

**NOTES:**

1. M.S. = MINIMUM LOW SILL ELEVATION
2. ERP = EMERGENCY RELIEF PATH - SEE DTL-9
3. WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THAN THE M.S. WHEN INDICATED.
4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
5. ON A CORNER LOT NOTHING SHALL BE ERRECTED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR THE SAFE TRAVEL ALONG PUBLIC ROADWAYS.
6. \* DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 4.1 FOR ADDITIONAL INFORMATION.

ISSUE REMARKS/DATE

- 1 7/2/2018 INITIAL SUBMITTAL
- 2 8/9/2018 REVISED PER CITY COMMENTS
- 3 8/30/2018 REVISED PER CITY COMMENTS

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

PROJECT TITLE

**PEARL VISTA**

CITY AS-BUILTS

OF FALLON, MISSOURI

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: 8/30/2018  
Michael G. Boering  
License No. MO E-28643  
Professional Engineer

ELITE PEARL VISTA, LLC  
5091 BAUMGARTNER ROAD  
ST. LOUIS, MO 63129  
Ph. 314-487-6717

GRADING PLAN  
AS-BUILT PAVEMENT & SWALES

**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 herein.

**CAUTION**

CONTRACTOR TO VERIFY ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAN SEE BK: PL 50, P. 204

SANITARY SEWER, STORM SEWER, AND PAVEMENT CONNECTIONS

THE STERLING COMPANY

By: *J.A.H.* 15-8-19  
Jamey A. Henson  
Mo. Reg. P.L.S.# 2007017963

STATE OF MISSOURI  
JAMEY A. HENSON  
NUMBER P.L.S.# 2007017963

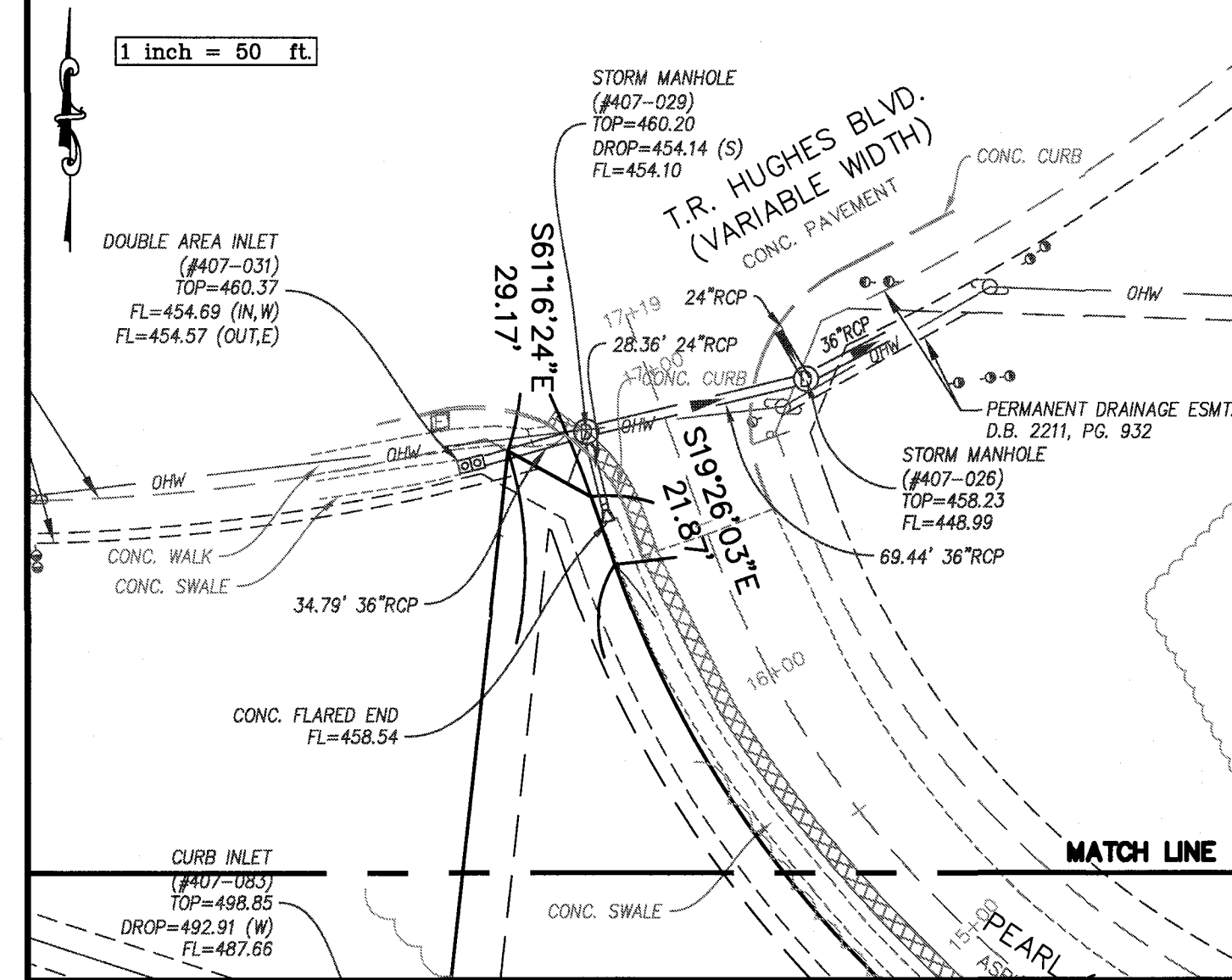
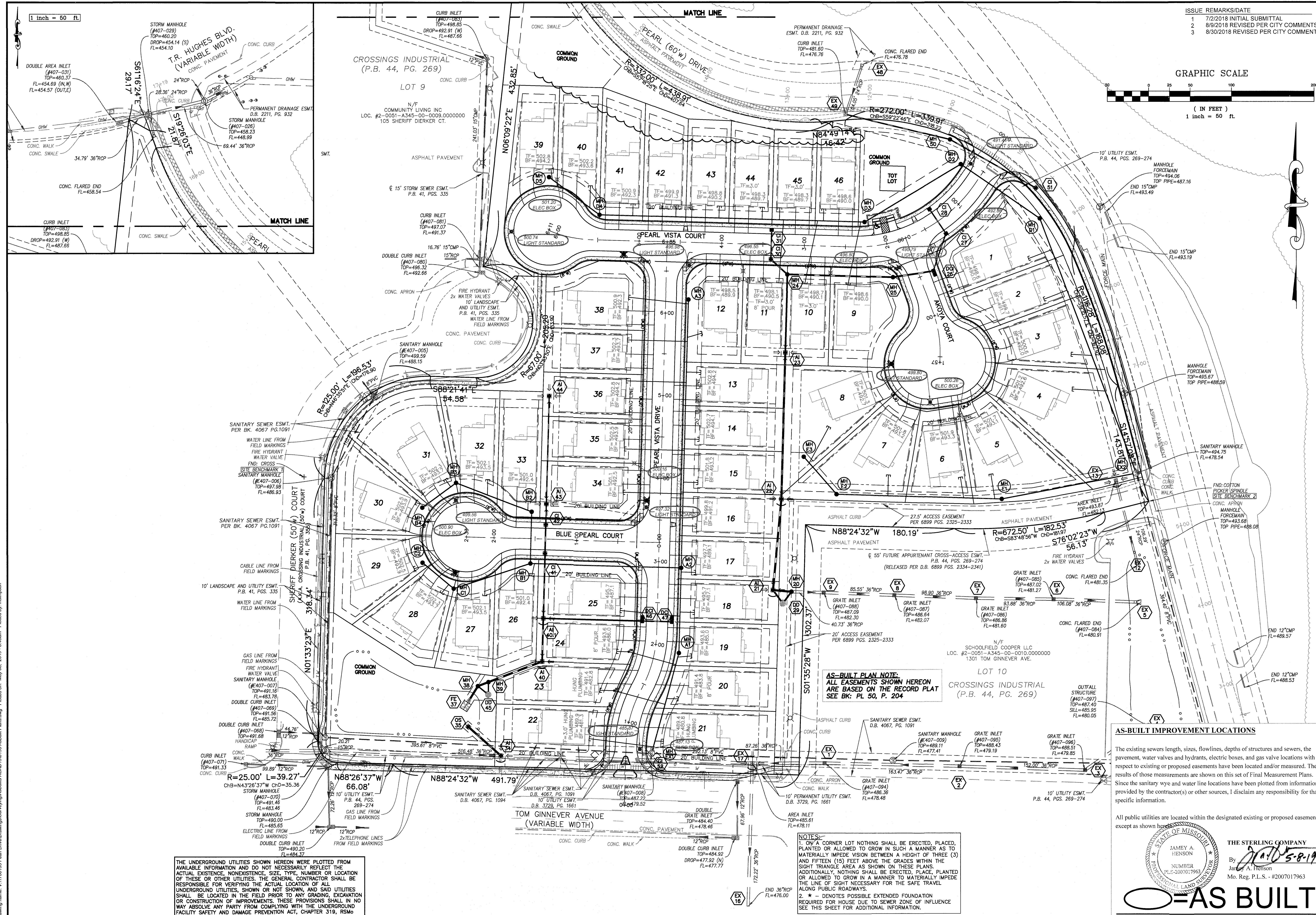
**AS BUILT**

P+Z No. 18-00083  
City No.  
Date: Aug. 30, 2018  
Job No. 17-08-193  
Page No.  
**3.1**  
As-Built HMP

Drawing name: V117208183 Pearl DriveDrawings\Surveying\AsBuilts\ACAD\183183 AsBuilt Plans.dwg Plotted on: May 06, 2019 - 6:42am Plotted by: mspinson

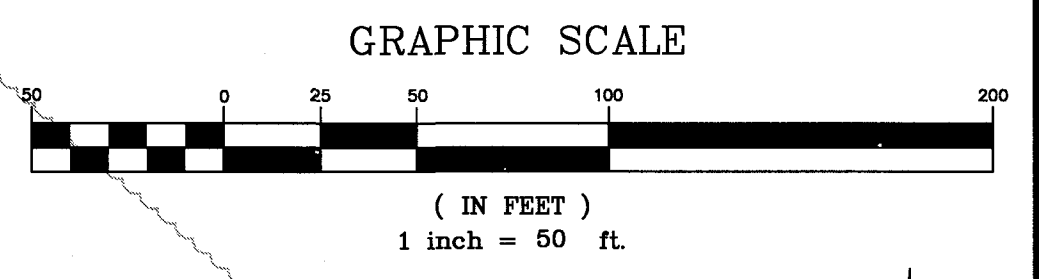
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ASSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo





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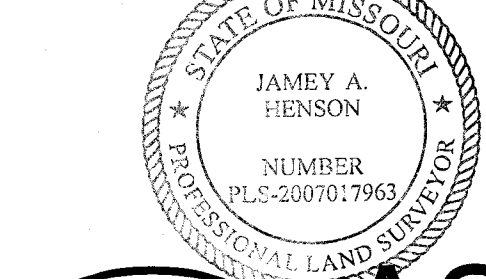
**AS-BUILT PLAN NOTE:**  
ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT SEE BK. PL 50, P. 204

**NOTES:**  
1. ON A CORNER LOT NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR THE SAFE TRAVEL ALONG PUBLIC ROADWAYS.  
2. \* - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE THIS SHEET FOR ADDITIONAL INFORMATION.

**AS-BUILT IMPROVEMENT LOCATIONS**

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THE STERLING COMPANY  
By: *JAH* 5-8-19  
James A. Henson  
Mo. Reg. P.L.S. #: 2007017963

**AS BUILT**

**PROJECT TITLE**  
**PEARL VISTA**  
OF FALLON, MISSOURI  
**CITY AS-BUILTS**

**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: 8/30/2018  
Michael G. Boerding  
License No. MO E-28643  
Professional Engineer

**ELITE PEARL VISTA, LLC**  
5091 BAUMGARTNER ROAD  
ST. LOUIS, MO 63129  
Ph. 314-487-6717

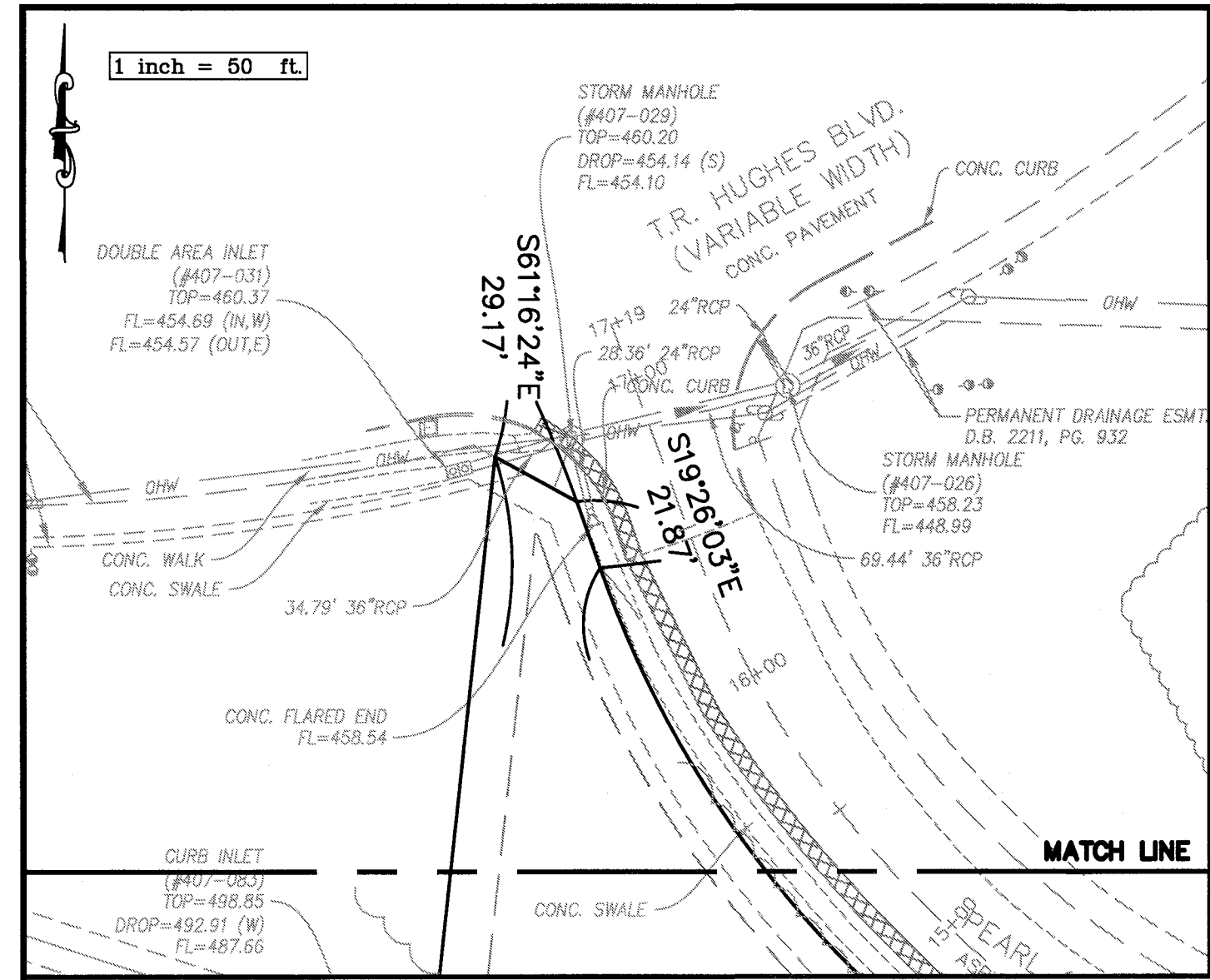
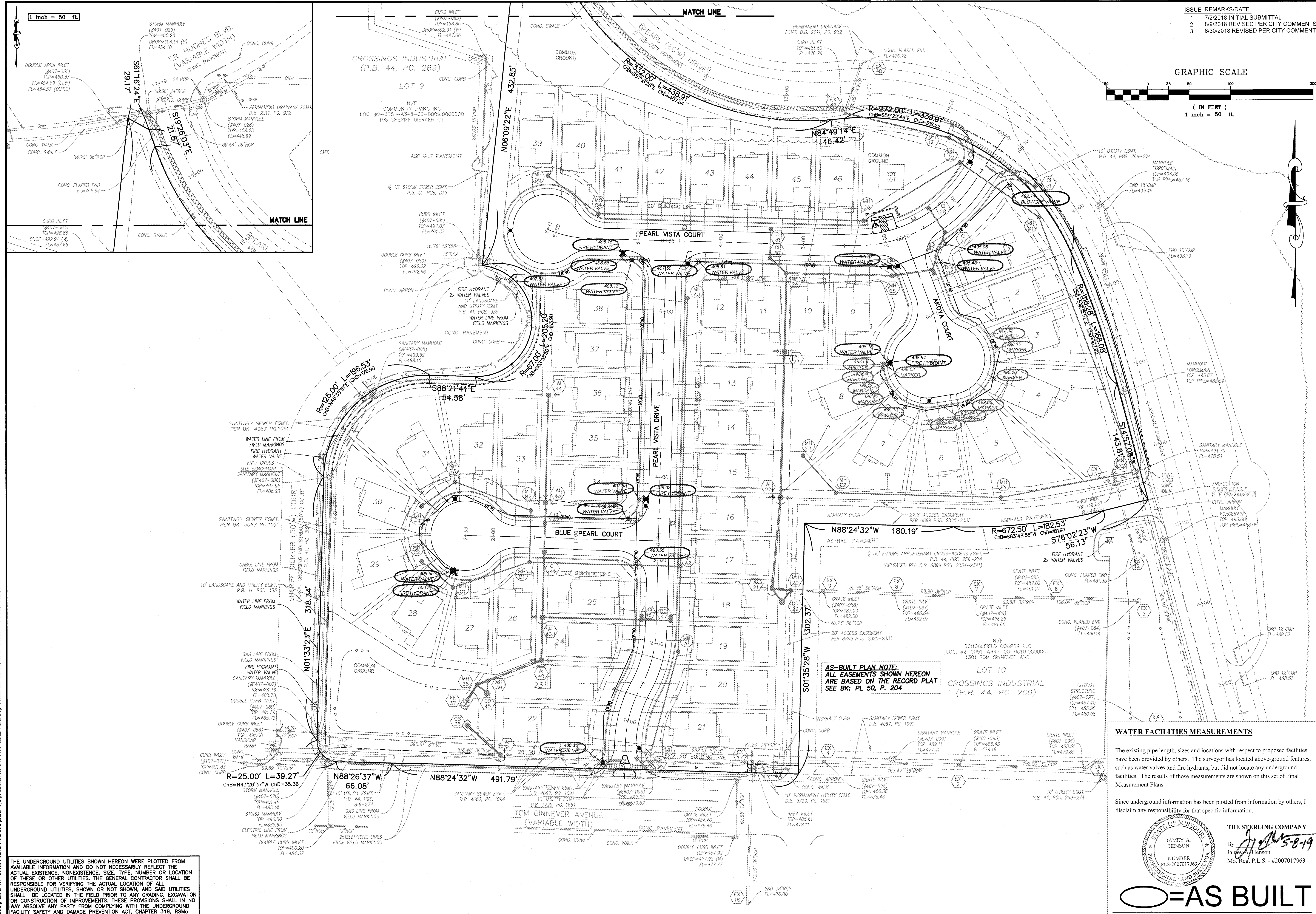
**SITE PLAN**  
**AS-BUILT ELECTRIC**

**P+Z No.** 18-00083  
**City No.**  
**Date:** Aug. 30, 2018  
**Job No.** 17-08-193  
**Page No.**

**4.1**  
As-Built IMP

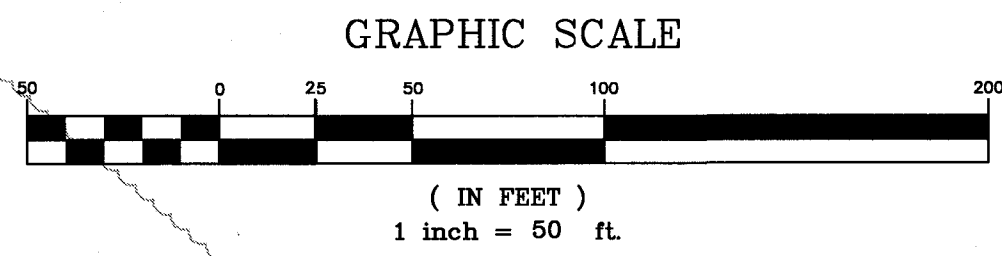
\*FINAL PLAN\* Approval Date: April 26, 2018





ISSUE REMARKS/DATE

1	7/2/2018	INITIAL SUBMITTAL
2	8/9/2018	REVISED PER CITY COMMENTS
3	8/30/2018	REVISED PER CITY COMMENTS



PROJECT TITLE

**PEARL VISTA**  
OF ALLON, MISSOURI  
CITY AS-BUILTS

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5065 New Baumgartner Road  
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Date: 8/30/2018  
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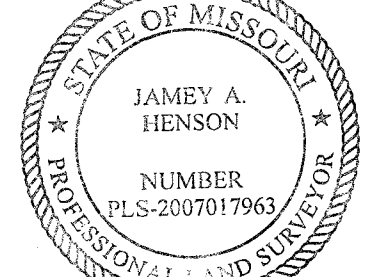
UTILITY PLAN  
AS-BUILT WATER LINE

**AS-BUILT PLAN NOTE:**  
ALL EASEMENTS SHOWN HEREON  
ARE BASED ON THE RECORD PLAT  
SEE BK: PL 50, P. 204

**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 these 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. Henson*  
James A. Henson  
Mo. Reg. P.L.S. - #2007017963

**AS BUILT**

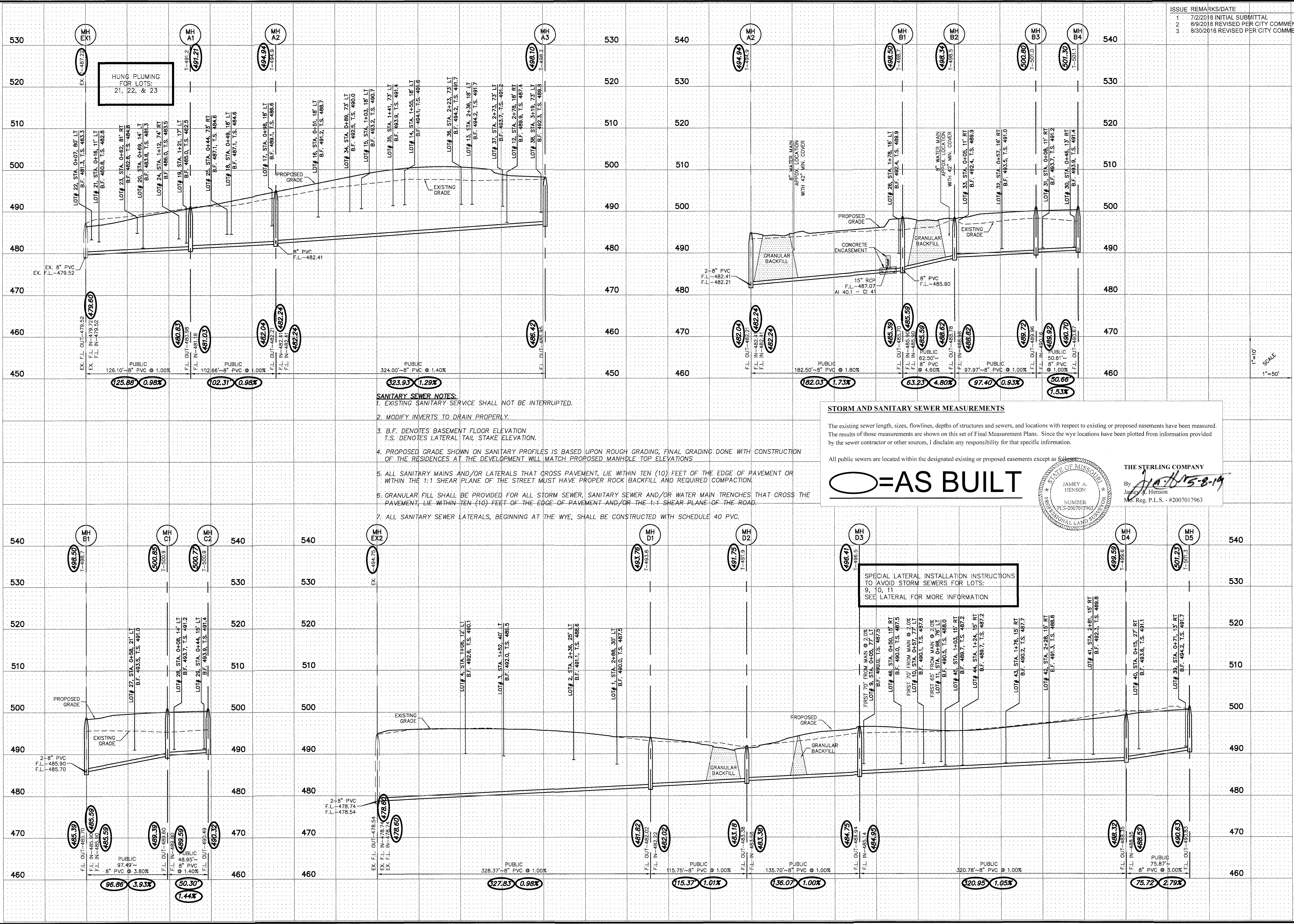
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P+Z No. 18-000083  
City No.  
Date: Aug. 30, 2018  
Job No. 17-08-193  
Page No.

**5.1**  
As-Built IMP



Drawing name: V:\1708193 Pearl Drive\Drawings\Sanitary\AsBuilt\AS-Built Sewer Profile.dwg Printed on: Jan 10, 2019 8:01am Plotted by: mstrinson



ISSUE	REMARKS/DATE
1	7/2/2018 INITIAL SUBMITTAL
2	8/9/2018 REVISED PER CITY COMMENTS
3	8/30/2018 REVISED PER CITY COMMENTS

- SANITARY SEWER 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 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.
  - ALL SANITARY SEWER LATERALS, BEGINNING AT THE WYE, SHALL BE CONSTRUCTED WITH SCHEDULE 40 PVC.

**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.

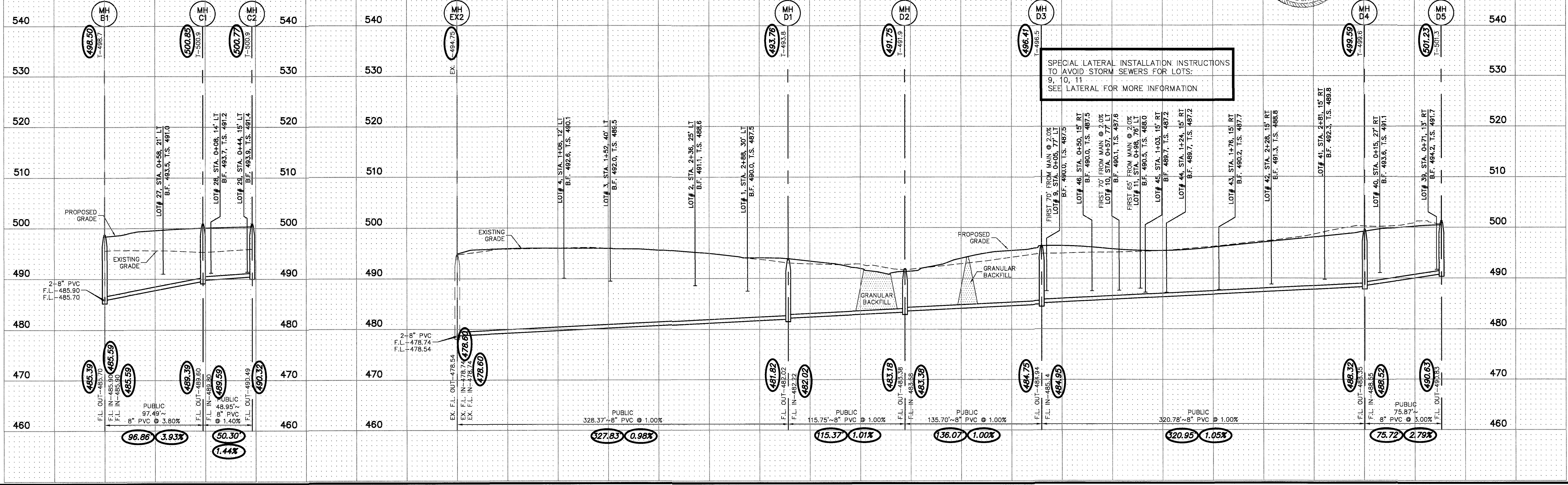
All public sewers are located within the designated existing or proposed easements except as follows:

**AS BUILT**

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

Date: 8/30/2018  
Michael G. Boarding  
License No. MO E-28643  
Professional Engineer

SPECIAL LATERAL INSTALLATION INSTRUCTIONS TO AVOID STORM SEWERS FOR LOTS: 9, 10, 11  
SEE LATERAL FOR MORE INFORMATION



**PROJECT TITLE**  
**PEARL VISTA**  
OF FALLON, MISSOURI  
**CITY AS-BUILTS**

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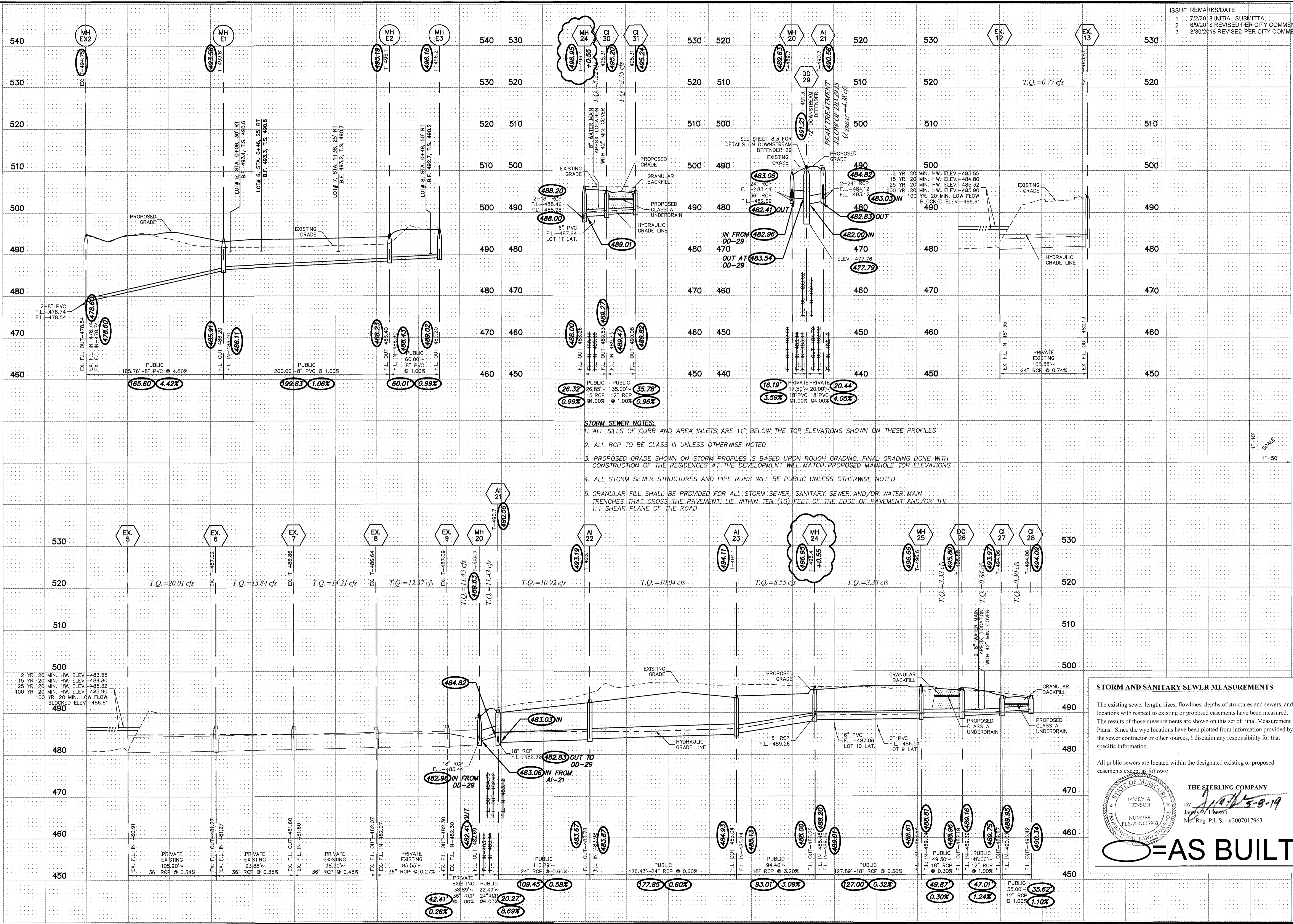
**ELITE PEARL VISTA, LLC**  
5091 BAUMGARTNER ROAD  
ST. LOUIS, MO 63129  
Ph. 314-487-6177

**SEWER PROFILES**

P+Z No. 18-00083  
City No.  
Date: Aug 30, 2018  
Job No. 17-08-193  
Page No.  
**7.1**  
As-Built **MAP**



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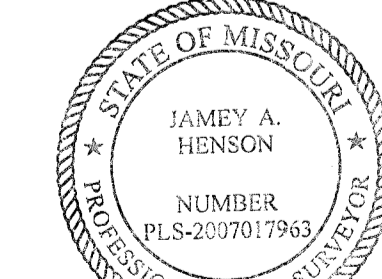


- STORM SEWER NOTES:**
1. ALL SILLS OF CURB AND AREA INLETS ARE 11" BELOW THE TOP ELEVATIONS SHOWN ON THESE PROFILES
  2. ALL RCP TO BE CLASS III UNLESS OTHERWISE NOTED
  3. PROPOSED GRADE SHOWN ON STORM PROFILES IS BASED UPON ROUGH GRADING. FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES AT THE DEVELOPMENT WILL MATCH PROPOSED MANHOLE TOP ELEVATIONS
  4. ALL STORM SEWER STRUCTURES AND PIPE RUNS WILL BE PUBLIC UNLESS OTHERWISE NOTED
  5. 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.

**STORM AND SANITARY SEWER MEASUREMENTS**

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THE STERLING COMPANY  
 By: *J.A.H. 5-8-19*  
 JAMES A. HENSON  
 MEMBER  
 No. Reg. P.L.S. - #2007017963

**AS BUILT**

ISSUE	REMARKS/DATE
1	7/22/2018 INITIAL SUBMITTAL
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3	8/30/2018 REVISED PER CITY COMMENTS

**PROJECT TITLE**  
**PEARL VISTA**  
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**CITY AS-BUILTS**

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

Date: 8/30/2018  
 Michael G. Boering  
 License No. MO E-28643  
 Professional Engineer

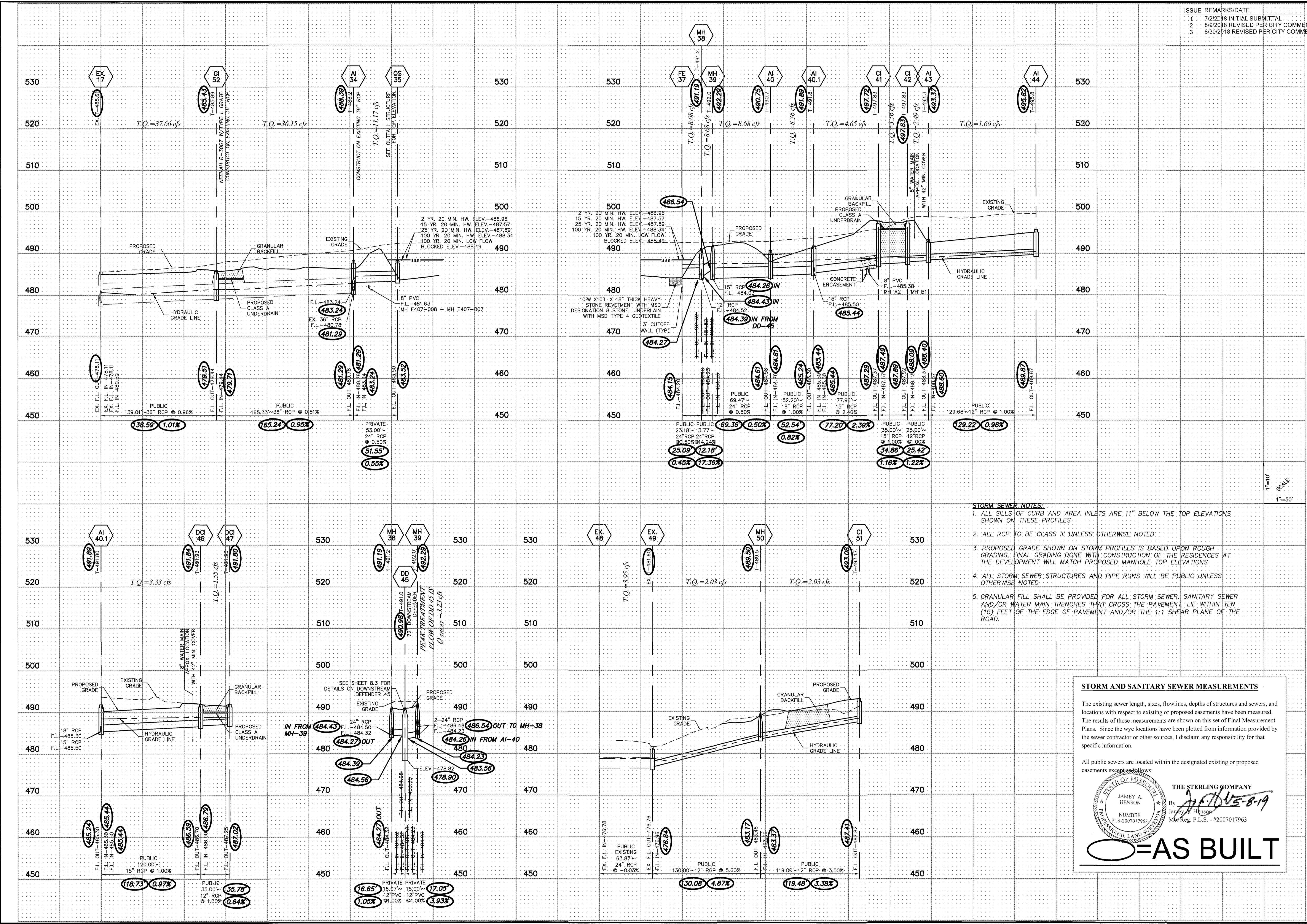
**ELITE PEARL VISTA, LLC**  
 5091 BAUMGARTNER ROAD  
 ST. LOUIS, MO 63129  
 Ph. 314-487-6717

**SEWER PROFILES**

P+Z No. 18-000083  
 City No.  
 Date: Aug 30, 2018  
 Job No. 17-08-193  
 Page No.  
**7.2**  
 As-Built HMP



Drawing name: V:\1708183 Pearl Drive\Drawings\Sewer\AS-Built\AS-Built Sewer Profile.dwg Printed on: Jan 10, 2019 - 8:00am Plotted by: masmpson



ISSUE	REMARKS/DATE
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THE STERLING COMPANY  
 By: *J. A. Henson*  
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 NUMBER: PLS-2007017963  
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**AS BUILT**

**PROJECT TITLE**  
**PEARL VISTA**  
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Date: 8/30/2018  
 Michael G. Boerding  
 License No. MO E-28643  
 Professional Engineer

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**ELITE PEARL VISTA, LLC**  
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 ST. LOUIS, MO 63129  
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---

**SEWER PROFILES**

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P+Z No. 18-00083  
 City No.  
 Date: Aug. 30, 2018  
 Job No. 17-08-193  
 Page No.  
**7.3**  
 As-Built IMP







ISSUE	REMARKS/DATE
1	7/2/2018 INITIAL SUBMITTAL
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PROJECT TITLE  
**PEARL VISTA**  
OF FALLON, MISSOURI  
CITY AS-BUILTS

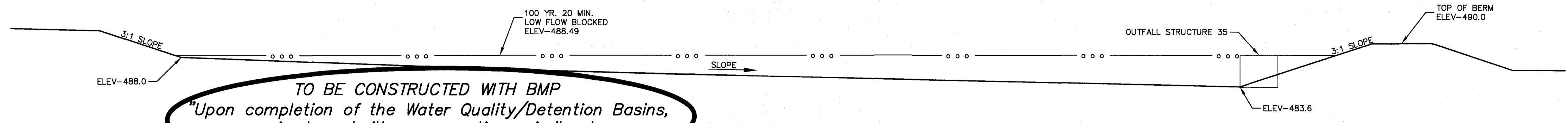
THE **STERLING** CO.  
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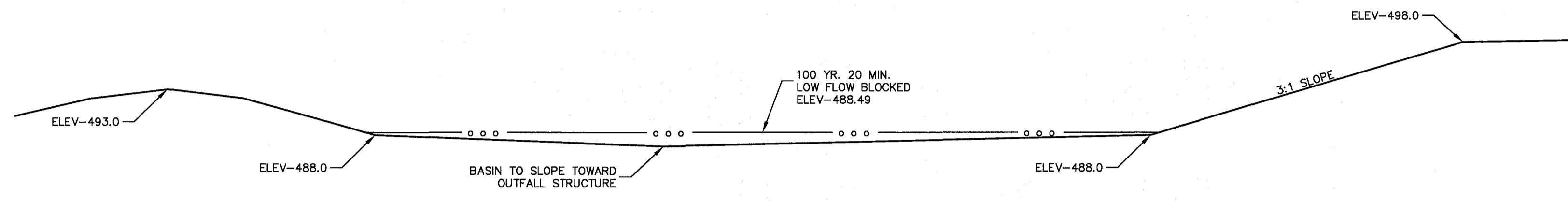
P+Z No. 18-00083  
City No.  
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Job No. 17-08-193  
Page No.

8.2  
As-Built HMP



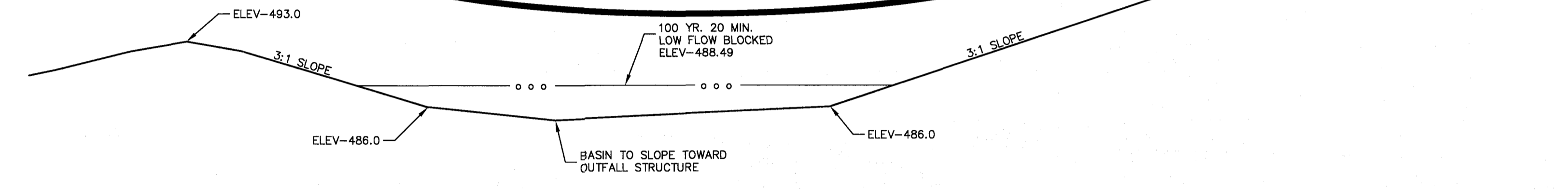
**TO BE CONSTRUCTED WITH BMP**  
"Upon completion of the Water Quality/Detention Basins, revised as-built cross sections similar to the construction plans will be provided."

**SECTION B1-B1**  
SCALE: 1"=10'



**TO BE CONSTRUCTED WITH BMP**  
"Upon completion of the Water Quality/Detention Basins, revised as-built cross sections similar to the construction plans will be provided."

**SECTION B2-B2**  
SCALE: 1"=10'



**SECTION B3-B3**  
SCALE: 1"=10'

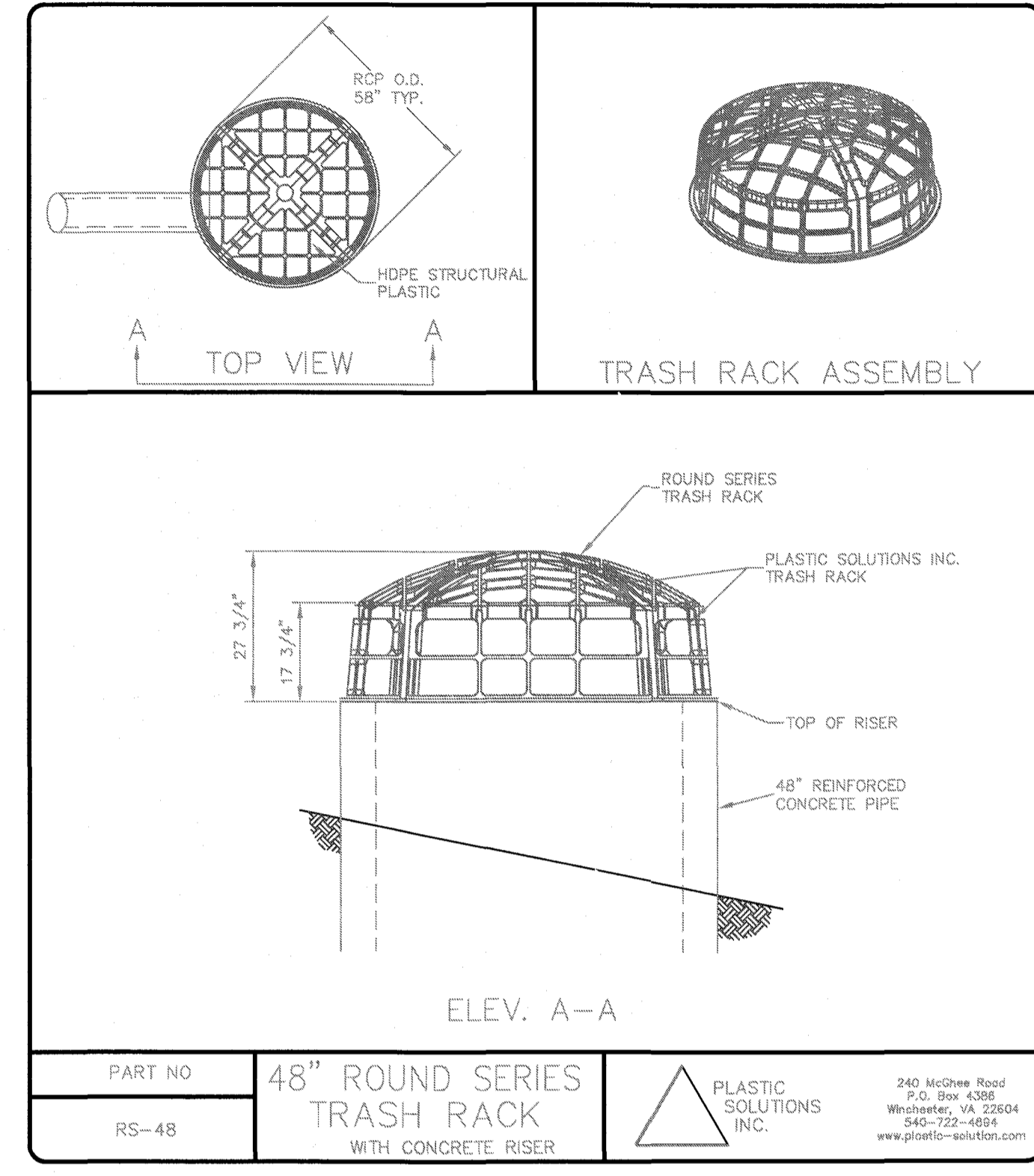
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By: Jamey A. Henson  
NUMBER: PLS-2007017953  
Mo. Reg. P.L.S. - #2007017963

**AS BUILT**



**StormRax™**  
FLAT ROOF RECTANGULAR RACKS/WEIRS  
DIMENSIONS IN INCHES

Width (A)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8
CODE	02	03	04	05	06	07	08	09	10	11	12
Length (B)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8
CODE	02	03	04	05	06	07	08	09	10	11	12
Height (C)	7 1/2	12 7/8									
CODE	01	02									

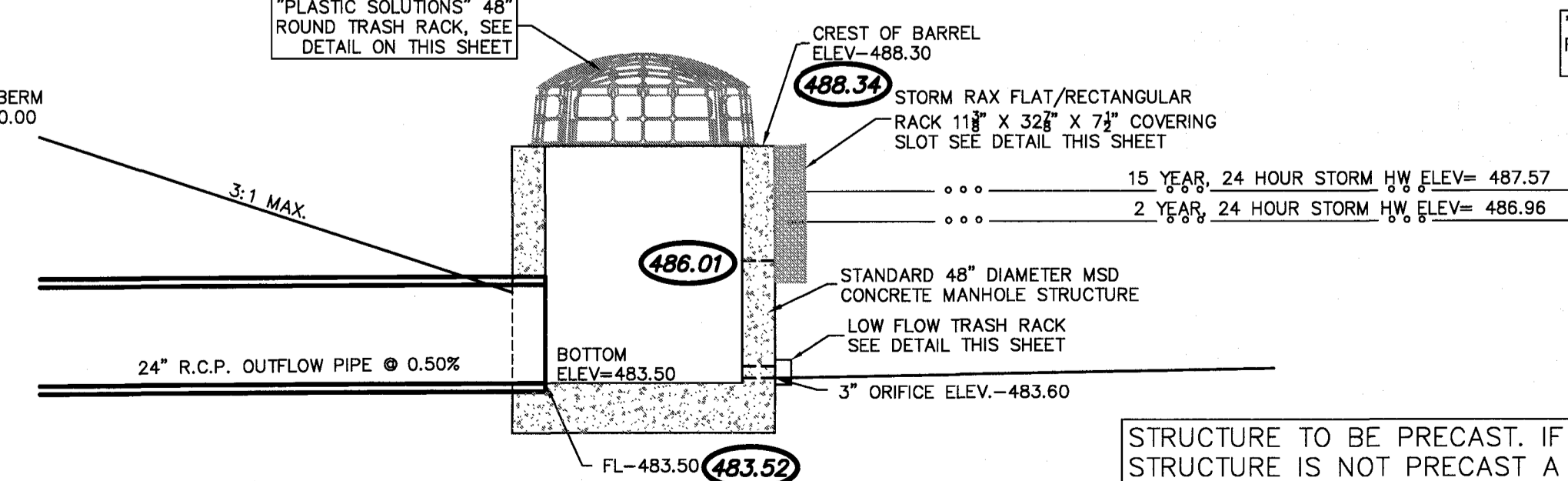
Plastic Solutions, Inc.  
P.O. Box 4386, Winchester, VA 22604  
286 McChesne Rd., Winchester, VA 22603  
(803) 977-5722 phone  
(540) 722-2219 fax  
http://www.plasticsolutions.com



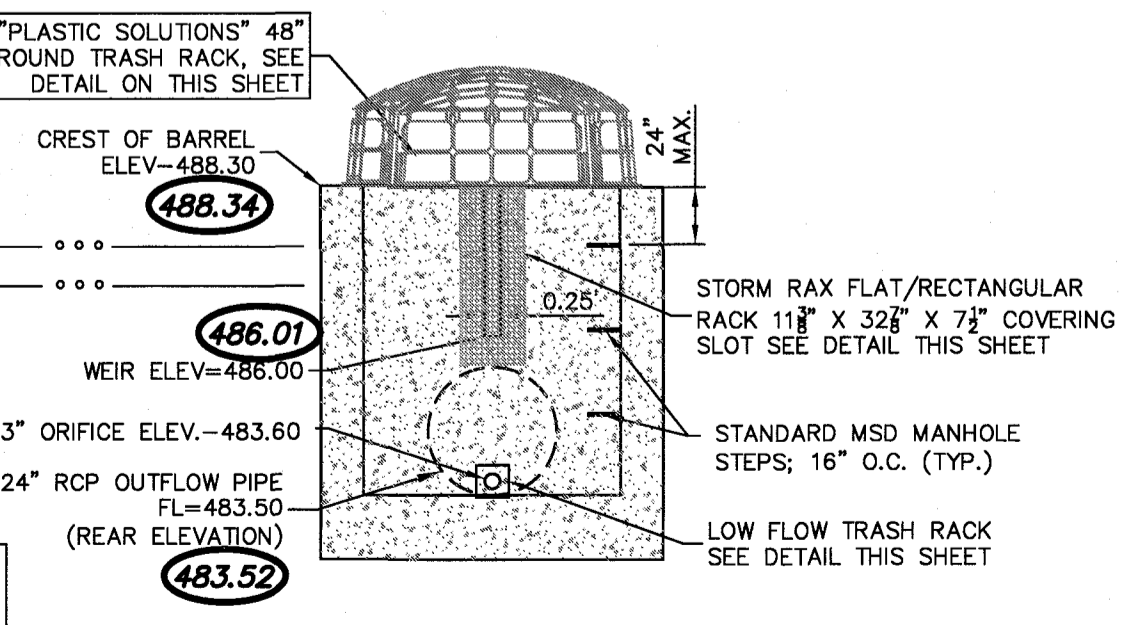
**OS #35 (BASIN B) LOW FLOW TRASH RACK DETAIL**

**OUTFALL STRUCTURE #35 (BASIN B)**

2 YEAR, 24 HOUR STORM HW ELEV.	= 486.96
15 YEAR, 24 HOUR STORM HW ELEV.	= 487.57
25 YEAR, 24 HOUR STORM HW ELEV.	= 487.89
100 YEAR, 24 HOUR STORM HW ELEV.	= 488.34
100 YEAR, 24 HOUR STORM LOW FLOW BLOCKED HW ELEV.	= 488.49
BERM ELEV. (MIN.)	= 490.00
FREEBOARD	= 1.51'

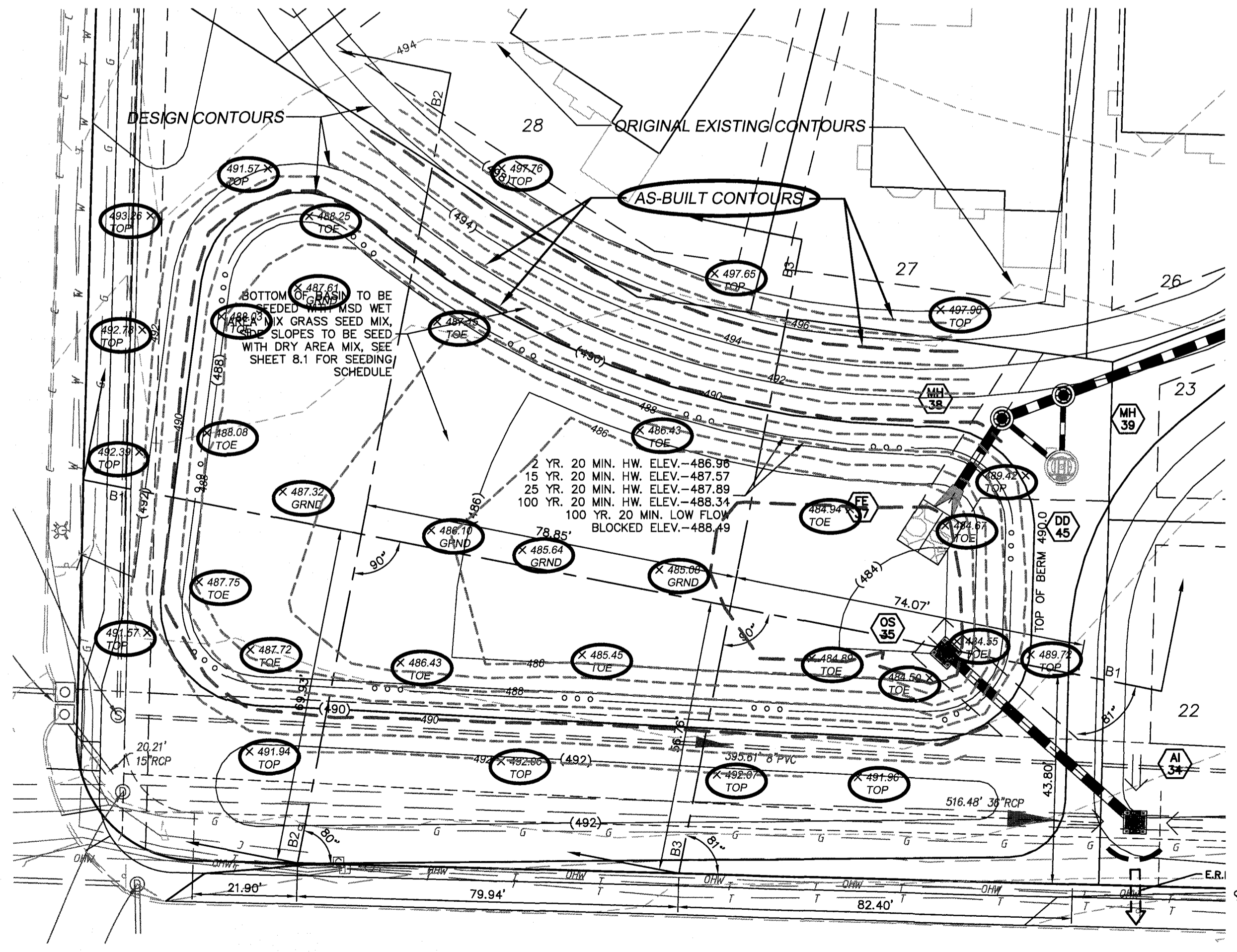


**OUTFALL STRUCTURE #35 (BASIN B) SIDE VIEW**  
1=3



**OUTFALL STRUCTURE #35 (BASIN B) FRONT VIEW**  
1=3

STRUCTURE TO BE PRECAST. IF STRUCTURE IS NOT PRECAST A PERMIT WILL BE REQUIRED FROM BUILDING DIVISION  
SHOP DRAWINGS MUST BE SUBMITTED ALONG WITH PERMIT APPLICATION IF REQUIRED



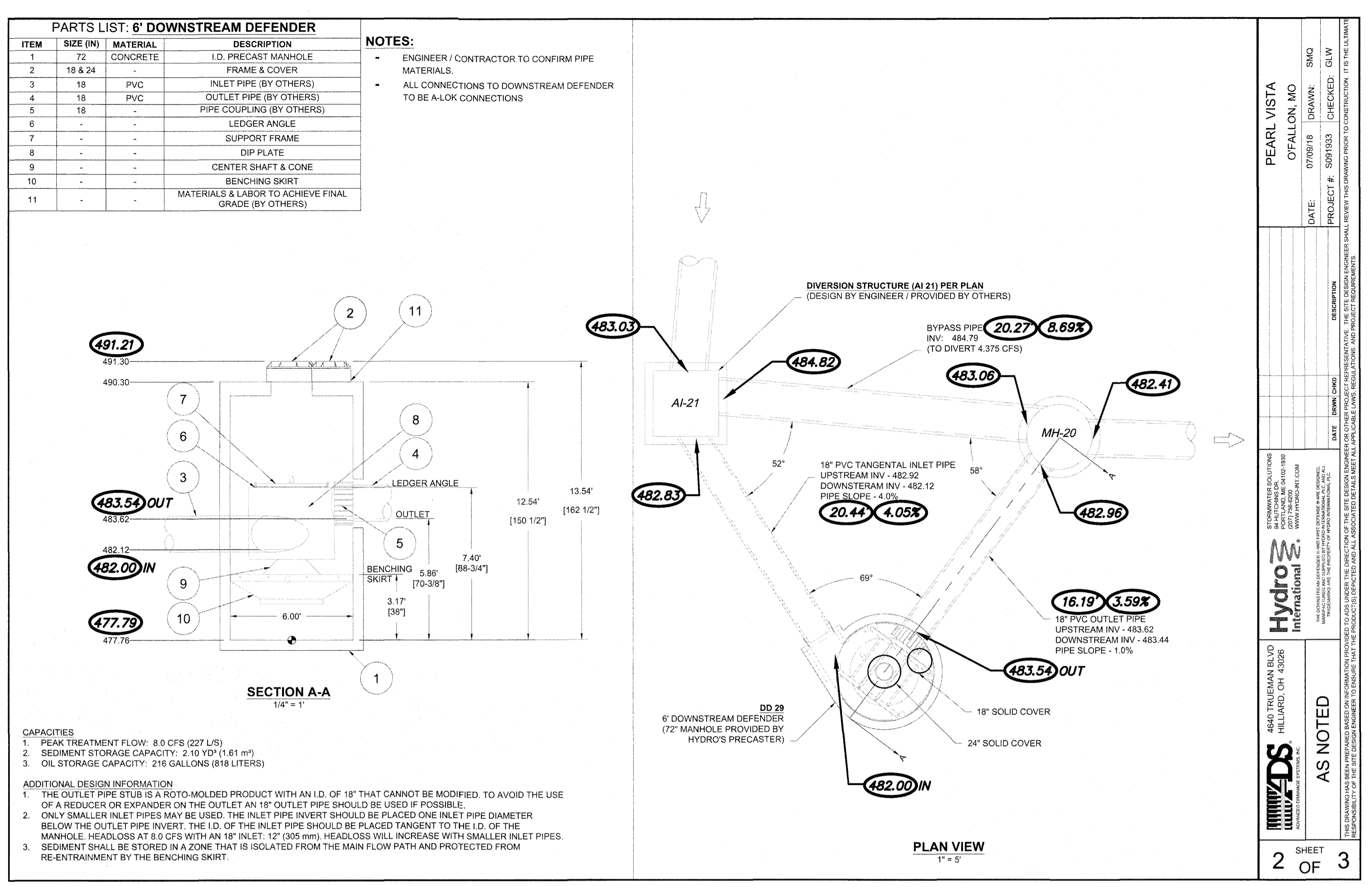
**BASIN B**  
SCALE: 1"=20'

**AS-BUILT PLAN NOTE:**  
ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT SEE BK: PL 50, P. 204

DETENTION BASIN DETAILS



Drawing name: Y:\1708183 Pearl Drive\Drawings\Surveying\AS-Built\Plans.dwg Plotted on: Dec 21, 2018 - 12:16pm Plotted by: mainpoo

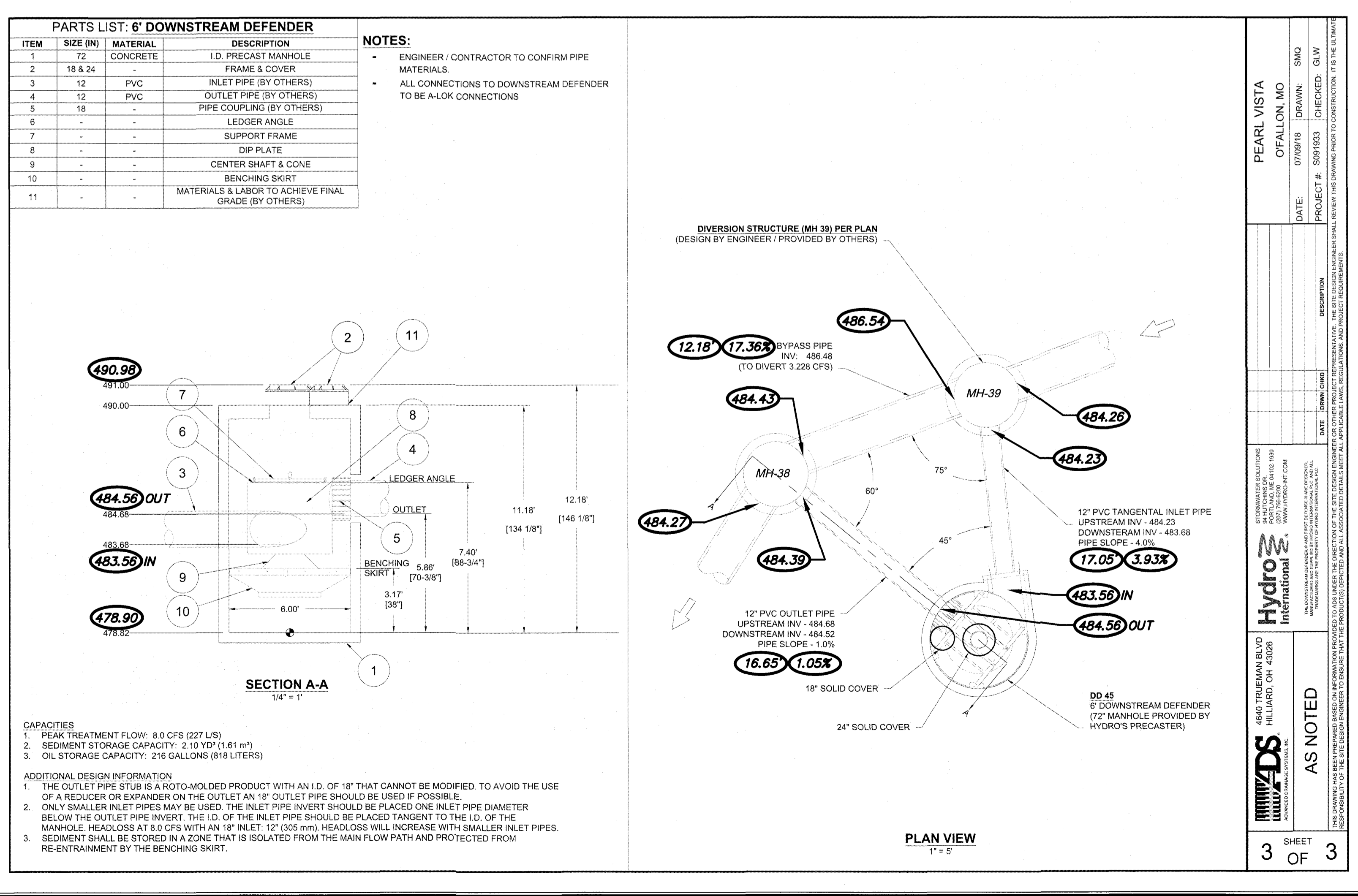


PEARL VISTA OF FALLON, MO  
DATE: 07/09/18 DRAWN: SMO  
PROJECT #: S09183 CHECKED: GLW

Hydro International  
4640 TRUHEMAN BLVD HILLIARD, OH 43026  
419.326.2200  
www.hydrointernational.com

AS NOTED

2 SHEET OF 3



PEARL VISTA OF FALLON, MO  
DATE: 07/09/18 DRAWN: SMO  
PROJECT #: S09183 CHECKED: GLW

Hydro International  
4640 TRUHEMAN BLVD HILLIARD, OH 43026  
419.326.2200  
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AS NOTED

3 SHEET OF 3

ISSUE	REMARKS/DATE
1	7/2/2018 INITIAL SUBMITTAL
2	8/9/2018 REVISED PER CITY COMMENTS
3	8/30/2018 REVISED PER CITY COMMENTS

**PROJECT TITLE**

**PEARL VISTA**  
OF FALLON, MISSOURI  
CITY AS-BUILTS

**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

The Professional Engineer's seal and signature affixed to this sheet signify only to the extent and within the scope of the Engineer's license that the design, calculations, and specifications herein were prepared by the Engineer or under the direct supervision and control of the Engineer. The Engineer does not accept any responsibility for the design, calculations, and specifications herein if they were prepared by another person or firm. The Engineer's seal and signature are not valid if they are not accompanied by the appropriate license number and expiration date.

Date: 8/30/2018  
Michael G. Boarding  
License No. MO E-28643  
Professional Engineer

**ELITE PEARL VISTA, LLC**  
5091 BAUMGARTNER ROAD  
ST. LOUIS, MO 63129  
Ph: 314-487-6717

**DOWNSTREAM DEFENDER DETAILS**

**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 measurements 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:

THE STERLING COMPANY  
By: James A. Henson  
NUMBER PLS-2007017963  
Mo. Reg. P.L.S. - #2007017963

**AS BUILT**

P+Z No. 18-000083  
City No.  
Date: Aug. 30, 2018  
Job No. 17-08-193  
Page No.  
**8.3**  
As-Built HMP