

# A SET OF CONSTRUCTION PLANS FOR Muirfield Manor

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 6,  
TOWNSHIP 46 NORTH - RANGE 3 EAST,  
CITY OF O'FALLON,  
ST. CHARLES COUNTY, MISSOURI

## AS-BUILTS

### GENERAL NOTES FROM PRELIMINARY PLAN

**General Notes:**

- Gross Acreage of Subject Tract: 13.08 acres (869,475 s.f.)  
Common Ground Area Shown: 1.84 acres  
Street R.O.M. Shown: 2.142 acres
- Current Zoning of Subject Tract: R-1 Single Family Residential District  
Gross Area of Subject Tract: 13.08 acres  
Deduction of Proposed Street R.O.M.: -2.14 acres  
Net Acreage: 10.94 acres  
Maximum Number of Allowable Lots: 41 lots  
(Based on 10.84 acres x 49,560 s.f.)
- Proposed Development of Subject Tract: 33 Detached Single Family Lots  
(Min. Sq. Ft. of a Ranch Style Home: 1,800 sq. ft.)  
(Min. Sq. Ft. of a 2-Story Home: 2,000 sq. ft.)
- Proposed Lot Design Criteria:
  - Min. Lot Size: 10,000 sq. ft.
  - Min. Lot Width: 60' @ Bldg. Line
  - Min. Front Yard Setback: 25'
  - Min. Side Yard Setback: 6'
  - Min. Rear Yard Setback: 25'
  - Average Lot Size: Approx. 12,260 s.f. (minus C.S.)
- Record Owner of Subject Tract: Paul J. Feise Real Estate Trust  
684 Peabodybrook Terrace  
Ballwin, Missouri 63021
- Pertinent Data:
 

School District:	Fort Zumwalt School District
Water District:	Public Water District 2
Fire District:	Ballwin, Missouri 63021
Sewer District:	Duckett Creek Sewer District
Gas Company:	Laclede Gas Co.
Electric Service:	Ameren UE
Phone Service:	CenturyTel
- Per FIRM Flood Insurance Rate Map 24183C02406 (Preliminary) dated September 30, 2010 there is no flood plain on the subject site.
- All existing structures and the gravel drive are to be removed.
- All proposed internal streets shall be built to City of O'Fallon specifications. All driveway access will be from internal streets only.
- All sanitary sewers shall be constructed to the specifications of the City of O'Fallon and Duckett Creek Sewer District.
- The layout of all sanitary and storm sewers shown on this Plan are preliminary only. Final locations and design will be shown on detailed improvements to be approved by City prior to recordation of the Record Plat. All sewers will be centered in a 10' wide easement dedicated to the City of O'Fallon and the appropriate utility. See Sheet 3 of 3 for approximate locations of preliminary utility easements and typical lot easements required by City Code.
- Grading and the handling of all storm water runoff and siltation control will be per City of O'Fallon standards.
- Street trees, landscaping in all common areas, street lights and sidewalks shall be per City of O'Fallon standards. (See Sheet 2 of 2 for Landscape Plan 4 all details)
- All lot areas shown are approximate and may be modified based on completion of detailed engineering improvement plans. However in no case will the minimum lot size and minimum lot frontage requirements as shown above be reduced.
- Final location and design of proposed entry monuments/signage shall be approved through the Planning Division via a subsequent and separate review 4 permitting process.
- Developer will comply with the requirements of Article XII Performance Standards of the City of O'Fallon Zoning Code.
- Proposed development complies with the Future Land Use designation of the City of O'Fallon's Comprehensive Plan.
- The non-exclusive roadway utility easement traversing the site with the existing gravel drive shall be vacated.
- Actual building pad footprint and driveway width & configuration may vary from the Typical Bldg. Pad shown based on final purchaser preferences.
- Any damage done to the Feise Road Trail during the construction of this project shall be repaired by McKelvey Homes.

**Utility Contacts**

Sanitary Sewers  
Duckett Creek Sanitary District  
3550 Highway K  
O'Fallon, MO. 63368-8384  
636-441-1244

Water  
PWSD No.2 of St. Charles County  
100 Water Drive  
O'Fallon, MO. 63368  
636-561-3737

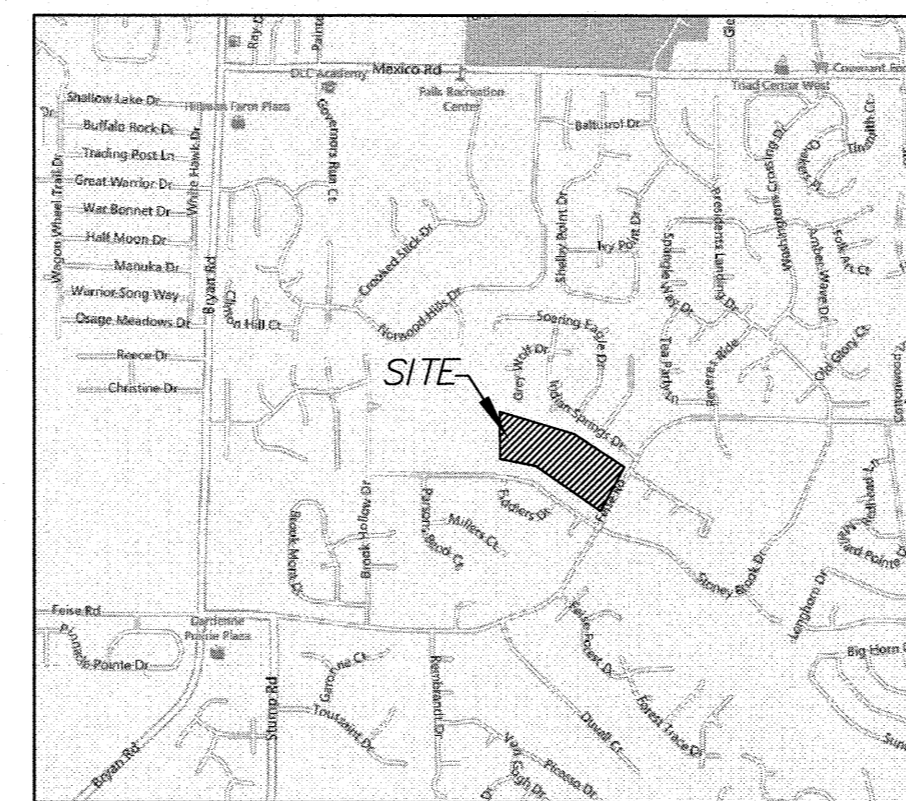
Storm Sewer  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
636-581-2858

Electric  
Ameren Missouri  
200 N. Colahan 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



LOCATION MAP

### 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
—W— Water Line & Size	⊕ Light Standard	V.C.P. Vitrified Clay Pipe
—EX W— Existing water line	⊕ Double Water Meter Setting	
⊕ Tee & Valve	⊕ Single Water Meter Setting	C.O. Clean Out
⊕ Hydrant	C.I. Curb Inlet	V.T. Vent Trap
⊕ Cap	S.C.I. Skewed Curb Inlet	TBR To Be Removed
18 Lot or Building Number	D.C.I. Double Curb Inlet	TBR&R To Be Removed & Relocated
--- Existing Fence Line	G.I. Grate Inlet	L.B.P. To Be Protected
⊕ Existing Tree Line	A.I. Area Inlet	TBA To Be Abandoned
⊕ Street Sign/Stop Sign	D.A.I. Double Area Inlet	B.C. Base Of Curb
⊕ Street Sign/Yield Sign	C.C. Concrete Callar	T.C. Top Of Curb
--- Existing Contour	F.E.S. Flared End Section	T.W. Top Of Wall
--- Proposed Contour	E.P. End Pipe	B.W. Base Of Wall
⊕ Rip-Rap	E.D. Energy Dissipater	(TYP) Typical
⊕ End of Lateral	M.H. Manhole	U.N.O. Unless Noted Otherwise
⊕ Asphalt Pavement	C.P. Concrete Pipe	UIP Use In Place
⊕ Concrete Pavement	S.A.S. Sinkhole Access Structure	~ Proposed Swale

### Drawing Index

- COVER SHEET
- GENERAL NOTES
- SITE PLAN
- GRADING PLAN
- ROUGH GRADING & EROSION CONTROL PLAN
- STREET PROFILES
- TRAFFIC CONTROL PLAN
- SANITARY SEWER PROFILES
- STORM SEWER PROFILES
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- DRAINAGE AREA MAP
- WATER LAYOUT
- LANDSCAPE PLAN
- AMEREN ELECTRIC
- PAVEMENT DETAILS
- SEWER & SIDEWALK DETAILS
- WATER DETAILS
- SANITARY SEWER DETAILS
- EROSION CONTROL DETAILS

### Benchmarks

**PROJECT BENCH MARK**

BENCH MARK: A STANDARD DISK STAMPED "ORF, NO. 2, 1931", SET IN THE TOP OF A SQUARE CONCRETE POST IN A CULTIVATED FIELD AND PROJECTS 2 INCHES. IT IS 111.49 FT (33.98 M) NNW OF THE STATION 111 FT EAST OF A N-S WIRE FENCE, 32 FT. NW OF THE NW CORNER OF THE SMALL POND AND 1 FT (0.3 M) SOUTH OF A CARBONITE WITNESS POST. TO REACH THE STATION FROM 1-70 EXIST (ROUTE A) AT LAKE ST. LOUIS, GO EAST ON THE SOUTH OUTER ROAD FOR 1.9 MILES (3.1 KM) TO BRYAN ROAD, TURN RIGHT AND GO SOUTH ON BRYAN ROAD FOR 2.05 MILES (3.30 KM) TO A T-JUNCTION WITH FEISE ROAD, TURN RIGHT AND GO WEST ON FEISE ROAD FOR 0.4 MILES (0.6 KM) TO ENTRANCE DRIVE TO DAVID JEFFERS, 1301 FEISE ROAD, TURN RIGHT AND FOLLOW DRIVE NORTH FOR 0.05 MILES (0.08 KM) TO HOUSE AND REQUEST PERMISSION TO USE STATION. STATION IS 350 FT NW OF HOUSE AT SW CORNER OF SMALL POND AS DESCRIBED ABOVE.

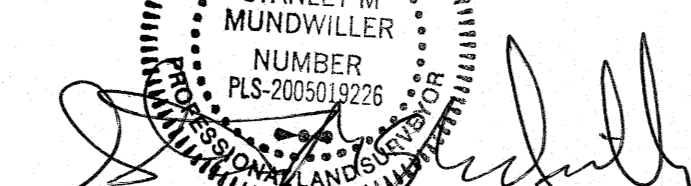
ELEVATION = 667.60

**SITE BENCH MARKS**

SITE BENCH MARK: 'L' AT SE COR. BRICK ENT. MON. NW OF ANNABROOK PARK DRIVE AND FEISE ROAD.

ELEVATION = 585.10

These "AS-BUILT" STORM & ELECTRIC plans are based on actual field observations conducted during SEPTEMBER 2016 & JANUARY & DECEMBER 2017, and the results are shown hereon.

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

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

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

MoDOT LOCATOR: 314-340-4100

### Conditions of Approval From Planning and Zoning

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

- The petitioner shall partner with the City to investigate the potential use of solar street lights as an energy efficient alternate to traditional street lights.
- The proposed outfall structure from the detention basin to the existing storm sewer pipe in Lot 101 of Annabrook shall be connected.
- The applicant shall address on the construction plans if a gate or other type of mechanism that will block the public's access to the property where the tower is located will be installed at the end of Magdalen Lane.
- The applicant shall abide by the Municipal Code Requirements listed above.

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

- Provide easements over the storm water run-off swales as required by City Code.
- The multi-purpose trail shall be repaired at the developer's expense if it is damaged during construction.
- The gravel road that extends from the end of Magdalen lane to the tower on the adjoining property shall have a concrete apron in the right-of-way.
- Provide approval from the fire, school, water and sewer districts for this development.
- Due to Magdalen lane being in excess of 1,000-feet and with the potential for the street to be extended, traffic calming measures shall be installed. The petitioner shall work with staff during the construction plan phase to determine an agreeable calming method.

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

\* The area of this phase of development is 13.08 acres.  
The area of land disturbance is 10.9± acres.  
Number of proposed lots is 33.

Building setback information: Front 25'  
Side 6'  
Rear 25'

\* The estimated sanitary flow in gallons per day is 12,210

REV. 03/14/14

PROJECT TITLE

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

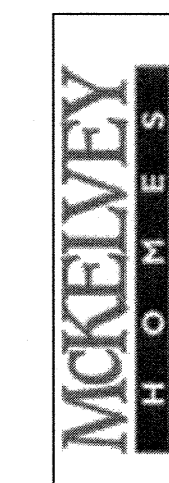
ENGINEERS AUTHENTICATION  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING  
LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE  
SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,  
AND DATE HEREBY ATTACHED. RESPONSIBILITY IS  
DISCLAIMED FOR ALL OTHER ENGINEERING PLANS  
INVOLVED IN THIS PROJECT AND SPECIFICALLY DISCLOSED  
REVISIONS AFTER THIS DATE, UNLESS REAUTHENTICATED.

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

DOUGLAS S. TEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information

MCKELVEY HOMES  
218 Chesterfield Towne Centre  
Chesterfield, Missouri 63005  
Phone: 636-630-6900



PLZ No. 28-18

City No. 14-56-9P  
AB17-000005

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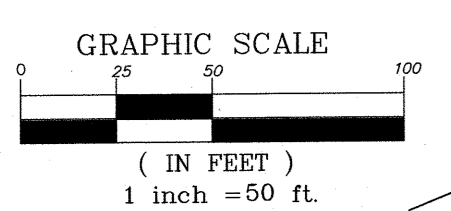
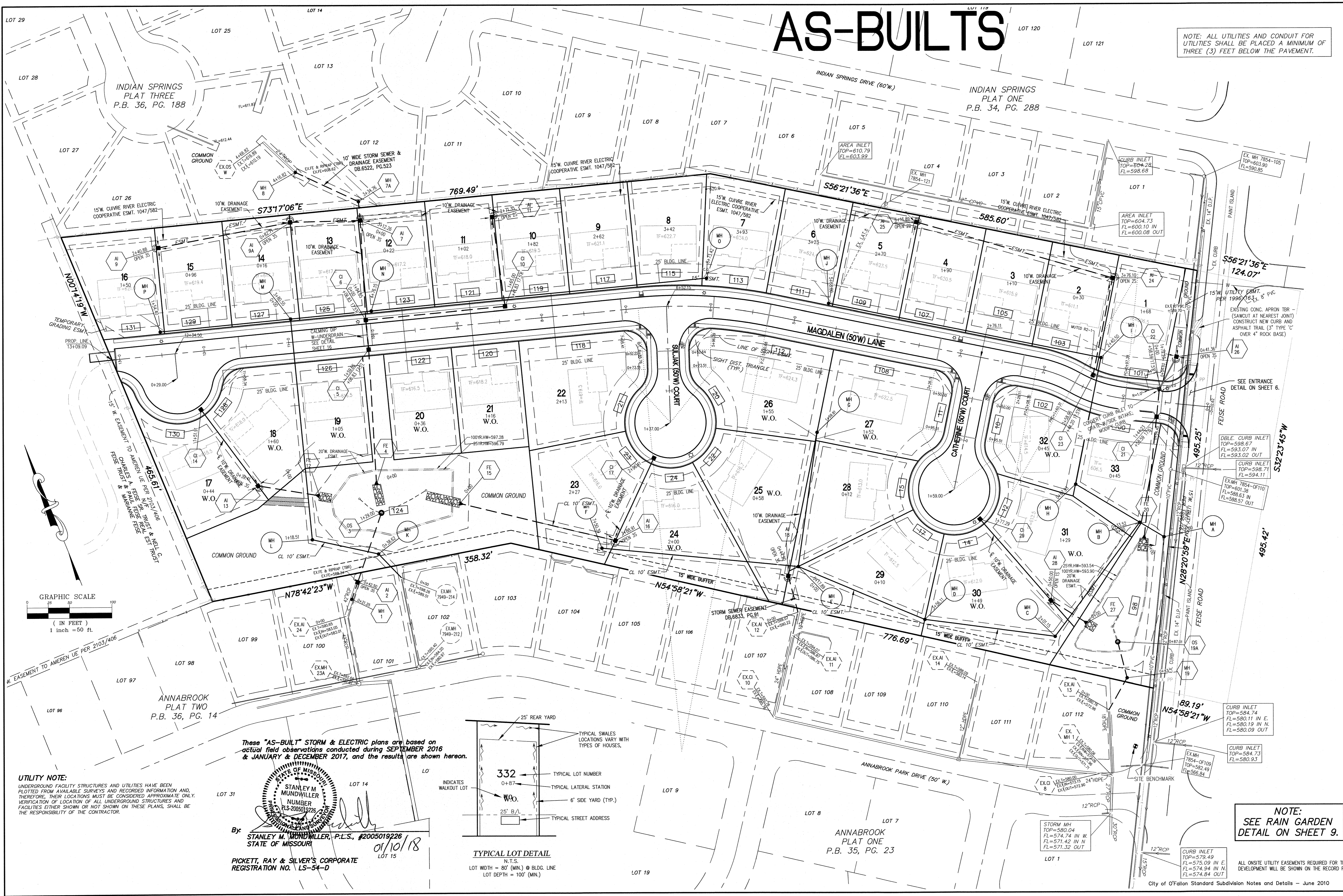
CITY OF O'FALLON Cover Sheet

PRR No. 13033.MCH00.00R

MUIRFIELD  
MANOR

# AS-BUILTS

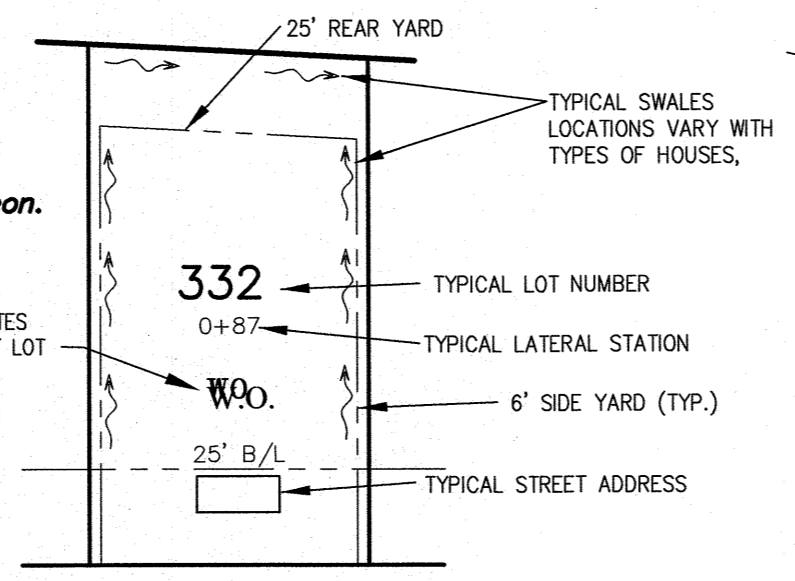
NOTE: ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.



These "AS-BUILT" STORM & ELECTRIC plans are based on actual field observations conducted during SEPTEMBER 2016 & JANUARY & DECEMBER 2017, and the results are shown hereon.

By: **STANLEY M. MUNDWILLER, P.L.S., #2005019226**  
 STATE OF MISSOURI  
 or 10/18

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



**TYPICAL LOT DETAIL**  
 N.T.S.  
 LOT WIDTH = 80' (MIN.) @ BLDG. LINE  
 LOT DEPTH = 100' (MIN.)

NOTE:  
 SEE RAIN GARDEN  
 DETAIL ON SHEET 9.

PROJECT TITLE  
**MCKELVEY HOMES**  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES  
 MANOR

**PICKETT, RAY & SILVER INC**  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES  
 St. Peters  
 22 River Court  
 St. Peters, MO 65276  
 Phone (636) 397-1211 Fax (636) 397-1104  
 www.prs.com 1-800-708-3916

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 UNLESS REAUTHENTICATED.  
**PICKETT, RAY & SILVER, INC. MO**  
 LICENSE #000325

Developer / Owner information  
**MCKELVEY HOMES**  
 218 Chesterfield Towne Centre  
 Chesterfield, Missouri 63005  
 Phone: 636-530-6900

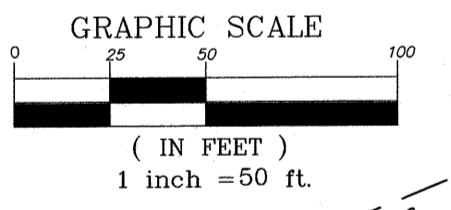
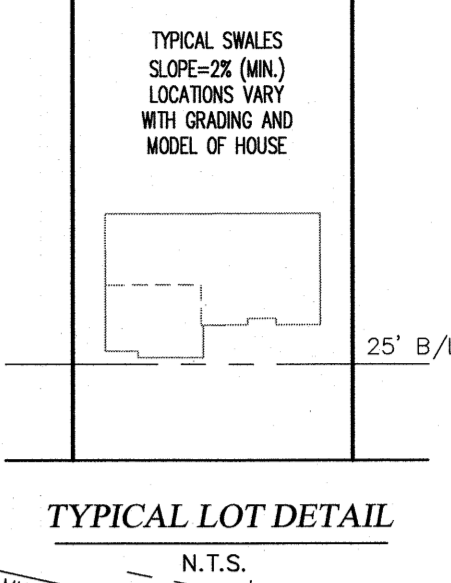
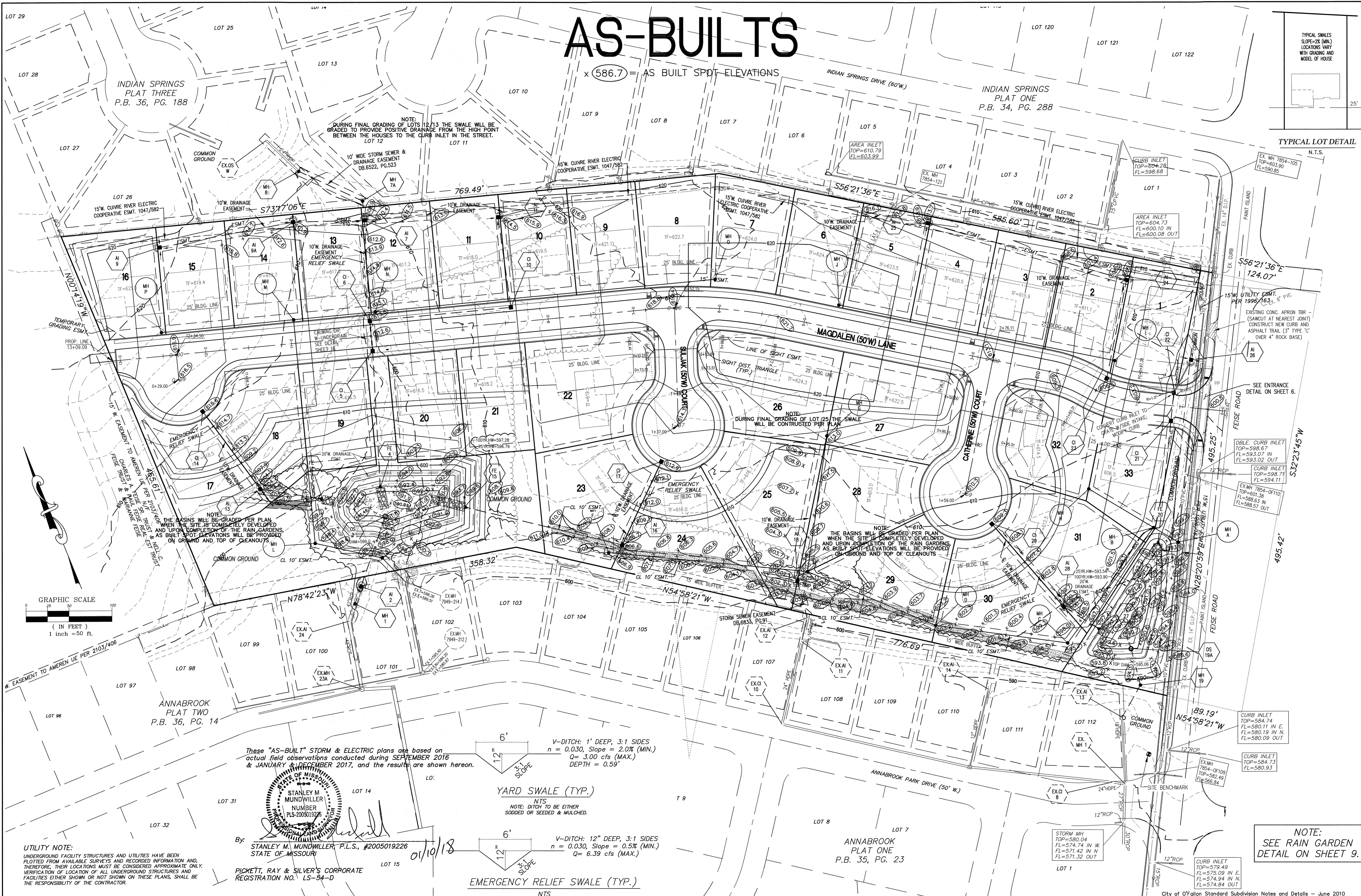
City of OFallon Site Plan  
**MCKELVEY**  
 Building A Tradition of Excellence Since 1985

P+Z No. 28-13  
 City No. 44-56-9P  
 AB17000005  
 Page No.  
**3 of 27**

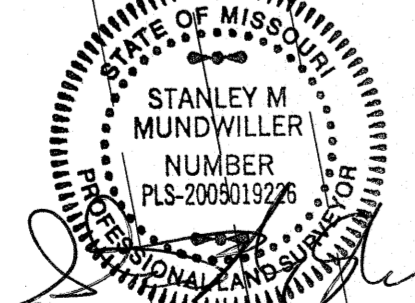
City of OFallon Standard Subdivision Notes and Details - June 2010

# AS-BUILTS

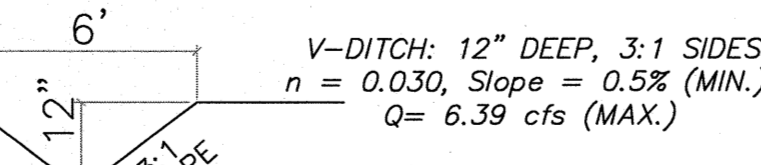
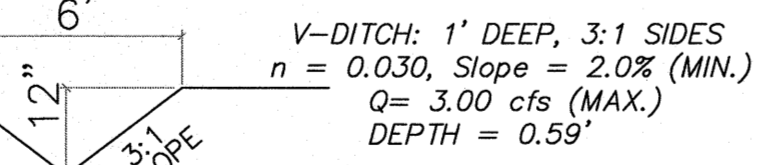
x 586.7 = AS BUILT SPOT ELEVATIONS



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By: **STANLEY M. MUNDWILLER, P.L.S., #2005019226**  
STATE OF MISSOURI  
**PICKETT, RAY & SILVER'S CORPORATE**  
REGISTRATION NO. LS-94-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.

**NOTE:**  
SEE RAIN GARDEN  
DETAIL ON SHEET 9.

**PROJECT TITLE**  
**MUIRFIELD MANOR**

**PICKETT, RAY & SILVER, INC.**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters  
22 St. Peters Court  
St. Peters, MO 65076  
110 W. Main Street, Suite 201  
Brammer, MO 65618  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs.com 1-800-708-9816  
PRR No. 13033.MCHO.00R

**ENGINEERS AUTHENTICATION**  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS PROVIDED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.  
**PICKETT, RAY & SILVER, INC. MO**  
LICENSE #000325

DOUGLAS S. SIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

**McKELVEY HOMES**  
218 Chesterfield Towne Centre  
Chesterfield, Missouri 63005  
Phone: 636-530-6900

**Developer / Owner Information**  
**MCKELVEY HOMES**  
A Division of Eastman Group, Inc.  
**CITY OF OFALLON Grading Plan**

P+Z No. 28-13  
City No. 14-56-9P  
AB7000005  
Page No.

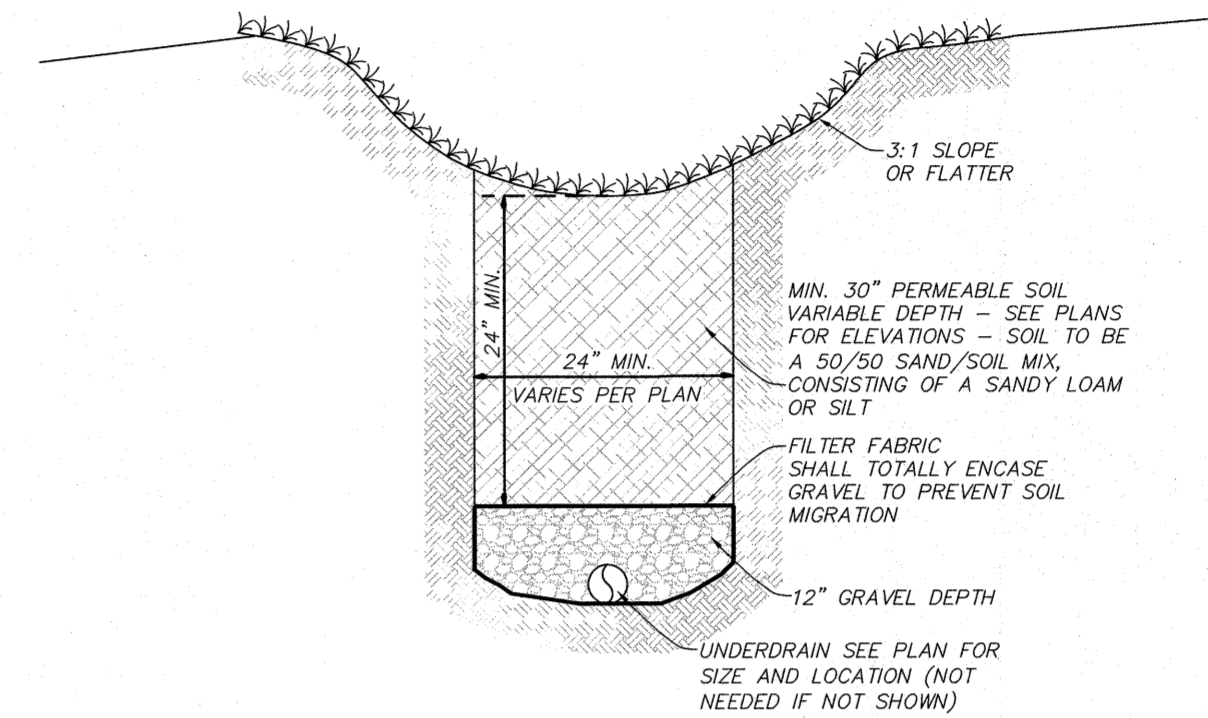
# AS-BUILTS

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.

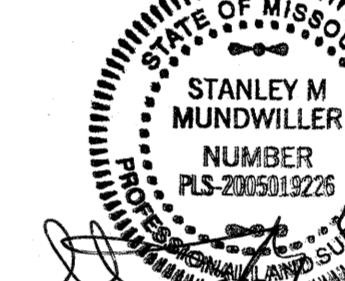
IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIE, THE UPPER SHALL BE PLACED ON A SHELF AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

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

NOTE:  
UPON COMPLETION OF THE RAIN GARDEN,  
AS BUILT SPOT ELEVATIONS WILL BE PROVIDED.



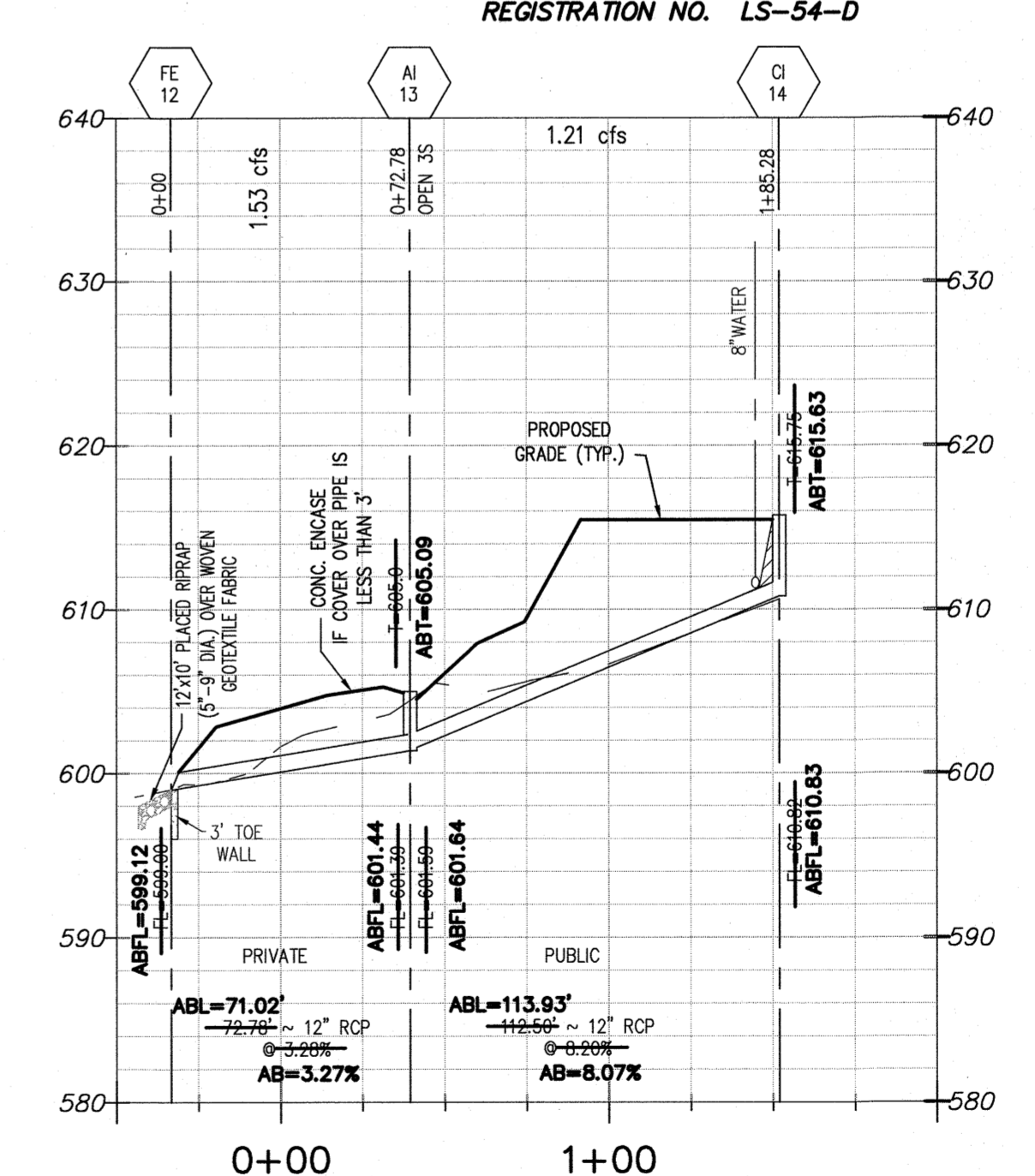
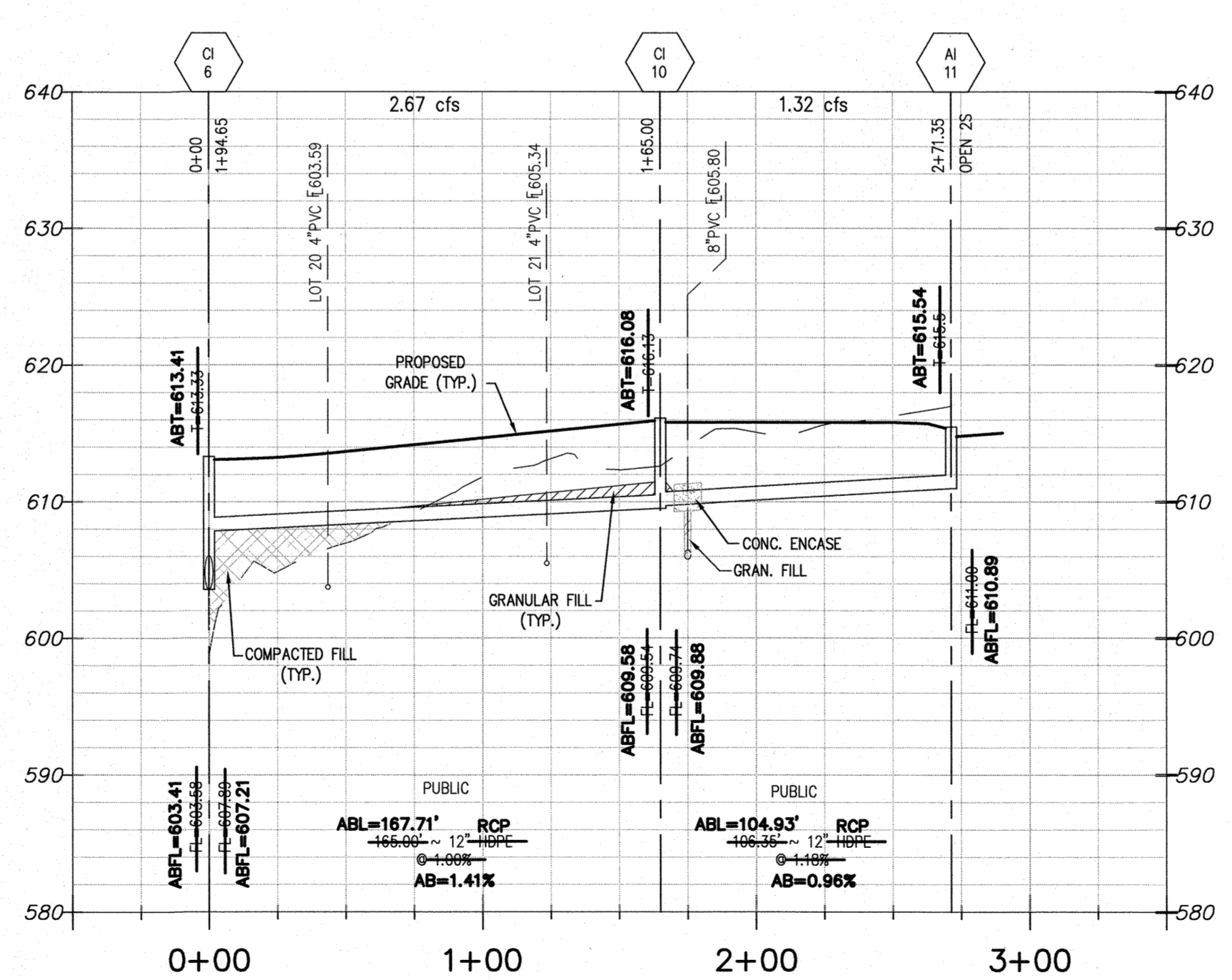
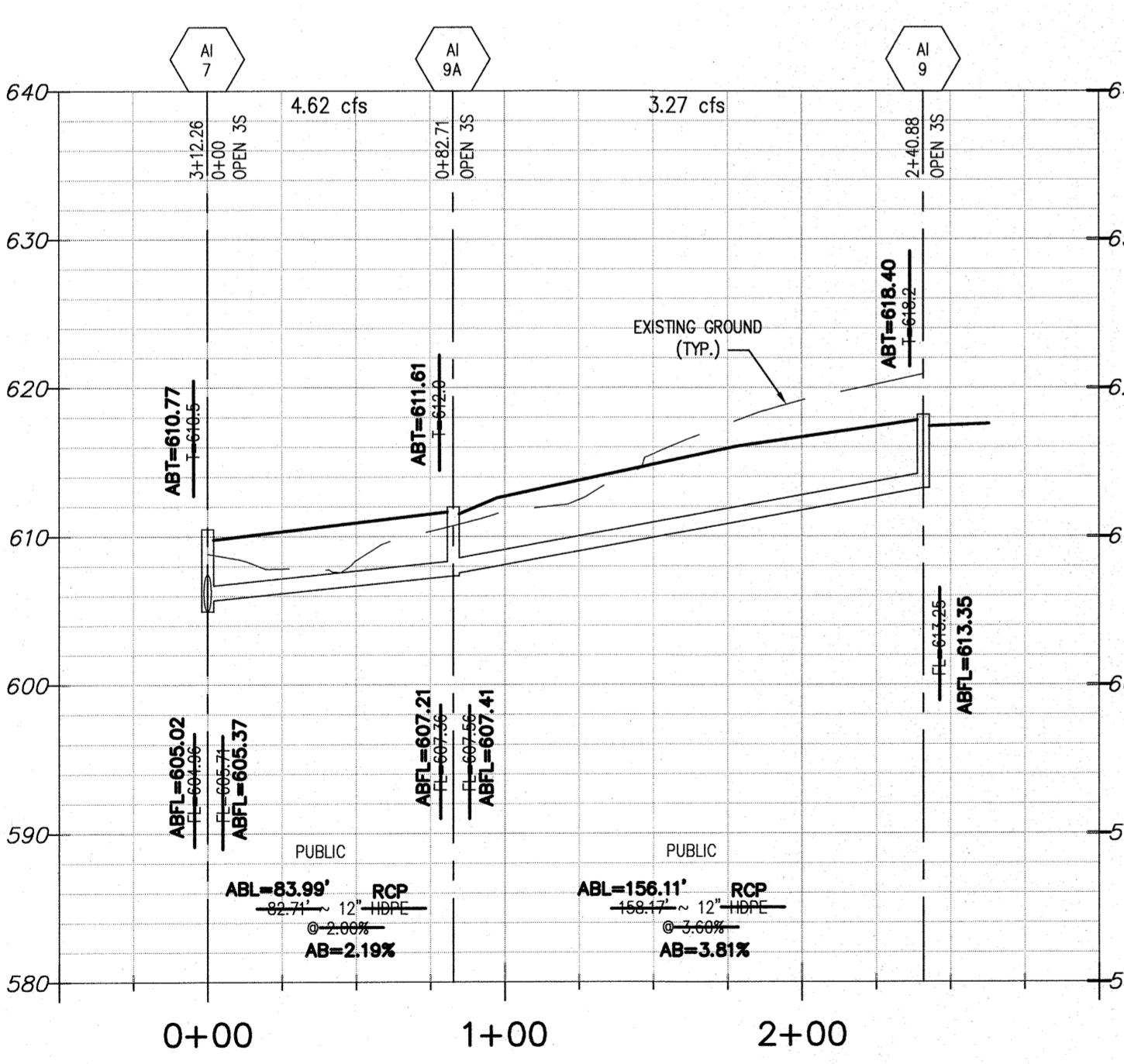
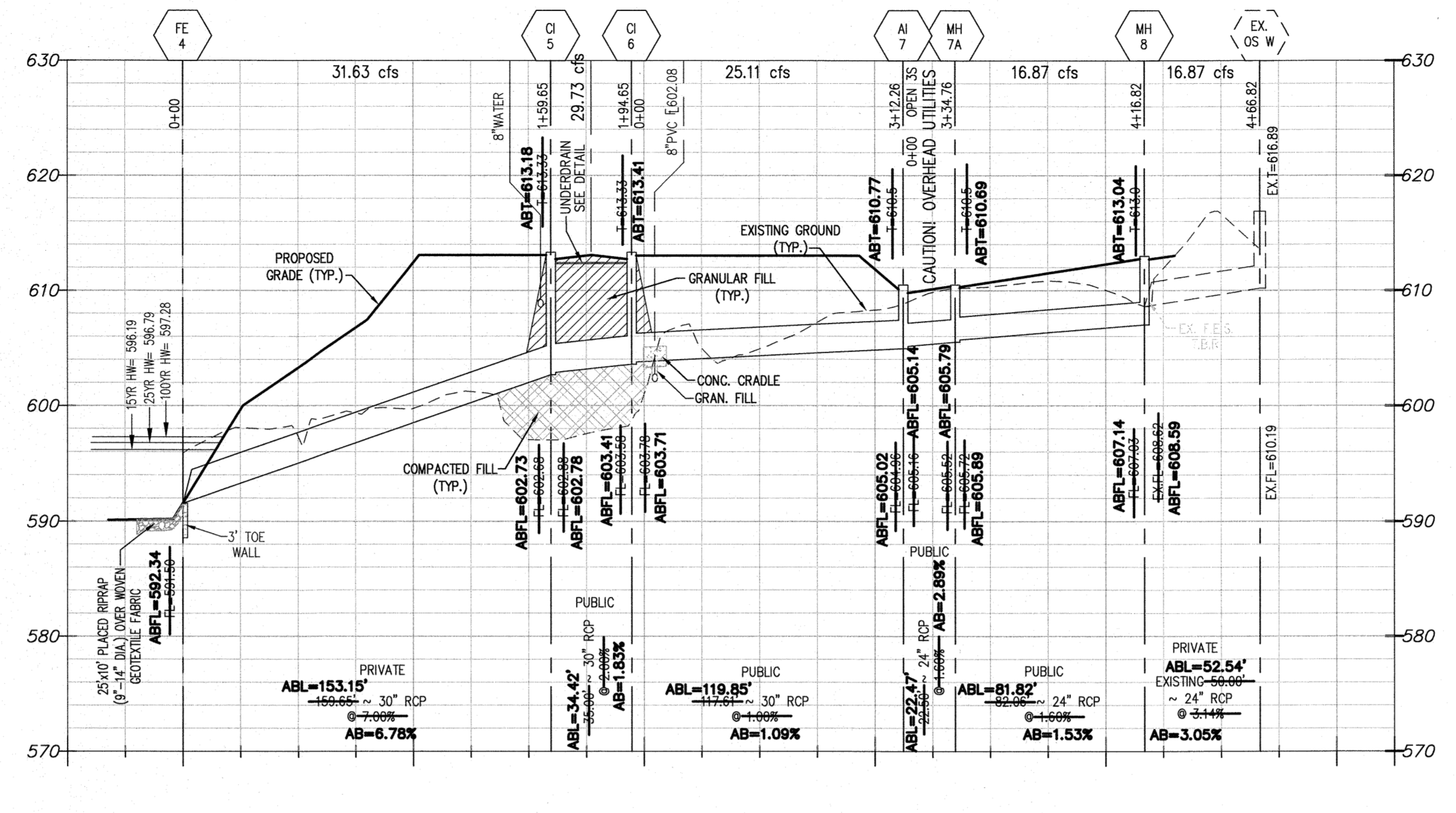
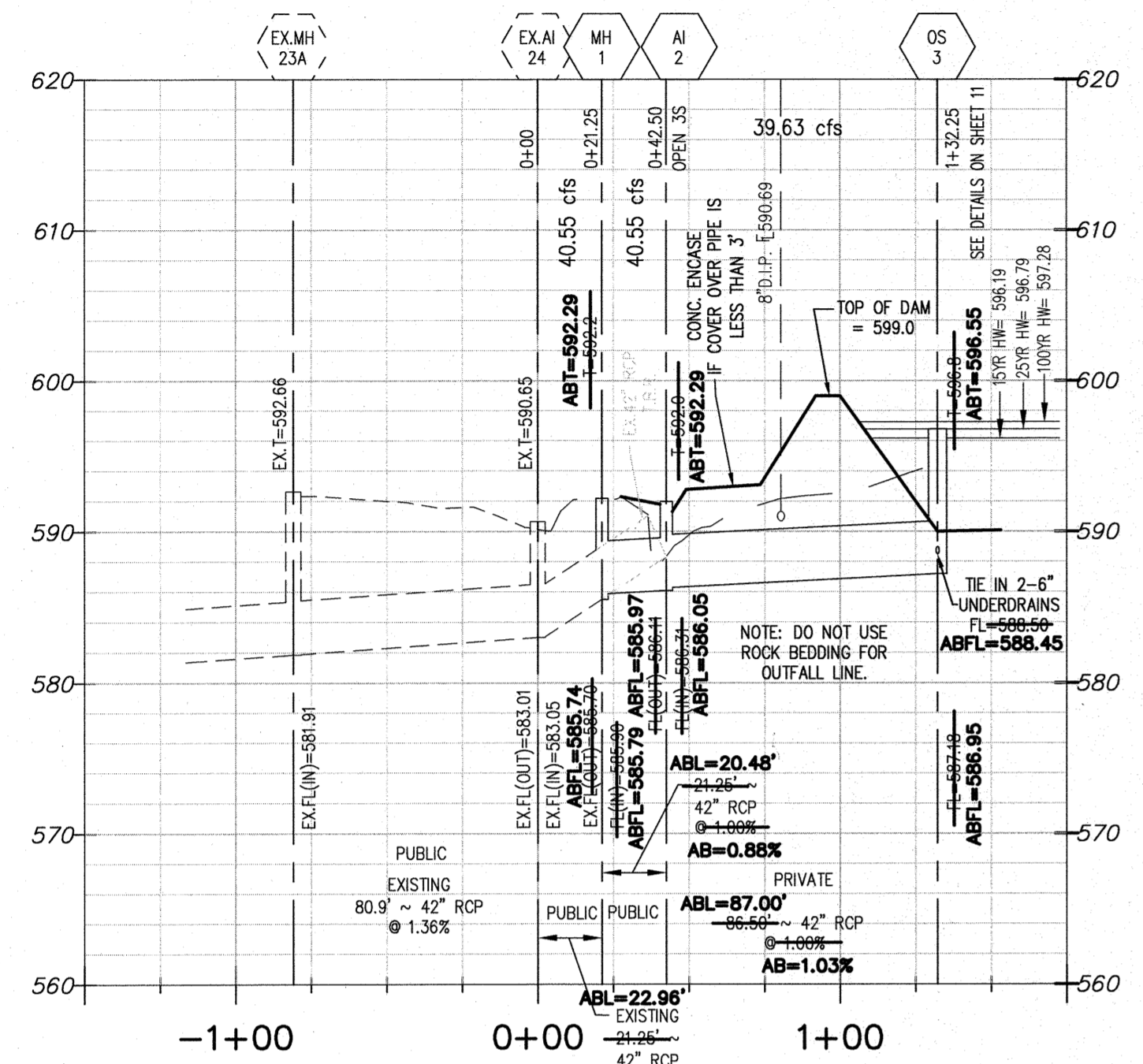
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STANLEY M. MUNDWILER, P.L.S., #2005019226  
STATE OF MISSOURI

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

01/10/18



PROJECT TITLE

MUIRFIELD  
MANOR

PRIS No. 13033MCHO00F

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
Branson  
110 West Adams, Suite 201  
St. Peters, MO 65756

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

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PICKETT, RAY & SILVER, INC. MO LICENSE #000025  
DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information

MCKELVEY HOMES  
218 Chesterfield Towne Centre  
Chesterfield, Missouri 63005  
Phone: 636-530-6900

CITY OF O'FALLON Storm Sewer Profiles

P4-Z No. 28-13

City No. 14-56-8P-  
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Page No.

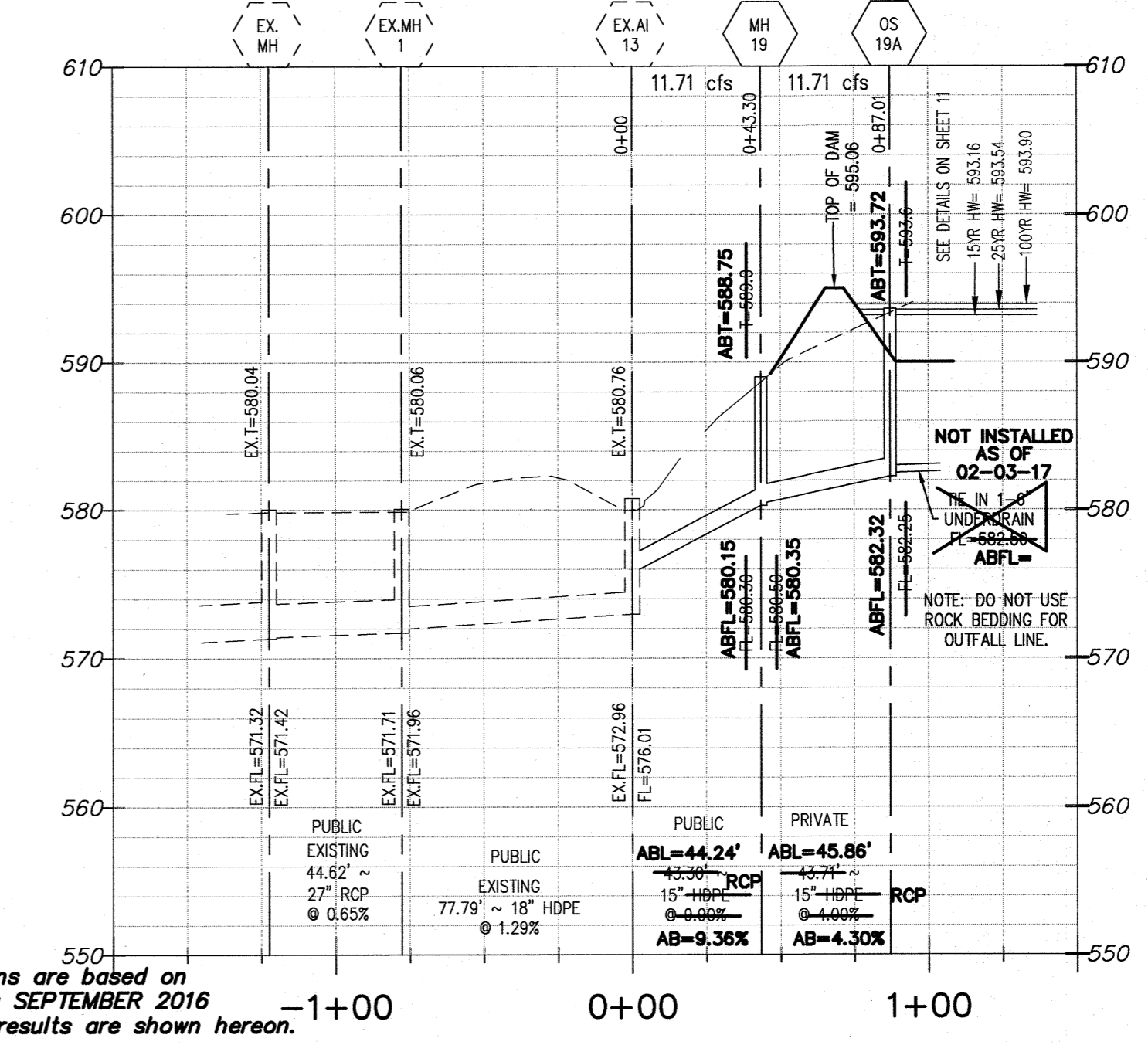
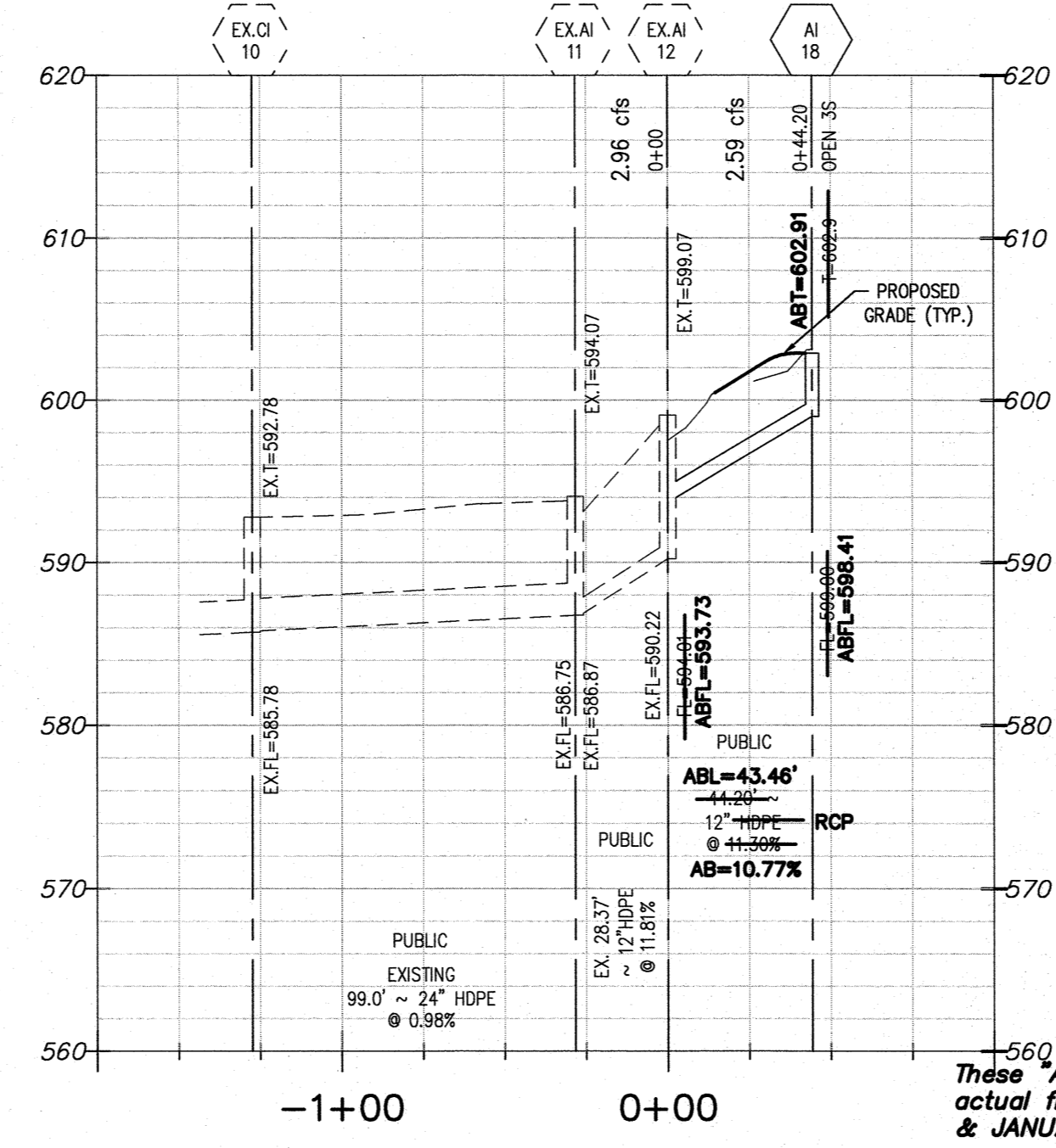
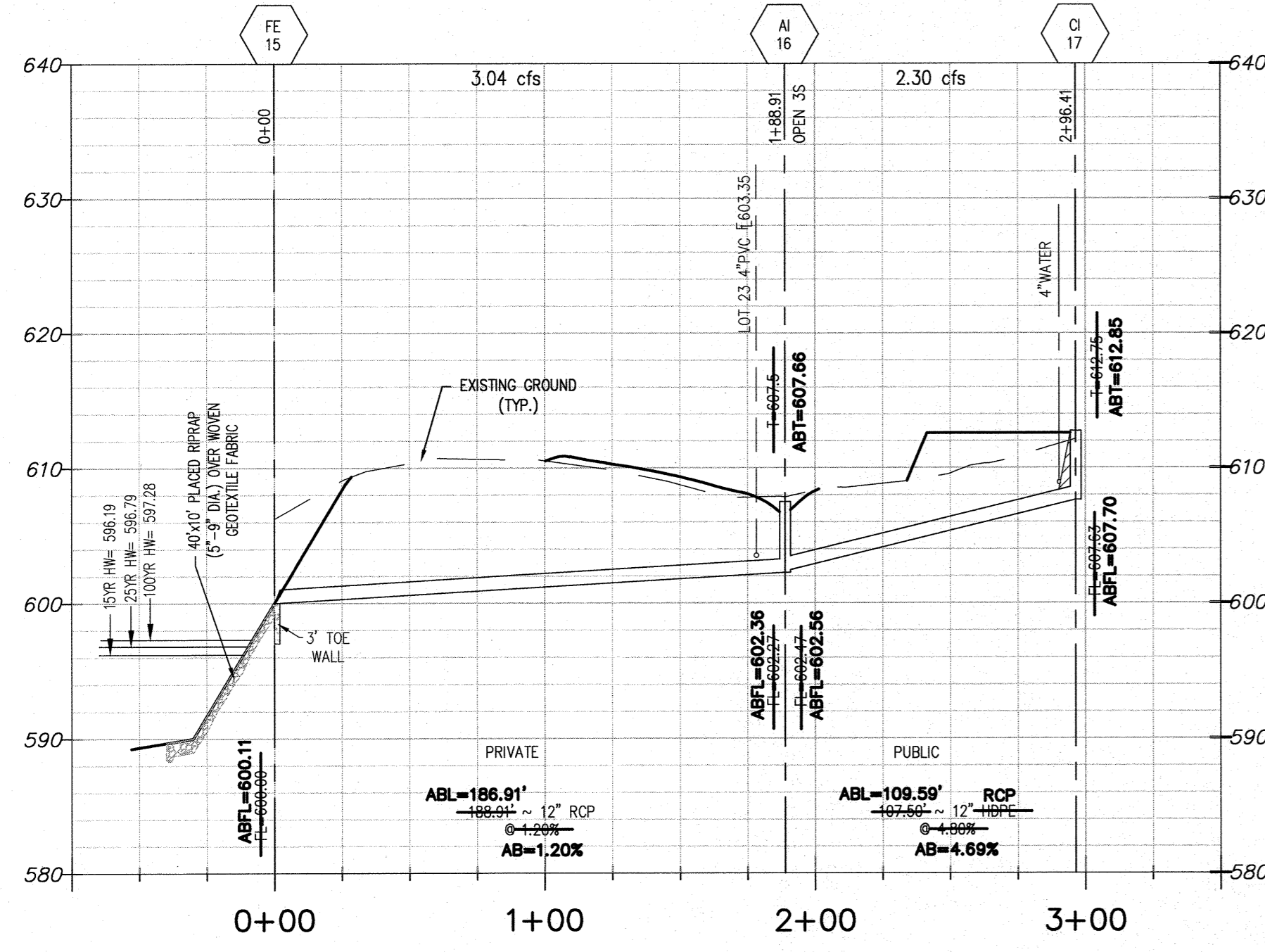
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# AS-BUILTS

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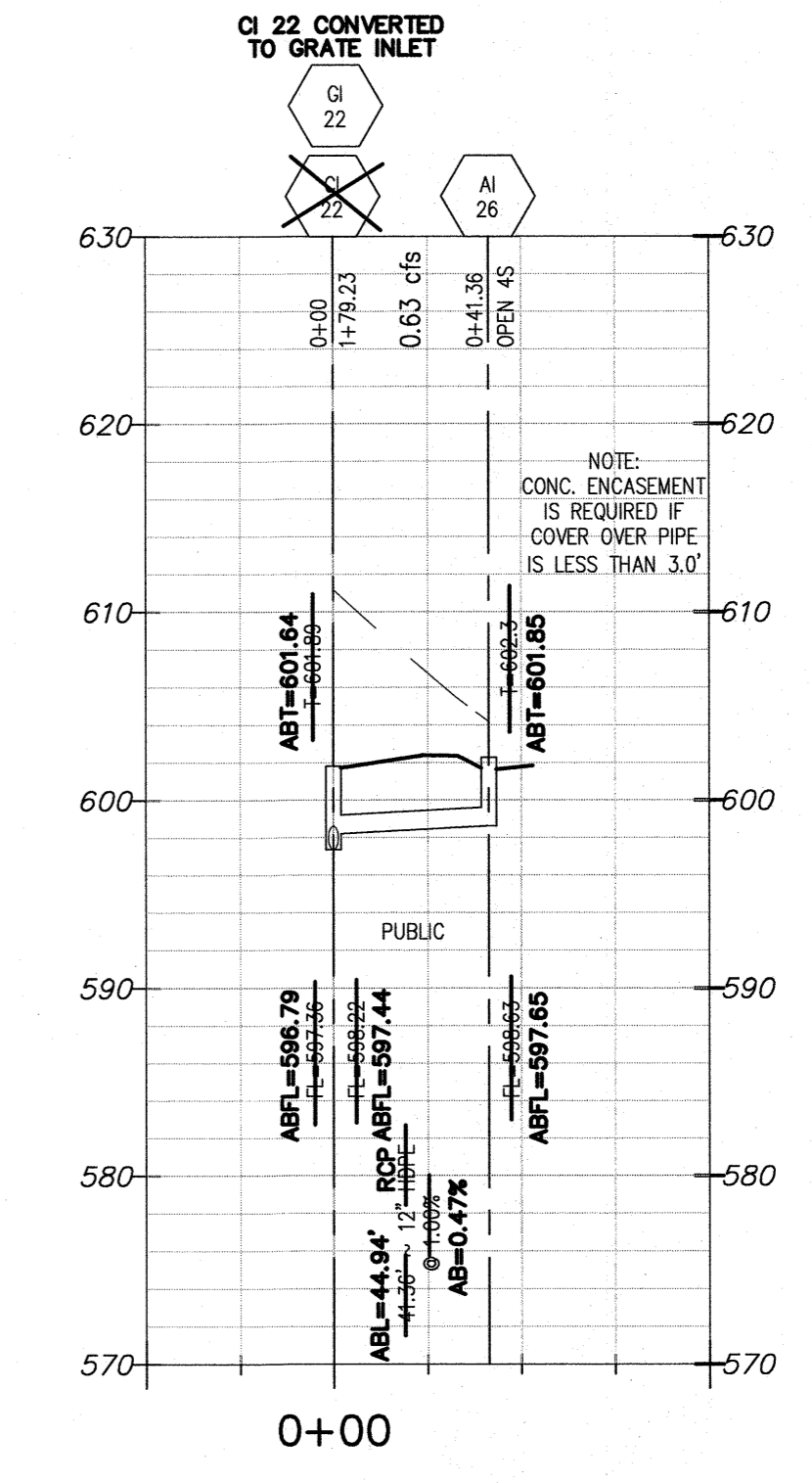
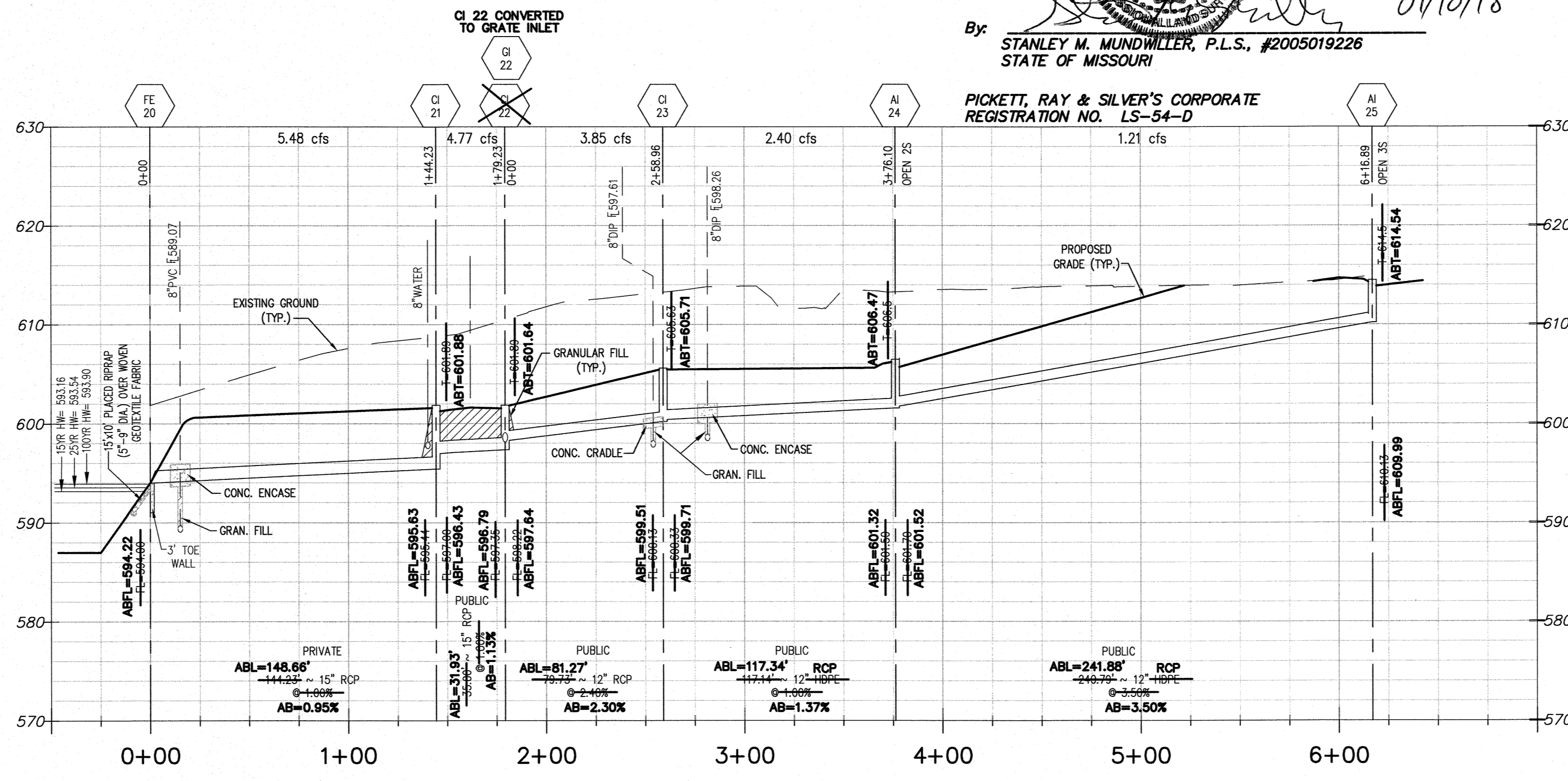
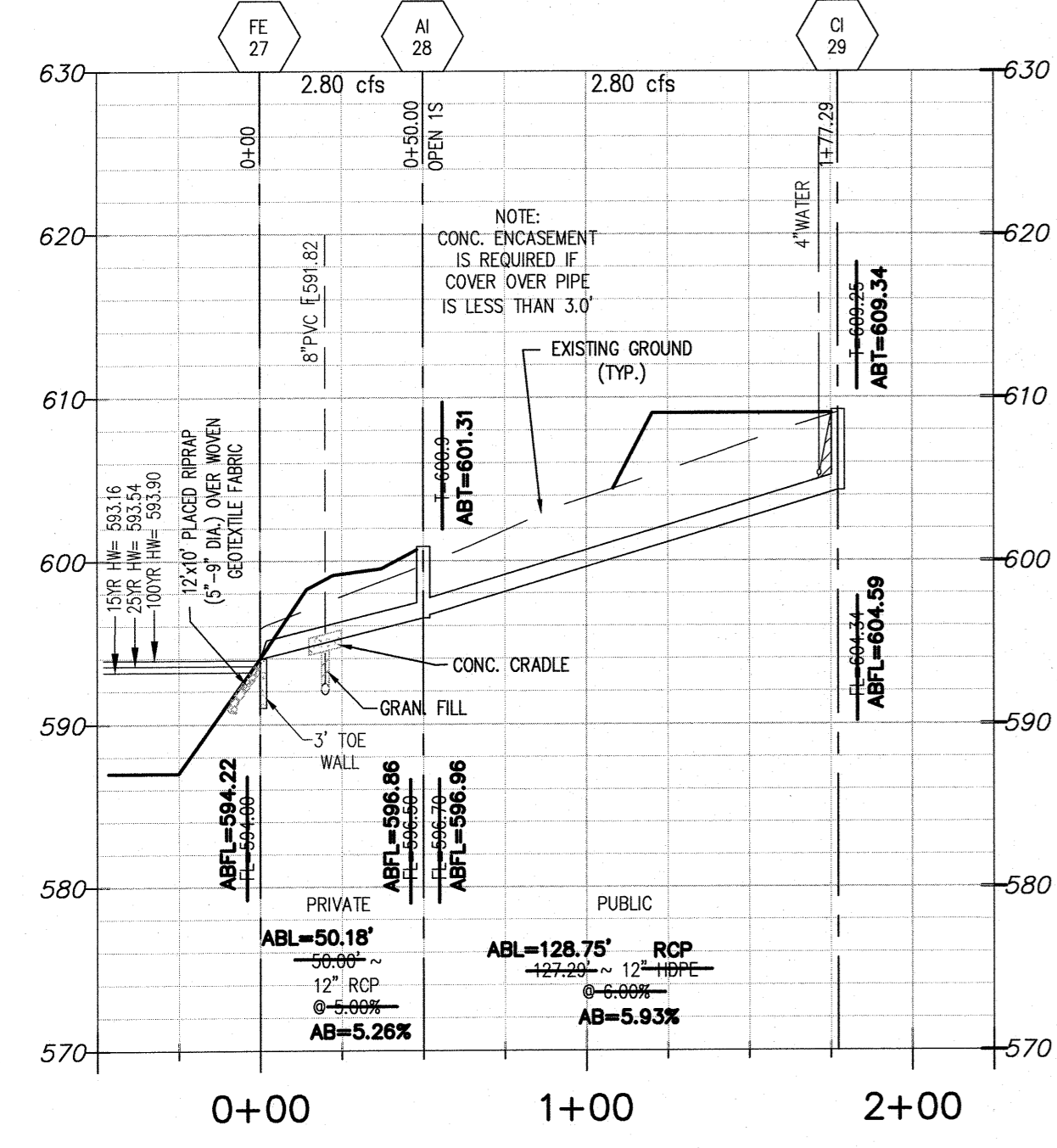
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SCALE: 1"=50' HORIZONTAL  
1"=10' VERTICAL



These "AS-BUILT" STORM & ELECTRIC plans are based on actual field observations conducted during SEPTEMBER 2016 & JANUARY & DECEMBER 2017, and the results are shown hereon.

By: *[Signature]* 01/10/18  
 STANLEY M. MUNDWILLER, P.L.S., #2005019226  
 STATE OF MISSOURI  
 PICKETT, RAY & SILVER'S CORPORATE  
 REGISTRATION NO. LS-54-D



PROJECT TITLE

MUIRFIELD  
MANOR

PRS No. 130333.MCHO.00R

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES

St. Peters Court, Suite 201  
110 W. Main Street  
Brampton, MO 65616

Phone (656) 397-1211 Fax (656) 397-1104  
www.prs.com 1-800-708-9916

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

PICKETT, RAY & SILVER, INC. MO  
LICENSE # 000000

DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information

MCKELVEY HOMES  
218 Chesterfield Towne Centre  
Chesterfield, Missouri 63005  
Phone: 636-530-6900

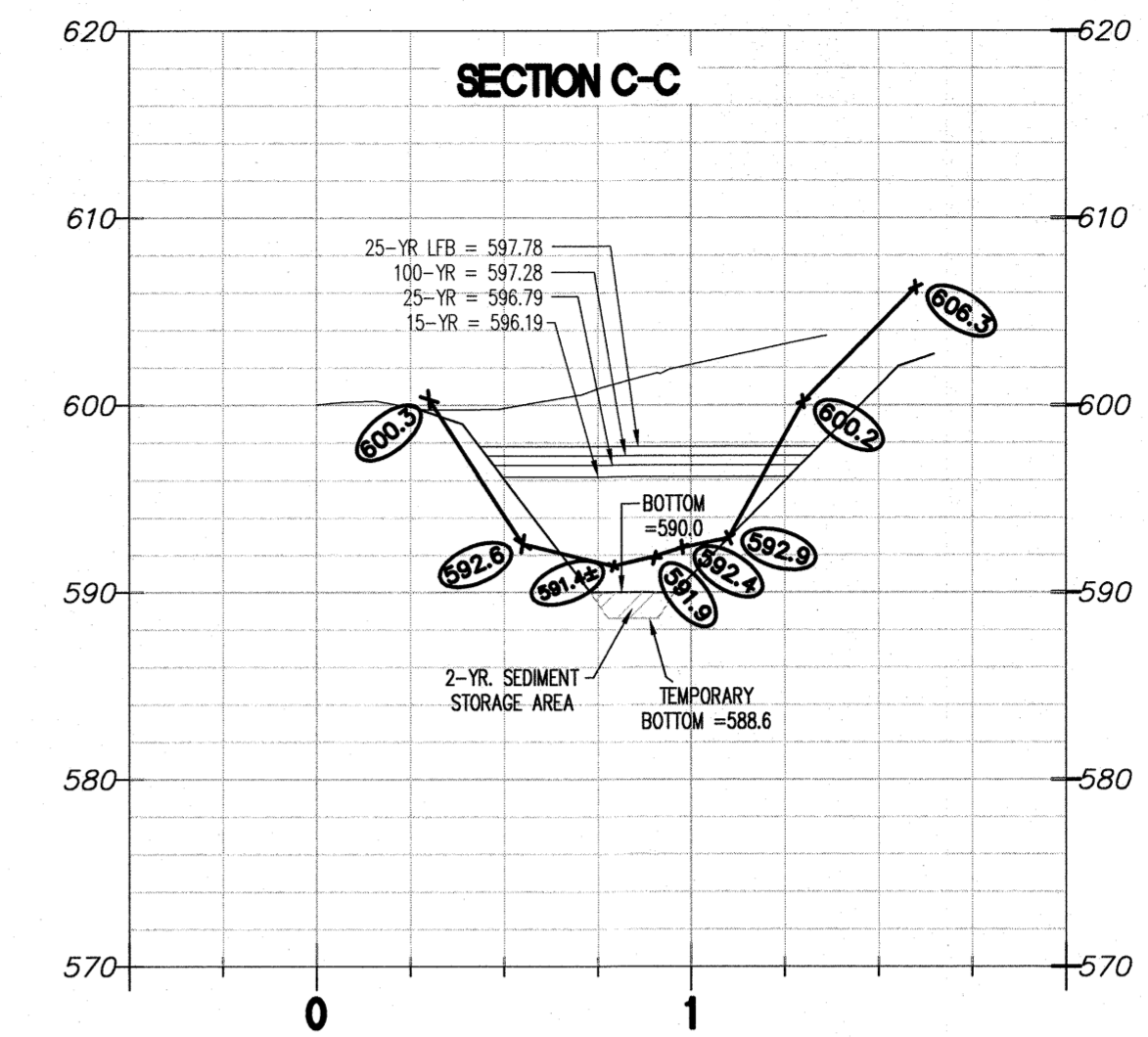
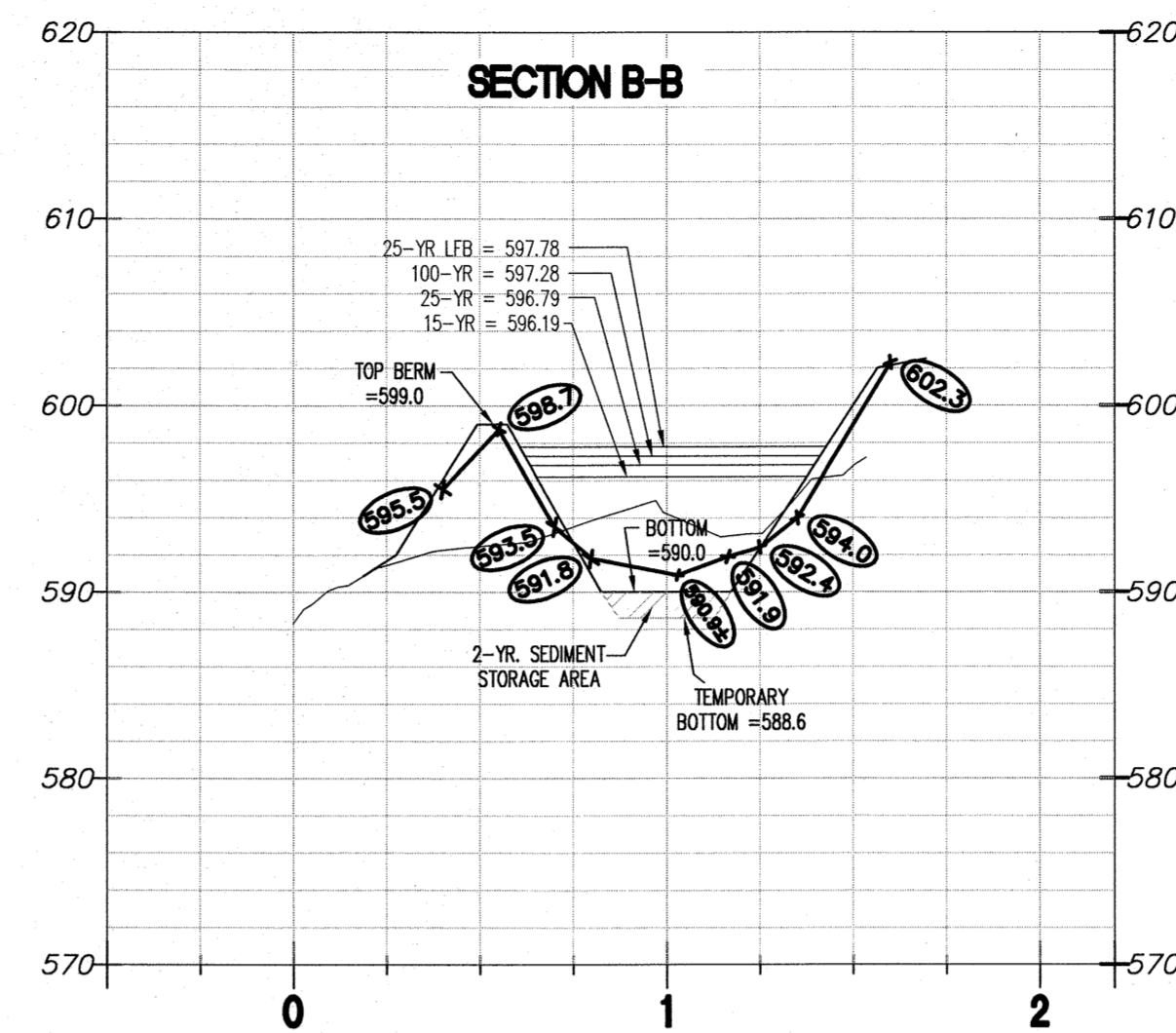
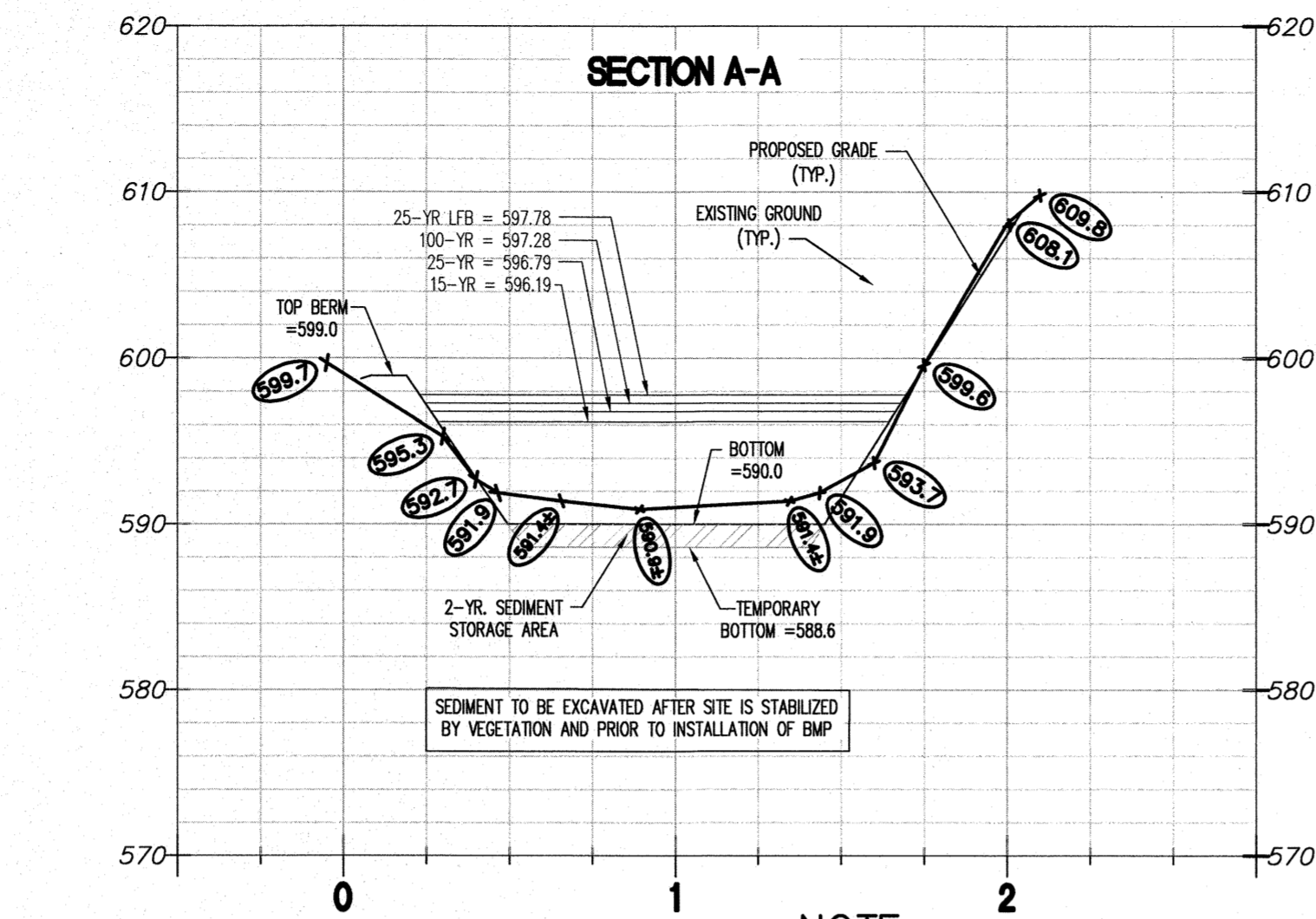
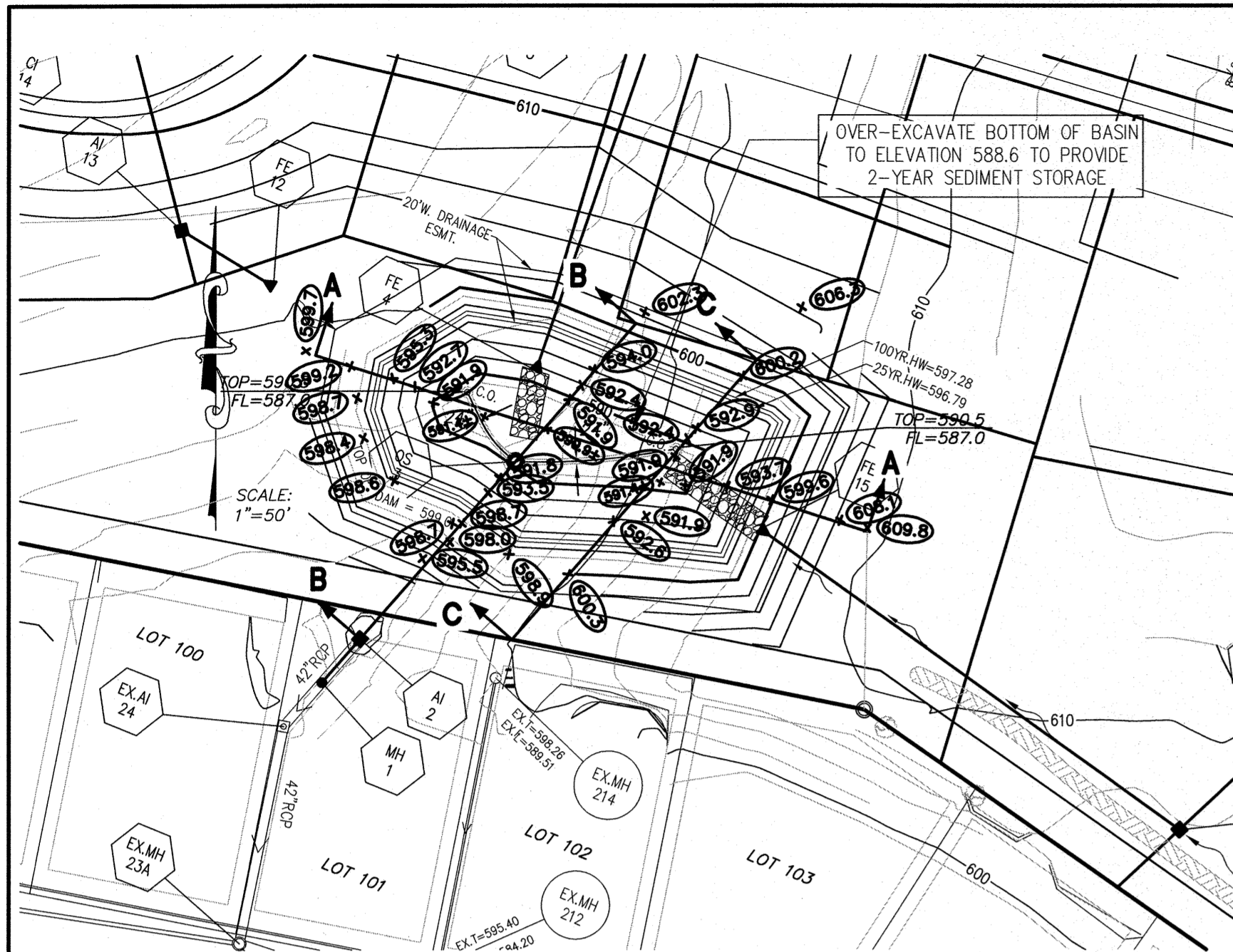
CITY OF OFALLON Storm Sewer Profiles

P+Z No. 28-13

City No. 14 56 8P  
AB17000005

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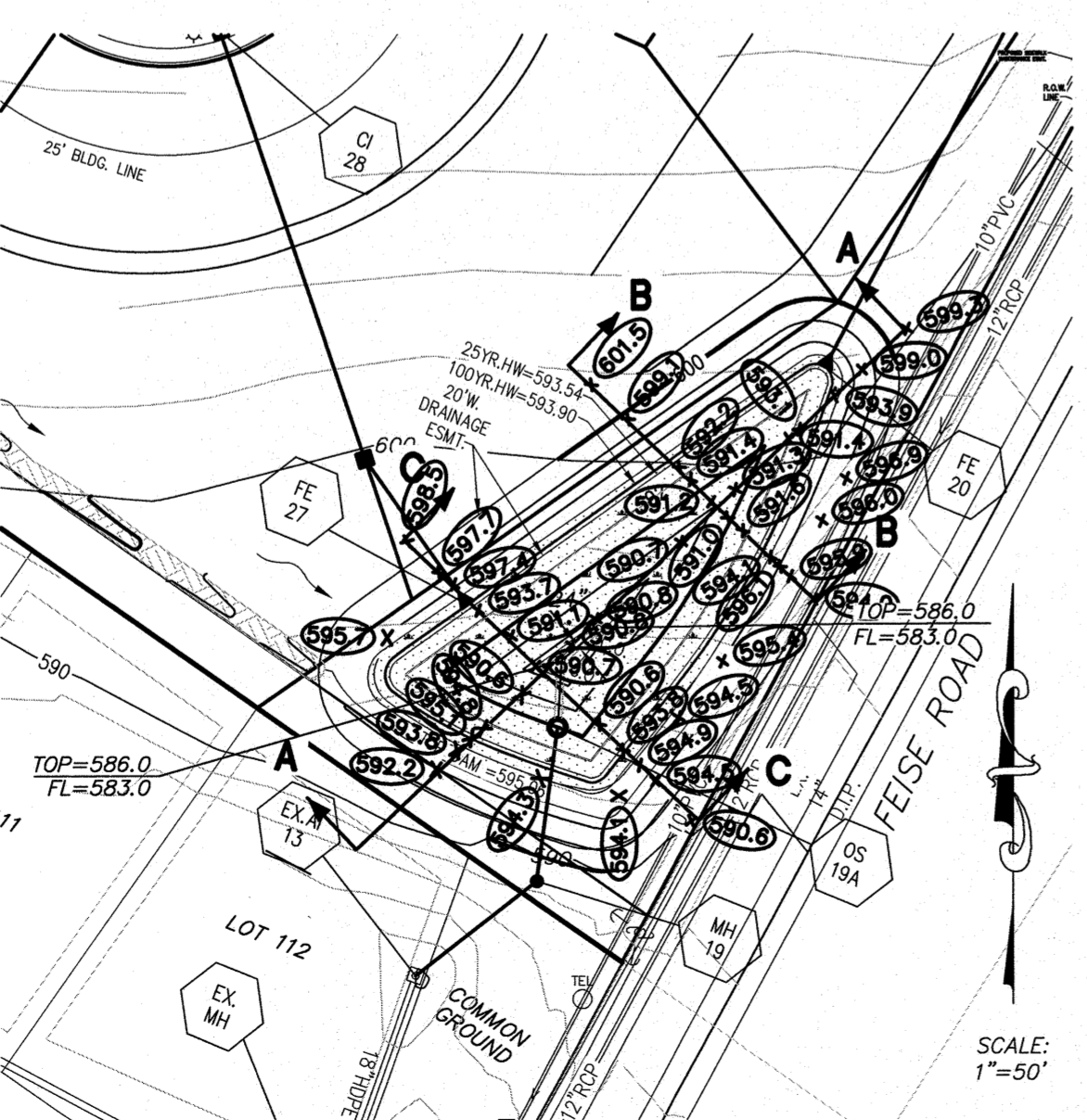
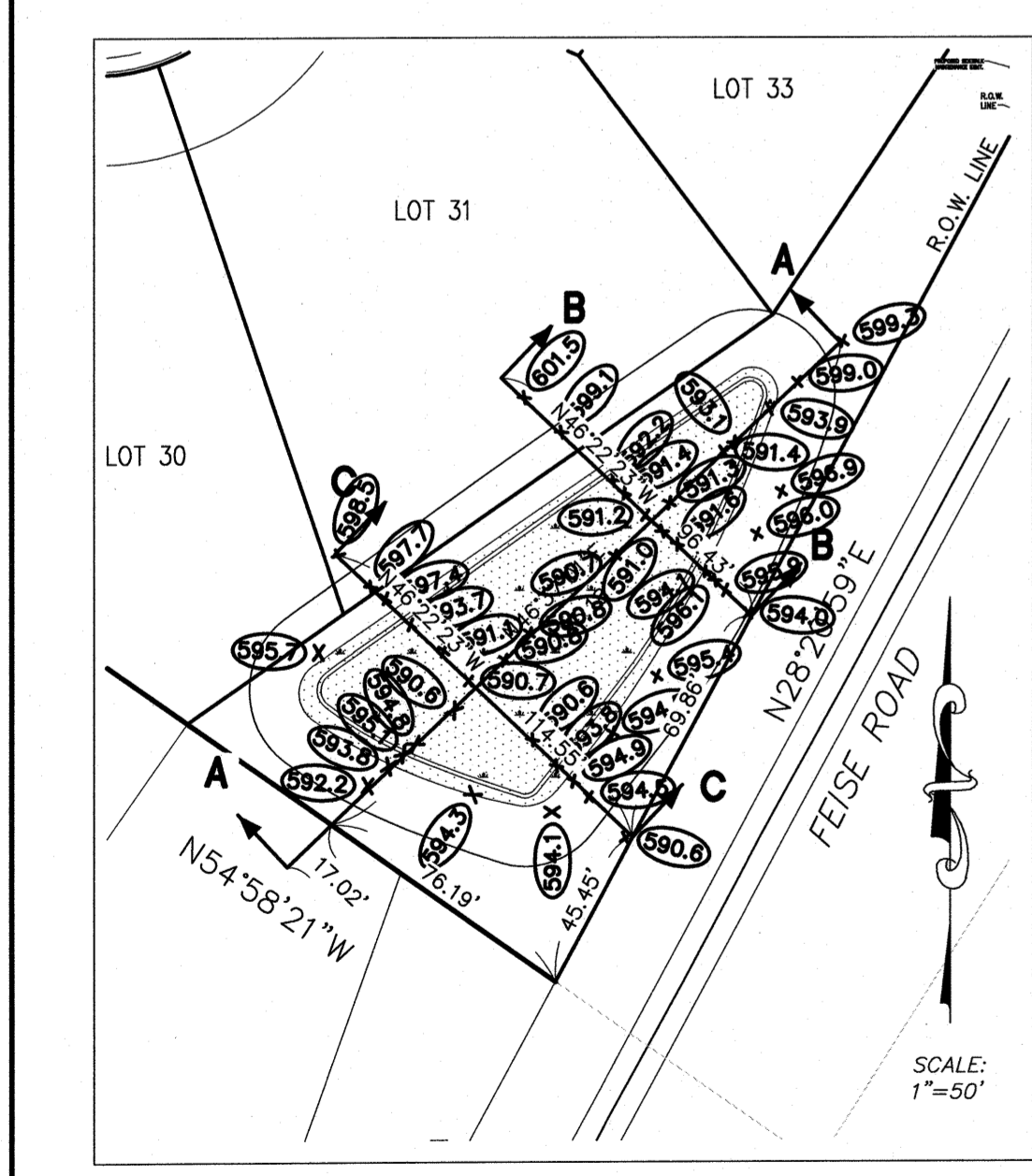
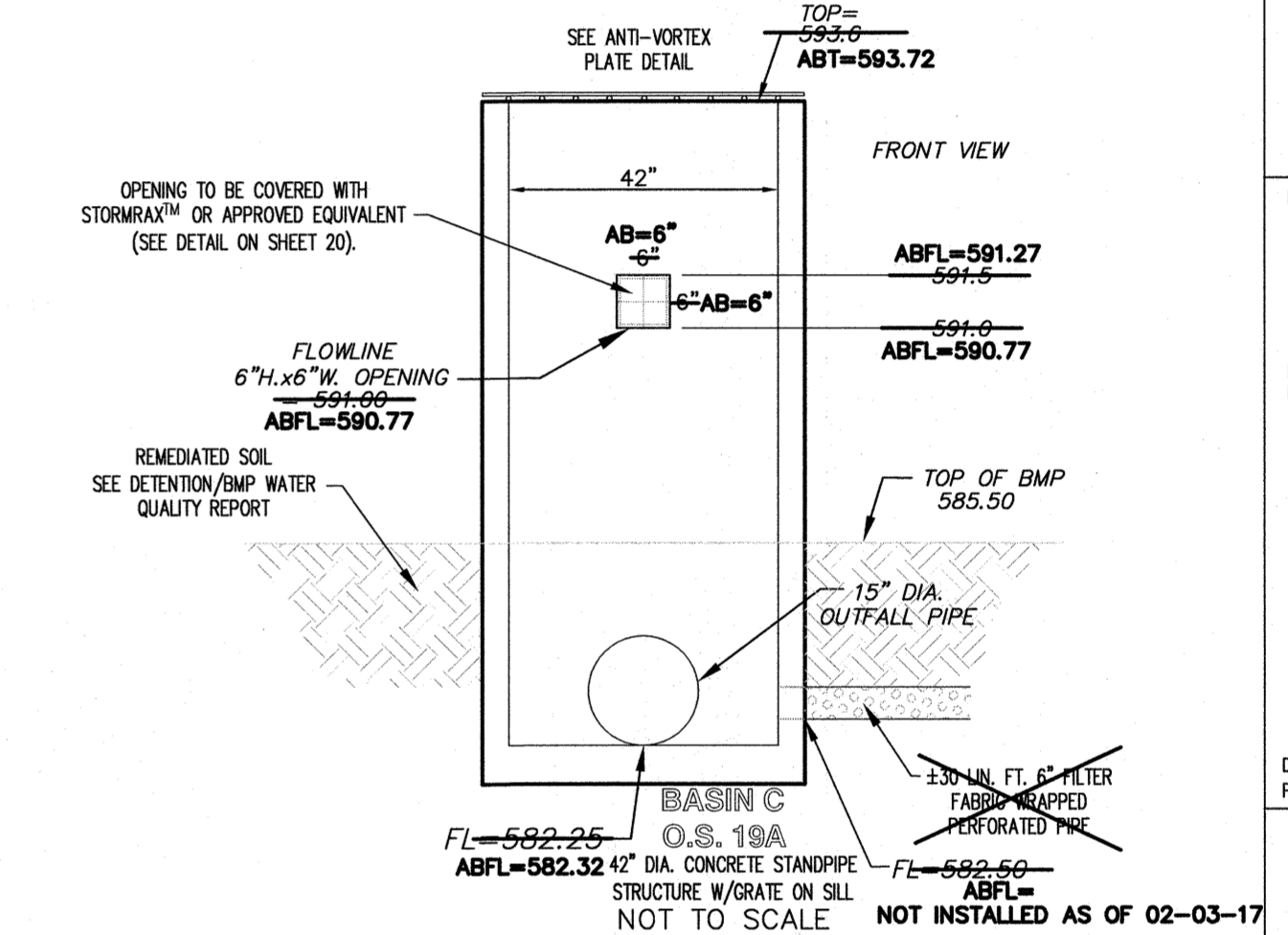
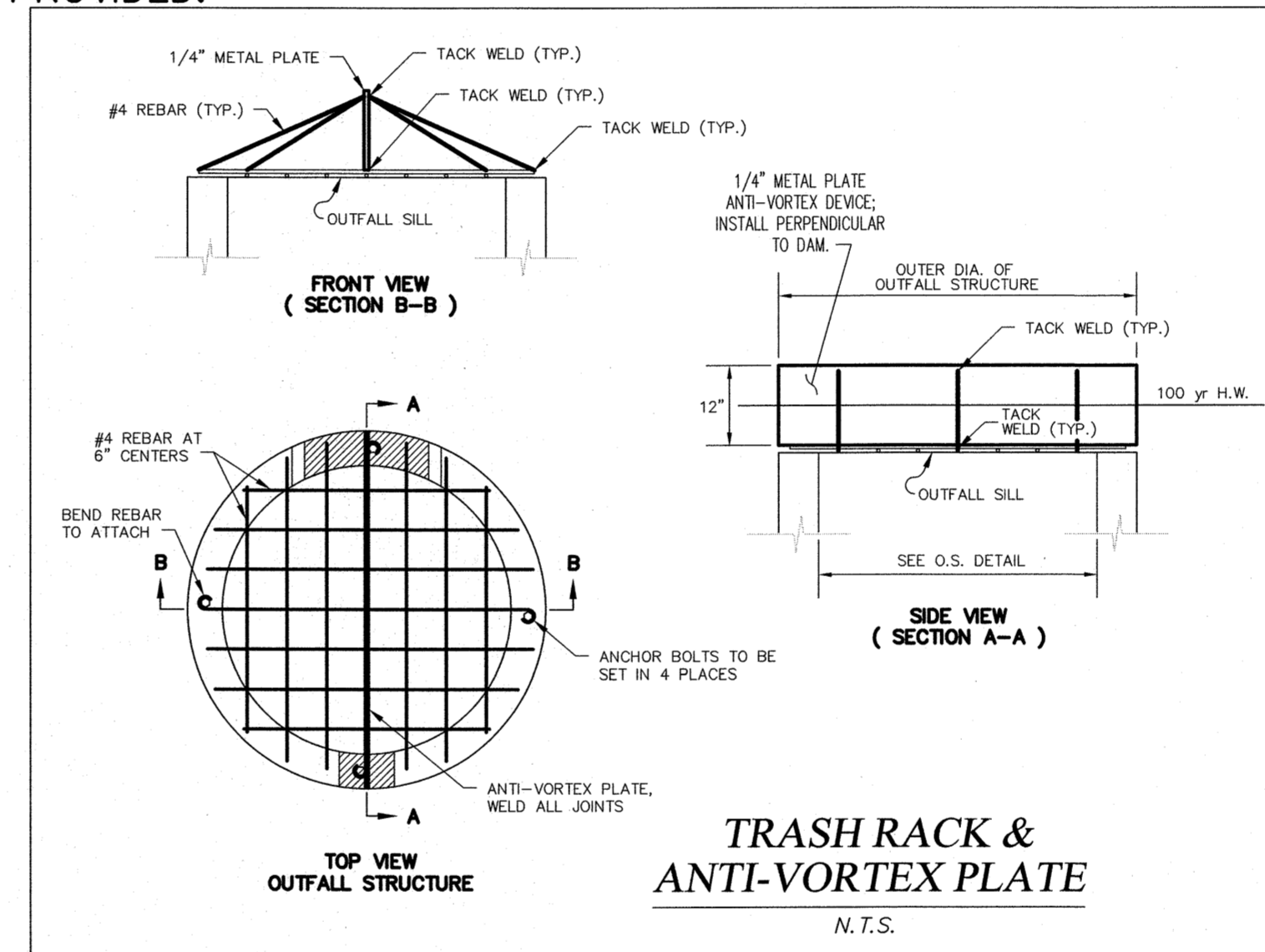
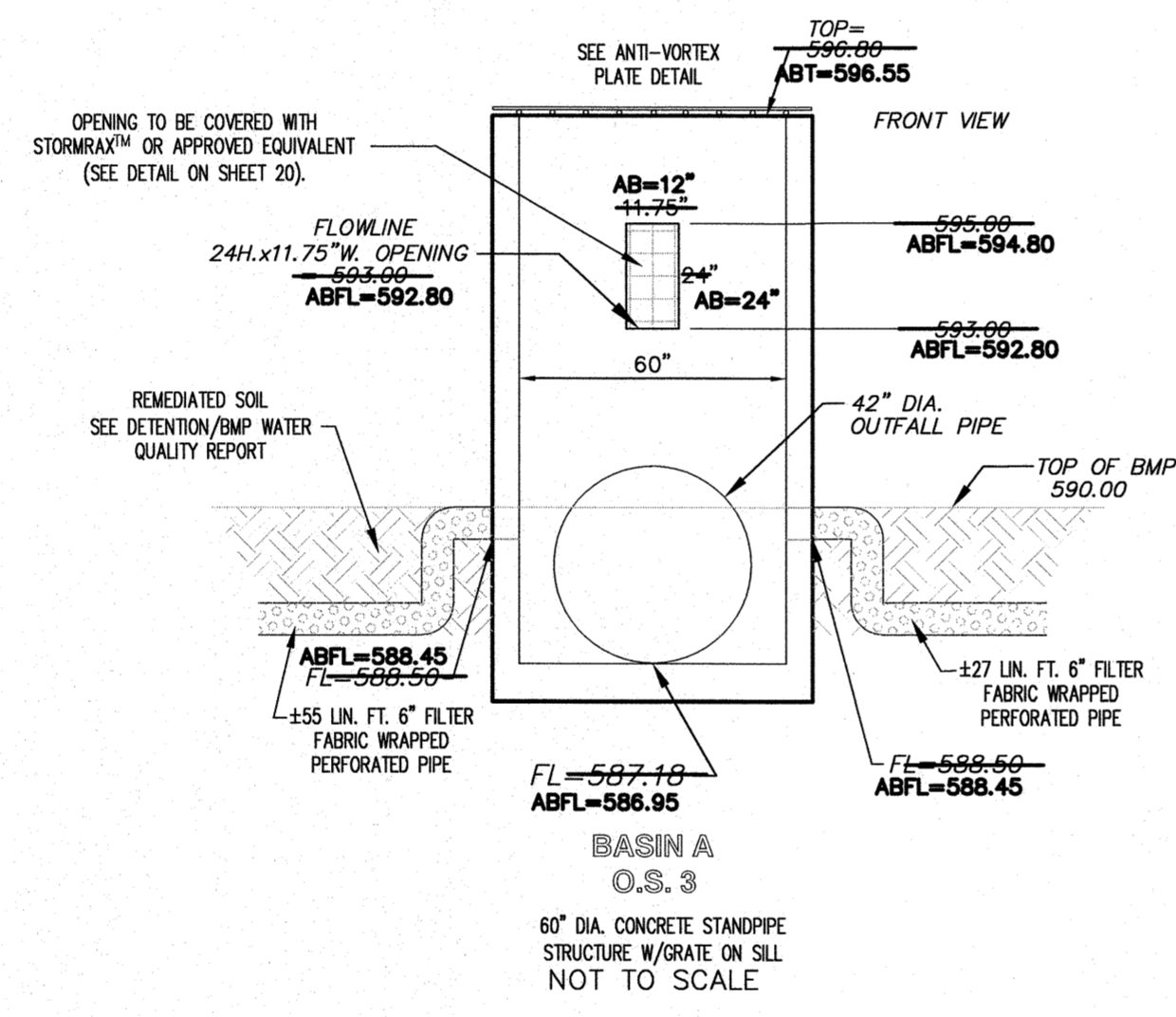
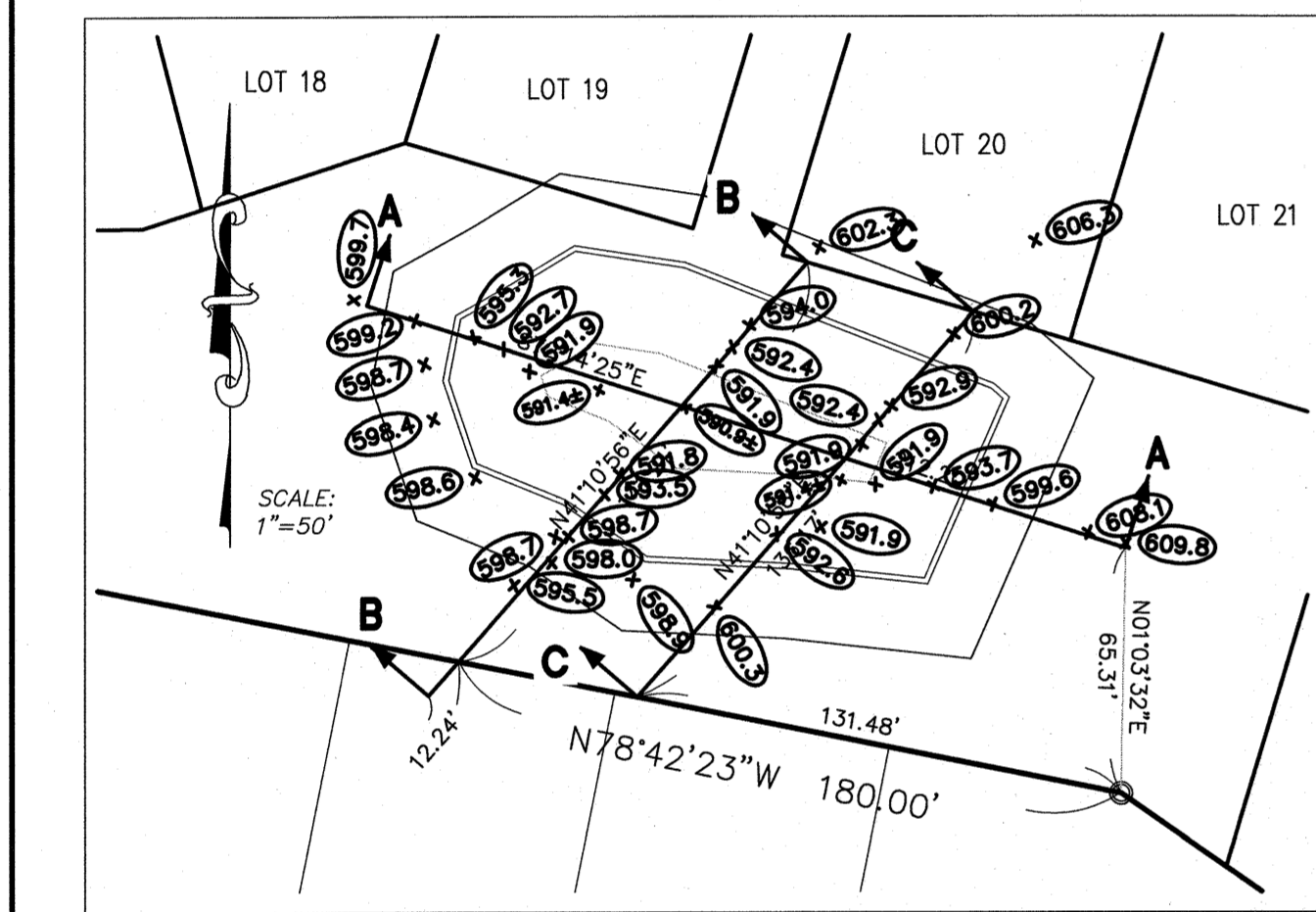


2-YEAR SEDIMENT STORAGE  
6.29 ACRES @ 0.4 (C) = 200 CU.FT./ACRE/YEAR  
200 CU.FT. x 6.29 AC. x 2 Yrs. = 2,516 CU. FT.

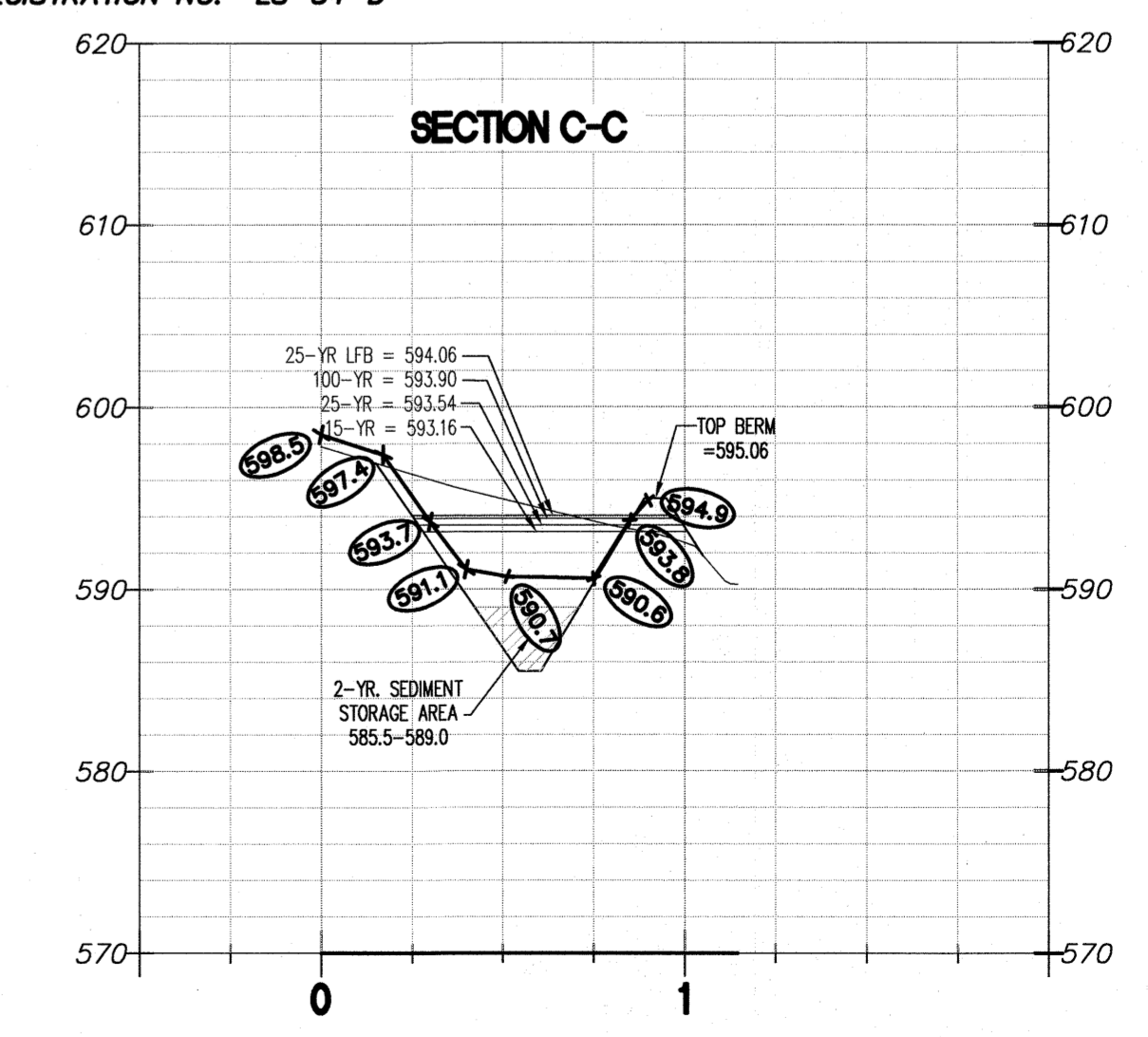
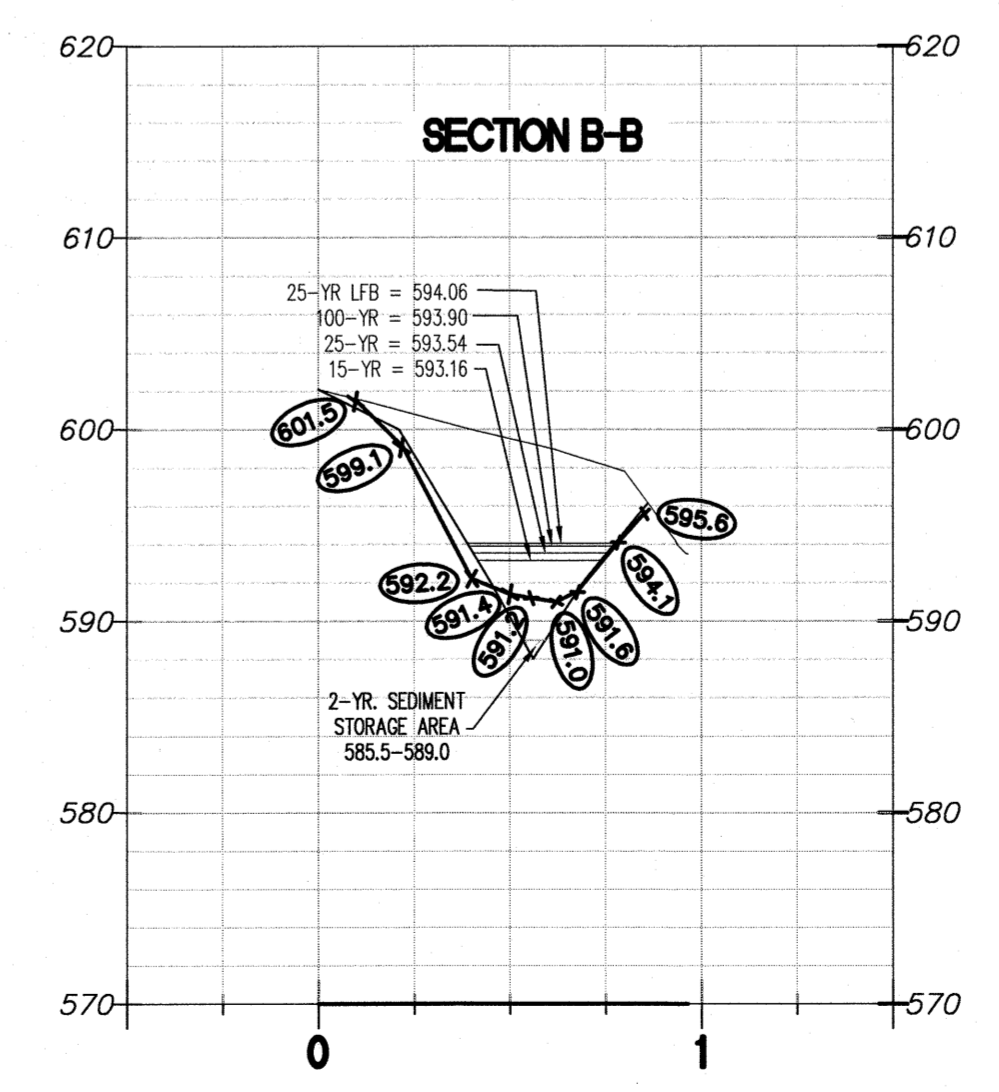
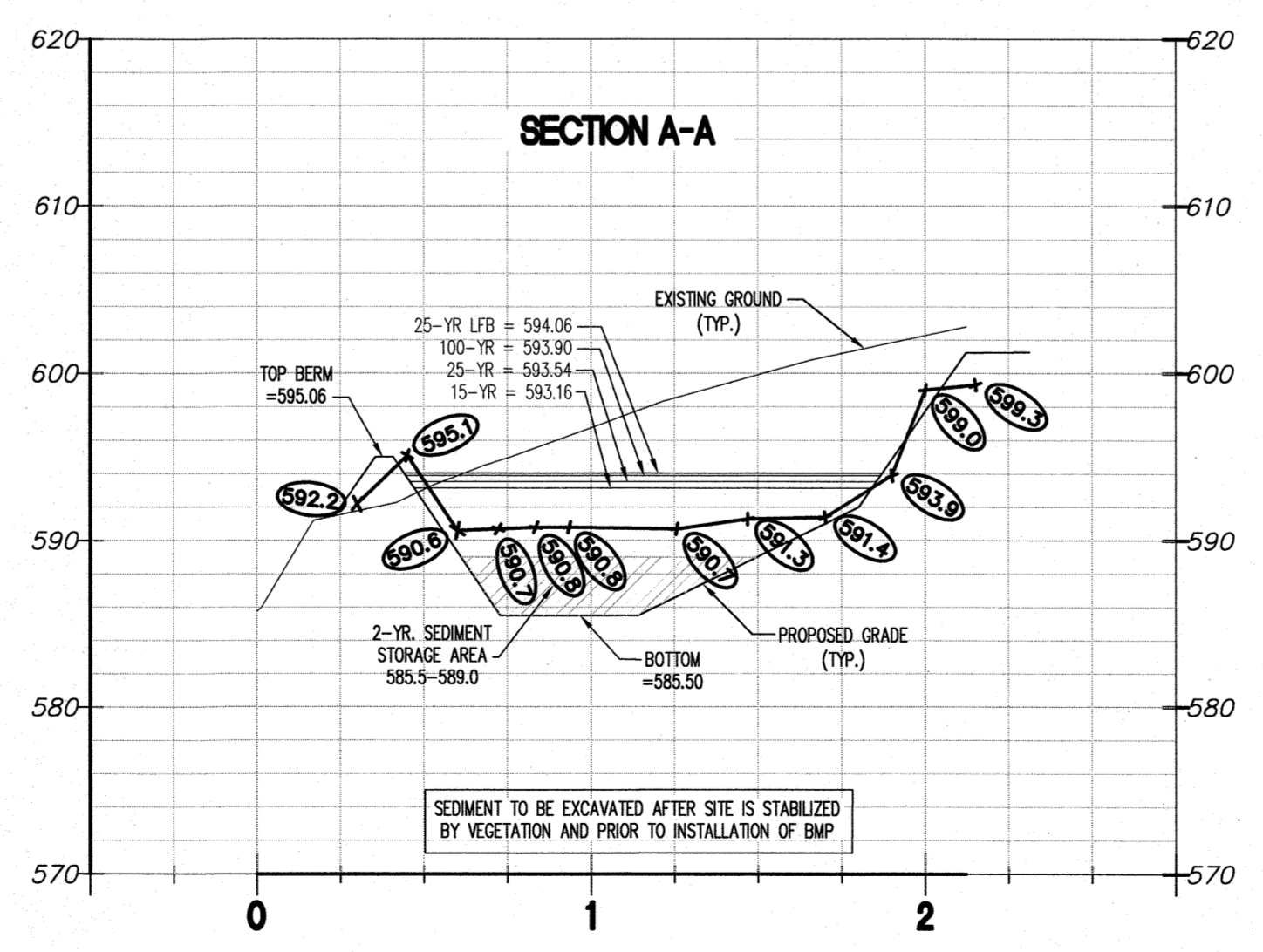
NOTE:  
WATER QUALITY/RETENTION BASINS  
WILL BE GRADED PER PLAN WHEN  
SITE IS COMPLETELY DEVELOPED  
AND UPON COMPLETION, REVISED AS  
BUILT CROSS SECTIONS SIMILAR TO THE  
CONSTRUCTION PLANS WILL BE PROVIDED.

# AS-BUILTS

(x586.7) = AS BUILT SPOT ELEVATION



2-YEAR SEDIMENT STORAGE  
4.43 ACRES @ 0.4 (C) = 215 CU.FT./ACRE/YEAR  
215 CU.FT. x 4.43 AC. x 2 Yrs. = 1,905 CU. FT.



These "AS-BUILT" STORM & ELECTRIC plans are based on actual field observations conducted during SEPTEMBER 2016 & JANUARY & FEBRUARY 2017, and the results are shown hereon.

By: *Stanley M. Munday*  
STANLEY M. MUNDAY, P.L.S., #2005019226  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D  
01/10/18

PROJECT TITLE  
**MUIRFIELD MANOR**

PICKETT, RAY & SILVER INC  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters  
115 West 2nd Street, Suite 201  
St. Peters, MO 65076  
Phone (636) 397-1104 Fax (636) 397-1104  
www.prs3.com 1-800-708-3918

ENGINEERS AUTHENTICATION  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING  
LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE  
SET OF PLANS AUTHENTICATED BY THE SEAL,  
SIGNATURE AND DATE HEREON ATTACHED.  
RESPONSIBILITY IS DECLINED FOR ALL OTHER  
ENGINEERING PLANS INVOLVED IN THIS PROJECT AND  
SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE  
UNLESS REAUTHENTICATED.  
PICKETT, RAY & SILVER, INC. MO  
LICENSE #000325  
DOUGLAS S. TEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information  
**MCKELVEY HOMES**  
218 Chesterfield Towne Centre  
Chesterfield, Missouri 63005  
Phone: 636-530-6900

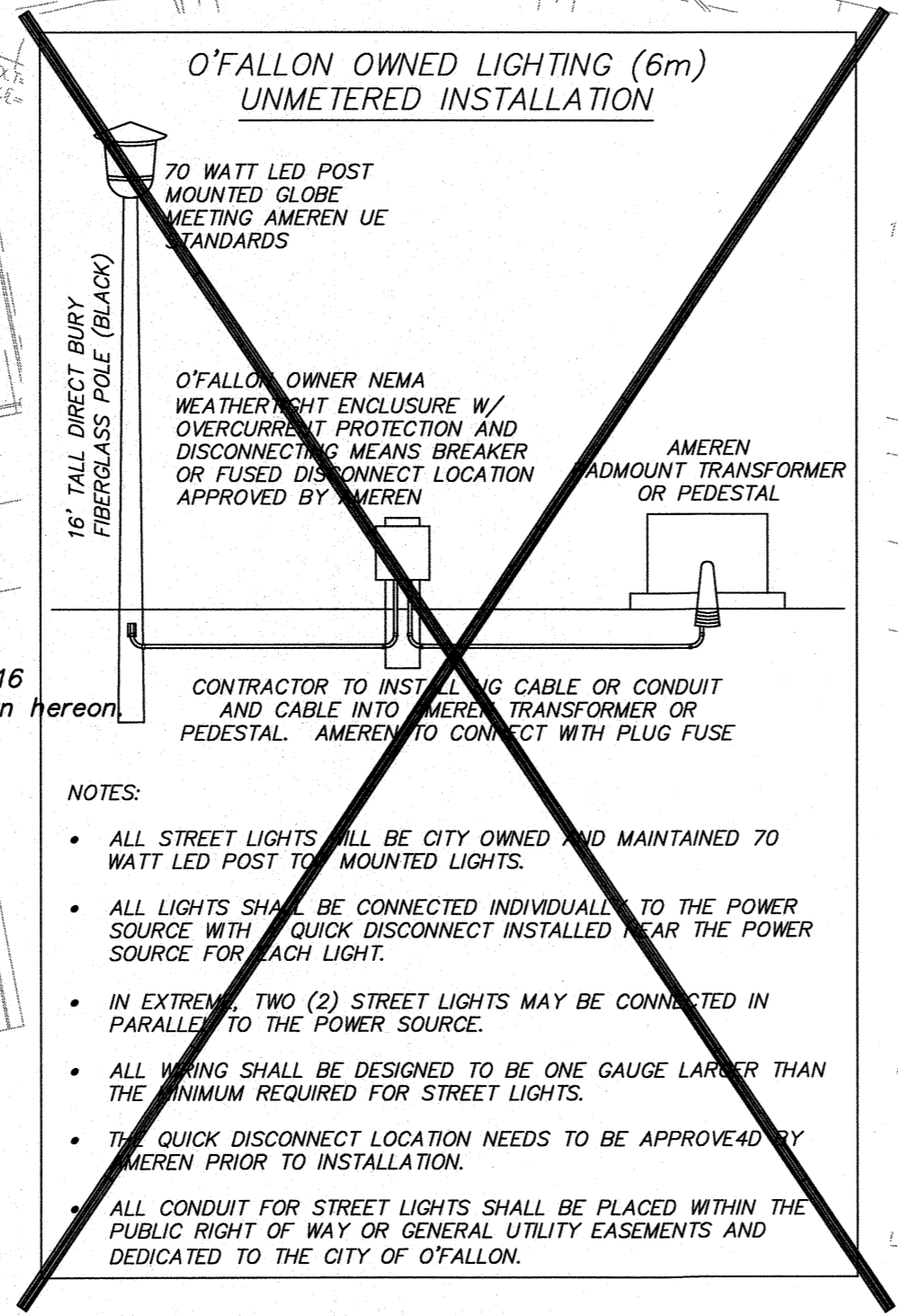
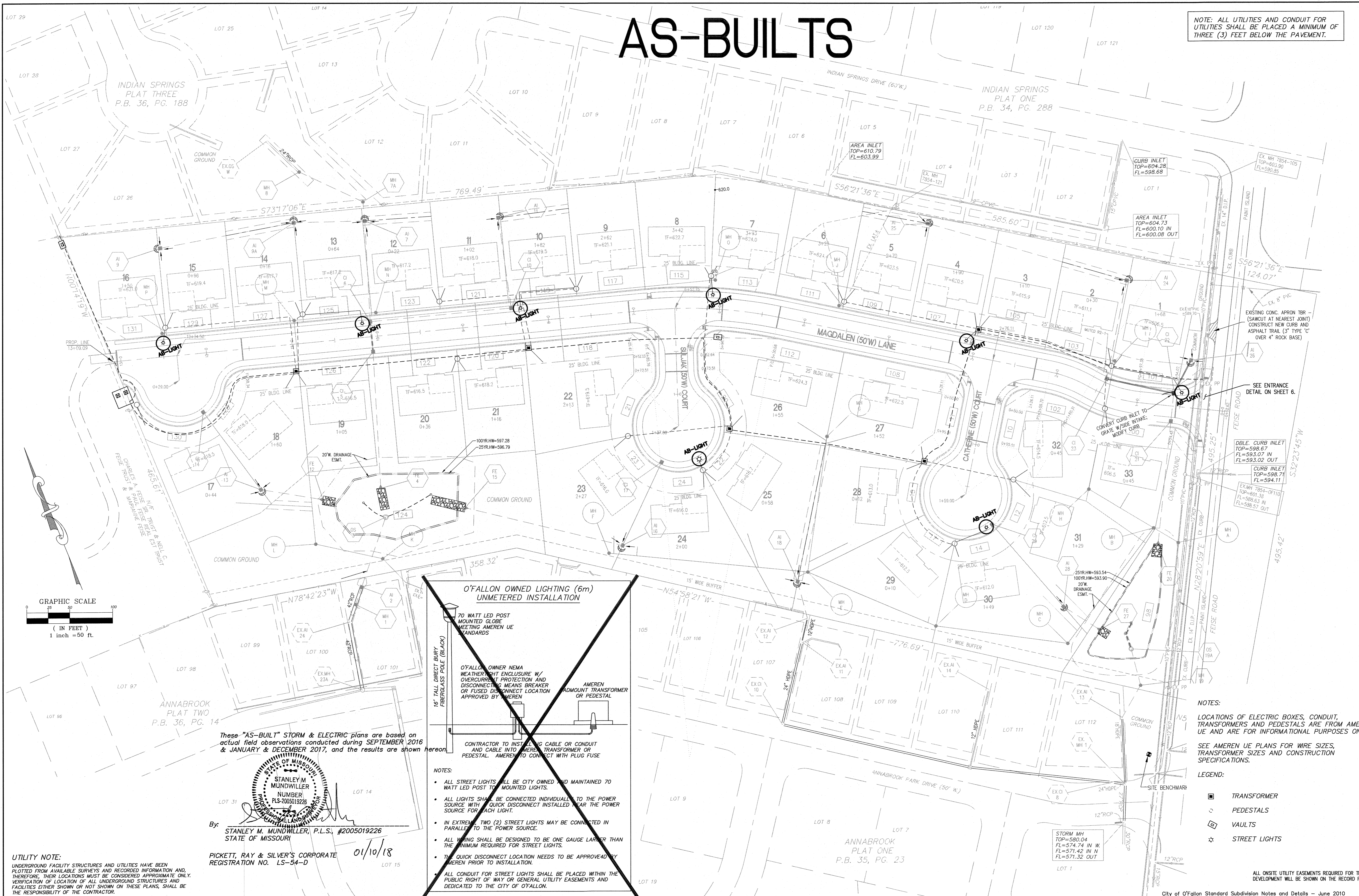
CITY OF OFALLON Detention Basin Details

P-Z No. 28-13  
City No. 44-56-0P  
AB7000005

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# AS-BUILTS

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



These "AS-BUILT" STORM & ELECTRIC plans are based on actual field observations conducted during SEPTEMBER 2016 & JANUARY & DECEMBER 2017, 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

01/10/18

**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.

**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

**PROJECT TITLE**  
MUIRFIELD MANOR

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES  
St. Peters  
110 West Kentwood Circle  
St. Peters, MO 65050  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-9918

**PR No. 130333.MCHO.00R**

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

**DEVELOPER / OWNER INFORMATION**  
MCKELVEY HOMES  
218 Chesterfield Towne Centre  
Chesterfield, Missouri 63005  
Phone: 636-530-6900

**CITY OF O'FALLON AmerenUE Electric Plan**

**P-Z No. 28-13**

**City No. 44-56-6P-AB17000005**

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ALL ON-SITE UTILITY EASEMENTS REQUIRED FOR THIS DEVELOPMENT WILL BE SHOWN ON THE RECORD PLAT.  
City of O'Fallon Standard Subdivision Notes and Details - June 2010