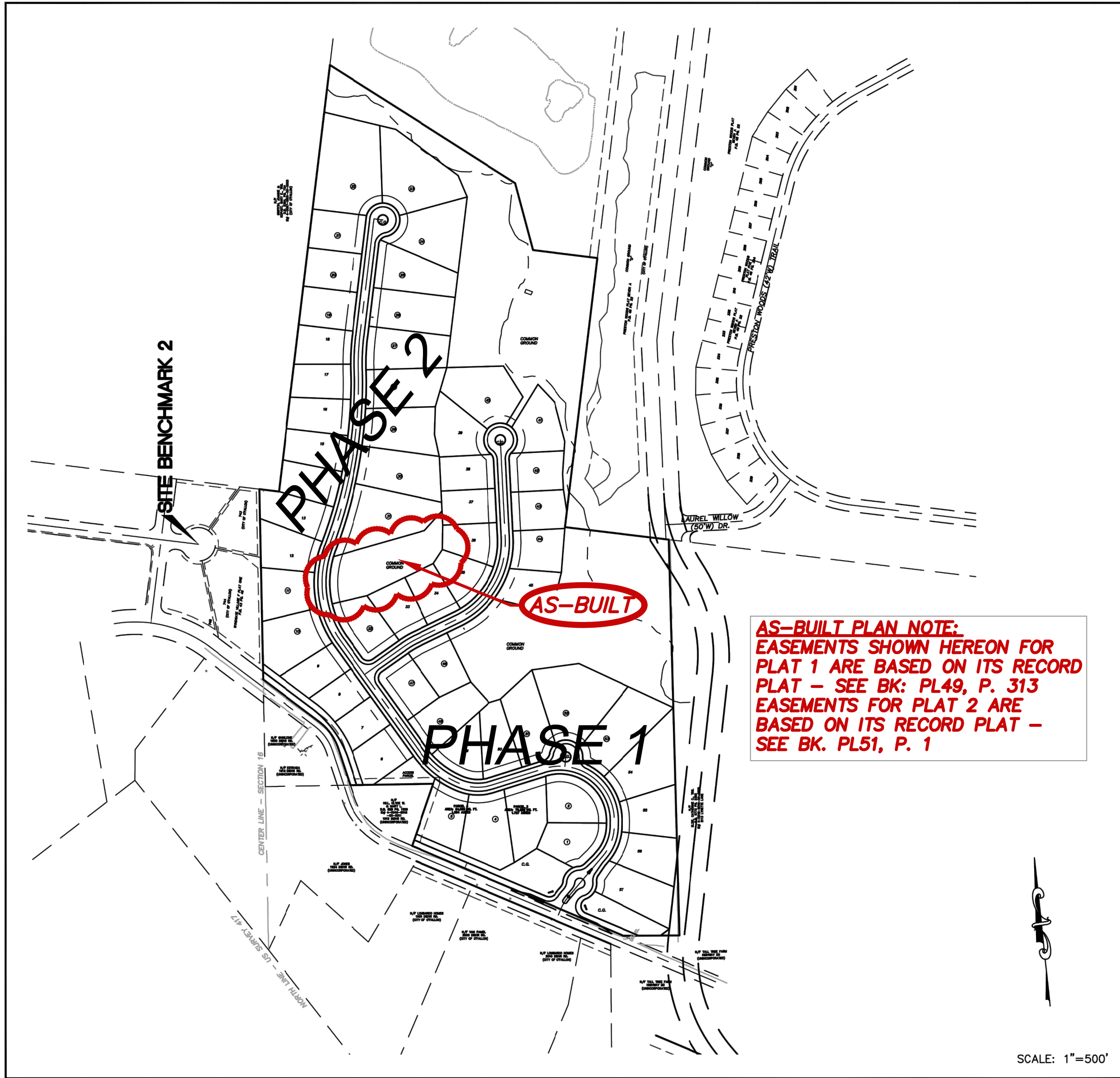


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Drawing name: V:\1410348 Mollison Tract\Drawings\Engineering\Improvements\01048 Mar 24, 2019 - 1:43pm Plotted by: bmoeller



Drawing Index	
1.1	Cover Sheet
1.2	General Notes
2.1-2.7	Initial Grading / SWPPP
3.2	Grading Plan
4.1-4.3	Site Plan
5.1-5.3	Utility Plan
6.1-6.2	Street Profiles
7.1-7.3	Sanitary Profiles
7.4-7.6	Off-Site Sanitary Plan & Profile
8.1-8.4	Storm Profiles
8.5	Hydraulic Calculations
9.1-9.4	Drainage Area Map
10.3 & 10.4	Detention / Water Quality Details
12.1-12.2	Entrance Details / Warpages
13.1-13.2	Retaining Wall Plan & Profiles
14.1	Traffic Control Plan
15.1	Landscape Plan
DTL 1 - DTL 2	Erosion Control Details
DTL 3 - DTL 7	Sanitary Sewer Details
DTL 8	Storm Sewer Details
DTL 9	Water Main Details
DTL 10 - DTL 11	Pavement Details
DTL 12	Miscellaneous Details
DTL 13	Access Plan Detail
L1-L2	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

* The area of this phase of development is **56.16 AC.**
The area of land disturbance is **40.59 AC.**
Number of proposed lots is **57 LOTS**
Building setback information: Front **25 FT**
Side **6 FT**
Rear **25 FT**

Benchmarks

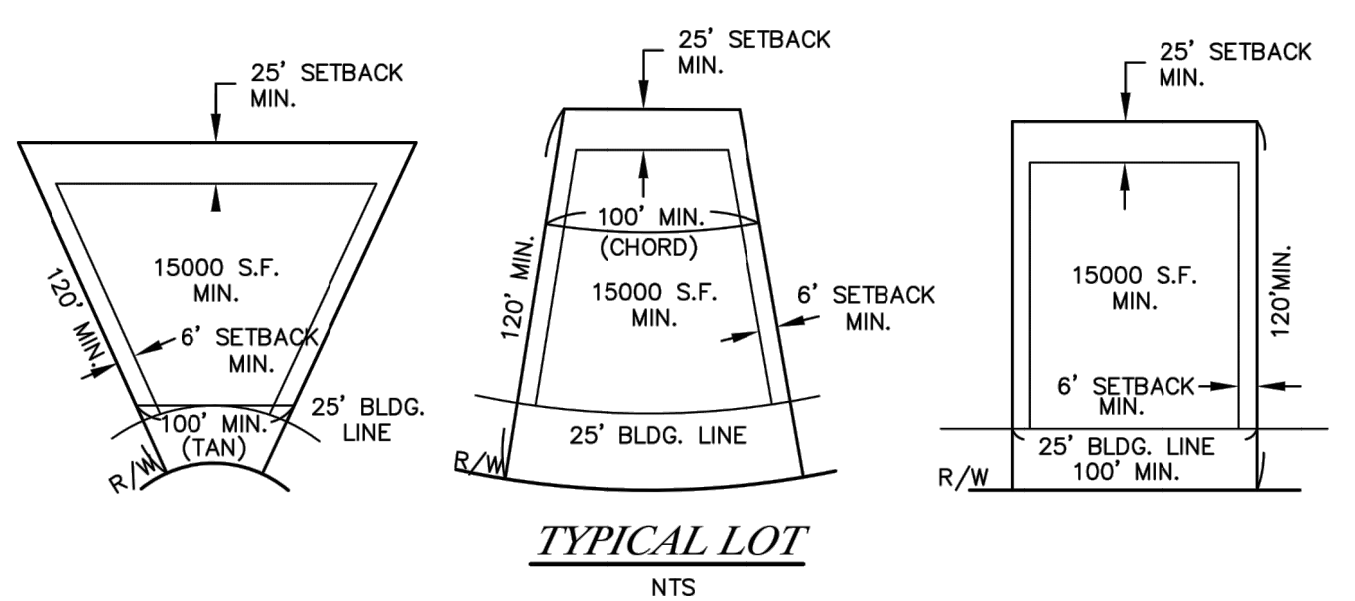
THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS AS DESCRIBED BELOW. THE SITE DATUM WAS ESTABLISHED USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM TWO POINTS ON THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF M007 AND A PID OF D04688 VIA THE MISSOURI DEPARTMENT OF TRANSPORTATION REAL-TIME KINEMATIC NETWORK. THESE POINTS WERE TIED TOGETHER VIA GROUND TRAVERSE USING CONVENTIONAL SURVEY EQUIPMENT AND THE SITE BENCHMARKS WERE ESTABLISHED FROM THE GROUND TRAVERSE.

SITE BENCHMARK #1: ELEVATION = 618.75' (NAVD 88)
IRON ROD WITH TRAVERSE CAP SET 54 FEET EAST OF EAST EDGE OF GRAVEL PAVEMENT OF CURTIS ROAD, APPROX. 383 FEET SOUTH OF ITS INTERSECTION WITH THE CENTERLINE OF PAUL RENAUD BOULEVARD; 79 FEET SOUTHEAST OF A POWER POLE AND 189 FEET NORTHEAST OF A POWER POLE.

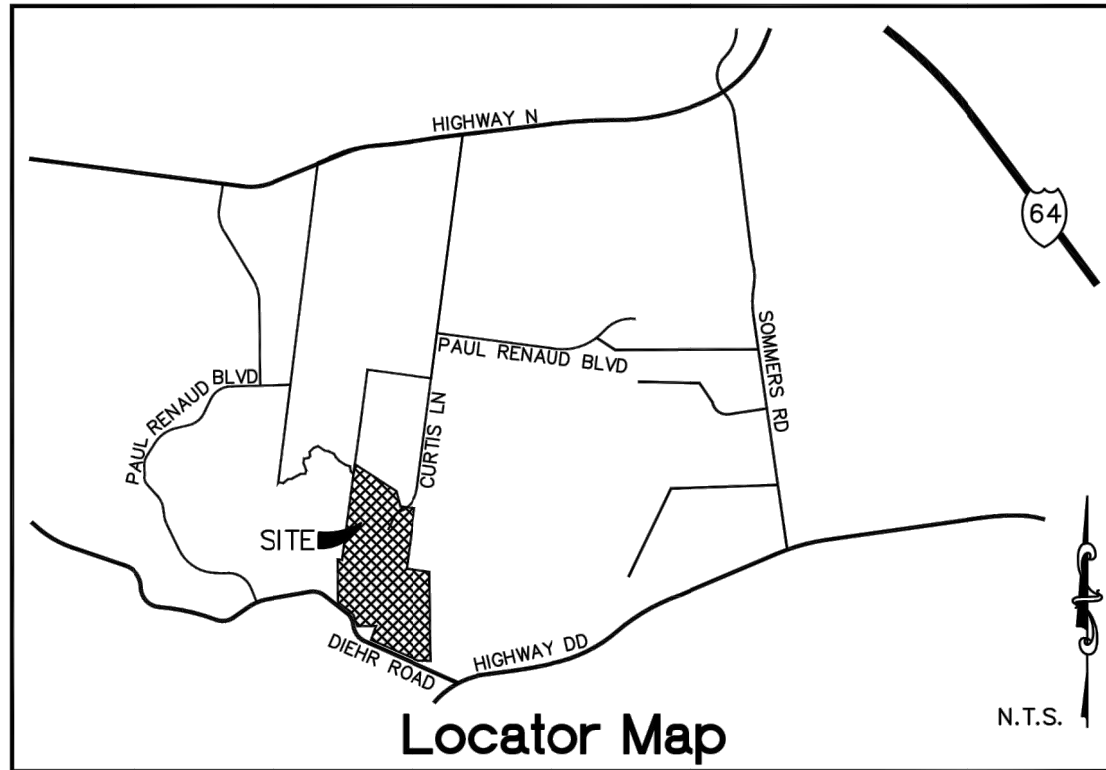
SITE BENCHMARK #2: ELEVATION = 629.21' (NAVD 88)
"CROSS" CUT IN CONCRETE AT THE CENTER LINE OF CUL-DE-SAC AT THE EAST END OF TRAILWYND COURT; 46 FEET WEST OF A LIGHT STANDARD AND 119 FEET EAST OF THE INTERSECTION OF THE CENTERLINES OF TRAILWYND COURT AND TRAILWYND DRIVE.

Project Data

- TOTAL SITE AREA: 56.16 ACRES
- TOTAL DISTURBED: 40.59 ACRES
- FLOOD NOTE:
SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 29183C02206 EFFECTIVE JANUARY 20, 2016 AND 29183C0410G EFFECTIVE JANUARY 20, 2016. FLOOD ZONE "AE" IS DEFINED AS BASE FLOOD ELEVATIONS DETERMINED. FLOOD ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- TREE PRESERVATION CALCS:
EXISTING TREES = 40.59 ACRES
TREES REMOVED = 29.82 ACRES
TREES SAVED = 10.77 ACRES (26.5%)
TREES REQUIRED TO BE SAVED = 8.12 ACRES (20.0%)
- ESTIMATED SANITARY SEWER FLOW = 21,090 GALLONS/DAY



A SET OF CONSTRUCTION PLANS FOR WESTLEIGH PHASE 2 **AS BUILT** A TRACT OF LAND BEING PART OF U.S. SURVEY 931 AND FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI



Zoning and Density Notes

- GROSS AREA OF SITE: 56.16 ACRES
- CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL 56.16 ACRES
- CURRENT OWNERS: MOLLISON DONALD & MARIANNE
1237 MENDOZA DR.
ST. PETERS, MO 63376
BARNETT STEPHEN R & CATHERINE M
2500 CURTIS LN
LAKE SAINT LOUIS, MO 63367
LOWBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MO 63368
- DWELLING UNITS PROPOSED: 57 UNITS
- PARKING:
SPACES REQUIRED: (2.0 SPACES/UNIT)X(57 UNITS)=114 SPACES
TOTAL SPACES SHOWN: 114 GARAGE SPACES
114 DRIVEWAY SPACES
228 SPACES PROVIDED

Conditions of Approval From Planning and Zoning

- The approval is conditional upon the following Staff recommendations being met:
- The USPS shall be contacted to finalize their preferred method of mail delivery. Provide written confirmation from the USPS prior to construction plan approval that states their preferred method and location of mail delivery. The Construction Plans shall show where mail box locations are proposed. If a kiosk is required, provide off-street parking.
 - Revise the proposed alignment of the Lake St. Louis Blvd extension to match the existing right of way dedication.
 - Provide right of way dedication for the future roadway alignment of Dier Road and Highway DD. This may include the construction of a round-a-bout.
 - Provide approval from the sanitary, water, school and fire districts.
 - Traffic calming will be addressed with Construction Plans.
 - Provide approval from the sanitary, water, school and fire districts.
 - A contribution for the improvement of Dier Road to the center line to upgrade it to a principle arterial roadway will be required.
 - An 80' right of way dedication for Dier Road with 10' wide utility easements shall be provided as well as temporary construction easements for the construction of improvements of Dier Road.
 - Landscape berms shall be provided in the common ground strip along Dier Road.
 - Approval of the street names will be required from St. Charles County.
 - The homeowner shall be required to provide, at the City of O'Fallon's discretion, engineering studies on all lots with extreme changes in topography showing that homes can be built without significant danger to health, life, or property per Section 405.140 of the City of O'Fallon's subdivision code. These studies must be supplied and approved prior to the issuance of building permits.
 - In accordance with the Wentzville School District comments, the developer shall provide a drop off lane at the intersection of Dier Road and the entrance to the subdivision.
 - The above Municipal Plans must be met before Construction Plan approval.

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

- The curb inlet located on Lot 13 shall be placed as to not interfere with the driveway.
- Demonstrate how Lots 31 and 32 are served by sanitary sewer.
- Label the line on Lots 13-15. Its purpose is not clear.
- Provide right of way dedication for the future roadway alignment of Dier Road and Highway DD. This may include the construction of a round-a-bout.
- All retaining walls are to be in easements and be maintained by the home owners association.
- The gates at the entrance shall not be permitted due to the public right of way.
- Any storage in the detention basin below the base flood elevation will not count toward the required storm water storage.
- Comply with Section 415 of the City Code, paying particular attention to section 415.170 and the need for compensatory storage for fill placed in the floodplain.
- The developer shall work with City Staff on future roadway improvements to provide for proper ingress/egress.
- The pavement radius for the eyebrow shall be a minimum of 55' to allow school bus turnaround.

Legal Description

A TRACT OF LAND BEING PART OF U.S. SURVEY 931 AND FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF LOT 743 OF 'WYNDGATE VILLAGE F PLAT ONE', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGE 48 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF ABOVE SAID SECTION 16 AND THE SOUTH LINE OF ABOVE SAID U.S. SURVEY 931; THENCE ALONG SAID SOUTH LINE, SOUTH 83°01'44" EAST, 63.25 FEET TO A POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOANN M. GRIFFITH AND GARY E. KOPADT BY DOCUMENT RECORDED IN DEED BOOK 2354 PAGE 724 OF SAID RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID GRIFFITH AND KOPADT TRACT, NORTH 06°48'44" EAST, 1383.45 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 57°30'29" EAST, 708.85 FEET; THENCE SOUTH 14°54'15" EAST, 222.86 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DONALD AND MARIANNE MOLLISON BY INSTRUMENT RECORDED IN DEED BOOK 1874 PAGE 1121 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 82°55'01" EAST, 208.55 FEET TO A POINT IN THE WEST LINE OF COMMON GROUND 'D' OF PRESTON WOODS PLAT SEVEN 'A', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 22 OF SAID RECORDS; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE OF COMMON GROUND 'D', SOUTH 06°48'24" WEST, 872.63 FEET TO A POINT ON SAID SOUTH LINE OF U.S. SURVEY 931; THENCE LEAVING LAST SAID WEST LINE AND ALONG SAID SOUTH LINE OF U.S. SURVEY 931, SOUTH 83°07'09" EAST, 335.61 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST QUARTER OF ABOVE SAID FRACTIONAL SECTION 16; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG LAST SAID NORTH-SOUTH CENTERLINE, SOUTH 12°52'11" EAST, 1275.07 FEET TO A POINT BEING 38 FEET PERPENDICULAR DISTANCE NORTH OF THE EAST-WEST CENTERLINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING LAST SAID NORTH-SOUTH CENTERLINE AND ALONG A LINE BEING 38 FEET NORTH OF AND PARALLEL TO SAID EAST-WEST CENTERLINE, SOUTH 89°37'54" WEST, 180.47 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF DIER ROAD, WIDTH VARIES, SAID LINE BEING 20 FEET PERPENDICULAR DISTANCE NORTHEAST OF THE CENTERLINE OF SAID ROAD; THENCE LEAVING LAST SAID LINE AND ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, NORTH 66°58'09" WEST, 740.25 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DONALD C. AND MARIANNE E. MOLLISON BY DOCUMENT RECORDED IN DEED BOOK 2692 PAGE 85 OF SAID RECORDS; THENCE LEAVING LAST SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID MOLLISON TRACT, NORTH 18°58'33" EAST, 211.54 FEET TO THE NORTHEAST CORNER OF SAID MOLLISON TRACT, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO DONALD AND MARIANNE MOLLISON BY DOCUMENT RECORDED IN DEED BOOK 1874 PAGE 1121 OF SAID RECORDS; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE SOUTH LINE OF LAST SAID MOLLISON TRACT, SOUTH 89°01'25" WEST, 267.50 FEET TO A POINT ON SAID NORTHEAST RIGHT-OF-WAY OF DIER ROAD; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG SAID NORTHEAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES, DISTANCE AND CURVES: NORTH 18°15'03" WEST, 123.86 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 180.28 FEET, WHOSE CHORD BEARS NORTH 35°34'35" WEST, 107.37 FEET, AN ARC DISTANCE OF 109.03 FEET TO A POINT OF TANGENCY; AND NORTH 52°29'46" WEST, 224.30 FEET TO A POINT ON SAID NORTH-SOUTH CENTERLINE OF FRACTIONAL SECTION 16; THENCE LEAVING LAST SAID NORTHEAST RIGHT-OF-WAY LINE AND ALONG LAST SAID NORTH-SOUTH CENTERLINE, NORTH 01°05'51" WEST, 613.10 FEET TO THE POINT OF BEGINNING AND CONTAINS 2,446,142 SQUARE FEET, OR 56.156 ACRES, MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2015 UNDER ORDER NUMBER 15-02-043.

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers along with their locations with respect to existing or proposed easements have been located and/or measured. The surveyor has located above-ground features, 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 provided by 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.



ISSUE	DATE / REMARKS
1	8-10-2016 Initial Submittal
2	9-1-2016 PWSD #2 & DCSO Comments
3	10-24-16 City Comments
4	11-15-16 DCSO Comments
5	12-12-16 City Comments
6	12-28-16 DCSO Comments
7	1-18-17 PWSD #2 Comments
8	1-28-17 Fire District Comments
9	1-27-17 City Comments
10	3-1-17 City Comments
11	4-10-18 Removed Eyebrow
12	8-28-18 Basin B Revisions
13	10-4-18 Basin B Revisions
14	3-06-19 Phase 2 Revisions

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
Troy, MO, 63379-0160
1-800-392-3709

Ameren-UE
299 Gallatin Road
Wentzville, MO: 63385
636-639-8312

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

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

Fire Department
O'Fallon Fire Protection District
419 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
636-447-6655

New Melle Fire Protection District
3705 Mill St.
Wentzville, MO, 63385
636-828-5528

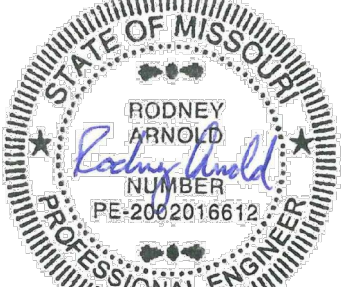
PROJECT TITLE

WESTLEIGH

PHASE 2

O'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: 4/24/2019
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph: (636) 265-2710
Fax: (636) 695-3195
www.lombardohomesstlouis.com

COVER SHEET

P+Z No. P&Z NO
City No. 15-162-SP
Date: 4/24/2019
Job No. 14-10-348

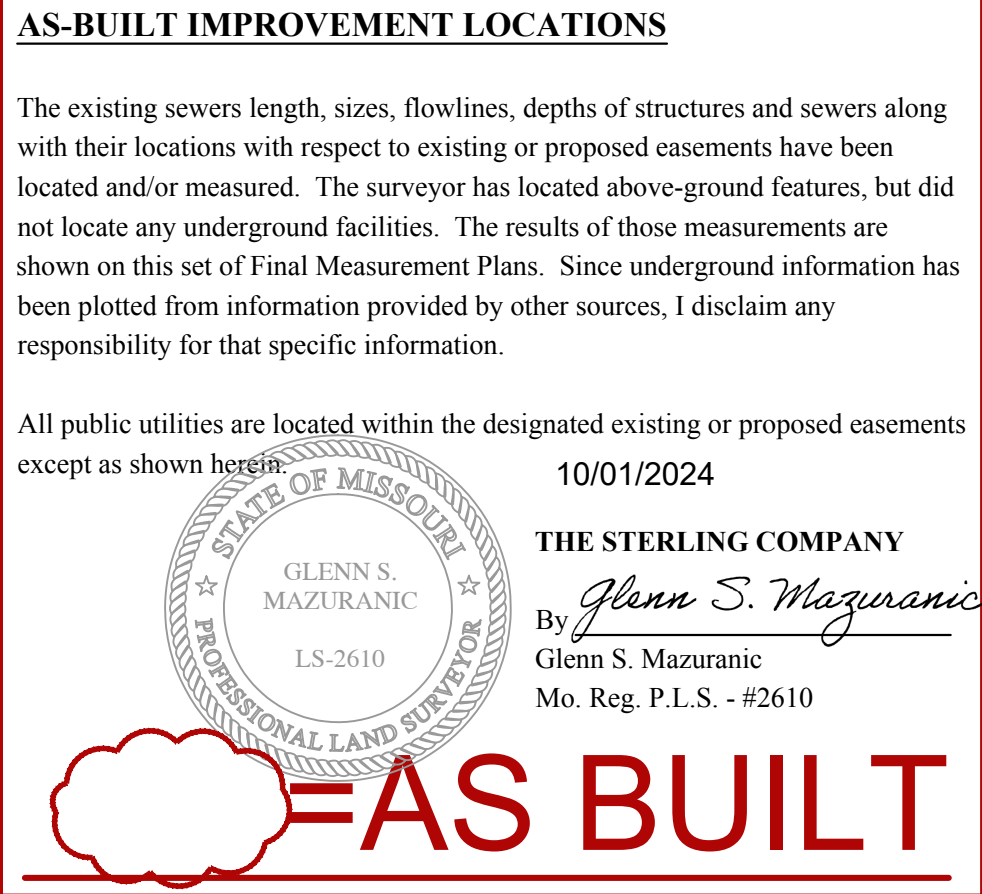
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1.1

As-Built IMP

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DATE **JUNE 3, 2019**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

AS-BUILT BMP ONLY "Final Plan" Approval Date: October 1, 2015 (31-15.01)



GRAPHIC SCALE

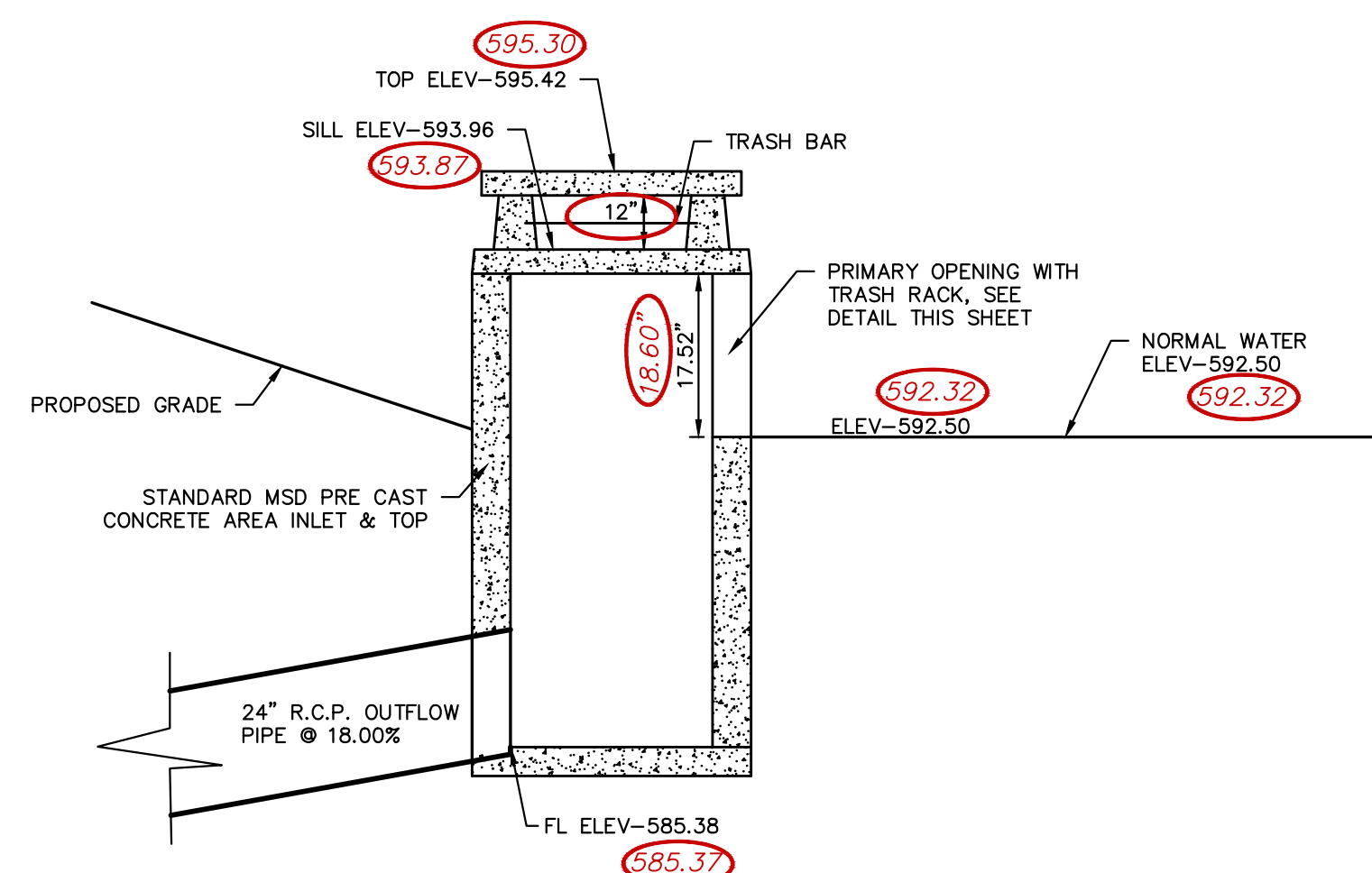
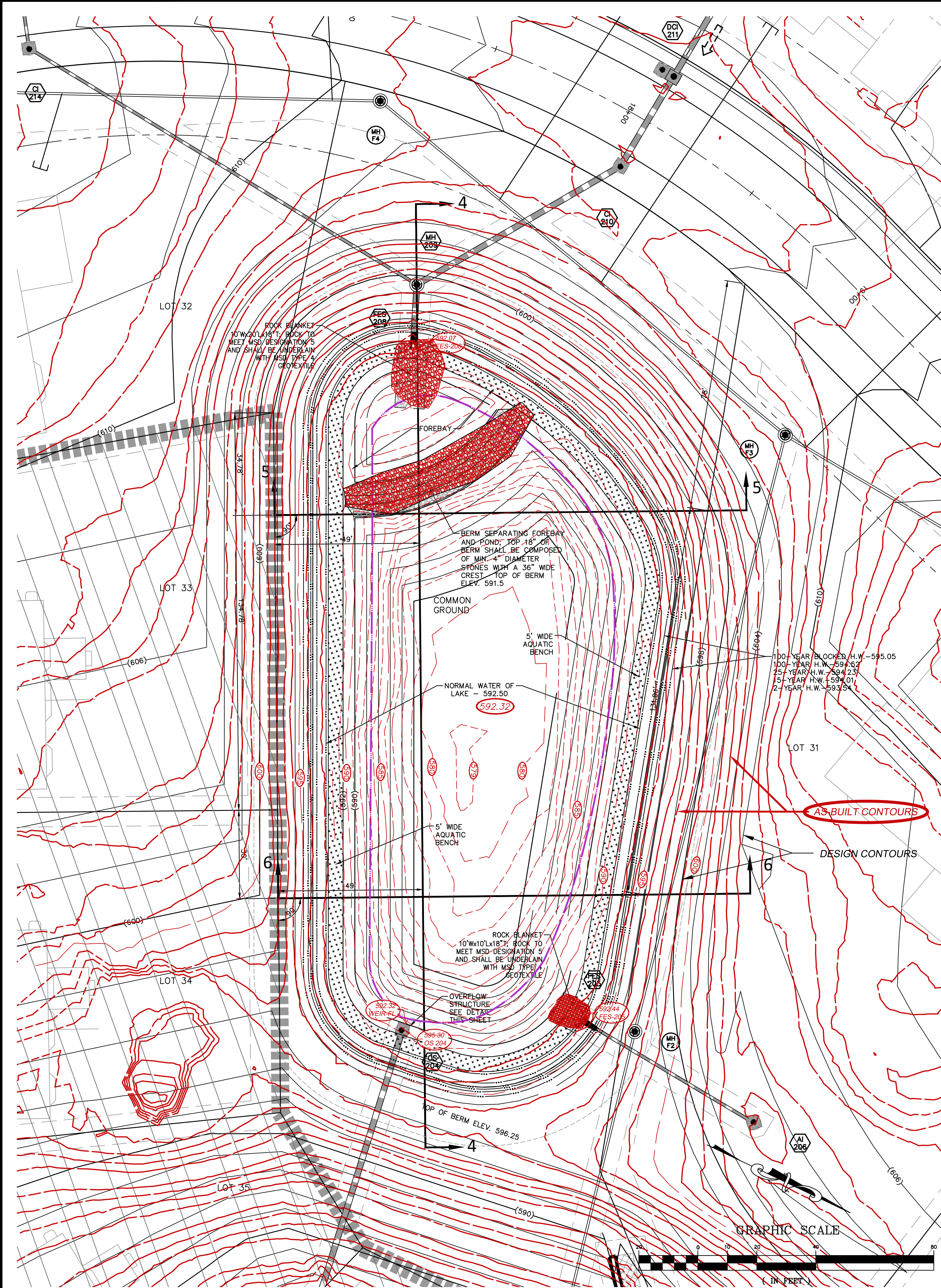
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1 inch = 50 ft.

AS-BUILT BMP ONLY

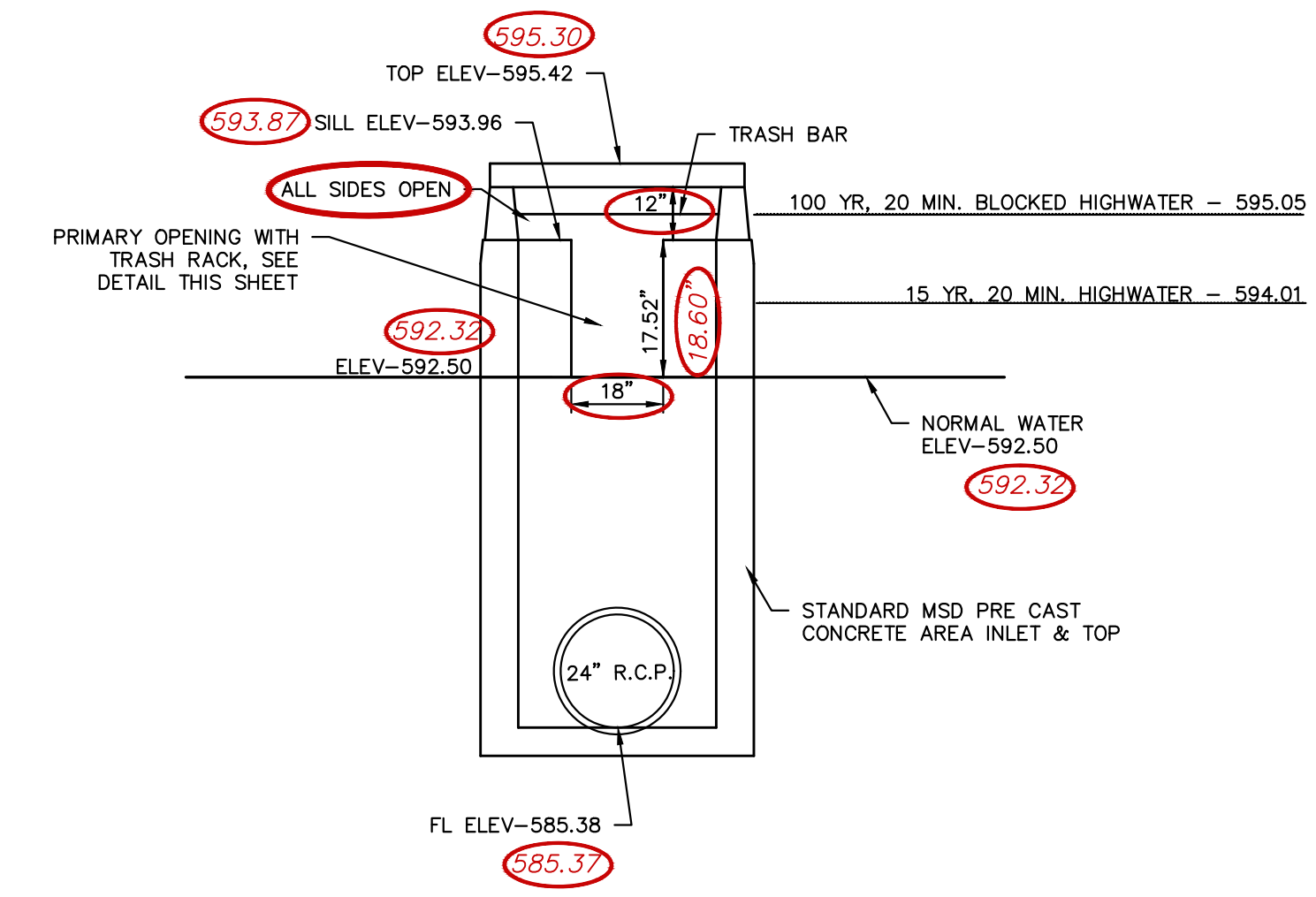
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GRADING PLAN

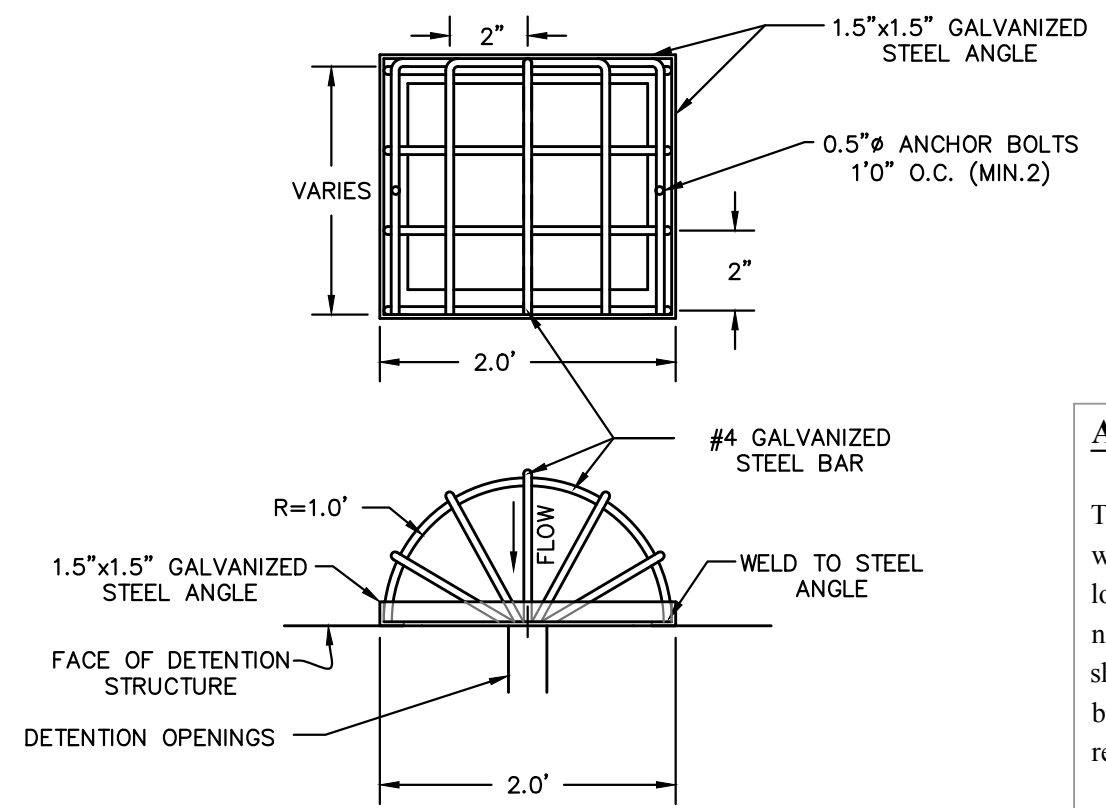
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OVERFLOW STRUCTURE 204 SIDE SECTION
NTS



STRUCTURE 204 FRONT ELEVATION
NTS



TRASH RACK DETAIL
N.T.S.

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12	8-28-18 Basin B Revisions
13	10-4-18 Basin B Revisions
14	3-06-19 Phase 2 Revisions

STRUCTURE MODIFICATION NOTES

1. THE EXISTING STRUCTURE HAS 2 LOW FLOW OPENINGS THAT SHALL BE GROUT FILLED
2. THE 18" X 17.52" OPENING SHALL BE CUT INTO THE EXISTING STRUCTURE

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers along with their locations with respect to existing or proposed easements have been located and/or measured. The surveyor has located above-ground features, 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 provided by 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.

10/01/2024

THE STERLING COMPANY
By *Glenn S. Mazuranic*
Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610

AS-BUILT

STATE OF MISSOURI
GLENN S. MAZURANIC
LS-2610
PROFESSIONAL LAND SURVEYOR

AS-BUILT BMP ONLY

PROJECT TITLE

WESTLEIGH

PHASE 2

OFFALLON, 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-survey.com
Corporate Certificate of Authority #001348

Date: 3/01/2017
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

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2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph. (636) 265-2710
Fax (636) 695-3195
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BASIN B - PLAN AND DETAILS

P+Z No. P&Z NO

City No. 15-162-SP

Date: 4/24/2019

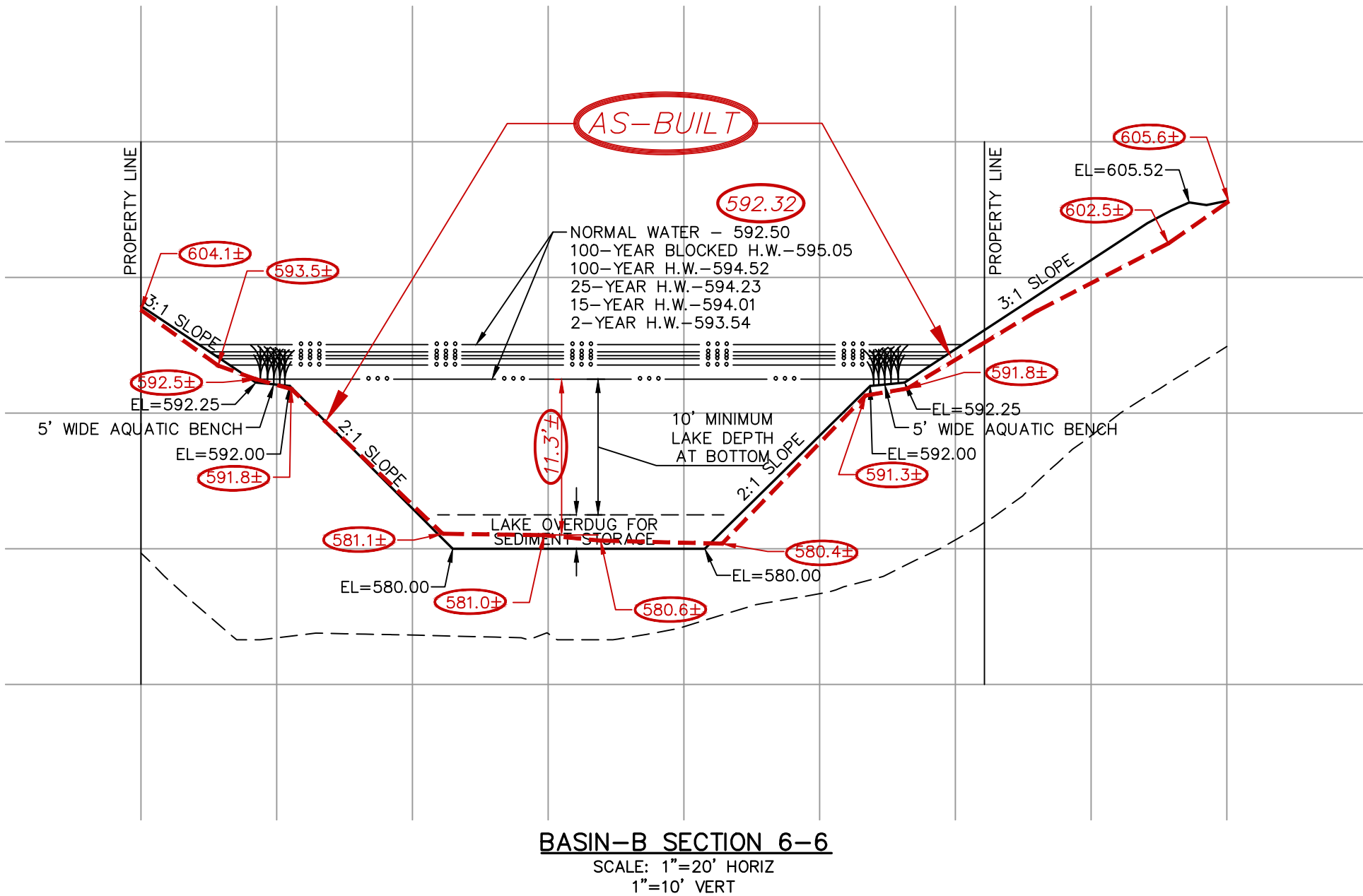
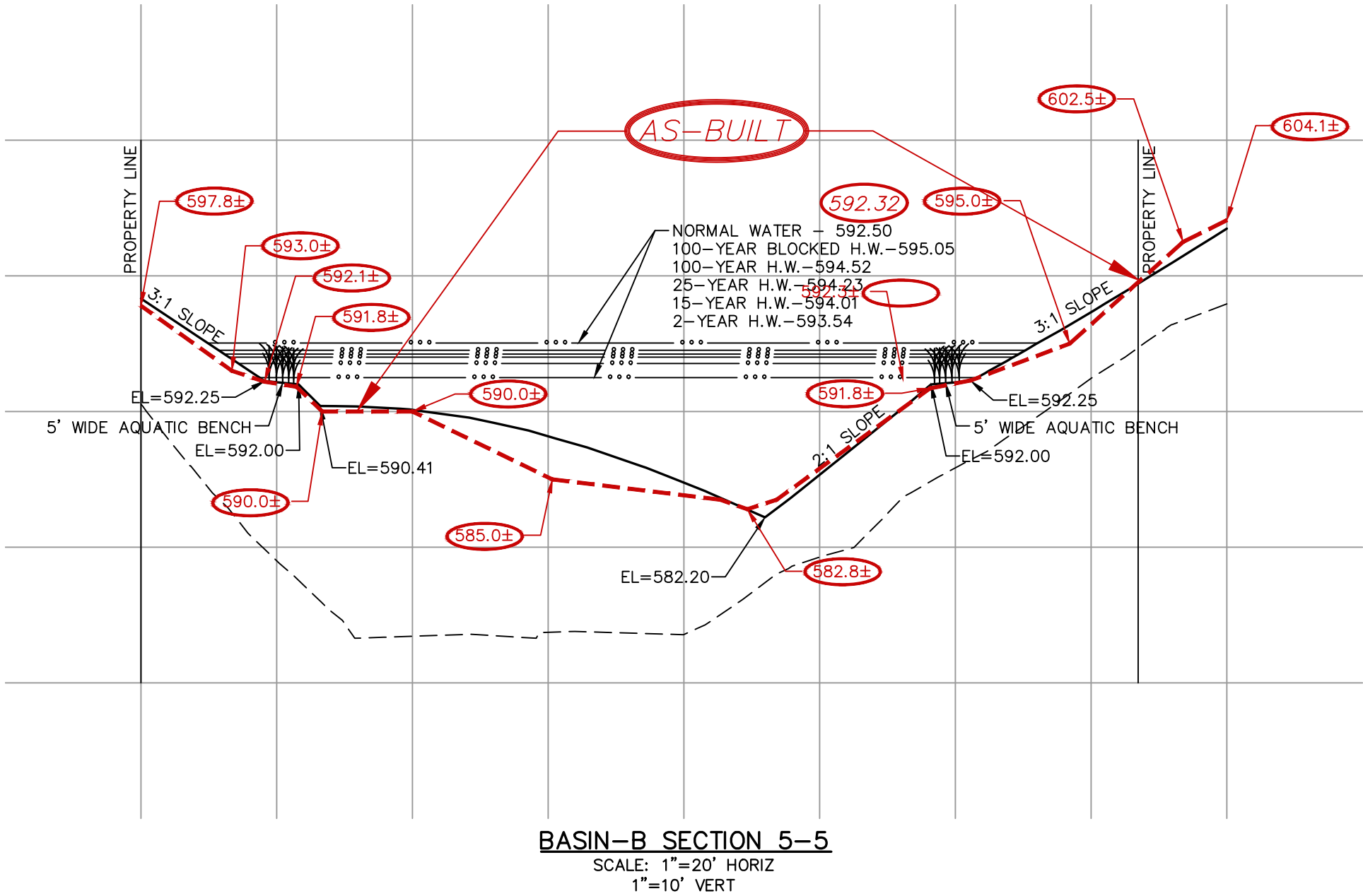
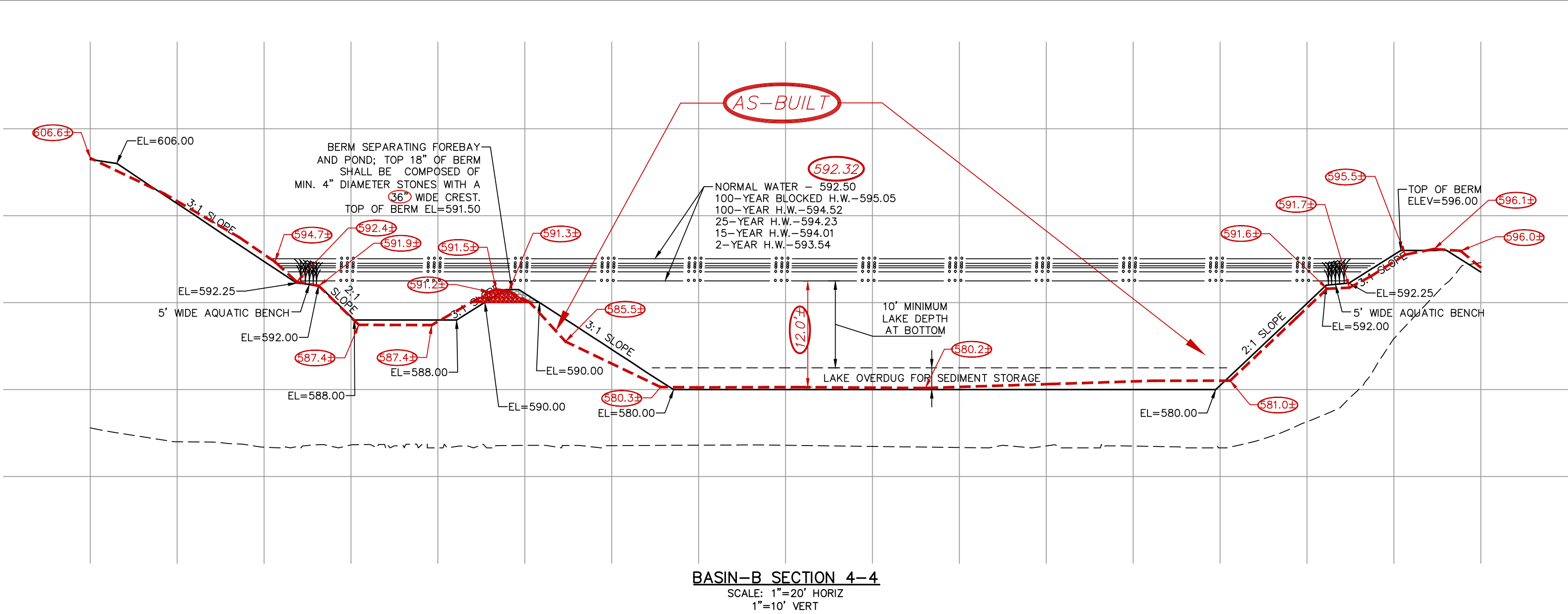
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Page No.

10.3

As-Built - BMP

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Corporate Certificate of Authority #001348

This document is prepared by and for the use of the client. It is not to be used for any other purpose without the written consent of the engineer. The engineer assumes no responsibility for the accuracy or completeness of the information provided by the client. The engineer's services are limited to the design and construction of the project shown on this drawing. The engineer does not warrant the accuracy or completeness of the information provided by the client. The engineer's services are limited to the design and construction of the project shown on this drawing. The engineer does not warrant the accuracy or completeness of the information provided by the client.

C:\Users\Rodney\Documents\Engineer's Seal.jpg

Date: 3/01/2017
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

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2299 Technology Drive, Suite 150
OFallon, Missouri 63368
Ph (636) 265-2710
Fax (636) 695-3195
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BASIN B - SECTIONS

STORM 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. Any information shown that was 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:

10/01/2024

THE STERLING COMPANY

By *Glenn S. Mazuranic*
Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610



AS BUILT

AS-BUILT BMP ONLY

P+Z No. P&Z NO
City No. 15-162-SP
Date: 4/24/2019
Job No. 14-10-348

Page No.

10.4

As-Built - BMP

"Final Plan" Approval Date: October 1, 2015 (31-15.01)