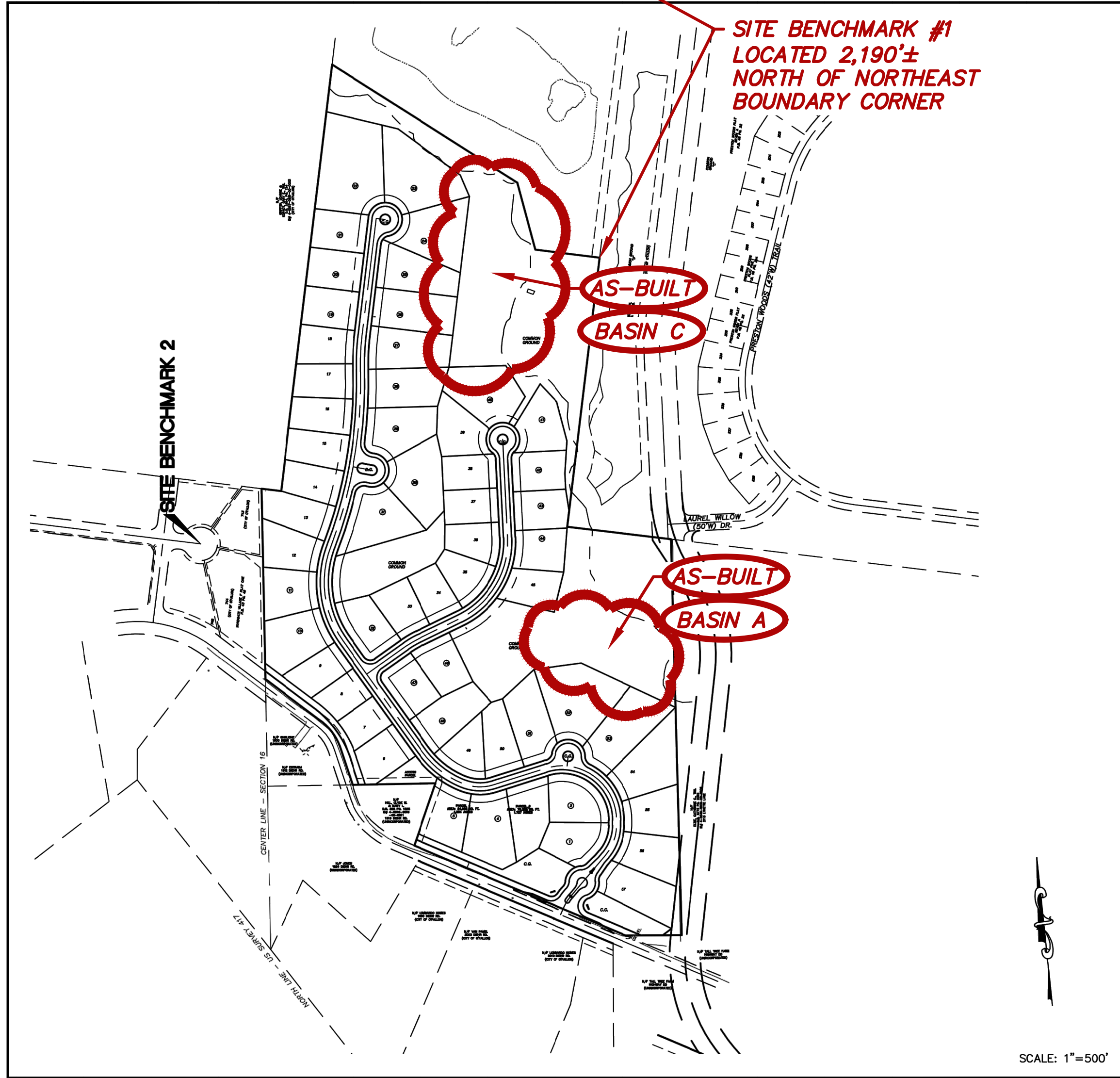


Drawing name: V:\1410346 Mollison Tract\Drawings\Surveying\AS-Built\Phase 1 BMP - Plans.dwg Plotted on: Mar 06, 2024, 7:33am Plotted by: akolesarek  
Drawing name: V:\1410346 Mollison Tract\Drawings\Surveying\AS-Built\Phase 1 BMP - Plans.dwg Plotted on: Mar 01, 2017, 10:55am Plotted by: mcollins  
Drawing name: V:\1410346 Mollison Tract\Drawings\Surveying\AS-Built\Phase 1 BMP - Plans.dwg Plotted on: Mar 01, 2017, 10:55am Plotted by: mcollins



| Drawing Index                      |                                   |
|------------------------------------|-----------------------------------|
| 1.1                                | Cover Sheet                       |
| 1.2                                | General Notes                     |
| 2.1-2.7                            | Initial Grading / SWPPP           |
| 3.1-3.3                            | 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                 |
| 10.1, 10.2, 10.3, 10.4, 10.5, 10.6 | Detention / Water Quality Details |
| 12.1-12.2                          | Entrance Details / Warping        |
| 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

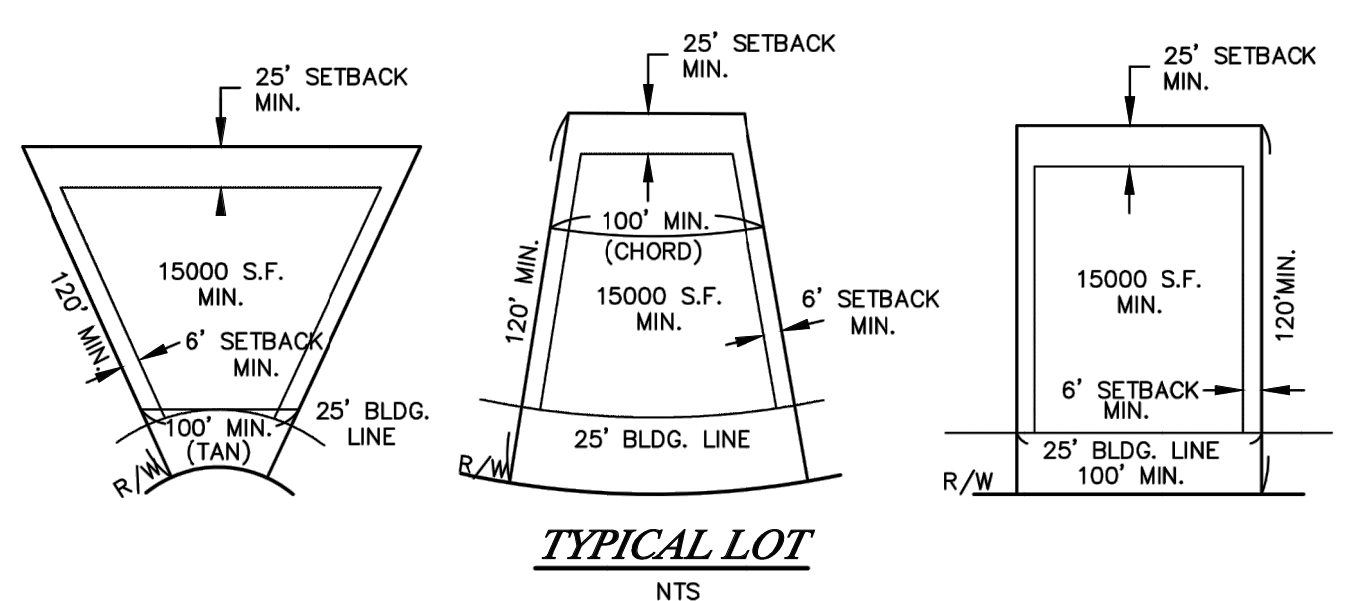
THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS AS DESCRIBED BELOW. THE SITE DATUM WAS ESTABLISHED USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM TWO POINTS ON THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOOF AND A PID OF 0M4688 VIA THE MISSOURI DEPARTMENT 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" OUT IN CONCRETE AT THE CENTERLINE 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.

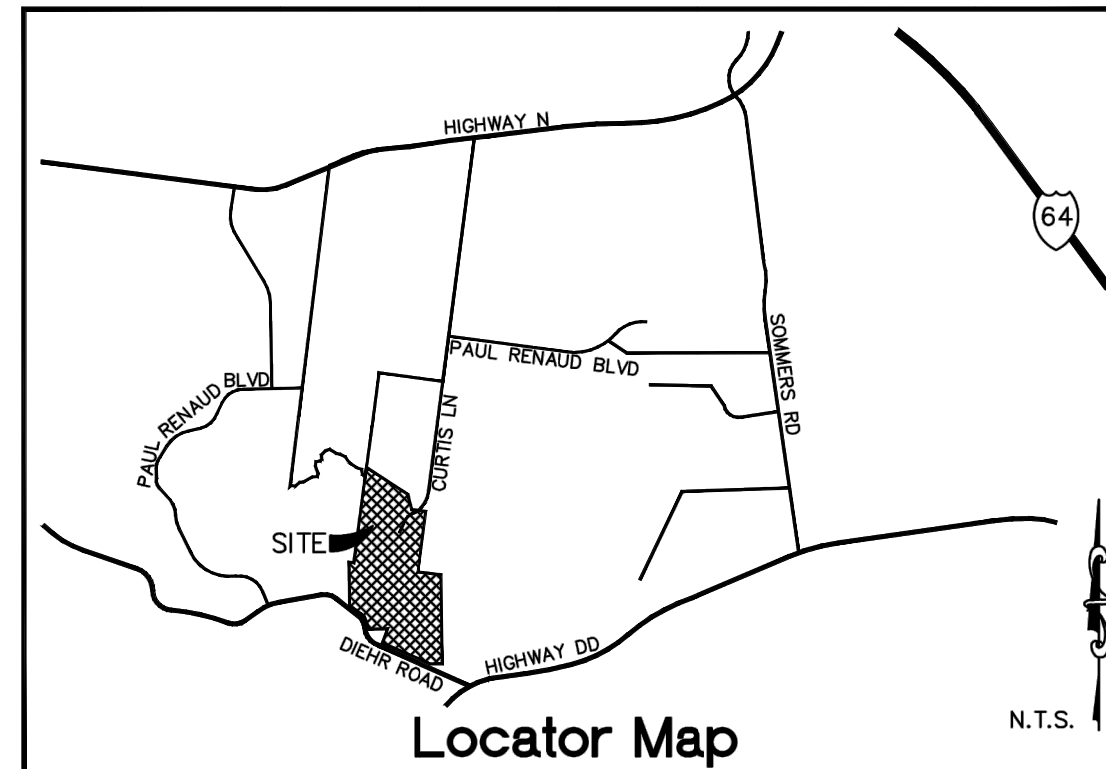
### Project Data

- 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 29183C0220G 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 CALC:  
EXISTING TREES = 40.59 ACRES  
TREES REMOVED = 29.92 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

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  
  
LOMBARDO 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)(57 UNITS)=114 SPACES  
TOTAL SPACES SHOWN: 114 GARAGE SPACES  
114 DRIVEWAY SPACES  
NO GUEST PARKING  
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 Diehr 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 Diehr Road to the center line to upgrade it to a principle arterial roadway will be required.
  - An 80' right of way dedication for the future roadway alignment of Diehr Road with 10' wide utility easements shall be provided as well as temporary construction easements for the construction of improvements of Diehr Road.
  - Landscape terms shall be provided in the common ground strip along Diehr Road.
  - Approval of the street names will be required from St. Charles County.
  - The homebuilder shall be required to provide, at the City of O'Fallon's discretion, engineering studies on soil tests 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 Diehr 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 Diehr 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.

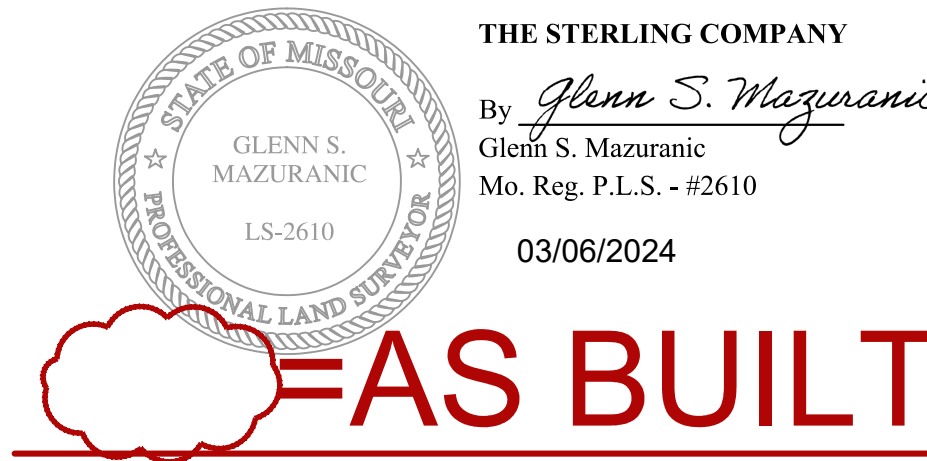
### Legal Description

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 46 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 SOUTH 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 01°32'11" 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 DIEHR 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 DIEHR 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, THOSE 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°54'06" 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°09'51" WEST, 613.10 FEET TO THE POINT OF BEGINNING AND CONTAINS 446,142 SQUARE FEET, OR 56.155 ACRES, MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2015 UNDER ORDER NUMBER 15-02-043.

### STORM SEWER MEASUREMENTS

The existing sewer measurements were taken at all of the manholes, and locations where the sewer lines crossed each other, and at the locations where the sewer lines crossed the street. The result of these measurements are shown on the sewer measurement Plans. Any information shown that was provided by the sewer contractor or others, we will disclaim any responsibility for any errors or omissions. All public sewer work is to be done within the easements existing or proposed easements except as follows:



| ISSUE | DATE/REMARKS                     |
|-------|----------------------------------|
| 1     | 8-10-2016 Initial Submittal      |
| 2     | 8-1-2016 PWSD #2 & DCSD Comments |
| 3     | 10-24-16 City Comments           |
| 4     | 11-15-16 DCSD Comments           |
| 5     | 12-12-16 City Comments           |
| 6     | 12-28-16 DCSD Comments           |
| 7     | 1-18-17 PWSD #2 Comments         |
| 8     | 1-26-17 Fire District Comments   |
| 9     | 1-27-17 City Comments            |
| 10    | 3-1-17 City Comments             |

**=AS BUILT**

AS-BUILT BMP ONLY  
BASINS A & C

### Utility Contacts

Sanitary Sewer  
City of O'Fallon  
400 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  
400 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  
2909 Gallatin Road  
Wentzville, MO 63385  
636-639-8342

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

Gottville 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

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: DATE **MARCH 1, 2017**  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

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

PROJECT TITLE  
**PHASE 1**  
**WESTLEIGH**  
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-srv.com  
Corporate Certificate of Authority #001348

Date: **3/01/2017**  
**RODNEY ARNOLD**  
LICENSE # **PE-2002016812**  
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

P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 3/01/2017  
Job No. 14-10-348

Page No.  
**1.1**  
As-Built BMP - IMP

COVER SHEET

Drawing name: V11410248.Mxd Title: TracDrawings\Surveying\Submittals\0248.MPD AS-BUILT BASINS A&C 2024-10-14.dwg Plotted on: Mar 06, 2024 7:55am Plotted by: mchasek

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:



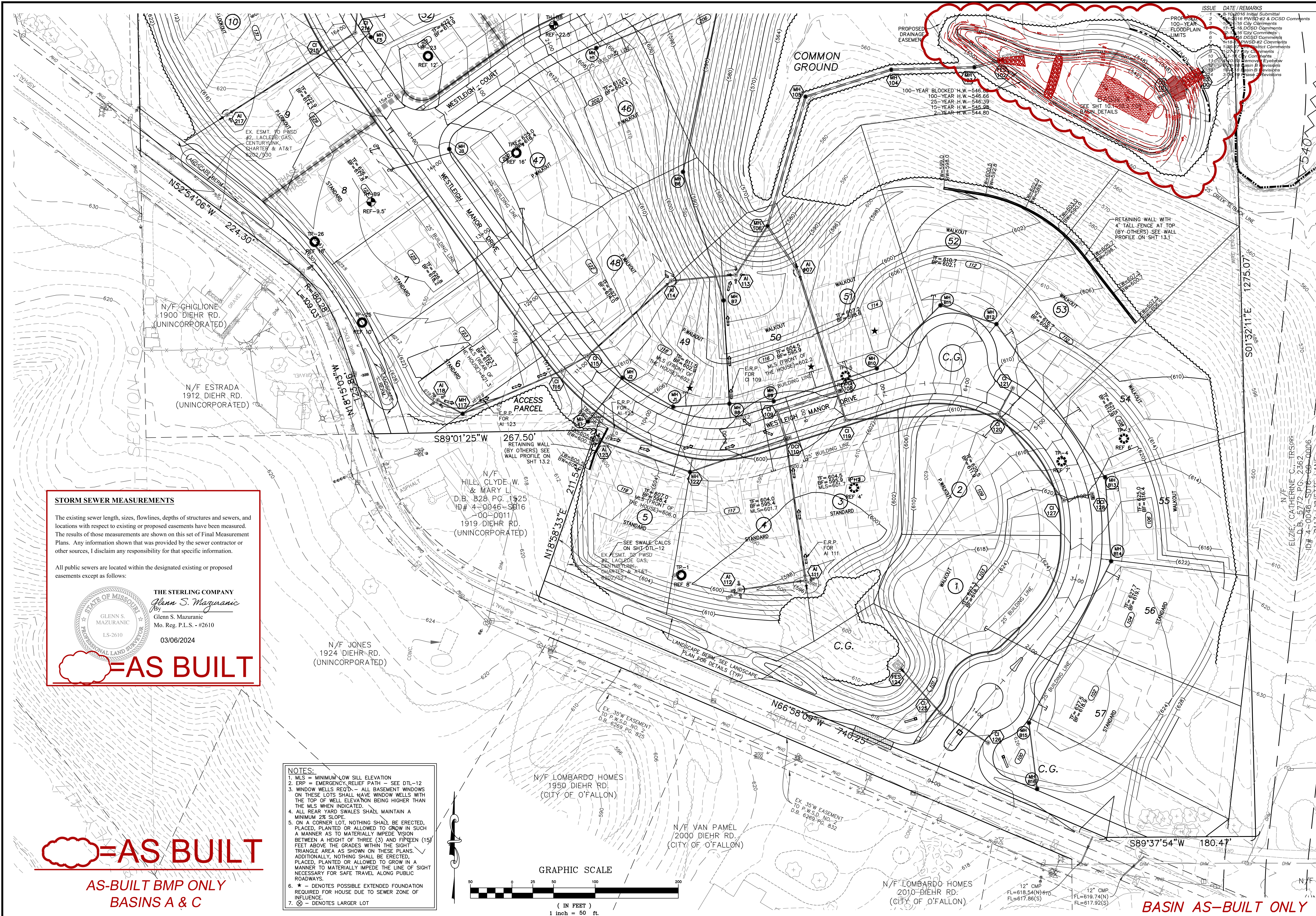
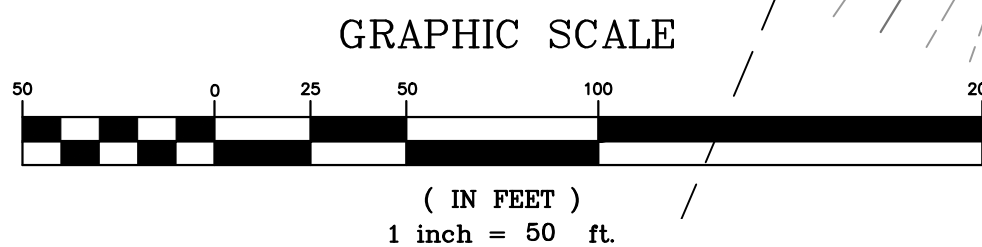
THE STERLING COMPANY  
By *Glenn S. Mazuranc*  
Glenn S. Mazuranc  
Mo. Reg. P.L.S. - #2610  
03/06/2024

**=AS BUILT**

**=AS BUILT**

AS-BUILT BMP ONLY  
BASINS A & C

- NOTES:
1. MSL = MINIMUM LOW SILL ELEVATION
  2. ERP = EMERGENCY RELIEF PATH SEE DTL-12
  3. WINDOW WELLS REQUIRED - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THAN THE MSL WHEN INDICATED.
  4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
  5. 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 SAFE TRAVEL ALONG PUBLIC ROADWAYS.
  6. ★ - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
  7. ⊗ - DENOTES LARGER LOT



| ISSUE | DATE / REMARKS                    |
|-------|-----------------------------------|
| 1     | 8-10-2016 Initial Submittal       |
| 2     | 8-10-2016 PWSD #2 & DCSD Comments |
| 3     | 10-1-2016 City Comments           |
| 4     | 10-1-2016 DCSD Comments           |
| 5     | 10-1-2016 City Comments           |
| 6     | 10-1-2016 DCSD Comments           |
| 7     | 10-1-2016 City Comments           |
| 8     | 10-1-2016 DCSD Comments           |
| 9     | 10-1-2016 City Comments           |
| 10    | 10-1-2016 DCSD Comments           |
| 11    | 10-1-2016 City Comments           |
| 12    | 10-1-2016 DCSD Comments           |
| 13    | 10-1-2016 City Comments           |
| 14    | 10-1-2016 DCSD Comments           |
| 15    | 10-1-2016 City Comments           |
| 16    | 10-1-2016 DCSD Comments           |
| 17    | 10-1-2016 City Comments           |
| 18    | 10-1-2016 DCSD Comments           |
| 19    | 10-1-2016 City Comments           |
| 20    | 10-1-2016 DCSD Comments           |

PROJECT TITLE  
**PHASE 1**  
**WESTLEIGH**

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: 1/21/2020  
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

P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 1/21/2020  
Job No. 14-10-348

Page No.

**3.1**  
**AS-BUILT**

GRADING PLAN

- NOTES:
1. M.S. = MINIMUM LOW SILL ELEVATION
  2. E.R.P. = EMERGENCY RELIEF PATH - SEE DTL-12
  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, 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 SAFE TRAVEL ALONG PUBLIC ROADWAYS.
  6. ★ DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
  7. ⊗ - DENOTES LARGER LOT

SEE ENTRANCE CONTROL CALCULATIONS ON SHT DTL-12

#### 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:



THE STERLING COMPANY  
By  
Glenn S. Mazuranc  
Mo. Reg. P.L.S. - #2610  
03/06/2024

**=AS BUILT**

| 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  | DCSD Comments           |
| 5     | 12-12-16  | City Comments           |
| 6     | 12-28-16  | DCSD Comments           |
| 7     | 1-18-17   | PWSD #2 Comments        |
| 8     | 1-26-17   | 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       |

**=AS BUILT**

**AS-BUILT BMP ONLY  
BASINS A & C**

PROJECT TITLE

**PHASE 1  
WESTLEIGH**

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

© 2024 Sterling Engineering, Inc. All rights reserved. This drawing is the property of Sterling Engineering, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Sterling Engineering, Inc. The user of this drawing assumes all liability for the use of this drawing. The user of this drawing warrants that it is the user's responsibility to verify the accuracy of the information provided in this drawing. The user of this drawing warrants that it is the user's responsibility to verify the accuracy of the information provided in this drawing. The user of this drawing warrants that it is the user's responsibility to verify the accuracy of the information provided in this drawing.

Date: 1/21/2020  
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

P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 1/21/2020  
Job No. 14-10-348

Page No.

**3.2**  
**AS-BUILT**

GRADING PLAN

**BASIN AS-BUILT ONLY**

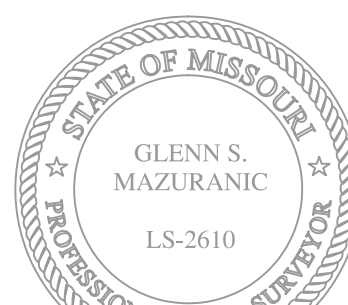
"Final Plan" Approval Date: October 1, 2015 (31-15.01)

- NOTES:
1. M.S. = MINIMUM LOW SILL ELEVATION
  2. E.P. = EMERGENCY RELIEF PATH - SEE DET-12
  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, 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 SAFE TRAVEL ALONG PUBLIC ROADWAYS.
  6. ★ - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
  7. ⊗ - DENOTES LARGER LOT.

#### 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:



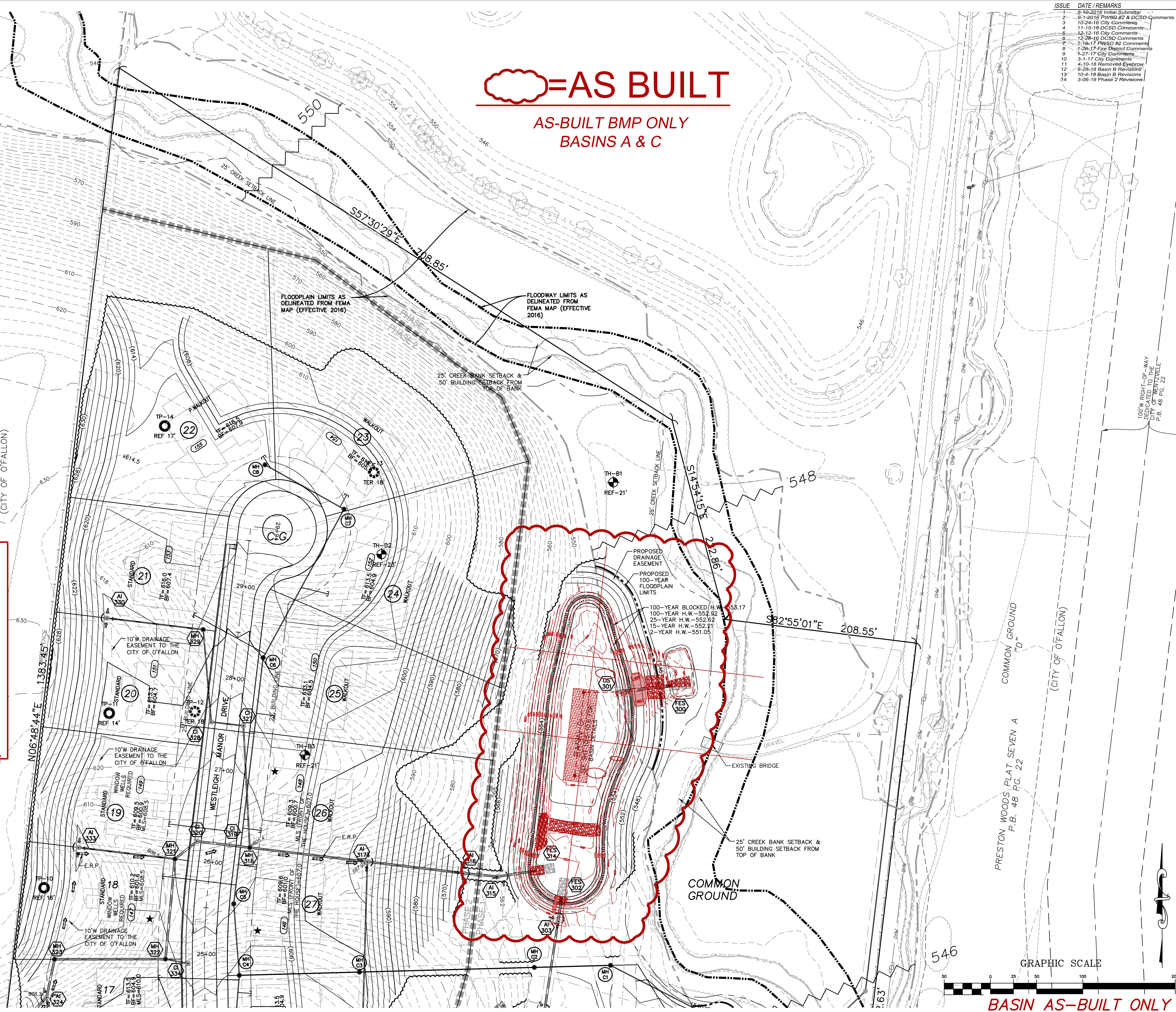
THE STERLING COMPANY  
By  
Glenn S. Mazuranc  
Mo. Reg. P.L.S. - #2610  
03/06/2024

**=AS BUILT**

**=AS BUILT**

AS-BUILT BMP ONLY  
BASINS A & C

| ISSUE | DATE / REMARKS                   |
|-------|----------------------------------|
| 1     | 8-10-2016 Initial Submittal      |
| 2     | 9-1-2016 PWSD #2 & DCSD Comments |
| 3     | 10-24-16 City Comments           |
| 4     | 11-15-16 DCSD Comments           |
| 5     | 12-15-16 City Comments           |
| 6     | 12-28-16 DCSD 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        |



PROJECT TITLE  
**PHASE 1**  
**WESTLEIGH**

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: 1/21/2020  
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

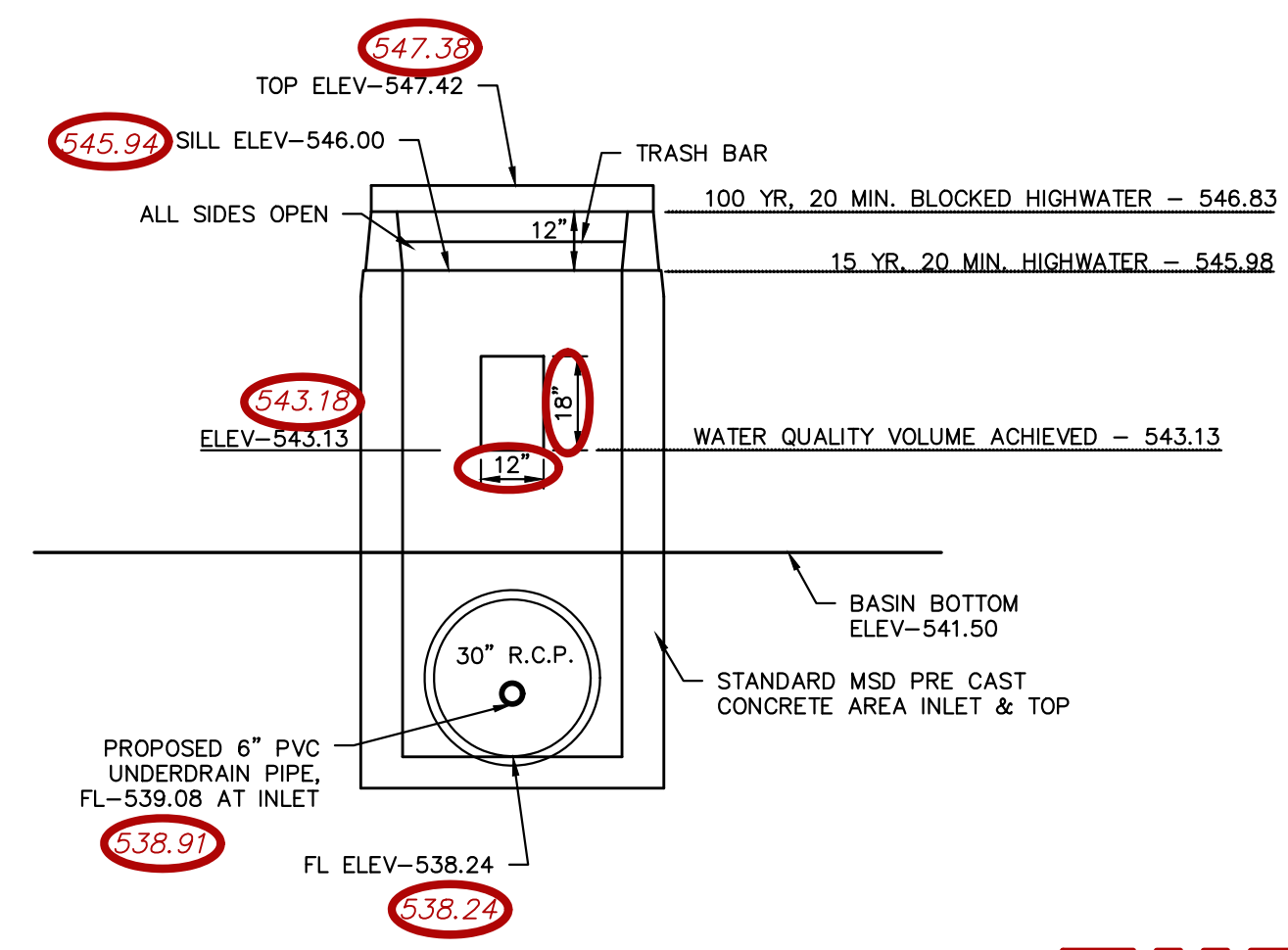
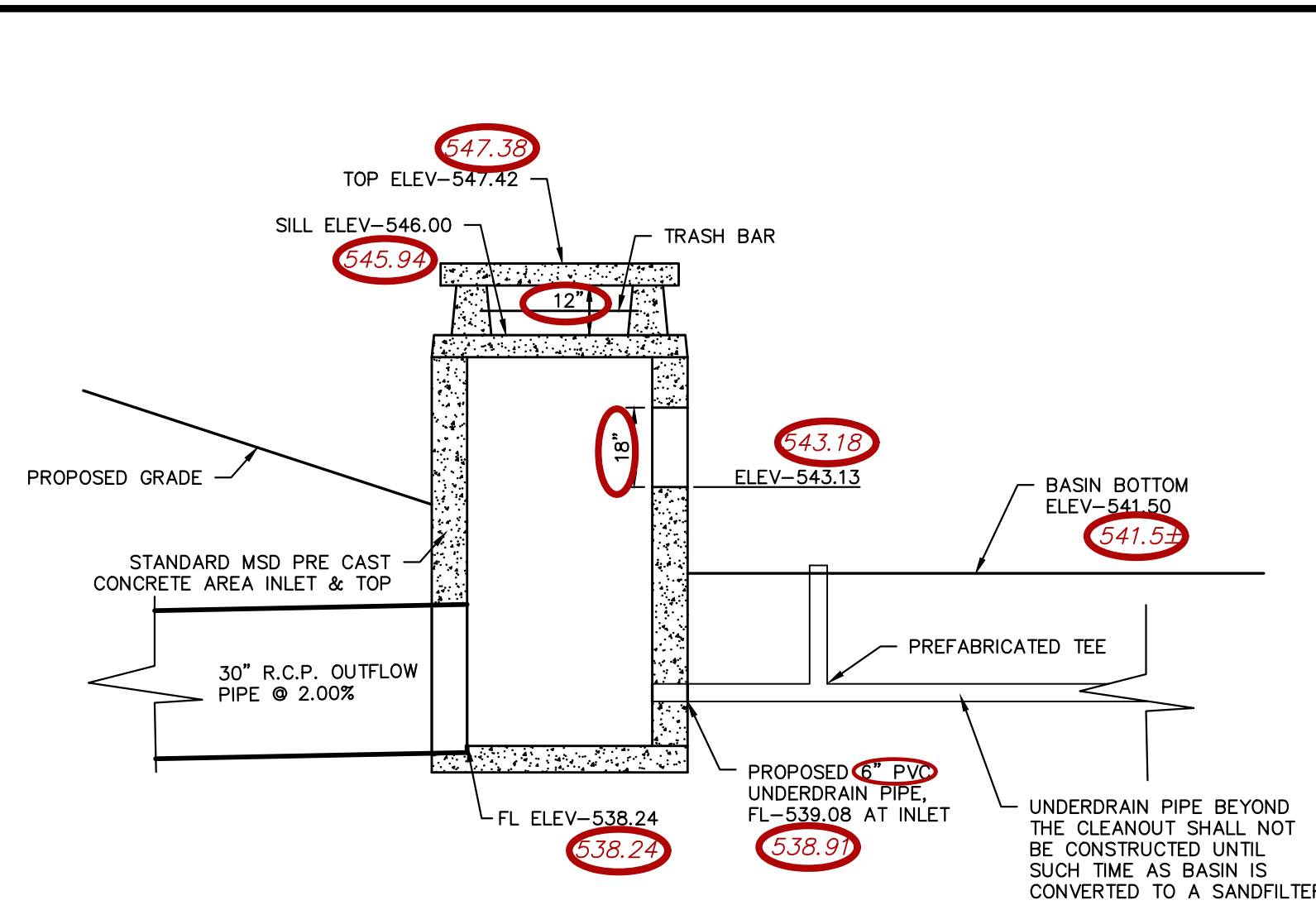
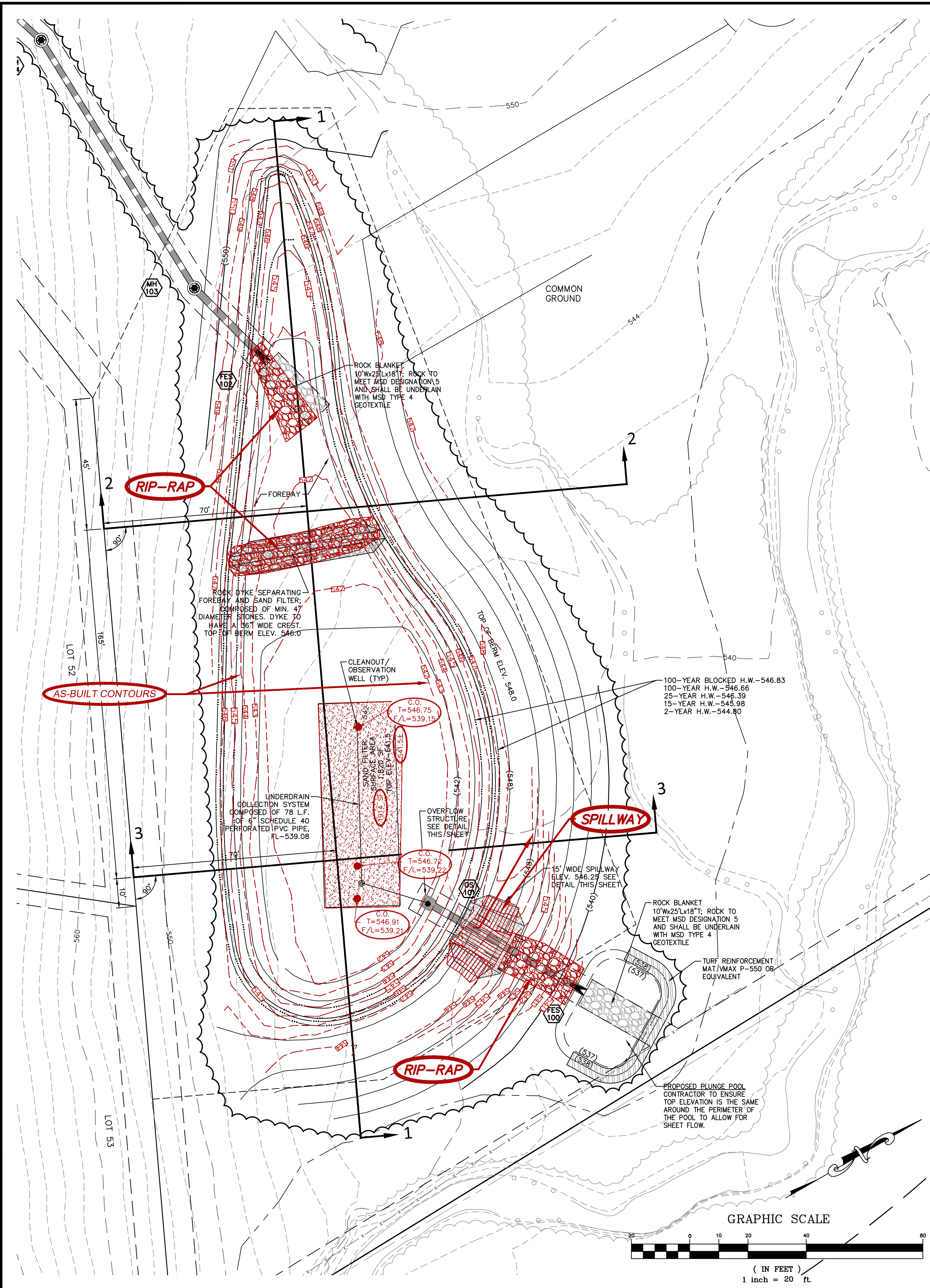
GRADING PLAN

P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 1/21/2020  
Job No. 14-10-348

Page No.

**3.3**  
**AS-BUILT**

Drawing name: V:\14\0348\BASINS\AS-BUILT\BASINS A&C 2024-05-04.dwg Printed on: Mar 06, 2024 7:55am Plotted by: shloesarek



**AS-BUILT IMPROVEMENT LOCATIONS**

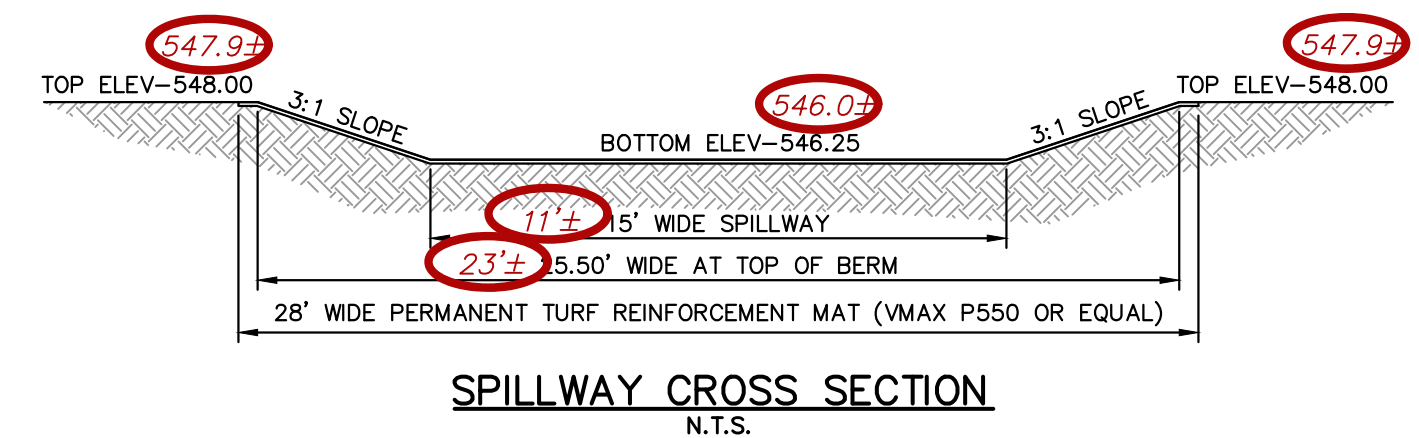
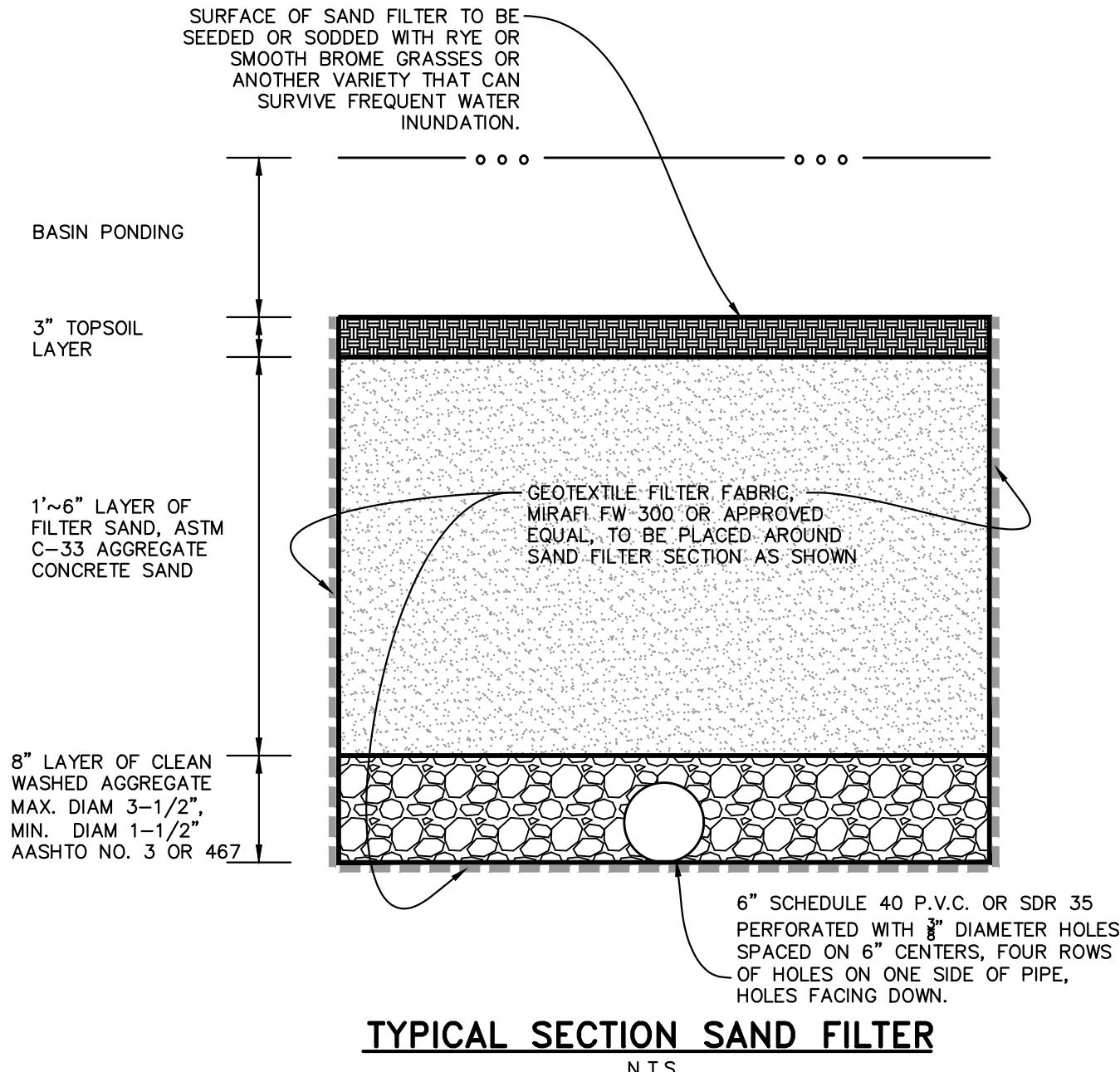
The existing sewers length, sizes, flowlines, depths of structures and sewers along with their locations with respect to existing or proposed easements have been located and/or measured. The surveyor has located above-ground features, but did not locate any underground facilities. The results of those 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.

03/06/2024

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

**AS BUILT**



AS-BUILT BMP ONLY  
BASINS A & C

BASIN AS-BUILT ONLY

PROJECT TITLE  
**PHASE 1**  
**WESTLEIGH**

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: 1/21/2020  
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

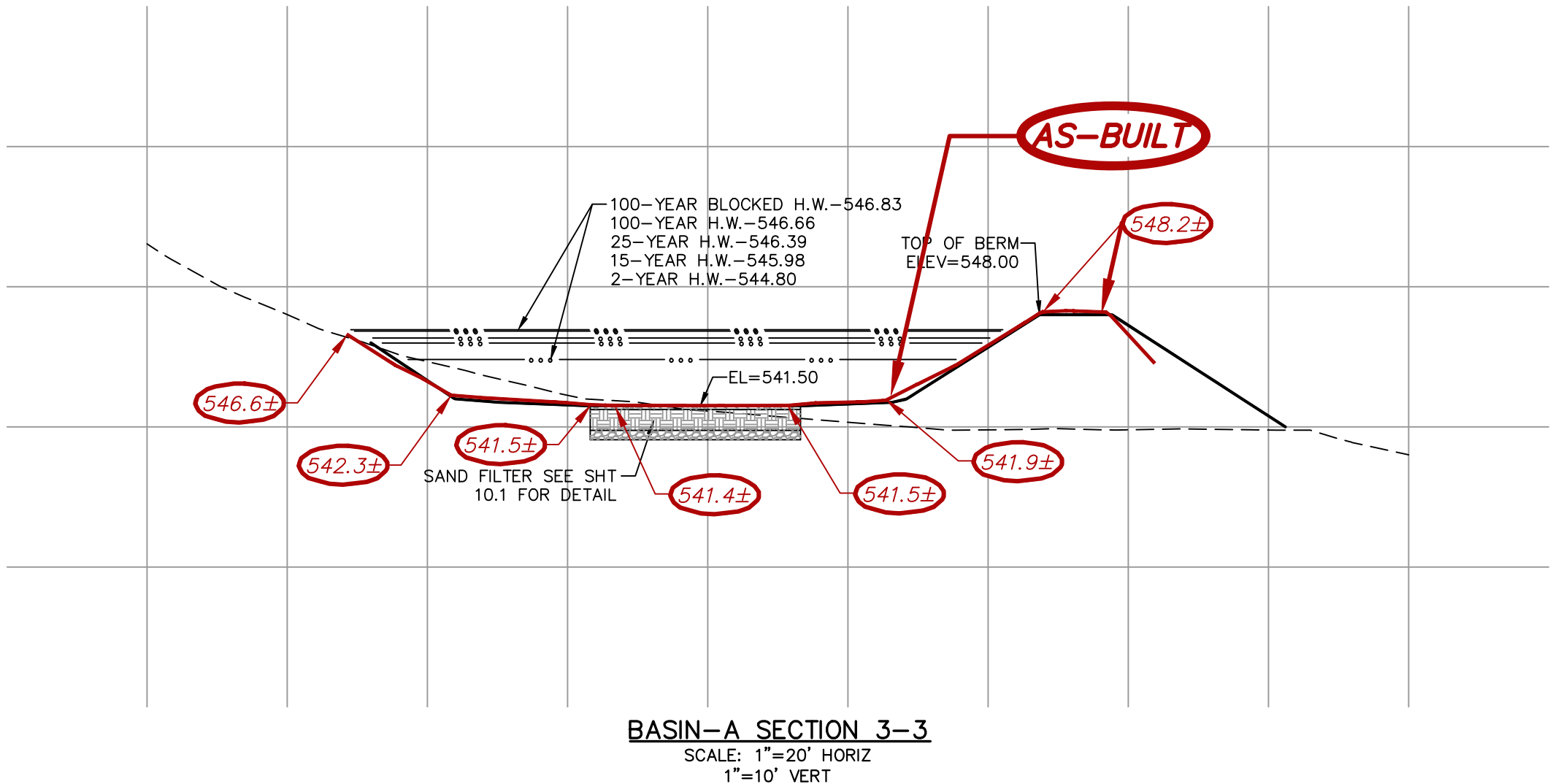
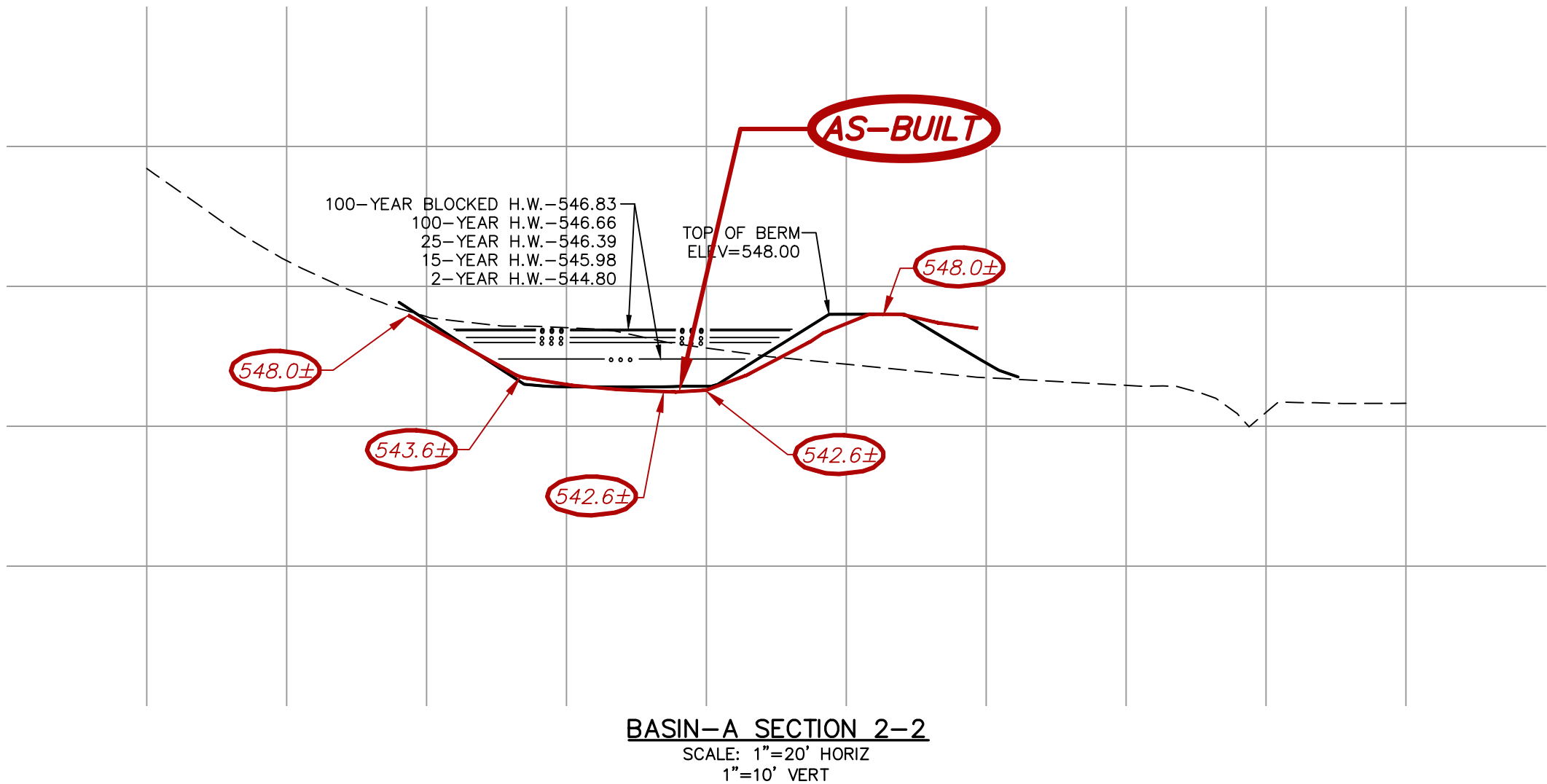
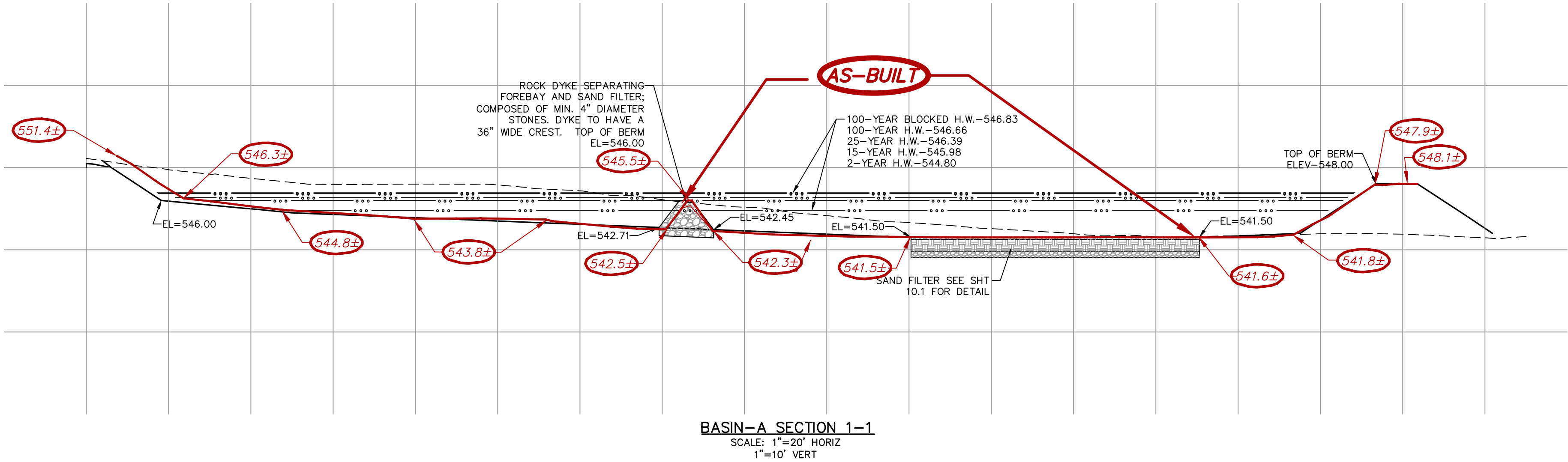
P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 1/21/2020  
Job No. 14-10-348  
Page No.

**10.1**  
AS-BUILT -IMP

BASIN A

OFFALLON, MISSOURI

Drawing name: V:\14\0348\Missouri\TracDrawings\Surveying\as-built\0348 IMP AS-BLT-BASINS A&C 2024-05-04.dwg Plotted on: Mar 06, 2024 7:58am Plotted by: sholesarek



| ISSUE | DATE / REMARKS                   |
|-------|----------------------------------|
| 1     | 6-10-2016 Initial Submittal      |
| 2     | 9-1-2016 PWSD #2 & DCSD Comments |
| 3     | 10-24-16 City Comments           |
| 4     | 11-15-16 DCSD Comments           |
| 5     | 12-12-16 City Comments           |
| 6     | 12-28-16 DCSD Comments           |
| 7     | 1-18-17 PWSD #2 Comments         |
| 8     | 1-26-17 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        |

AS-BUILT BMP ONLY  
BASINS A & C

PROJECT TITLE  
**PHASE 1**  
**WESTLEIGH**

OFALLON, 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

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 assumes no responsibility for the accuracy or completeness of the information provided by the client.

C:\od\Steel\Rodney-Engineer's Seal.jpg

Date: 1/21/2020  
RODNEY ARNOLD  
LICENSE # PE-2002016612  
Civil Engineer

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

BASIN A

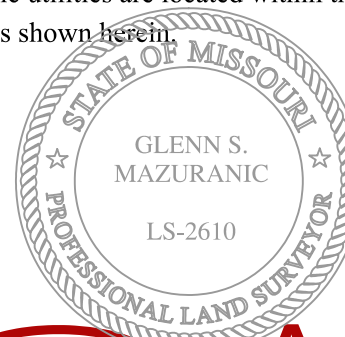
#### AS-BUILT IMPROVEMENT LOCATIONS

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.

03/06/2024

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



**AS BUILT**

BASIN AS-BUILT ONLY

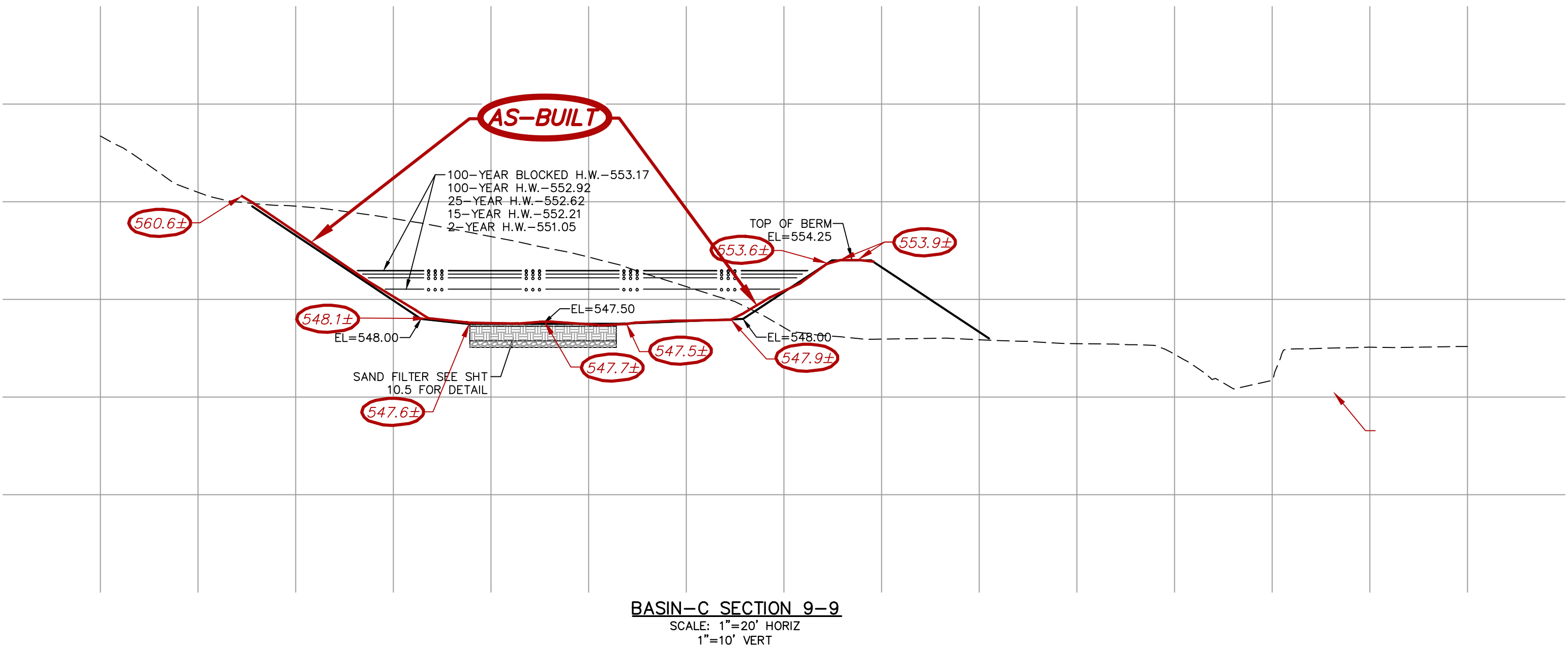
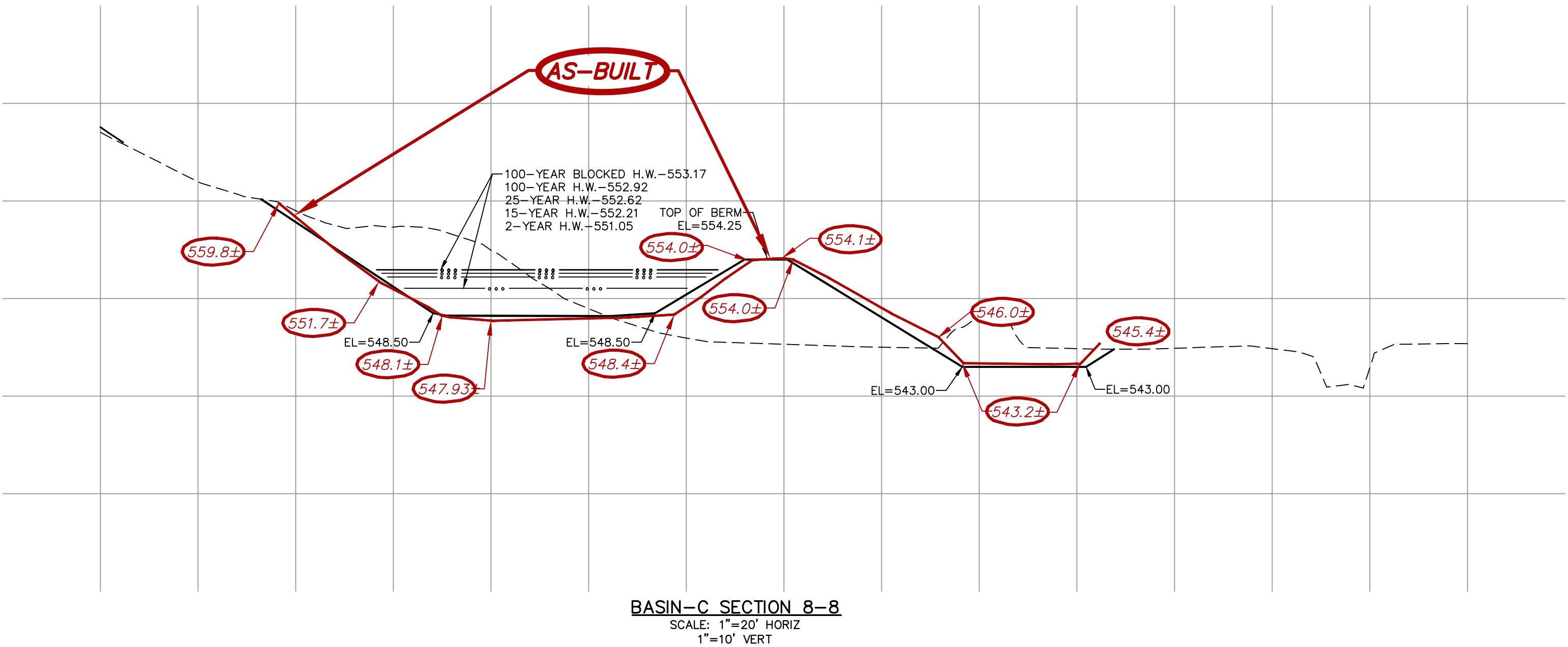
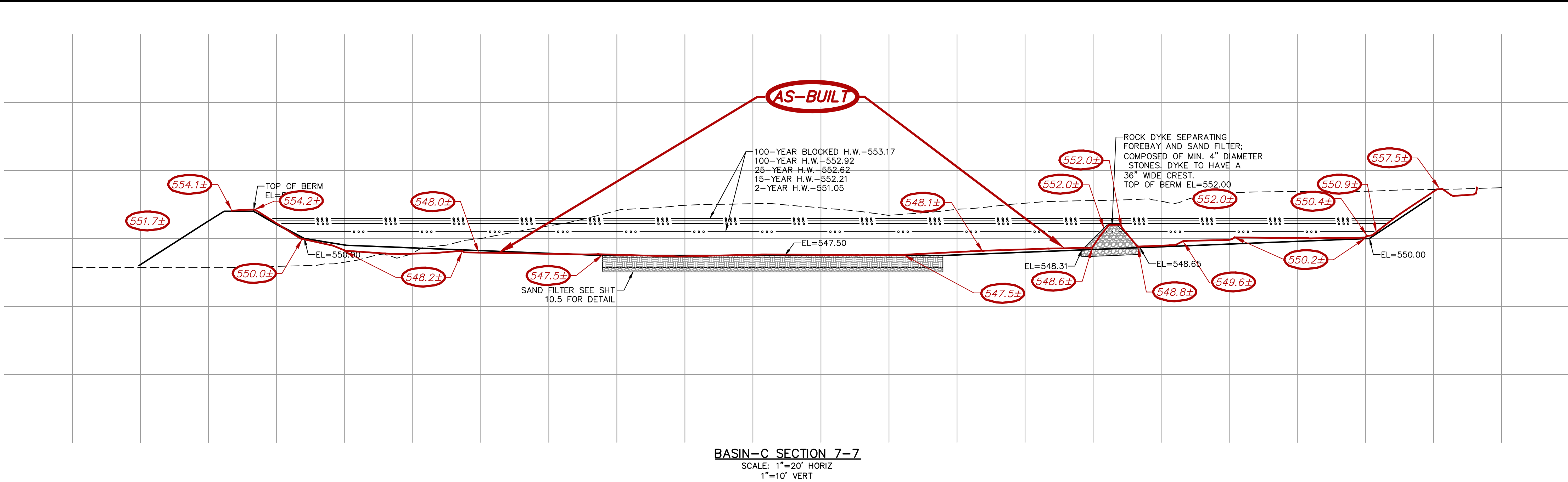
P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 1/21/2020  
Job No. 14-10-348

Page No.

**10.2**  
AS-BUILT -IMP



Drawing name: V:\14\0348\Melissa\TracDrawings\Surveying\as-built\0348 IMP AS-BLT-BASINS A&C 2024-05-04.dwg Plotted on: Mar 06, 2024 - 8:07am Plotted by: akolesnek



| ISSUE | DATE / REMARKS                   |
|-------|----------------------------------|
| 1     | 6-10-2016 Initial Submittal      |
| 2     | 9-1-2016 PWSD #2 & DCSD Comments |
| 3     | 10-24-16 City Comments           |
| 4     | 11-15-16 DCSD Comments           |
| 5     | 12-12-16 City Comments           |
| 6     | 12-28-16 DCSD Comments           |
| 7     | 1-18-17 PWSD #2 Comments         |
| 8     | 1-26-17 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        |

AS-BUILT BMP ONLY  
BASINS A & C

PROJECT TITLE  
**PHASE 1**  
**WESTLEIGH**

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

This Professional Engineer's seal and signature apply to this project only. The seal and signature shall not be used for any other project. The engineer shall not be responsible for any errors or omissions in this drawing. The engineer shall not be responsible for any errors or omissions in this drawing. The engineer shall not be responsible for any errors or omissions in this drawing.

C:\odf\Steel\Rodney-Engineer's Seal.jpg

Date: 1/21/2020  
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

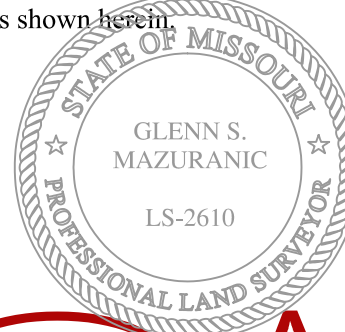
BASIN C

#### 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.

03/06/2024



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

**AS BUILT**

BASIN AS-BUILT ONLY

P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 1/21/2020  
Job No. 14-10-348

Page No.

**10.6**  
AS-BUILT IMP