

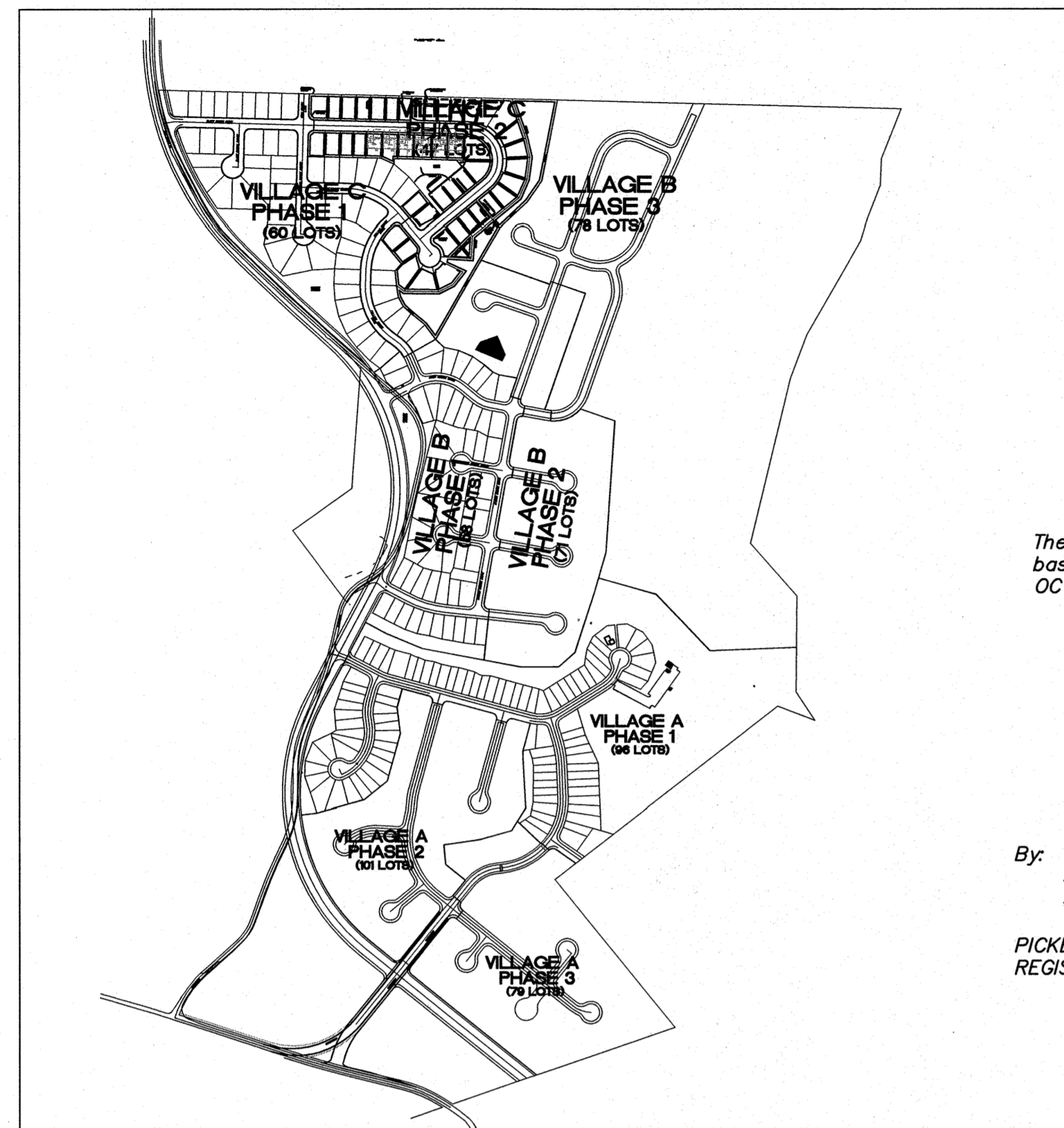
# A SET OF IMPROVEMENT PLANS FOR AS-BUILTS Brookside Village C Phase 2

## BROOKSIDE VILLAGE C PHASE 2

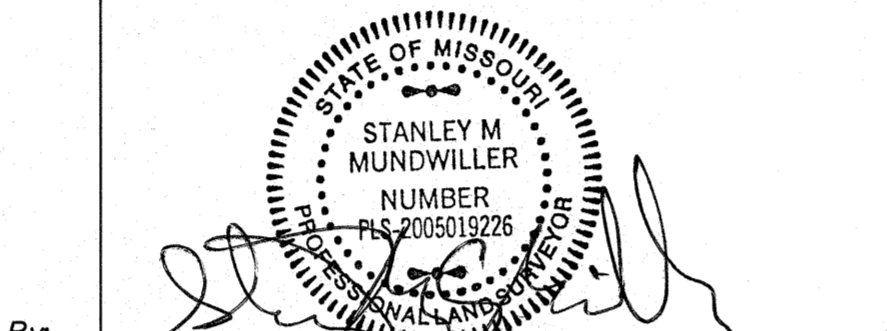
A TRACT OF LAND BEING PART OF  
SECTIONS 22, 23, 26, & 27, AND PART OF  
U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST,  
ST. CHARLES COUNTY, MISSOURI

DRAWING INDEX

Sheet	Description
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2C	VILLAGE "C" NOTES
3C	VILLAGE "C" MAPKEY
4C-5C	VILLAGE "C" SITE PLAN
6C-7C	VILLAGE "C" GRADING PLAN
8C	VILLAGE "C" STREET PROFILES
9C	VILLAGE "C" STREET WARPING
10C	VILLAGE "C" SANITARY SEWER PROFILES
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12C-13C	VILLAGE "C" DRAINAGE AREA MAP
14C-15C	VILLAGE "C" WATER LAYOUT
16C-17C	VILLAGE "C" LANDSCAPING PLAN
18C	VILLAGE "C" AMEREN UE ELECTRIC
19C	VILLAGE "C" RETAINING WALL PROFILE
20C-26C	VILLAGE "C" DETAILS
1-3	VILLAGE "C" RETAINING WALL PLANS*, BY OTHERS

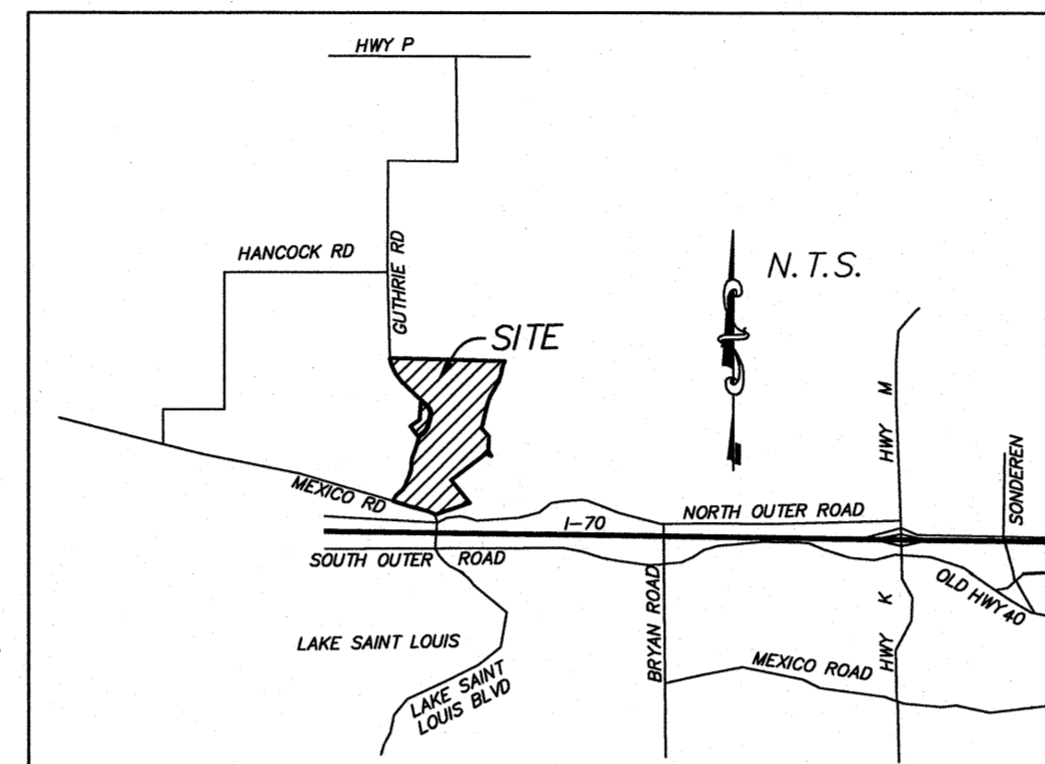


These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during OCTOBER 2015, and the results are shown hereon.



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

### 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

### Site Information

- TOTAL SIGHT AREA - 15.42 Ac.
- TOTAL DISTURBED AREA - 12.00 Ac.
- NUMBER OF PROPOSED LOTS IS 47.
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 17,390
- FIRM PANEL NUMBER - 29183C0210E and 29183C0220E dates March 17, 2003
- ALL LOTS ARE ABOVE THE PUBLISHED FLOOD PLAIN.
- BUILDING SETBACK INFORMATION. Front 25' Side 6' Rear 15'

### 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 # 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 Callar	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. The section of Guthrie Road that are located on the subject property shall have the right of way necessary for upgrading and relocating the roadway dedicated to the City.
2. Items listed under "Municipal Code Requirements" shall be addressed on the Construction Site Plans.
3. In conjunction with the submittal of Site Plans for the amenity areas to the Commission, the petitioner shall address how the existing cemetery will be maintained.

THE APPROVAL IS ALSO CONDITIONAL UPON THE FOLLOWING MUNICIPAL CODE REQUIREMENTS BEING PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION SITE PLANS.

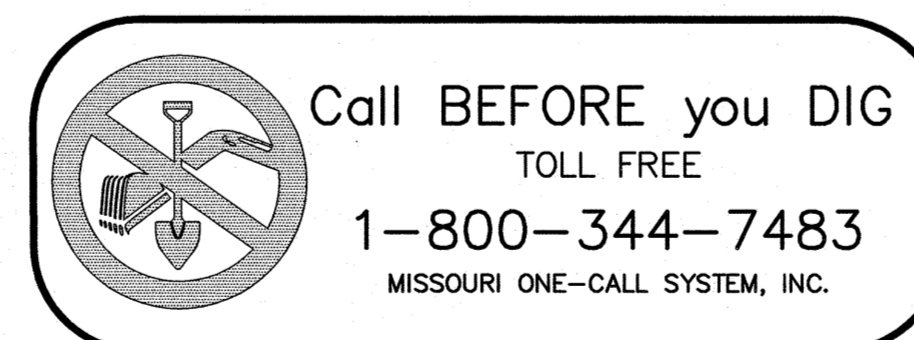
1. Bottle Brook Court in Village A and Harvest Brook Court in Village B are to have sidewalks on both sides in order to provide access to the common ground.
2. Clearly identify 84' wide roadway dedications.
3. All detention basins are to have concrete swales.
4. Prior to Construction Site Plan approval, the developer must apply for and receive a No-rise certificate and a flood plain development permit for this site.
5. Provide a 10' access strip to sports court between lots 266 and 265.
6. Provide a copy of the traffic study referred to in note 42.

CASE NUMBER 2603.01  
APPROVED 12-16-04

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

\* 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

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 C 2  
COVER SHEET

PICKETT, RAY & SILVER INC  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters, Missouri  
2211 Highway 100  
St. Peters, MO 65276  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-9818

ENGINEER AUTHORIZATION  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING  
ABILITY OF THIS PROJECT IS HEREBY LIMITED TO THE  
SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,  
AND DATE HEREON ATTACHED. RESPONSIBILITY IS  
DECLINED FOR ALL OTHER ENGINEERING PLANS  
ENVELOPED IN THIS PROJECT AND SPECIFICALLY EXCLUDED  
REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.  
PICKETT, RAY & SILVER, INC. MO.  
LICENSE #000325

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

Developer / Owner Information  
BENTON HOMEBUILDERS, Inc  
1000 EXECUTIVE PARKWAY SUITE D06  
CREVE COEUR, Missouri 63141  
314-336-5555

P+Z No. 2603.04

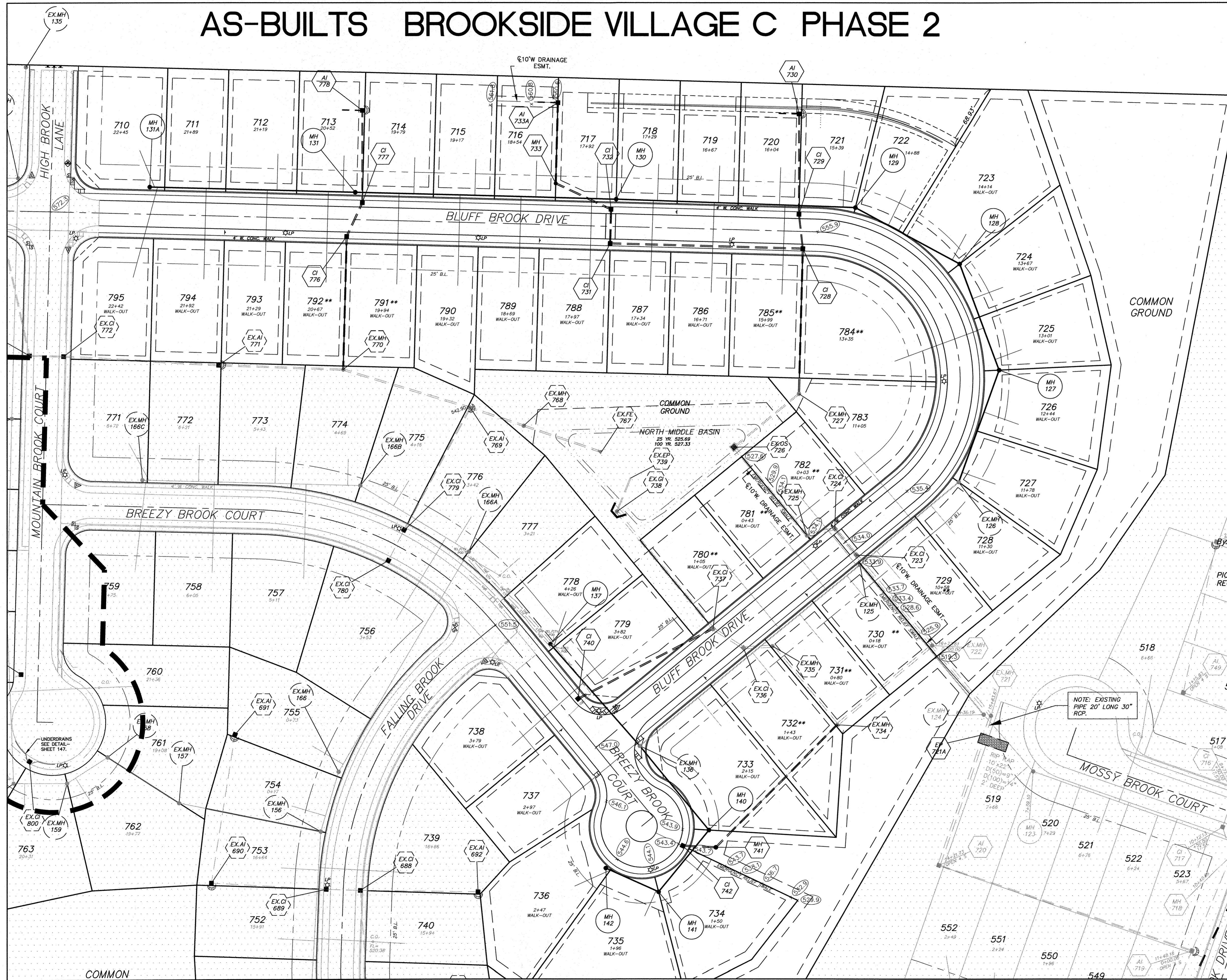
City No. 14-462-SP-  
15-907-AB

Page No.

1C of 29  
COVER SHEET

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 02/19/15

# AS-BUILTS BROOKSIDE VILLAGE C PHASE 2



NOTES:

\*\*\* EXTENDED FOUNDATION REQUIRED

LOT NUMBER	SETBACK
729	18
730	12
731	24
732	19
780	22.5
781	9
782	8
784	9.5
785	8.5
791	11.5
792	7.5

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 19C).

**STREET LIGHTS:**  
EXISTING STREET LIGHTS AT THE INTERSECTIONS OF MOUNTAIN BROOK COURT/BLUFF BROOK DRIVE AND AT FALLING BROOK DRIVE/BREEZY BROOK COURT MAY NEED TO BE RELOCATED TO CONFORM WITH THE NEW HANDICAP RAMP AND SIDEWALK CONFIGURATIONS.  
COORDINATE THE STREET LIGHT LOCATIONS WITH AMEREN MISSOURI.  
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. ALL CONDUIT FOR STREET LIGHTS SHALL BE PLACED WITHIN GENERAL UTILITY EASEMENTS OR PUBLIC RIGHTS OF WAY AND DEDICATED FOR EXCLUSIVE USE TO THE CITY OF O'FALLON.

**EXISTING STORM AND SANITARY SEWERS:**  
THE GRAVEL, MUD AND DEBRIS WILL NEED TO BE REMOVED FROM ALL EXISTING SEWER LINES BEFORE ANY NEW CONSTRUCTION.

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

STANLEY M. MUNDWILLER  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSOURI  
LICENSE NO. 2005019226

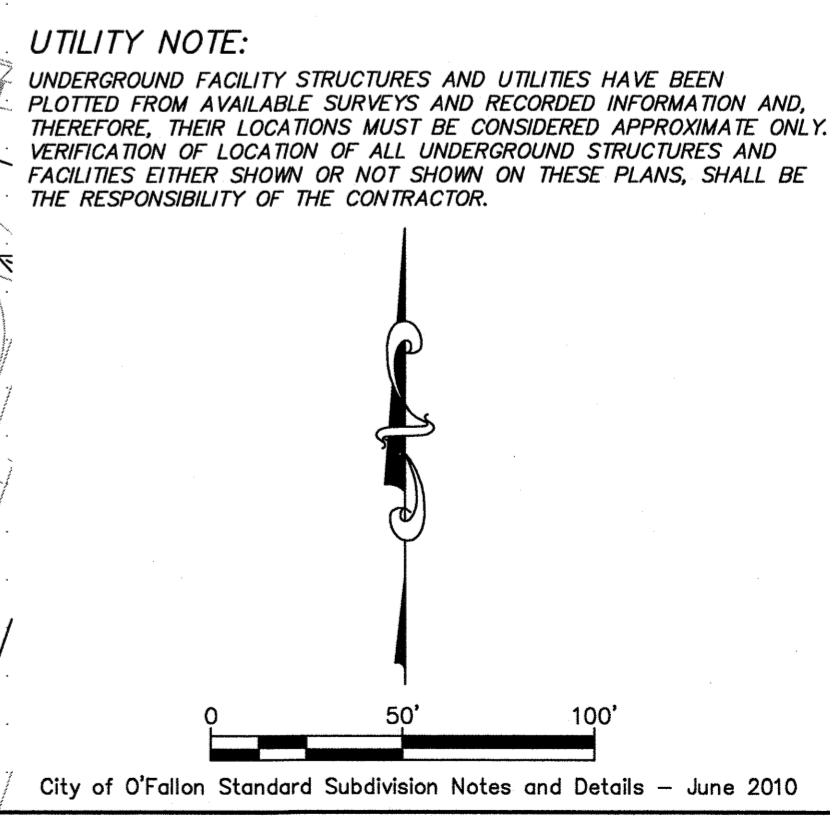
PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

5/4/16

NOTE: EXISTING PIPE 20" LONG 30" RCP.

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.



**PROJECT TITLE**  
IMPROVEMENT PLANS  
BROOKSIDE VILLAGE C 2  
SITE PLAN

**PICKETT, RAY & SILVER, INC.**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters, Missouri  
22 Hammond Center Court  
St. Peters, MO 64156  
Phone (636) 987-1211 Fax (636) 987-1104  
www.prsas.com 1-800-708-5916

PFIS No. 03029BENVO.02R  
TASK 001

**ENGINEER'S AUTHENTICATION**  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS IDENTIFIED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS NOT ASSUMED FOR ANY OTHER ENGINEERING PLANS OR SPECIFICATIONS PREPARED OR SPECIFICALLY INCLUDED HEREON AFTER THIS DATE UNLESS REAUTHENTICATED.  
PICKETT, RAY & SILVER, INC. MO LICENSE #00352

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

**Developer / Owner Information**  
BENTON HOMEBUILDERS, Inc  
1000 EXECUTIVE PARKWAY SUITE 106  
CREVE COEUR, Missouri 63141  
314-336-5555

P+Z No. 2603.04  
City No. 14-462-SP  
15-907-AB

Page No.  
**04C of 29**  
SITE PLAN

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

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 02/19/15

# AS-BUILTS BROOKSIDE VILLAGE C PHASE 2



NOTES:

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729	18
730	12
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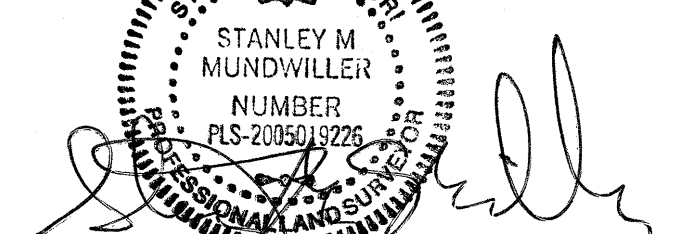
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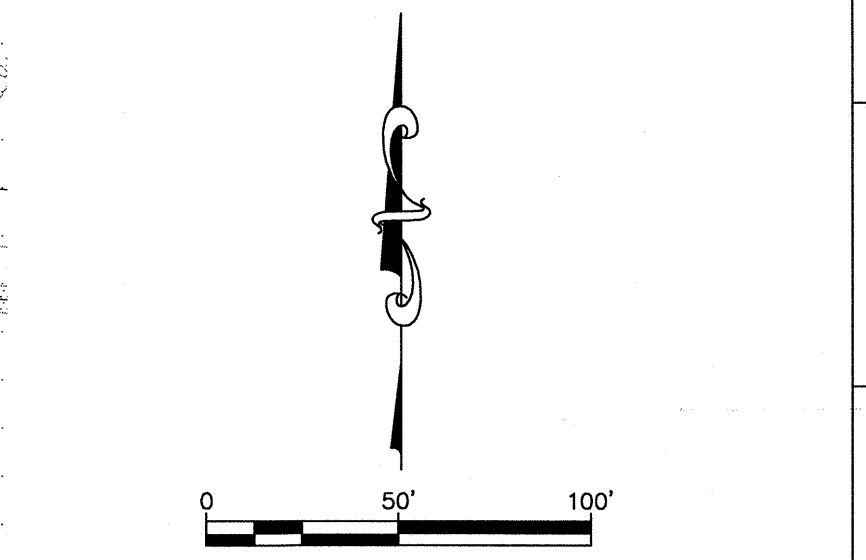
By:   
STANLEY M. MUNDWILER, P.L.S., #2005019226  
STATE OF MISSOURI

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

× 686.7 SPOT ELEVATION (TYP.)

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

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N/F  
ANDY & THERESA  
GARDNER  
2940/1116  
  
CHARLES COUNTY  
AGRICULTURAL

**PROJECT TITLE**  
IMPROVEMENT PLANS  
**BROOKSIDE VILLAGE C 2**  
SITE PLAN

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters, Missouri  
22 N. Highway 100, St. Peters, MO 65076  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs.com 1-800-708-3916

PRB No. 00029BEN0.002R  
TASK 001

**ENGINEER'S AUTHENTICATION**  
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PICKETT, RAY & SILVER, INC. MO LICENSE #000325

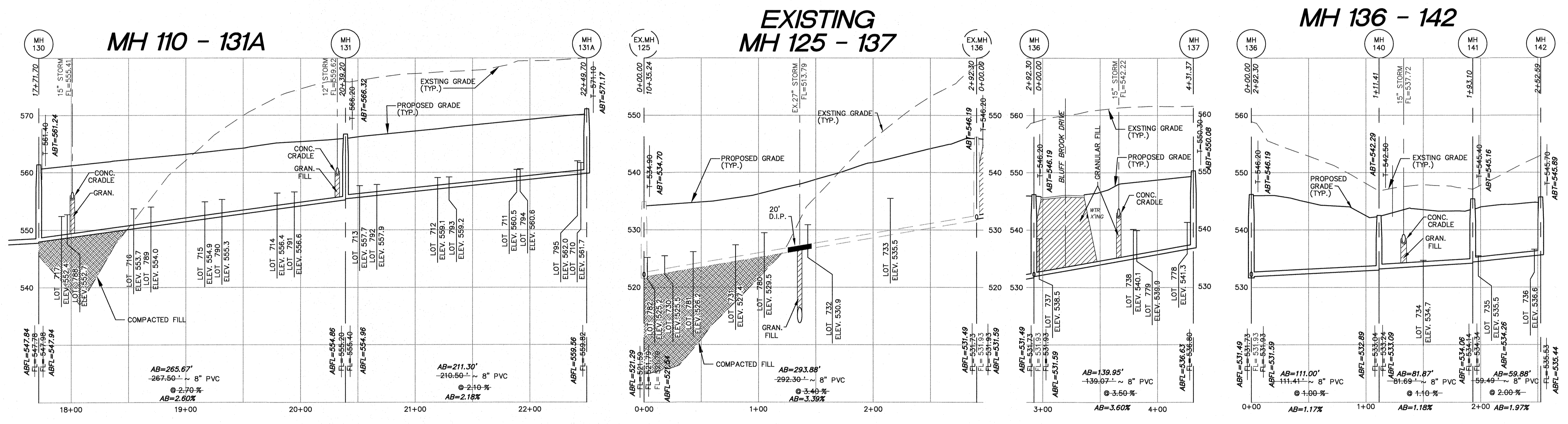
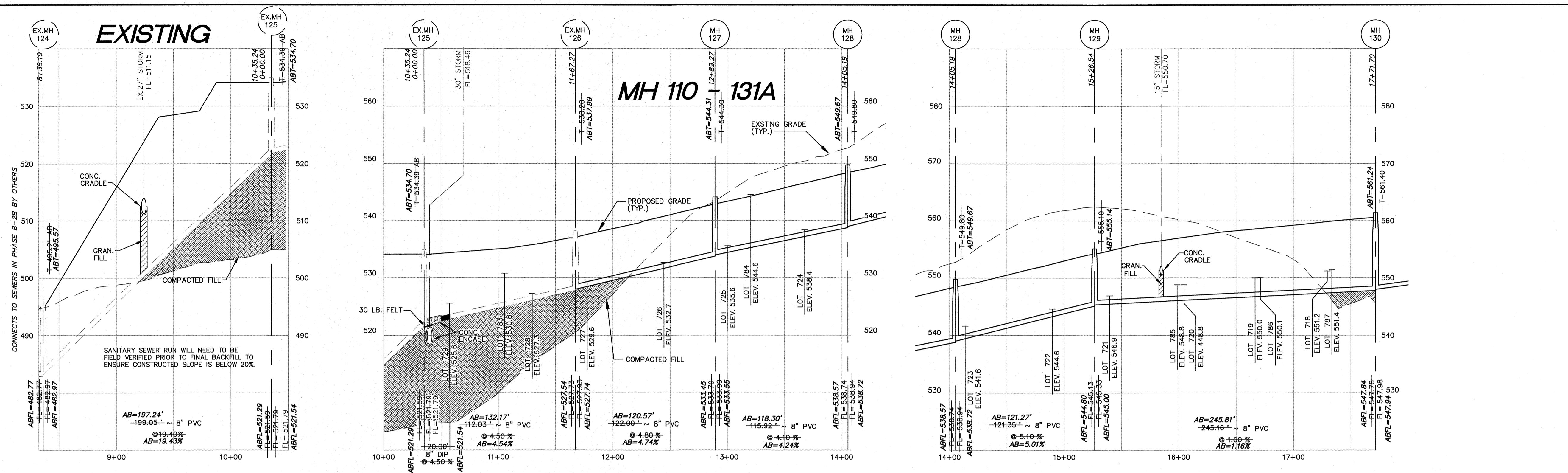
KARL A. SCHEMKE, P.E.  
PROFESSIONAL ENGINEER LICENSE: 2003015030

**Developer / Owner Information**  
**BENTON HOMEBUILDERS, Inc**  
1000 EXECUTIVE PARKWAY SUITE 06  
CREVE COEUR, Missouri 63141  
314-336-5555

P+Z No. 2603.04  
City No. 14-462-SP  
15-907-AB


Page No.  
**05C of 29**  
SITE PLAN

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 02/19/15



# AS-BUILTS BROOKSIDE VILLAGE C PHASE 2

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

By:  *Stanley M. Mundwiller* 5/9/16  
 STANLEY M. MUNDWILLER, P.L.S., #2005019226  
 STATE OF MISSOURI

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

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

ALL SANITARY SEWERS WITH A SLOPE AT OR OVER 20 PERCENT SHALL HAVE CONCRETE COLLARS INSTALLED AT EACH PIPE JOINT.

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

HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 10'

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

22 Riverchase Court  
 St. Peters, MO 65076

Phone (636) 937-1211 Fax (636) 937-1104  
 www.prs.com 1-800-708-3816

PROJECT TITLE  
**IMPROVEMENT PLANS  
 BROOKSIDE  
 VILLAGE C 2  
 SANITARY PROFILES**

PRJ No. 03028BENO.02R  
 TASK 001

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

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

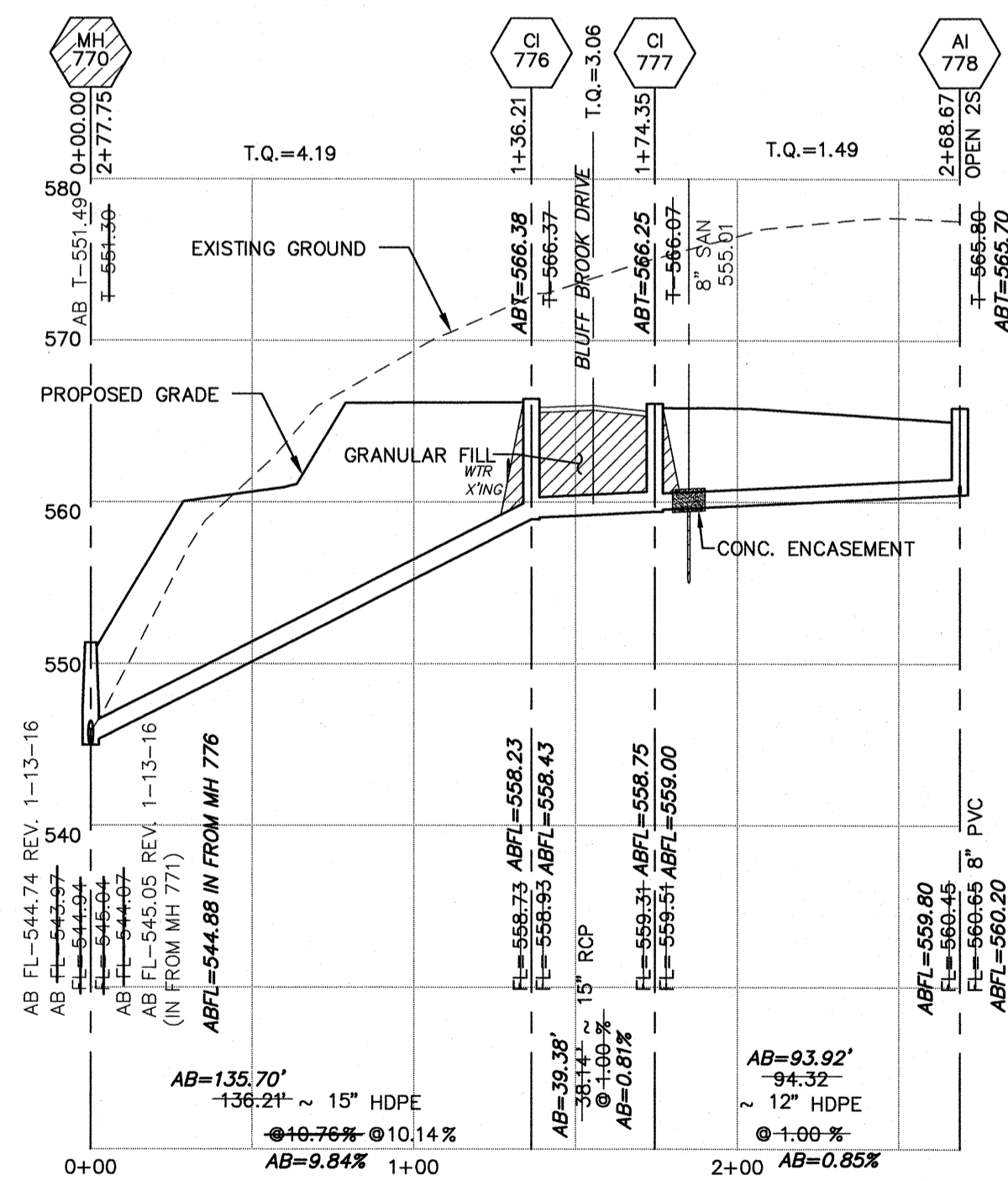
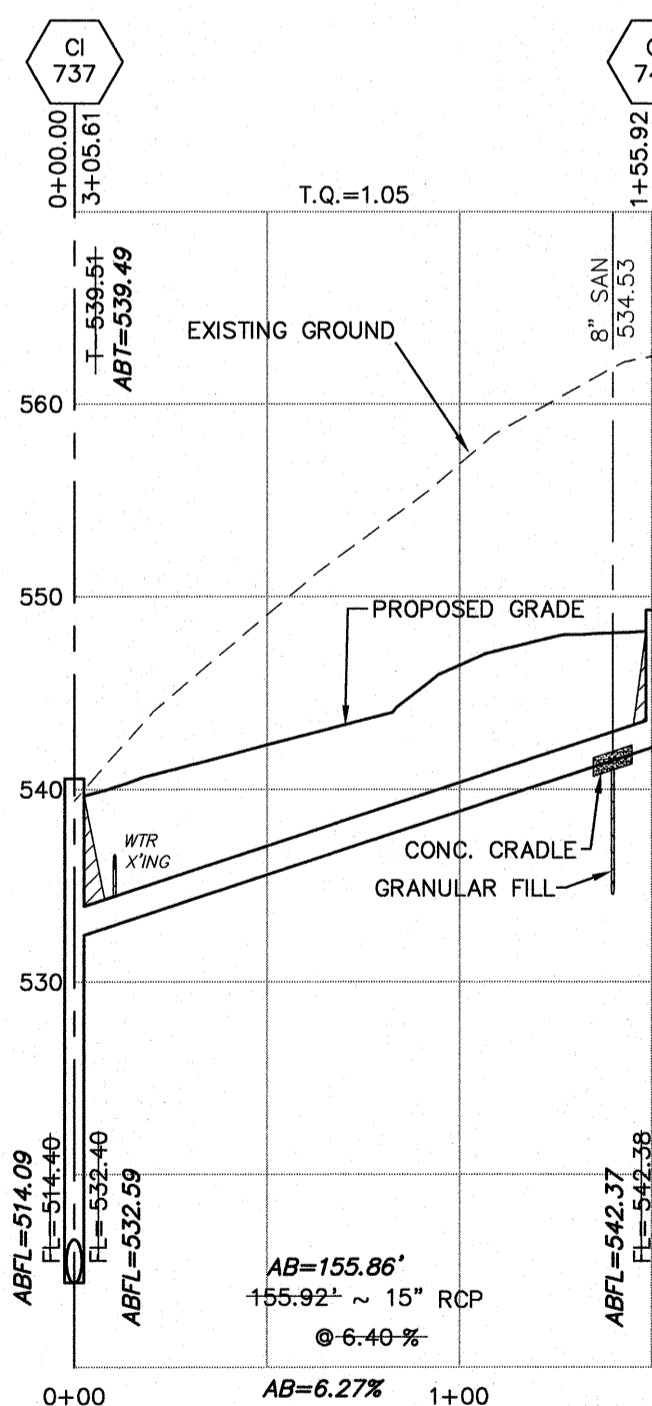
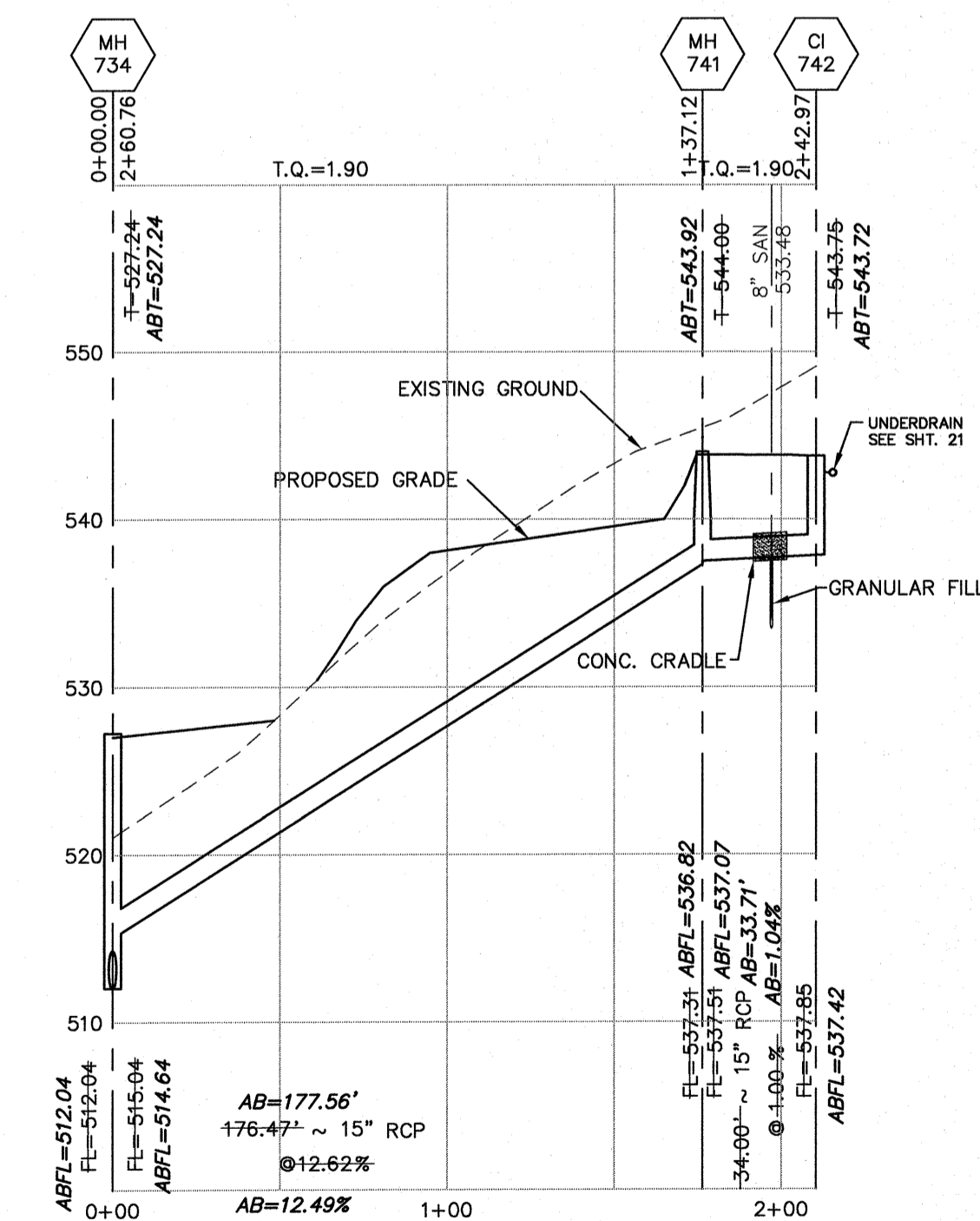
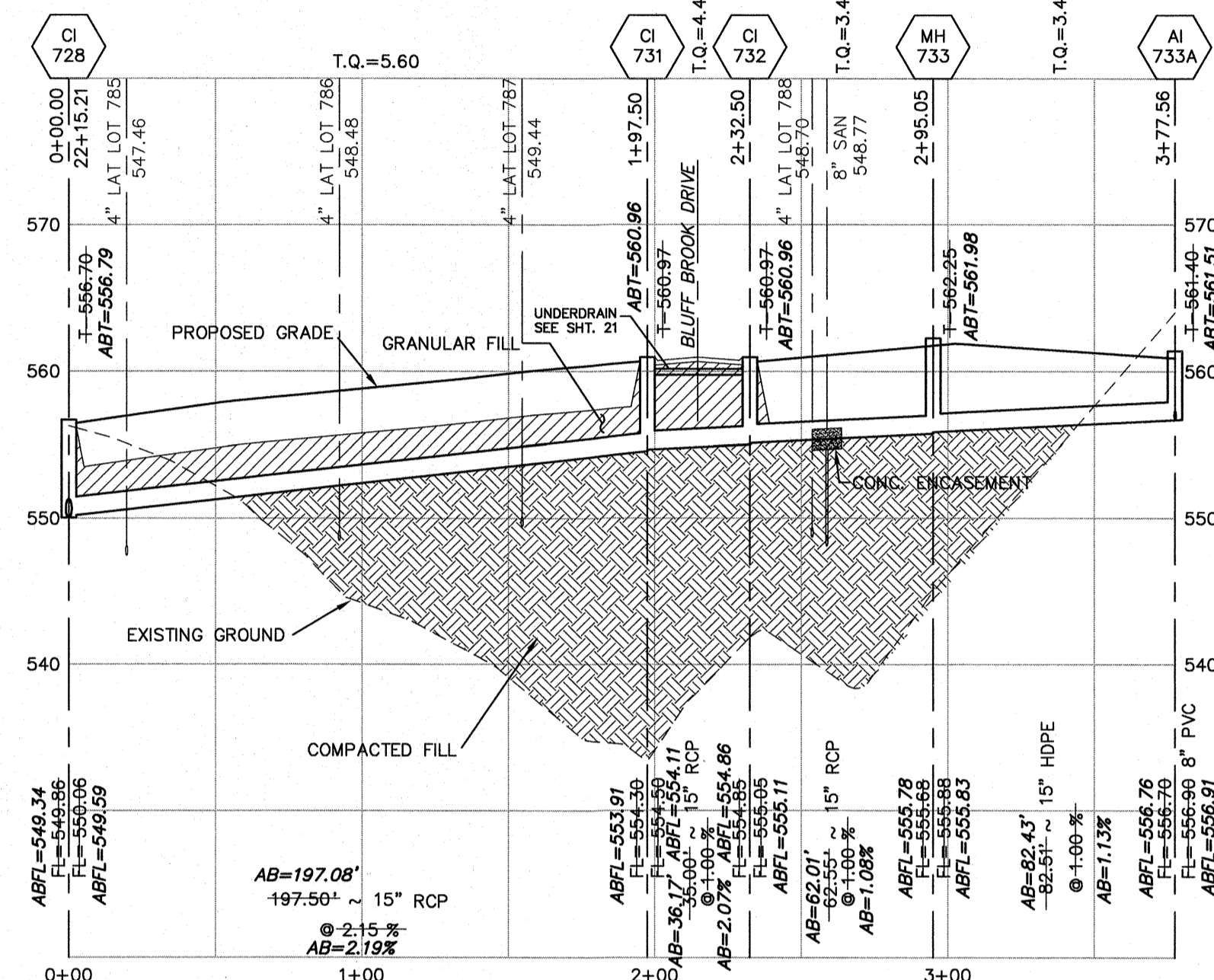
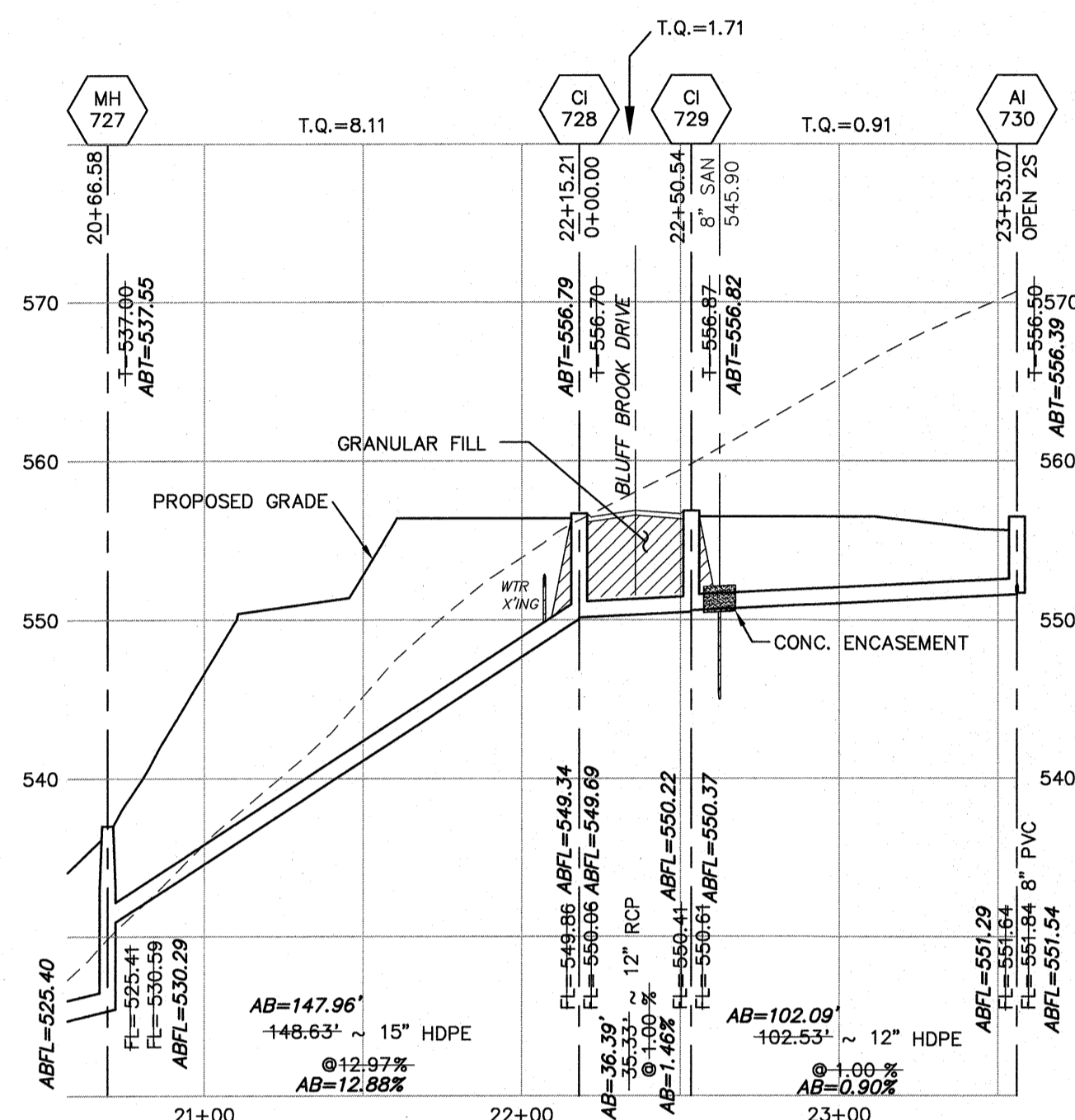
Developer / Owner Information  
**BENTON HOMEBUILDERS, Inc**  
 1000 EXECUTIVE PARKWAY SUITE 106  
 CREVE COEUR, Missouri 63141  
 314-336-5555

P+Z No. 2603.04  
 City No. 14-462-SP  
 15-907-AB

Page No.  
**10C of 29**  
 SANITARY PROFILES

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 02/19/15

# AS-BUILTS BROOKSIDE VILLAGE C PHASE 2



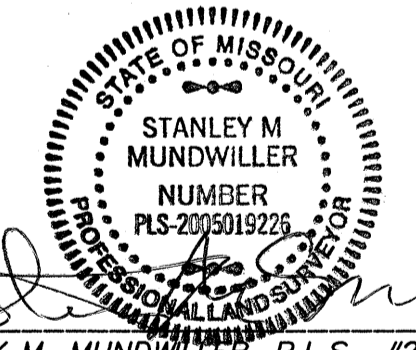
Stn	Str	Mat	Length	Inlet	Outlet	Flow	Vel	Head	Loss	Turn	Curve	STR	DR	Area	Q	TQ	Remarks								
1	CI 777	777	94	12.5580	559.00	0.85	565.70	5.43	560.27	560.00	0.00170	0.16	1.90	0.06	0.06	0.00	0	16.00	0.54	2.75	1.49	1.49	3.28		
2	CI 777	776	39	15.5587	558.43	0.81	566.25	6.47	559.78	559.68	0.00220	0.09	2.49	0.19	0.00	0.01	0.00	2	4.00	0.57	2.75	1.57	3.06	5.81	
3	CI 776	MH 770	136	15.5582	544.88	9.84	566.38	7.77	558.60	546.13	0.00420	0.57	3.41	0.18	0.00	0.02	0.00	2	4.00	0.41	2.75	1.13	4.19	20.26	
4	CI 772	AI 771	159	15.5549	556.26	2.80	566.59	11.75	554.84	551.51	0.00190	0.30	2.31	0.08	0.00	0.00	0.00	2	6.00	0.11	2.75	0.30	2.83	10.42	EXISTING
5	AI 771	MH 770	128	15.5521	545.05	4.02	566.11	5.39	560.72	546.30	0.00470	0.60	3.63	0.20	0.00	0.00	0.00	0	0.00	0.59	2.75	1.62	4.45	12.86	EXISTING
6	MH 770	AI 769	136	15.5447	531.25	9.94	551.49	6.24	545.25	532.75	0.00680	0.82	4.89	0.37	0.24	0.00	0.00	0	0.00	0.00	2.75	0.00	8.64	33.12	EXISTING
7	AI 769	MH 768	57	15.5312	528.37	11.91	537.79	6.91	531.78	528.97	0.01930	1.08	8.26	1.06	0.00	0.00	0.00	0	0.00	1.08	2.75	2.82	14.59	36.25	EXISTING
8	MH 768	FE 767	85	15.5243	520.09	5.01	530.59	1.62	528.97	527.33	0.01930	1.64	8.26	1.06	0.00	0.00	0.00	0	0.00	0.00	2.75	0.00	14.59	23.51	EX. 100 y-527.33
9	CI 742	MH 741	34	15.5374	537.07	1.04	543.72	5.33	538.39	538.32	0.00900	0.03	1.55	0.04	0.04	0.00	0.00	0	4.00	0.69	2.75	1.90	1.90	6.59	
10	MH 741	MH 734	178	15.5362	514.64	12.49	543.92	6.87	537.05	515.89	0.00900	0.16	1.55	0.04	0.00	0.02	0.00	2	4.00	0.00	2.75	0.00	1.90	22.83	
11	CI 740	CI 737	156	15.5423	532.59	6.27	548.42	5.82	542.60	533.84	0.00300	0.05	0.86	0.01	0.01	0.00	0.00	2	4.00	0.38	2.75	1.05	1.05	16.18	
12	EP 739	GI 738	37	6.5179	516.33	4.24	518.42	-9.73	528.15	517.38	0.21470	8.05	13.24	2.72	2.72	0.00	0.00	0	0.00	8.01	2.75	2.60	2.80	1.16	EXISTING
13	GI 738	CI 737	156	27.5163	514.33	0.68	527.74	10.36	517.38	516.58	0.00510	0.80	5.54	0.48	0.00	0.00	0.00	0	0.00	0.00	2.75	0.00	22.04	25.54	EXISTING
14	CI 737	CI 736	36	27.5142	513.85	1.02	536.51	23.10	516.41	515.10	0.00680	0.21	5.95	0.55	0.10	0.00	0.00	0	0.00	0.20	2.75	0.55	23.84	31.28	EXISTING
15	CI 736	MH 735	31	27.5137	513.43	0.98	536.81	22.94	515.87	515.68	0.00610	0.19	6.08	0.57	0.00	0.00	0.00	0	0.00	0.20	2.75	0.55	24.19	30.86	EXISTING
16	MH 735	MH 734	104	27.5132	512.15	1.13	536.34	23.31	515.03	514.40	0.00610	0.63	6.08	0.57	0.00	0.00	0.00	0	0.00	0.50	2.75	0.80	24.19	32.92	EXISTING
17	MH 734	MH 722	127	27.5120	510.73	1.04	527.24	13.22	514.02	512.98	0.00710	0.90	6.56	0.67	0.14	0.00	0.00	0	0.00	0.00	2.75	0.00	26.09	31.58	EXISTING
18	AI 733A	MH 733	82	15.5567	555.83	1.13	561.51	4.08	557.43	557.08	0.00280	0.23	2.79	0.12	0.12	0.00	0.00	0	16.00	1.24	2.75	3.42	3.42	6.87	
19	MH 733	CI 732	62	15.5578	555.11	1.08	561.98	5.39	556.59	556.36	0.00280	0.17	2.79	0.12	0.00	0.00	0.00	0	0.00	0.00	2.75	0.00	3.42	6.71	
20	CI 732	CI 731	36	15.5586	554.11	2.07	560.98	5.37	555.59	555.36	0.00480	0.17	3.64	0.21	0.00	0.06	0.00	4	4.00	0.38	2.75	1.05	4.47	9.29	
21	CI 731	CI 728	197	15.5531	549.59	2.19	560.96	6.38	554.58	550.84	0.00750	1.48	4.56	0.32	0.00	0.15	0.00	2	4.00	0.41	2.75	1.13	5.60	9.56	
22	AI 730	CI 729	102	12.5512	550.37	0.90	556.39	4.74	551.65	551.37	0.00070	0.07	1.16	0.02	0.02	0.00	0.00	0	12.00	0.33	2.75	0.91	0.91	3.38	
23	CI 729	CI 728	36	12.5502	549.89	1.46	556.82	6.05	550.77	550.69	0.00200	0.08	2.18	0.07	0.00	0.00	0.00	0	4.00	0.29	2.75	0.80	1.71	4.30	
24	CI 728	MH 727	148	15.5493	539.29	12.88	556.79	6.94	549.87	531.54	0.01980	2.34	6.81	0.88	0.00	0.00	0.00	2	4.00	0.29	2.75	0.80	8.11	23.19	
25	MH 727	OS 726	87	15.5254	521.34	4.66	537.55	11.48	526.07	522.89	0.01580	1.38	6.61	0.88	0.68	0.00	0.00	0	0.00	0.00	2.75	0.00	8.11	13.94	EXISTING
26	OS 726	MH 725	120	15.5210	519.74	1.08	527.48	4.60	522.88	522.24	0.00400	0.65	6.14	0.58	0.00	0.00	0.00	0	0.00	8.01	2.75	22.03	30.15	42.63	EXISTING
27	MH 725	CI 724	29	15.5180	519.27	1.12	534.92	12.99	521.83	521.77	0.00540	0.16	6.14	0.58	0.00	0.00	0.00	0	0.00	0.00	2.75	0.00	30.15	43.41	EXISTING
28	CI 724	CI 723	86	15.5182	518.64	1.82	534.27	12.81	521.36	521.14	0.00680	0.22	6.80	0.68	0.00	0.00	0.00	0	4.00	0.81	2.75	2.23	32.38	52.21	EXISTING
29	CI 723	MH 722	120	15.5144	516.07	1.88	534.22	14.39	519.83	518.57	0.00740	0.88	7.19	0.80	0.00	0.00	0.00	0	4.00	1.05	2.75	2.89	35.27	57.72	EXISTING
30	MH 722	MH 721	80	15.5021	514.87	16.03	523.88	20.88	503.00	489.57	0.00920	0.87	8.01	1.00	0.00	0.00	0.00	0	0.00	0.00	2.75	0.00	39.32	164.22	EXISTING
31	MH 721	FE 720	20	15.4810	508.80	1.00	486.27	5.79	489.46	489.30	0.00920	0.16	8.01	1.00	0.00	0.00	0.00	0	0.00	0.00	2.75	0.00	39.32	41.62	W/P=486.3

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

STORM SEWERS AND WATER LINES WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED 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 GRADE.

ALL STORM SEWER MUST MAINTAIN A MINIMUM OF 36" COVER OVER THE TOP OF PIPE.

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



By: *Stanley M. Mundwiler* 5/14/16  
STANLEY M. MUNDWILER, P.L.S., #2005019226  
STATE OF MISSOURI

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

NOTE: ALL AS BUILT STORM SEWERS SHOWN WILL BE PUBLIC AND MAINTAINED BY THE CITY OF O'FALLON.

HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 10'

PROJECT TITLE  
IMPROVEMENT PLANS  
BROOKSIDE  
VILLAGE C 2  
STORM PROFILES

PICKETT, RAY & SILVER INC  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters  
22 E. Highway 100  
St. Peters, MO 65076  
Phone (636) 937-1211 Fax (636) 937-1104  
www.prs.com 1-800-708-3818

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. REVISED OR OTHER PLANS NOT SPECIFICALLY EXCLUDED HEREON AFTER THIS DATE UNLESS REAUTHENTICATED.  
PICKETT, RAY & SILVER, INC. MO LICENSE #000325  
KARL A. SCHODENKE, P.E.  
PROFESSIONAL ENGINEER LICENSE: 2003015039

Developer / Owner Information  
BENTON HOMEBUILDERS, Inc  
1000 EXECUTIVE PARKWAY SUITE 106  
CHEVE COEUR, Missouri 63141  
314-336-5555

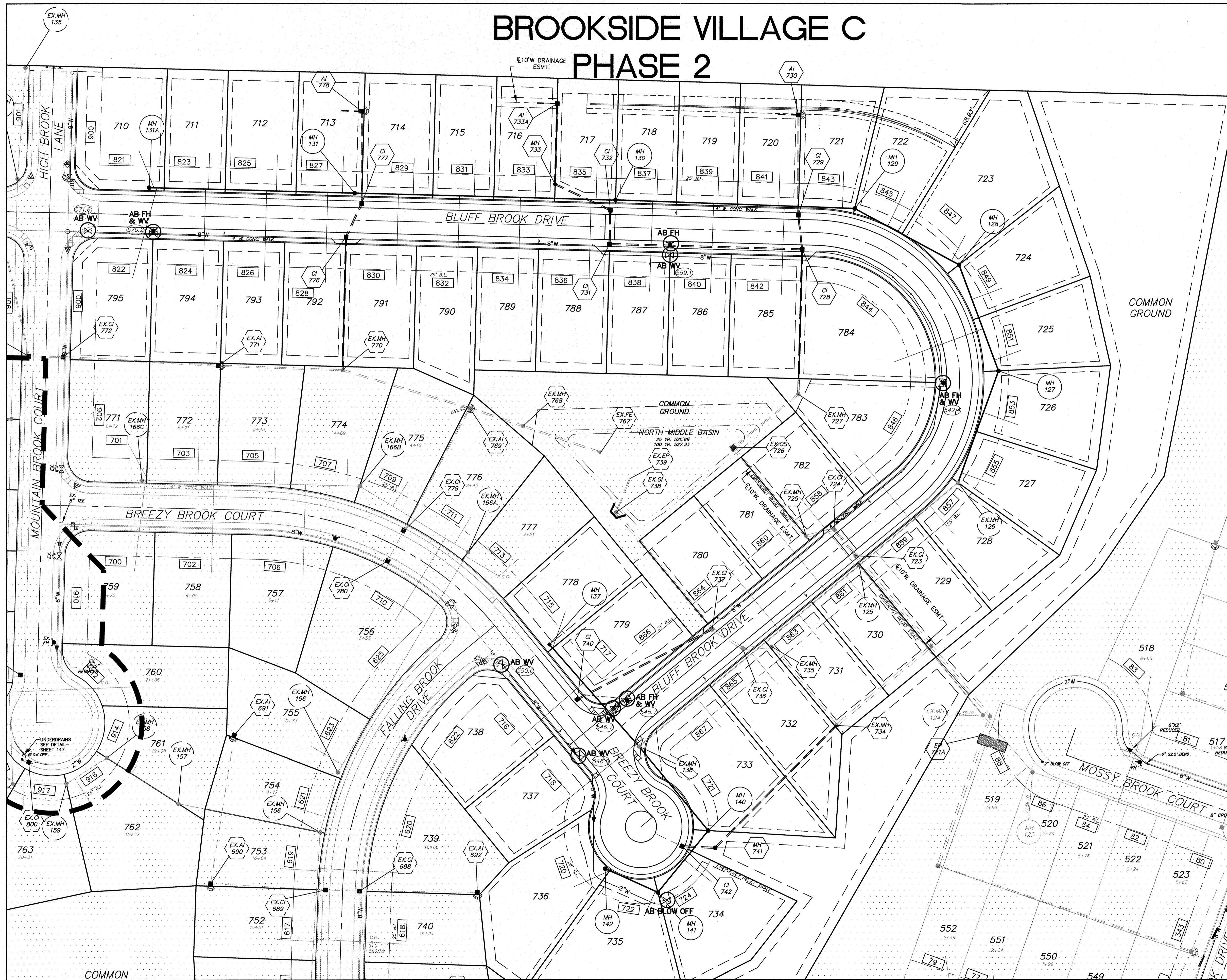
P+Z No. 2603.04  
City No. 14-462-SP  
15-907-AB

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STORM PROFILES

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 02/19/15

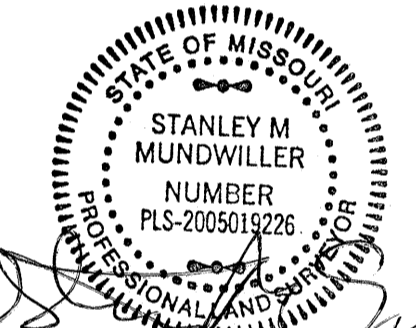
# AS-BUILTS

## BROOKSIDE VILLAGE C PHASE 2



- 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.
  - ONE FULL SECTION OF WATER PIPE SHALL BE CENTERED ON STORM AND SANITARY SEWER CROSSINGS IN ORDER TO HAVE THE JOINTS AS FAR AS POSSIBLE FROM THE CROSSING.

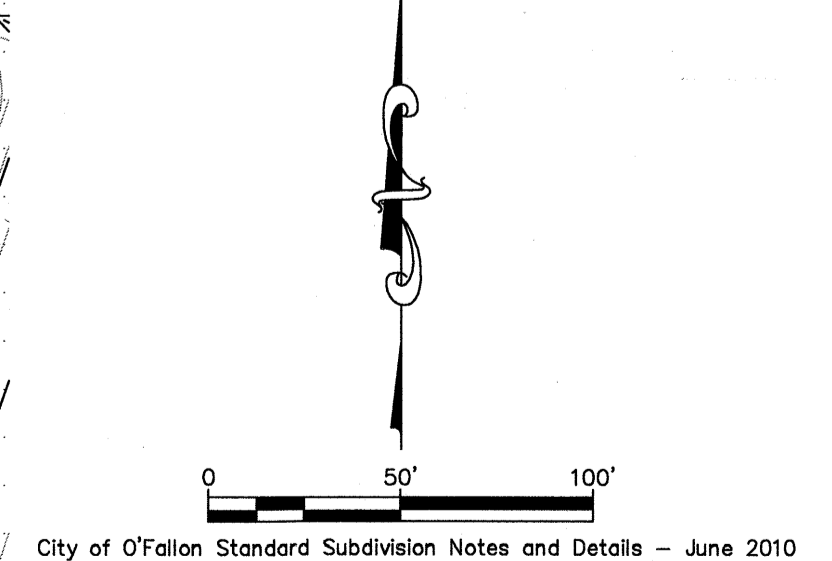
These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during OCTOBER 2015, and the results are shown, herein.

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

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

542.9 TYPICAL WATER VALVE ELEVATION

UTILITY NOTE:  
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PROJECT TITLE  
**IMPROVEMENT PLANS**  
**BROOKSIDE VILLAGE C 2**  
**WATER PLAN**

PICKETT, RAY & SILVER, INC.  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES  
 22 E. FARMWAY, MO. 63070  
 ST. LOUIS, MISSOURI  
 Phone (636) 997-1211 Fax (636) 997-1104  
 www.prsinc.com 1-800-708-9816

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

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

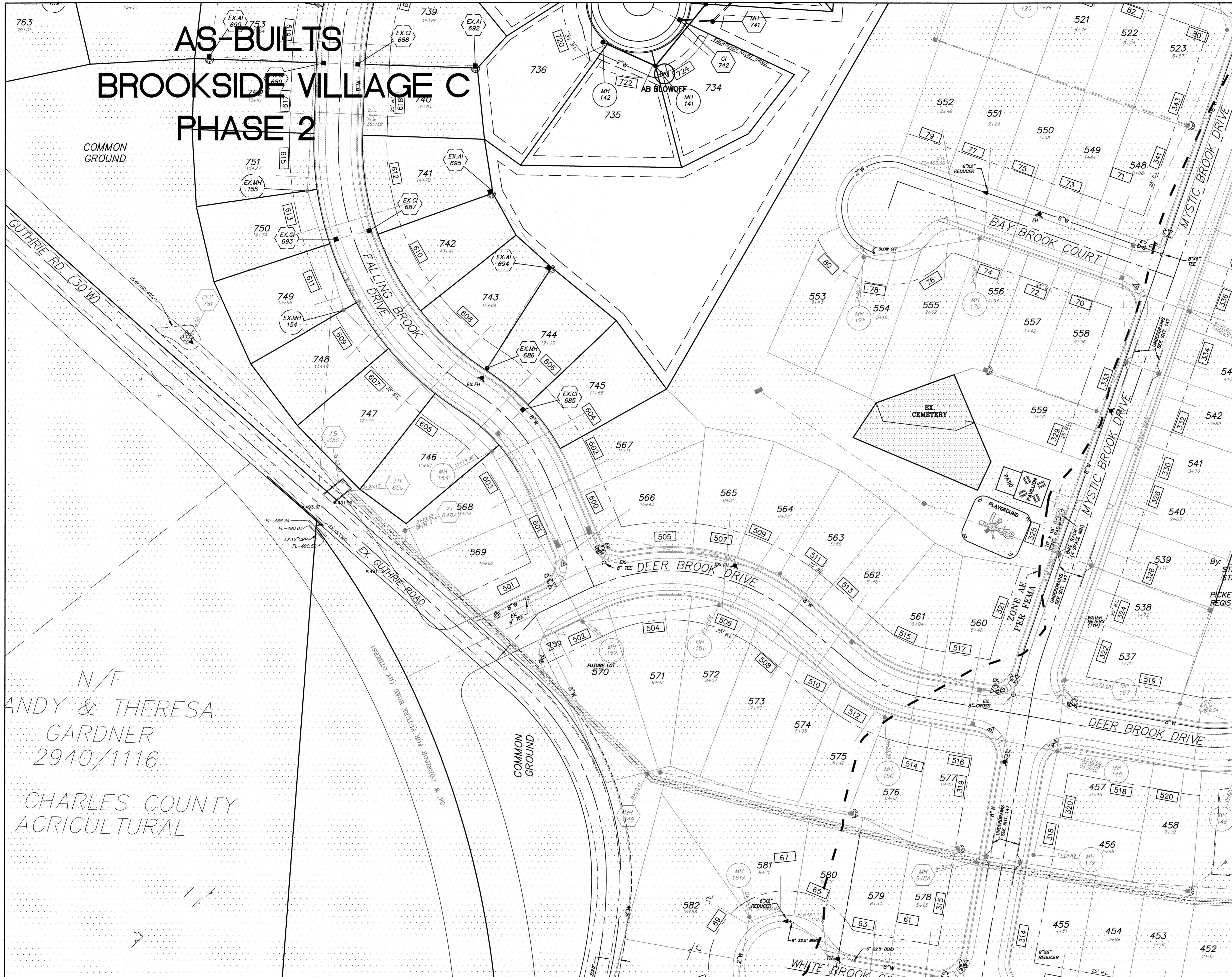
Developer / Owner Information  
**BENTON HOMEBUILDERS, Inc**  
 1000 EXECUTIVE PARKWAY SUITE D06  
 CREVE COEUR, MISSOURI 63141  
 314-336-5555

P+Z No. 2603.04  
 City No. 14-462-SP-15-907-AB

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 WATER PLAN

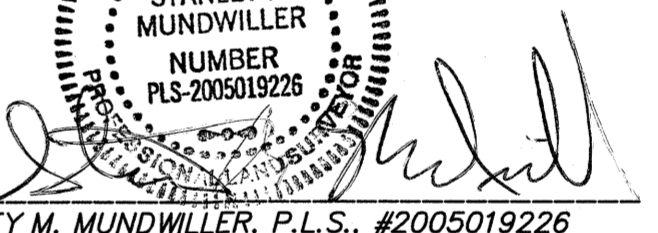
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# AS-BUILTS BROOKSIDE VILLAGE C PHASE 2



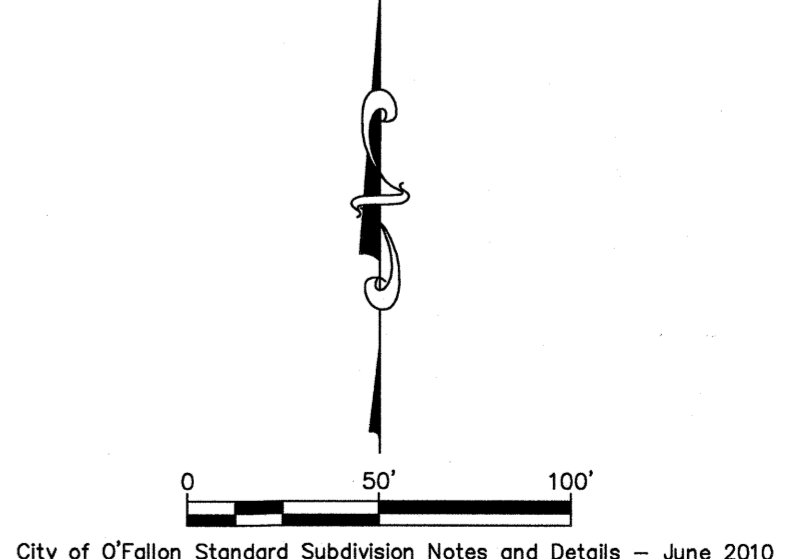
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  - ALL WATER MAINS THAT CROSS UNDER THE PAVEMENT OR LIE WITHIN THE 1:1 SHEAR PLANE OF THE PAVEMENT SHALL PROVIDE 1" MINUS GRANULAR BACKFILL WITHIN THE TRENCH.
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These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during OCTOBER 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

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N/F  
 ANDY & THERESA  
 GARDNER  
 2940/1116  
 CHARLES COUNTY  
 AGRICULTURAL

PROJECT TITLE  
**IMPROVEMENT PLANS  
 BROOKSIDE  
 VILLAGE C 2  
 WATER PLAN**

PICKETT, RAY & SILVER INC  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES  
 S.L. Pfeifers  
 2210 W. Highway 140, Suite 200  
 Phone (636) 397-1211 Fax (636) 397-1104  
 www.prsinc.com 1-800-708-5916

ENGINEER'S AUTHENTICATION  
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 PICKETT, RAY & SILVER, INC. MISSOURI  
 LICENSE #20032

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

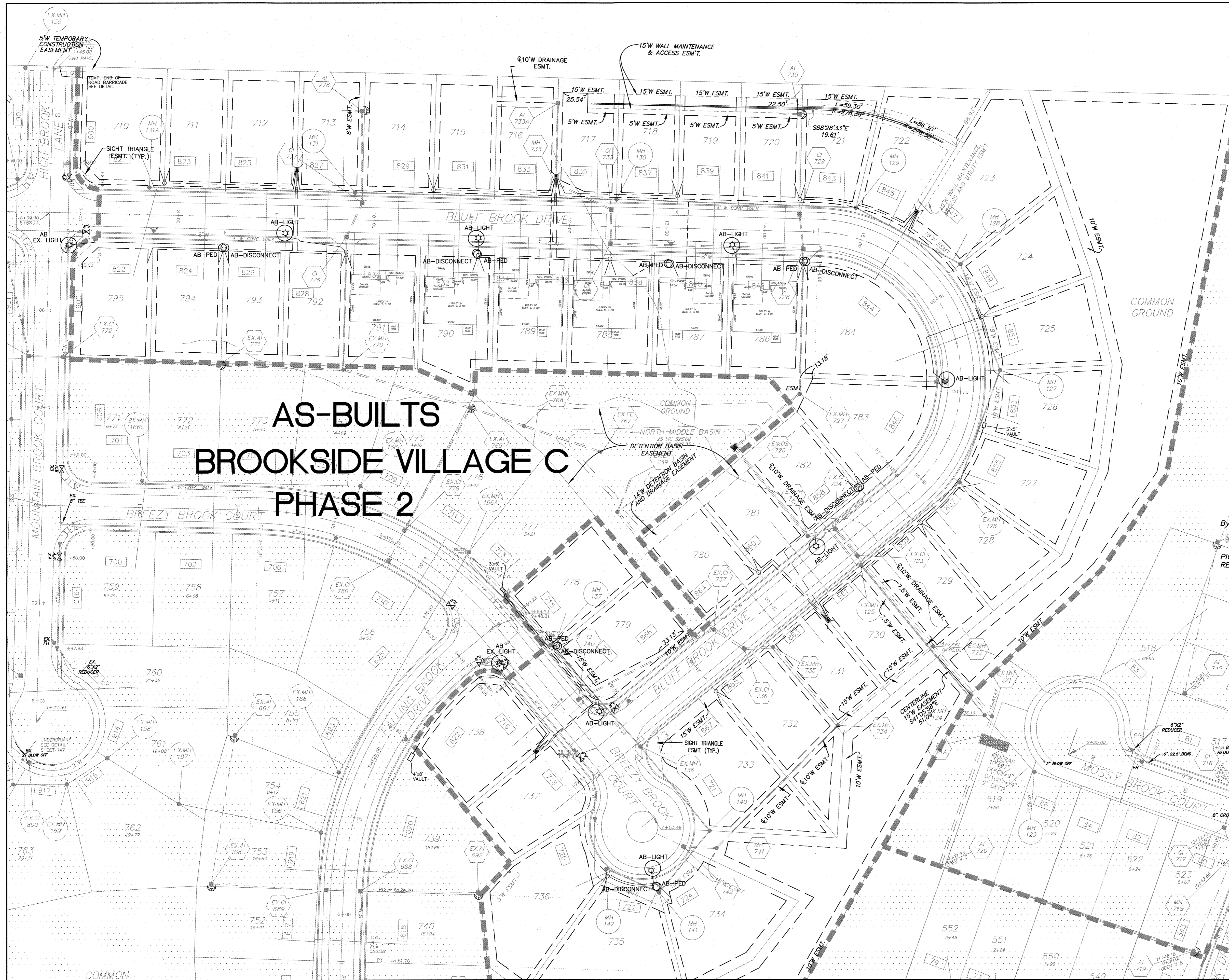
Developer / Owner Information  
**BENTON HOMEBUILDERS, Inc**  
 1000 EXECUTIVE PARKWAY SUITE 106  
 CREVE COEUR, Missouri 63141  
 314-336-5555

P+Z No. 2603.04  
 City No. 14-462-SP-15-907-AB

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 WATER PLAN

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 02/19/15

PFB No. 03028BENO.02R  
 TASK 001



# AS-BUILTS BROOKSIDE VILLAGE C PHASE 2

**NOTES:**  
 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

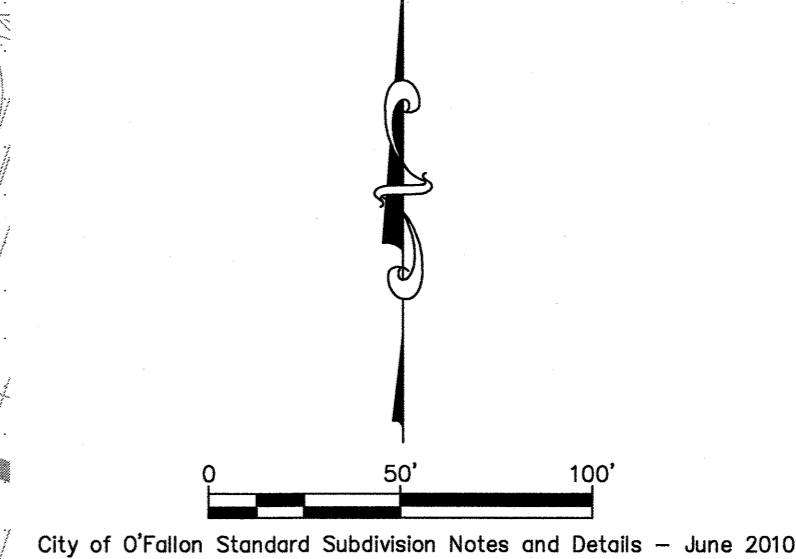
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By: *Stanley M. Mundwiller*  
 STANLEY M. MUNDWILLER, P.L.S., #2005019226  
 STATE OF MISSOURI

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:**  
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**PROJECT TITLE**  
 IMPROVEMENT PLANS  
**BROOKSIDE VILLAGE C 2**  
 ELECTRIC PLAN

**PICKETT, RAY & SILVER INC**  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES  
 22 N. Peppers Court  
 St. Peters, MO 65076  
 Phone (636) 997-1211 Fax (636) 997-1104  
 www.prs.com 1-800-768-9818

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

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

**Developer / Owner Information**  
**BENTON HOMEBUILDERS, Inc**  
 1000 EXECUTIVE PARKWAY SUITE 06  
 CREVE COEUR, Missouri 63141  
 314-336-5555

P+Z No. 2603.04  
 City No. 14-462-BP-15-907-AB

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 ELECTRIC PLAN

\*\*\* APPROVED FOR CONSTRUCTION \*\*\* 02/19/15

PRB No. 03029BENO.02R  
 TASK 001