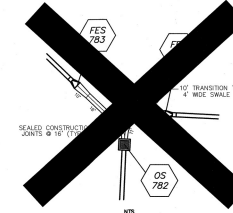


E-E
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HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

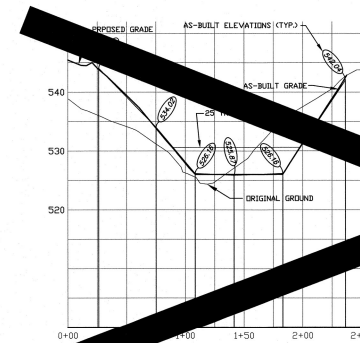


These "AS-BUILT" SANITARY, STORM, WATER & ELEC. plans are based on actual field observations conducted during JANUARY-MAY 2016, APRIL-JUNE 2019, JANUARY 2020, SEPTEMBER-OCTOBER 2020 and JANUARY 2021 and the results are shown hereon.

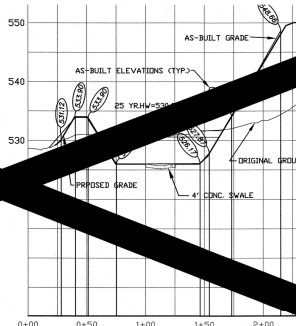
By:
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D
01/26/2021



NORTHWEST BASIN



F-F
PROFILE SCALES:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



G-G
PROFILE SCALES:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

VILLAGE B2C AS-BUILTS

BROOKSIDE
DETENTION BASIN DETAILS

Prepared For:
SUMMIT POINTE L.C.

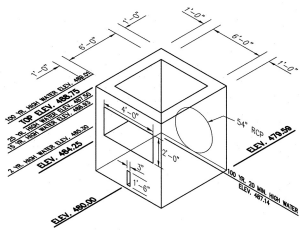
ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereon obtained. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthorized.
PICKETT, RAY & SILVER, INC.

DRAWN	MAK	DATE	FEB. 2005
CHECKED	DWO	DATE	FEB. 2005
PROJECT #	03029.SUPO.01R		
TASK #	002	FIELD BOOK	847

BROOKSIDE
DETENTION BASIN DETAILS
SHEET 136 OF 149

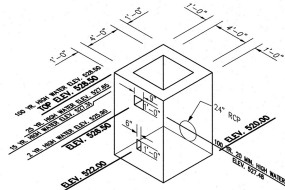
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PICKETT RAY & SILVER
CIVIL ENGINEERS
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LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Louis, MO 63103
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Fax (888) 397-1104



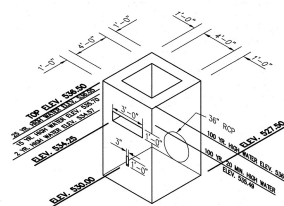
SE OUTFALL STRUCTURE
OS-510

NTS



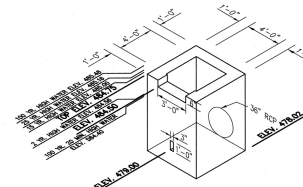
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OS-525

NTS



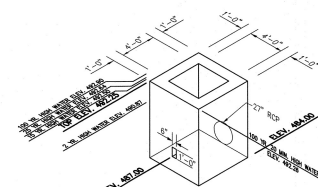
SW OUTLOT OUTFALL STRUCTURE
OS-570

NTS



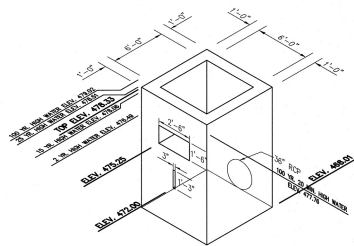
S MID2 OUTFALL STRUCTURE
OS-603

NTS



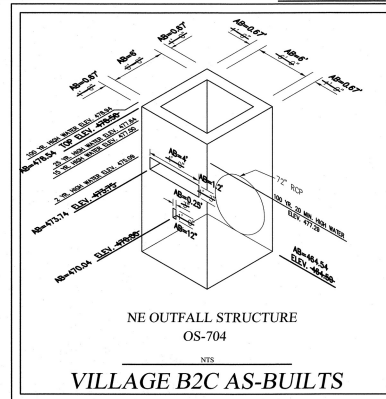
S MID OUTFALL STRUCTURE
OS-608

NTS



EAST CENTER
OUTFALL STRUCTURE
OS-652

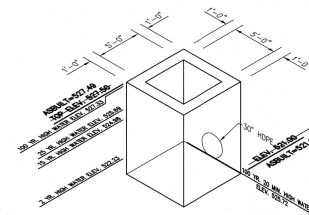
NTS



NE OUTFALL STRUCTURE
OS-704

NTS

VILLAGE B2C AS-BUILTS



N MID
OUTFALL STRUCTURE
OS-726

NTS

NOTE: ALL OUTFALL STRUCTURES
ARE TO HAVE A GRATE TOP:
#4 BARS @ 6" ON CENTERS
TACKWELDED AND ATTACHED
WITH ANCHOR BOLTS

These "AS-BUILT" SANITARY, STORM, WATER & ELEC. plans
are based on actual field observations conducted during
JANUARY-MAY 2018, APRIL-JUNE 2019, JANUARY 2020,
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By: 
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VILLAGE B2C AS-BUILTS

PICKETT RAY & SILVER
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PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63376
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BROOKSIDE
DETENTION BASIN DETAILS
Prepared For:
SUMMIT POINTE L.C.

219 FOX HILL ROAD
COLUMBIA, MO 65204

REVISIONS	DATE	BY	REVISION	DATE	BY
1	08/17/05	REV. PER CITY COMMENTS	07/29/05		
2	08/17/05	REV. PER CITY COMMENTS			
3	08/17/05	REV. PER CITY COMMENTS			
4	08/17/05	REV. PER CITY COMMENTS			
5	08/17/05	REV. PER CITY COMMENTS			
6	08/17/05	REV. PER CITY COMMENTS			
7	08/17/05	REV. PER CITY COMMENTS			
8	08/17/05	REV. PER CITY COMMENTS			
9	08/17/05	REV. PER CITY COMMENTS			
10	08/17/05	REV. PER CITY COMMENTS			

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PICKETT, RAY & SILVER, INC.

DRAWN	MAK	DATE	FEB. 2005
CHECKED	DWD	DATE	FEB. 2005
PROJECT #	03029.SUPO.01R		
TASK #	002 FIELD 847		
BOOK			

BROOKSIDE
DETENTION BASIN DETAILS

SHEET 139 OF 149

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CITY NO. AB18-000017