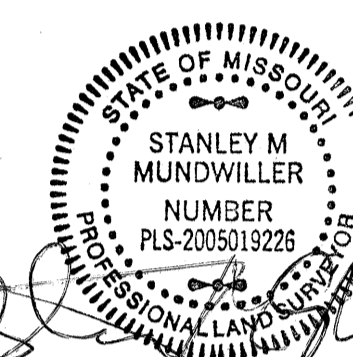


A SET OF IMPROVEMENT PLANS FOR Brookside Village B Phase 2-B

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

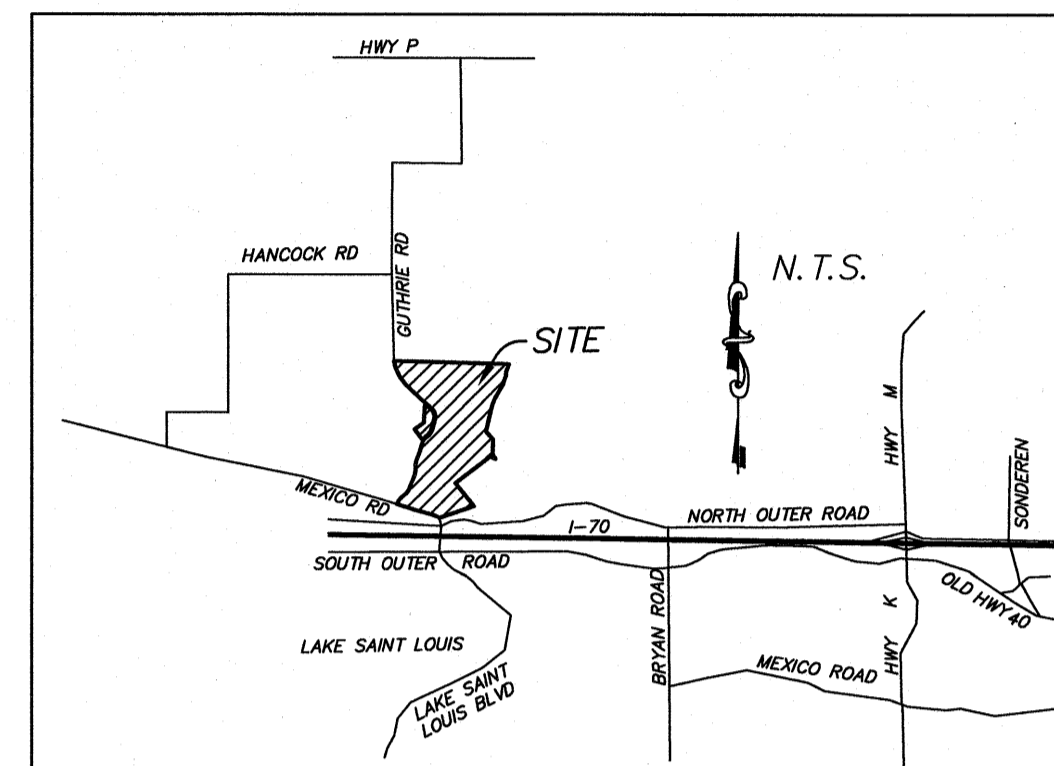
PLAT TWO-B AS-BUILTS OCTOBER 2015

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



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

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



LOCATION MAP

SHEET INDEX

Sheet	Description
1	COVER SHEET
2	PROJECT NOTES
3	PHASE LIMITS MAP
4-5	FLAT PLANS
6-7	GRADING PLANS
8-9	STREET PROFILES
10	PAVEMENT WARPINGS
11-13	SANITARY SEWER PROFILES
14-16	STORM SEWER PROFILES
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.)

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

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, MO 65050
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-5916

ENGINEER'S AUTHORIZATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING
LIMITS ON THIS PROJECT IS HEREBY LIMITED TO THE
SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,
AND DATE HEREON ATTACHED. RESPONSIBILITY IS
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REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO. LIC. NO. 200325

Benchmarks

Benchmarks

PROJECT BENCH MARK

NGVD (some 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

Site Information

- TOTAL SIGHT AREA - 78.16 Ac.
- TOTAL DISTURBED AREA - 49.56 Ac.
- NUMBER OF PROPOSED LOTS IS 58.
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 24,480
- FIRM PANEL NUMBER - 29183C0210E and 29183C0220E dates March 17, 2003
- ALL LOTS SHALL BE ABOVE THE PUBLISHED FLOOD PLAN.
- A LOMR WILL BE REQUIRED TO REMOVE THE LOTS FROM THE FLOOD PLAN 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	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	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
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.I.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		

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

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

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

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2289 Technology Drive, Suite 150
O'Fallon, Missouri 63368

P+Z No. 2603.04
City No. 14-315-SP
16-000742-AB

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

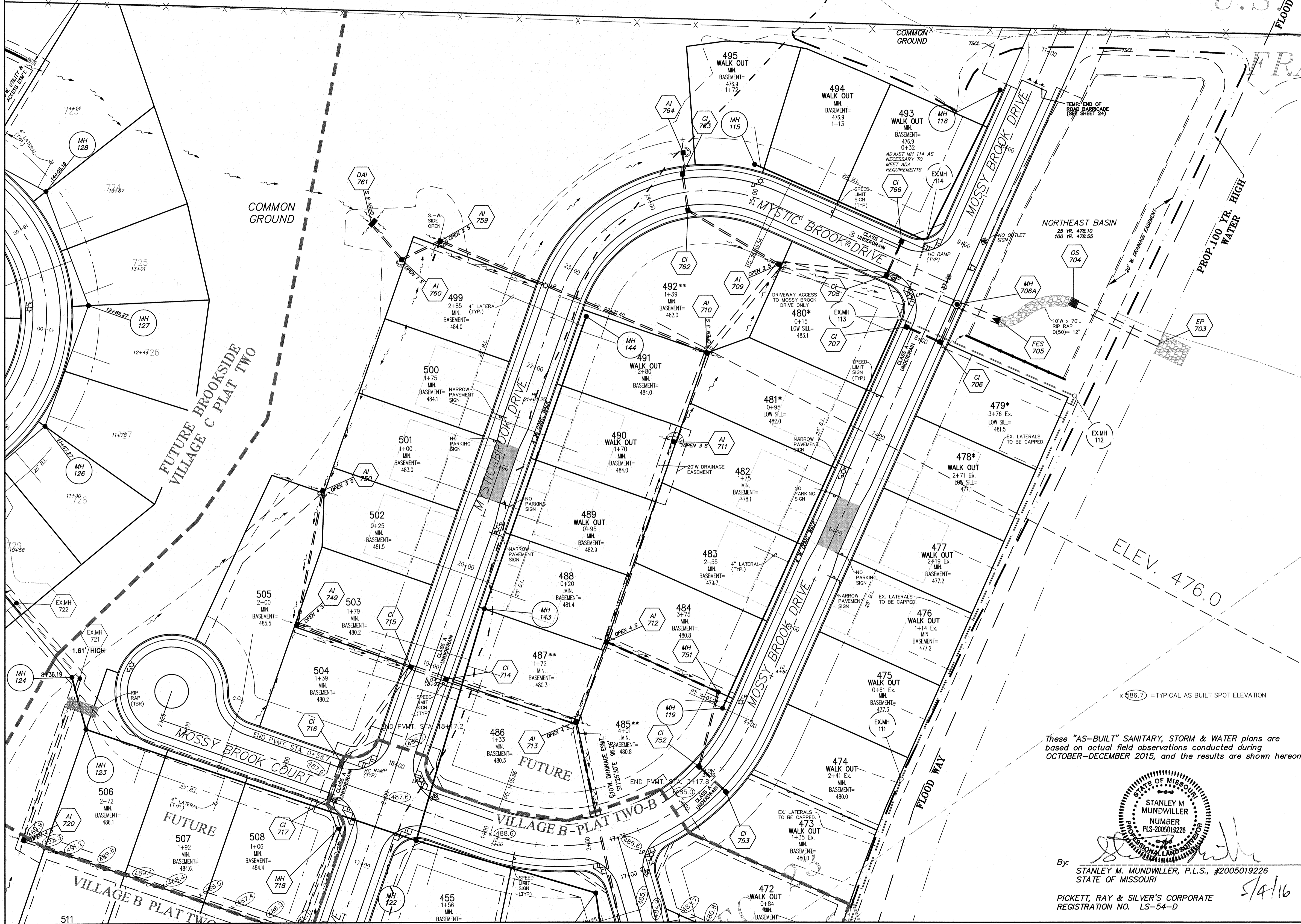


MoDOT LOCATOR: 314-340-4100

*** APPROVED FOR CONSTRUCTION 04/09/15 ***

AS-BUILTS OCTOBER 2015

PROPOSED "VERSALOK" RETAINING WALL - SEE DETAILS, FENCE REQUIRED IF WALL HEIGHT = 48" OR MORE.
4"x8" DIFFUSER PAD 6" (AVE.) DIA. ROCK ON GEOTEXTILE FABRIC.



NOTES:

• "***" 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.

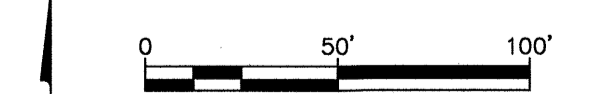
These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during OCTOBER-DECEMBER 2015, and the results are shown hereon.

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.

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

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



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

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

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, MO 65067
Phone (636) 997-1211 Fax (636) 997-1104
www.prs.com 1-800-768-9818

ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY OF THIS PROJECT IS HEAVILY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. ENGINEER'S LIABILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS ISSUED BY THIS PROJECT AND SPECIALLY ORDERED REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO LICENSE #000325

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

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

50 YEARS
Lombardo
H.O.M.E.S.
OF EXCELLENCE

P+Z No. 2603.04
City No. 14-315-9P-
16-000742-AB

Page No.
4 of 34
FLAT PLAN

*** APPROVED FOR CONSTRUCTION 04/09/15 ***



NOTES:

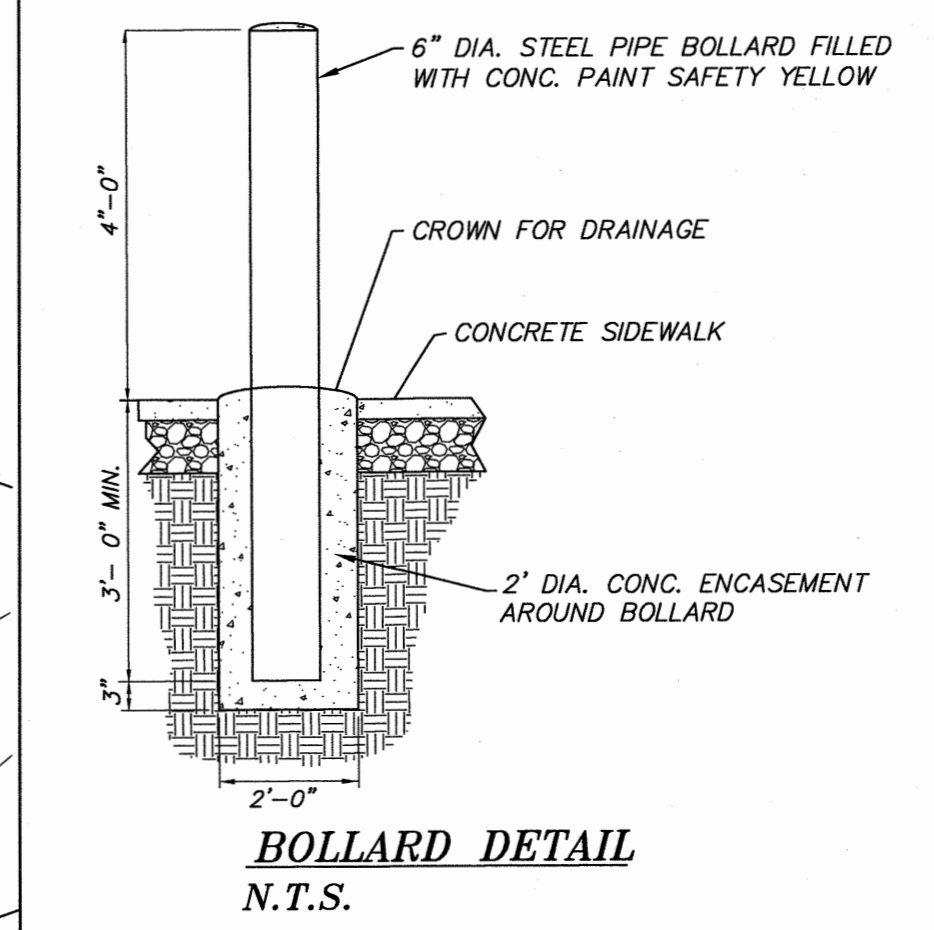
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AS-BUILTS OCTOBER 2015



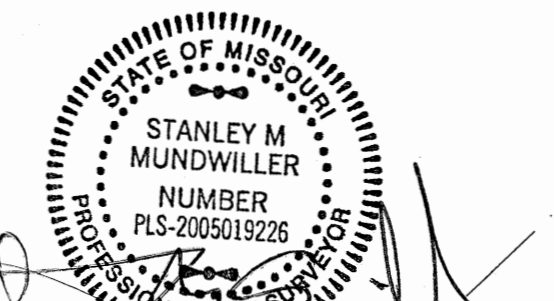
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City of O'Fallon Standard Subdivision Notes and Details - June 2010

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STATE OF MISSOURI

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

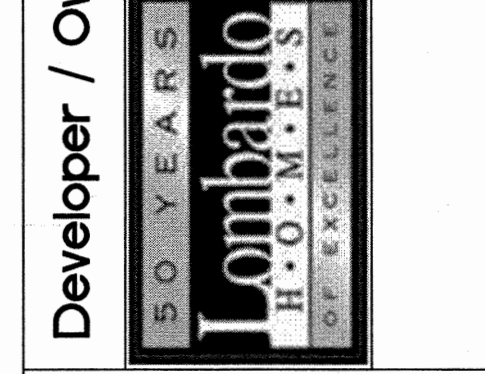
PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
VILLAGE B 2-B
FLAT PLAN

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
229 Technology Court
St. Peters, MO 65076
Phone: (636) 397-1211 Fax: (636) 397-1104
www.prs.com 1-800-708-3816

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PICKETT, RAY & SILVER, INC. MO LICENSE #000025

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

Developer / Owner Information
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2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368

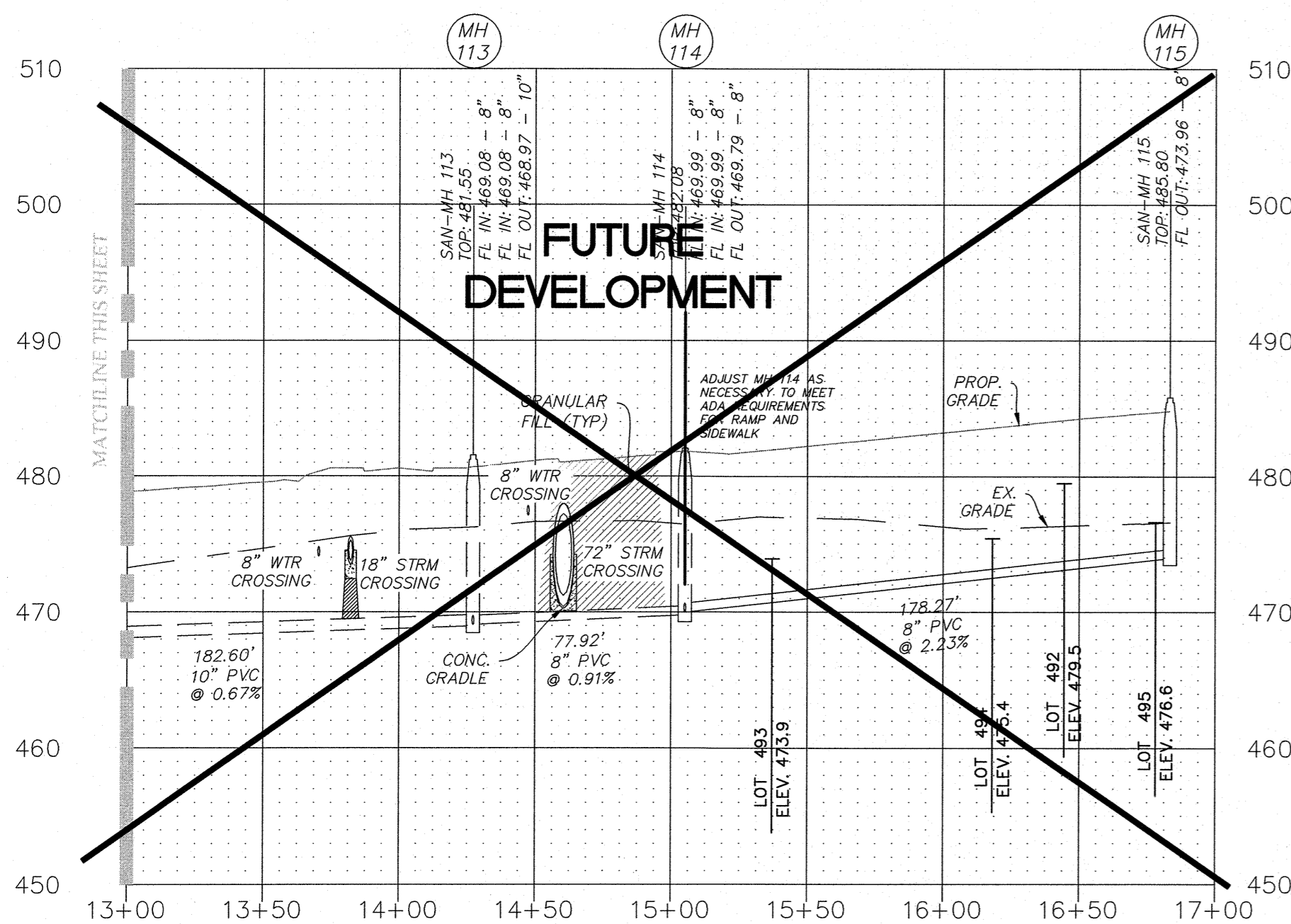
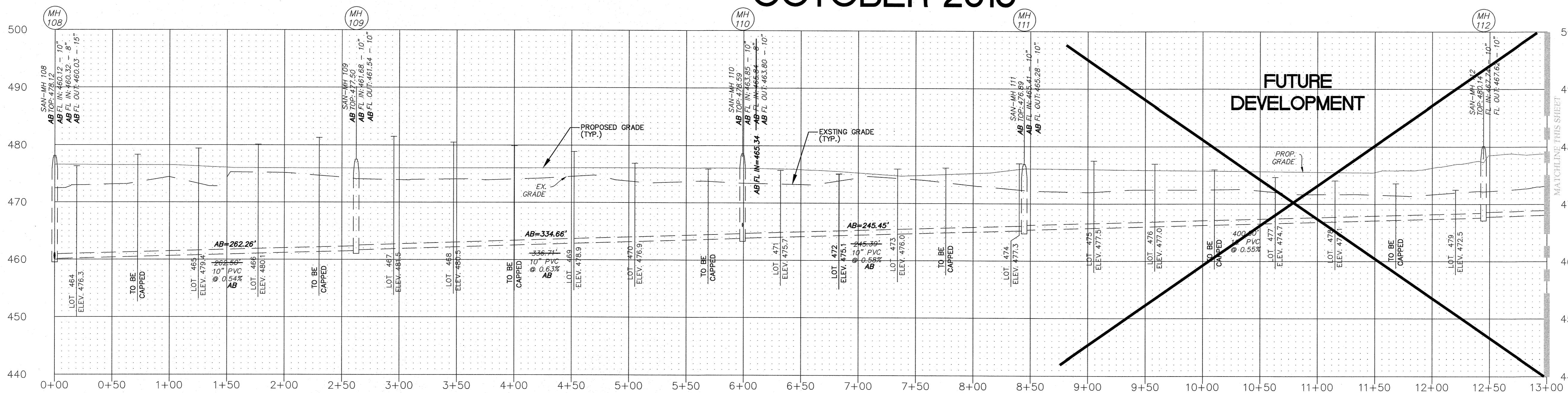


P+Z No. 2603.04
City No. 14-315-SP
16-000742-AB

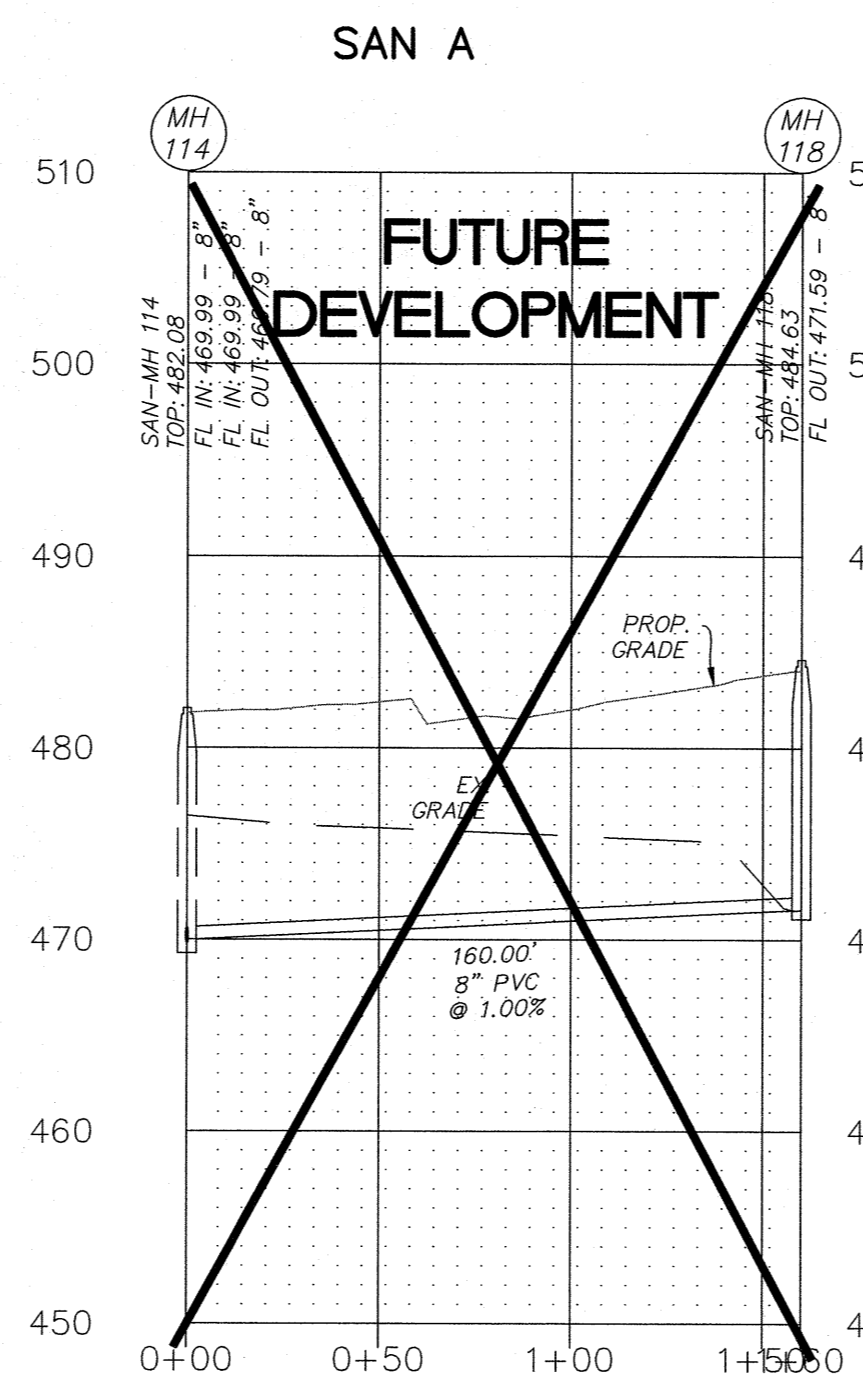
Page No.
5 of 34
FLAT PLAN

*** APPROVED FOR CONSTRUCTION 04/09/15 ***

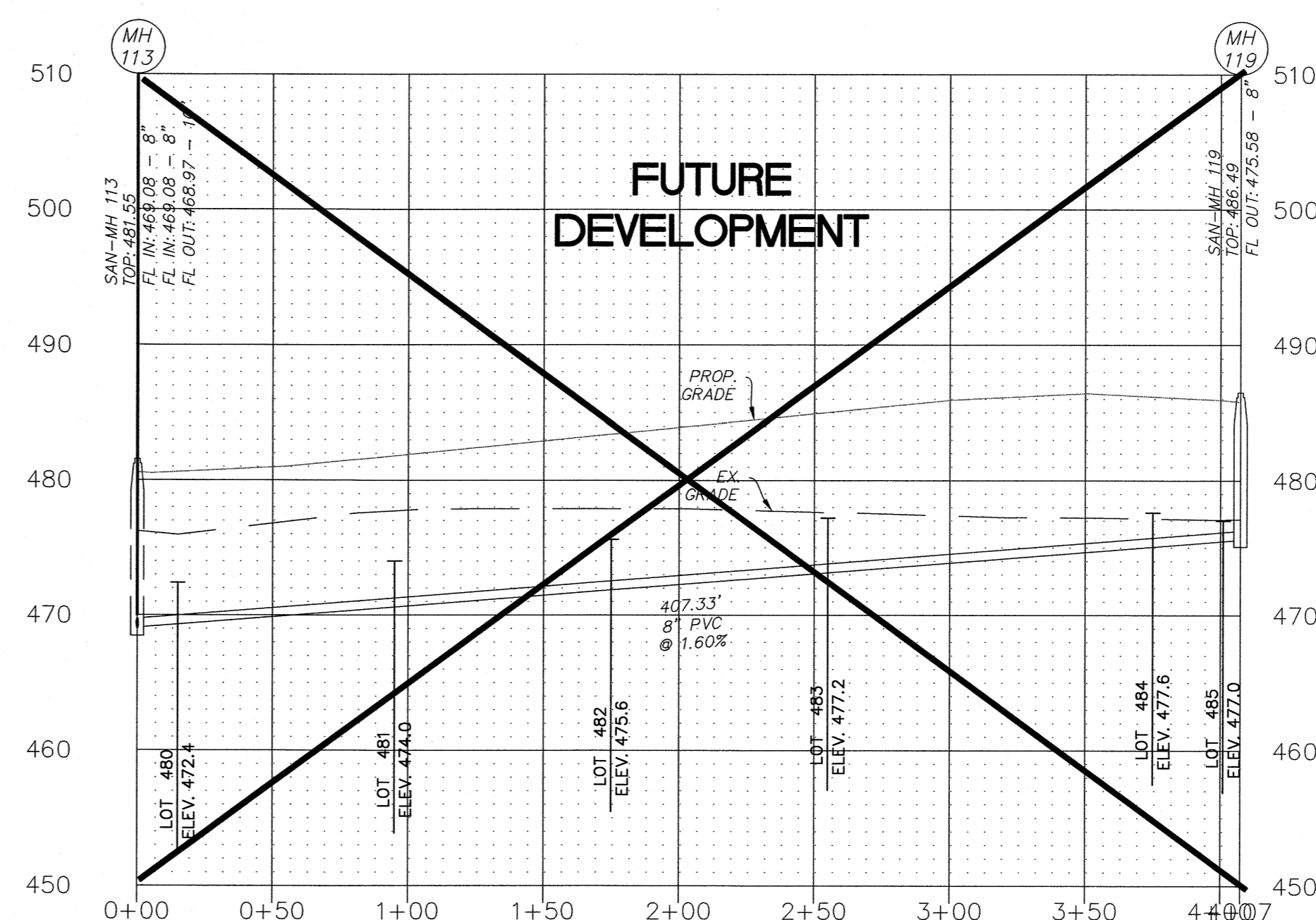
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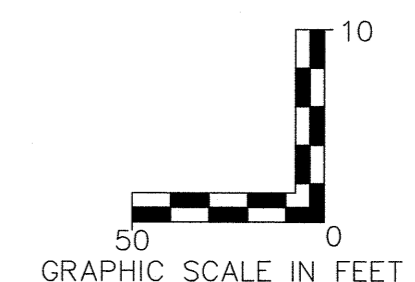
SAN A



SAN B



SAN C



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 STANLEY M. MUNDWILLER, P.L.S., #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.

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIG, 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 GRADLE TO THE TOP OF THE STORM SEWER PIPE AND CONCRETE ENCASE HDPE 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 NEW SANITARY LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM TWO (2) PERCENT SLOPE.

ONE FULL SECTION OF WATER PIPE SHALL BE CENTERED OVER THE TRENCH AT ALL WATER MAIN CROSSINGS.

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

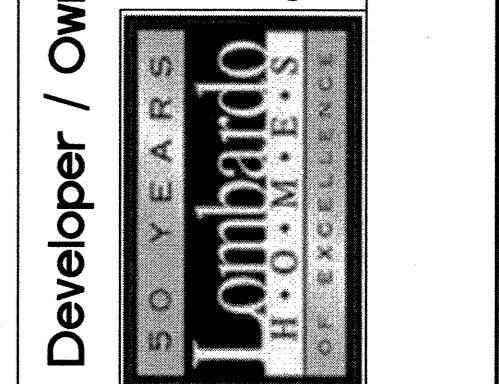
PICKETT, RAY & SILVER INC
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 AND NATURAL RESOURCES SERVICES

SL PETERS
 25th Anniversary
 1992-2017
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-768-3618

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

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



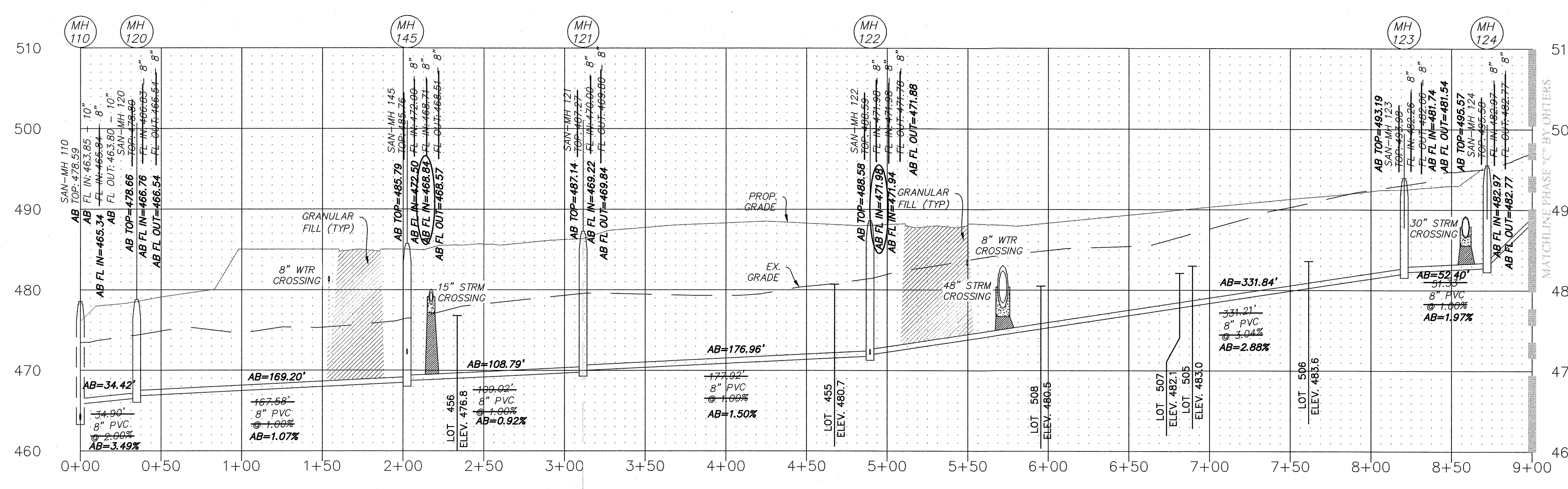
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 City No. 14-015-6P-16-000742-AB

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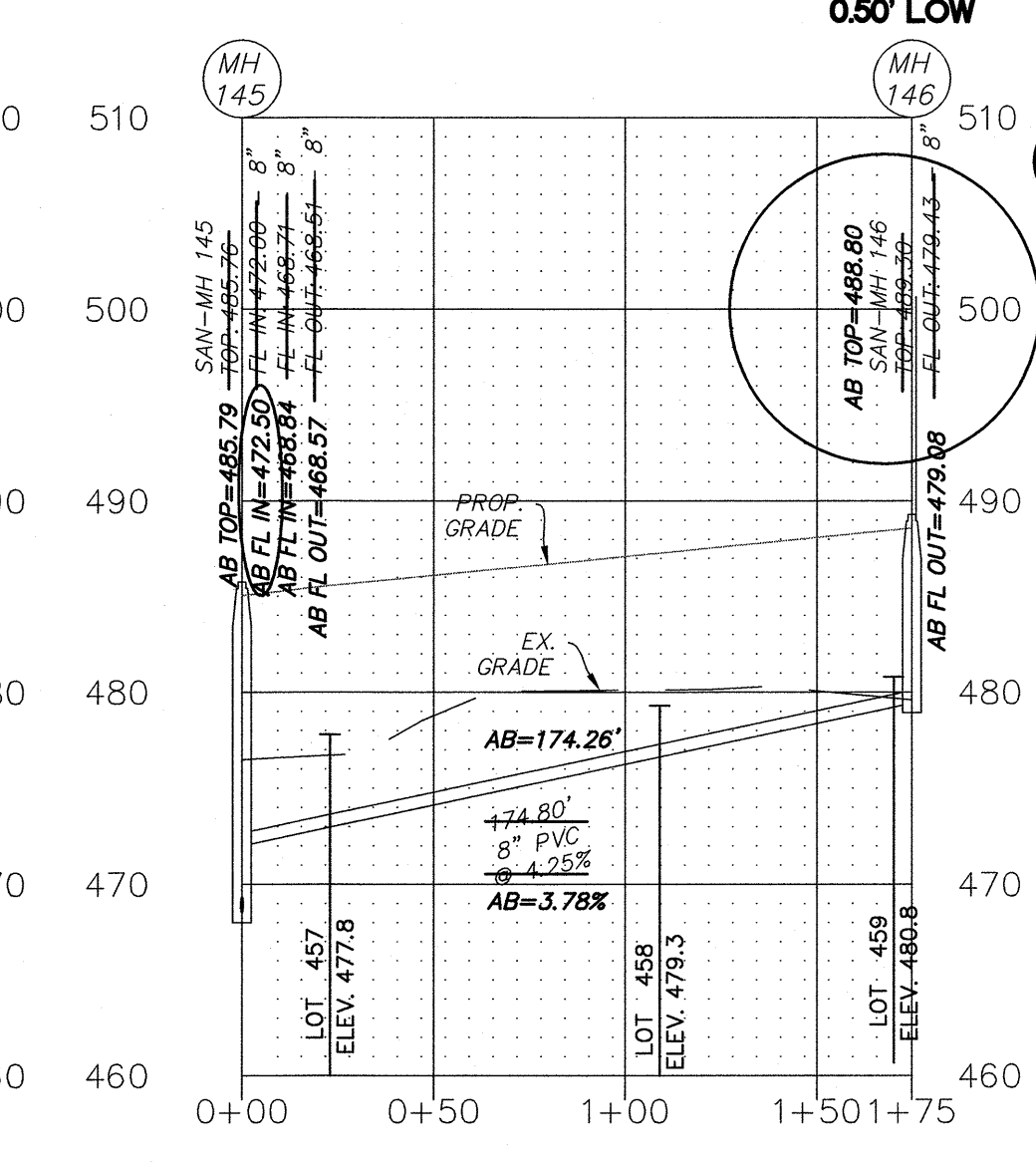
11 of 34
 SANITARY PROFILES

*** APPROVED FOR CONSTRUCTION 04/09/15 ***

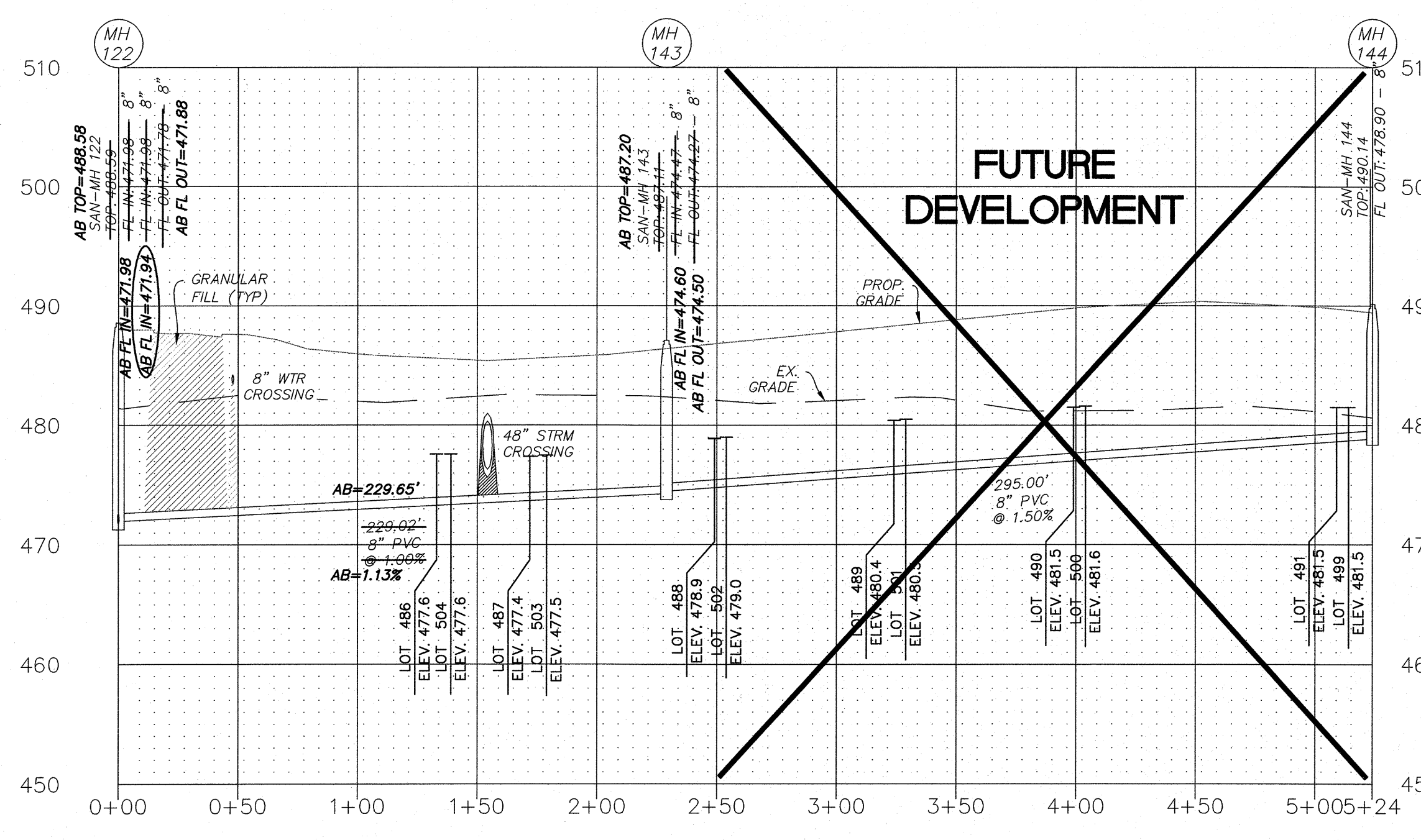
AS-BUILTS OCTOBER 2015



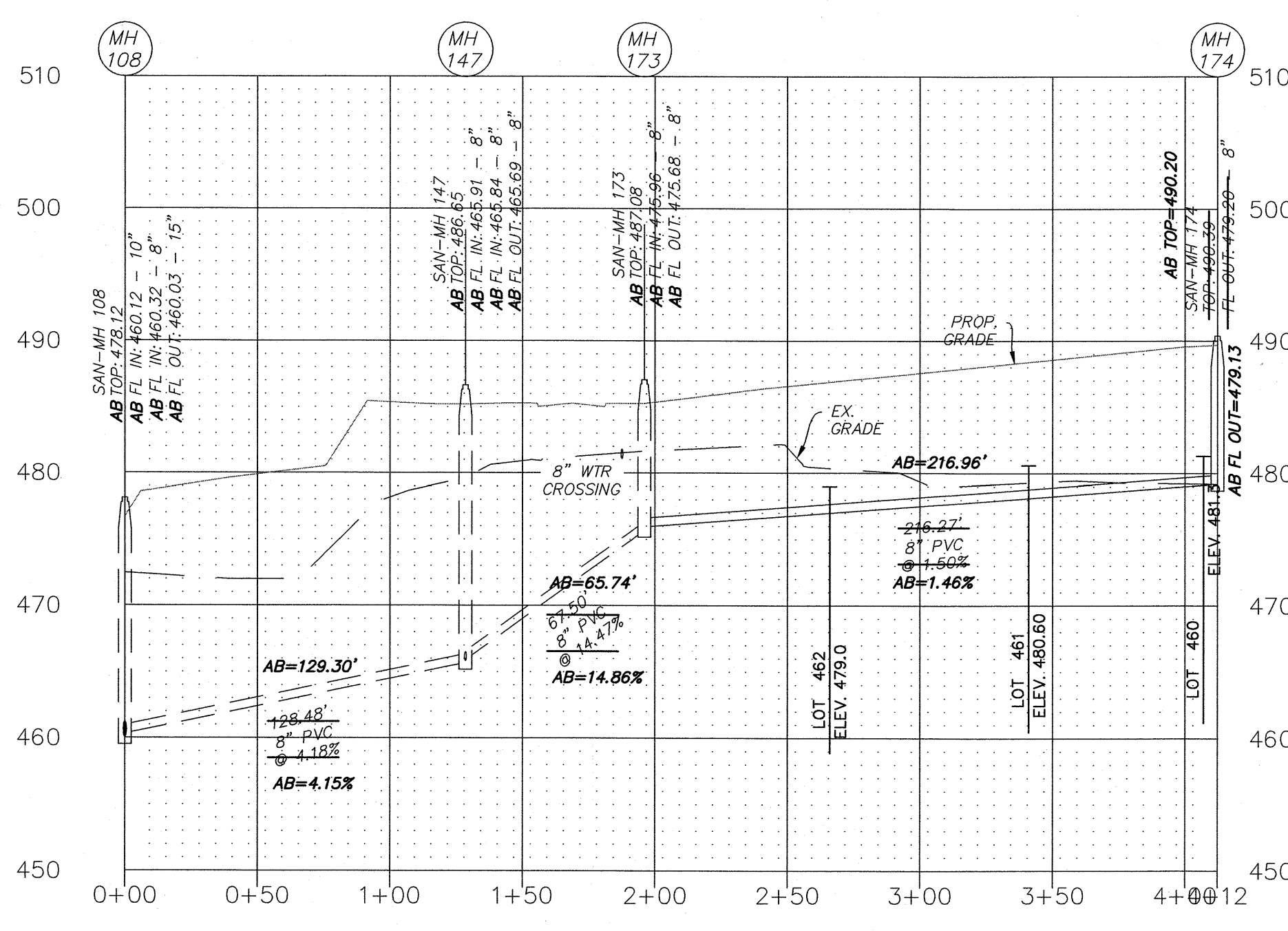
SAN D



SAN E




SAN F

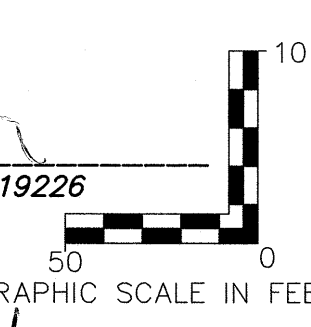


SAN G

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

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

GRAPHIC SCALE IN FEET


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

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

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

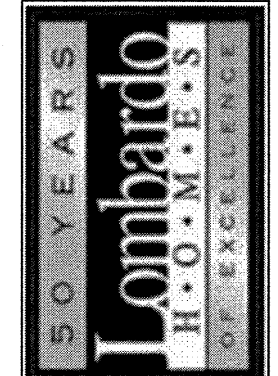
Phone (636) 397-1211 Fax (636) 397-1104
 1-800-706-5916
 www.prs.com

FRS No. 03029L0MBOFR
 TASK 004

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 PICKETT, RAY & SILVER, INC. MO
 LICENSE #03035

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

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 650
 O'Fallon, Missouri 63368

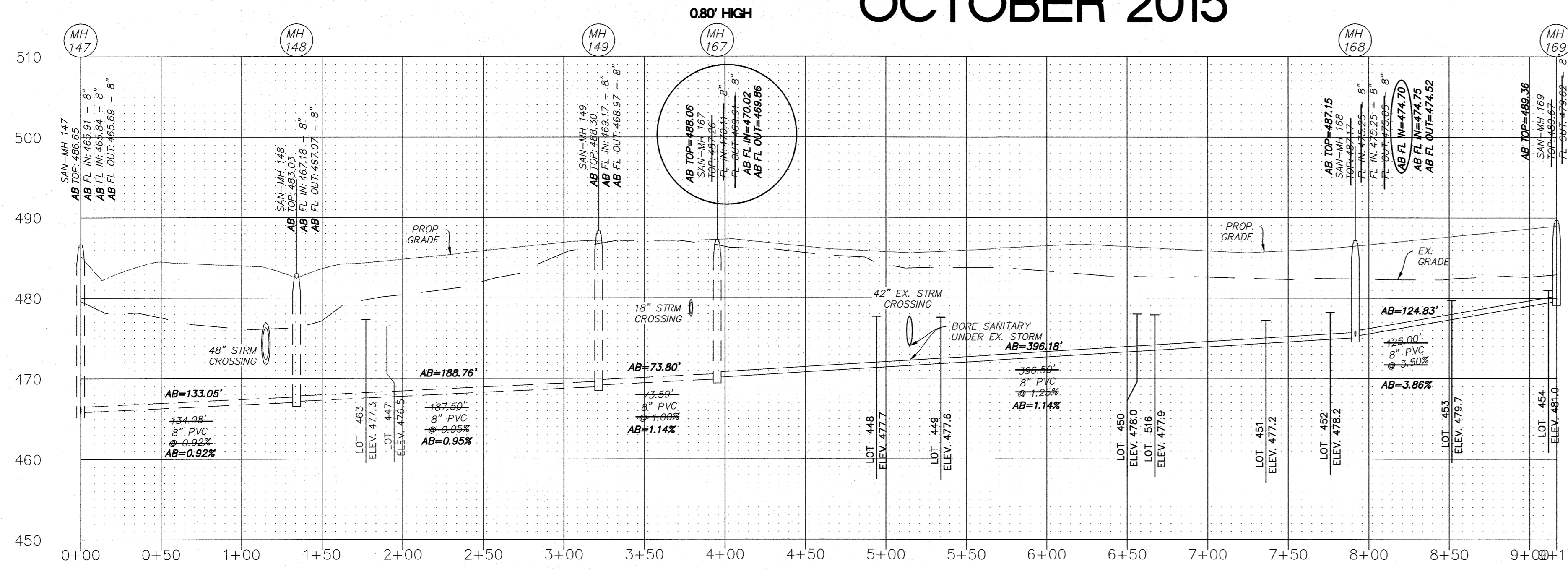


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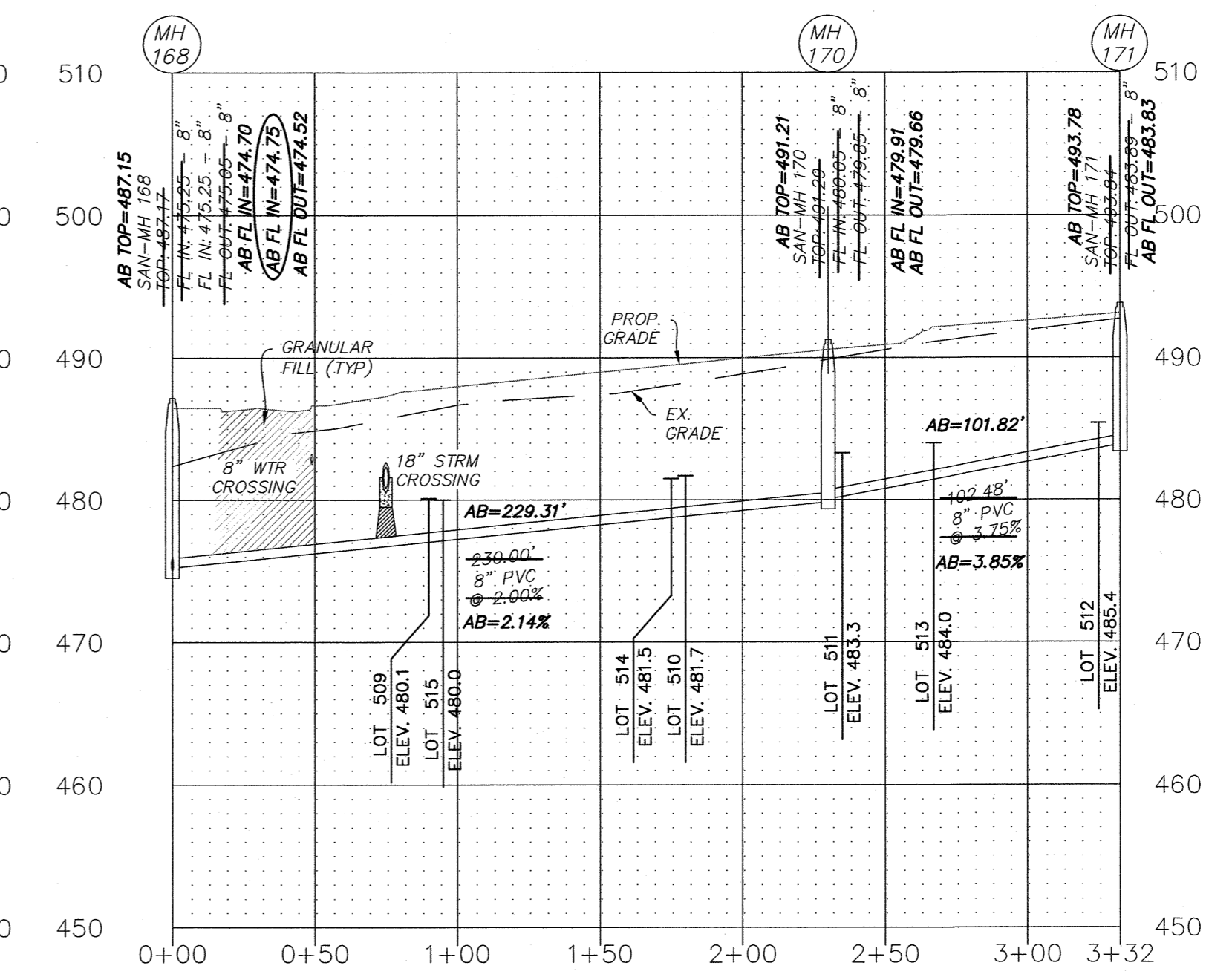
Page No.
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 SANITARY PROFILES

*** APPROVED FOR CONSTRUCTION 04/09/15 ***

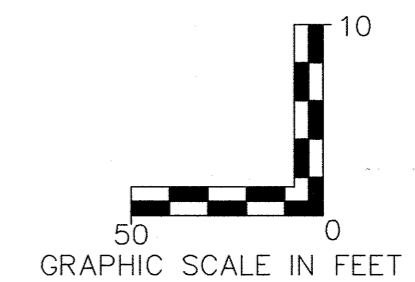
AS-BUILTS OCTOBER 2015




SAN H



SAN I



These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during OCTOBER-DECEMBER 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

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 OVERDRI, 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.

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 CRADLE TO THE RCP STORM SEWER PIPE AND CONCRETE ENCASE HDPE 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 NEW SANITARY LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM TWO (2) PERCENT SLOPE.

ONE FULL SECTION OF WATER PIPE SHALL BE CENTERED OVER THE TRENCH AT ALL WATER MAIN CROSSINGS.

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

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 ST. PETERS COURT
 22 RICHMOND COURT
 ST. PETERS, MO 65278
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-708-3818

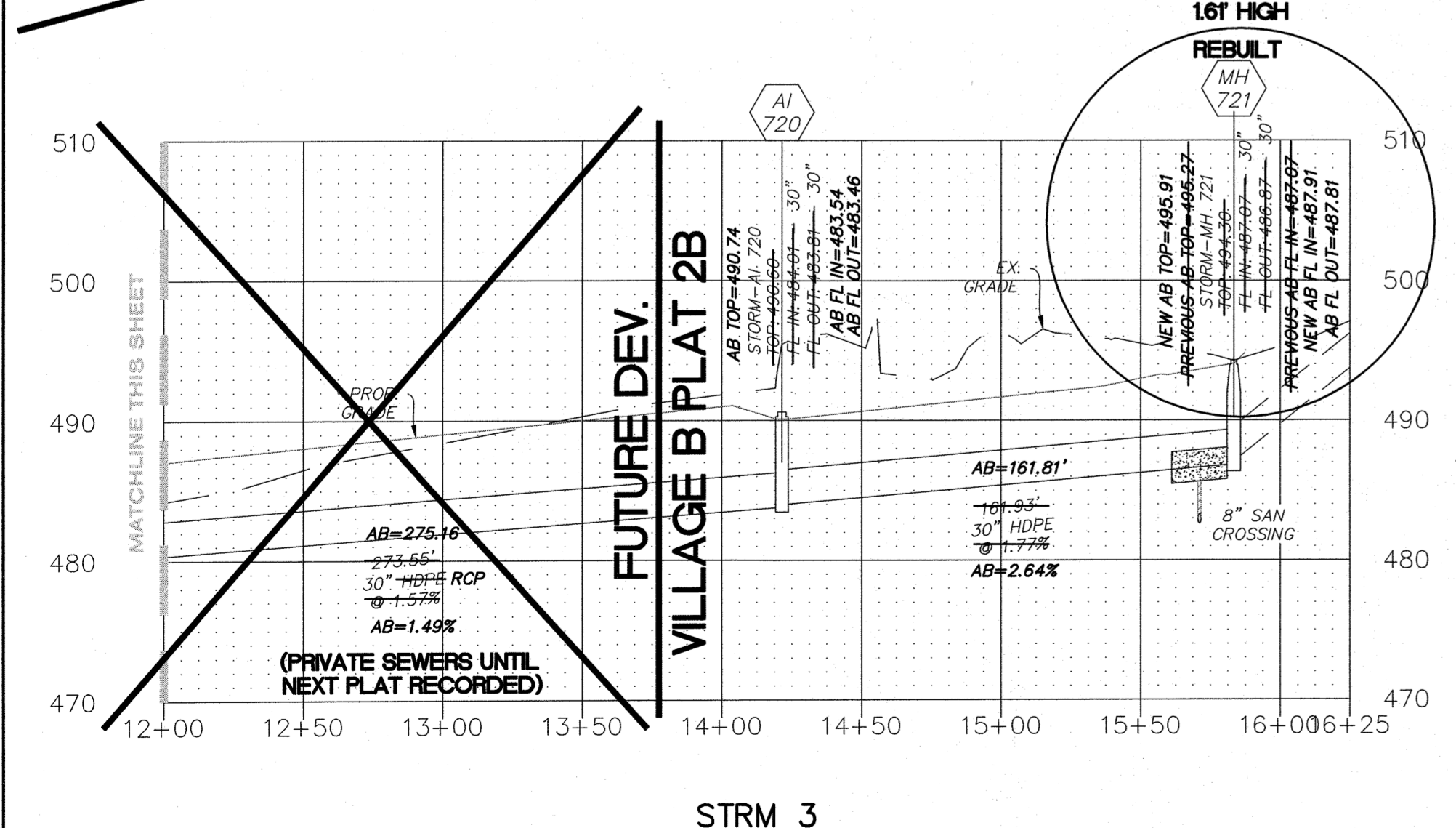
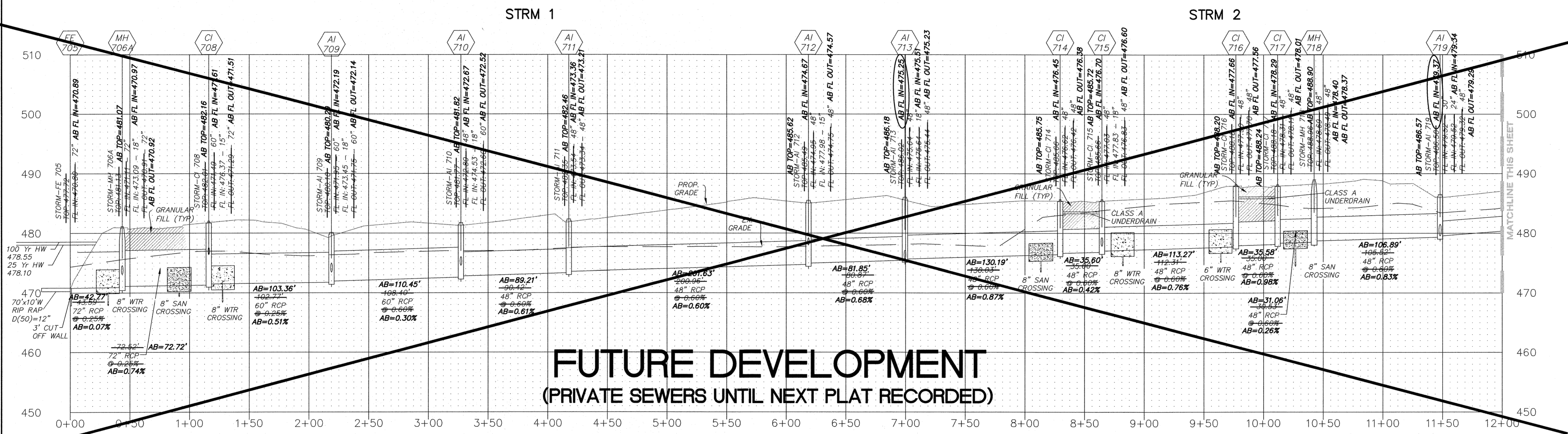
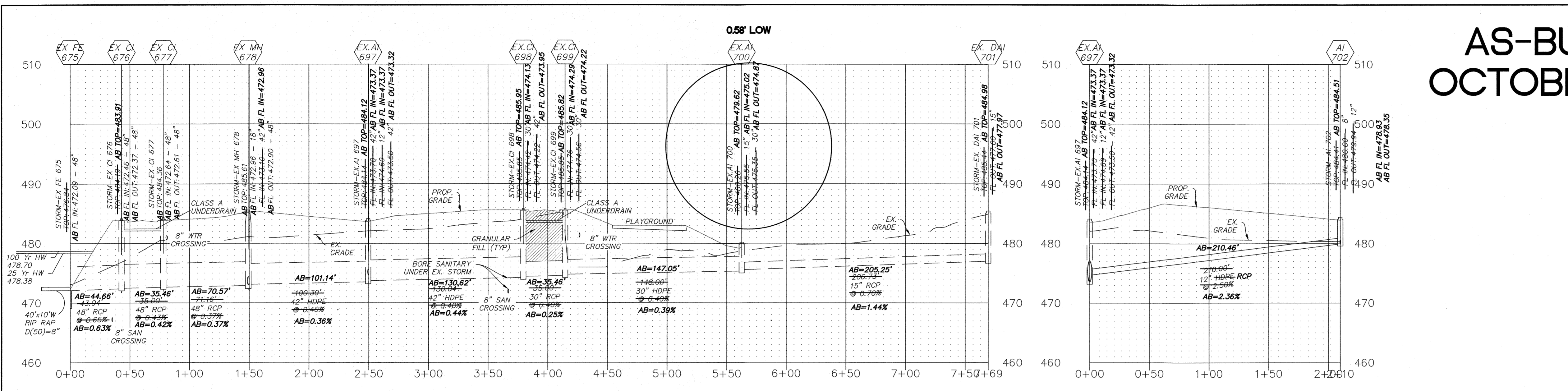
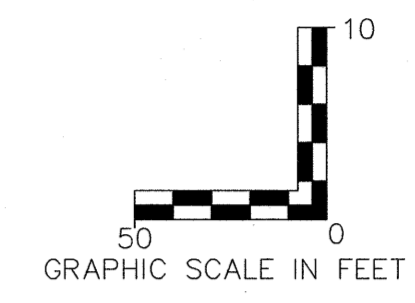
ENGINEER'S AUTHORIZATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY IN THIS PROJECT IS HEAVILY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED HERETO SPECIFICALLY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INCORPORATED INTO THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
 PICKETT, RAY & SILVER, INC. MO
 LICENSE #000325

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

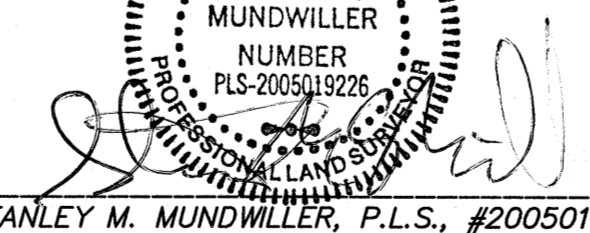
P+Z No. 2603.04
City No. 14-315-9P-16-000742-AB
Page No. 13 of 34
 SANITARY PROFILES

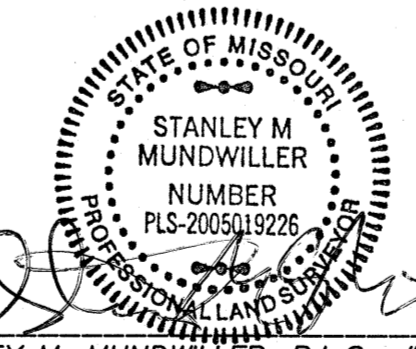
*** APPROVED FOR CONSTRUCTION 04/09/15 ***

AS-BUILTS OCTOBER 2015



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

By: 
 STANLEY M. MUNDWILLER, P.L.S., #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 T THE BOTTOM OF THE STORM SEWER AND CONSTRUCT CONCRETE CRADLE TO THE RCP STORM SEWER PIPE AND CONCRETE ENCASE HDPE 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\"/>

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
 22 E. Johnson MO 65057
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-708-8918

ENGINEER'S AUTHENTICATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING QUALITY OF THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS ISSUED BY THE PROJECT OR SPECIFICALLY RELATED REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
 PICKETT, RAY & SILVER, INC. MO. LICENSE #00025

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

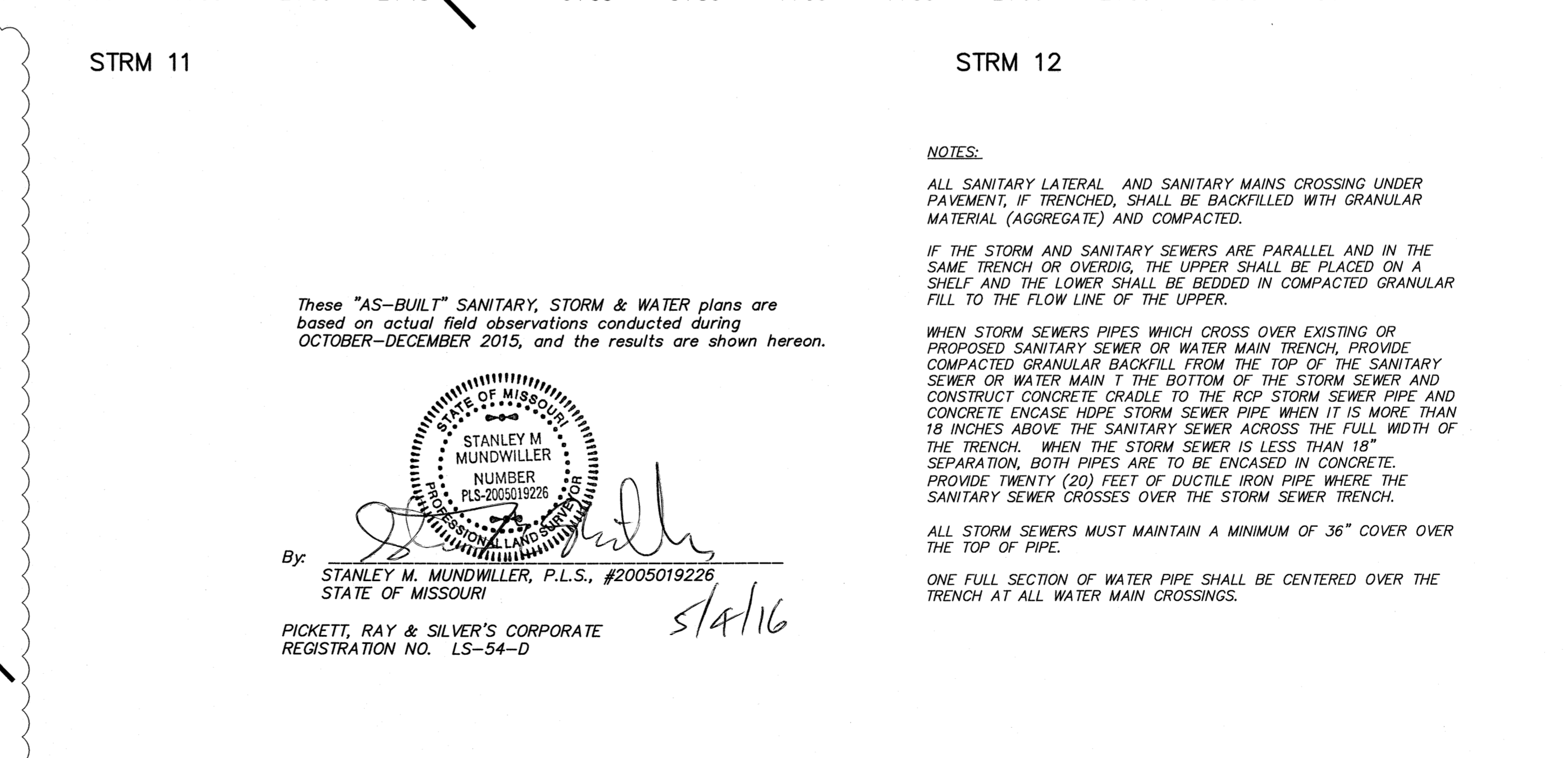
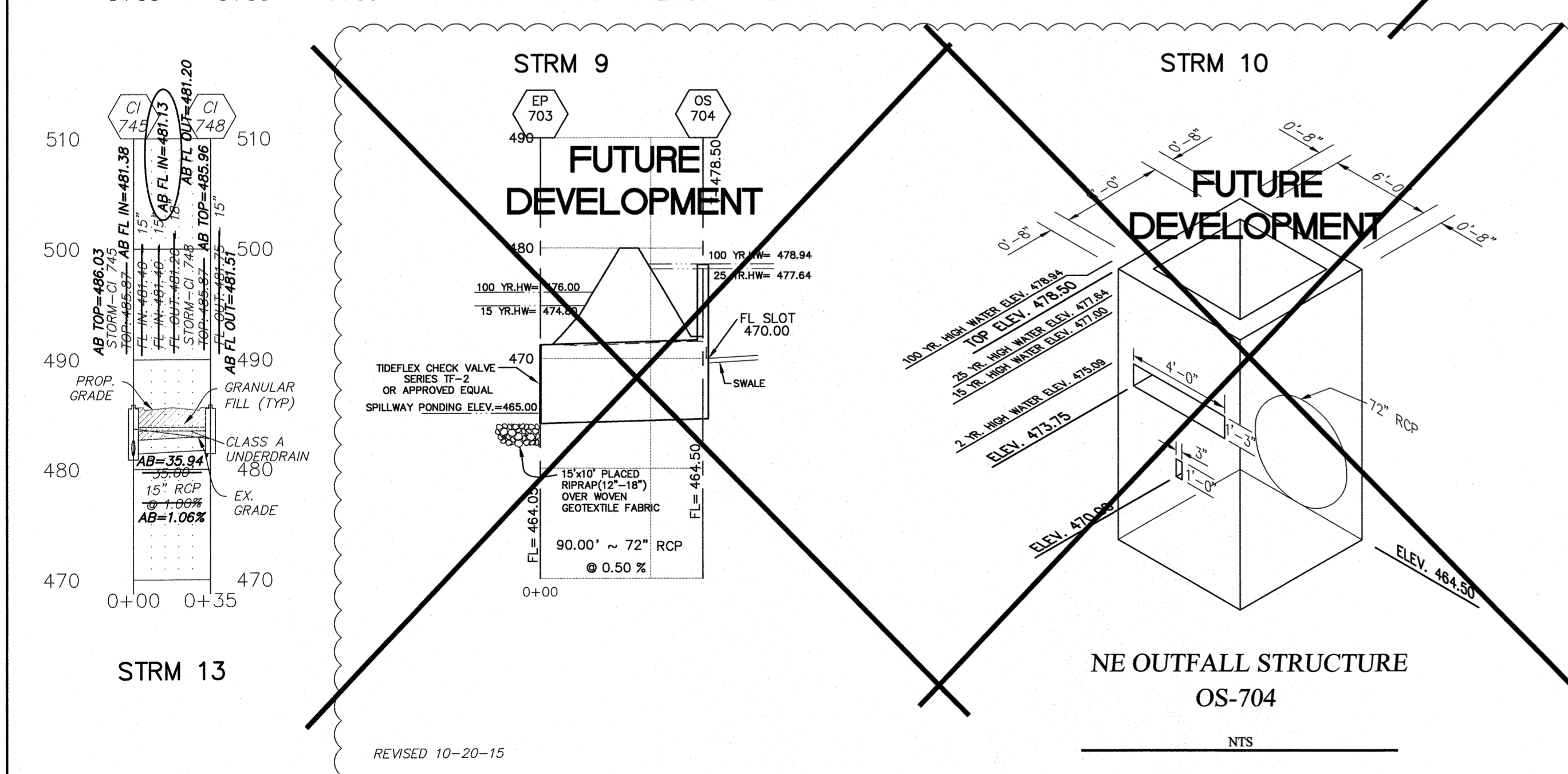
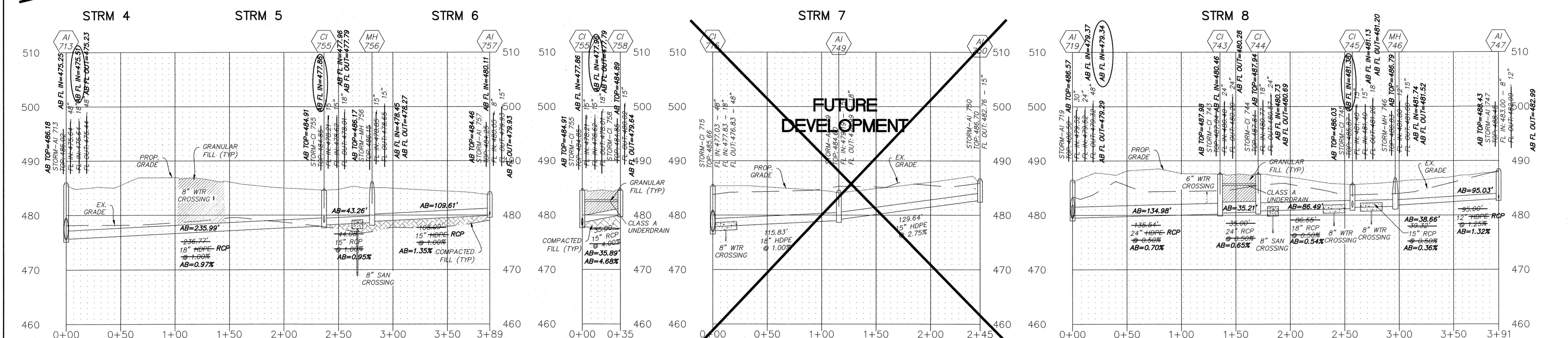
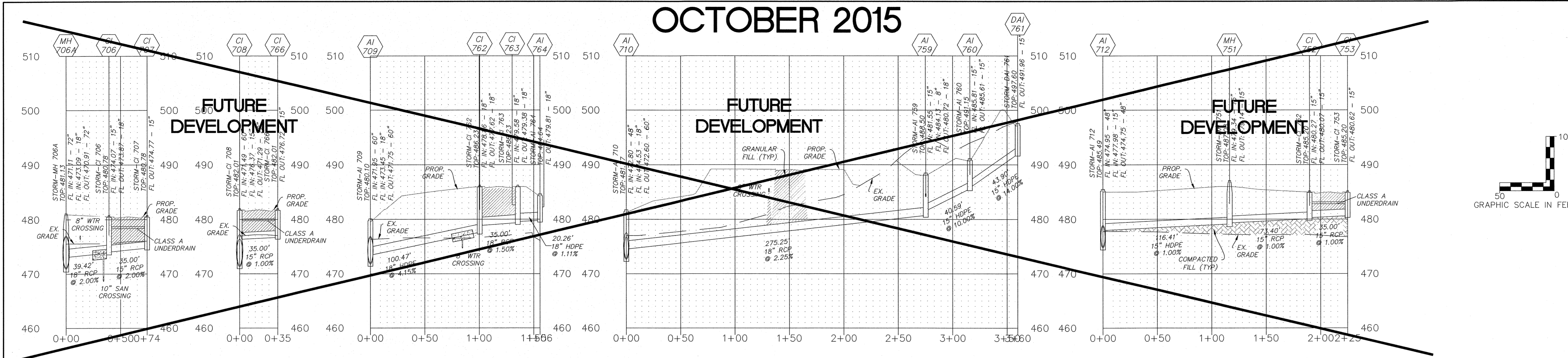
Developer / Owner Information
Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63068

P+Z No. 2603.04
 City No. 14-315-9P
 16-000742-AB

Page No.
14 of 34
 STORM PROFILES

*** APPROVED FOR CONSTRUCTION 04/09/15 ***

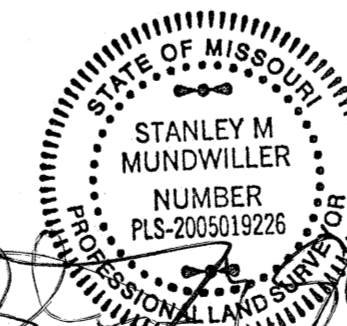
AS-BUILTS OCTOBER 2015



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

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



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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.

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

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

Phone (636) 997-1211 Fax (636) 997-1104
 2211 Brentwood, MO 63025
 www.prsd.com 1-800-768-5916

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 ENDORSED THEREON. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS REVISED AFTER THIS DATE UNLESS REAUTHORIZED. PROJECT: P&S & SILVER, INC. MO 2005019226

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

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

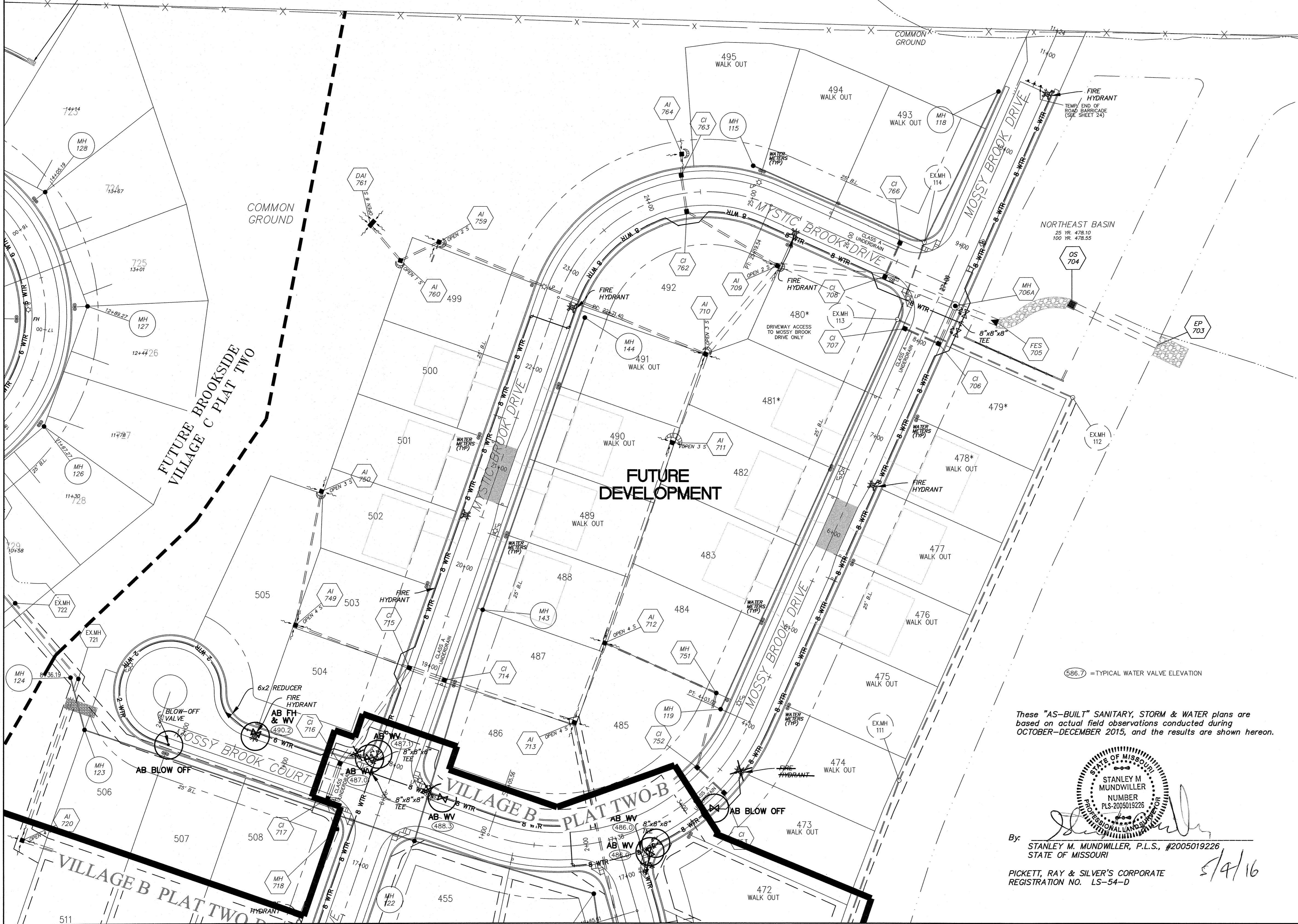
P+Z No. 2603.04
 City No. 14-315-8P
 16-000742-AB

Page No.
15 of 34
 STORM PROFILES

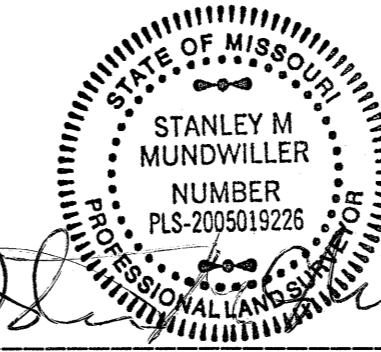
*** APPROVED FOR CONSTRUCTION 04/09/15 ***

AS-BUILTS OCTOBER 2015

PROPOSED "VERSALOK"
RETAINING WALL - SEE
DETAILS. FENCE RE-
QUIRED IF WALL HEIGHT
= 48" OR MORE.
4'-8" DIFFUSER PAD
6" (AVE.) DIA. ROCK
ON GEOTEXTILE FABRIC.



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



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

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

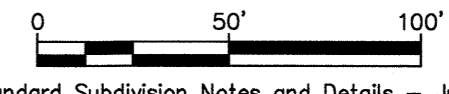
5/9/16

NOTES:

- ALL WATERMANS 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. 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

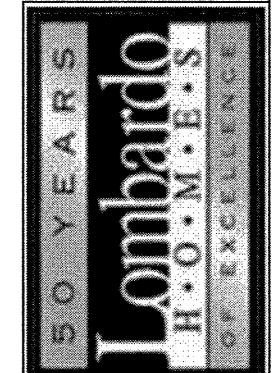
PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
VILLAGE B 2-B
WATER PLANS

PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 64082
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-5916
TASK 004

ENGINEER'S 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 ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS DIVULGED BY THIS PROJECT AND SPECIFICALLY EXCLUDES RESUBMISSION AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO LICENSE #00005

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

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 600
O'Fallon, Missouri 63368



P+Z No. 2603.04

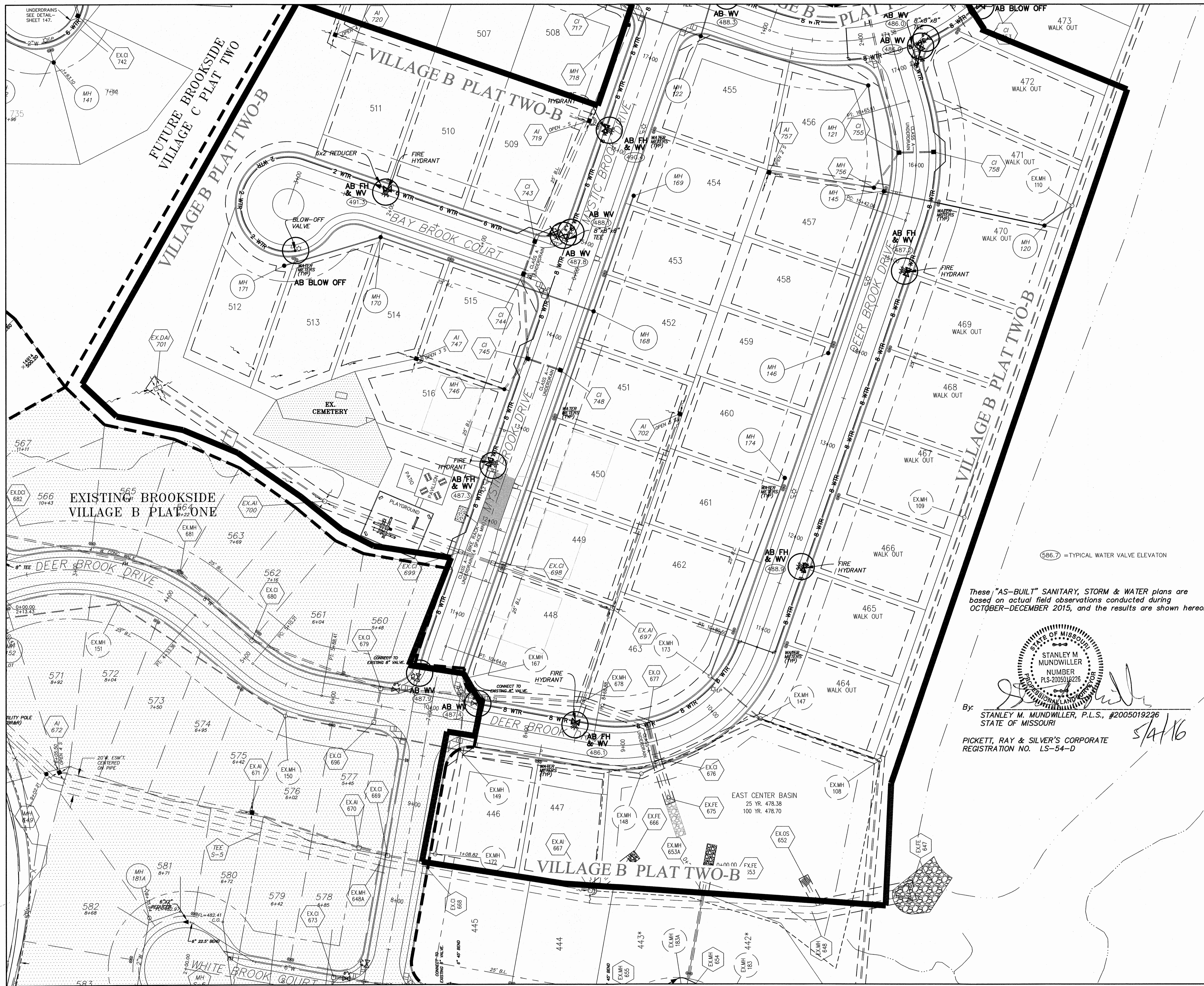
City No. 14-315-SP-16-000742-AB

Page No.

19 of 34

WATER PLANS

*** APPROVED FOR CONSTRUCTION 04/09/15 ***



- NOTES:
- ALL WATERMANS 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.

AS-BUILTS OCTOBER 2015

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

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

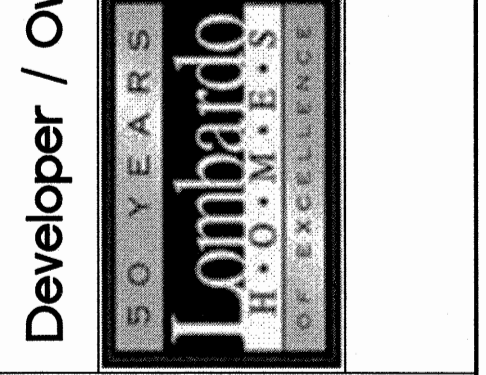
St. Peters
 22 Richmond Center Court
 St. Peters, MO 65076

Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-708-3916

ENGINEER'S 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 HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS, SPECIFICATIONS, OR THIS PROJECT AND PROJECTS EXCLUDED HEREON. AFTER THIS DATE THESE PLANS ARE NOT AUTHENTICATED.
 PICKETT, RAY & SILVER, INC. MO LICENSE #0000325

KARL A. SCHENKLE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2000015039

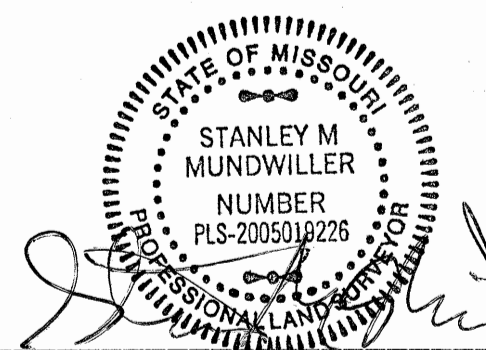
Developer / Owner Information
Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368



P+Z No. 2603.04
 City No. 14-315-SP-16-000742-AB

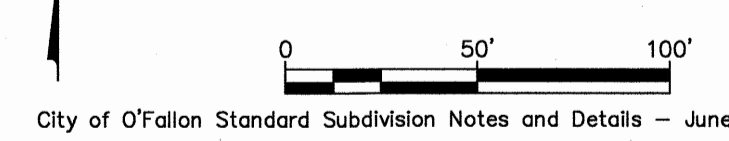
Page No.
20 of 34
 WATER PLANS

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



By: *[Signature]*
 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.

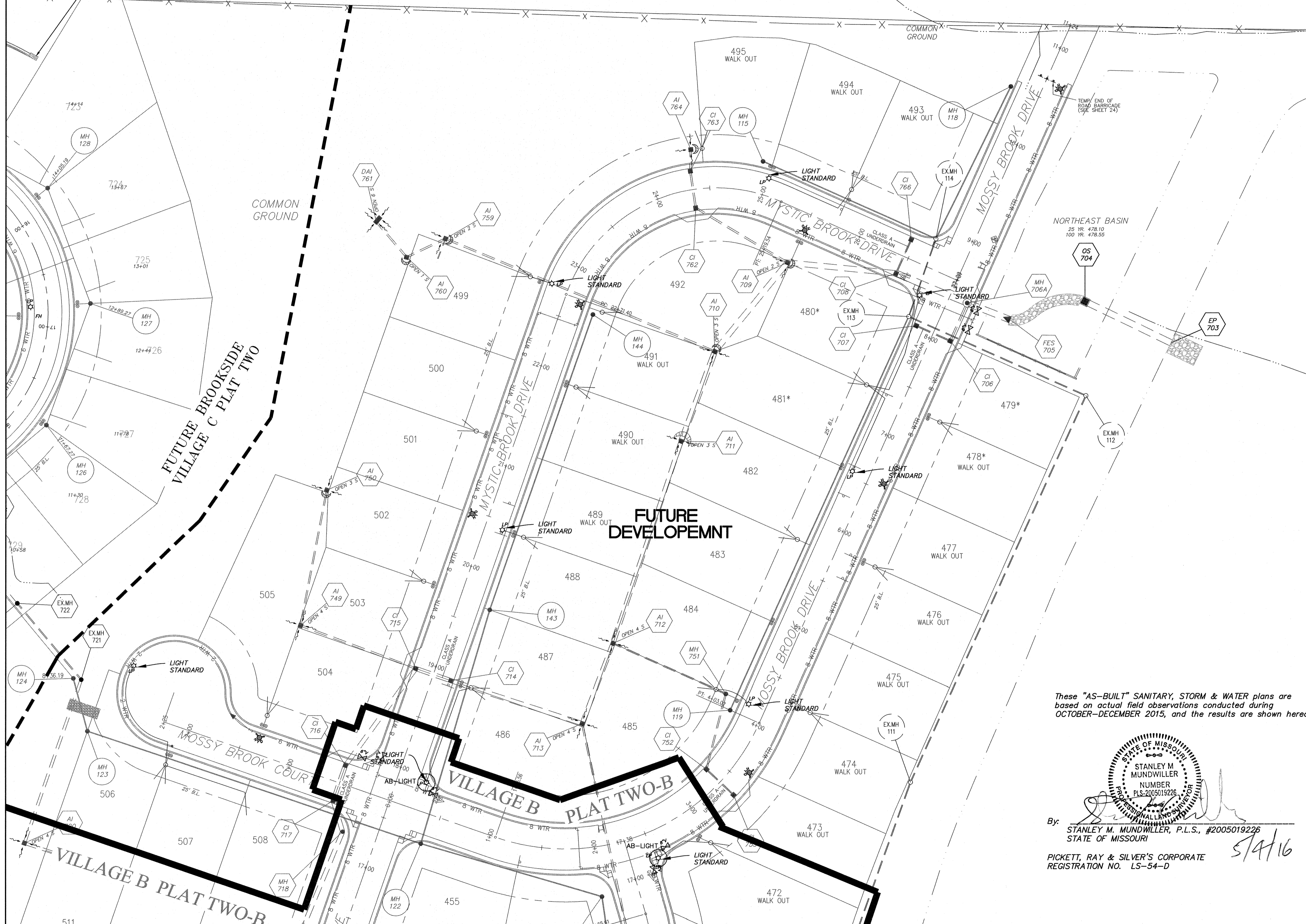


City of O'Fallon Standard Subdivision Notes and Details - June 2010

*** APPROVED FOR CONSTRUCTION 04/09/15 ***

AS-BUILTS OCTOBER 2015

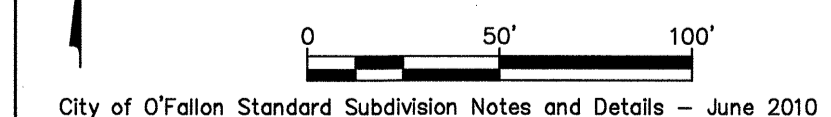
PROPOSED "VERSALOK"
RETAINING WALL - SEE
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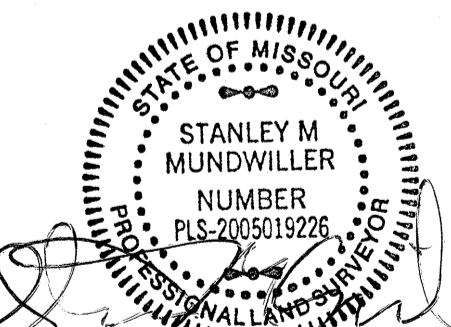
- NOTES:
- ALL STREET LIGHTS SHALL BE CONNECTED INDIVIDUALLY TO THE POWER SOURCE. IN EXTREME CASES, TWO (2) STREET LIGHTS MAY BE CONNECTED IN PARALLEL TO THE POWER SOURCE.
 - PEDESTALS, JUNCTION BOXES AND TRANSFORMERS ASSOCIATED WITH THE STREET LIGHTS WILL BE SHOWN ON THE AS-BUILT PLANS.
 - LOCATIONS OF ELECTRIC BOXES, CONDUIT, TRANSFORMERS AND PEDESTALS ARE FROM AMEREN UE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
 - SEE AMEREN UE PLANS FOR WIRE SIZES, TRANSFORMER SIZES AND CONSTRUCTION SPECIFICATIONS.

- LEGEND:
- TRANSFORMER
 - PEDESTALS
 - VAULTS
 - ☆ STREET LIGHTS

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

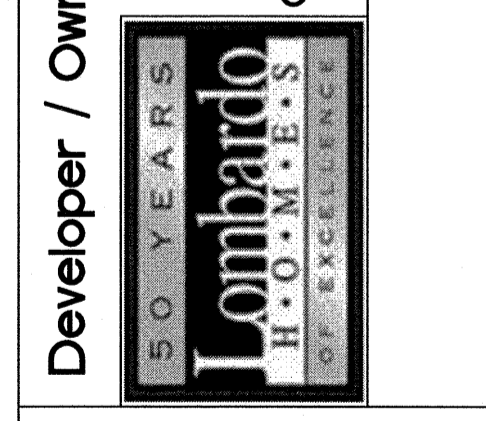
PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
VILLAGE B 2-B
ELECTRIC PLANS

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, Missouri
25 Riverchase Court
St. Peters, MO 65787
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-3818

ENGINEER'S AUTHORIZATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY IN THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS DRAFTED BY THIS PROJECT AND SPECIALLY EXCLUDED REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO. LICENSE #00025

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

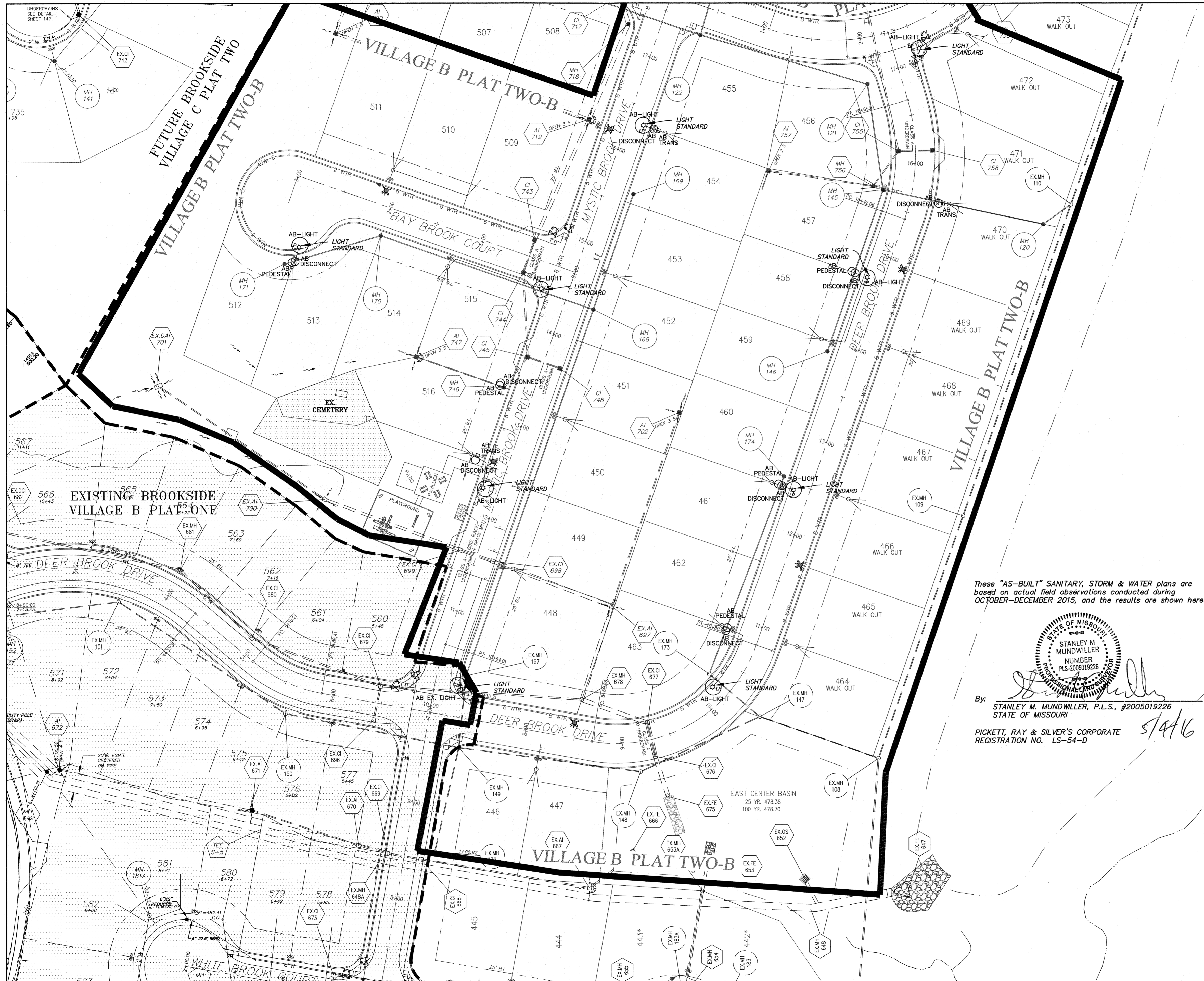
Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2289 Technology Drive, Suite 150
O'Fallon, Missouri 63368



P+Z No. 2603.04
City No. 14-915-6P-
16-000742-AB

Page No.
23 of 34
ELECTRIC PLANS

*** APPROVED FOR CONSTRUCTION 04/09/15 ***



- NOTES:
- ALL STREET LIGHTS SHALL BE CONNECTED INDIVIDUALLY TO THE POWER SOURCE. IN EXTREME CASES, TWO (2) STREET LIGHTS MAY BE CONNECTED IN PARALLEL TO THE POWER SOURCE.
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 - SEE AMEREN UE PLANS FOR WIRE SIZES, TRANSFORMER SIZES AND CONSTRUCTION SPECIFICATIONS.

- LEGEND:
- TRANSFORMER
 - PEDESTALS
 - VAULTS
 - ☆ STREET LIGHTS

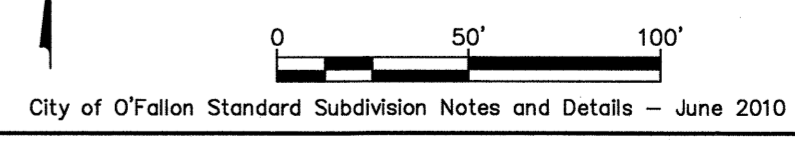
AS-BUILTS OCTOBER 2015

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 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D
 5/4/16



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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, Missouri
 22 Riverchase Court
 St. Peters, MO 65076
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-708-3818

ENGINEER'S AUTHORIZATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY IN THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. NEITHER I, OR MY EMPLOYER, PICKETT, RAY & SILVER, INC. OR ANY OF OUR SUBSIDIARIES OR AFFILIATES, SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS UNLESS SPECIFICALLY IDENTIFIED BY THIS DATE UNLESS REINTEGRATED.
 PICKETT, RAY & SILVER, INC. MO LICENSE #000325

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

Developer / Owner Information
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50 YEARS
Lombardo
 H.O.M.E.S.
 OF EXCELLENCE

P+Z No. 2603.04
 City No. 14-315-8P-16-000742-AB
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 ELECTRIC PLANS

*** APPROVED FOR CONSTRUCTION 04/09/15 ***