

AS-BUILTS FOR PLAT 2

A SET OF CONSTRUCTION PLANS FOR BROOKVIEW = AS BUILT

A TRACT OF LAND BEING PART OF SECTIONS 22 AND 27 TOWNSHIP 47 NORTH, RANGE 2 EAST, OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ISSUE	DATE / REMARKS
1	08/28/2017 Initial Submittal
2	10/16/2017 City Comments
3	11/10/2017 City Comments
4	12/16/2017 City Comments
5	01/11/2018 City Resubmittal
6	As-Built for Streets, San., Storm, Water, Elec.

BENCHMARKS:

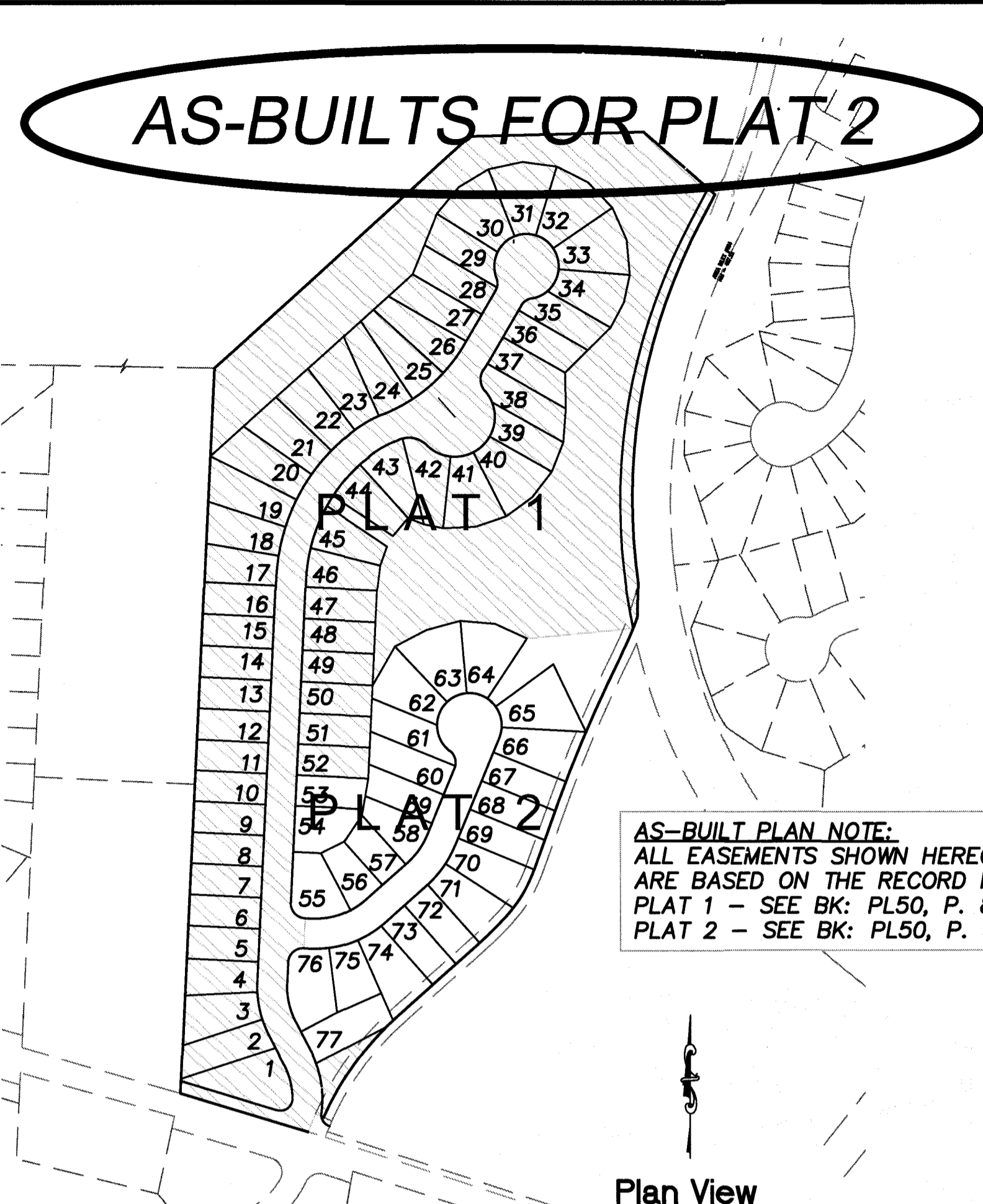
THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS, AS DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK), USING PUBLISHED BASE STATION "MOOF" WITH A PID OF DM4688 AND OBSERVING SITE BENCHMARK #1. THE SECOND SITE BENCHMARK HAS BEEN ESTABLISHED BY DIRECT READING USING CONVENTIONAL SURVEY EQUIPMENT FROM BENCHMARK #1. THE ELEVATIONS PUBLISHED HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SITE BENCHMARK #1: ELEVATION = 575.79' (NAVD 88)

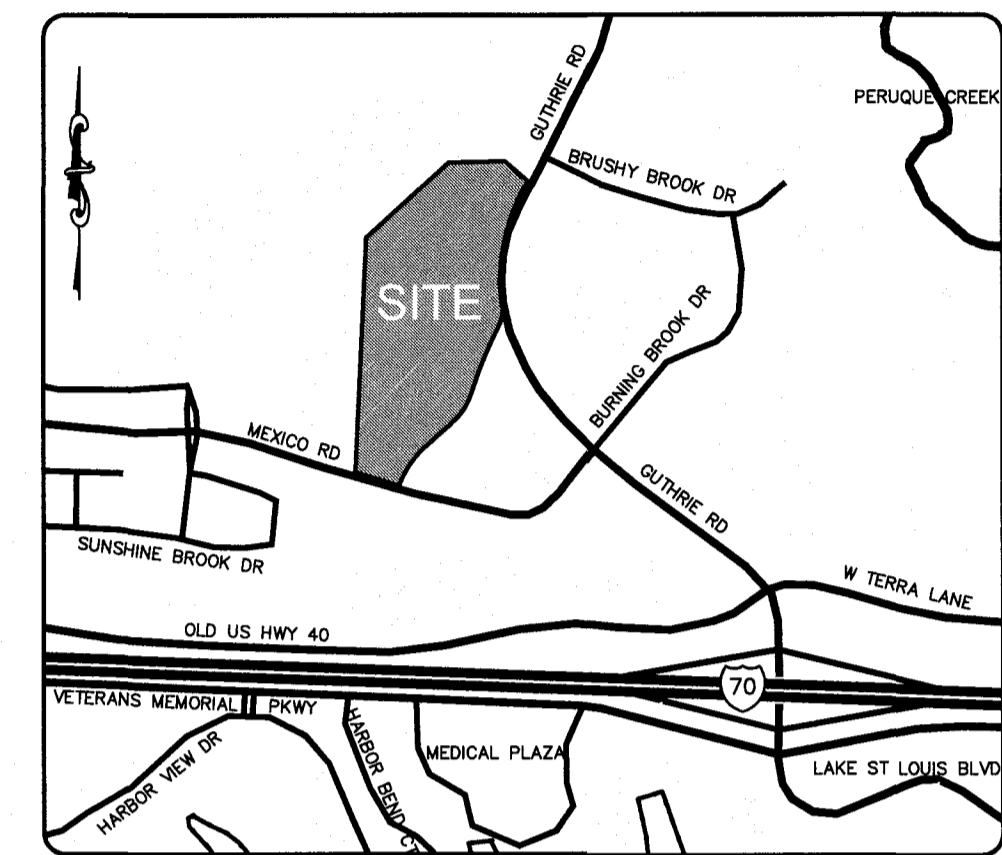
"P.K. NAIL" SET IN THE PAVEMENT OF MEXICO ROAD AT THE END OF A STOP STRIP, LOCATED 72.4 FEET WEST OF A UTILITY POLE WITH A TRANSFORMER TO THE NORTH OF MEXICO ROAD, AND 40.0 FEET NORTH OF A UTILITY POLE ON THE SOUTH SIDE OF MEXICO ROAD AND 20.9' NORTH OF THE SOUTHERN EDGE OF PAVEMENT OF MEXICO ROAD.

SITE BENCHMARK #2: ELEVATION = 528.16' (NAVD 88)

"CROSS" FOUND IN THE EASTERN SHOULDER OF THE CONCRETE PAVEMENT OF GUTHRIE ROAD, 0.5 FEET WEST OF THE EDGE OF PAVEMENT, APPROXIMATELY 30.8 FEET SOUTHWEST OF A FOUND IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF LOT 101 OF BROOKSIDE VILLAGE A PLAT TWO-B (P.B. 48, PGS. 304-305), AND 41.8 FEET SOUTH OF THE CENTER LID OF THE SOUTHERN LID OF A DUAL CURB INLET LOCATED ON THE EASTERN SIDE OF GUTHRIE ROAD, AND 135.0 FEET NORTH OF THE CENTER OF THE LID OF A CURB INLET ALSO LOCATED ON THE EASTERN SIDE OF GUTHRIE ROAD.



AS-BUILT PLAN NOTE:
ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT PLAT 1 - SEE BK: PL50, P. 81
PLAT 2 - SEE BK: PL50, P. 383



LOCATION MAP

SURVEYOR'S LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PATRICIA B. MERKLIN REVOCABLE TRUST, DATED JANUARY 26, 2004, PER QUIT CLAIM DEED RECORDED IN DEED BOOK 3788, PAGE 656 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING ON THE COMMON LINE BETWEEN SECTIONS 22 AND 27; THENCE NORTH 47° 53' 27" EAST, 577.77 FEET; THENCE NORTH 88° 32' 05" EAST, 291.60 FEET; THENCE SOUTH 48° 53' 10" EAST, 158.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE ROAD, VARIABLE WIDTH; THENCE ALONG LAST SAID WEST RIGHT-OF-WAY LINE, SOUTH 27° 53' 28" WEST, 48.45 FEET TO A POINT, FROM WHICH A FOUND IRON PIPE WITH CAP (BOX LS 144-D) BEARS NORTH 28° 11' 18" WEST, 0.12 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 09 DEGREES 54 MINUTES 12 SECONDS WEST 618.87 FEET, WITH A RADIUS OF 1002.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 629.15 FEET TO A FOUND IRON PIPE WITH CAP (BOX LS 144-D); THENCE SOUTH 01 DEGREES 33 MINUTES 46 SECONDS WEST 55.38 FEET TO A FOUND IRON PIPE WITH CAP (BOX LS 144-D) ON THE CENTERLINE OF ORIGINAL GUTHRIE ROAD, 30 FEET WIDE; THENCE ALONG THE CENTERLINE OF ORIGINAL GUTHRIE ROAD, THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 23 DEGREES 33 MINUTES 51 SECONDS WEST 61.48 FEET, WITH A RADIUS OF 525.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 61.52 FEET TO A FOUND IRON PIPE WITH CAP (BOX LS 144-D); ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 23 DEGREES 18 MINUTES 59 SECONDS WEST 276.63 FEET, A RADIUS OF 2200.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 276.81 FEET TO A FOUND IRON PIPE WITH CAP (BOX LS 144-D); SOUTH 19 DEGREES 42 MINUTES 42 SECONDS WEST 117.09 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP (BOX LS 144-D) BEARS NORTH 77° 35' 25" WEST, 0.15 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 42 SECONDS WEST 91.19 FEET, HAVING A RADIUS OF 230.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 91.80 FEET TO A FOUND IRON PIPE WITH CAP (BOX LS 144-D); ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 45 DEGREES 31 MINUTES 03 SECONDS WEST 65.61 FEET, HAVING A RADIUS OF 640.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 65.64 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP (BOX LS 144-D) BEARS NORTH 84° 19' 33" WEST, 0.13 FEET; SOUTH 48 DEGREES 27 MINUTES 18 SECONDS WEST 181.10 FEET; AND ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 34 DEGREES 22 MINUTES 57 SECONDS WEST 240.72 FEET, HAVING A RADIUS OF 495.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 243.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MEXICO ROAD, VARIABLE WIDTH; SAID POINT FROM WHICH A FOUND IRON PIPE WITH CAP (BOX LS 144-D) BEARS NORTH 72° 33' 54" WEST, 0.37 FEET; THENCE DEPARTING LAST SAID CENTERLINE, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF MEXICO ROAD, 40 FEET WIDE, NORTH 73 DEGREES 02 MINUTES 21 SECONDS WEST 238.78 FEET TO A POINT ON THE EAST LINE OF SAID MERKLIN TRUST PROPERTY, SAID POINT FROM WHICH A FOUND IRON PIPE WITH CAP (BOX LS 1113) BEARS NORTH 06° 26' 53" WEST, 0.11 FEET; THENCE ALONG LAST SAID EAST LINE OF THE MERKLIN TRUST PROPERTY, SOUTH 02° 45' 18" WEST, 1212.49 FEET TO THE POINT OF BEGINNING, CONTAINING 956,813 SQUARE FEET OR 21.9654 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, DURING APRIL, 2017, UNDER ORDER No. 17-02-041.

Conditions of Approval From Planning and Zoning

This approval would be contingent upon the following:

- The developer shall contribute funds to the City in the amount of \$20,000, including the value of the in-kind contribution of right-of-way, to install a signalized intersection to be located at Guthrie Road and Mexico Road.
- Provide approval of the proposed street names from St. Charles County.
- Provide a temporary school bus drop off lane per the Wentzville School District letter along Mexico Road.
- Provide information to confirm that Old Guthrie Road right-of-way has been properly vacated.
- The relocation of the retaining walls in the rear yard of the lots so that the entire rear yard of the lots are accessible to the lot owners shall be addressed on the Construction Site Plans.
- The applicant shall abide by the Municipal Code requirements.

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

- Provide covenants and restrictions prior to the Record Plat submittal.
- The water connection to the City of Wentzville is required, and both municipalities will need to approve the plans. The connection must be metered to measure flow in each direction and include isolation valves to be controlled by each municipality. Coordination with the City of Wentzville will be required to determine what requirements they have, and a letter of approval from Wentzville will be required prior to construction approval.
- A hydraulic analysis report for the water distribution system has been submitted to the City. To assist in the review of the hydraulic analysis, the City is hiring an engineering firm to update the City's hydraulic model and to review and provide comments on the report. Prior to construction plan approval, any comments that are generated as a result of the review of this report must be incorporated.
- The development may require modifications to the existing Brookside Lift station, and a report on the modifications has been received by the City. The City is currently hiring an engineering firm to assist in the review and to provide comments on the sewer lift station report. This review will include looking at current actual flow data coming into the lift station, to confirm the accuracy of planning factors used and assumptions made in the report. Comments that are generated as a result of the review of this lift station report will require incorporation and approval prior to approval of construction plans. The results of this review are not anticipated to be available until the end of August. Any required modifications shall be determined by the City in consultation with the City's independent experts and consultants.
- Right of way shall be dedicated to the City totaling the 84 foot width, starting from the established right-of-way line along the east side of Guthrie Road.
- Stub the water and sewer to adjoining properties.
- There may be stacking concerns due to the mailbox kiosk proximity to Mexico Road. Work with City staff to address the parking space configuration with the construction plans. The road pull-off parking area will be private maintenance by the HOA. This detail will be identified on the construction plans so that a 26' wide section of pavement remains public maintenance via a joint or curb, separating the street from the parking area. Provide written confirmation from the USPS prior to construction plan approval that states their preferred method and location of mail delivery.

Project Data

- TOTAL SITE AREA: 21.96 ACRES
- TOTAL DISTURBED: 18.44 ACRES
- FLOOD NOTE: PER FLOOD INSURANCE RATE MAP PANEL NUMBER 29183C0210G DATED JANUARY 20, 2016 & 29183C0220G DATED JANUARY 20, 2016, THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
- TREE PRESERVATION CALCS:
EXISTING TREES = 16.87 ACRES
TREES REMOVED = 13.16 ACRES
TREES SAVED = 3.71 ACRES (22.0%)
TREES REQUIRED TO BE SAVED = 3.37 (20.0%)

NO PLANTING MITIGATION IS REQUIRED, COMPLIED WITH CHAPTER 402, SECTION 402.040

5. ESTIMATED SANITARY SEWER FLOW = 28,490 GALLONS/DAY

Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: 21.95 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION ALONG MEXICO RD.: 0.10 ACRES (0.46%)
PROPOSED RIGHT-OF-WAY DEDICATION ALONG GUTHRIE RD.: 0.31 ACRES (1.41%)
PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 2.97 ACRES (13.53%)
NET PROPOSED RESIDENTIAL AREA: 18.57 ACRES (84.60%)

CURRENT ZONING: R-1 - P.U.D., SINGLE FAMILY RESIDENTIAL
CURRENT OWNER: GUTHRIE PARTNERS, LLC
5055 HWY N, SUITE 215
COTTLEVILLE, MO 63304

DWELLING UNITS ALLOWED: 21.95 ACRES
TOTAL SITE AREA: 21.95 ACRES
PROPOSED RIGHT-OF-WAY: 3.38 ACRES
DETENTION AREA: 0.47 ACRES
EXISTING FLOODPLAIN: 0.00 ACRES
EXISTING CREEK CORRIDOR: 0.00 ACRES
NET ACRES: 18.10 ACRES

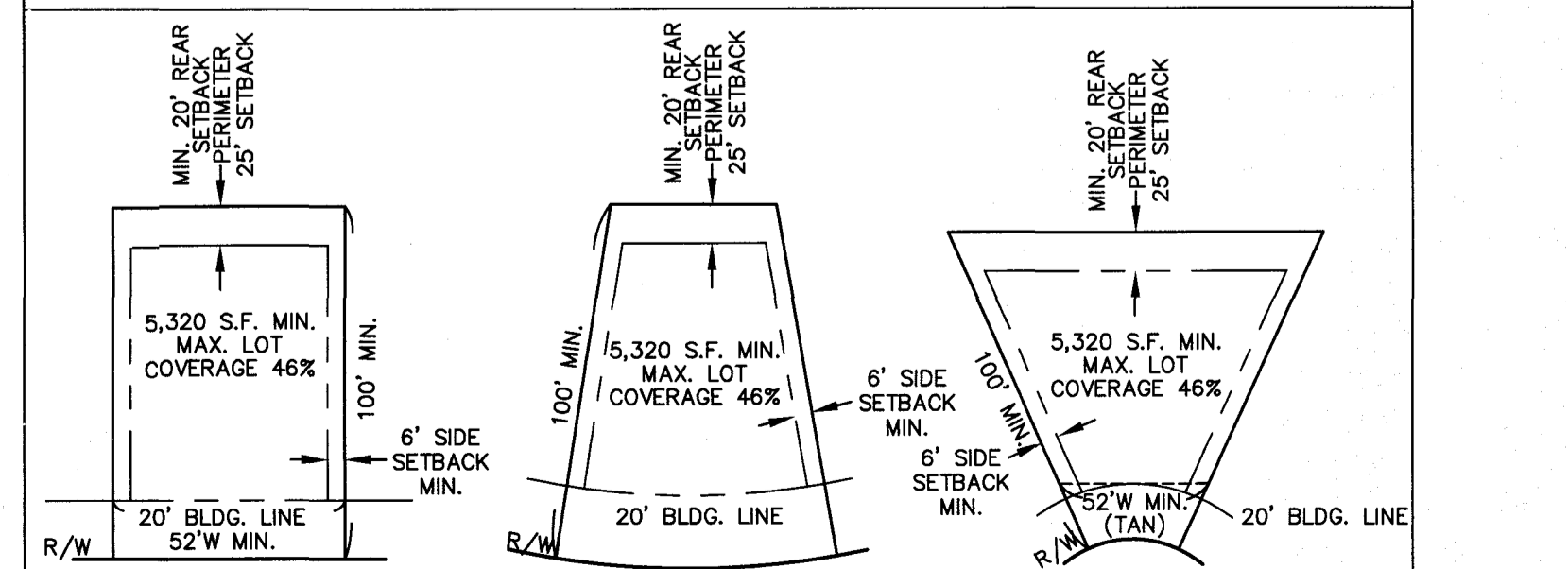
DWELLING UNITS ALLOWED = 18.10 ACRES X 43,560 SQ. FT. / 10,000 SQ. FT. = 78 UNITS ALLOWED

DWELLING UNITS PROPOSED = 77 UNITS
PARKING: RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)(77 UNITS) = 154 SPACES
RESIDENTIAL SPACES PROVIDED: 154 SPACES

COMMON GROUND: 5.50 ACRES

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX X
	CENTER LINE	
	BUILDINGS, ETC.	
X X	TREE LINE	
	FENCE	X X
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
EX CB	CATCH BASIN	NO CB
EX IN	AREA INLET	NO IN
EX DO	GRADED INLET	NO DO
EX WH	DOUBLE CURB INLET	NO WH
EX MH	STORM MANHOLE	NO MH
EX FE	SANITARY MANHOLE	NO FE
EX CO	FLARED END SECTION	NO CO
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	(G) (G)
	WATER MAIN & SIZE	(W) (W)
	TELEPHONE	(T) (T)
	ELECTRIC (U) UNDERGROUND	EO
	ELECTRIC (O) OVERHEAD	EO
	FIBER OPTIC	(FO) (FO)
	FLOW LINE	
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBR
	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	*
	STREET SIGN	+
	PARKING STALLS	P.S.
	YARD LIGHT	X

TYPICAL LOT DETAILS NTS



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- 3.2-3.3 GRADING PLAN
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- 4.2-4.3 INITIAL SWPPP
- 4.4 OVERALL SWPPP
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- 4.8-4.9 SWPPP DETAILS
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- 10.2 WATER QUALITY & DETENTION DRAINAGE AREA PLAN
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- 11.2-11.3 BASIN CROSS SECTIONS
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- 13.5 SEWER DETAILS
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- 15.1 LANDSCAPE PLAN

* 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

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary water and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

All public utilities are located within the designated existing or proposed easements except as shown herein

THE STERLING COMPANY
By: *J. A. Henson* 12-27-19
James A. Henson
Mo. Reg. P.L.S. - #2007017963

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

Utility Contacts

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

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

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

Curve River Electric Co.
P.O. Box 160
Froy, MO. 63379-0160
1-800-392-3799

Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

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

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

Fire Department
O'Fallon Fire Protection District
19 E. Elm St.
O'Fallon, MO - 63366
636-272-3493

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

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO. 63304
636-447-6656

PROJECT TITLE
Brookview
O'FALLON, MISSOURI
CITY - PLAT 2

THE STERLING COMPANY
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

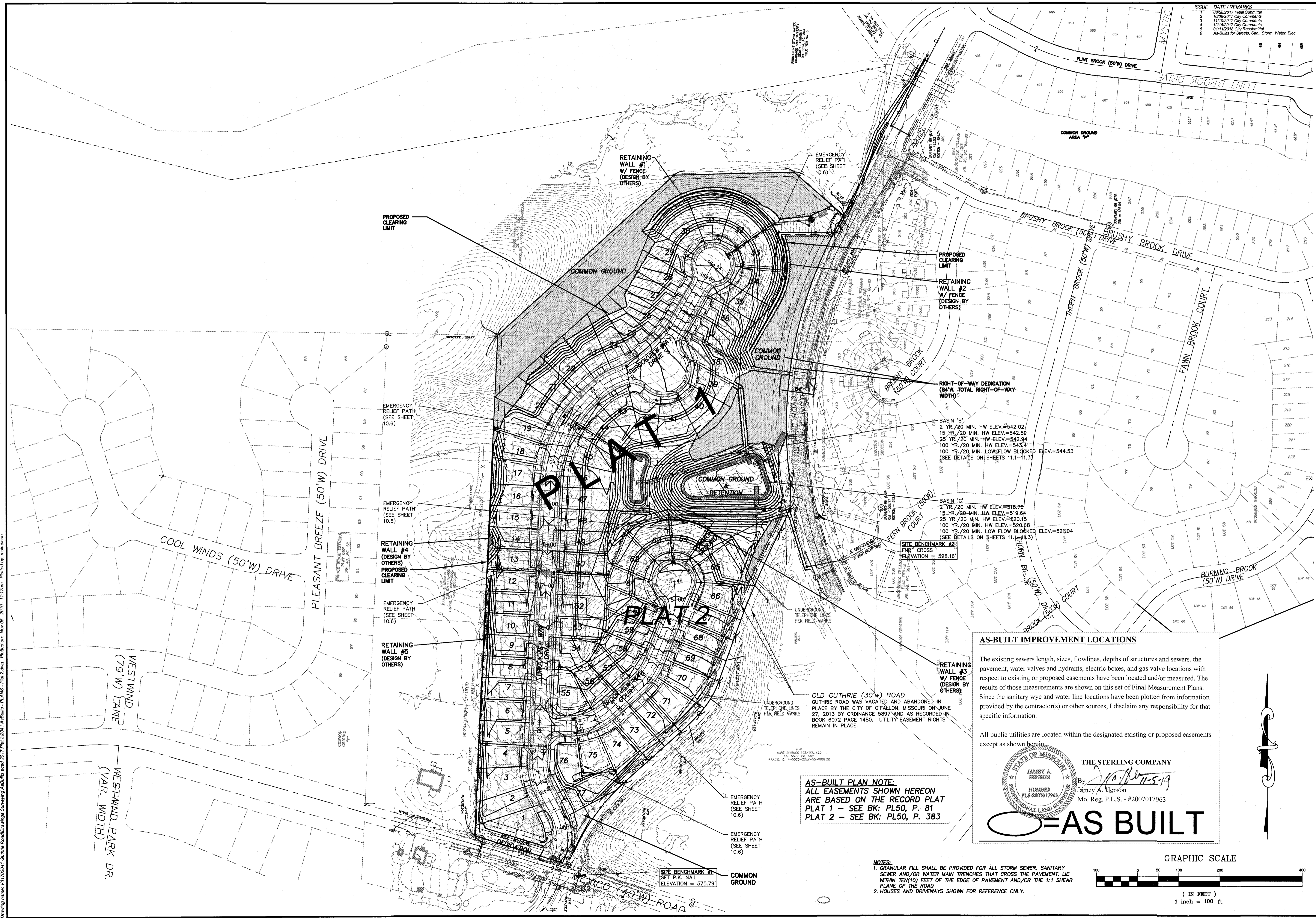
Date: _____
Civil Engineer

McBride Guthrie, LLC
16091 Ringler Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph: (636) 637-2000
Fax: (636) 537-2546

P+Z No. 17-005894
City No. 17-008288
Date: 01/11/18
Job No. 17-02-041

Page No.
1.1
As-Built-MP

Drawing name: V:\1702041 Guthrie Road\Drawings\Surveying\As-Built.asad 2017\Plat 2.dwg Plotted on: Nov 08, 2019 - 11:17am Plotted by: mmpeters



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1	08/28/2017	Initial Submittal
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6		As-Built for Streets, San., Storm, Water, Elec.

PROJECT TITLE
Brookview
 OFALLON, MISSOURI
CITY - PLAT 2

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature are required for this project. The Engineer shall be responsible for the accuracy and completeness of the information provided. The Engineer shall not be held responsible for any errors or omissions in the information provided by the contractor or other sources. The Engineer shall not be held responsible for any damage to property or persons resulting from the use of the information provided. The Engineer shall not be held responsible for any damage to property or persons resulting from the use of the information provided.

Date: _____
 Civil Engineer

McBride Guthrie, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. (636) 537-2000
 Fax (636) 537-2346

OVERALL GRADING PLAN

P+Z No. 17-005894
 City No. 17-008288
 Date: 01/11/18
 Job No. 17-02-041

Page No.
3.1
 As-Built #MP

AS-BUILT IMPROVEMENT LOCATIONS

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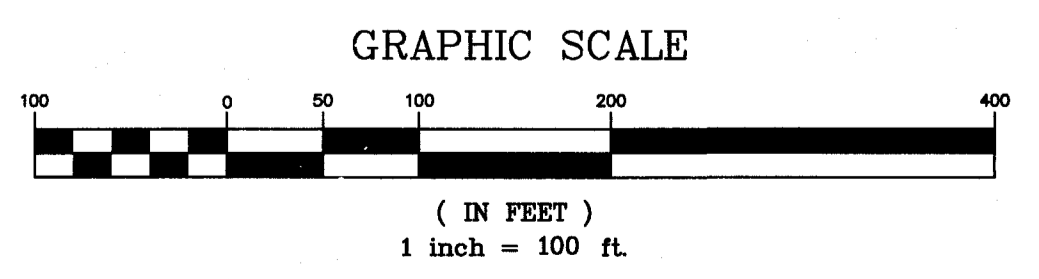
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THE STERLING COMPANY
 By: *J. A. Henson*
 Jamey A. Henson
 No. Reg. P.L.S. - #2007017963

AS BUILT

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 ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT PLAT 1 - SEE BK: PL50, P. 81 PLAT 2 - SEE BK: PL50, P. 383

NOTES:
 1. GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SLOPE PLANE OF THE ROAD.
 2. HOUSES AND DRIVEWAYS SHOWN FOR REFERENCE ONLY.



SITE BENCHMARK #1
 SET P.K. NAIL
 ELEVATION = 575.79'

SITE BENCHMARK #2
 1"X1" CROSS
 ELEVATION = 528.16'

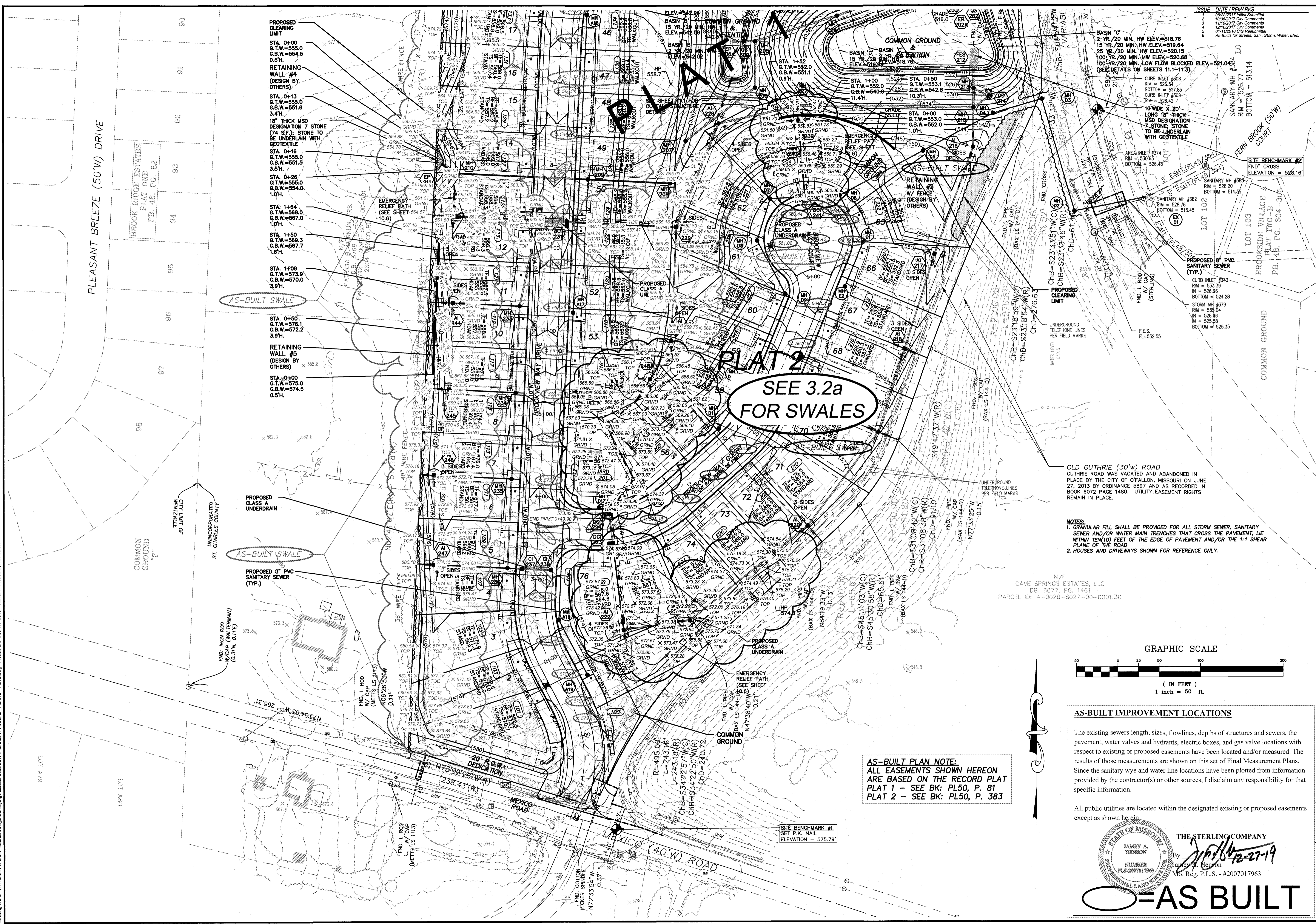
Basin 'B'
 2 YR./20 MIN. HW ELEV.=542.02
 15 YR./20 MIN. HW ELEV.=542.59
 25 YR./20 MIN. HW ELEV.=542.94
 100 YR./20 MIN. HW ELEV.=543.41
 100 YR./20 MIN. LOW FLOW BLOCKED ELEV.=544.53
 (SEE DETAILS ON SHEETS 11.1-11.3)

Basin 'C'
 2 YR./20 MIN. HW ELEV.=518.76
 15 YR./20 MIN. HW ELEV.=519.64
 25 YR./20 MIN. HW ELEV.=520.15
 100 YR./20 MIN. HW ELEV.=520.88
 100 YR./20 MIN. LOW FLOW BLOCKED ELEV.=521.04
 (SEE DETAILS ON SHEETS 11.1-11.3)

OLD GUTHRIE (30'W) ROAD
 GUTHRIE ROAD WAS VACATED AND ABANDONED IN PLACE BY THE CITY OF OFALLON, MISSOURI ON JUNE 27, 2013 BY ORDINANCE 5897 AND AS RECORDED IN BOOK 8072 PAGE 1490. UTILITY EASEMENT RIGHTS REMAIN IN PLACE.

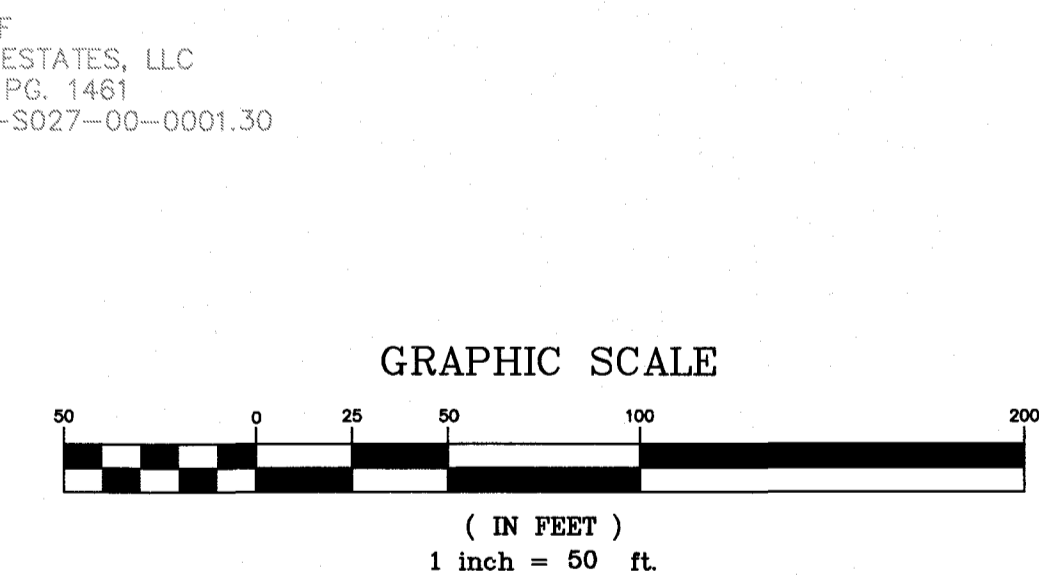


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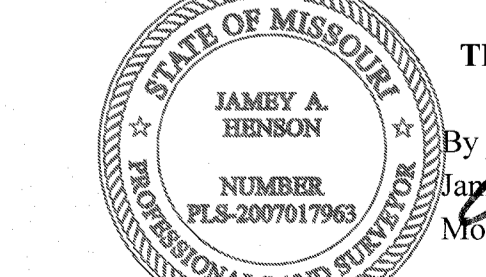
SEE 3.2a FOR SWALES

NOTES:
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NUMBER PLS-2007017963
Mo. Reg. P.L.S. - #2007017963

AS BUILT

PROJECT TITLE
Brookview
OF FALLON, MISSOURI
CITY - PLAT 2

THE **STERLING** CO.
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Corporate Certificate of Authority #001348

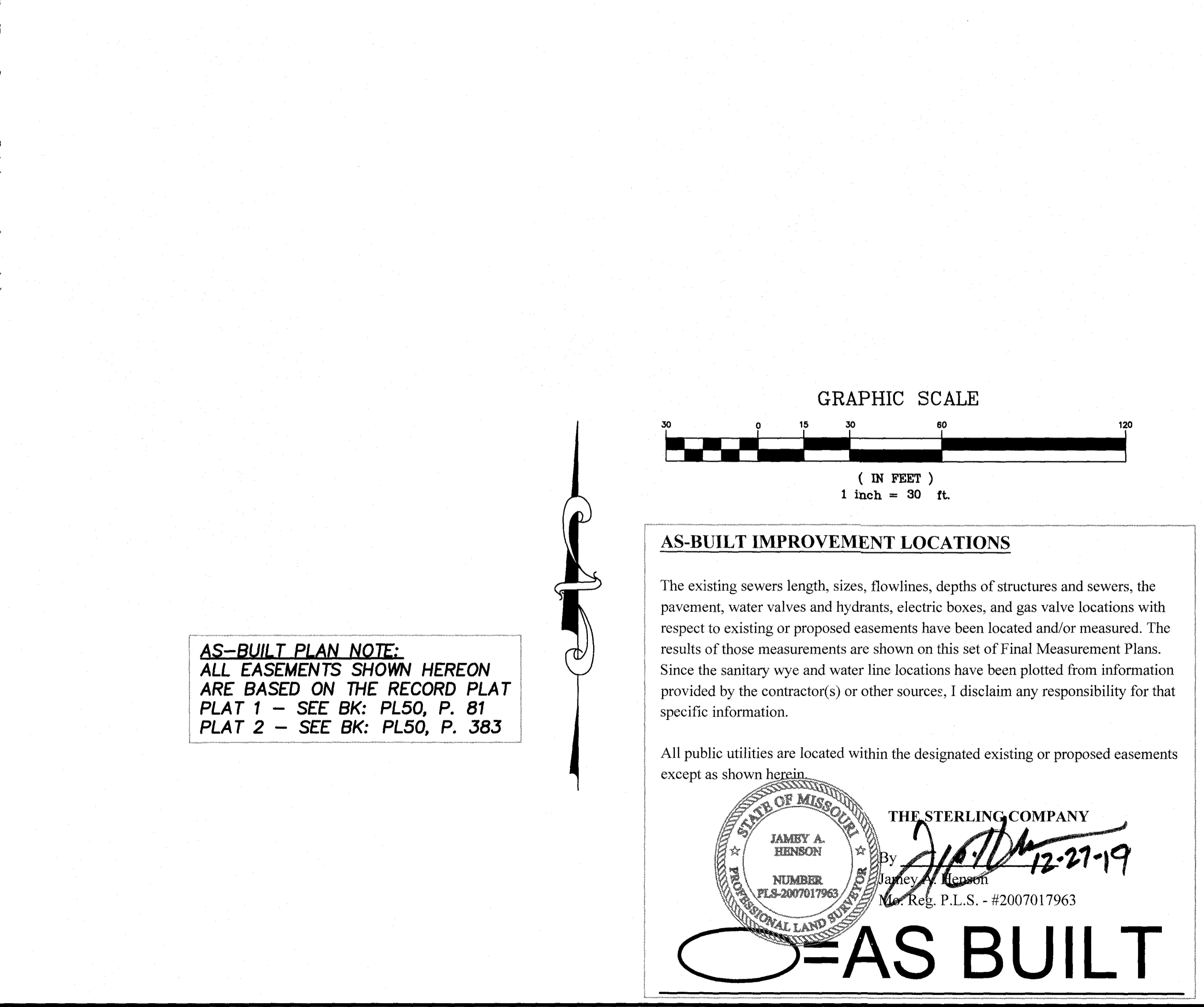
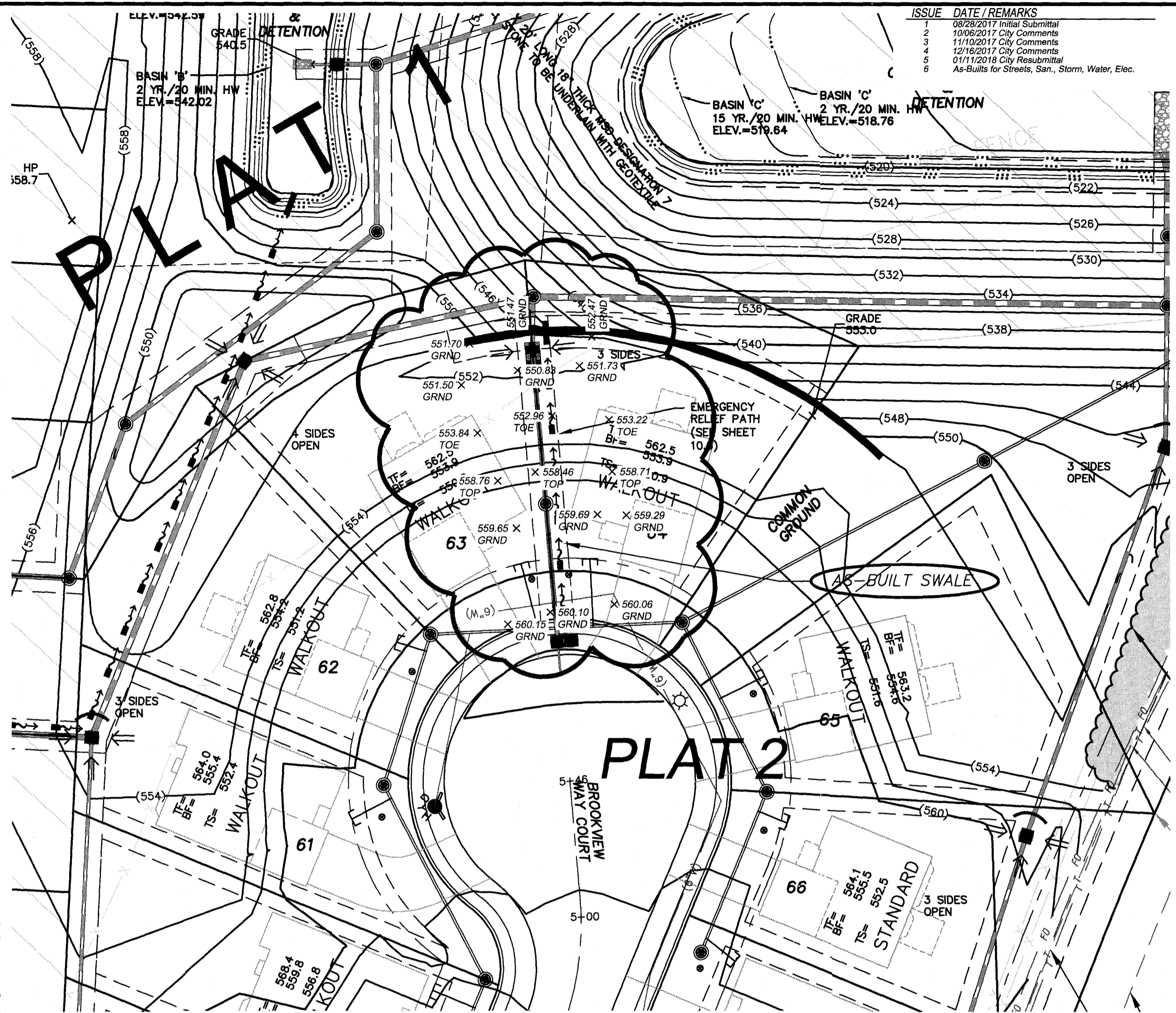
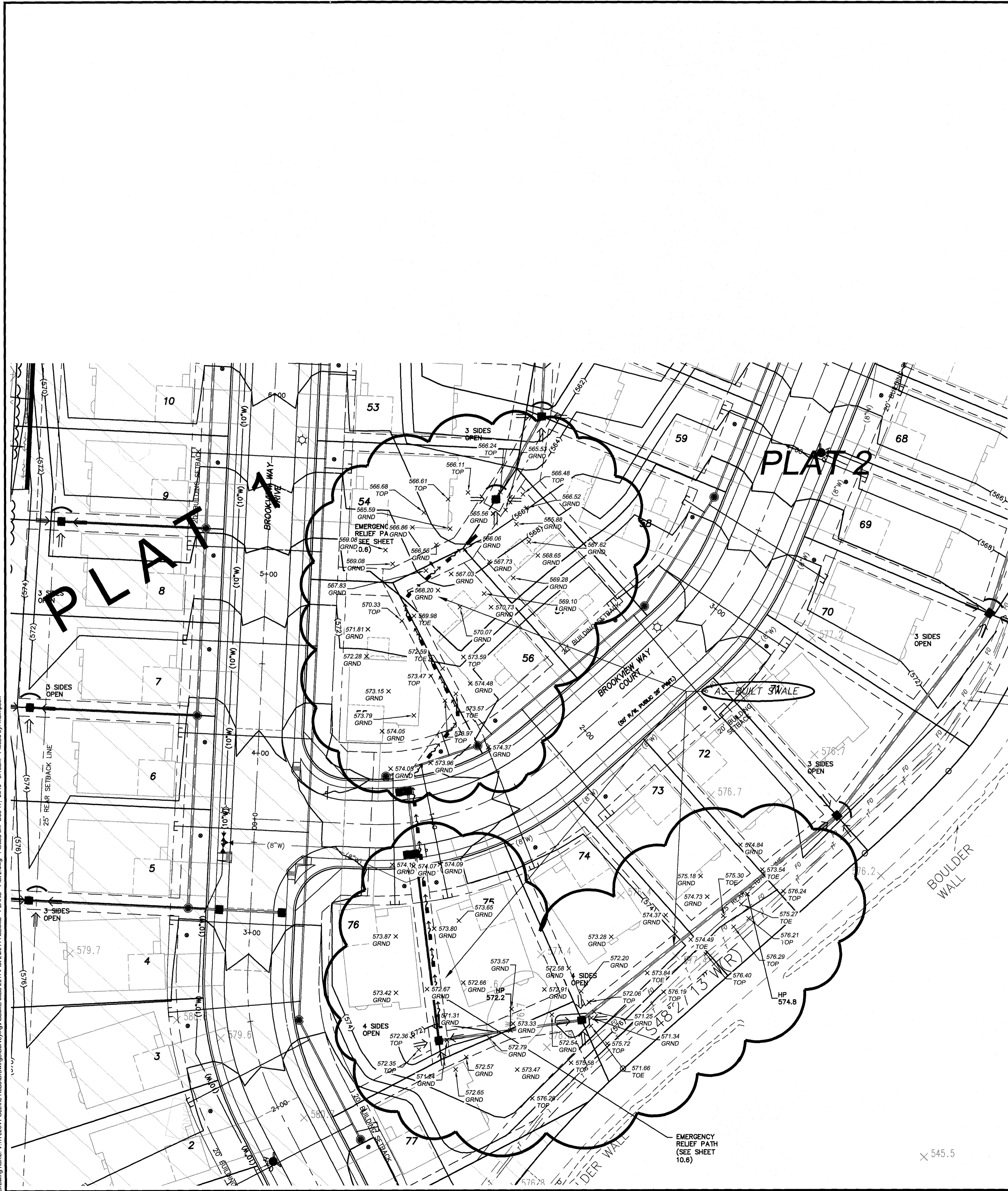
Date: _____
Civil Engineer

McBride Guthrie, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. (636) 537-2000
Fax (636) 537-2546

GRADING PLAN
AS-BUILT PAVEMENT & SWALES

P+Z No. 17-005894
City No. 17-008288
Date: 01/11/18
Job No. 17-02-041
Page No. **3.2**
As-Built - MMP

Drawing name: V:\1702041 Gullerie Road\Drawings\Surveying\AS-Built\AS-Built - Plat 2.dwg Plotted on: Dec 17, 2019 - 6:15am Plotted by: mangan



AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON
 ARE BASED ON THE RECORD PLAT
 PLAT 1 - SEE BK: PL50, P. 81
 PLAT 2 - SEE BK: PL50, P. 383

ISSUE	DATE	REMARKS
1	08/28/2017	Initial Submittal
2	10/06/2017	City Comments
3	11/16/2017	City Comments
4	12/16/2017	City Comments
5	01/11/2018	City Resubmittal
6		As-Built for Streets, San., Storm, Water, Elec.

PROJECT TITLE
 Brookview
 OF FALLON, MISSOURI

CITY - PLAT 2

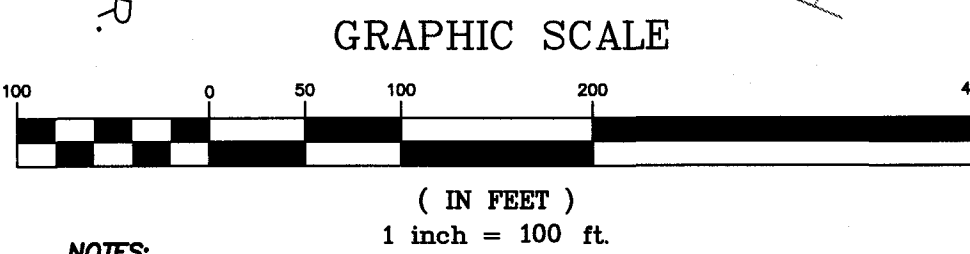
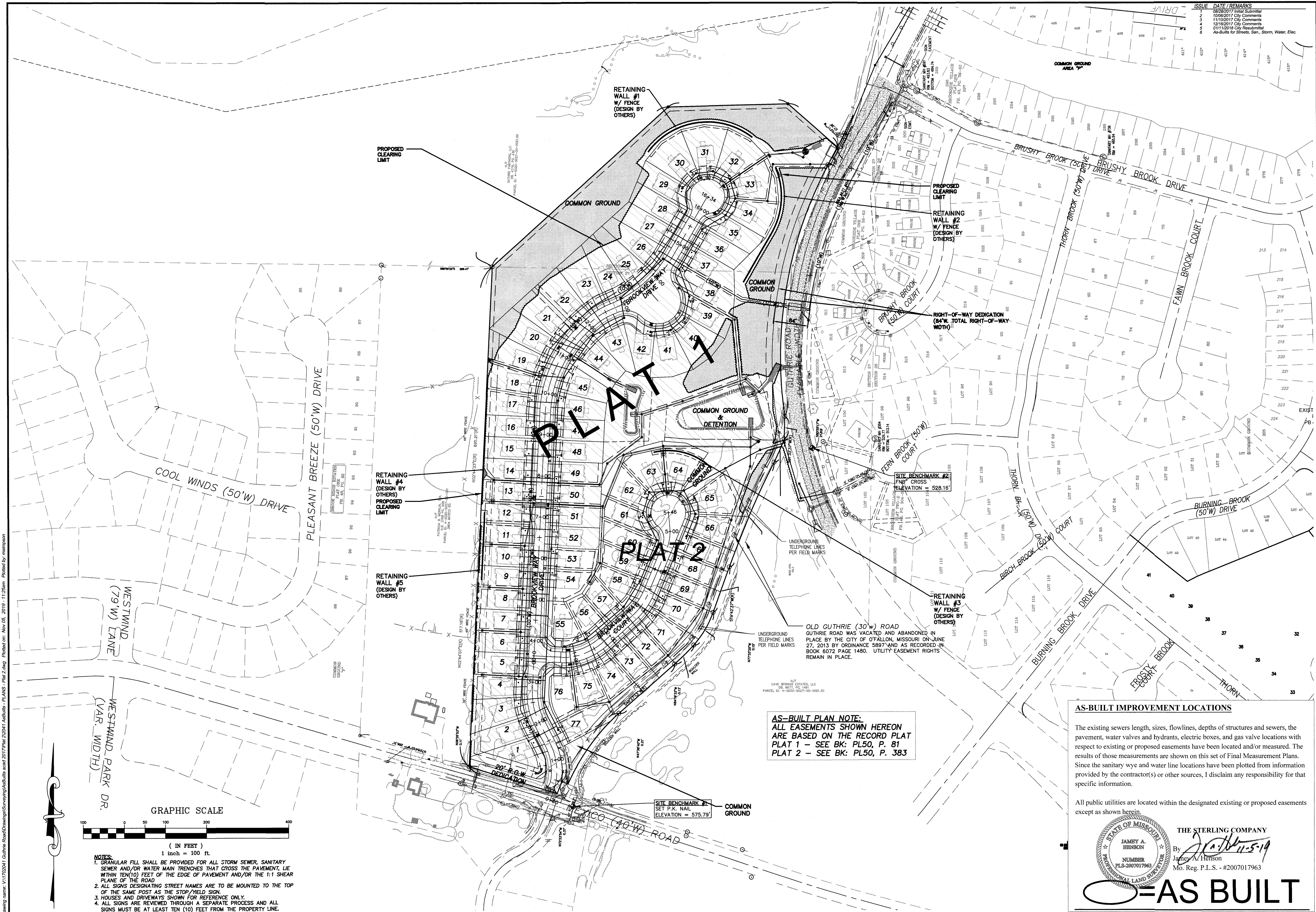
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, MO 63120
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001948

Date: _____
 Civil Engineer

McBride Gullerie, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. (636) 537-2000
 Fax (636) 537-2546

GRADING PLAN
 AS-BUILT SWALES

P+Z No. 17-005894
 City No. 17-008288
 Date: 01/11/18
 Job No. 17-02-041
 Page No. **3.2a**
 As-Built-IMP



- NOTES:**
1. GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.
 2. ALL SIGNS DESIGNATING STREET NAMES ARE TO BE MOUNTED TO THE TOP OF THE SAME POST AS THE STOP/YIELD SIGN.
 3. HOUSES AND DRIVEWAYS SHOWN FOR REFERENCE ONLY.
 4. ALL SIGNS ARE REVIEWED THROUGH A SEPARATE PROCESS AND ALL SIGNS MUST BE AT LEAST TEN (10) FEET FROM THE PROPERTY LINE.

AS-BUILT

THE STERLING COMPANY
 By *J. A. Henson* 11-5-19
 JAMEY A. HENSON
 NUMBER
 PLS-2007017963
 Mo. Reg. P.L.S. - #200701963

STATE OF MISSOURI
 PROFESSIONAL LAND SURVEYOR

PROJECT TITLE
 Brookview
 OFALLON, MISSOURI
 CITY - PLAT 2

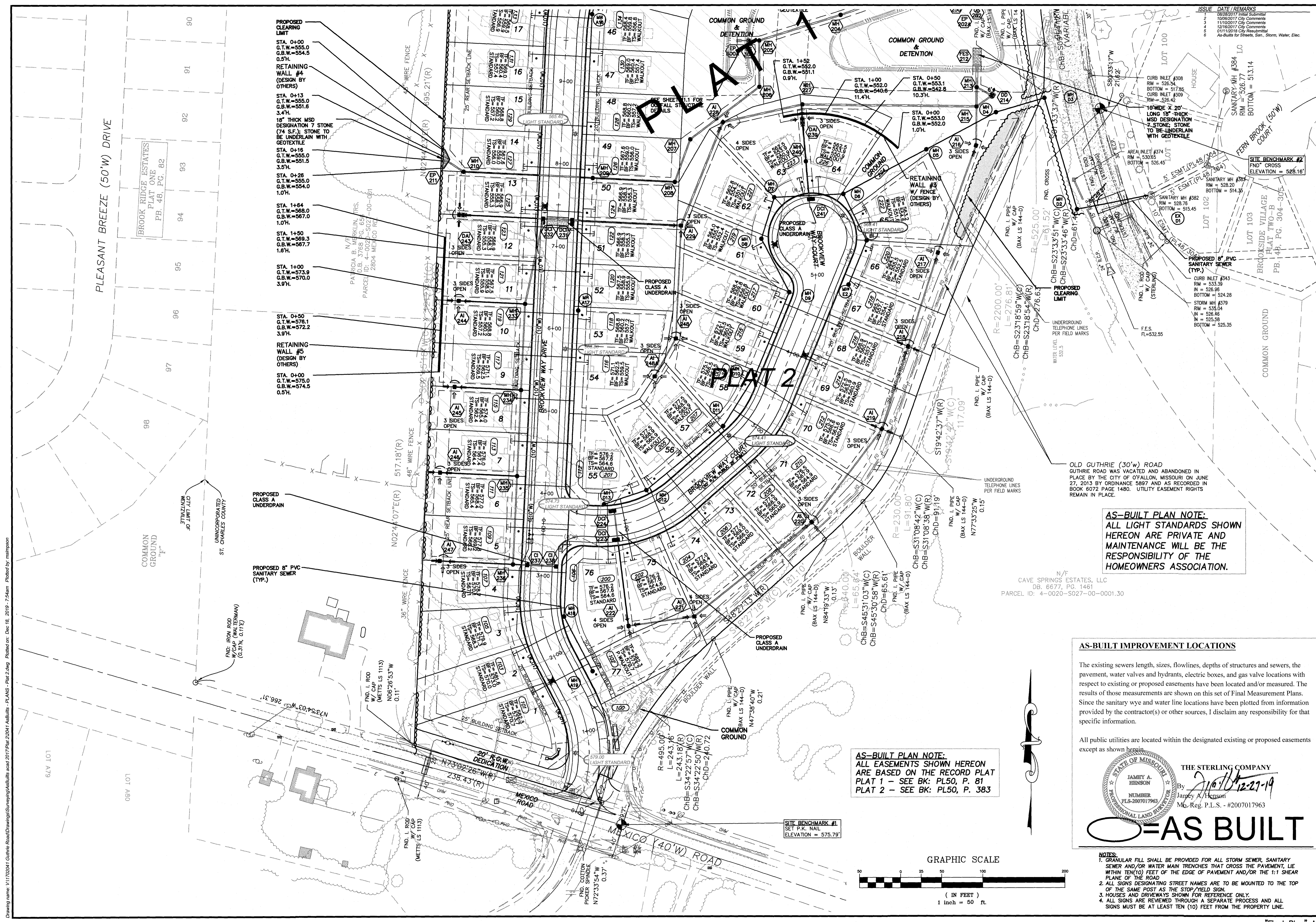
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

Date: _____
 Civil Engineer

McBride Guthrie, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. (636) 537-2000
 Fax (636) 537-2546

OVERALL SITE PLAN

P-Z No. 17-005894
 City No. 17-008288
 Date: 01/11/18
 Job No. 17-02-041
 Page No. **5.1**
 As-Built *MP*



Drawing name: V11702041_Guthrie_RoadDrawings\Surveying\AsBuilts\asb\2017\Plat2\0041_ASBuilts - PLANS - Plat 2.dwg
 Printed on: Dec 18, 2019 - 7:54am
 Plotted by: masonm

ISSUE	DATE	REMARKS
1	08/28/2017	Initial Submittal
2	10/09/2017	City Comments
3	11/02/2017	City Comments
4	12/16/2017	City Comments
5	01/11/2018	City Resubmittal

PROJECT TITLE
 Brookview
 OF FALLON, MISSOURI
CITY - PLAT 2

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgardner Road
 St. Louis, Missouri 63123
 Ph 314-467-0440 Fax 314-467-8944
 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature placed on this sheet indicate only the materials and items shown on this sheet. All drawings, instruments or other documents not prepared by this company, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting the seal and signature.
 Date: _____
 Civil Engineer

McBride Guthrie, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. (636) 537-2000
 Fax (636) 537-2546

SITE PLAN
 AS-BUILT ELECTRIC
 P+Z No. 17-005894
 City No. 17-008288
 Date: 01/11/18
 Job No. 17-02-041
 Page No.
5.2
 As-Built JHP

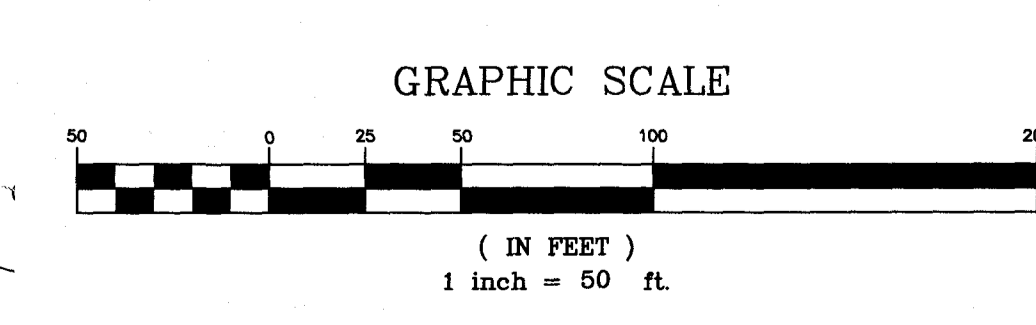
AS-BUILT PLAN NOTE:
 ALL LIGHT STANDARDS SHOWN
 HEREON ARE PRIVATE AND
 MAINTENANCE WILL BE THE
 RESPONSIBILITY OF THE
 HOMEOWNERS ASSOCIATION.

AS-BUILT IMPROVEMENT LOCATIONS
 The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary wye and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.
 All public utilities are located within the designated existing or proposed easements except as shown hereon.

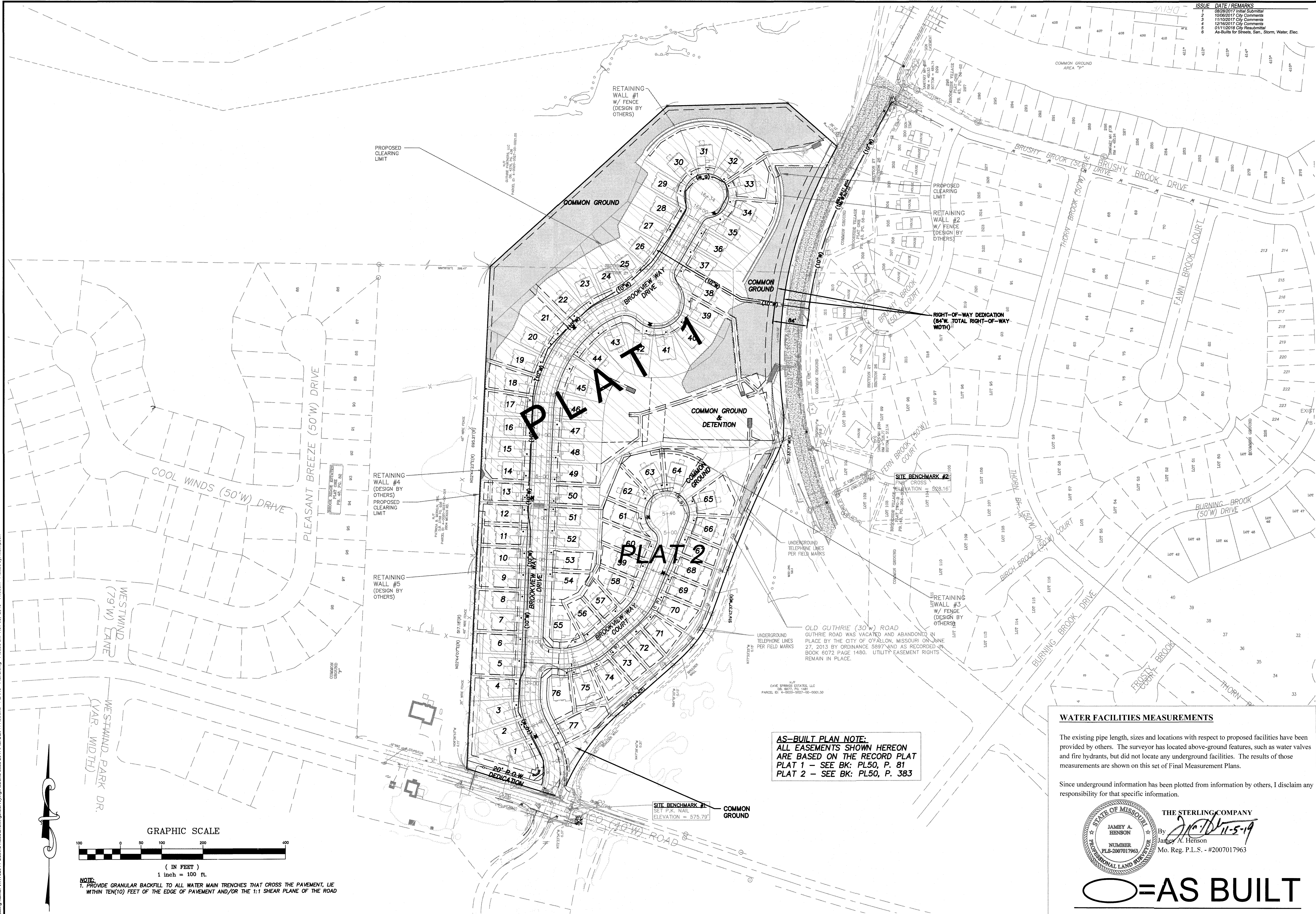
THE STERLING COMPANY
 By: *Jamey A. Henson* 12-27-19
 Jamey A. Henson
 No. Reg. P.L.S. - #2007017963

AS BUILT

AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON
 ARE BASED ON THE RECORD PLAT
 PLAT 1 - SEE BK: PL50, P. 81
 PLAT 2 - SEE BK: PL50, P. 383



- NOTES:**
1. GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD
 2. ALL SIGNS DESIGNATING STREET NAMES ARE TO BE MOUNTED TO THE TOP OF THE SAME POST AS THE STOP/YIELD SIGN
 3. HOUSES AND DRIVEWAYS SHOWN FOR REFERENCE ONLY
 4. ALL SIGNS ARE REVIEWED THROUGH A SEPARATE PROCESS AND ALL SIGNS MUST BE AT LEAST TEN (10) FEET FROM THE PROPERTY LINE.



ISSUE	DATE	REMARKS
1	08/28/2017	Initial Submittal
2	10/06/2017	City Comments
3	11/10/2017	City Comments
4	12/19/2017	City Comments
5	01/11/2018	City Comments
6	01/11/2018	As-Built for Streets, San., Storm, Water, Elec.

PROJECT TITLE
Brookview
OFALLON, MISSOURI
CITY - PLAT 2

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature affixed to this sheet signify only to the extent and terms shown on this drawing. All drawings, measurements or other documents prepared by this engineer and the engineer's responsibility shall be the responsibility of the engineer. No other documents or drawings are to be used without the written consent of the engineer and the engineer's responsibility shall be the responsibility of the engineer.

Date: _____
Civil Engineer

McBride Guthrie, LLC
16097 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. (636) 637-2000
Fax (636) 637-2546

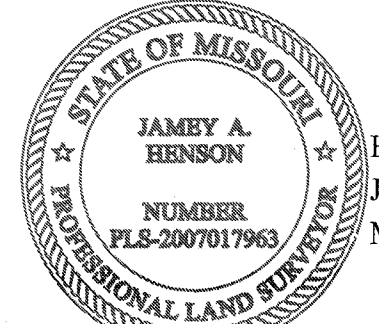
OVERALL UTILITY PLAN

AS-BUILT PLAN NOTE:
ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT
PLAT 1 - SEE BK: PL50, P. 81
PLAT 2 - SEE BK: PL50, P. 383

WATER FACILITIES MEASUREMENTS

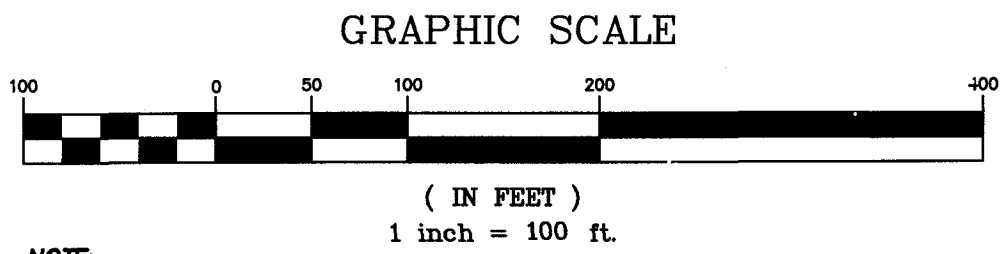
The existing pipe length, sizes and locations with respect to proposed facilities have been provided by others. The surveyor has located above-ground features, such as water valves and fire hydrants, but did not locate any underground facilities. The results of those measurements are shown on this set of Final Measurement Plans.

Since underground information has been plotted from information by others, I disclaim any responsibility for that specific information.



THE STERLING COMPANY
By *J.A.H.*
James A. Henson
Mo. Reg. P.L.S. - #2007017963

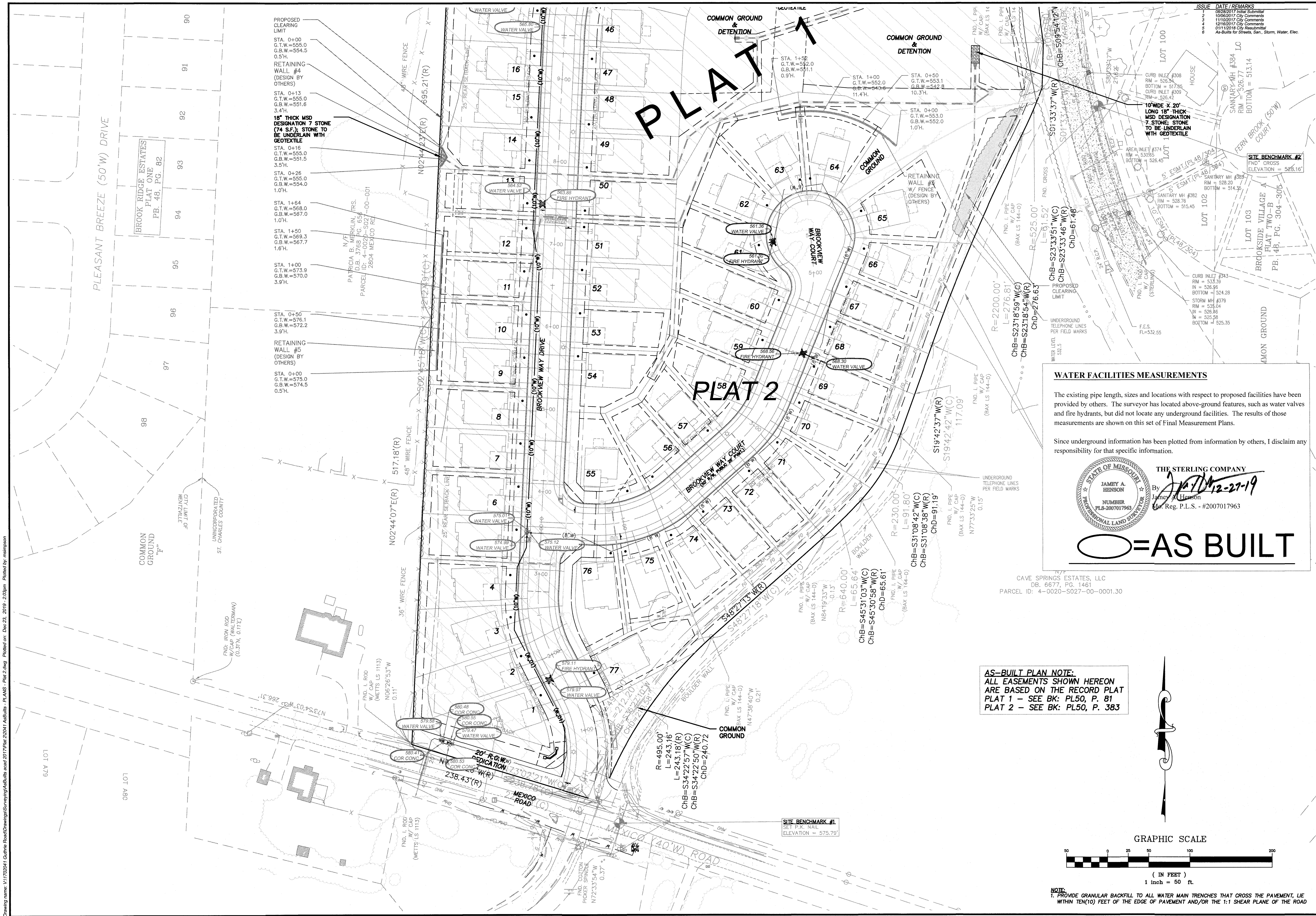
AS BUILT



NOTE:
1. PROVIDE GRANULAR BACKFILL TO ALL WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD

Drawing name: V:\1702041 Guthrie Road Drawings\Surveying\As-Built\As-Built - PLANS - Plat 2.dwg Plotted on: Nov 05, 2018 - 11:33am Plotted by: mainpmon

Drawing name: V:\1702041 Guide Road Drawings\Surveying\As-Built\As-Built - PLANS - Plat 2.dwg Plotted on: Dec 23, 2018 - 2:03pm Plotted by: msampson



WATER FACILITIES MEASUREMENTS

The existing pipe length, sizes and locations with respect to proposed facilities have been provided by others. The surveyor has located above-ground features, such as water valves and fire hydrants, but did not locate any underground facilities. The results of those measurements are shown on this set of Final Measurement Plans.

Since underground information has been plotted from information by others, I disclaim any responsibility for that specific information.

AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON
 ARE BASED ON THE RECORD PLAT
 PLAT 1 - SEE BK: PL50, P. 81
 PLAT 2 - SEE BK: PL50, P. 383

AS-BUILT

THE STERLING COMPANY
 By: *J. A. Henson*
 JAMES A. HENSON
 NUMBER PLS-2007017963
 Reg. P.L.S. - #2007017963

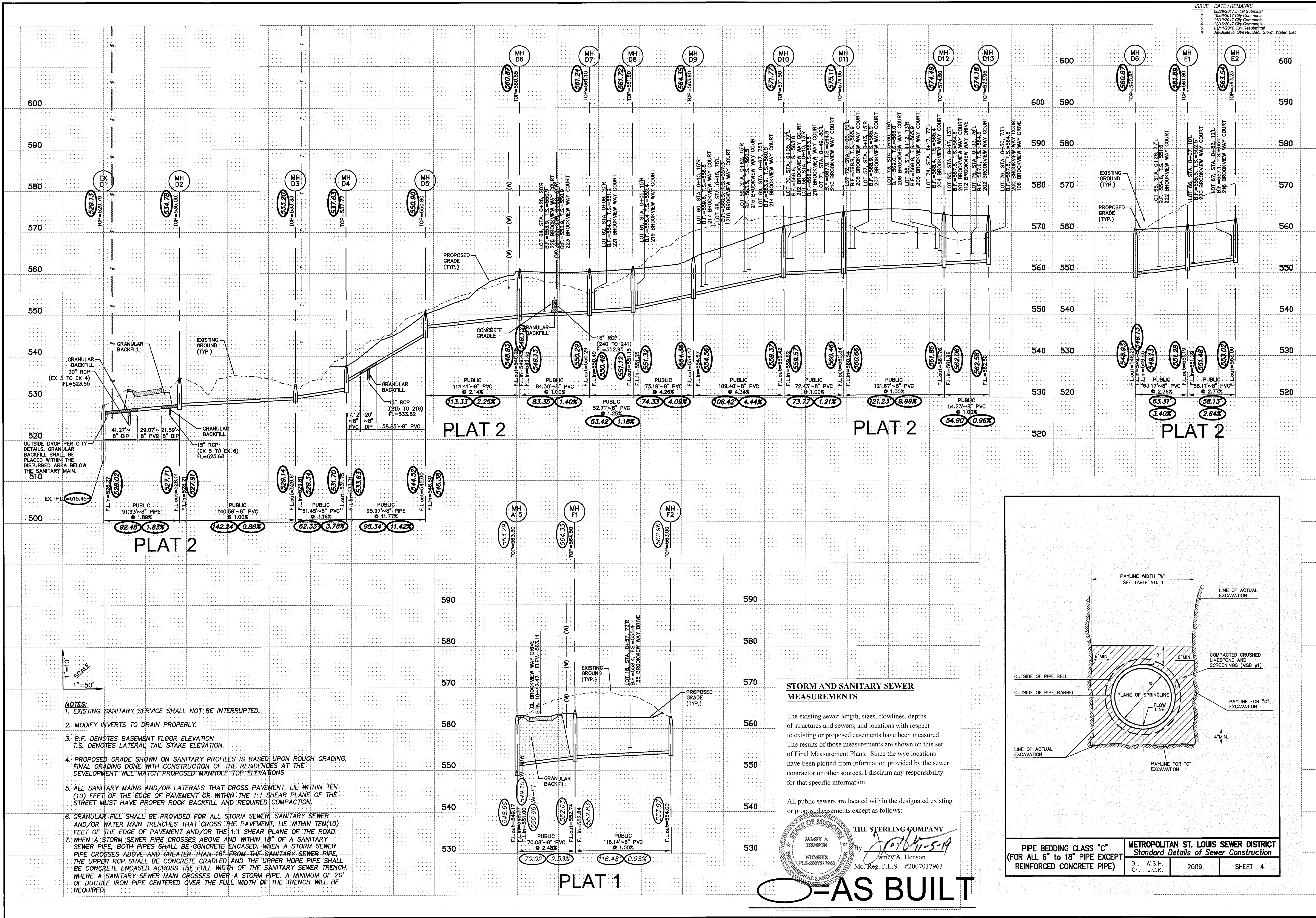
CAVE SPRINGS ESTATES, LLC
 DB. 6677, PG. 1461
 PARCEL ID: 4-0020-5027-00-0001.30

GRAPHIC SCALE
 0 25 50 100 150 200
 (IN FEET)
 1 inch = 50 ft.

NOTE:
 1. PROVIDE GRANULAR BACKFILL TO ALL WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD

<p>PROJECT TITLE <i>Brookview</i> OFALLON, MISSOURI</p> <p>CITY - PLAT 2</p>	<p>THE STERLING CO. ENGINEERS & SURVEYORS 5065 New Baumgartner Road St. Louis, Missouri 63129 Ph 314-487-0440 Fax 314-487-4944 www.sterling-eng-sur.com Corporate Certificate of Authority #001348</p>
<p>McBride Guthrie, LLC 16091 Swingley Ridge Road, Suite 300 Chesterfield, Missouri 63017 Ph. (636) 537-2000 Fax (636) 537-2546</p>	
<p>UTILITY PLAN AS-BUILT WATER LINE</p>	
<p>P+Z No. 17-005894 City No. 17-008288 Date: 01/11/18 Job No. 17-02-041 Page No.</p>	
<p>6.2 As-Built-MPP</p>	
<p>"Final Plan" Approval Date: August 24, 2017</p>	

ISSUE	DATE	REMARKS
1	08/28/2017	Initial Submittal
2	09/08/2017	City Comments
3	11/10/2017	City Comments
4	12/16/2017	City Comments
5	01/11/2018	City Resubmittal
6	01/11/2018	City Resubmittal
7	01/11/2018	City Resubmittal
8	01/11/2018	City Resubmittal



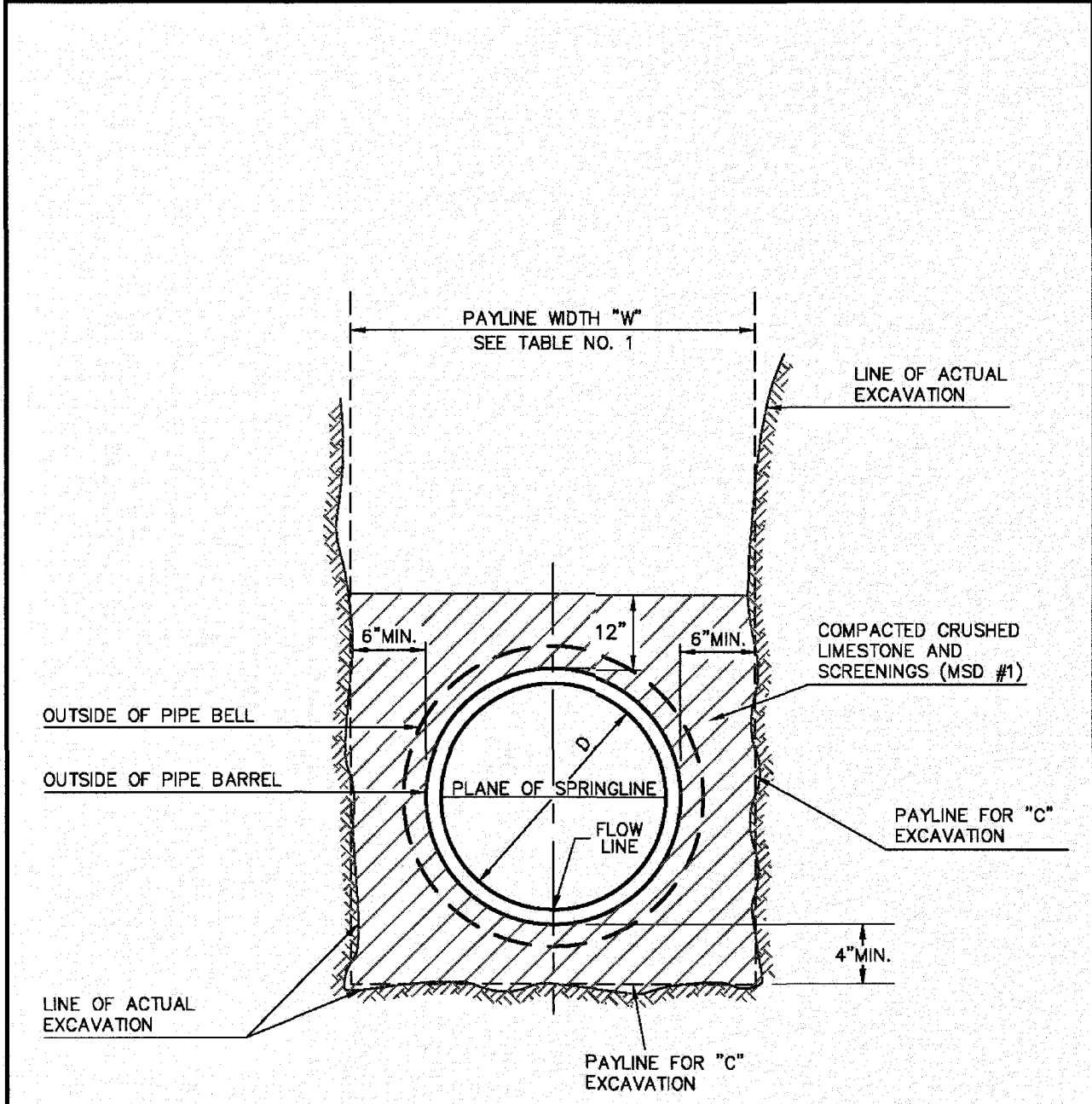
- NOTES:**
- EXISTING SANITARY SERVICE SHALL NOT BE INTERRUPTED.
 - MODIFY INVERTS TO DRAIN PROPERLY.
 - B.F. DENOTES BASEMENT FLOOR ELEVATION
T.S. DENOTES LATERAL TAIL STAKE ELEVATION.
 - PROPOSED GRADE SHOWN ON SANITARY PROFILES IS BASED UPON ROUGH GRADING,
FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES AT THE
DEVELOPMENT WILL MATCH PROPOSED MANHOLE TOP ELEVATIONS
 - ALL SANITARY MAINS AND/OR LATERALS THAT CROSS PAVEMENT, LIE WITHIN TEN
(10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE ROAD
STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
 - GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER
AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10)
FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD
STREET
 - WHEN A STORM SEWER PIPE CROSSES ABOVE AND WITHIN 18" OF A SANITARY
SEWER PIPE, BOTH PIPES SHALL BE CONCRETE ENCASED. WHEN A STORM SEWER
PIPE CROSSES ABOVE AND GREATER THAN 18" FROM THE SANITARY SEWER PIPE,
THE UPPER RCP SHALL BE CONCRETE CRADLED AND THE UPPER HOPE PIPE SHALL
BE CONCRETE ENCASED ACROSS THE FULL WIDTH OF THE SANITARY SEWER TRENCH.
WHERE A SANITARY SEWER MAIN CROSSES OVER A STORM PIPE, A MINIMUM OF 20"
OF DUCTILE IRON PIPE CENTERED OVER THE FULL WIDTH OF THE TRENCH WILL BE
REQUIRED.

STORM AND SANITARY SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

By *Jamey A. Henson*
 JAMEY A. HENSON
 NUMBER PLS-2007017963
 Mo. Reg. P.L.S. - #2007017963



PIPE BEDDING CLASS "C" (FOR ALL 6" TO 18" PIPE EXCEPT REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT Standard Details of Sewer Construction
Dr. W.S.H. Ch. J.C.K.	2009 SHEET 4

PROJECT TITLE
 Brookview
 OF FALLOW, MISSOURI
 CITY - PLAT 2

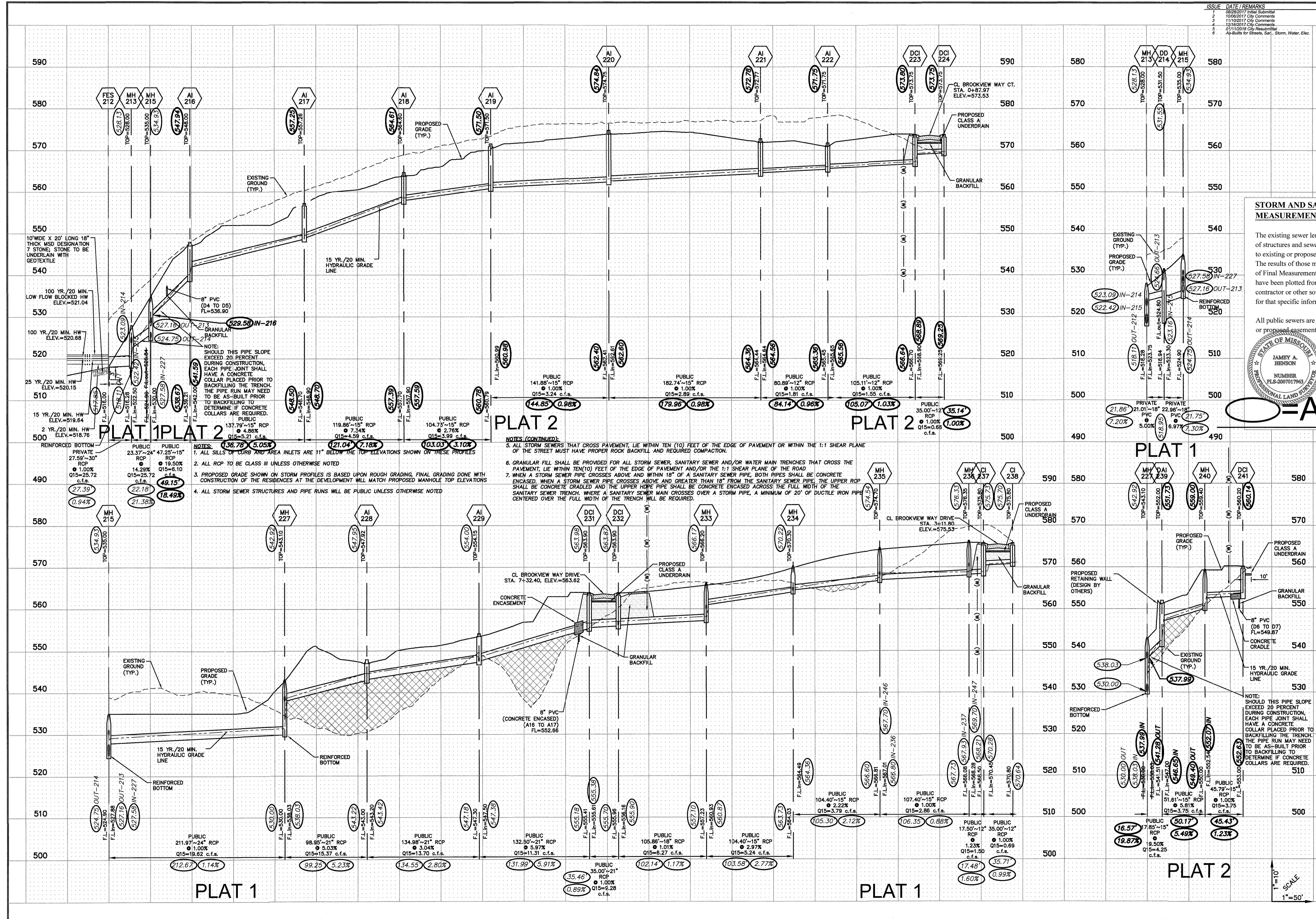
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgardner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

McBride Guthrie, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph: (636) 537-2000
 Fax: (636) 537-2546

SANITARY SEWER PROFILES

P+Z No. 17-005894
 City No. 17-008288
 Date: 01/11/18
 Job No. 17-02-041
 Page No. 8.3
 As-Built **AMP**

Date: _____
 Civil Engineer



STORM AND SANITARY SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

STATE OF MISSOURI
 JAMEY A. HENSON
 PROFESSIONAL LAND SURVEYOR
 NUMBER: FL-S007017963
 Mo. Reg. P.L.S. - #2007017963

THE STERLING COMPANY
 By: *J.A.H.*
 Jamey A. Henson
 Mo. Reg. P.L.S. - #2007017963

AS BUILT

- NOTES (CONTINUED):**
5. ALL STORM SEWERS THAT CROSS PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
 6. GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.
 7. WHEN A STORM SEWER PIPE CROSSES ABOVE AND WITHIN 18" OF A SANITARY SEWER PIPE, BOTH PIPES SHALL BE CONCRETE ENCASED. WHEN A STORM SEWER PIPE CROSSES ABOVE AND GREATER THAN 18" FROM THE SANITARY SEWER PIPE, THE UPPER RCP SHALL BE CONCRETE CRADLED AND THE UPPER HDPE PIPE SHALL BE CONCRETE ENCASED ACROSS THE FULL WIDTH OF THE SANITARY SEWER TRENCH. WHERE A SANITARY SEWER MAIN CROSSES OVER A STORM PIPE, A MINIMUM OF 20" OF DUCTILE IRON PIPE CENTERED OVER THE FULL WIDTH OF THE TRENCH WILL BE REQUIRED.

Date: _____
 Civil Engineer

McBride Guthrie, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. (636) 537-2000
 Fax (636) 537-2546

STORM SEWER PROFILES

P+Z No. 17-005894
 City No. 17-008288
 Date: 01/11/18
 Job No. 17-02-041
 Page No.

9.2
 As-Built #MP