

GENERAL NOTES

- 1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
2. Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
2.1. Truncated domes for curb ramps located in public right of way shall meet PROWAG requirements and shall be constructed using red pre-cast truncated domes per pavement details.
3. Any proposed pavilions or playground areas will need a separate permit from the Building Division.
4. The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities. Contact the City of O'Fallon (636) 379-3814 for the location of City maintained cable for street lights and traffic signals, all other utilities call Missouri One Call 1-800-DIG-RITE. 1-800-344-7483
5. All proposed utilities and/or utility relocations shall be located underground.
6. All proposed fencing requires a separate permit through the Building Safety Division.
7. All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards whichever is more stringent.
8. (INTENTIONALLY OMITTED)
9. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
10. Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter from a soil Engineer must clarify amount, location, depth, etc. and be approved with the construction plans. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
11. Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
12. The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, encrow items or infrastructure located on the approved plans.
13. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City inspectors.
14. City approval of the construction site plans does not mean that any building can be constructed on the lots without correcting the building setbacks as required by the zoning code.
15. All storm sewers, sanitary sewers and water mains shall not be placed any closer than ten (10) feet from the front of any proposed building.

Grading Notes

- 1. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1.1. Maximum dry density
1.2. Optimum moisture content
1.3. Maximum and minimum allowable moisture content
1.4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test ASSHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
1.5. Curve must have at least 5 density points with moisture content and sample locations listed on document
1.6. Specific gravity
1.7. Natural moisture content
1.8. Liquid limit
1.9. Plastic limit
Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.
2. All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified AASHTO T-180 compaction test, or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. Ensure the moisture content of the soil in fill areas corresponds to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill.
3. The surface of the fill shall be finished so it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
4. All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved SWPPP.
5. When grading operations are complete or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on site. Between permanent grass seeding periods, temporary cover shall be provided according to Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.All finished grades (areas not to be disturbed by improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at a rate of 100 pounds per 1000 square feet when seeded.
6. No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically located on the plans and approved by the City Engineer.
7. All low places whether on site or off shall be graded to provide drainage with temporary ditches.
8. Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.
9. (INTENTIONALLY OMITTED)
10. All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may be earth material (free of large clods, or stones) and compacted using either mechanical tamping or water jetting. Granular material and earth material associated with new construction outside of pavements may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than 7.5 foot centers with the jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than 10 feet will require multiple probes every 7.5 foot centers.
10.1. Depth, Trench back fills less than 8 feet deep shall be probed to a depth extending half the depth of the trench back fill, but not less than 3 feet. Trench back fill greater than 8 feet in depth shall be probed to half the depth of the trench back fill but not greater than 8 feet.
10.2. Equipment, The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
10.3. Method, Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and from the bottom of the trench back fill toward the surface. The flooding of each jetting probe shall be started slowly allowing slow saturation of the soil. Water is not allowed to flow away from the trench without first saturating the trench.
10.4. Surface Bridging, The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to crust and arch over the trench rather than collapse and consolidate during the jetting process). The contractor shall break down the bridged areas using an appropriate method such as wheels or bucket of a backhoe. When surface crust is collapsed, the void shall be back filled with the same material used as trench back fill and re-jetted. Compaction of the materials within the sunken/jetted area shall be compacted such that no further surface subsidence occurs.
11. Site grading.
11.1. Within City right-of-way, Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed every two hundred fifty (250) feet along the centerline for each lift.
11.2. Outside of City right-of-way, Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the approved compaction requirements. One (1) compaction test will be performed at two (2) foot vertical intervals and approximately every one thousand (1,000) cubic yards.
12. Access to the site from any other location other than the proposed construction entrance is strictly prohibited!

Erosion Control Notes

- 1. The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with the clearing operations and be maintained throughout the project until acceptance of the work by City of O'Fallon and as needed by MoDOT. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers and/or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT."
2. All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in one-quarter inch of rain or more. Any silt or debris leaving the site and affecting public right of way or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
3. Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas.
4. This development is required to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protects water quality and controls run off to maximum extent practical in compliance with Phase II Illicit Storm Water Discharge Guidelines. (Ord. 5082, section 405.245)
5. Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities. Unless it can be shown to the City Engineer that weather conditions are not favorable, vegetative growth is to be established within 6 weeks of stopping grading work on the project. The vegetative growth established shall be sufficient to prevent erosion and the standard shall be as required by EPA and DNR. (70% coverage per square foot) Ord. 6496, Section 405.095

Sanitary Sewer Notes

- 1. All sanitary sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon Ordinances.
2. Brick shall not be used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
3. Connections at all sanitary structures are to be made with A-Lock joint or equal
4. All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
5. All sanitary mains shall be a minimum of 8" diameter pipe.
6. All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar at each pipe joint. Sanitary line with a slope greater than 50% will require a special approved design as shown on detail sheet.
7. All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
8. All sanitary sewer mains must have a minimum of 42" cover.
9. When sanitary mains cross over storm line the sanitary main must be ductile iron pipe for 10 feet on each side of the crossing.
10. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
11. The sanitary sewers shall run diagonally through the side yards to minimize any additional utility easements required.
12. All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR-B.120 (7)(E).
13. All sanitary sewer pipe shall be SDR35 or equal. All sanitary sewer laterals shall be Schedule 40.
14. All sanitary sewer manholes and pipes will be tested to the following specifications. ASTM C1244, Standard testing method for Concrete Sewer Manhole by Negative Air Pressure (Vacuum), Latest revision ASTM F1417, Standard testing method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low Pressure Air, Latest revision.
15. Add 1" minus rock back fill to all sanitary sewer and all other utilities that lie within the 1:1 shear plane of the road.

Storm Sewer Notes

- 1. All Storm Sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of O'Fallon ordinances.
2. Brick shall not be used in the construction of storm sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
3. A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
4. (INTENTIONALLY OMITTED)
5. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above sanitary line. Show on profile sheet.
6. The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
7. All concrete pipes will be installed with O-ring rubber type gaskets.
8. Connections at all storm structures are to be made with A-lock joint or equal.
9. Pre cast concrete inlet covers are not to be used.
10. The swale in the detention basins shall have a minimum 2% longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
11. All structures and flared end sections must be concrete. H.D.P.E. pipe will not be allowed for detention basin outflows, final pipe run to detention basins, creek discharge or other approved means.
12. (INTENTIONALLY OMITTED)
13. Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
14. Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
15. (INTENTIONALLY OMITTED)

Flood plain Information

- 1. Refer to Section 415 for Floodplain Development Information
2. Lots 1 thru 14 and 85 thru 90 will require a LOMR through FEMA.

Retaining Walls: Terraced and Vertical

- 1. A permit is required for all retaining walls that are 48 inches or taller in height, measured from the top of the footing to the top of the wall or for walls that support a surcharge load or that alters the channelized drainage of any lot or drainage area.
2. Retaining walls will not be allowed in public right-of-way without written approval from the City Engineer.
3. Any retaining wall more than thirty (30) inches tall which supports a walking surface that is within two (2) feet of the wall will require a guard on the retaining wall.
4. Retaining walls that alter the channelled drainage of any lot or drainage area shall not be constructed without prior approval and permitting from the City of O'Fallon Engineering Department regardless of the height of the wall.
5. See section 405.275 of the City code for additional design requirements.

Water Notes

- 1. Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
2. Coordinate with the water company on the location of water meters. For meters in the City's district, meters shall be in the right-of-way, otherwise an access easement from the right-of-way shall be provided.
3. All water main must have a minimum of 42" of cover. (City water mains)
4. Provide water valves to isolate the system.
5. All water mains shall be class 200 SDR 21 or equal with locator/tracer wires
6. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psd concrete mix.
7. DISINFECTING: Disinfecting shall be accomplished by placing sufficient hypochlorite granule (HTH) in each section of pipe to achieve a chlorine residual in the pipeline, upon initial filling, of 50 mg/L (PPM). HT, tablets will not be allowed. Following completion of the pipeline, it shall be slowly filled with water and a sample will be taken immediately and the chlorine residual must be 50 mg/L or greater. The solution shall be allowed to stand for 24 hours and a sample shall then be taken. The chlorine residual after 24 hours shall be 30 mg/L or greater. If the piping shows insufficient chlorine residuals in either test, the piping shall be re-chlorinated by the injection of hypochlorite solution until satisfactory results are achieved. All disinfecting shall be done by the contractor. Only the testing to determine the chlorine residual will be done by the City.
8. PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the HIGHEST point in the project) of 150 psi or higher where the working pressure is higher than 150 PSI as determined by the City. In such cases, the pressure shall be as specified by the City and two pressure tests shall be conducted. The first test shall be with the fire hydrant auxiliary valve open and be to 50 PSI. The second test shall be with the fire hydrant auxiliary valve closed and be to the higher pressure as directed by the City. All pumping equipment and pressure gauges shall be provided by the contractor. After achieving the test pressure, the piping shall be left closed for a period of two (2) hours. At the end of this time the pressure drop shall not exceed 2 psi. In addition, if the pressure appears, in judgment of the City's representative, to be continuing to drop, the test shall be continued for another two (2) hours and if any further drops occur, the test shall be considered a failure. If the pressure test fails, the contractor will be required to find and correct the source of the leakage. If this requires draining of the pipeline, when the leakage is corrected, the pipeline must be re-disinfected and the pressure tested again until satisfactory result are achieved. Any MDRN required dechlorination will be performed by the contractor.
9. All tops for valves, meters, and manholes are to be constructed to within 1 inch (0.08') of finish grade. Grading around structure tops on slopes need to be accounted for.
10. BACTERIOLOGICAL TESTING: After satisfactory disinfection and pressure testing, a sample shall be taken by the contractor in the presence of a City representative and submitted to a laboratory approved by the Missouri Department of Natural Resources and the City for bacteriological analysis. After 24 hours, a second sample shall be taken in a like manner and submitted for analysis. The two samples taken on consecutive days, a minimum of 24 hours apart, must be found to be "safe" by the testing laboratory, and copies of the test results must be supplied to the City. If the samples are not found to be "safe" further flushing and/or disinfection as directed by the City shall be conducted by the contractor until "safe" samples on two consecutive test days are achieved. Following successful bacteriological testing and a determination by the City that the samples are "safe", the mains may be placed into service.

Roadway Notes

- 1. All paving (public and private) to be in accordance with St. Louis County Standards and Specifications except as modified by the City of O'Fallon ordinances.
2. If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
3. Provide 6" of concrete over 5" of aggregate base rock or asphalt equivalent for minor residential streets per City Code 405.370.
3.1. Rock to meet the all the requirements of MoDOT type 5 rock with a tighter restriction on the fines being that no more than ten percent (10%) fines shall pass a no. 200 sieve. (City Code 405.210.B.1) The gradation of this rock needs to be submitted to the City for approval. Any deliveries made without the proper delivery ticket, including signature, will not be accepted. The delivery ticket must list the project name or jobsite location. A separate certification sheet may be provided attached to the delivery ticket with a signature of the company's quality control manager. The quality control certification must be current and dated within 4 weeks of the delivery. (City Code 405.210.A.2.k)
4. Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
5. Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Louis Co. Standard Specifications.
6. Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement
7. All street stub-outs over 250' in length will require a temporary turnaround.
8. All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
9. Material Testing And Frequency. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the City Engineer's discretion. The developer's engineer shall perform quality control guidelines, in accordance with St. Louis County requirements 501.3.1.
10. Approval Of Sub grade And Base (Sub base). The City Engineer or representative shall approve the sub grade before any base is placed thereon and shall approve the base before concrete or surface course is placed. The sub grade and base shall be so constructed that it will be uniform in density throughout.
11. In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
12. No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500) psi within 28 days.
12.1. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive strength. One (1) set of four (5) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter. One (1) cylinder must be tested at seven (7) days, three (3) at twenty-eight (28) days, and one (1) held in reserve.
13. Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass down each driving lane no faster than three (3) miles per hour. If soft spots are detected, or pumping, rutting or heaving occurs greater than one (1) inch at the sub grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be remediated to the depth indicated by the contractor's testing firm and approved by a representative of the City Engineer.
14. Sub grade and base beneath pavements shall be compacted to St. Louis County Highway Department specifications. The moisture range shall be determined by the Standard or Modified Proctor Density Method AASHTO T-99 and within -2/+4 percentage points of the optimum moisture content.
15. The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer. If any settling or washing occurs, or where hauling results in ruts or other objectionable irregularities, the contractor shall improve the sub grade or base to the satisfaction of the City before the pavement is placed. Additional rolling or methods to verify compaction shall be at the discretion of the City Engineer. Tolerance allowed on all lines, grades and cross sections shall be plus or minus four-hundredths (+0.04) feet.
16. Utility Work Prior To Base Construction. No base course work may proceed on any street until all utility excavations (storm and sanitary sewers, water, gas, electric, etc.) have been properly back filled with granular material, crushed stone or gravel mechanically tamped in ten (10) inch lifts. Utilities installed after sub grade preparation shall be bored. Compaction requirements shall follow St. Louis County standards.
17. Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
17.1. Air meter--weekly.
17.2. Cylinder compression--annually by independent calibration service.
17.3. Batch scales--monthly.
17.4. Nuclear testing devices--every six (6) months.
17.5. Proctor equipment--every six (6) months.
17.6. Slump cone--monthly.
18. All permanent traffic control will be per M.U.T.C.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with ether w16-9p or w16-7p signs.
19. All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carbolite Rust Bond Penetrating Sealer SG and Carbolite 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT)
20. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psi concrete mix.

Table with 2 columns: ISSUE, REMARKS/DATE. Contains 5 entries from 2020-12-31 to 2021-06-15.

PROJECT TITLE

BROOKSIDE ADDITION

OFALLON, MISSOURI

THE STERLING CO. ENGINEERS & SURVEYORS

6055 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: 06-15-2021 Michael G. Boerding, PE License No. MO E-28643 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC

2289 TECHNOLOGY DRIVE, SUITE 150 OFALLON, MISSOURI 63368 Ph. 636-265-2710 Fax 636-695-3195

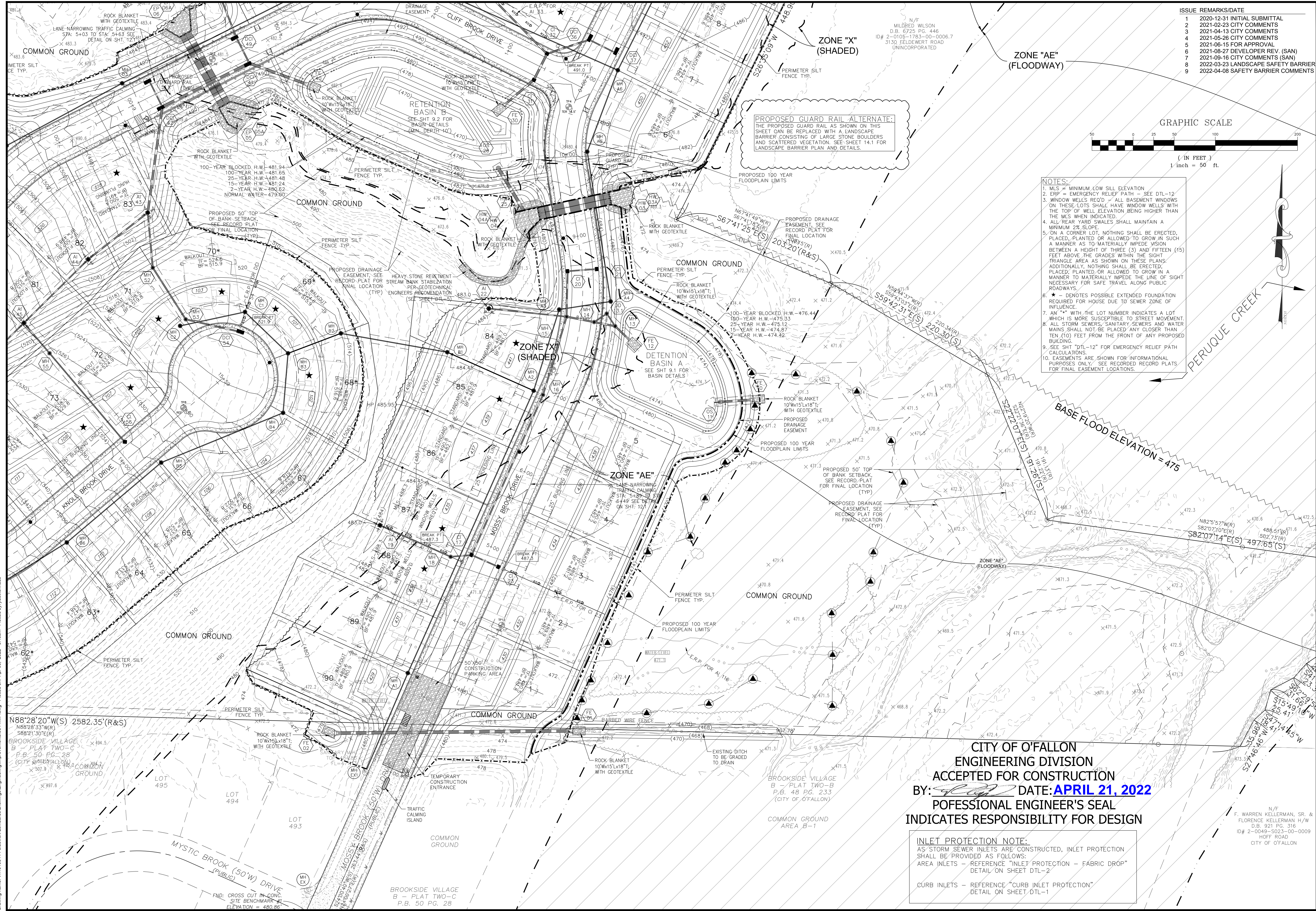
GENERAL NOTES

P+Z No. 20-001538 City No. 20-009251 Date: June 15, 2021 Job No. 19-10-344

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ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)
8	2022-03-23 LANDSCAPE SAFETY BARRIER
9	2022-04-08 SAFETY BARRIER COMMENTS

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 ERECTED, 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 ERECTED, 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. AN "*" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
8. ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
9. SEE SHT "DTL-12" FOR EMERGENCY RELIEF PATH CALCULATIONS.
10. EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RECORDED RECORD PLATS FOR FINAL EASEMENT LOCATIONS.

CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
 BY:  DATE: **APRIL 21, 2022**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

INLET PROTECTION NOTE:
 AS STORM SEWER INLETS ARE CONSTRUCTED, INLET PROTECTION SHALL BE PROVIDED AS FOLLOWS:
 AREA INLETS - REFERENCE "INLET PROTECTION - FABRIC DROP" DETAIL ON SHEET DTL-2
 CURB INLETS - REFERENCE "CURB INLET PROTECTION" DETAIL ON SHEET DTL-1

PROJECT TITLE

BROOKSIDE ADDITION

OFALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 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: 04-08-2022
 Michael G. Boerding, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC

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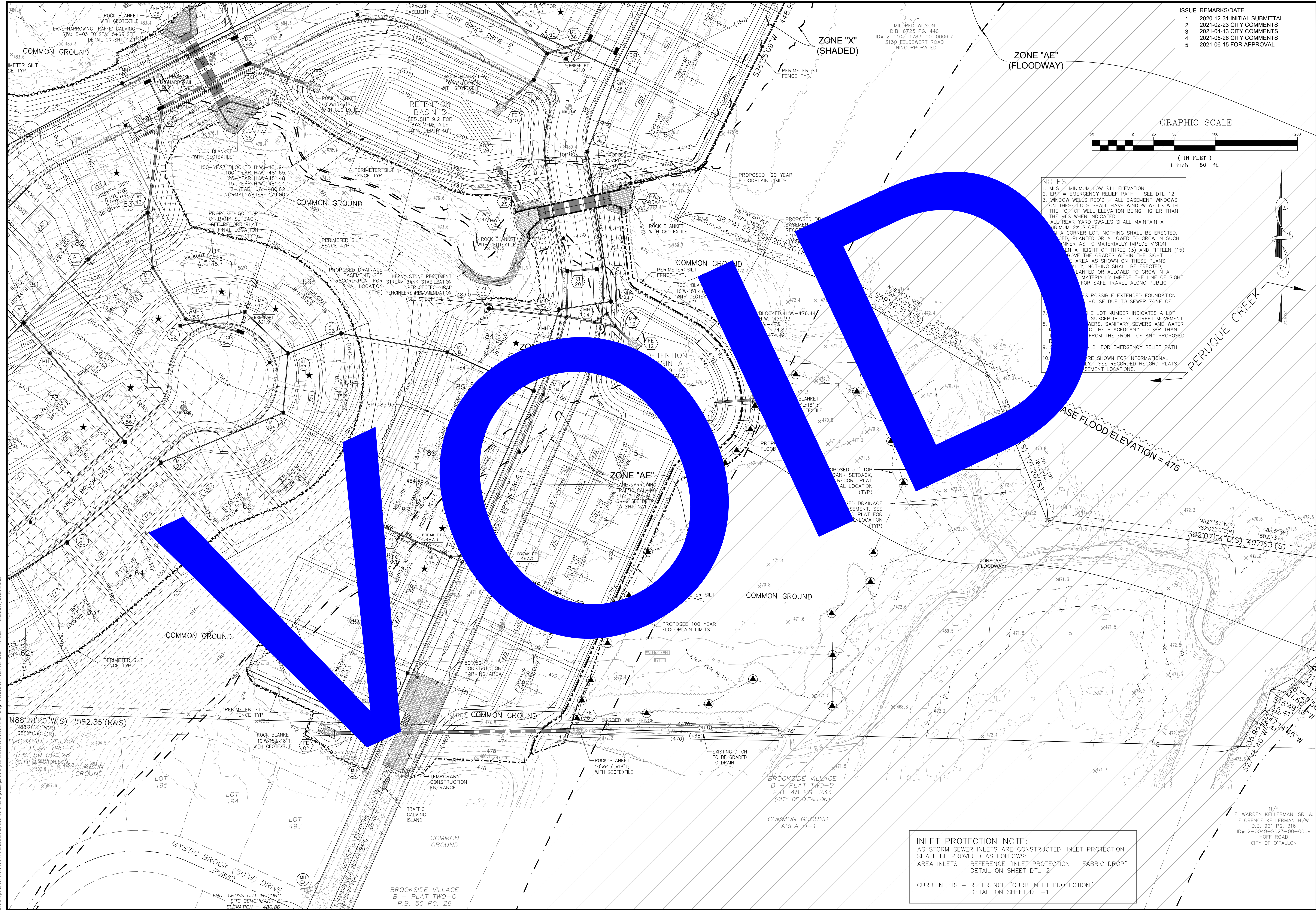
GRADING PLAN

P+Z No. 20-001538
 City No. 20-009251
 Date: APRIL 8, 2022
 Job No. 19-10-344

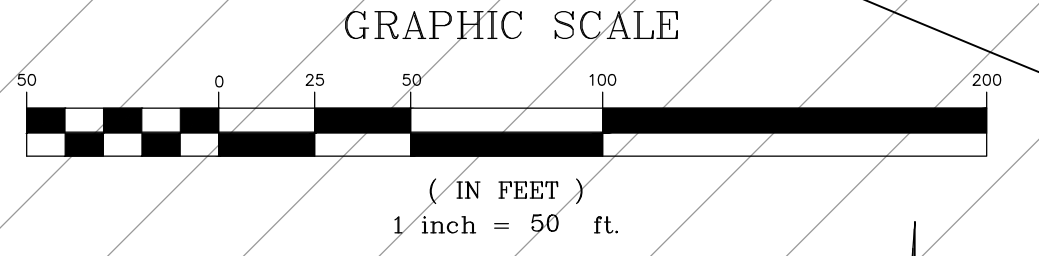
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ISSUE REMARKS/DATE	
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL



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. IN A CORNER LOT, NOTHING SHALL BE ERRECTED, PLANTED OR ALLOWED TO GROW IN SUCH MANNER AS TO MATERIALLY IMPEDE VISION WHEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. MATERIALLY, NOTHING SHALL BE ERRECTED, PLANTED OR ALLOWED TO GROW IN A MANNER AS TO MATERIALLY IMPEDE THE LINE OF SIGHT FOR SAFE TRAVEL ALONG PUBLIC HIGHWAYS.
6. ANY POSSIBLE EXTENDED FOUNDATION HOUSE DUE TO SEWER ZONE OF FLOODING SHALL BE INDICATED BY THE LOT NUMBER INDICATES A LOT IS SUSCEPTIBLE TO STREET MOVEMENT. SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN 10 FEET FROM THE FRONT OF ANY PROPOSED LOT.
7. A 12" FOR EMERGENCY RELIEF PATH SHALL BE MAINTAINED FOR INFORMATIONAL PURPOSES. SEE RECORDED RECORD PLATS FOR SEWERS AND WATER MAINS LOCATIONS.

INLET PROTECTION NOTE:
 AS STORM SEWER INLETS ARE CONSTRUCTED, INLET PROTECTION SHALL BE PROVIDED AS FOLLOWS:
 AREA INLETS - REFERENCE "INLET PROTECTION - FABRIC DROP" DETAIL ON SHEET DTL-2
 CURB INLETS - REFERENCE "CURB INLET PROTECTION" DETAIL ON SHEET DTL-1

PROJECT TITLE

BROOKSIDE ADDITION

OF FALLON, MISSOURI

THE STERLING CO.
 ENGINEERS & SURVEYORS

6055 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: 06-15-2021
 Michael G. Boeringer, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC

2299 TECHNOLOGY DRIVE, SUITE 150
 OF FALLON, MISSOURI 63368
 Ph 636-285-2710
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GRADING PLAN

P+Z No. 20-001538
 City No. 20-009251
 Date: June 15, 2021
 Job No. 19-10-344

Page No.

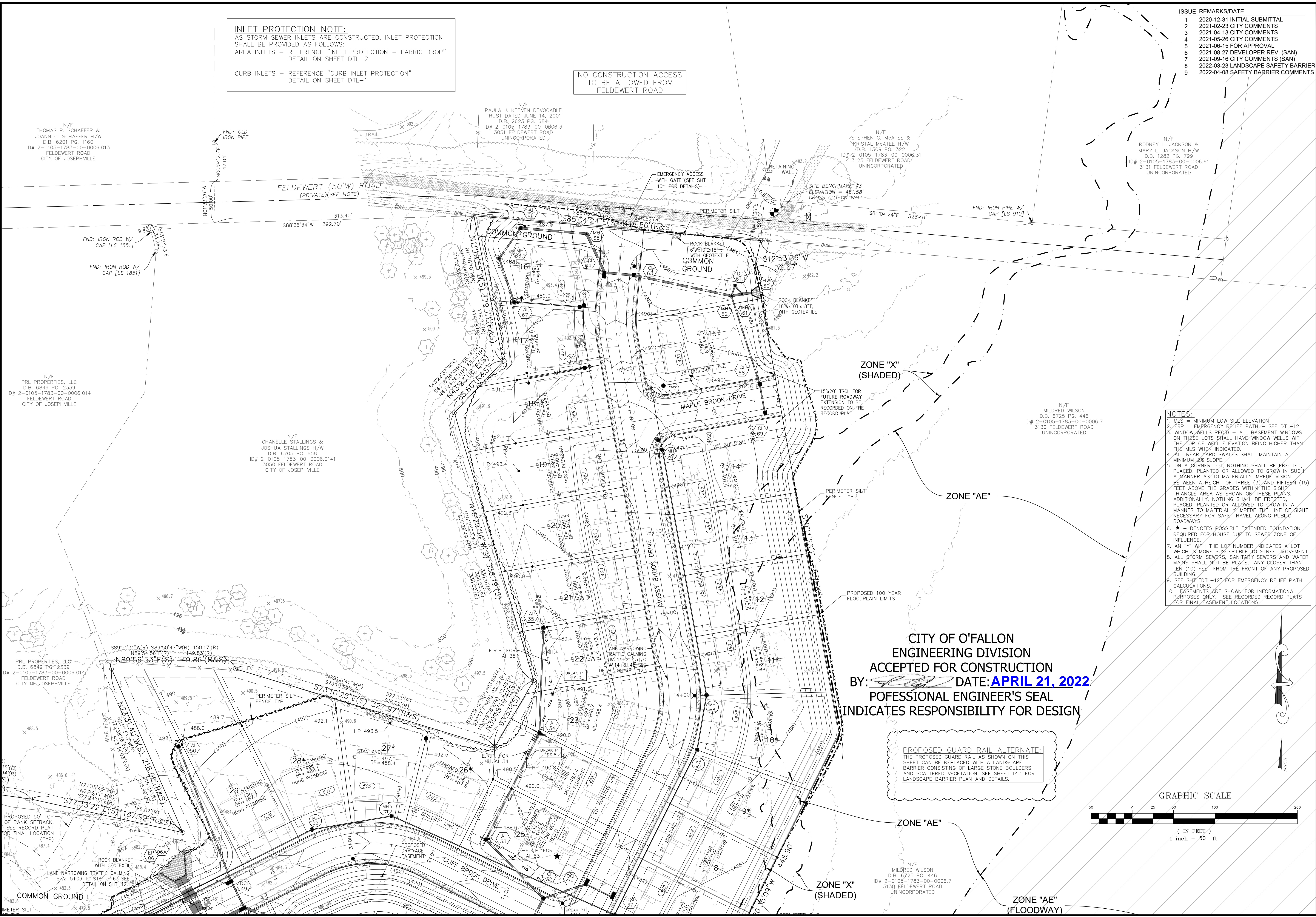
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 CURB INLETS - REFERENCE "CURB INLET PROTECTION" DETAIL ON SHEET DTL-1

NO CONSTRUCTION ACCESS TO BE ALLOWED FROM FELDEWERT ROAD

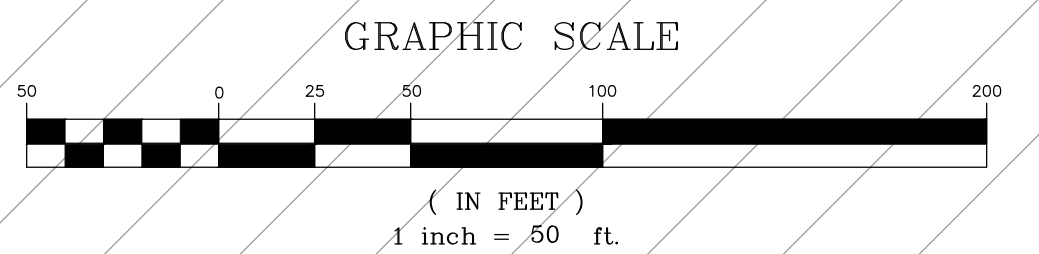
ISSUE	REMARKS/DATE
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7	2021-09-16 CITY COMMENTS (SAN)
8	2022-03-23 LANDSCAPE SAFETY BARRIER
9	2022-04-08 SAFETY BARRIER COMMENTS



- NOTES:**
- MLS = MINIMUM LOW SILL ELEVATION
 - ERP = EMERGENCY RELIEF PATH - SEE DTL-12
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 - ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE
 - 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.
 - * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE
 - AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
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 - SEE SHEET "DTL-12" FOR EMERGENCY RELIEF PATH CALCULATIONS.
 - EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RECORDED RECORD PLATS FOR FINAL EASEMENT LOCATIONS.

CITY OF O'FALLON
 ENGINEERING DIVISION
 ACCEPTED FOR CONSTRUCTION
 BY: *[Signature]* DATE: **APRIL 21, 2022**
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

PROPOSED GUARD RAIL ALTERNATE:
 THE PROPOSED GUARD RAIL AS SHOWN ON THIS SHEET CAN BE REPLACED WITH A LANDSCAPE BARRIER CONSISTING OF LARGE STONE BOULDERS AND SCATTERED VEGETATION. SEE SHEET 14.1 FOR LANDSCAPE BARRIER PLAN AND DETAILS.



PROJECT TITLE
BROOKSIDE ADDITION
 O'FALLON, MISSOURI

THE STERLING CO.
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 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com
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Date: 04-08-2022
 Michael G. Boeringer, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
 2289 TECHNOLOGY DRIVE, SUITE 150
 O'FALLON, MISSOURI 63368
 Ph. 636-265-2710
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GRADING PLAN

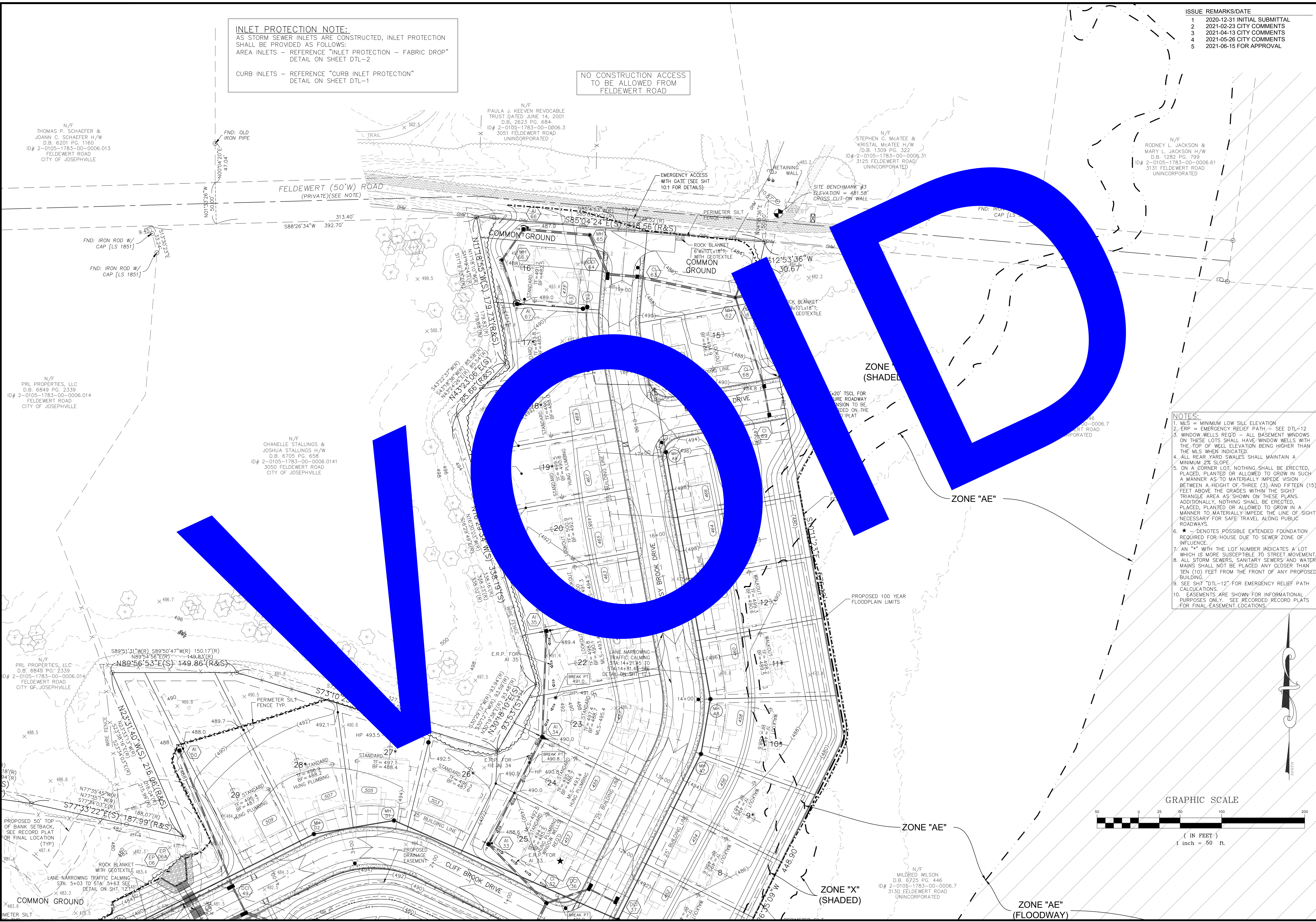
P+Z No. 20-001538
 City No. 20-009251
 Date: APRIL 8, 2022
 Job No. 19-10-344
 Page No. **2.2**
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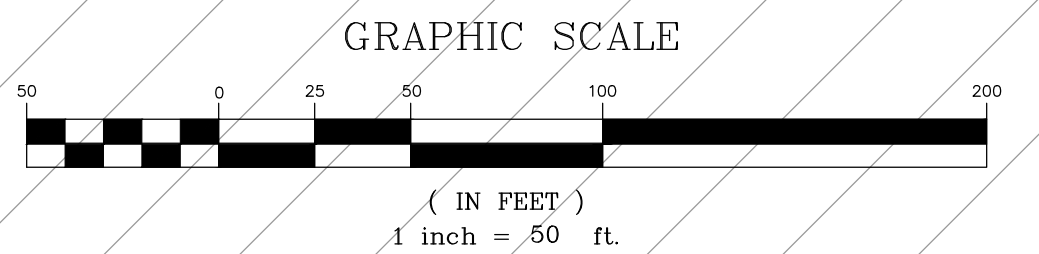
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NO CONSTRUCTION ACCESS TO BE ALLOWED FROM FELDEWERT ROAD

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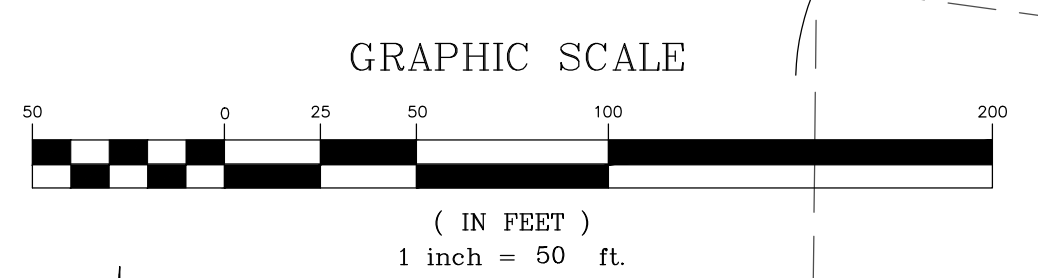
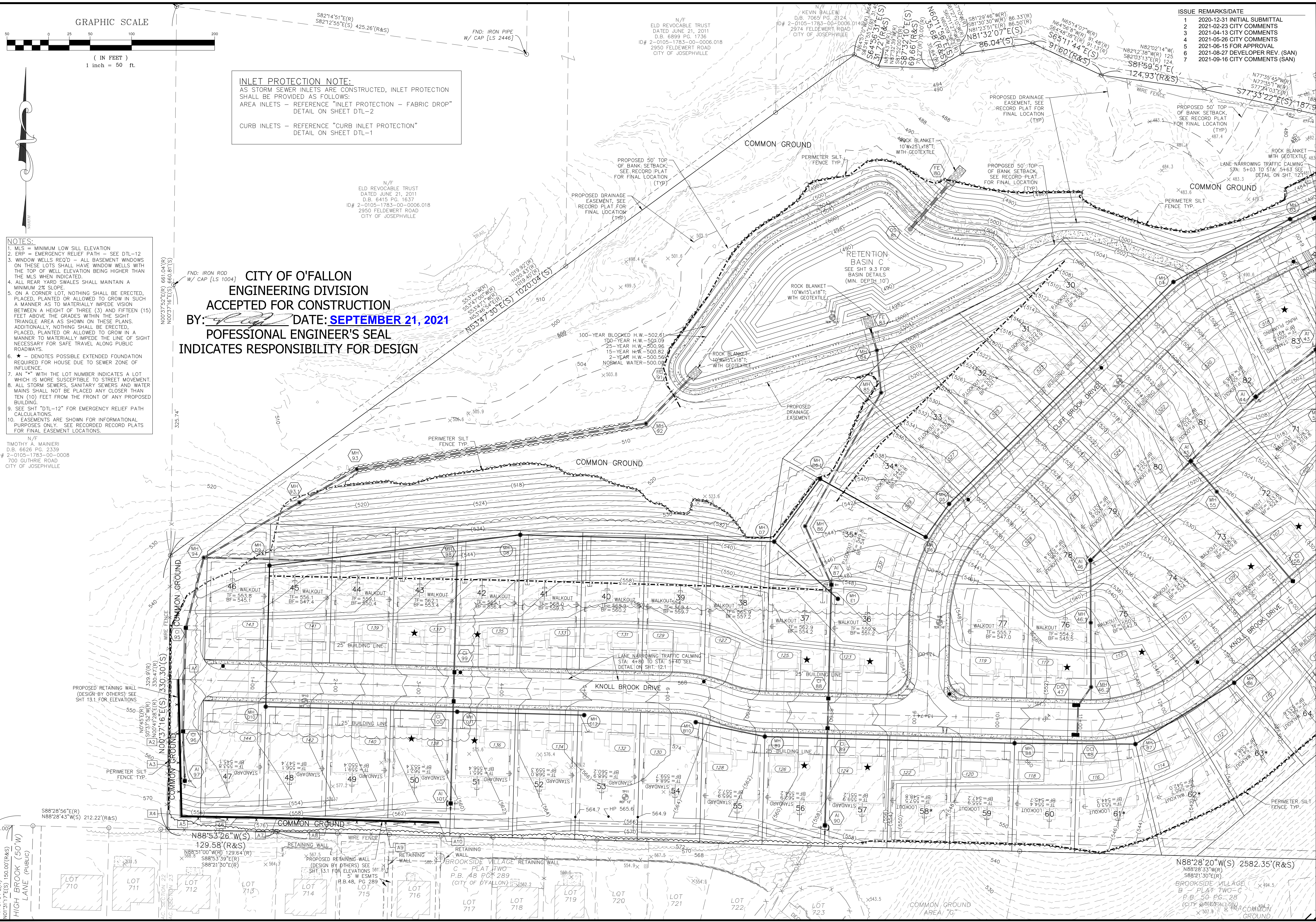
Date: 06-15-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
 2299 TECHNOLOGY DRIVE, SUITE 150
 OF FALLON, MISSOURI 63368
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GRADING PLAN

P+Z No. 20-001538
 City No. 20-009251
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 10. EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RECORDED RECORD PLATS FOR FINAL EASEMENT LOCATIONS.

**CITY OF O'FALLON
 ENGINEERING DIVISION
 ACCEPTED FOR CONSTRUCTION**
 BY: *[Signature]* DATE: **SEPTEMBER 21, 2021**
**PROFESSIONAL ENGINEER'S SEAL
 INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN**

ISSUE REMARKS/DATE

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PROJECT TITLE
BROOKSIDE ADDITION
 O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
 6055 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: 09-16-2021
 Michael G. Boerding, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
 2289 TECHNOLOGY DRIVE, SUITE 150
 O'FALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

P+Z No. 20-001538
 City No. 20-009251
 Date: Sept. 16, 2021
 Job No. 19-10-344
 Page No. **2.3**
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GRAPHIC SCALE

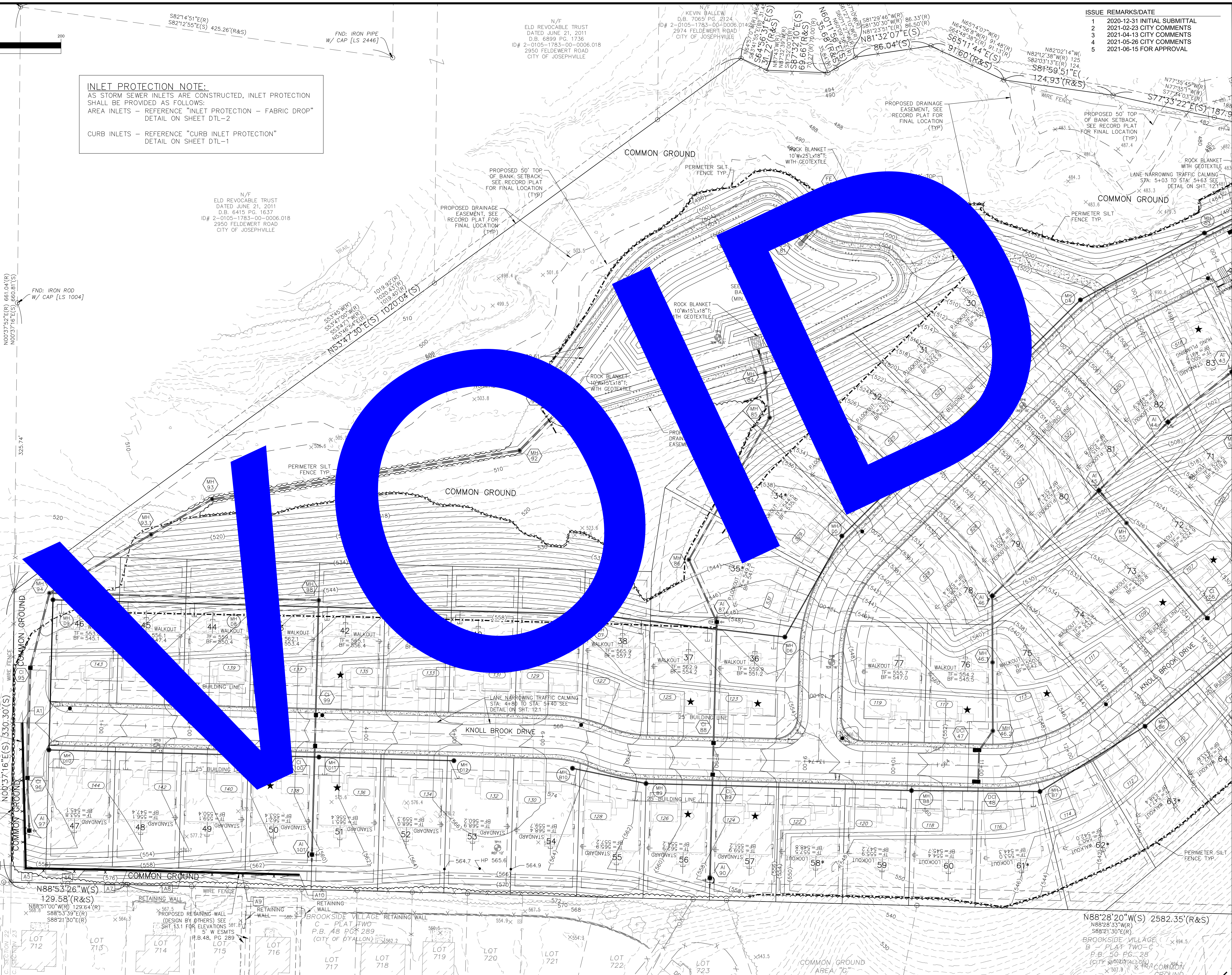


(IN FEET)
1 inch = 50 ft.

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 10. EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RECORDED RECORD PLATS FOR FINAL EASEMENT LOCATIONS.

N/F
TIMOTHY A MAINIERI
D.B. 6626 PG. 2339
2-0105-1783-00-0008
700 GUTHRIE ROAD
CITY OF JOSEPHVILLE



ISSUE	REMARKS/DATE
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PROJECT TITLE

BROOKSIDE ADDITION

OF FALLON, MISSOURI

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ENGINEERS & SURVEYORS

6055 New Baumgartner Road
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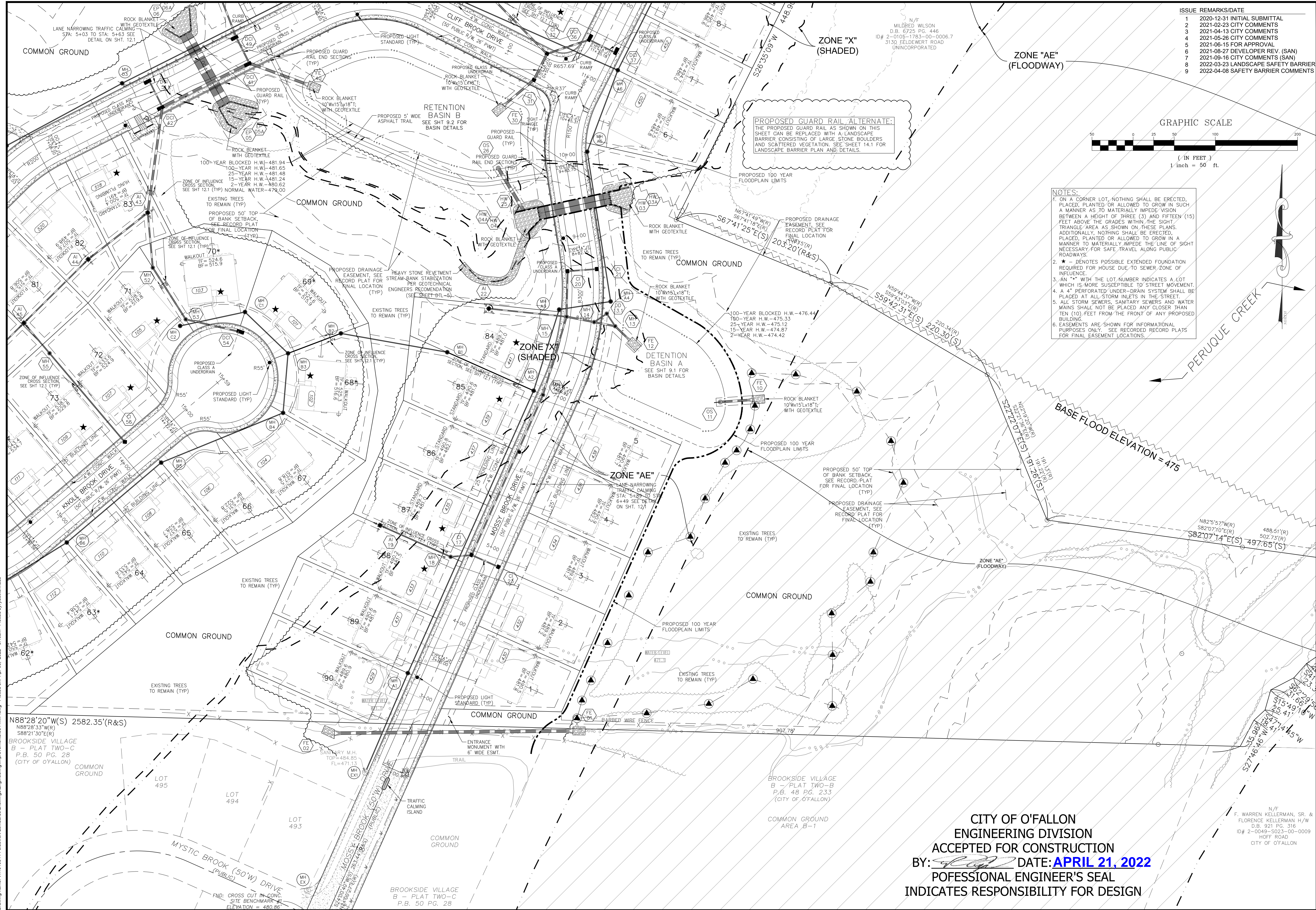
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GRADING PLAN

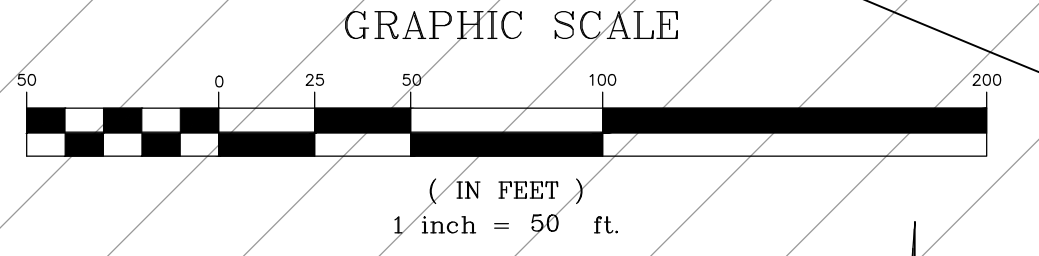
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9	2022-04-08 SAFETY BARRIER COMMENTS



NOTES:

- 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.
- ★ DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
- AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
- A "4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
- ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
- EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RECORDED RECORD PLATS FOR FINAL EASEMENT LOCATIONS.

PROJECT TITLE

BROOKSIDE ADDITION

O'FALLON, MISSOURI

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ENGINEERS & SURVEYORS

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SITE PLAN

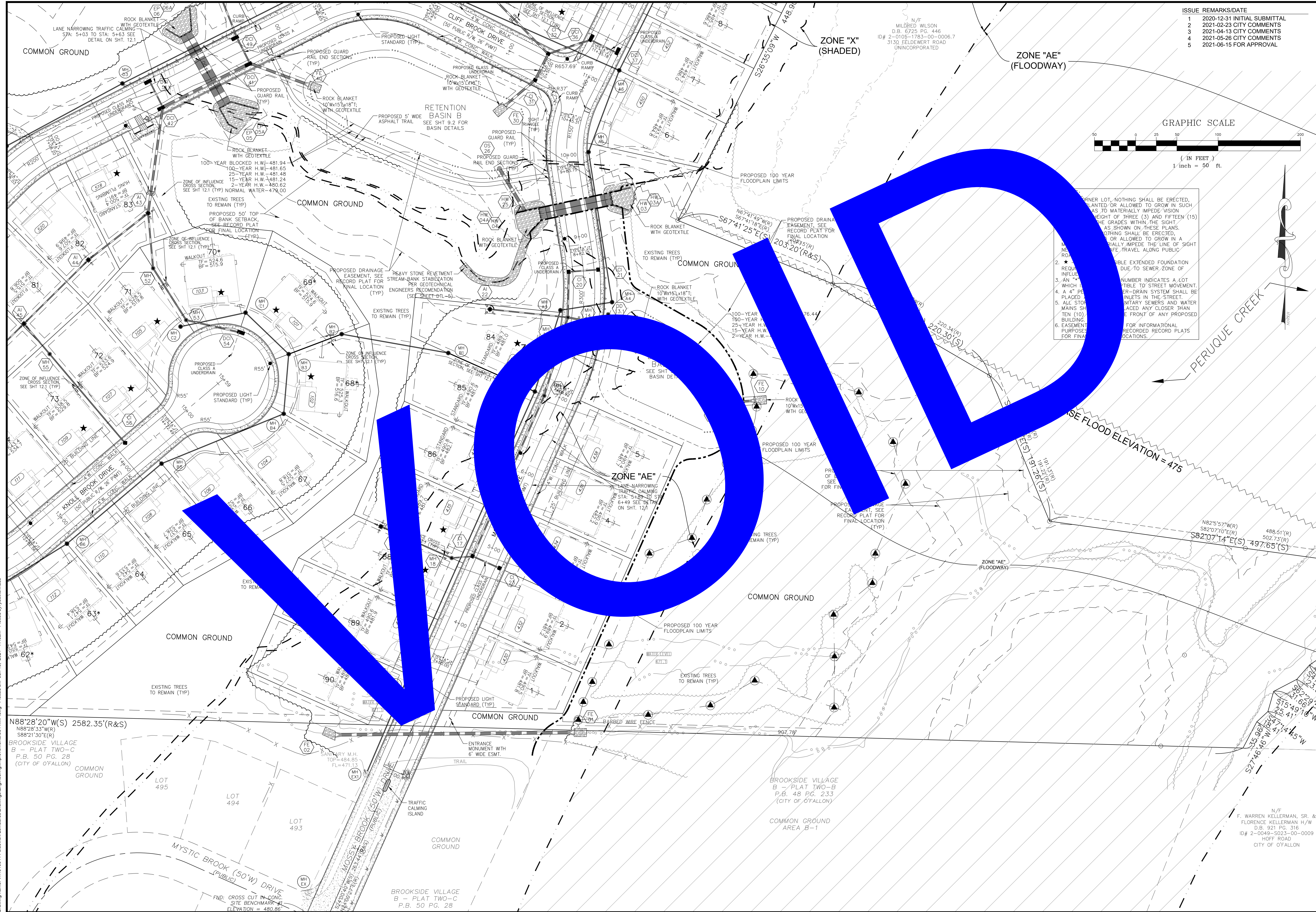
CITY OF O'FALLON
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BY: DATE: **APRIL 21, 2022**
PROFESSIONAL ENGINEER'S SEAL
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P+Z No. 20-001538
City No. 20-009251
Date: APRIL 8, 2022
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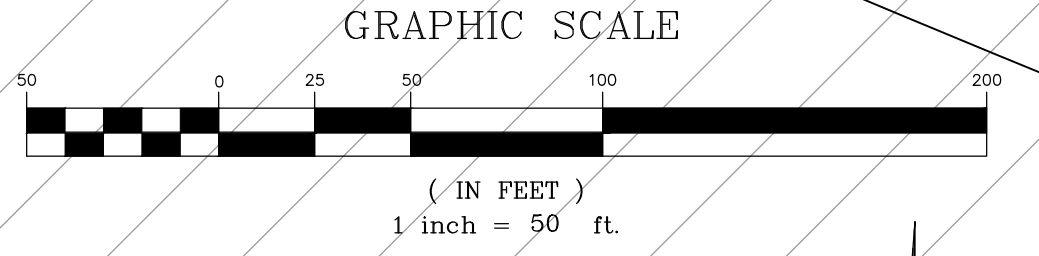
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1. ALL EASEMENTS SHALL BE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE RECORDED FOR FINAL RECORD PLATS.
2. REQUIREMENTS FOR EXTENDED FOUNDATION DUE TO SEWER ZONE OF INFLUENCE SHALL BE DETERMINED BY THE ENGINEER.
3. AN "X" INDICATES A LOT WHICH IS NOT SUITABLE TO STREET MOVEMENT.
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PROJECT TITLE
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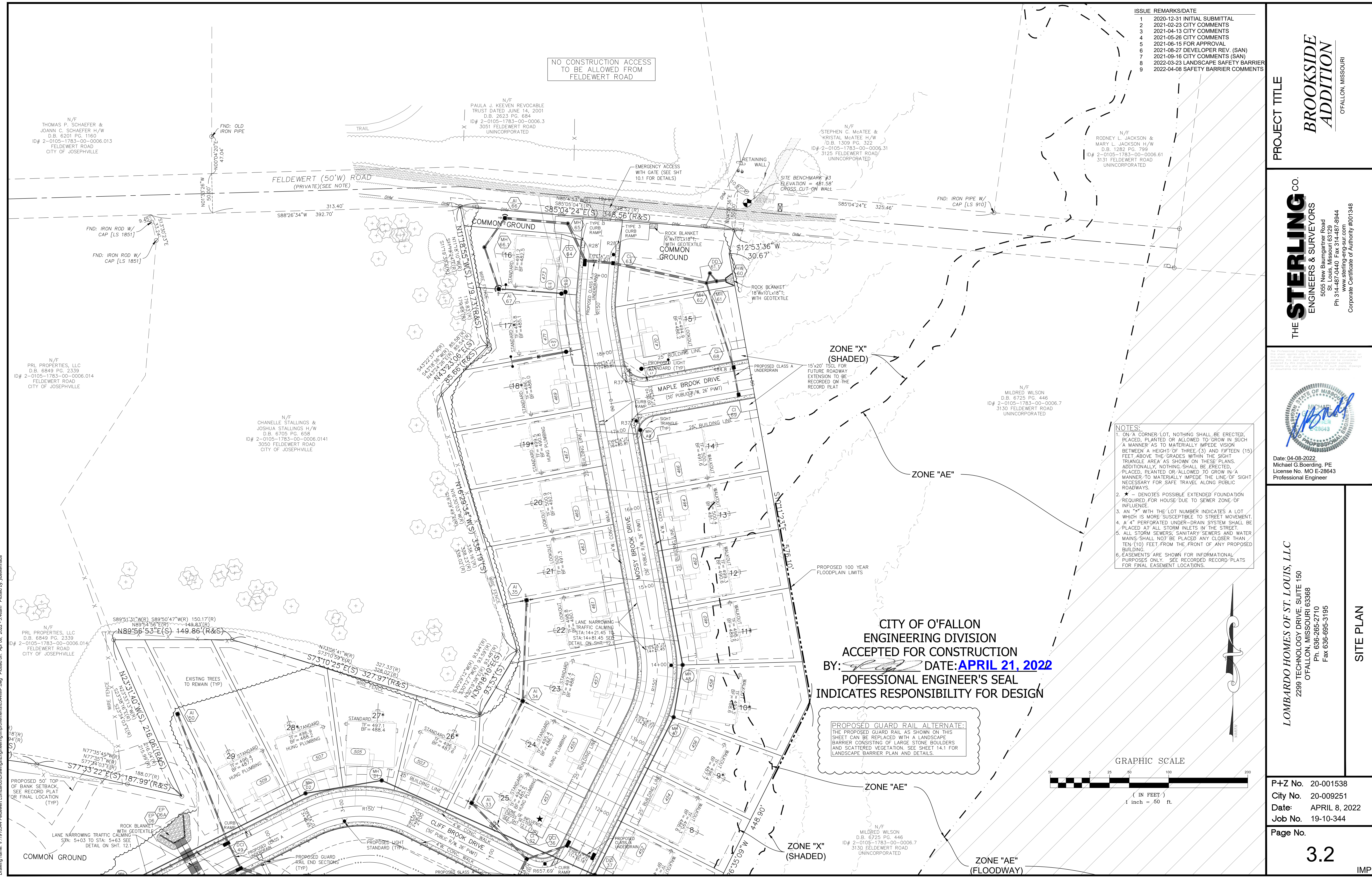
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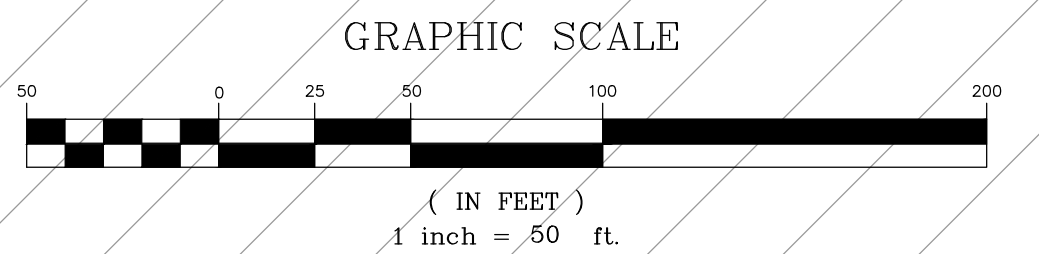
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 IMP

- NOTES:**
- 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.
 - ★ - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
 - AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
 - A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
 - ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
 - EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RECORDED RECORD PLATS FOR FINAL EASEMENT LOCATIONS.



CITY OF O'FALLON
 ENGINEERING DIVISION
 ACCEPTED FOR CONSTRUCTION
 BY: *[Signature]* DATE: **APRIL 21, 2022**
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

PROPOSED GUARD RAIL ALTERNATE:
 THE PROPOSED GUARD RAIL AS SHOWN ON THIS SHEET CAN BE REPLACED WITH A LANDSCAPE BARRIER CONSISTING OF LARGE STONE BOULDERS AND SCATTERED VEGETATION. SEE SHEET 14.1 FOR LANDSCAPE BARRIER PLAN AND DETAILS.

NO CONSTRUCTION ACCESS TO BE ALLOWED FROM FELDEWERT ROAD

ZONE "X" (SHADED)
 ZONE "AE" (FLOODWAY)

ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL

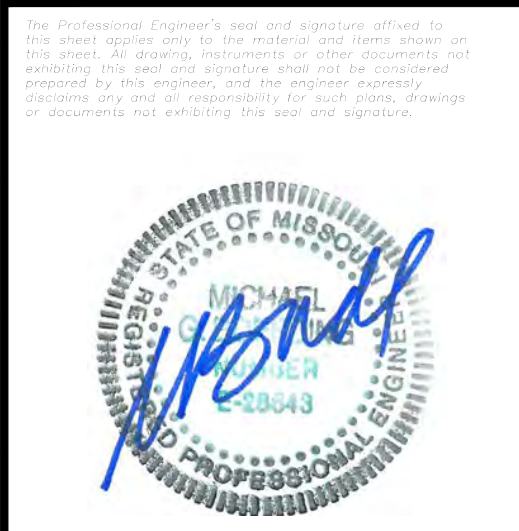
PROJECT TITLE

**BROOKSIDE
ADDITION**

OFALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 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



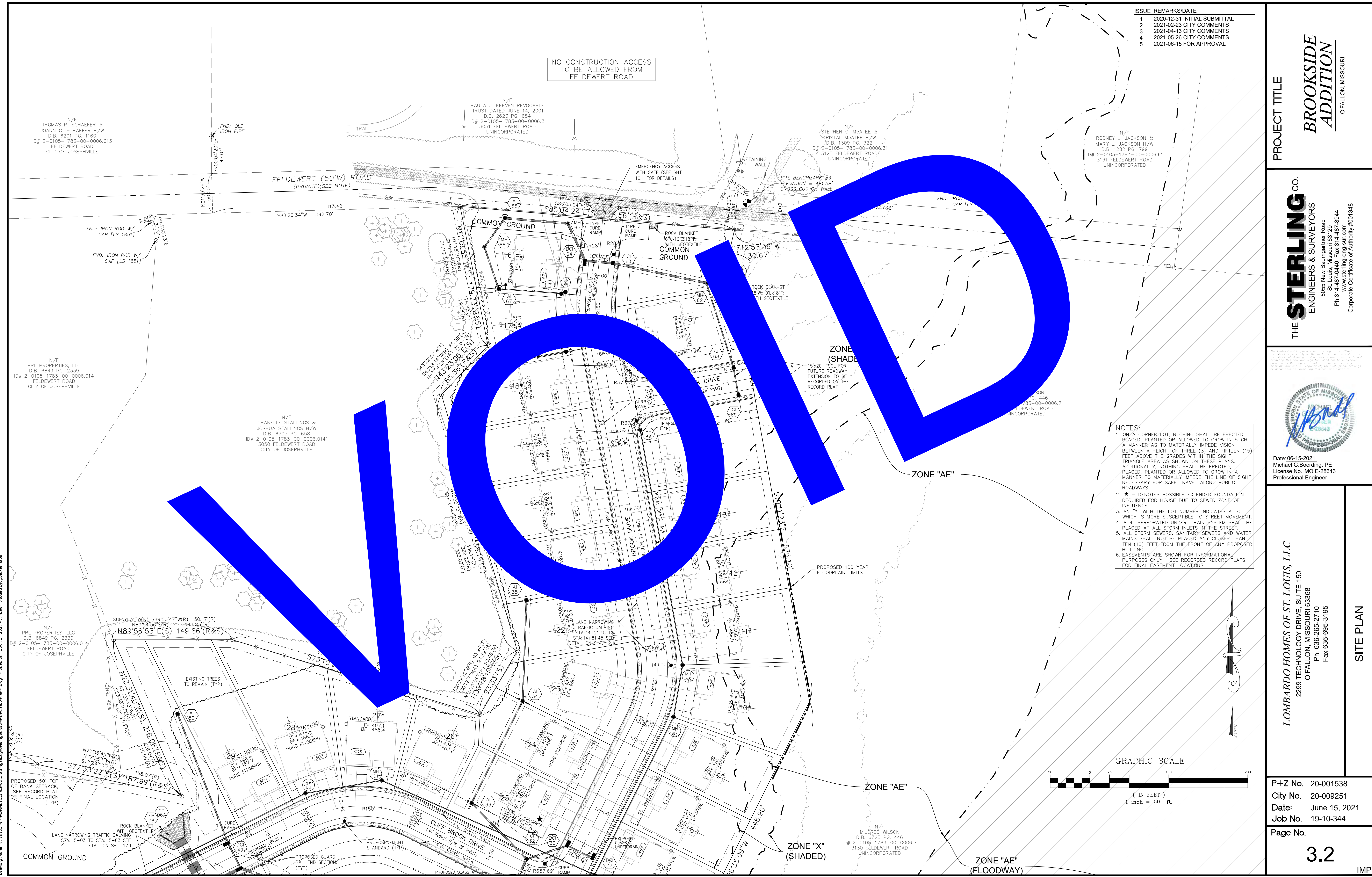
Date: 06-15-2021
Michael G. Boeringer, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

SITE PLAN

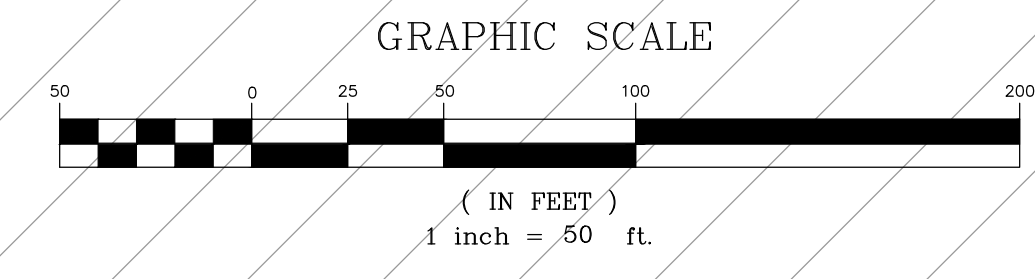
P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No. **3.2**
IMP

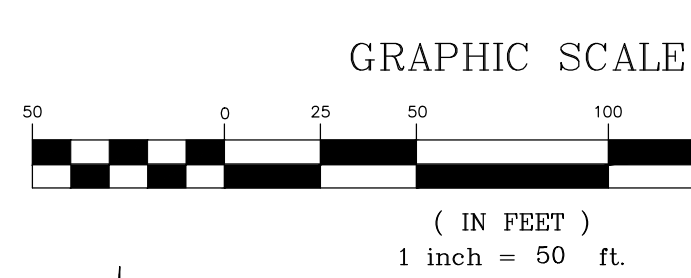
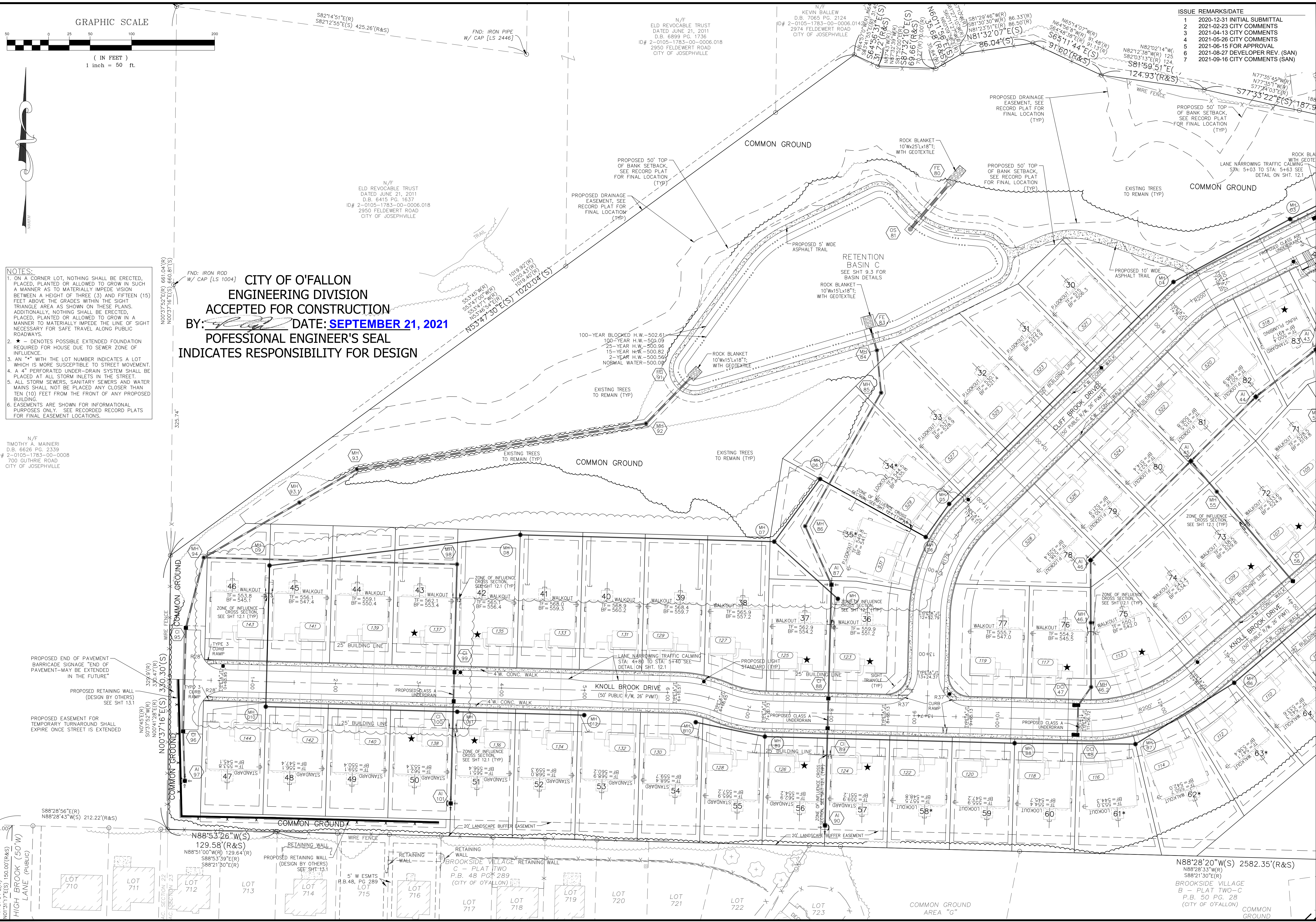


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Drawing name: V:\1910344_Feldewert\Drawings\Engineering\Improvements\0344\IMP.dwg Plotted on: Jun 15, 2021, 7:48am Plotted by: jhankhaus



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**CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION**

BY: DATE: **SEPTEMBER 21, 2021**

**PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN**

ISSUE REMARKS/DATE

1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-28 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)

PROJECT TITLE

**BROOKSIDE
ADDITION**

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
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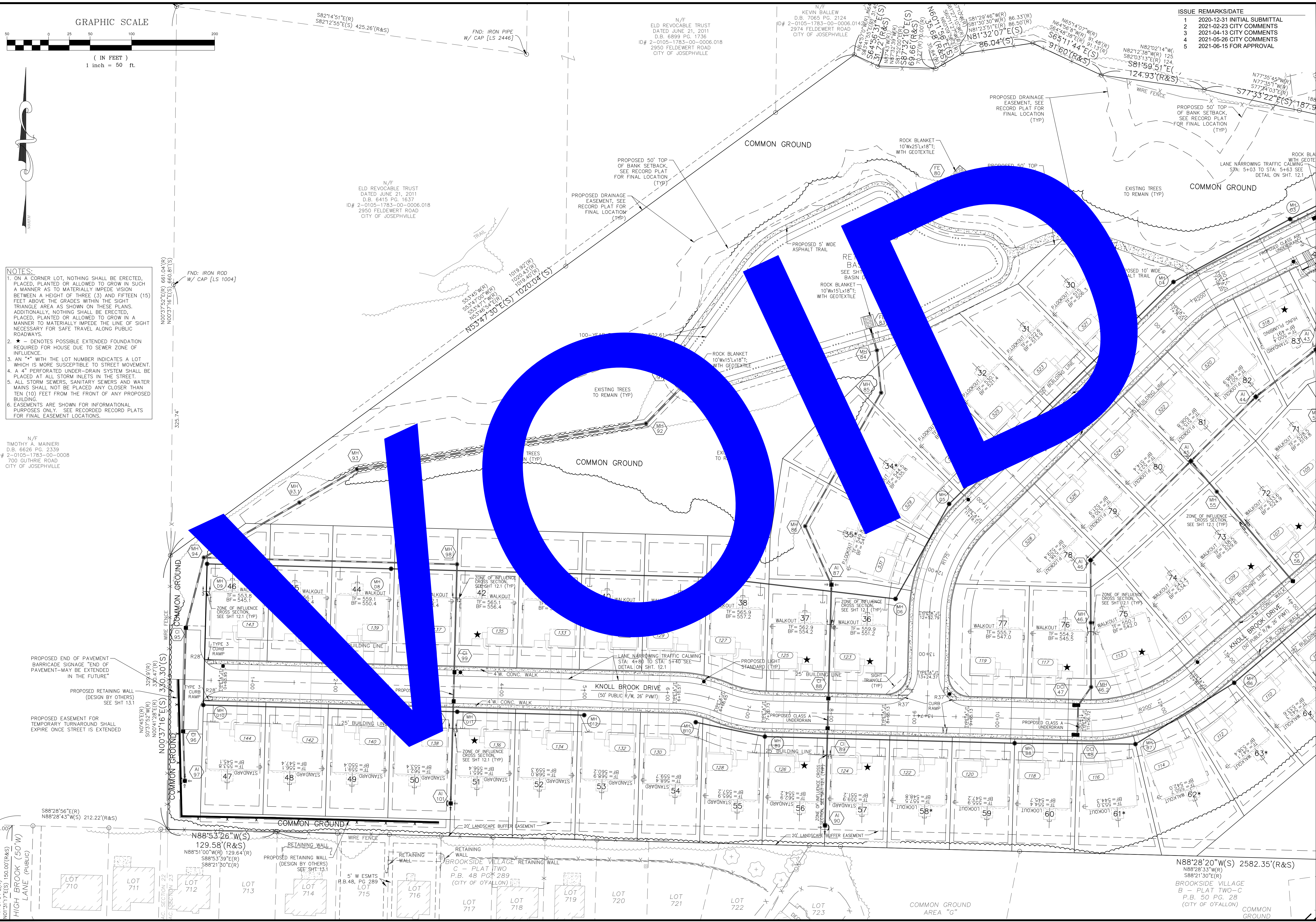
Date: 09-16-2021
Michael G. Boeringer, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368
Ph 636-265-2710
Fax 636-695-3195

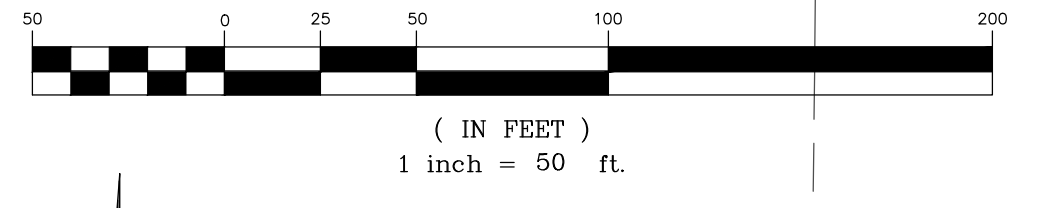
SITE PLAN

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344

Page No.
3.3
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GRAPHIC SCALE



- NOTES:**
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PROJECT TITLE

BROOKSIDE ADDITION

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www.sterling-eng-sur.com
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Date: 06-15-2021
Michael G. Boering, PE
License No. MO E-28643
Professional Engineer

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OF FALLON, MISSOURI 63368
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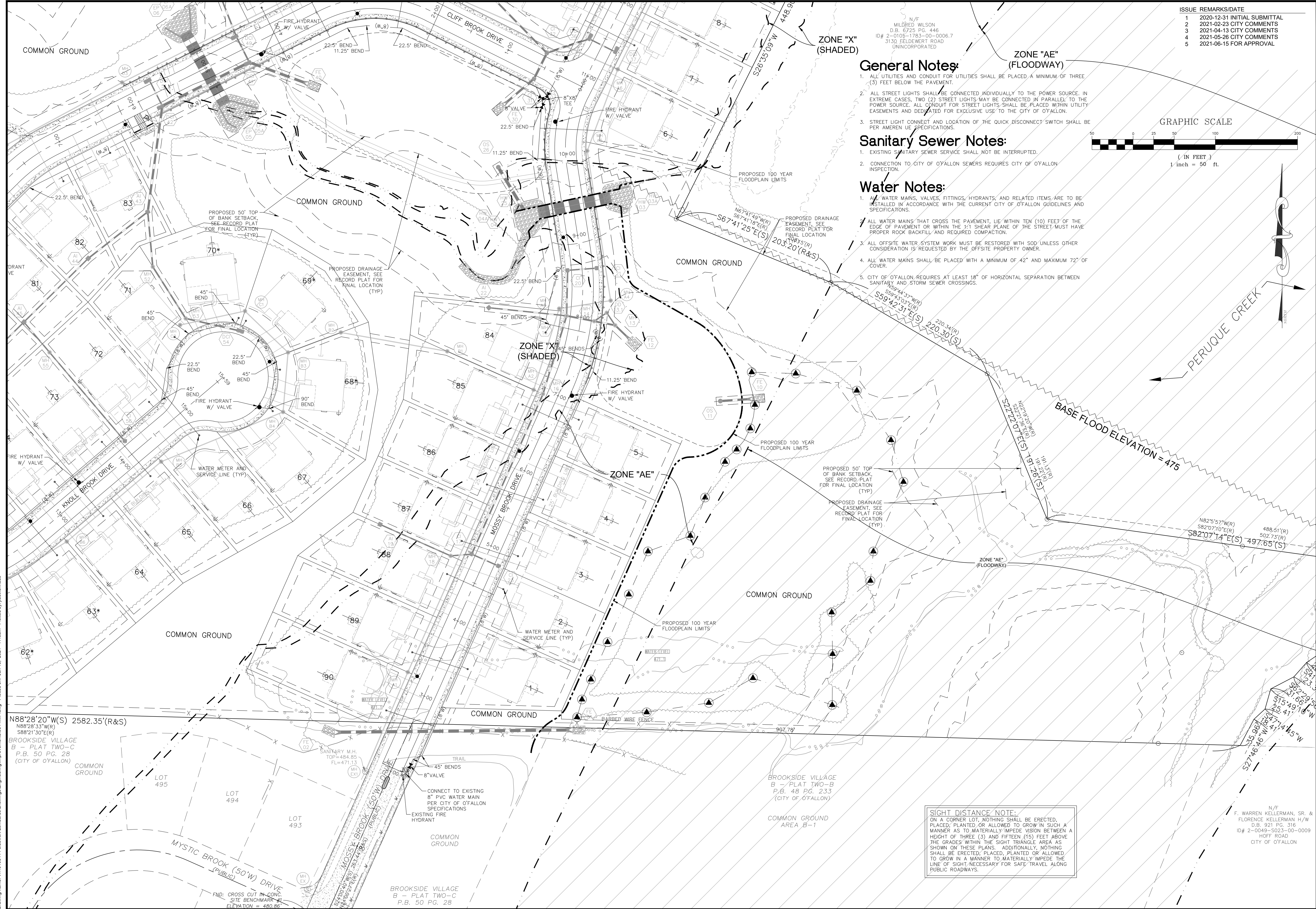
SITE PLAN

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
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General Notes:

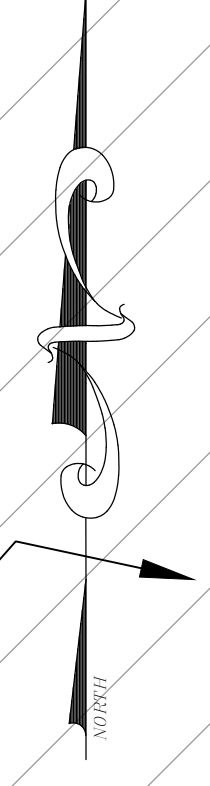
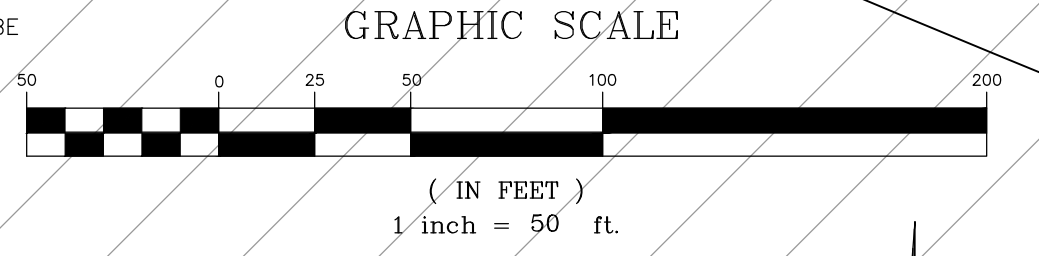
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3. STREET LIGHT CONNECT AND LOCATION OF THE QUICK DISCONNECT SWITCH SHALL BE PER AMEREN I.E. SPECIFICATIONS.

Sanitary Sewer Notes:

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONNECTION TO CITY OF O'FALLON SEWERS REQUIRES CITY OF O'FALLON INSPECTION.

Water Notes:

1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY OF O'FALLON GUIDELINES AND SPECIFICATIONS.
2. ALL WATER MAINS THAT CROSS THE 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.
3. ALL OFFSITE WATER SYSTEM WORK MUST BE RESTORED WITH SOD UNLESS OTHER CONSIDERATION IS REQUESTED BY THE OFFSITE PROPERTY OWNER.
4. ALL WATER MAINS SHALL BE PLACED WITH A MINIMUM OF 42" AND MAXIMUM 72" OF COVER.
5. CITY OF O'FALLON REQUIRES AT LEAST 18" OF HORIZONTAL SEPARATION BETWEEN SANITARY AND STORM SEWER CROSSINGS.



PROJECT TITLE

BROOKSIDE ADDITION
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 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: 06-15-2021
Michael G. Boering, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

UTILITY PLAN

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No.

4.1

IMP

SIGHT DISTANCE NOTE:
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N/F
F. WARREN KELLERMAN, SR. &
FLORENCE KELLERMAN H/W
D.B. 921 PG. 316
ID# 2-0049-5023-00-0009
HOFF ROAD
CITY OF O'FALLON

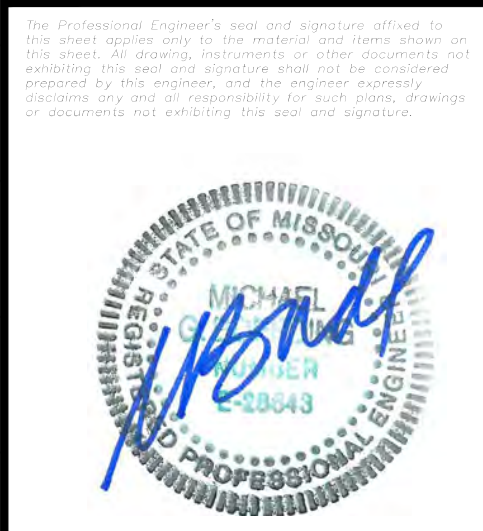
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ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
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PROJECT TITLE

**BROOKSIDE
ADDITION**
OF FALLON, MISSOURI

THE **STERLING** CO.
ENGINEERS & SURVEYORS
6055 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: 06-15-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph. 636-265-2710
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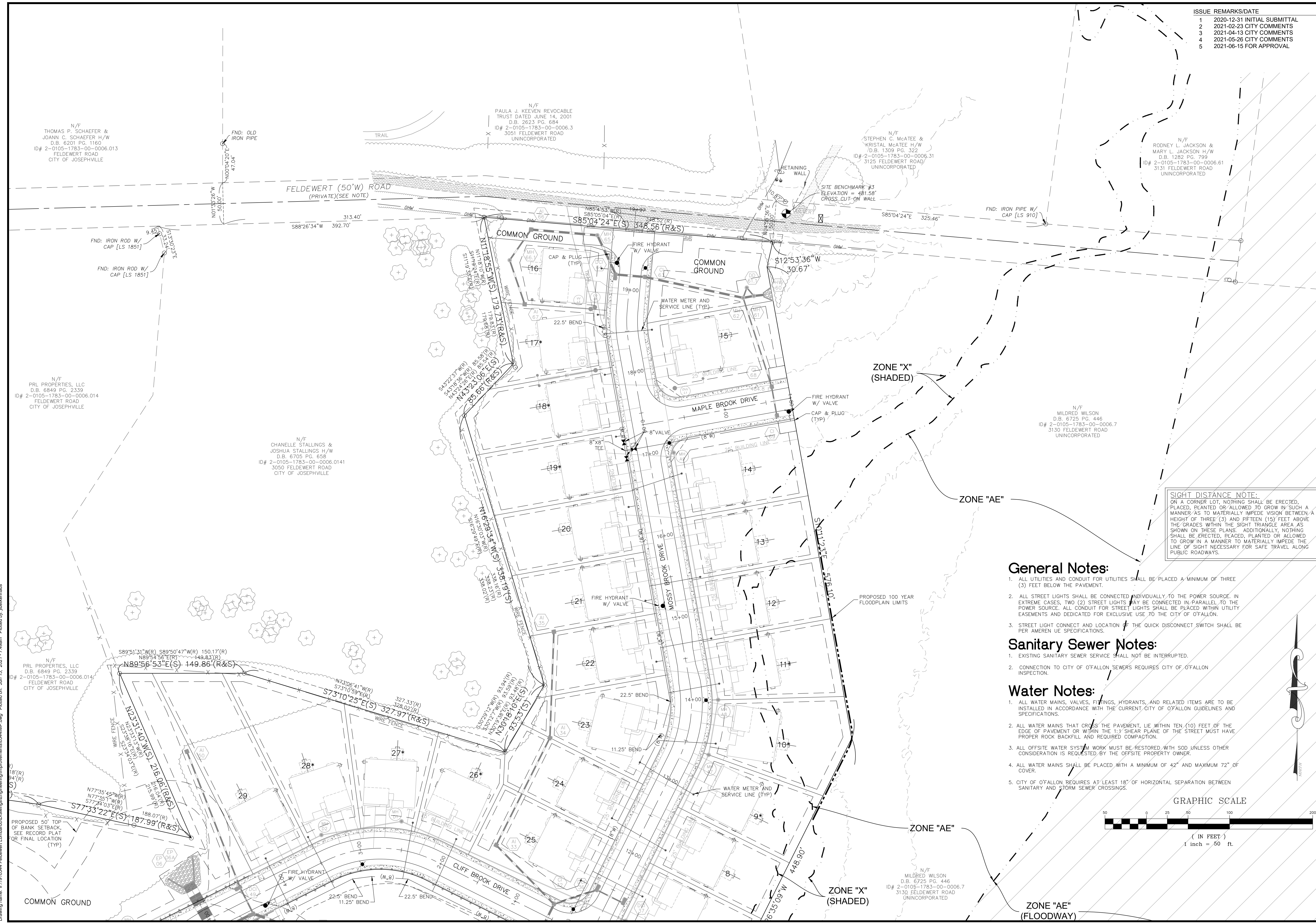
P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No.

4.2

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UTILITY PLAN



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General Notes:

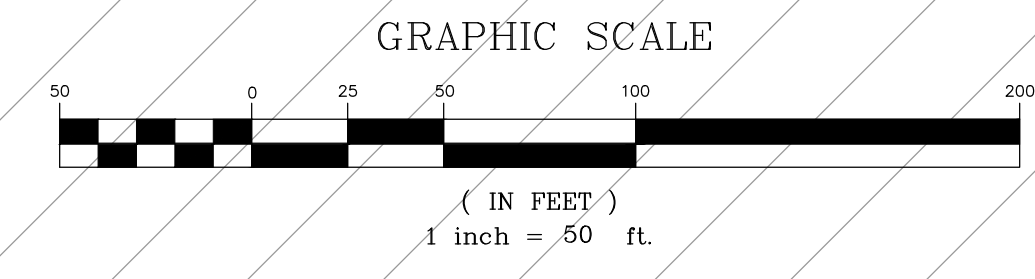
1. ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.
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3. STREET LIGHT CONNECT AND LOCATION THE QUICK DISCONNECT SWITCH SHALL BE PER AMEREN UE SPECIFICATIONS.

Sanitary Sewer Notes:

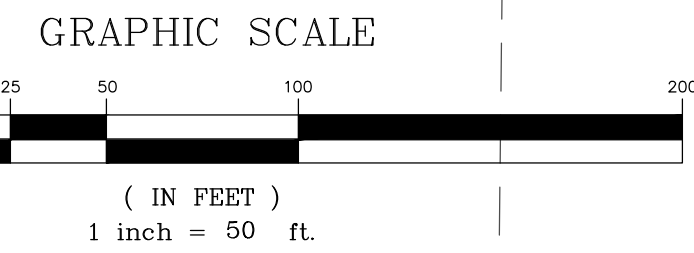
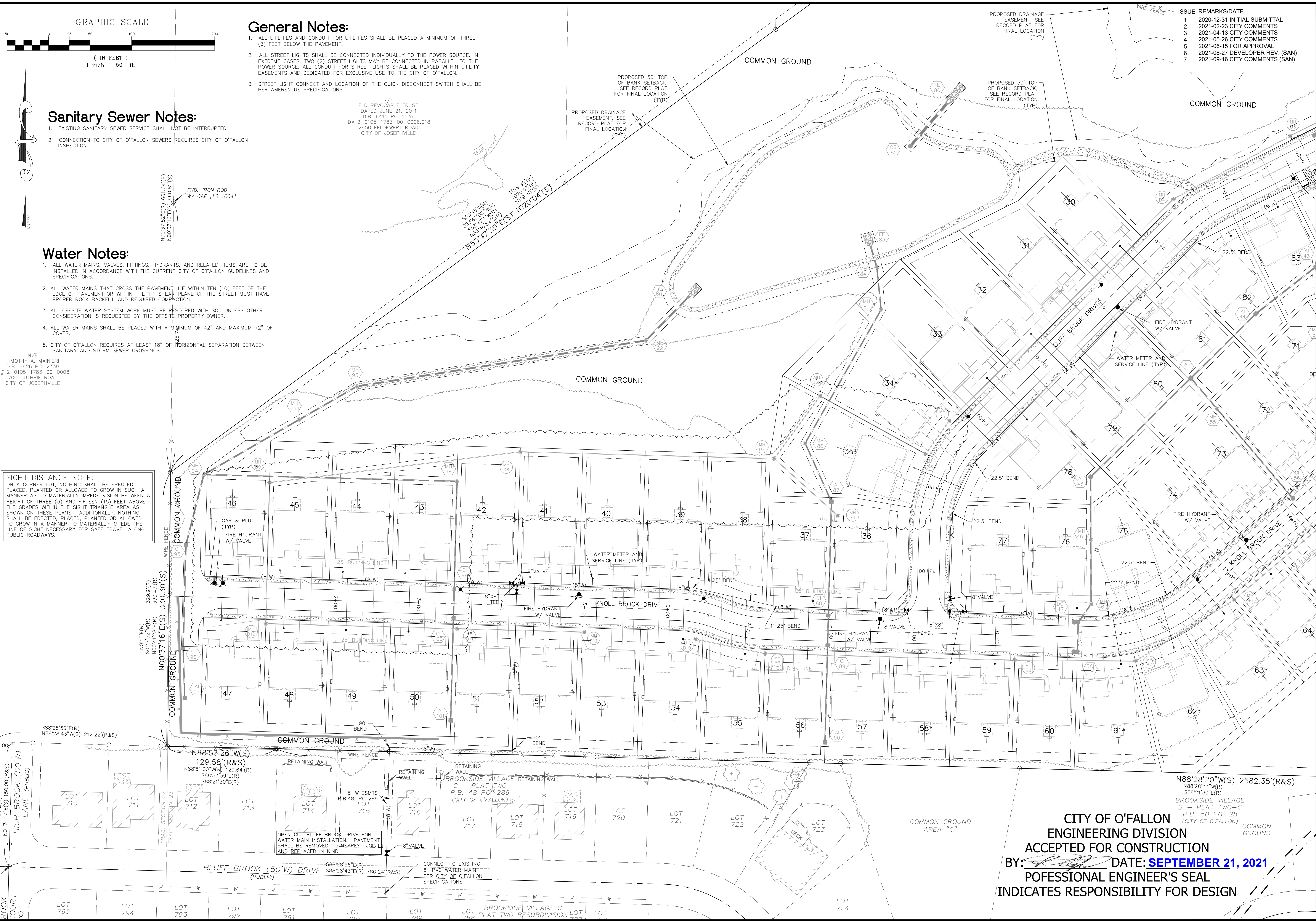
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
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Water Notes:

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Drawing name: V:\1910844\Feldewert\Engineering\Improvements\0344\IMP.dwg Plotted on: Jun 15, 2021, 7:48am Plotted by: jacobshaus



- General Notes:**
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N/F
ELD REVOCABLE TRUST
DATED JUNE 21, 2011
D.B. 6415 PG. 1637
ID# 2-0105-1783-00-0006.018
2950 FELDEWERT ROAD
CITY OF JOSEPHVILLE

Sanitary Sewer Notes:

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N/F
TIMOTHY A. MAINIERI
D.B. 6626 PG. 2339
ID# 2-0105-1783-00-0008
700 GUTHRIE ROAD
CITY OF JOSEPHVILLE

SIGHT DISTANCE NOTE:
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7	2021-09-16 CITY COMMENTS (SAN)

PROJECT TITLE

BROOKSIDE ADDITION

O'FALLON, MISSOURI

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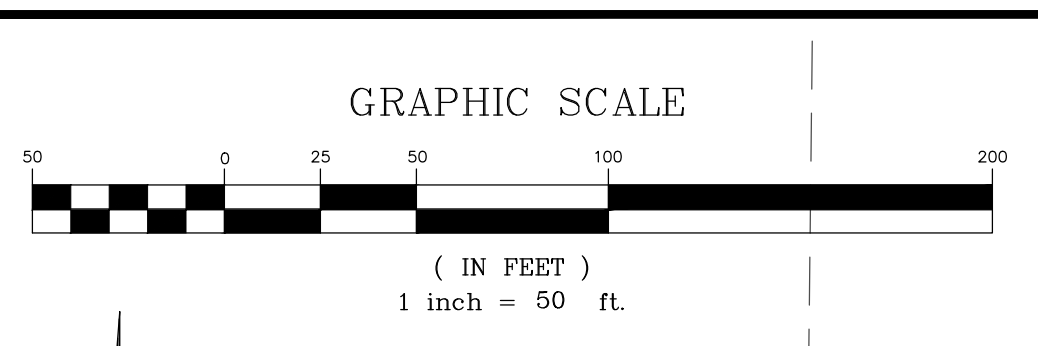
UTILITY PLAN

CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
BY: DATE: **SEPTEMBER 21, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
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Page No.

4.3

IMP



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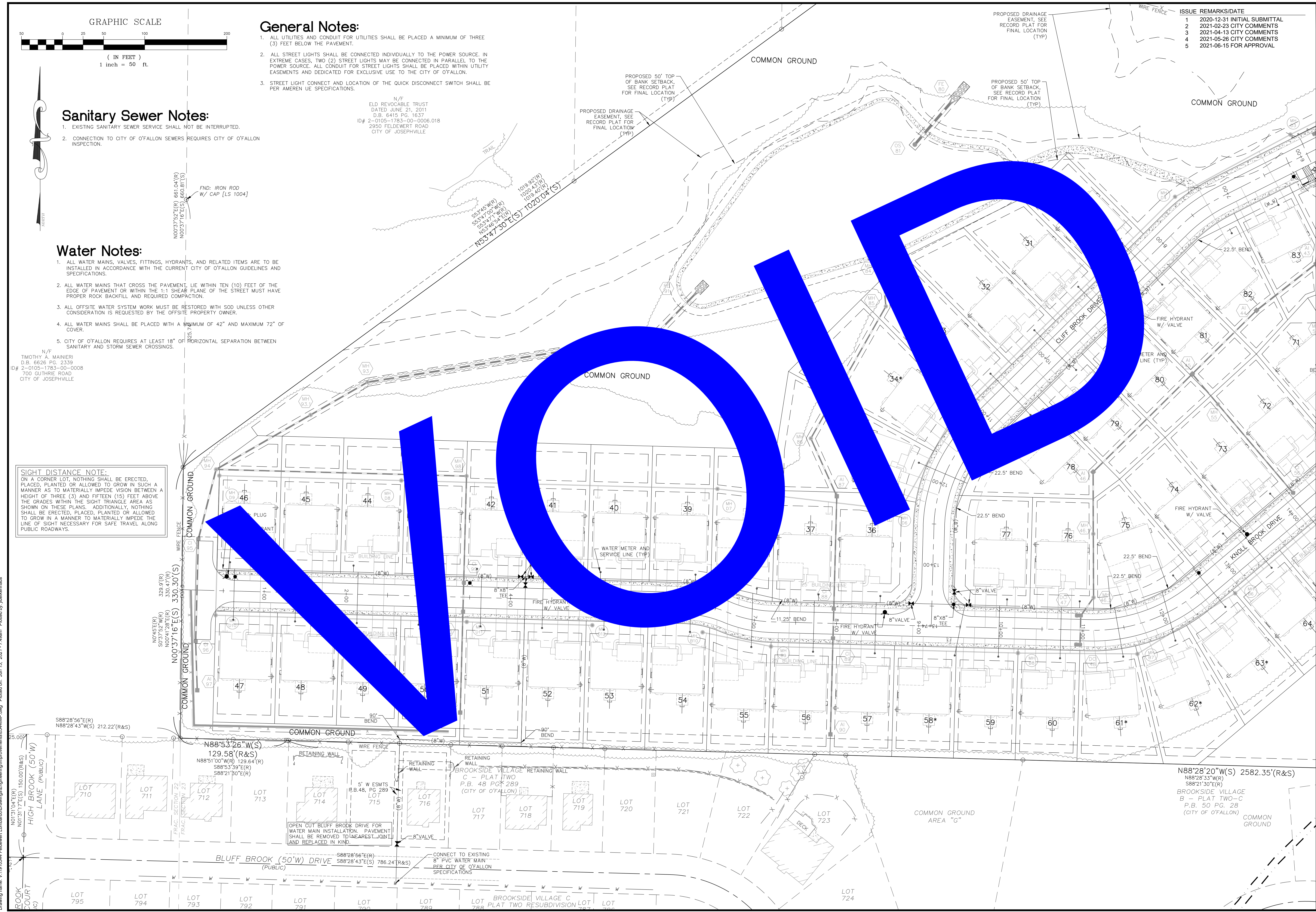
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3. ALL OFFSITE WATER SYSTEM WORK MUST BE RESTORED WITH SOD UNLESS OTHER CONSIDERATION IS REQUESTED BY THE OFFSITE PROPERTY OWNER.
4. ALL WATER MAINS SHALL BE PLACED WITH A MINIMUM OF 42" AND MAXIMUM 72" OF COVER.
5. CITY OF O'FALLON REQUIRES AT LEAST 18" OF HORIZONTAL SEPARATION BETWEEN SANITARY AND STORM SEWER CROSSINGS.

N/F
ELD REVOCABLE TRUST
DATED JUNE 21, 2011
D.B. 6415 PG. 1637
ID# 2-0105-1783-00-0006.018
2950 FELDEWERT ROAD
CITY OF JOSEPHVILLE

N/F
TIMOTHY A. MAINIERI
D.B. 6626 PG. 2339
ID# 2-0105-1783-00-0008
700 GUTHRIE ROAD
CITY OF JOSEPHVILLE

SIGHT DISTANCE NOTE:
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.

Drawing name: V:\1910844_Feldevwert\Drawings\Engineering\Improvements\034\MP.dwg Plotted on: Jun 15, 2021, 7:48am Plotted by: jandersonhaus



ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL

PROJECT TITLE

BROOKSIDE ADDITION

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 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: 06-15-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

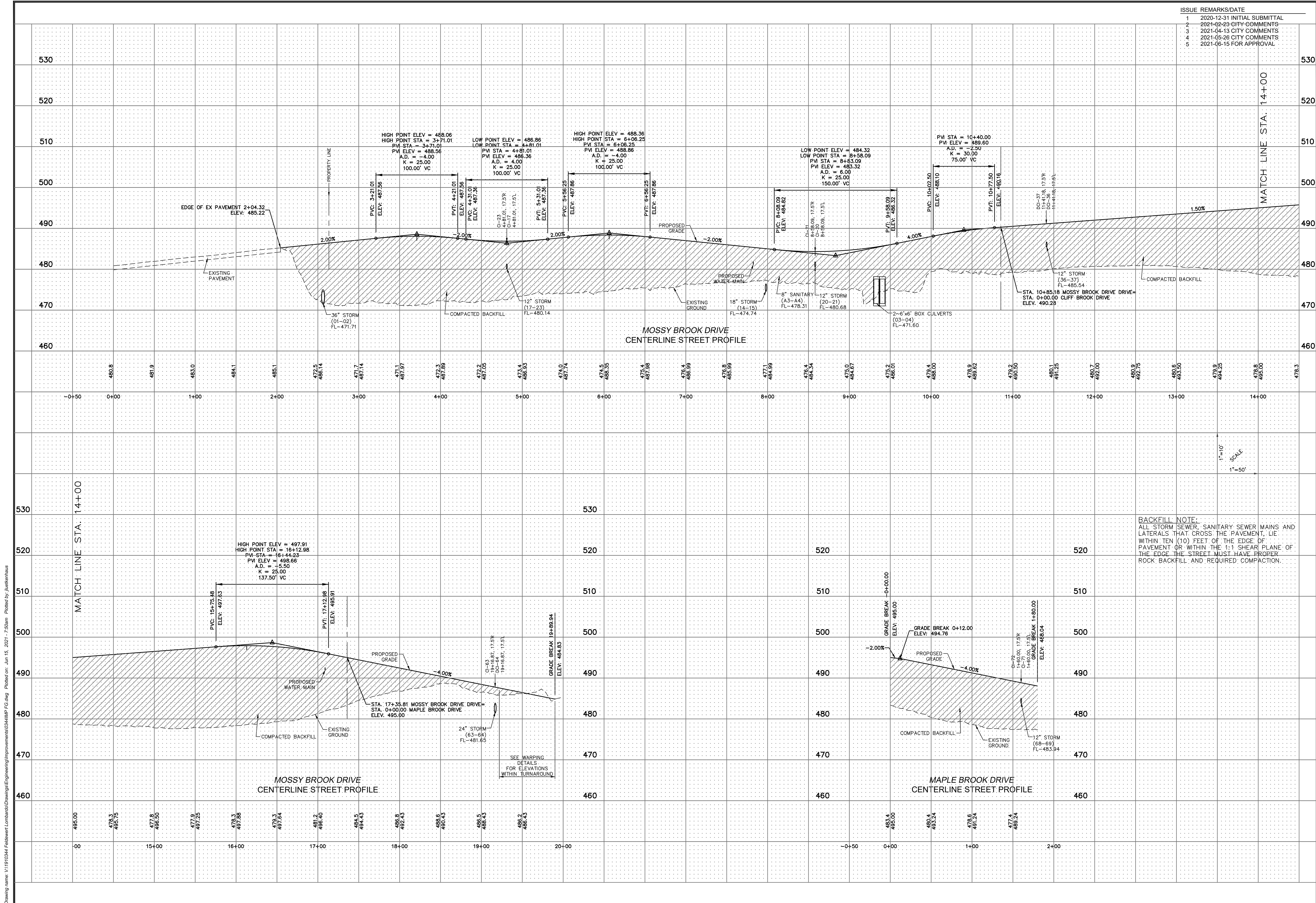
UTILITY PLAN

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No.

4.3

IMP



ISSUE	REMARKS	DATE
1	2020-12-31 INITIAL SUBMITTAL	
2	2021-02-23 CITY COMMENTS	
3	2021-04-13 CITY COMMENTS	
4	2021-05-26 CITY COMMENTS	
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PROJECT TITLE
BROOKSIDE ADDITION
 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-survey.com
 Corporate Certificate of Authority #001348

Date: 06-15-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

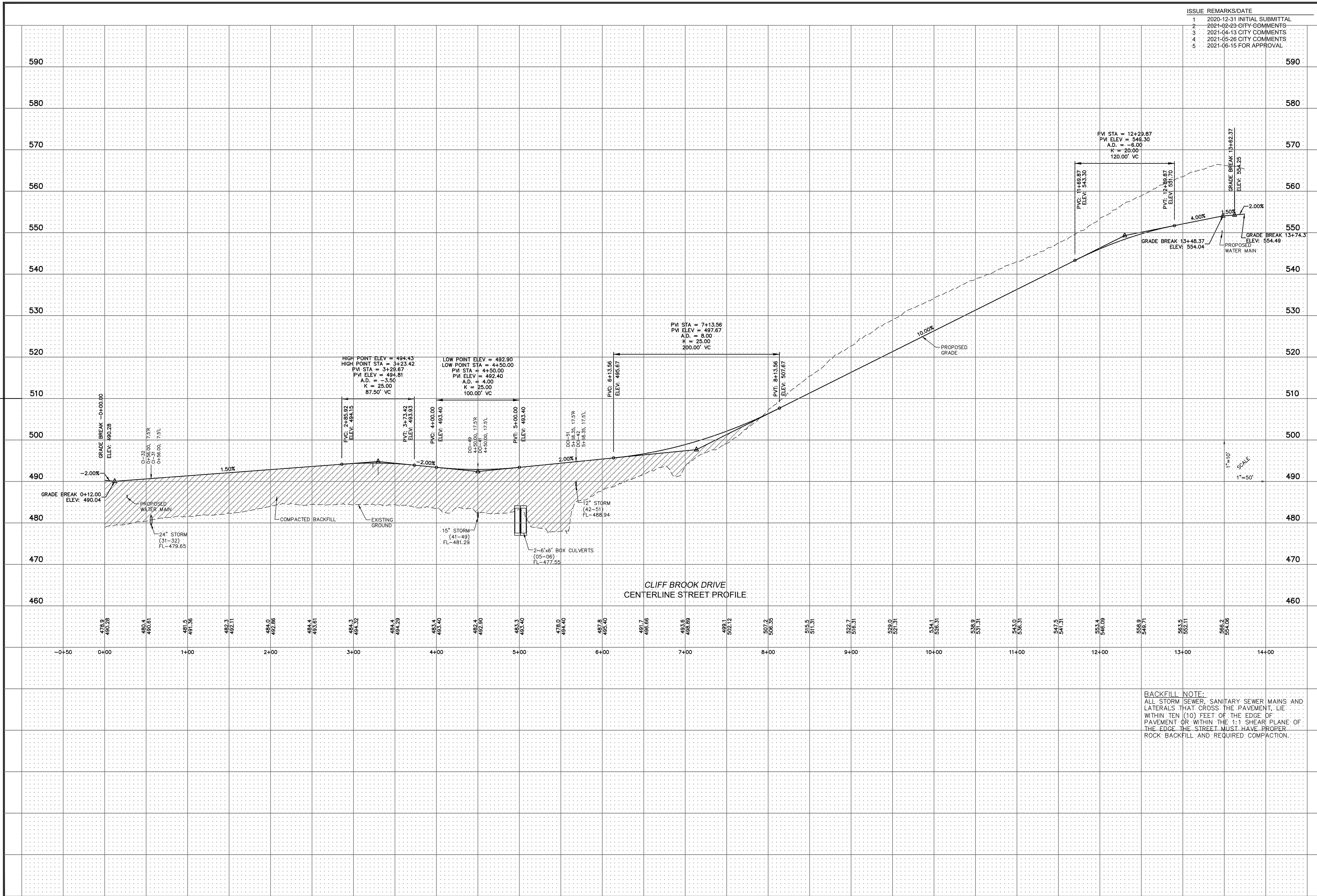
LOMBARDO HOMES OF ST. LOUIS, LLC
 2299 TECHNOLOGY DRIVE, SUITE 150
 O'FALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

STREET PROFILES

P+Z No. 20-001538
 City No. 20-009251
 Date: JUNE 15, 2021
 Job No. 19-10-344
 Page No. **5.1**

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ISSUE	REMARKS	DATE
1	2020-12-31 INITIAL SUBMITTAL	
2	2021-02-23 CITY COMMENTS	
3	2021-04-13 CITY COMMENTS	
4	2021-05-26 CITY COMMENTS	
5	2021-06-15 FOR APPROVAL	

PROJECT TITLE
BROOKSIDE ADDITION
 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 #001548

Date: 06-15-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

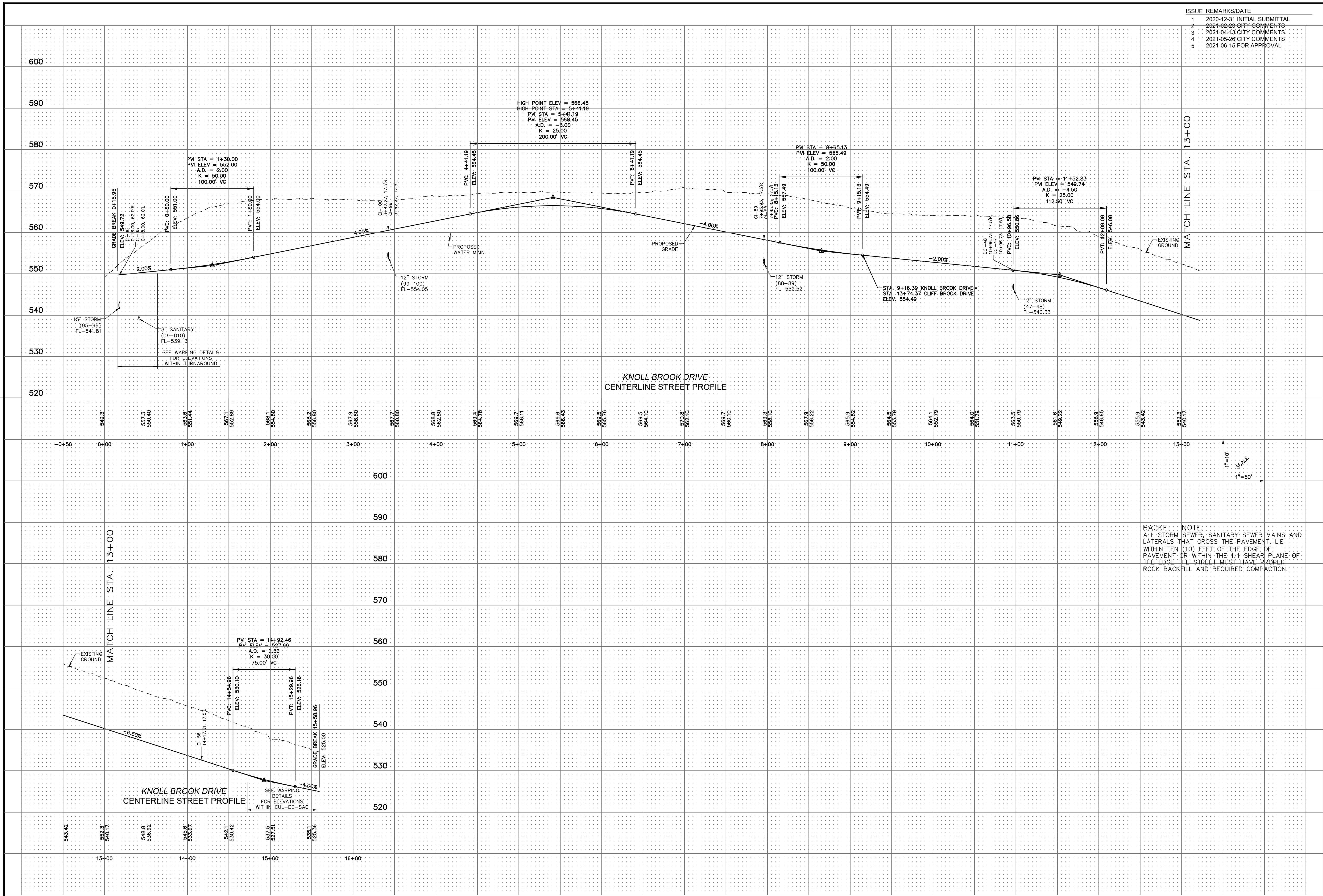
LOMBARDO HOMES OF ST. LOUIS, LLC
 2299 TECHNOLOGY DRIVE, SUITE 150
 OF FALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

STREET PROFILES

BACKFILL NOTE:
 ALL STORM SEWER, SANITARY SEWER MAINS AND
 LATERALS THAT CROSS THE PAVEMENT, LIE
 WITHIN TEN (10) FEET OF THE EDGE OF
 PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF
 THE EDGE THE STREET MUST HAVE PROPER
 ROCK BACKFILL AND REQUIRED COMPACTION.

P+Z No. 20-001538
 City No. 20-009251
 Date: JUNE 15, 2021
 Job No. 19-10-344
 Page No. **5.2**

Drawing name: V:\1910244\Feldbever\Drawings\Improvements\034\IMP_FG.dwg Plotted on: Jun 15, 2021 7:50am Plotted by: jankovhaus



ISSUE	REMARKS	DATE
1	2020-12-31 INITIAL SUBMITTAL	
2	2021-02-23 CITY COMMENTS	
3	2021-04-13 CITY COMMENTS	
4	2021-05-26 CITY COMMENTS	
5	2021-06-15 FOR APPROVAL	

PROJECT TITLE
BROOKSIDE ADDITION
 O'FALLON, MISSOURI

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
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Date: 06-15-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
 2299 TECHNOLOGY DRIVE, SUITE 150
 O'FALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

STREET PROFILES

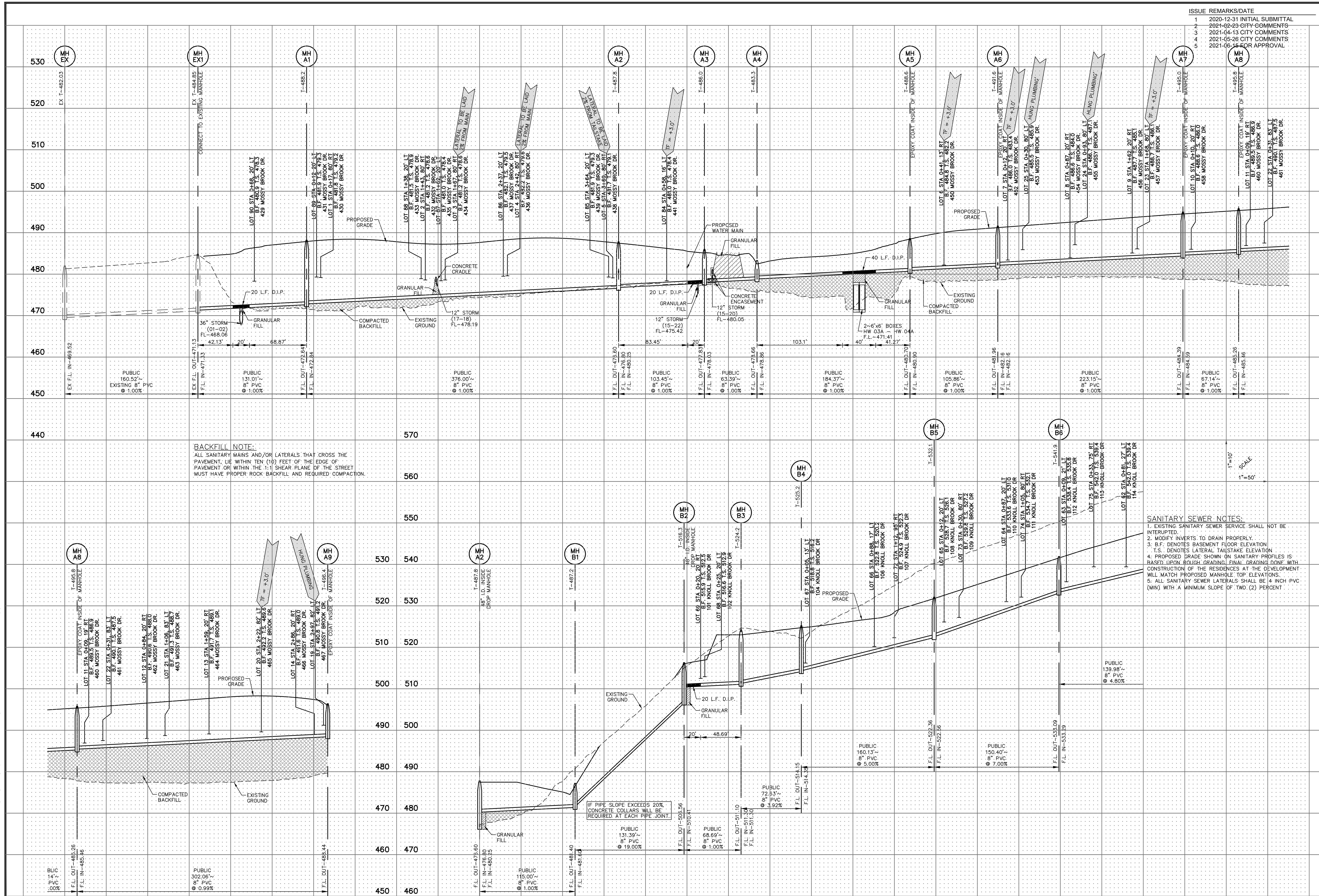
BACKFILL NOTE:
 ALL STORM SEWER, SANITARY SEWER MAINS AND LATERALS THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE EDGE THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

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

P+Z No. 20-001538
City No. 20-009251
Date: JUNE 15, 2021
Job No. 19-10-344
Page No. 5.3
 IMP

PRELIMINARY PLAT Approval Date: September 3, 2020

Drawing name: V11910244 Fieldwork LombardoDrawings\Engineering\Improvements\034\IMP.dwg, Plotted on: Jun 15, 2021, 7:51 am, Plotted by: jankovhaus



ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-16 FOR APPROVAL

BACKFILL NOTE:
 ALL SANITARY MAINS AND/OR LATERALS THAT CROSS THE 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.

- SANITARY SEWER NOTES:**
- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 - MODIFY INVERTS TO DRAIN PROPERLY.
 - B.F. DENOTES BASEMENT FLOOR ELEVATION.
 - T.S. DENOTES LATERAL TAKEOFF ELEVATION.
 - PROPOSED GRADE SHOWN ON SANITARY PROFILES IS BASED UPON ROUGH GRADING. FINAL GRADING SHALL BE WITH CONSTRUCTION OF THE RESIDENCES AT THE DEVELOPMENT WILL MATCH PROPOSED MANHOLE TOP ELEVATIONS.
 - ALL SANITARY SEWER LATERALS SHALL BE 4 INCH PVC (MIN) WITH A MINIMUM SLOPE OF TWO (2) PERCENT.

IF PIPE SLOPE EXCEEDS 20%, CONCRETE COLLARS WILL BE REQUIRED AT EACH PIPE JOINT.

1"=10'
 1"=50'

PROJECT TITLE

BROOKSIDE ADDITION

OTFALLON, 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

LOMBARDO HOMES OF ST. LOUIS, LLC

2299 TECHNOLOGY DRIVE, SUITE 150
 OTFALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

SANITARY PROFILES

P+Z No. 20-001538

City No. 20-009251

Date: June 15, 2021

Job No. 19-10-344

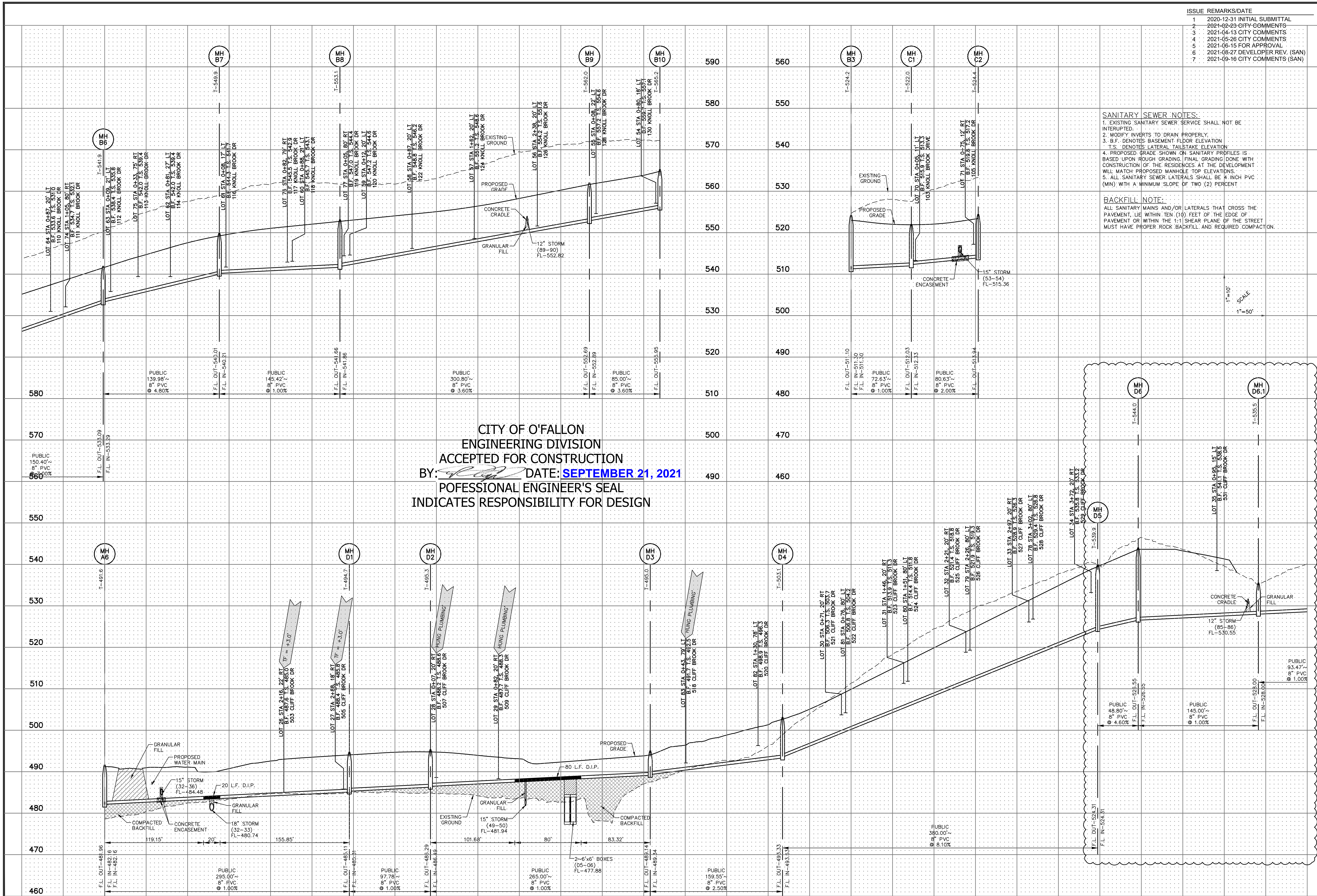
Page No.

6.1

IMP

PRELIMINARY PLAT Approval Date: September 3, 2020

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ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)

SANITARY SEWER NOTES:
 1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 2. MOODY INVERTS TO DRAIN PROPERLY.
 3. B.F. DENOTES BASEMENT FLOOR ELEVATION. T.S. DENOTES LATERAL TAILSTAKE ELEVATION.
 4. 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.
 5. ALL SANITARY SEWER LATERALS SHALL BE 4-INCH PVC (MIN) WITH A MINIMUM SLOPE OF TWO (2) PERCENT.

BACKFILL NOTE:
 ALL SANITARY MAINS AND/OR LATERALS THAT CROSS THE PAVEMENT OR 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.

1"=10'
 1"=50'

CITY OF O'FALLON
 ENGINEERING DIVISION
 ACCEPTED FOR CONSTRUCTION
 BY: [Signature] DATE: SEPTEMBER 21, 2021
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE


BROOKSIDE ADDITION

O'FALLON, MISSOURI

DATE: 09-16-2021
 Michael G. Boeding, PE
 License No. MO E-28643
 Professional Engineer

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



LOMBARDO HOMES OF ST. LOUIS, LLC

2299 TECHNOLOGY DRIVE, SUITE 150
 O'FALLON, MISSOURI 63368
 Ph 636-265-2710
 Fax 636-695-3195

SANITARY PROFILES

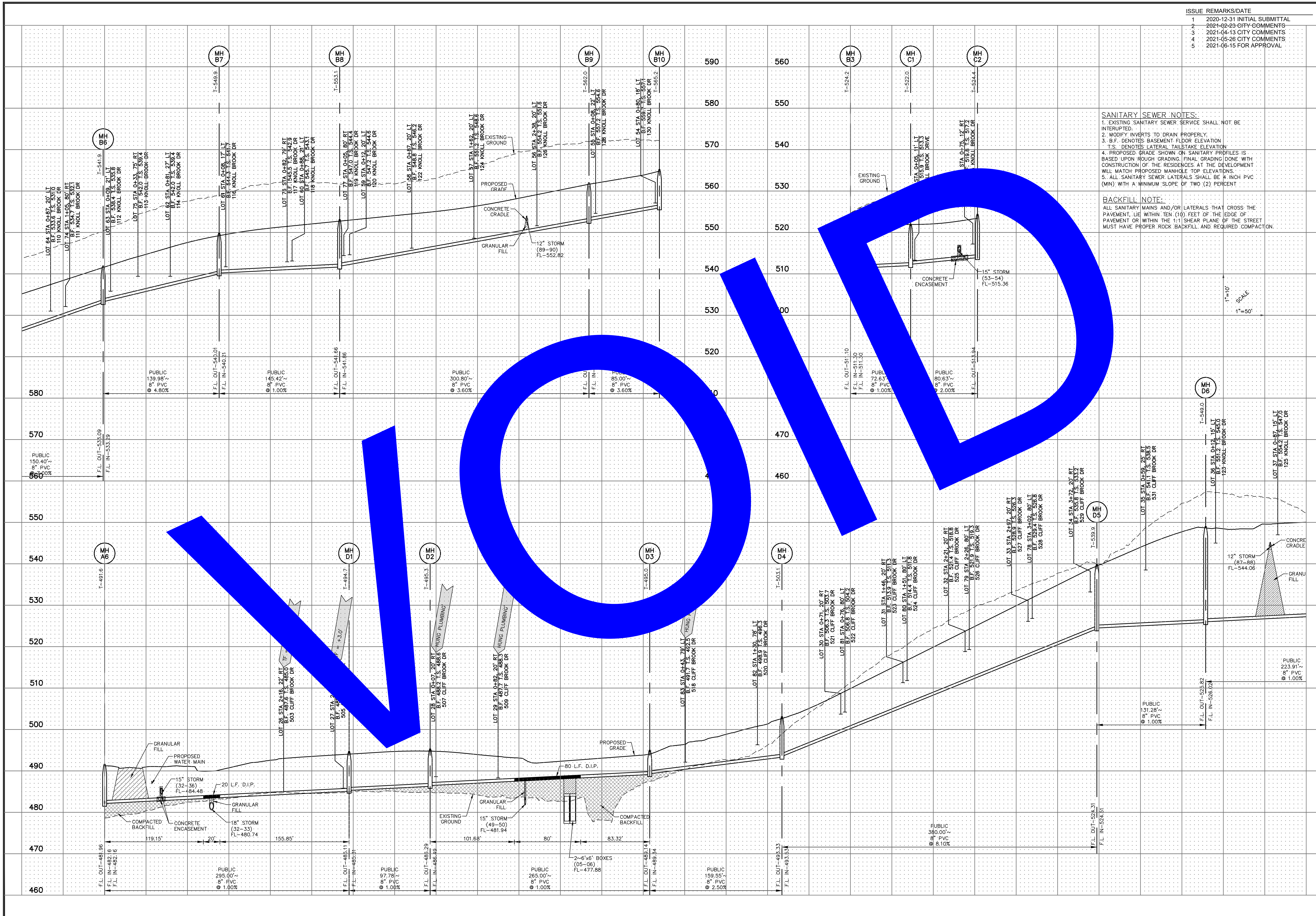
P+Z No. 20-001538
 City No. 20-009251
 Date: Sept. 16, 2021
 Job No. 19-10-344

Page No.

6.2

IMP

Drawing name: V1910244 Fieldwork Lombardo Homes of St. Louis, LLC - Jun 15, 2021 - 7:51am - Plotted by: jankubaus



ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
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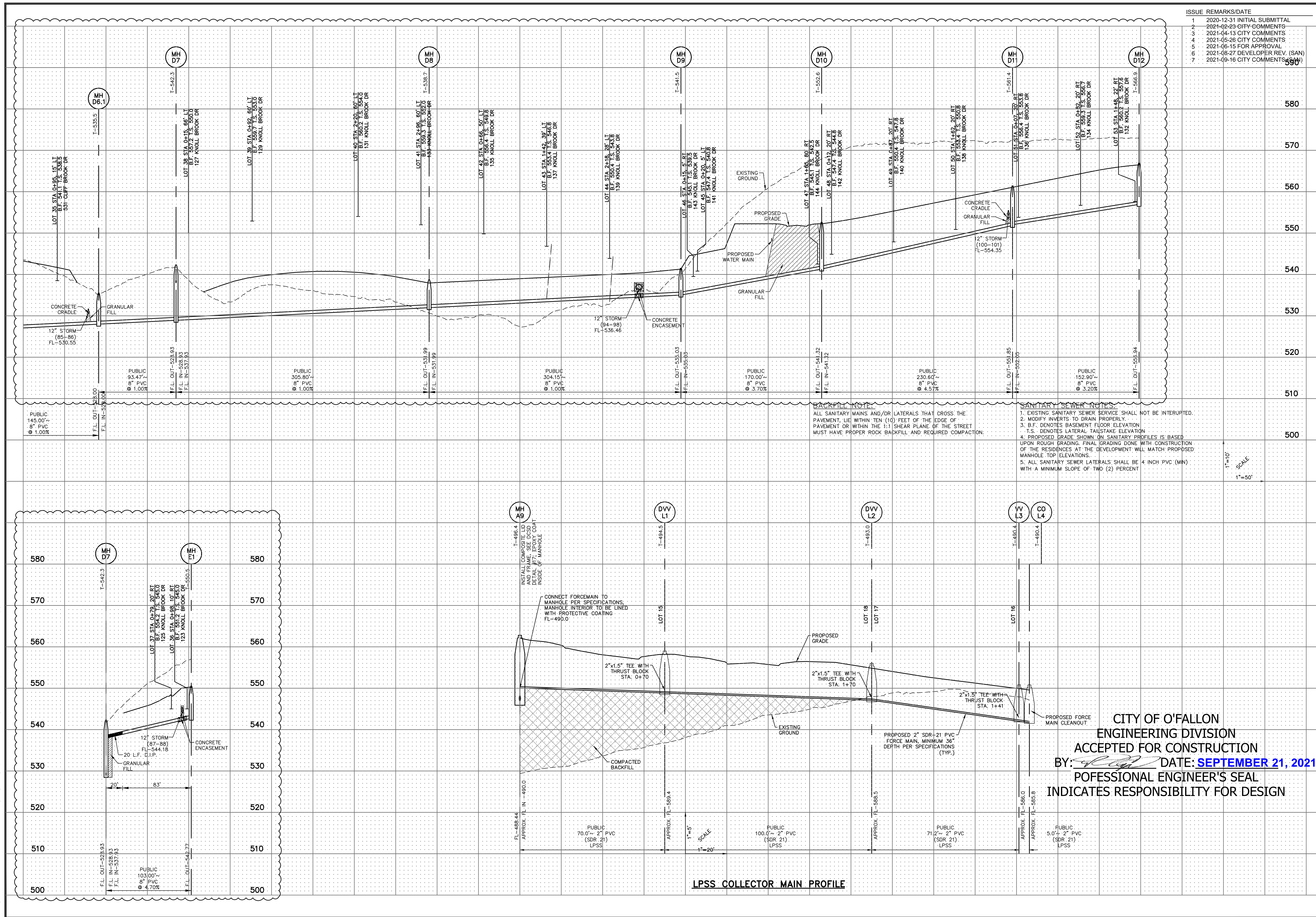
SANITARY SEWER NOTES:
 1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 2. MOODY INVERTS TO DRAIN PROPERLY.
 3. B.F. DENOTES BASEMENT FLOOR ELEVATION. T.S. DENOTES LATERAL TAKEOFF ELEVATION.
 4. PROPOSED GRADE SHOWN ON SANITARY PROFILES IS BASED UPON ROUGH GRADING. FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES AT THE DEVELOPMENT WILL MATCH PROPOSED MANHOLE TOP ELEVATIONS.
 5. ALL SANITARY SEWER LATERALS SHALL BE 4-INCH PVC (MIN) WITH A MINIMUM SLOPE OF TWO (2) PERCENT.

BACKFILL NOTE:
 ALL SANITARY MAINS AND/OR LATERALS THAT CROSS THE PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

1"=10'
 1"=50'

<p>PROJECT TITLE</p> <p style="text-align: center;">BROOKSIDE ADDITION</p> <p style="text-align: right; font-size: small;">OF FALLON, MISSOURI</p>	<p>THE STERLING CO. ENGINEERS & SURVEYORS</p> <p style="font-size: x-small;">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</p>
<p>Date: 06-15-2021 Michael G. Boering, PE License No. MO E-28643 Professional Engineer</p>	
<p>LOMBARDO HOMES OF ST. LOUIS, LLC 2299 TECHNOLOGY DRIVE, SUITE 150 OF FALLON, MISSOURI 63368 Ph. 636-265-2710 Fax 636-695-3195</p>	<p style="text-align: center;">SANITARY PROFILES</p>
<p>P+Z No. 20-001538 City No. 20-009251 Date: June 15, 2021 Job No. 19-10-344</p>	
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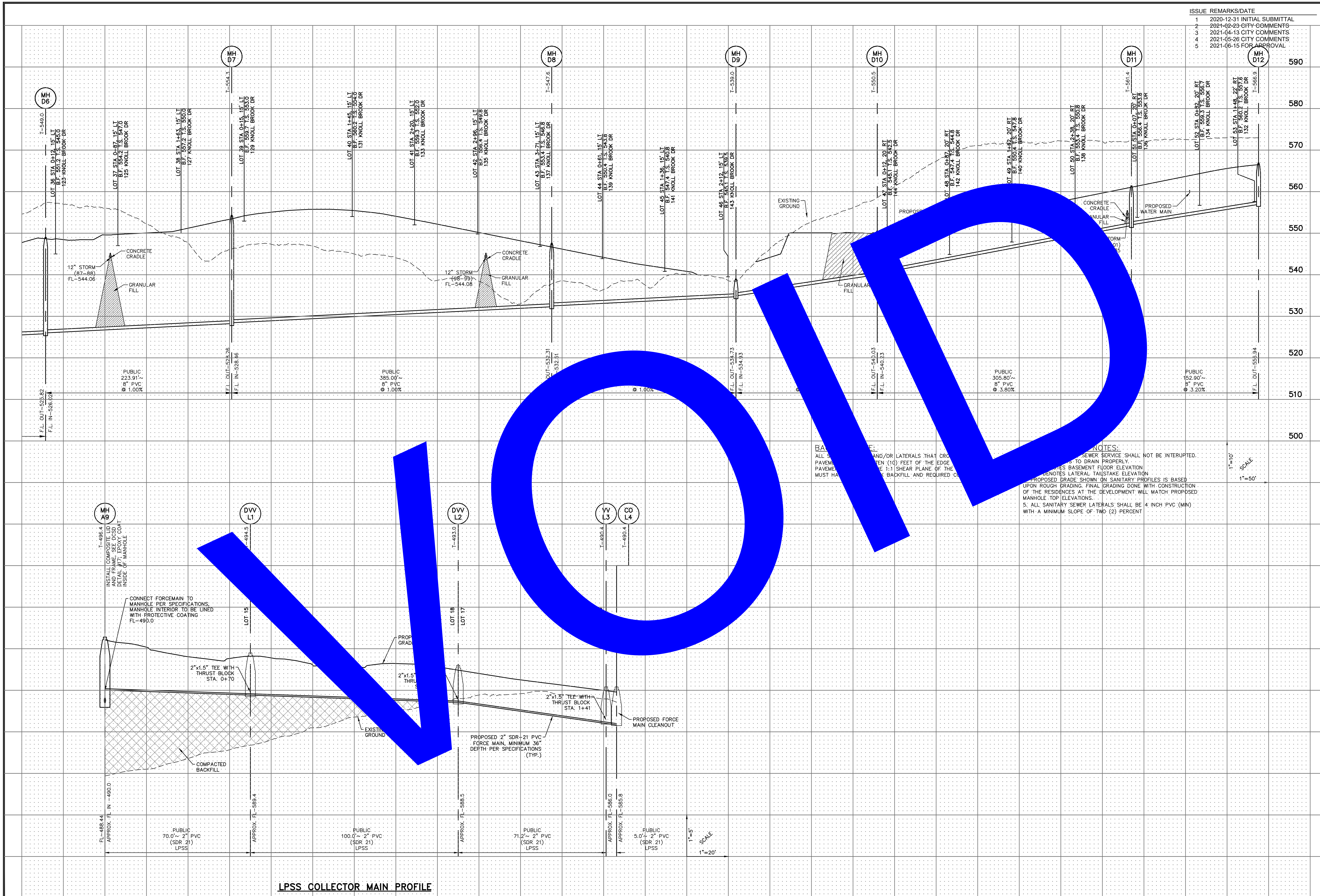
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ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
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3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)

<p>PROJECT TITLE</p> <h2 style="text-align: center;">BROOKSIDE ADDITION</h2> <p style="text-align: center; font-size: small;">O'FALLON, MISSOURI</p>	<p>THE STERLING CO. ENGINEERS & SURVEYORS</p> <p style="font-size: x-small;">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</p>
<p>Date: 09-16-2021 Michael G. Boering, PE License No. MO E-28643 Professional Engineer</p>	
<p>LOMBARDO HOMES OF ST. LOUIS, LLC 2299 TECHNOLOGY DRIVE, SUITE 150 O'FALLON, MISSOURI 63368 Ph. 636-265-2710 Fax 636-695-3195</p>	
<p>SANITARY PROFILES</p>	
<p>P+Z No. 20-001538 City No. 20-009251 Date: Sept. 16, 2021 Job No. 19-10-344</p>	
<p>Page No. 6.3</p>	

Drawing name: V11910244 Fieldwork LombardoDrawings\Improvements\034\IMP.dwg, Plotted on: Jun 15, 2021, 7:51 am, Plotted by: jankovhaus



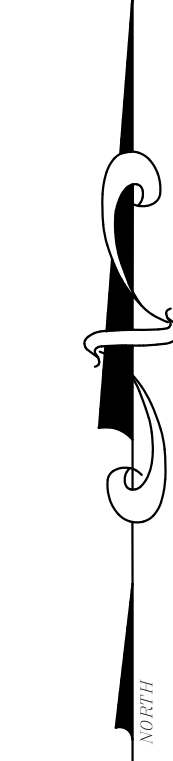
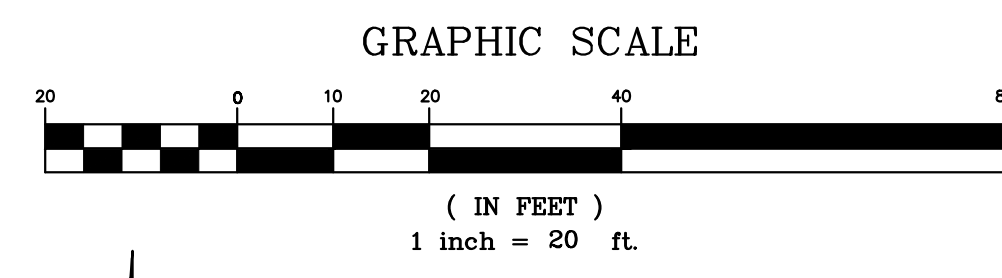
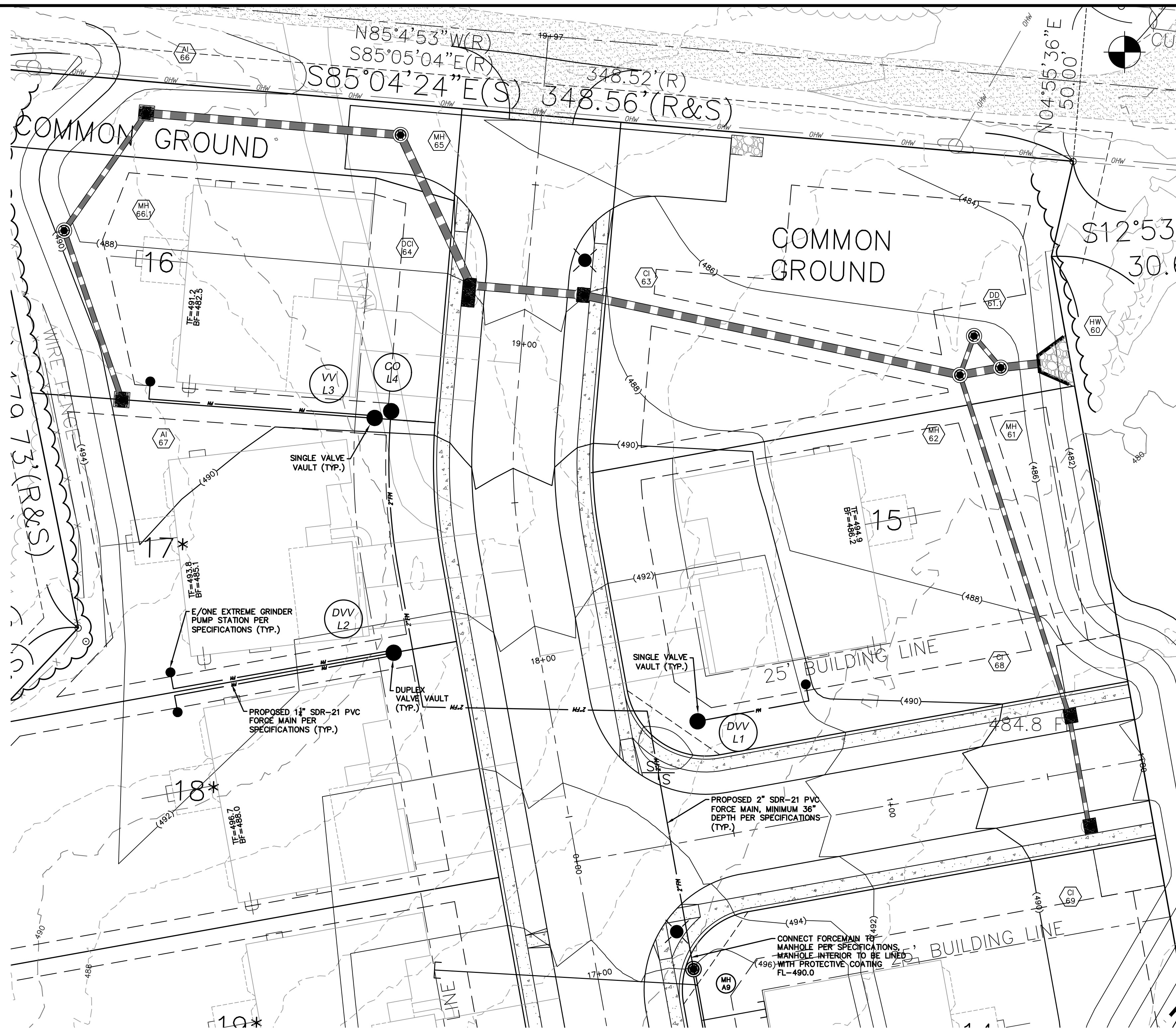
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4	2021-05-26 CITY COMMENTS	
5	2021-06-15 FOR APPROVAL	

590	MH D12	LOT 53 STA 1+46.20 RT B.F. 550.3 T.S. 557.6 132 KNOLL BROOK DR T=556.9
580	MH D11	LOT 51 STA 0+70.20 RT B.F. 545.1 T.S. 542.3 134 KNOLL BROOK DR T=561.4
570		
560		
550		
540		
530		
520		
510		
500		

BASE NOTES:
 1. ALL SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 2. ALL SANITARY SEWER SERVICE SHALL BE 10 FEET OF THE EDGE OF THE PAVEMENT TO THE 1:1 SHEAR PLANE OF THE EXISTING SIDEWALK AND REQUIRED CEMENT BACKFILL AND REQUIRED CURB.
 3. NOTES BASEMENT FLOOR ELEVATION
 4. NOTES LATERAL TAKEOFF ELEVATION
 5. 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.
 6. ALL SANITARY SEWER LATERALS SHALL BE 4 INCH (MIN) WITH A MINIMUM SLOPE OF TWO (2) PERCENT

<p>PROJECT TITLE</p> <p style="text-align: center;">BROOKSIDE ADDITION</p> <p style="text-align: right; font-size: small;">O'FALLON, MISSOURI</p>	<p>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 #001548</p>
<p>Date: 06-15-2021 Michael G. Boering, PE License No. MO E-28643 Professional Engineer</p>	
<p>LOMBARDO HOMES OF ST. LOUIS, LLC 2299 TECHNOLOGY DRIVE, SUITE 150 O'FALLON, MISSOURI 63368 Ph. 636-265-2710 Fax 636-695-3195</p>	<p style="text-align: center;">SANITARY PROFILES</p>
<p>P+Z No. 20-001538 City No. 20-009251 Date: June 15, 2021 Job No. 19-10-344</p>	
<p>Page No. 6.3</p>	

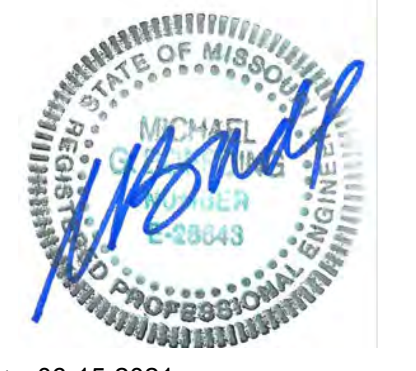
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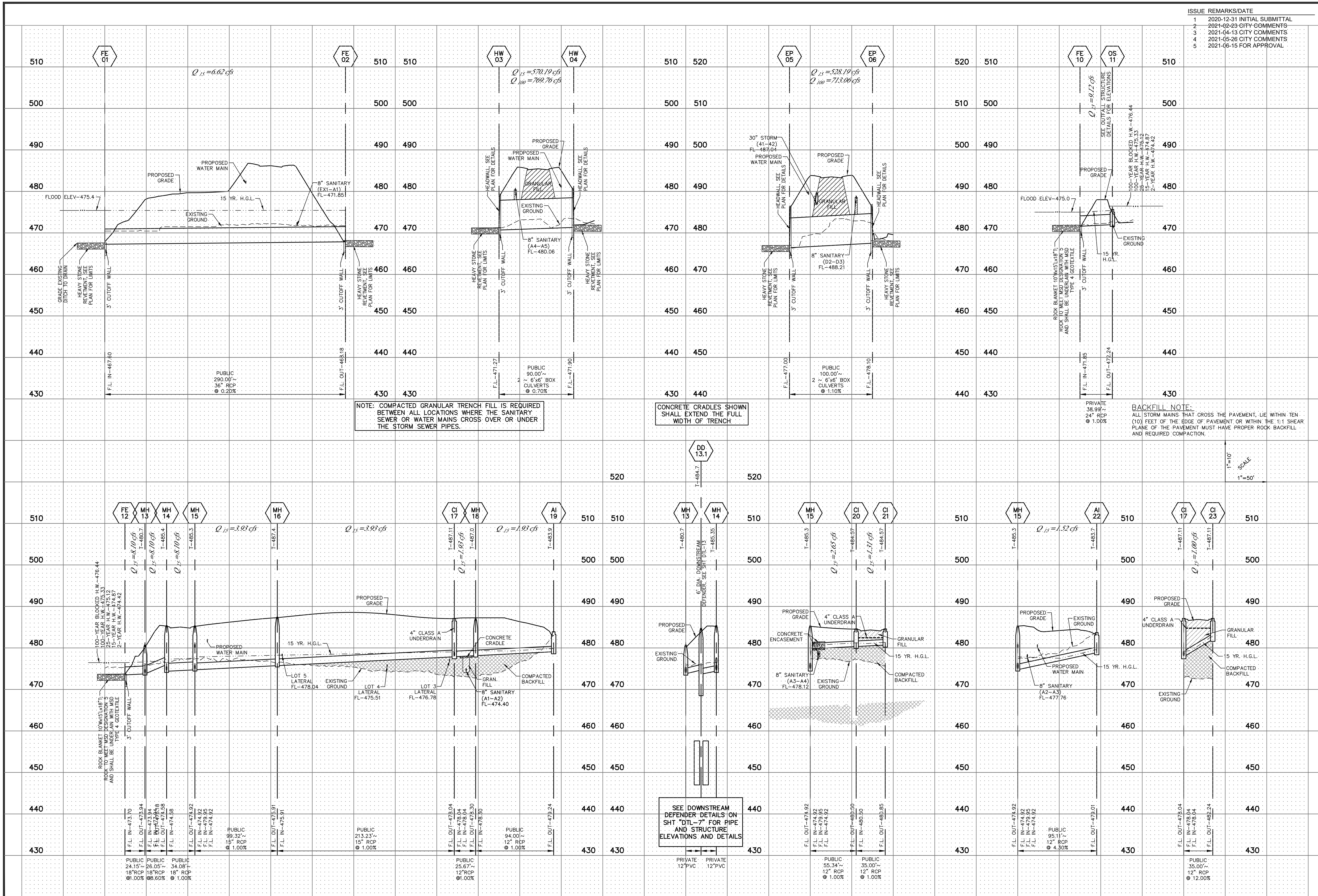
ISSUE	REMARKS/DATE
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4	2021-05-26 CITY COMMENTS
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NOTE:

- 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
- SEE SHEETS DTL-3 - DTL-5 FOR DETAILS OF LOW PRESSURE SYSTEM.

<p>PROJECT TITLE</p> <p style="text-align: center;">BROOKSIDE ADDITION</p> <p style="text-align: right; font-size: small;">O'FALLON, MISSOURI</p>	<p>THE STERLING CO.</p> <p>ENGINEERS & SURVEYORS</p> <p style="font-size: x-small;">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</p>
	
<p>Date: 06-15-2021 Michael G. Boering, PE License No. MO E-28643 Professional Engineer</p>	
<p>LOMBARDO HOMES OF ST. LOUIS, LLC</p> <p style="font-size: x-small;">2299 TECHNOLOGY DRIVE, SUITE 150 O'FALLON, MISSOURI 63368 Ph. 636-265-2710 Fax 636-695-3195</p>	<p>LOW PRESSURE SEWER DETAIL</p>
<p>P+Z No. 20-001538 City No. 20-009251 Date: June 15, 2021 Job No. 19-10-344</p>	
<p>Page No.</p> <p style="font-size: 2em;">6.4</p> <p style="text-align: right; font-size: x-small;">IMP</p>	

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1	2020-12-31 INITIAL SUBMITTAL
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NOTE: COMPACTED GRANULAR TRENCH FILL IS REQUIRED BETWEEN ALL LOCATIONS WHERE THE SANITARY SEWER OR WATER MAINS CROSS OVER OR UNDER THE STORM SEWER PIPES.

CONCRETE CRADLES SHOWN SHALL EXTEND THE FULL WIDTH OF TRENCH

BACKFILL NOTE:
ALL STORM MAINS THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

1"=10'
1"=50'

PROJECT TITLE

BROOKSIDE ADDITION

OF FALLON, MISSOURI

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: 06-15-2021
Michael G. Boering, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC

2299 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph 636-265-2710
Fax 636-695-3195

STORM PROFILES

P+Z No. 20-001538

City No. 20-009251

Date: June 15, 2021

Job No. 19-10-344

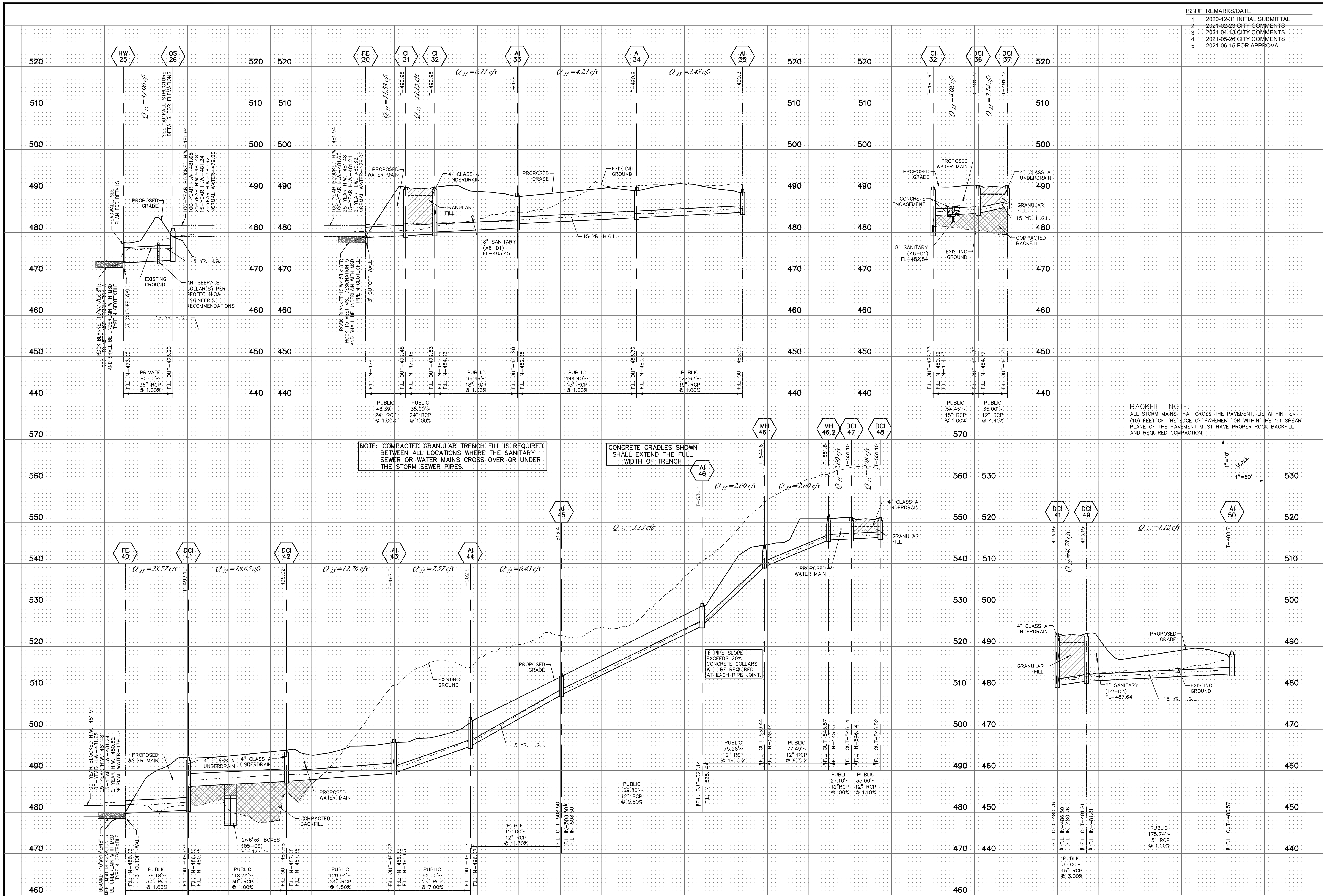
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7.1

IMP

PRELIMINARY PLAT Approval Date: September 3, 2020

Drawing name: V1910244 Fieldwork LombardoDrawings\Improvements\034\IMP.dwg. Printed on: Jun 15, 2021 - 7:53am. Plotted by: jankubaus



ISSUE	REMARKS	DATE
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2	2021-02-23 CITY COMMENTS	
3	2021-04-13 CITY COMMENTS	
4	2021-05-26 CITY COMMENTS	
5	2021-06-15 FOR APPROVAL	

PROJECT TITLE
BROOKSIDE ADDITION
 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-survey.com
 Corporate Certificate of Authority #001548

Date: 06-15-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

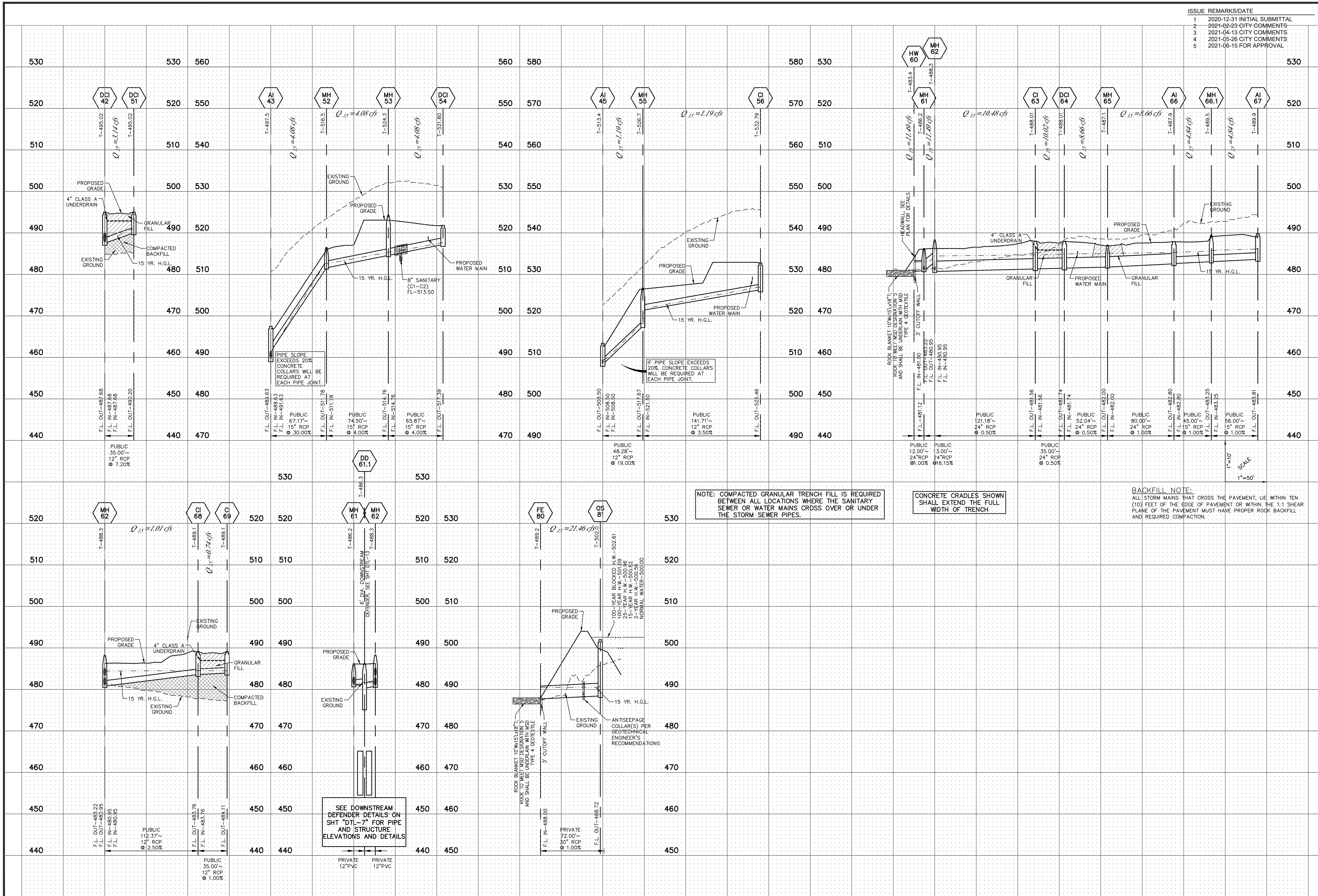
LOMBARDO HOMES OF ST. LOUIS, LLC
 2299 TECHNOLOGY DRIVE, SUITE 150
 OF FALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

STORM PROFILES

P+Z No. 20-001538
 City No. 20-009251
 Date: June 15, 2021
 Job No. 19-10-344
 Page No. **7.2**

IMP

Drawing name: V11910244 Faldewent LombardoDrawings\Improvements\034\IMP.dwg, Plotted on: Jun 15, 2021, 7:53am, Plotted by: jankovhaus



ISSUE	REMARKS	DATE
1	2020-12-31 INITIAL SUBMITTAL	
2	2021-02-23 CITY COMMENTS	
3	2021-04-13 CITY COMMENTS	
4	2021-05-26 CITY COMMENTS	
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PROJECT TITLE
BROOKSIDE ADDITION
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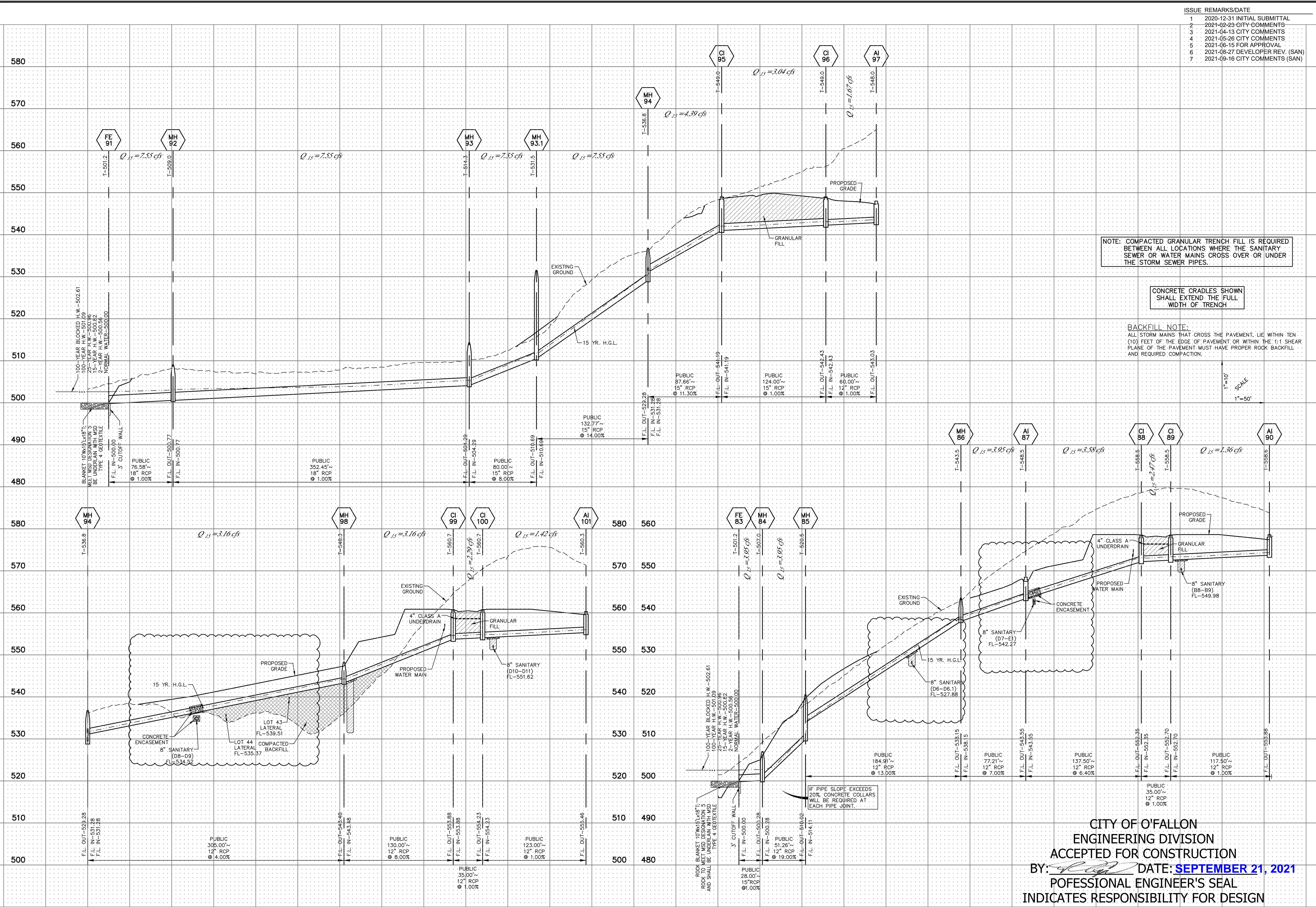
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STORM PROFILES

P+Z No.	20-001538
City No.	20-009251
Date:	June 15, 2021
Job No.	19-10-344
Page No.	7.3

IMP

Drawing name: V:\1910244\Feldwert\Drawings\Improvements\034\IMP.dwg, Plotted on: Sep 16, 2021 - 6:27am, Plotted by: jlukenbusch



ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
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3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)

NOTE: COMPACTED GRANULAR TRENCH FILL IS REQUIRED BETWEEN ALL LOCATIONS WHERE THE SANITARY SEWER OR WATER MAINS CROSS OVER OR UNDER THE STORM SEWER PIPES.

CONCRETE CRADLES SHOWN SHALL EXTEND THE FULL WIDTH OF TRENCH

BACKFILL NOTE:
ALL STORM MAINS THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

1" = 10'
1" = 50'

CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: **SEPTEMBER 21, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE
BROOKSIDE ADDITION
O'FALLON, MISSOURI

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
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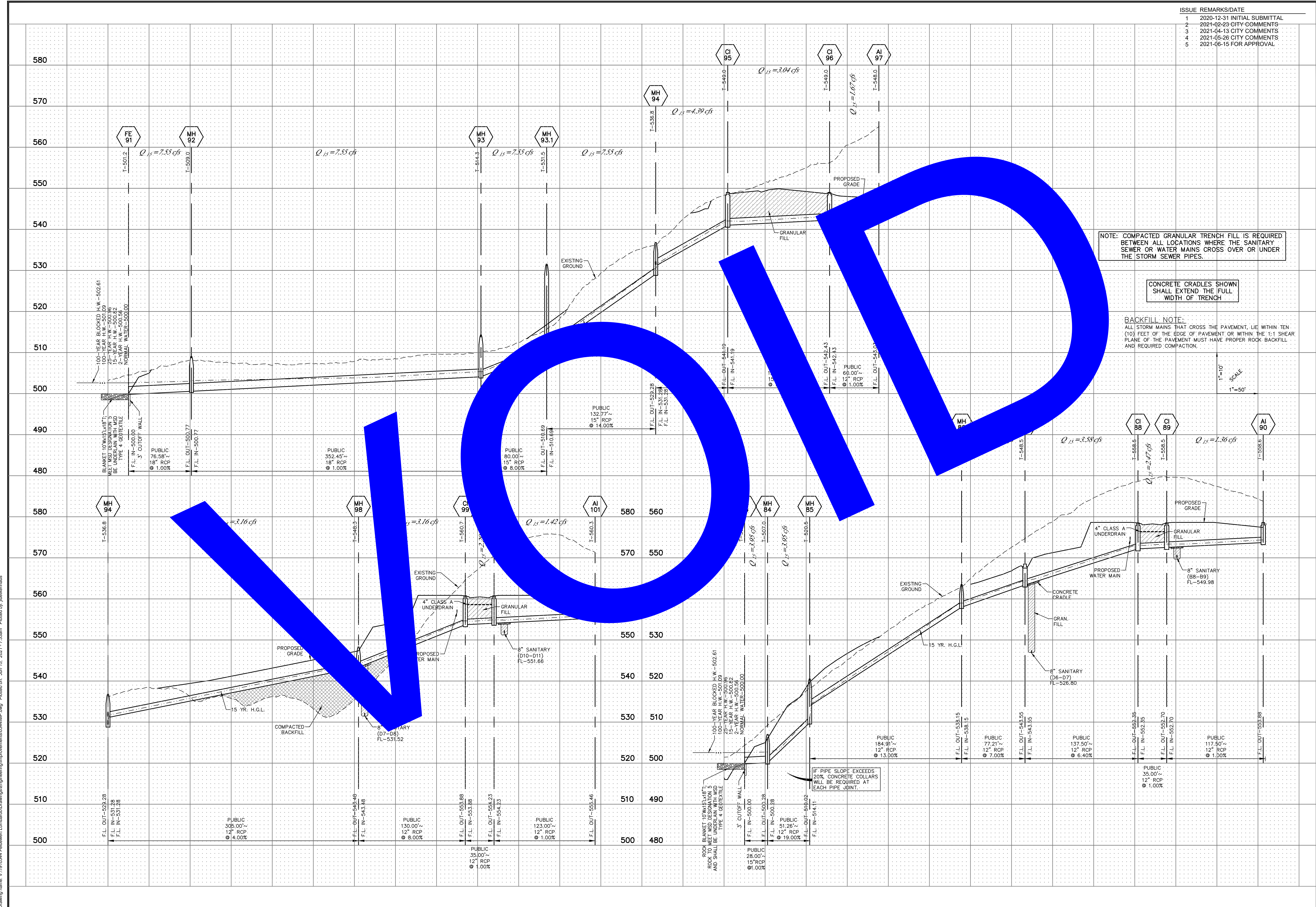
STORM PROFILES

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344
Page No.

7.4

PRELIMINARY PLAT Approval Date: September 3, 2020

ISSUE	REMARKS	DATE
1	2020-12-31 INITIAL SUBMITTAL	
2	2021-02-23 CITY COMMENTS	
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PROJECT TITLE

BROOKSIDE ADDITION
OF FALLON, MISSOURI

THE STERLING CO.
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Date: 06-15-2021
Michael G. Boering, PE
License No. MO E-28643
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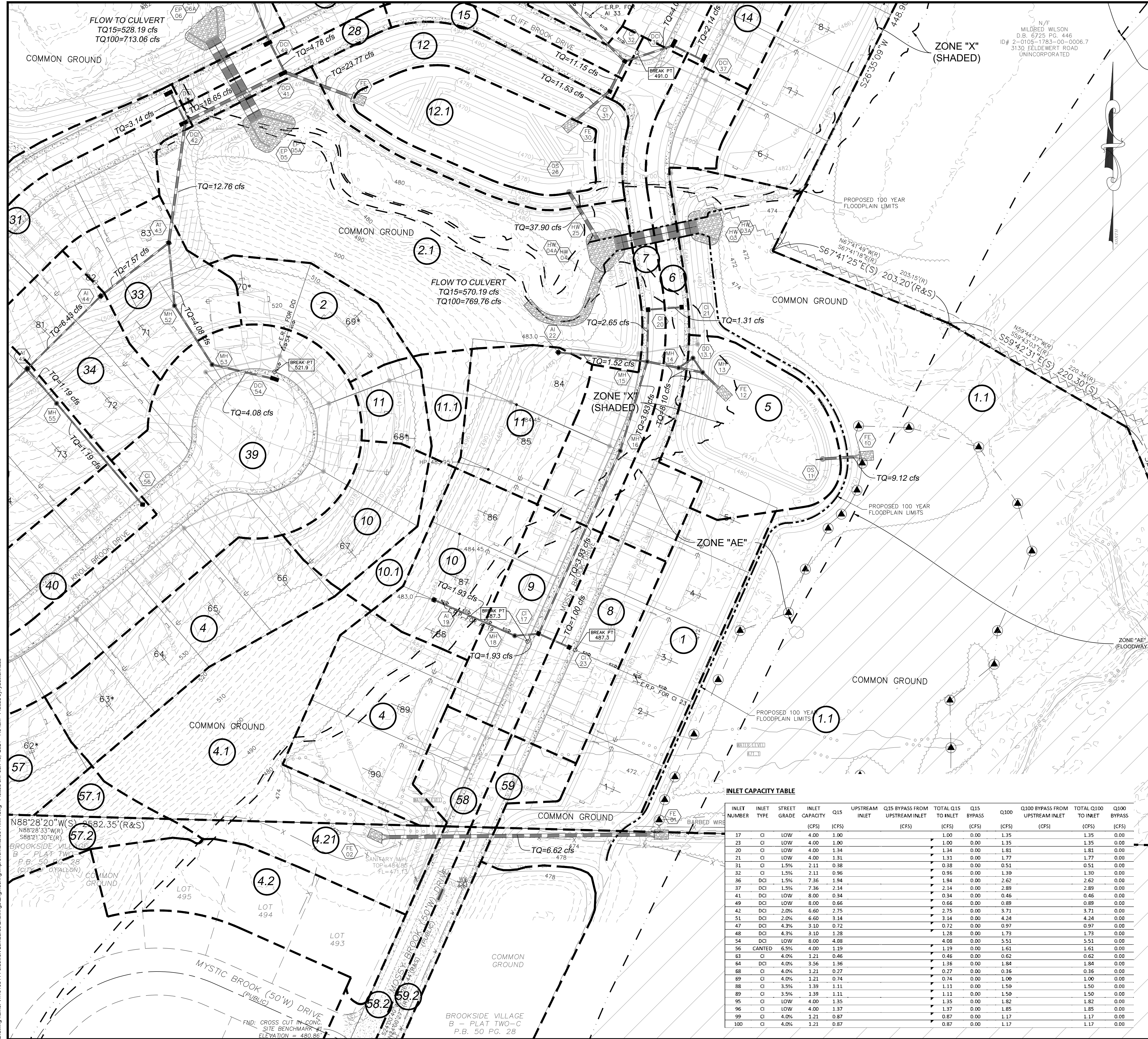
STORM PROFILES

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
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Page No.

7.4

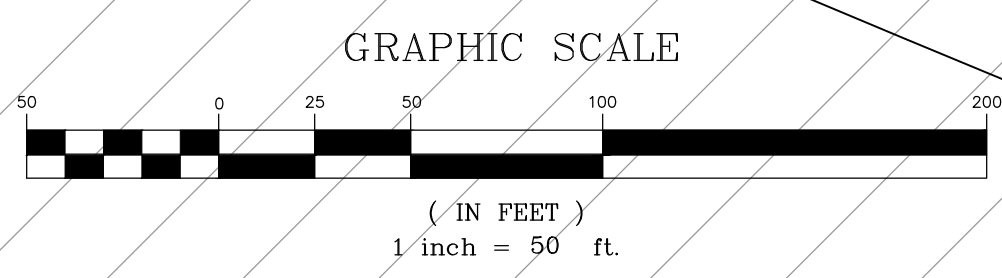
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15 YEAR - 20 MINUTE																				
LineNo	LineID	LineSize (in)	FlowRate (cfs)	InvertDn (ft)	InvertUp (ft)	Length (ft)	Slope (%)	VelAve (ft/s)	Grnd/RimElev Dn (ft)	Grnd/RimElev Up (ft)	HGLDn (ft)	HGLUp (ft)	Rim-Hw (ft)	CriticalDepth (ft)	EGLDn (ft)	EGLUp (ft)	EnergyLoss (ft)	CapacityFull (cfs)	n-value	Pipe
1	FE 01 - FE 02	36	6.62	467.60	468.18	290.00	0.20	0.94	471.02	471.60	475.40	475.43	-3.84	0.81	475.41	475.44	0.029	29.83	0.013	
2	FE 10 - OS 11	24	9.12	471.85	472.24	38.99	1.00	2.90	474.18	475.66	476.00	476.06	-0.53	1.08	476.13	476.19	0.063	22.62	0.013	
3	FE 12 - MH 13	18	8.10	473.70	473.94	24.15	0.99	4.58	475.49	480.70	476.44	476.58	3.92	1.10	476.77	476.91	0.144	10.47	0.013	
4	MH 13 - MH 14	18	8.10	473.94	476.25	26.05	8.60	5.20	480.70	485.35	476.78	477.28	8.07	1.10	477.11	477.81	0.175	30.79	0.013	
5	MH 14 - MH 15	18	10.94	474.58	474.92	34.08	1.00	4.58	485.35	485.30	477.28	477.48	2.49	1.10	477.61	477.81	0.203	10.49	0.013	
6	MH 15 - MH 16	15	3.93	474.92	475.91	99.32	1.00	3.20	485.30	487.40	477.81	478.18	9.20	8.80	477.87	478.34	0.368	6.45	0.013	
7	MH 16 - CI 17	15	3.93	475.91	478.04	213.23	1.00	3.58	487.40	487.11	478.20	478.98	7.88	0.80	478.36	479.23	0.862	6.45	0.013	
8	CI 17 - MH 18	12	1.93	478.04	478.30	25.67	1.01	2.46	487.11	487.00	479.23	479.30	7.65	0.59	479.32	479.39	0.075	3.58	0.013	
9	MH 18 - AI 19	12	1.93	478.30	479.24	94.00	1.00	3.22	487.00	483.50	479.35	479.83	4.07	0.59	479.44	480.08	0.457	3.56	0.013	
10	MH 14 - CI 20	12	2.65	479.95	480.50	55.34	0.99	4.74	485.30	484.57	480.59	481.20	3.37	0.70	480.91	481.52	0.000	3.55	0.013	
11	CI 20 - CI 21	12	1.31	480.50	480.85	35.00	1.00	2.86	484.57	484.57	481.20	481.33	3.24	0.48	481.39	481.52	0.000	3.56	0.013	
12	MH 14 - AI 22	12	1.52	474.92	479.01	95.11	4.30	2.80	485.30	483.70	477.81	479.53	4.17	0.52	477.87	479.74	0.386	7.38	0.013	
13	CI 17 - CI 23	12	1.00	478.04	482.24	35.00	12.00	2.24	487.11	479.23	482.66	4.45	0.42	479.25	482.82	0.116	12.34	0.013		
14	HW 25 - OS 26	36	37.90	473.00	473.60	60.00	1.00	7.59	475.52	481.00	474.99	475.50	5.40	2.00	475.88	476.49	0.000	66.69	0.013	
15	FE 30 - CI 31	24	11.53	479.00	479.48	48.39	0.99	3.67	481.33	490.95	481.94	482.07	8.79	1.22	482.15	482.28	0.126	22.53	0.013	
16	CI 31 - CI 32	24	11.15	479.48	479.83	35.00	1.00	3.55	490.95	490.95	482.16	482.24	8.52	1.20	482.35	482.44	0.085	22.62	0.013	
17	CI 32 - AI 33	18	6.11	480.29	481.28	99.46	1.00	3.47	490.95	489.50	482.43	482.75	6.57	0.95	482.62	482.94	0.319	10.48	0.013	
18	AI 33 - AI 34	15	4.23	482.28	483.72	144.40	1.00	5.24	489.50	490.90	483.02	484.55	6.35	0.83	483.39	484.92	0.000	6.45	0.013	
19	AI 34 - AI 35	15	4.23	483.72	485.00	127.64	1.00	4.22	490.90	490.30	484.55	485.75	4.55	0.75	484.87	486.06	0.000	6.47	0.013	
20	CI 32 - DCI 36	15	4.08	484.23	484.77	54.45	0.99	5.17	490.95	491.37	484.95	485.59	5.78	0.82	485.31	485.95	0.000	6.43	0.013	
21	DCI 36 - DCI 37	12	2.14	484.77	486.31	35.00	4.40	3.63	491.37	491.37	485.59	486.93	4.44	0.62	485.85	487.20	0.000	7.47	0.013	
22	FE 40 - DCI 41	30	23.77	480.00	480.76	76.18	1.00	6.34	482.88	493.15	481.94	482.42	10.73	1.66	482.67	483.15	0.000	40.96	0.013	
23	DCI 41 - DCI 42	30	19.85	486.50	487.68	118.34	1.00	7.20	493.15	493.02	487.68	489.14	6.88	1.46	489.29	489.75	0.000	40.95	0.013	
24	DCI 42 - AI 43	24	12.65	487.68	489.63	129.95	1.50	5.59	495.02	497.50	489.14	490.91	8.59	1.28	489.70	491.47	0.000	27.71	0.013	
25	AI 43 - AI 44	15	7.57	489.63	490.07	92.00	7.00	6.41	497.50	502.50	490.91	492.16	5.74	1.09	491.51	492.85	1.206	17.08	0.013	
26	AI 44 - AI 45	12	6.43	496.07	506.50	110.00	11.00	3.23	502.90	513.40	497.16	509.47	3.93	0.97	498.20	510.53	3.363	11.97	0.013	
27	AI 45 - AI 46	12	3.13	508.50	525.14	169.80	9.80	4.47	513.40	530.40	509.47	525.90	4.50	0.76	509.84	526.27	0.000	11.15	0.013	
28	AI 46 - MH 46.1	12	2.00	525.14	539.44	75.28	19.00	3.59	530.40	544.80	525.90	540.04	4.76	0.60	526.15	540.00	0.000	15.52	0.013	
29	MH 46.1 - MH 46.2	12	2.00	539.44	545.87	77.49	8.30	4.04	544.80	551.80	540.04	546.47	5.33	0.60	540.30	546.73	0.000	10.26	0.013	
30	MH 46.2 - DCI 47	12	2.00	545.87	546.14	27.10	1.00	4.04	551.80	551.10	546.47	546.74	4.36	0.60	546.73	547.00	0.000	3.56	0.013	
31	DCI 47 - DCI 48	12	1.28	546.14	546.52	35.00	1.09	3.02	551.10	551.10	546.74	547.00	4.10	0.48	546.93	547.00	0.000	3.71	0.013	
32	DCI 48 - DCI 49	15	4.78	480.76	481.81	35.00	3.00	4.52	493.15	493.15	482.42	482.70	10.45	0.89	482.65	483.11	0.229	11.18	0.013	
33	DCI 49 - AI 50	15	4.12	481.81	483.57	175.74	1.00	4.63	493.15	482.70	484.39	484.31	4.31	0.82	483.06	484.75	0.000	6.46	0.013	
34	DCI 42 - DCI 51	12	3.14	487.68	490.20	35.00	7.20	4.46	495.02	495.02	489.14	490.96	4.06	0.76	489.39	491.33	0.295	3.56	0.013	
35	AI 43 - MH 52	15	4.08	491.63	511.78	67.17	30.00	12.00	497.50	516.50	491.92	512.60	3.90	0.82	492.28	512.96	0.000	35.37	0.013	
36	MH 52.1 - MH 53	15	4.08	511.78	514.76	74.50	4.00	4.80	516.50	524.30	512.60	515.58	8.72	0.82	512.96	515.94	0.000	12.91	0.013	
37	MH 53 - DCI 54	15	4.08	514.76	517.39	65.87	3.99	4.80	524.30	521.80	515.58	518.21	3.59	0.82	515.94	518.57	0.000	12.90	0.013	
38	AI 45 - MH 55	12	1.19	508.50	517.67	48.28	18.99	2.45	513.40	526.70	509.47	518.13	8.57	0.46	509.64	518.31	0.000	15.52	0.013	
39	MH 55 - CI 56	12	1.19	521.50	526.46	141.71	3.50	4.89	526.70	532.79	521.79	526.92	5.87	0.46	521.96	527.10	0.000	6.66	0.013	
40	HW 60 - MH 61	24	11.49	481.00	481.12	12.00	1.00	5.74	483.38	486.20	482.22	482.34	3.86	1.22	482.73	482.85	0.000	22.62	0.013	
41	MH 61 - MH 62	24	11.49	481.12	483.22	13.00	16.15	5.75	485.20	488.30	482.34	484.44	3.86	1.22	482.85	484.94	0.000	90.91	0.013	
42	MH 62 - CI 63	24	10.48	480.95	481.56	121.18	0.50	3.34	488.30	488.01	484.44	484.70	3.79	1.16	484.61	484.87	0.760	16.05	0.013	
43	CI 63 - DCI 64	24	10.22	481.57	481.74	35.00	0.49	3.19	488.01	488.01	484.70	484.79	3.08	1.13	484.88	484.95	0.069	15.76	0.013	
44	DCI 64 - MH 65	24	8.66	481.74	482.00	52.04	0.50	2.76	488.01	487.08	484.93	485.01	1.97	1.05	485.05	485.13	0.076	15.99	0.013	
45	MH 65 - AI 66	24	8.66	482.00	482.80	80.00	1.00	2.76	487.08	487.50	485.11	485.23	2.56	1.05	485.23	485.35	0.117	22.62	0.013	
46	AI 66 - MH 65.1	15	4.84	482.80	483.25	45.00	1.00	3.94	487.50	489.50	485.34	485.59	3.71	0.89	485.58	485.83	0.253	6.46	0.013	
47	MH 65.1 - AI 67	15	4.84	483.25	483.81	56.00	1.00	3.94	489.50	489.50	485.79	486.11	3.55	0.89	486.03	486.35	0.315	6.46	0.013	
48	MH 62 - CI 68	12	1.01	480.95	483.76	112.37	2.50	1.43	488.30	489.09	484.44	484.52	4.56	0.42	484.46	484.56	0.058	6.46	0.013	
49	CI 68 - CI 69	12	0.74	483.76	484.11	35.00	1.00	2.03	489.09	489.09	484.53	484.47	4.62	0.36	484.66	484.60	0.000	3.56	0.013	
50	FE 80 - OS 81	30	21.46	488.00	488.72	72.00	1.00	5.00	489.25	502.00	490.50	490.53	10.97	1.57	490.80	491.03	0.227	41.01	0.013	
51	FE 83 - MH 84	15	3.95	500.00	500.28	28.00	1.00	3.27	501.25	507.00	502.61	502.71	4.25	0.80	502.77	502.88	0.105	6.46	0.013	
52	MH 84 - MH 85	12	3.95	500.28	510.02	51.26	19.00	5.31	507.00	520.50	502.50	510.86	6.64	0.84	503.14	511.35	0.617	15.52	0.013	
53	MH 85 - MH 86	12	3.95	510.02	518.15	184.91	13.00	9.99	520.50	543.50	514.98	519.58	4.51	0.84	514.98	519.58	0.000	12.84	0.013	
54	MH 86 - AI 87	12	3.95	518.15	543.55	77.21	6.99	5.59	543.50	548.50	538.99	544.39	4.11	0.84	539.48	544.88	0.000	9.42	0.013	
55	AI 87 - CI 88	12	3.95	543.55	552.35	137.50	6.40	5.17	548.50	558.50	544.39	553.16	5.34	0.81	544.82	553.58	0.000	9.01	0.013	
56	CI 88 - CI 89	12	2.47	552.35	552.70	35.00	1.00	4.02	558.50	558.50	553.16	553.37	5.13	0.67	553.46	553.67	0.000	3.56	0.013	
57	CI 89 - AI 90	12	1.36	552.70	553.88	117.50	1.00	2.97	558.50	558.60	553.37	554.37	4.23	0.49	553.57	554.57	0.000	3.57	0.013	
58	FE 91 - MH 92	18	7.55	500.00	500.77	76.58	1.01	4.27	501											



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- 2021-06-15 FOR APPROVAL



Drainage Area	Total Area (AC)	Impervious %	P.I. Factor	Total Q15	Total Q100	Drains to inlet #
1	0.68	45%	2.48	1.70	2.36	Sheet Flow to Peruque Creek
1.1	8.22	5%	1.70	13.98	19.43	Sheet Flow to Peruque Creek
2	0.31	45%	2.48	0.77	1.07	BOX 04/OA4
2.1	1.96	5%	1.70	3.33	4.62	BOX 04/OA4
3	1.44	45%	2.48	3.58	4.97	BOX 06/O6A
3.1	6.72	5%	1.70	11.43	15.89	BOX 06/O6A
3.2	198.27	45%	2.48	491.72	683.49	BOX 06/O6A
4	1.24	45%	2.48	3.07	4.26	FE 02
4.1	0.86	5%	1.70	1.46	2.03	FE 02
4.2	0.62	45%	2.48	1.54	2.13	FE 02
4.2.1	0.31	5%	1.70	0.53	0.74	FE 02
5	0.60	5%	1.70	1.02	1.42	OS 11
6	0.53	45%	2.48	1.31	1.83	CI 21
7	0.54	45%	2.48	1.34	1.86	CI 20
8	0.41	45%	2.48	1.00	1.40	CI 23
9	0.41	45%	2.48	1.00	1.40	CI 17
10	0.70	45%	2.48	1.74	2.42	AI 19
10.1	0.11	5%	1.70	0.19	0.26	AI 19
11	0.53	45%	2.48	1.32	1.84	AI 22
11.1	0.12	5%	1.70	0.20	0.27	AI 22
12	0.51	5%	1.70	0.86	1.20	OS 26
12.1	0.49	100%	3.54	1.74	2.42	OS 26
13	0.78	45%	2.48	1.94	2.69	DCI 36
14	0.86	45%	2.48	2.14	2.98	DCI 37
15	0.15	45%	2.48	0.38	0.52	CI 31
16	0.39	45%	2.48	0.96	1.33	CI 32
17	0.54	45%	2.48	1.34	1.86	AI 33
17.2	0.22	45%	2.48	0.54	0.75	AI 33
18	0.22	45%	2.48	0.55	0.77	AI 34
18.2	0.10	45%	2.48	0.25	0.35	AI 34
19	0.72	45%	2.48	1.79	2.49	AI 35
19.2	0.66	45%	2.48	1.64	2.28	AI 35
21	0.18	45%	2.48	0.46	0.64	CI 63
22	0.55	45%	2.48	1.36	1.89	DCI 64
23	0.11	45%	2.48	0.27	0.38	CI 68
24	0.30	45%	2.48	0.74	1.03	CI 69
25	2.15	45%	2.48	5.34	7.43	Sheet Flow to Peruque Creek
25.1	0.24	5%	1.70	0.41	0.56	Sheet Flow to Peruque Creek
26	0.21	45%	2.48	0.53	0.73	AI 66
26.2	1.33	45%	2.48	3.29	4.57	AI 66
27	0.48	45%	2.48	1.18	1.65	AI 67
27.2	1.47	45%	2.48	3.66	5.08	AI 67
28	0.14	45%	2.48	0.34	0.47	DCI 41
29	0.27	45%	2.48	0.66	0.92	DCI 49
30	0.62	45%	2.48	1.55	2.15	AI 50
30.2	1.03	45%	2.48	2.57	3.57	AI 50
31	1.11	45%	2.48	2.75	3.82	DCI 42
32	1.27	45%	2.48	3.14	4.36	DCI 51
33	0.42	45%	2.48	1.05	1.46	AI 43
34	0.45	45%	2.48	1.11	1.55	AI 44
35	0.85	45%	2.48	2.11	2.93	AI 45
36	0.46	45%	2.48	1.13	1.57	AI 46
37	0.29	45%	2.48	0.72	1.00	DCI 47
38	0.52	45%	2.48	1.28	1.79	DCI 48
39	1.64	45%	2.48	4.08	5.67	DCI 54
40	0.48	45%	2.48	1.19	1.65	CI 56
41	1.86	45%	2.48	4.62	6.43	OS 81
41.1	1.36	5%	1.70	2.31	3.21	OS 81
41.2	0.86	100%	3.54	3.03	4.21	OS 81
42	0.15	45%	2.48	0.37	0.51	AI 87
43	0.45	45%	2.48	1.11	1.55	CI 88
44	0.45	45%	2.48	1.11	1.55	CI 89
45	0.55	45%	2.48	1.36	1.89	AI 90
46	0.54	45%	2.48	1.35	1.88	CI 95
47	0.55	45%	2.48	1.37	1.90	CI 96
48	0.68	45%	2.48	1.67	2.33	AI 97
49	0.35	45%	2.48	0.87	1.20	CI 99
50	0.35	45%	2.48	0.87	1.20	CI 100
51	0.57	45%	2.48	1.42	1.97	AI 101
55	0.54	45%	2.48	1.34	1.87	Onsite to Brookside Village B
55.2	1.06	Existing	1.87	1.99	2.76	Existing Offsite Area
55.3	0.87	Existing	2.75	2.39	3.32	Existing Offsite Area
56	0.18	45%	2.48	0.45	0.62	Onsite to Brookside Village B
56.2	0.49	Existing	2.85	1.38	1.92	Existing Offsite Area
57	0.28	45%	2.48	0.69	0.96	Onsite to Brookside Village B
57.1	0.08	5%	1.70	0.14	0.19	Onsite to Brookside Village B
57.2	0.20	Existing	2.85	0.58	0.81	Existing Offsite Area
58	0.18	45%	2.48	0.45	0.63	Onsite to Brookside Village B
58.2	0.76	Existing	2.85	2.18	3.03	Existing Offsite Area
59	0.12	45%	2.48	0.31	0.43	Onsite to Brookside Village B
59.2	0.65	Existing	2.85	1.85	2.57	Existing Offsite Area

INLET CAPACITY TABLE

INLET NUMBER	INLET TYPE	STREET GRADE	INLET CAPACITY (CFS)	Q15 (CFS)	UPSTREAM INLET	Q15 BYPASS FROM UPSTREAM INLET (CFS)	TOTAL Q15 TO INLET (CFS)	Q15 BYPASS (CFS)	Q100 (CFS)	Q100 BYPASS FROM UPSTREAM INLET (CFS)	TOTAL Q100 TO INLET (CFS)	Q100 BYPASS (CFS)
17	CI	LOW	4.00	1.00			1.00	0.00	1.35		1.35	0.00
20	CI	LOW	4.00	1.00			1.00	0.00	1.35		1.35	0.00
23	CI	LOW	4.00	1.34			1.34	0.00	1.81		1.81	0.00
21	CI	LOW	4.00	1.31			1.31	0.00	1.77		1.77	0.00
31	CI	1.5%	2.11	0.38			0.38	0.00	0.51		0.51	0.00
32	CI	1.5%	2.11	0.96			0.96	0.00	1.30		1.30	0.00
36	DCI	1.5%	7.36	1.94			1.94	0.00	2.62		2.62	0.00
37	DCI	1.5%	7.36	2.14			2.14	0.00	2.89		2.89	0.00
41	DCI	LOW	8.00	0.34			0.34	0.00	0.46		0.46	0.00
49	DCI	LOW	8.00	0.66			0.66	0.00	0.89		0.89	0.00
42	DCI	2.0%	6.60	2.75			2.75	0.00	3.71		3.71	0.00
51	DCI	2.0%	6.60	3.14			3.14	0.00	4.24		4.24	0.00
47	DCI	4.3%	3.10	0.72			0.72	0.00	0.97		0.97	0.00
48	DCI	4.3%	3.10	1.28			1.28	0.00	1.73		1.73	0.00
54	DCI	LOW	8.00	4.08			4.08	0.00	5.51		5.51	0.00
56	CANTED	6.5%	4.00	1.19			1.19	0.00	1.61		1.61	0.00
63	CI	4.0%	1.21	0.46			0.46	0.00	0.62		0.62	0.00
64	DCI	4.0%	3.56	1.36			1.36	0.00	1.84		1.84	0.00
68	CI	4.0%	1.21	0.27			0.27	0.00	0.36		0.36	0.00
69	CI	4.0%	1.21	0.74			0.74	0.00	1.00		1.00	0.00
88	CI	3.5%	1.39	1.11			1.11	0.00	1.50		1.50	0.00
89	CI	3.5%	1.39	1.11			1.11	0.00	1.50		1.50	0.00
95	CI	LOW	4.00	1.35			1.35	0.00	1.82		1.82	0.00
96	CI	LOW	4.00	1.37			1.37	0.00	1.85		1.85	0.00
99	CI	4.0%	1.21	0.87			0.87	0.00	1.17		1.17	0.00
100	CI	4.0%	1.21	0.87			0.87	0.00	1.17		1.17	0.00

THIS DOCUMENT IS FOR DRAINAGE AREA PURPOSES ONLY! NOT FOR CONSTRUCTION!

PROJECT TITLE

BROOKSIDE ADDITION

OF FALLON, MISSOURI

THE STERLING CO.

ENGINEERS & SURVEYORS
 6055 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: 06-15-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC

2289 TECHNOLOGY DRIVE, SUITE 150
 OF FALLON, MISSOURI 63368
 Ph 636-285-2710
 Fax 636-695-3195

DRAINAGE AREA MAP

P+Z No. 20-001538
 City No. 20-009251
 Date: June 15, 2021
 Job No. 19-10-344

Page No.

8.1

IMP

ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL



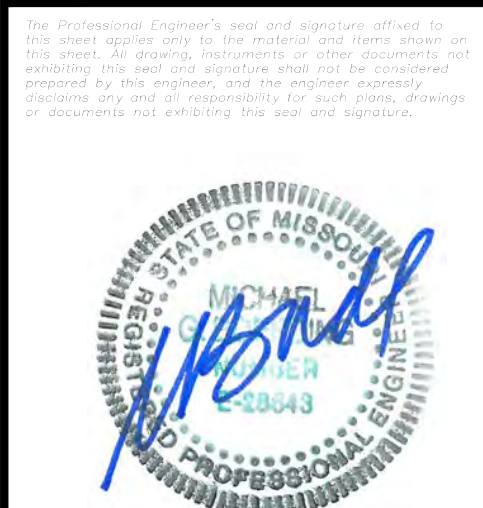
PROJECT TITLE

BROOKSIDE ADDITION

OFALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 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: 06-15-2021
Michael G. Boering, PE
License No. MO E-28643
Professional Engineer

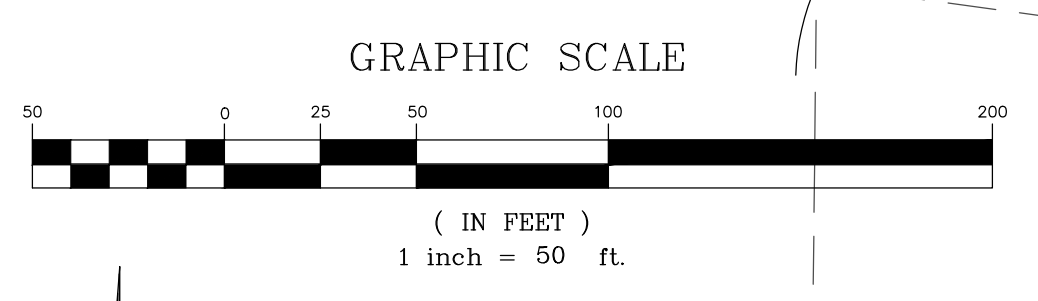
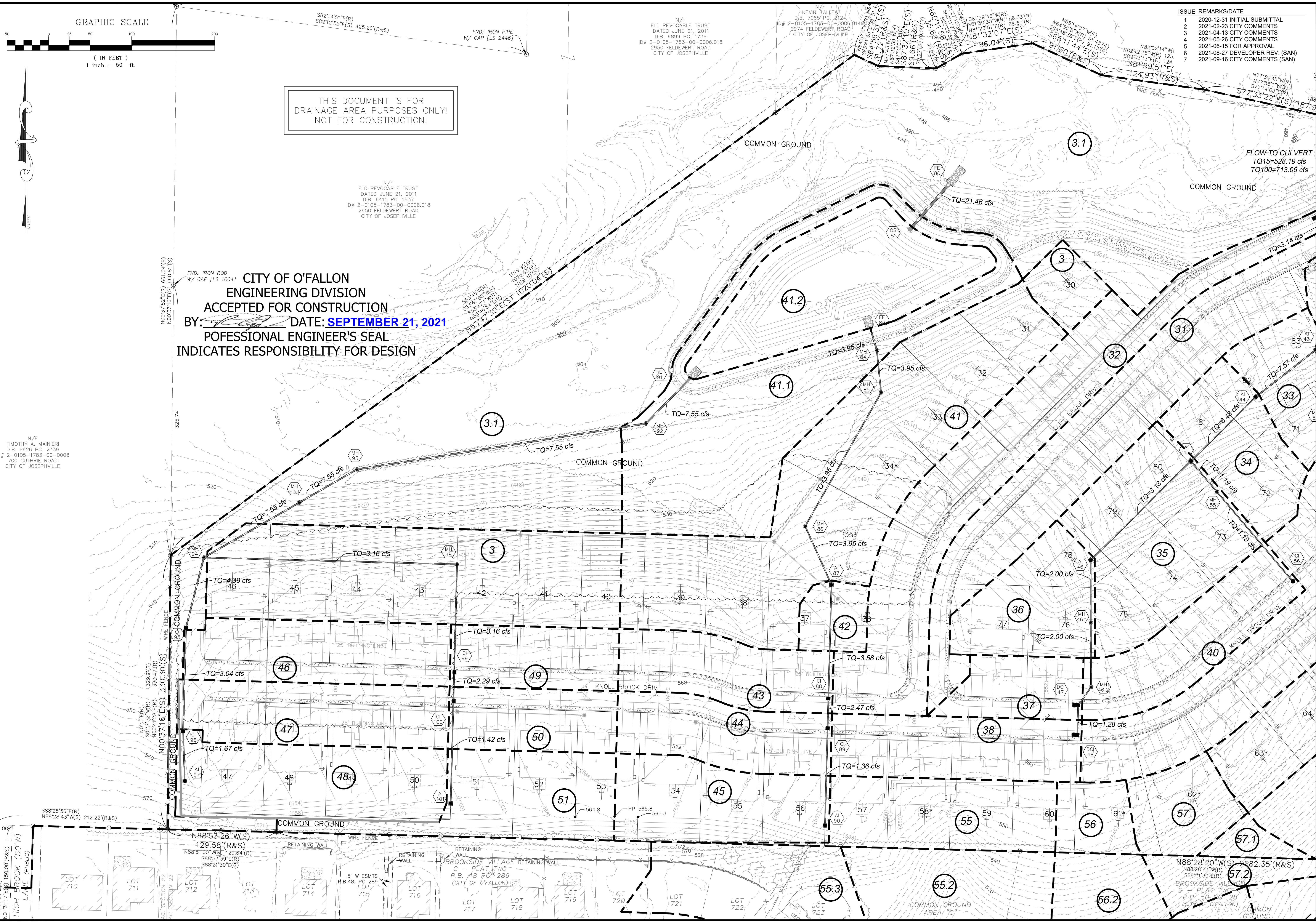
LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

DRAINAGE AREA MAP

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No.
8.2
IMP

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DRAINAGE AREA PURPOSES ONLY!
NOT FOR CONSTRUCTION!

CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: **SEPTEMBER 21, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-28 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)

PROJECT TITLE

**BROOKSIDE
ADDITION**

O'FALLON, MISSOURI

THE **STERLING** CO.
ENGINEERS & SURVEYORS
6055 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: 09-16-2021
Michael G. Boeringer, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

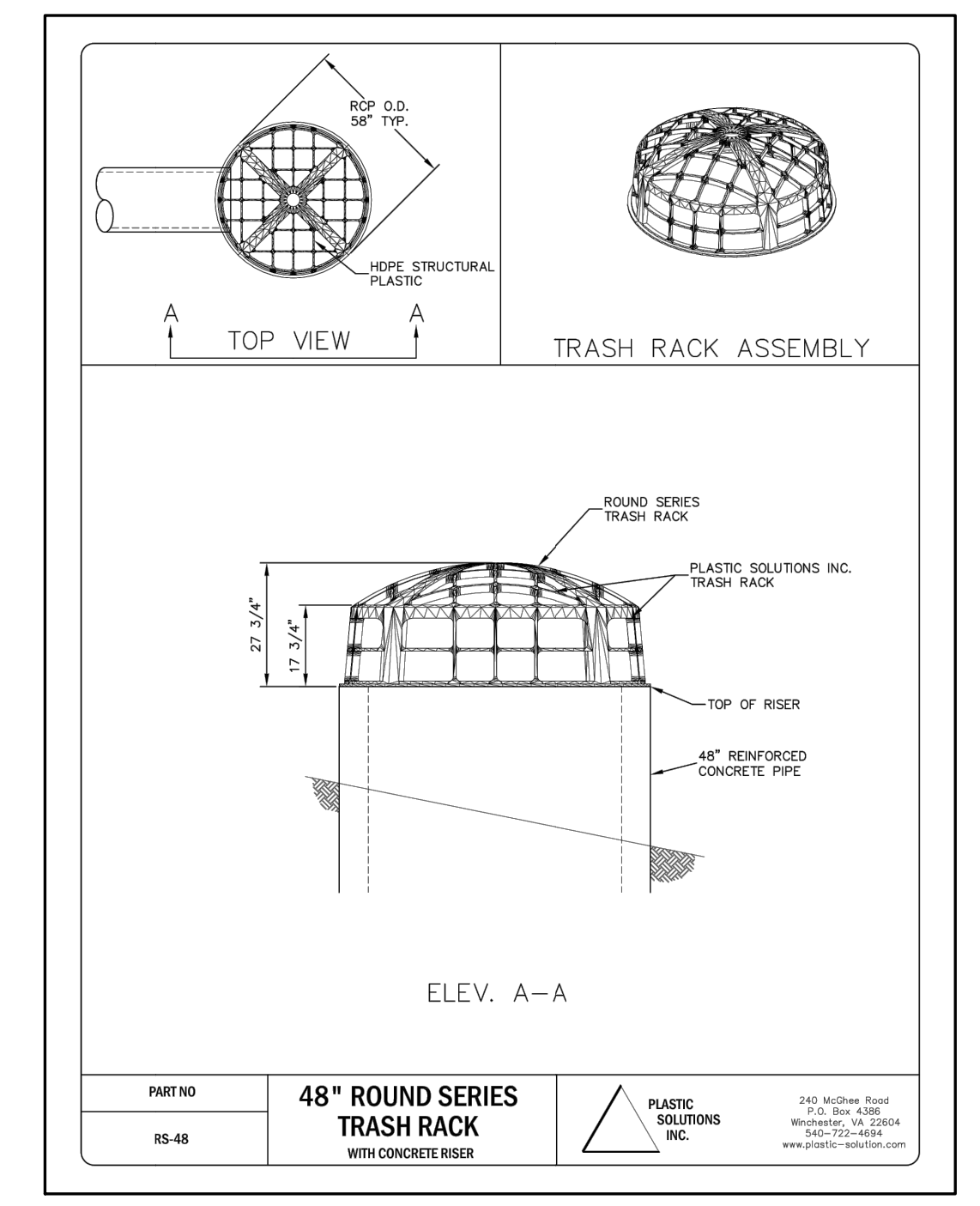
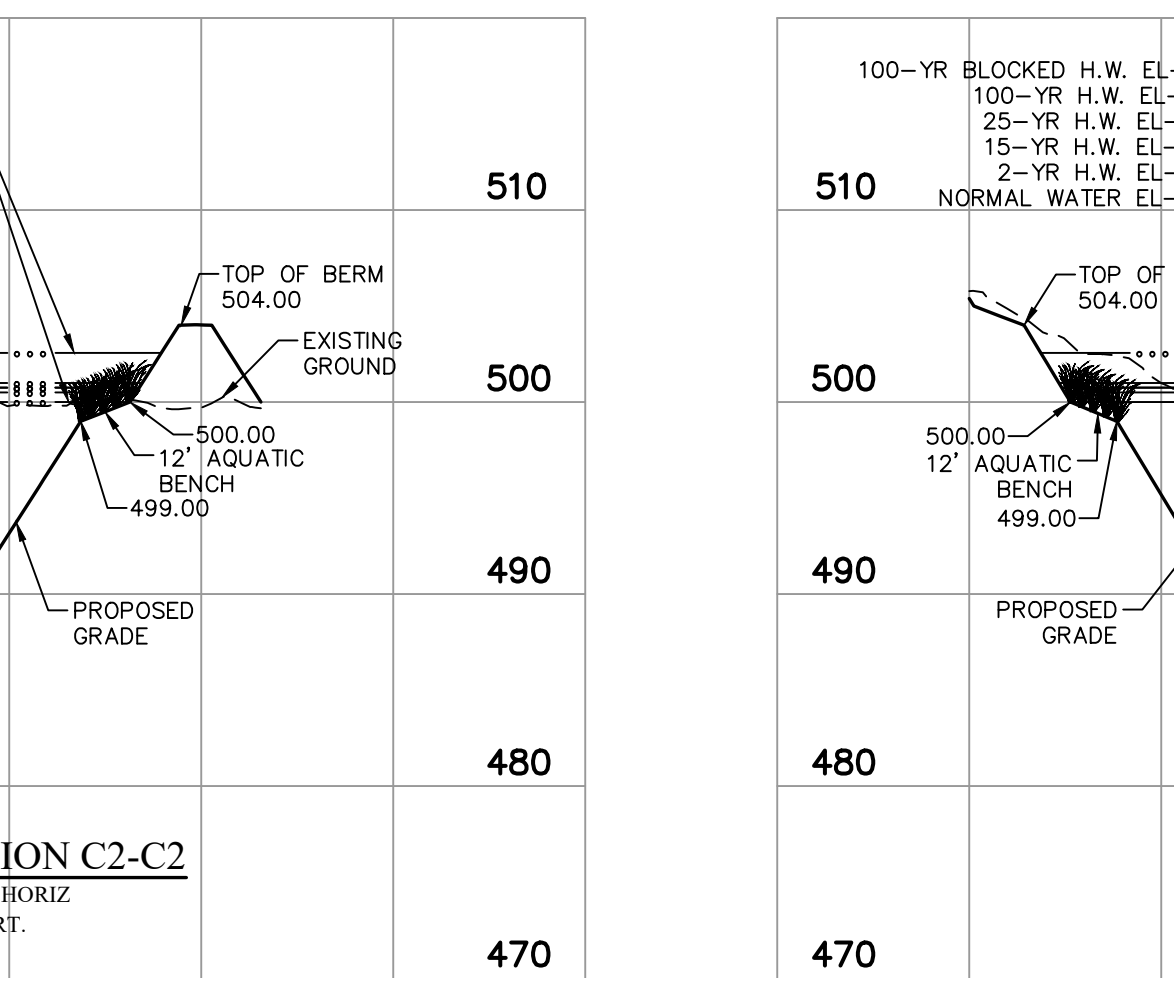
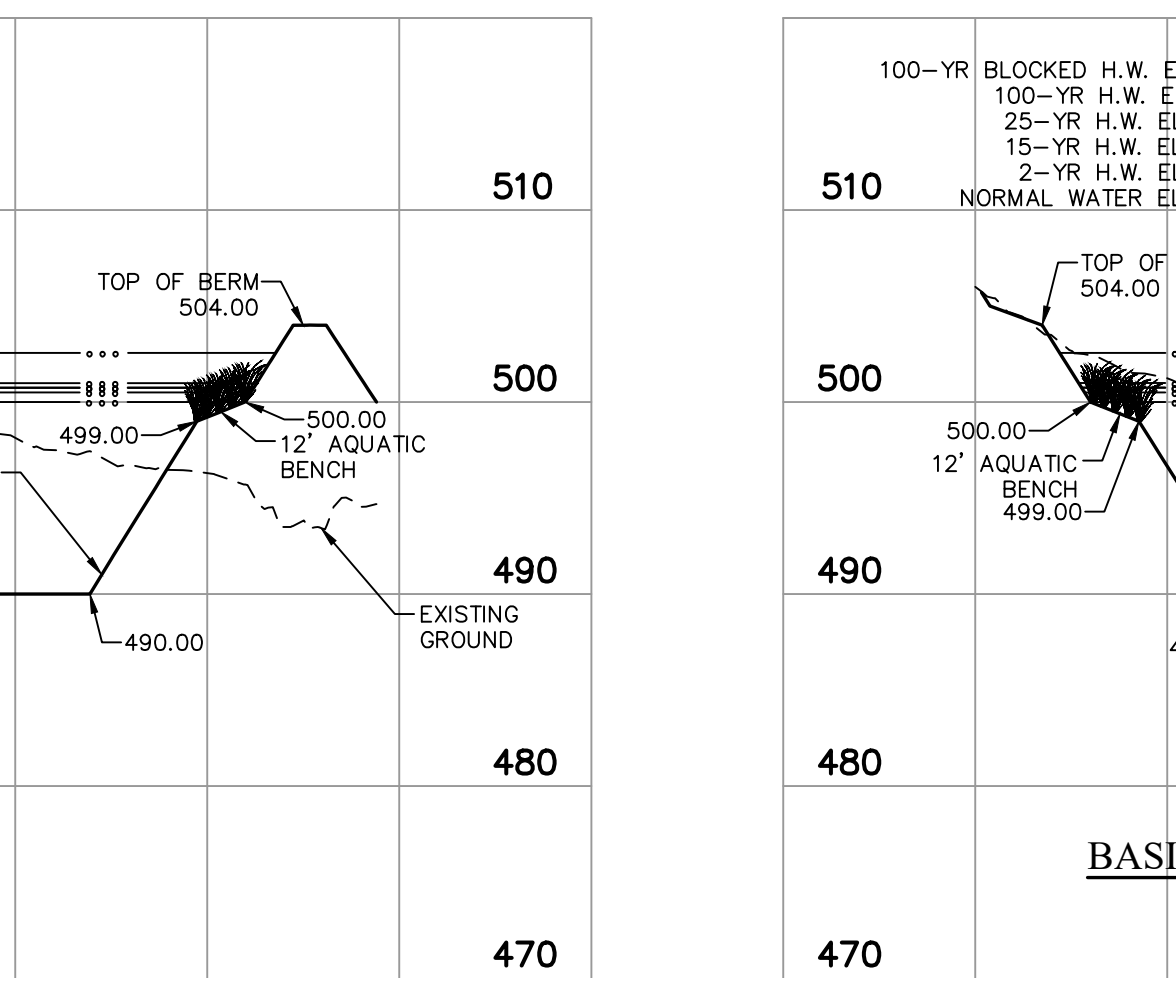
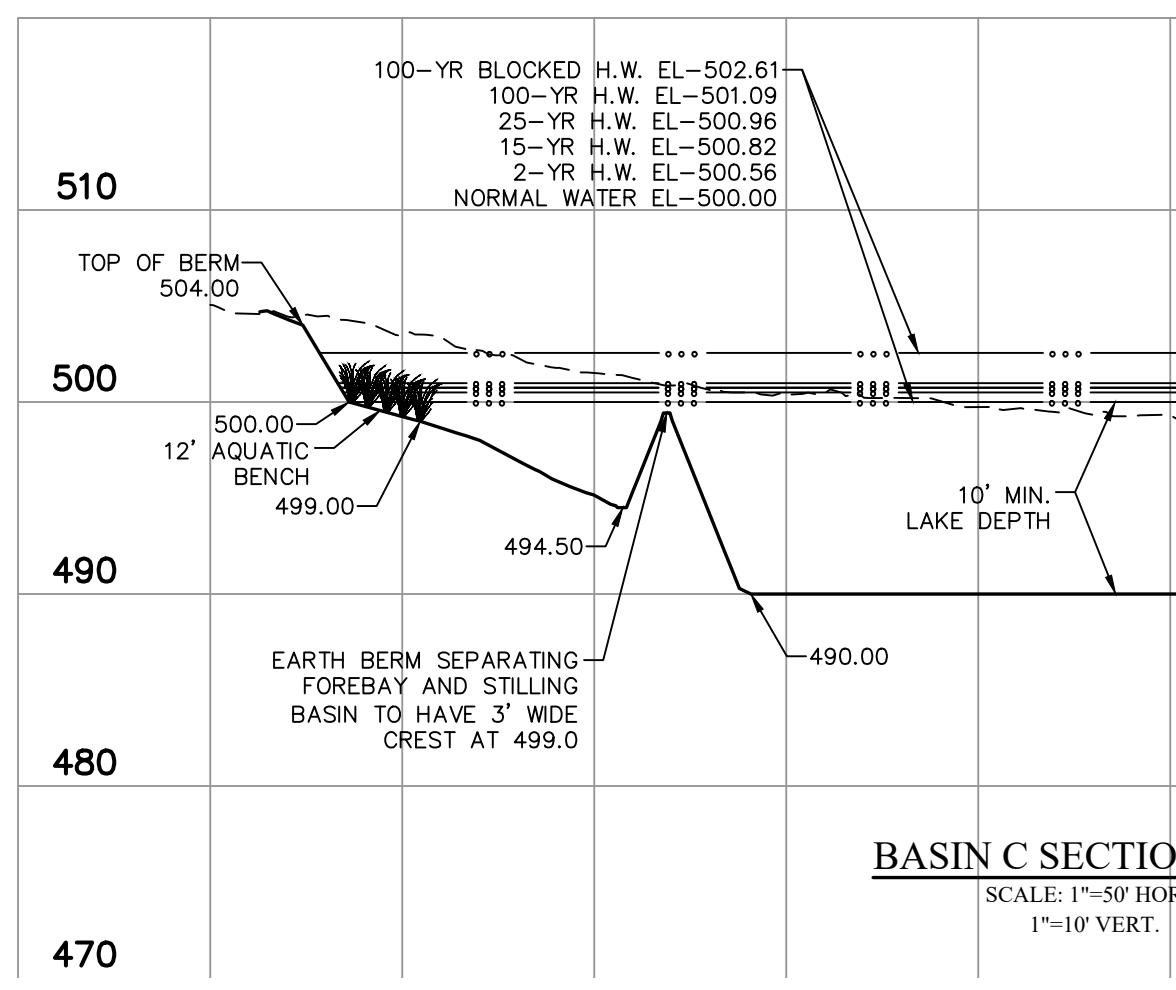
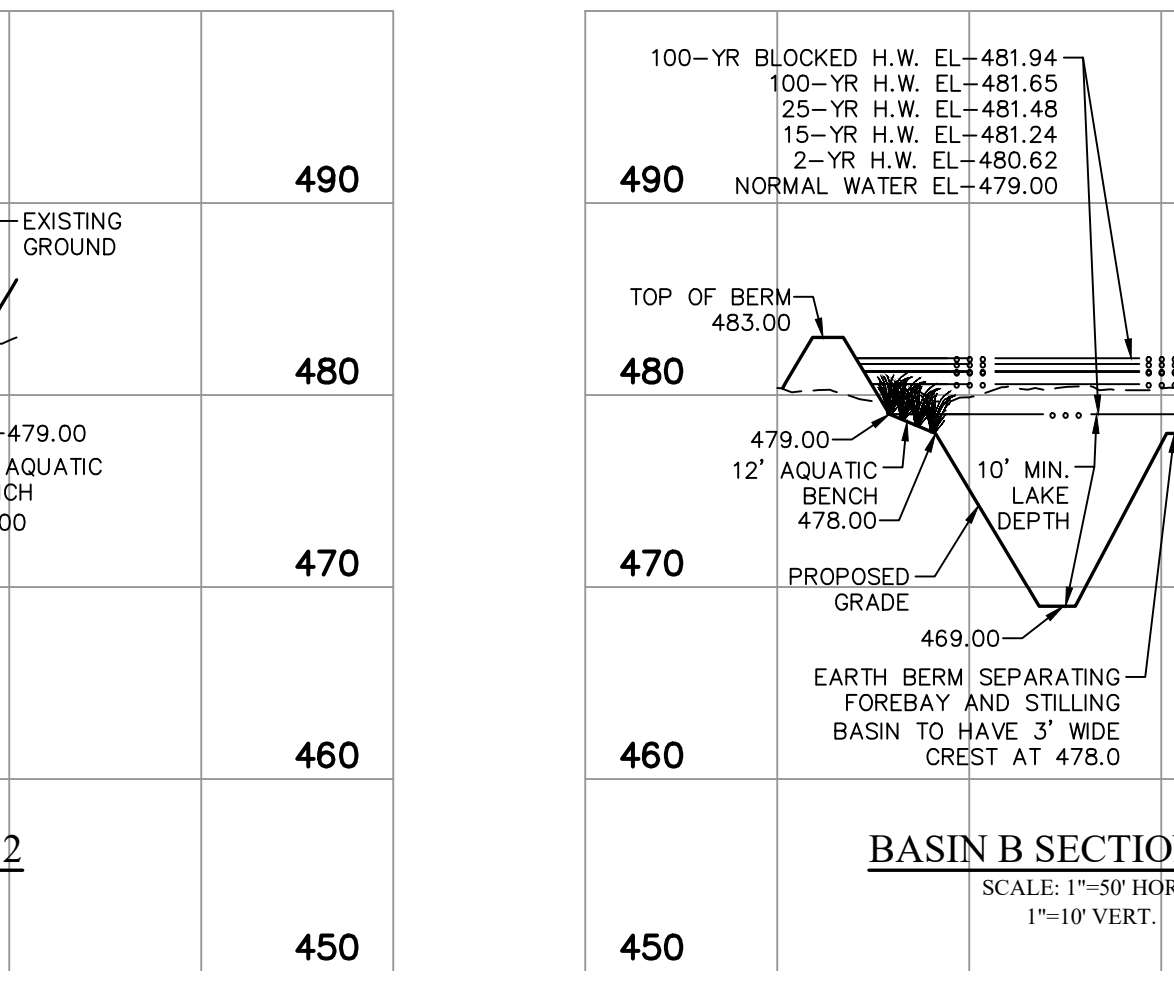
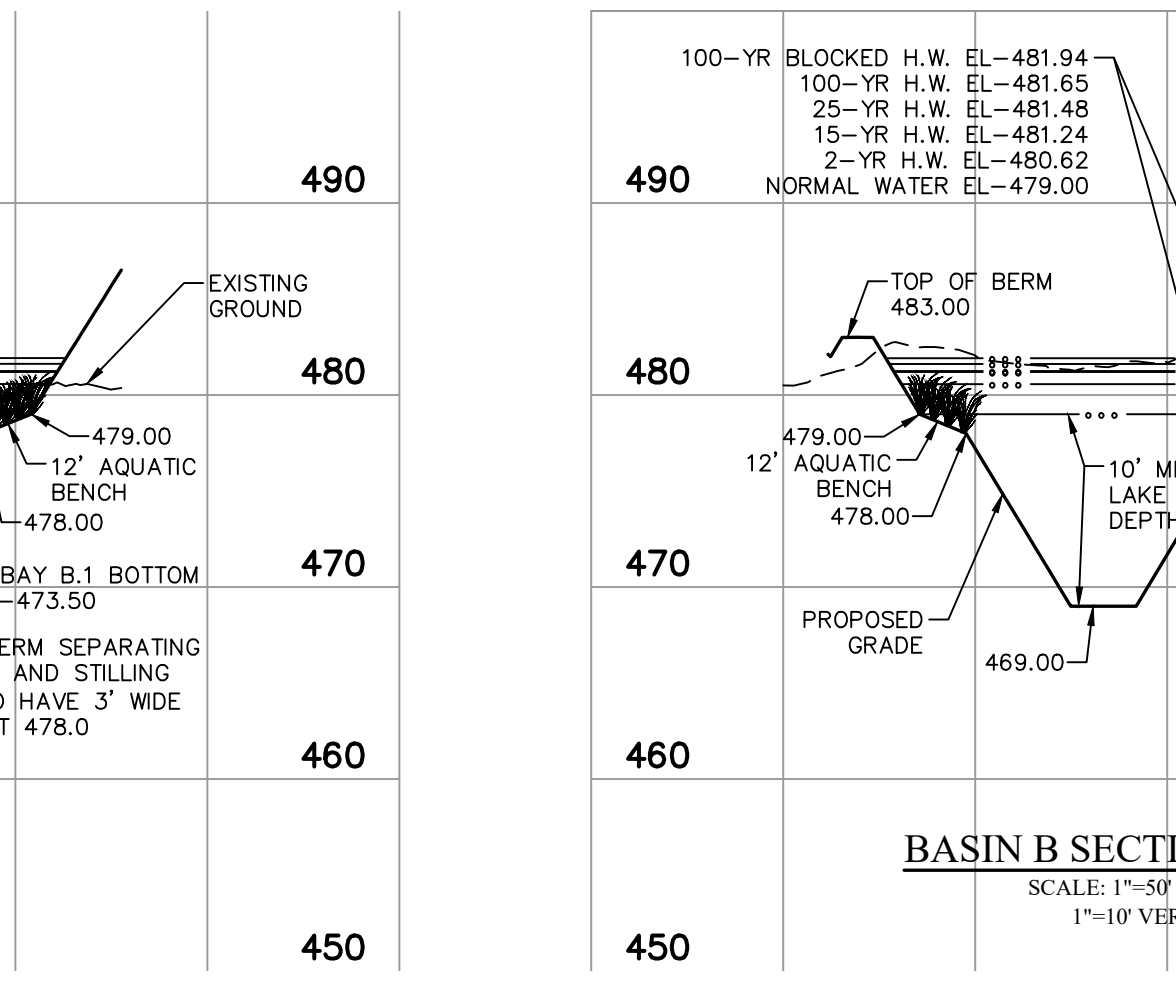
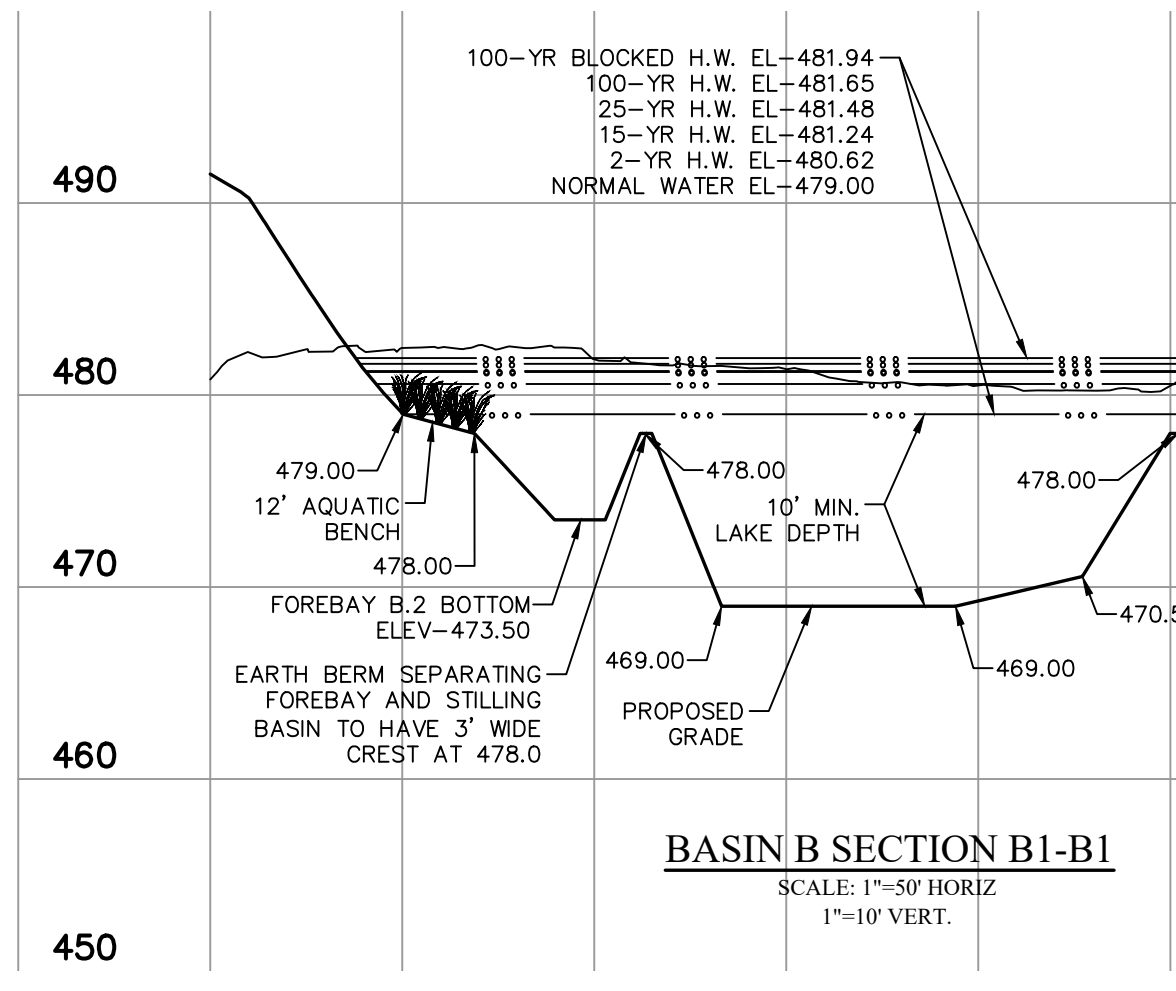
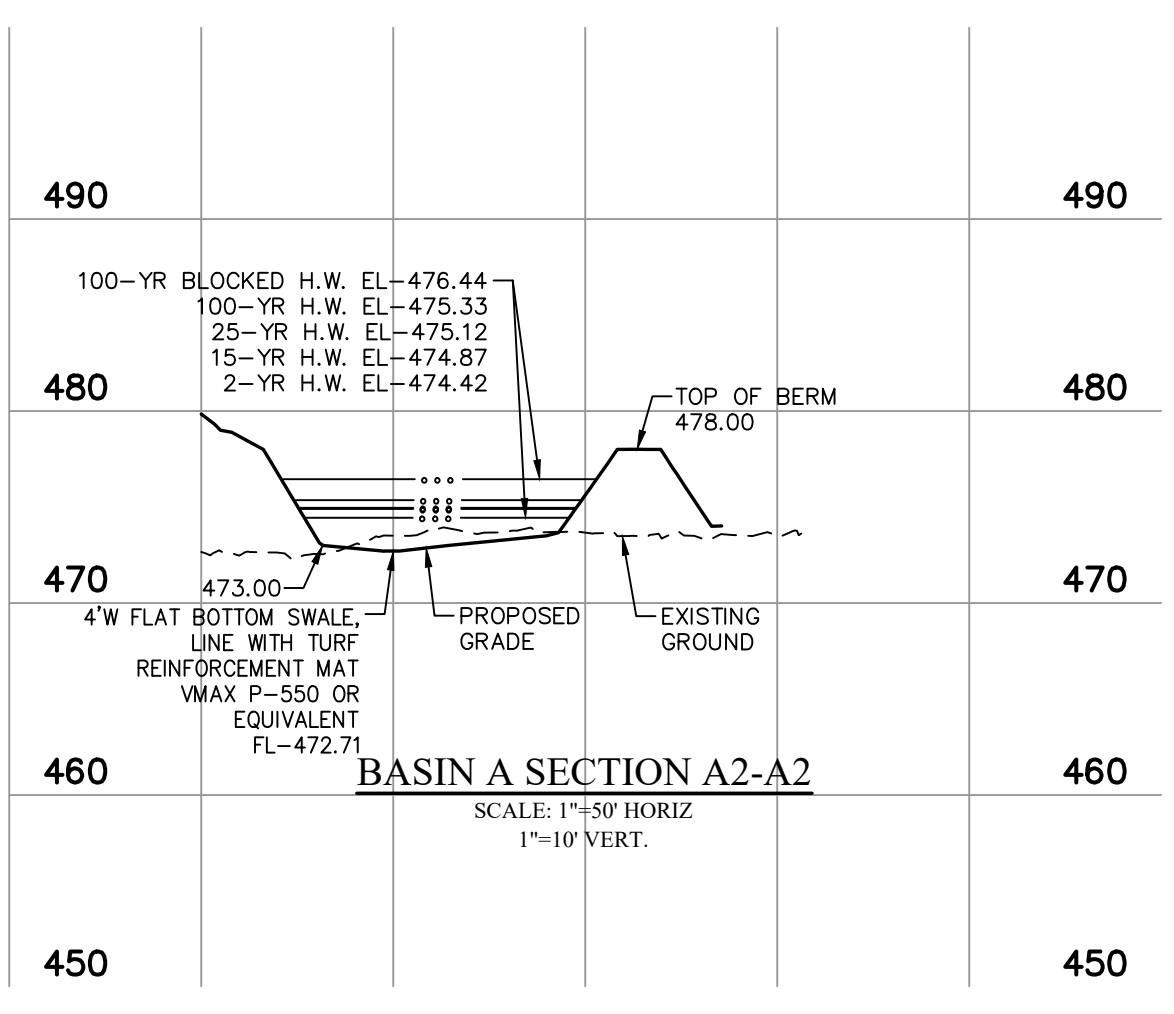
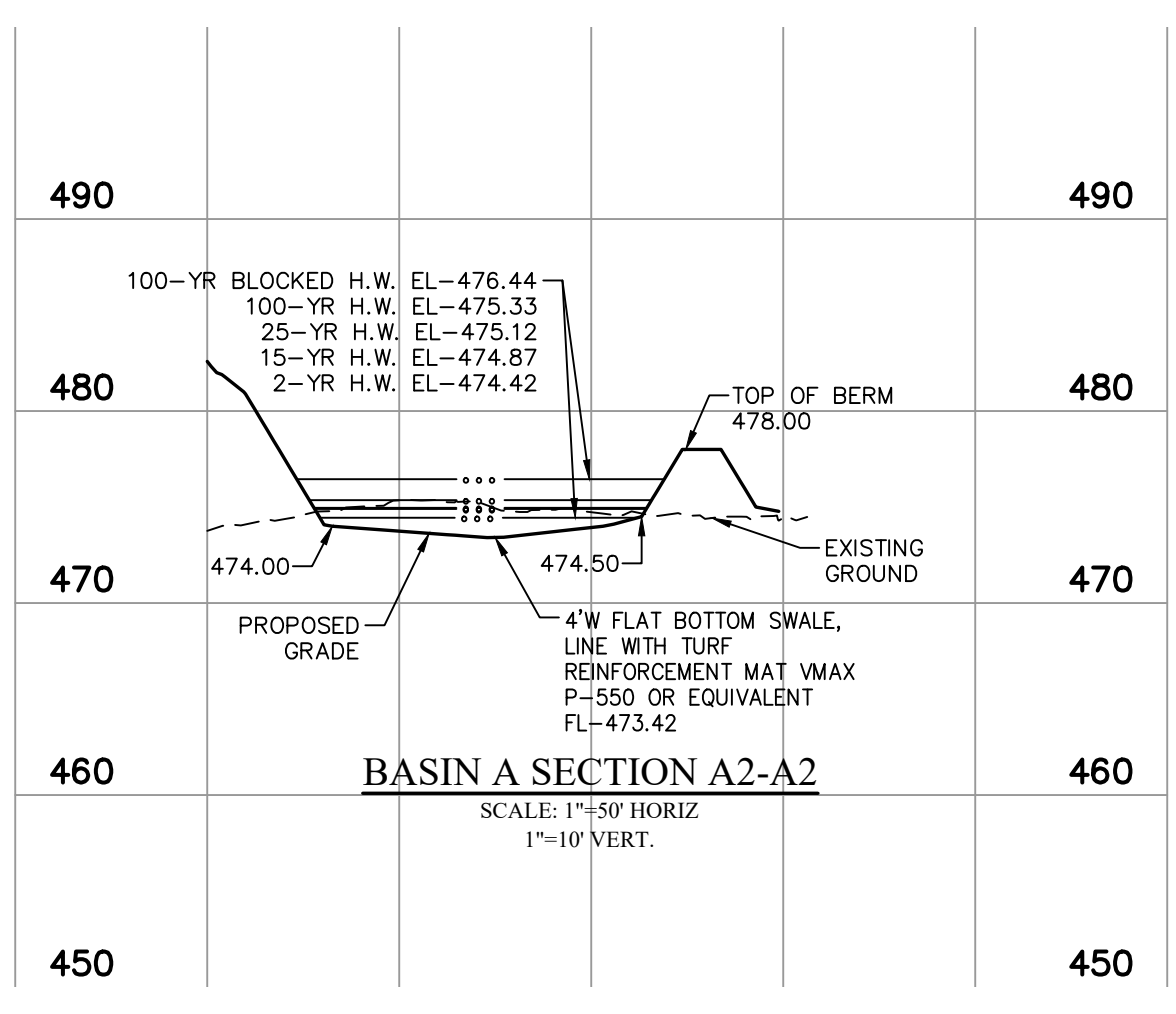
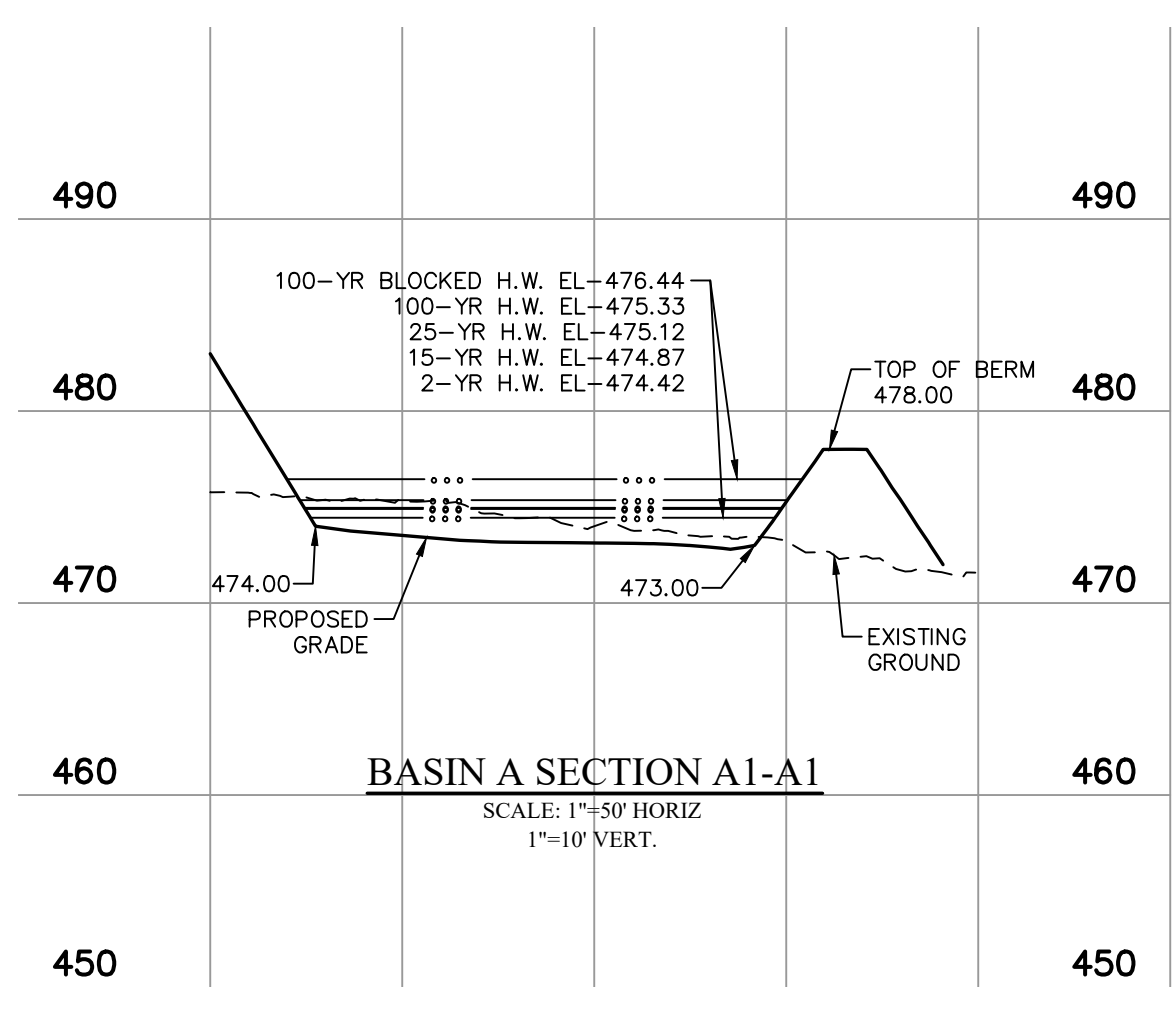
DRAINAGE AREA MAP

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344

Page No.
8.3

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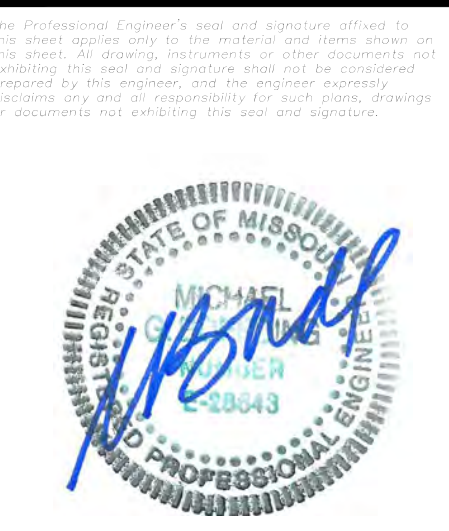
ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
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3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL



PROJECT TITLE

BROOKSIDE ADDITION
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 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: 06-15-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

BASIN DETAILS

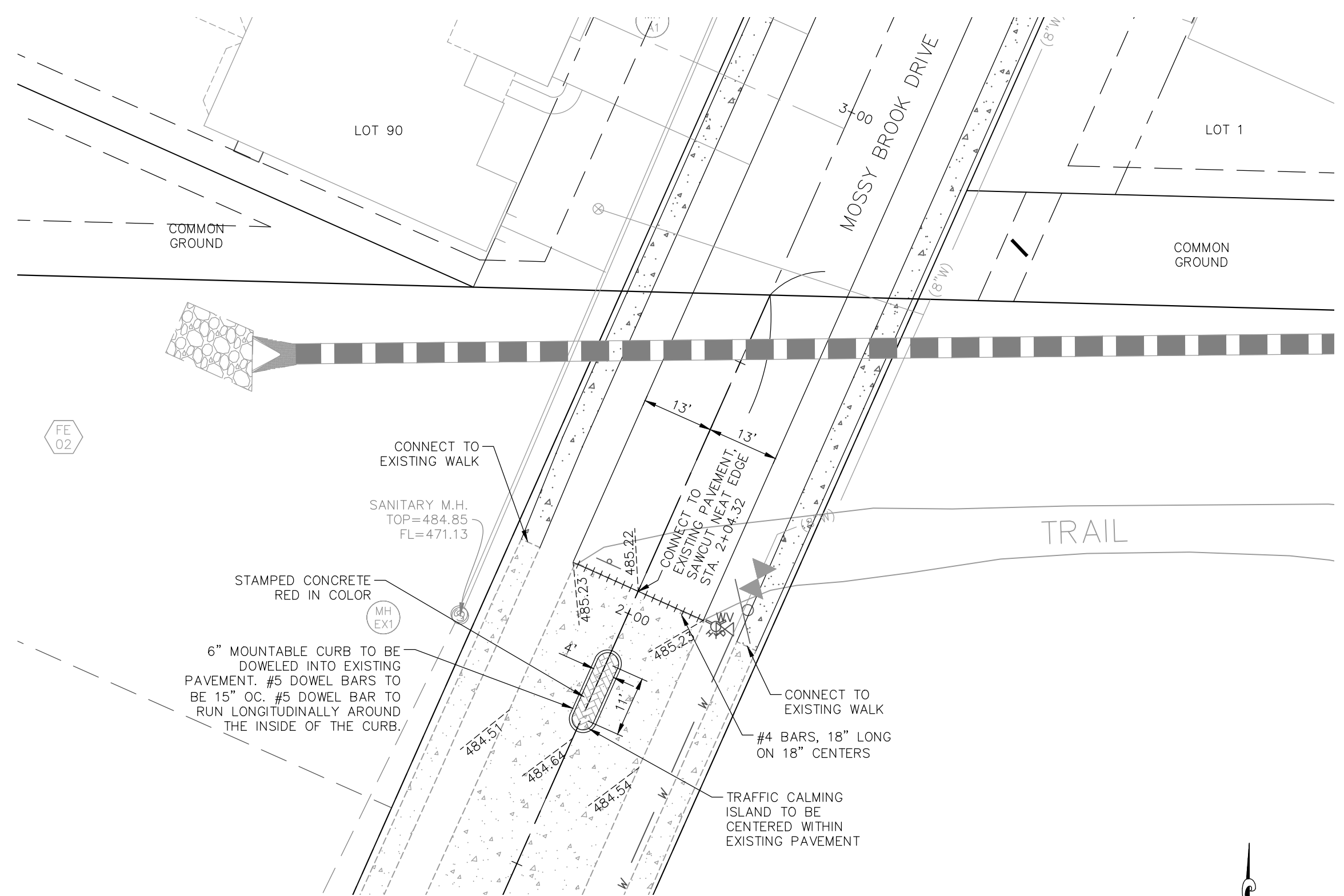
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City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No.

9.4

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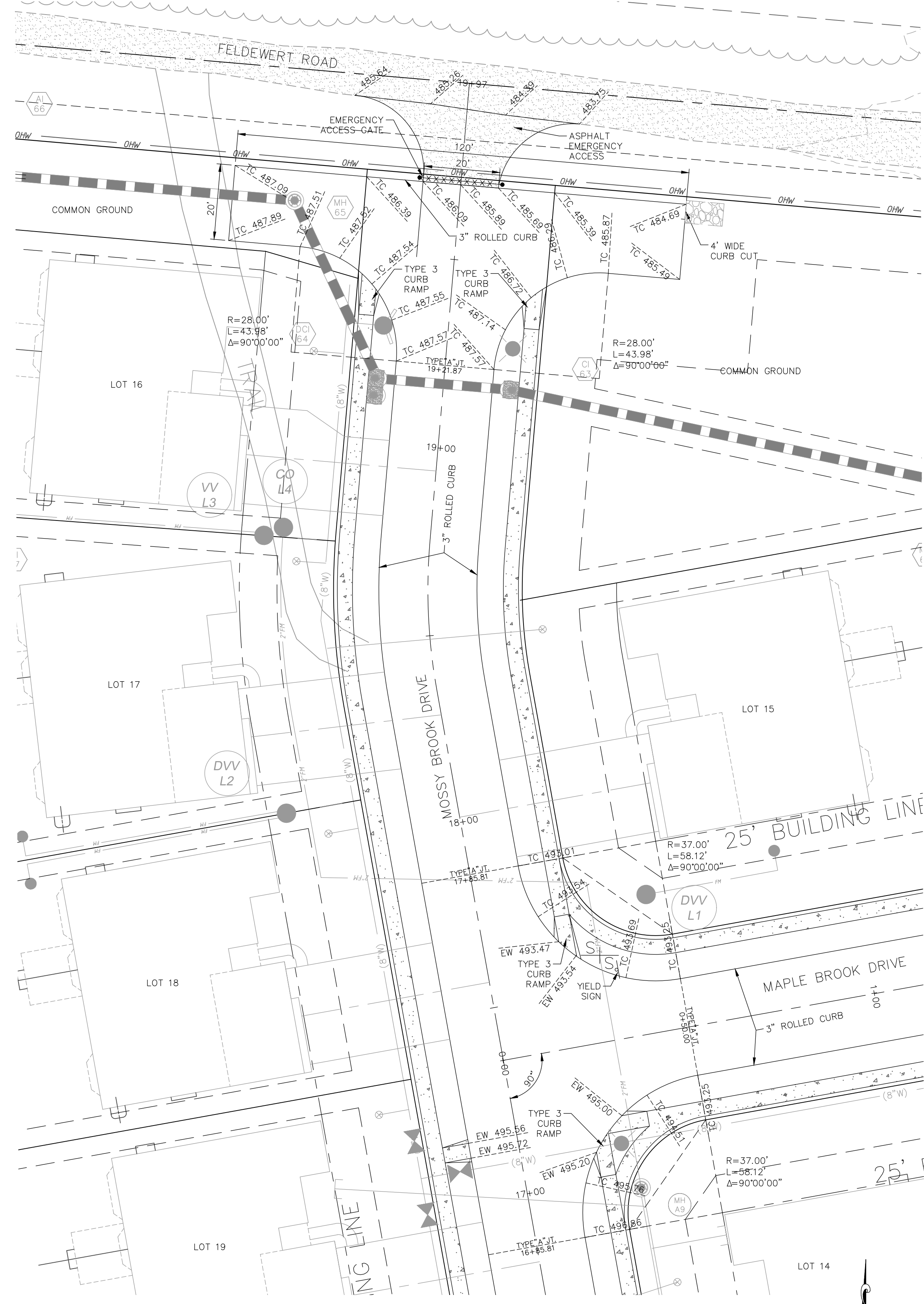
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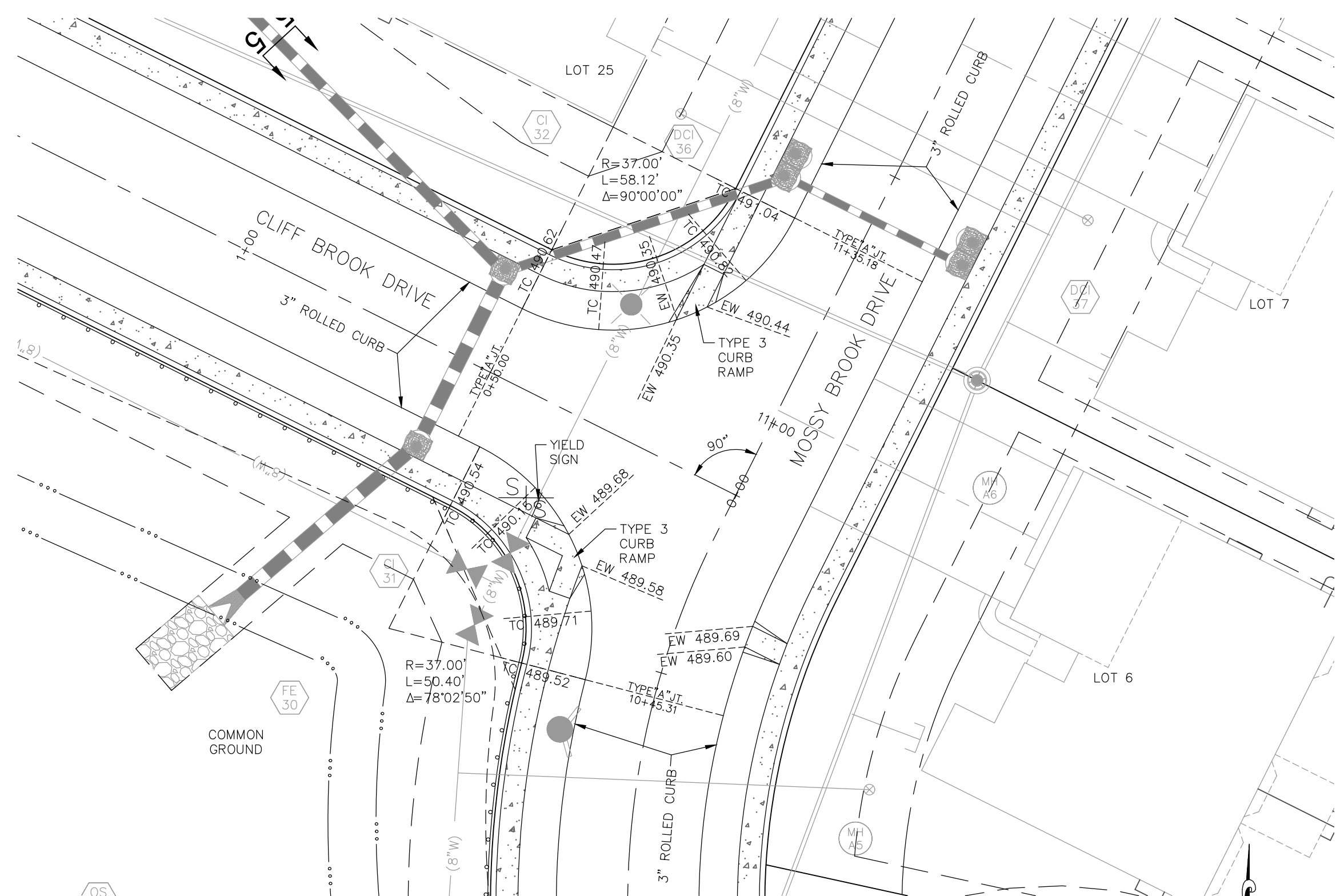
PAVEMENT CONNECTION DETAIL
SCALE: 1"=20'

NOTE:
ALL INTERSECTION ROUNDINGS AND
CUL-DE-SAC WARPINGS ARE TO BE
CONSTRUCTED TO ENSURE POSITIVE
STORM WATER DRAINAGE. NO STORM
WATER PONDING WILL BE ALLOWED.

ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
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4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL



INTERSECTION DETAIL
SCALE: 1"=20'



INTERSECTION DETAIL
SCALE: 1"=20'

PROJECT TITLE

**BROOKSIDE
ADDITION**

OFALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 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 are not to be used on any drawings, specifications, or reports unless the engineer is duly licensed and registered in the State of Missouri. The engineer shall be responsible for the accuracy and completeness of the information provided and shall be responsible for any errors, omissions, or delays in the completion of the work. The engineer shall not be held responsible for any damage or injury resulting from the use of the drawings, specifications, or reports.



Date: 06-15-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368
Ph. 636-265-2710 Fax 636-695-3195

WARPING DETAILS

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

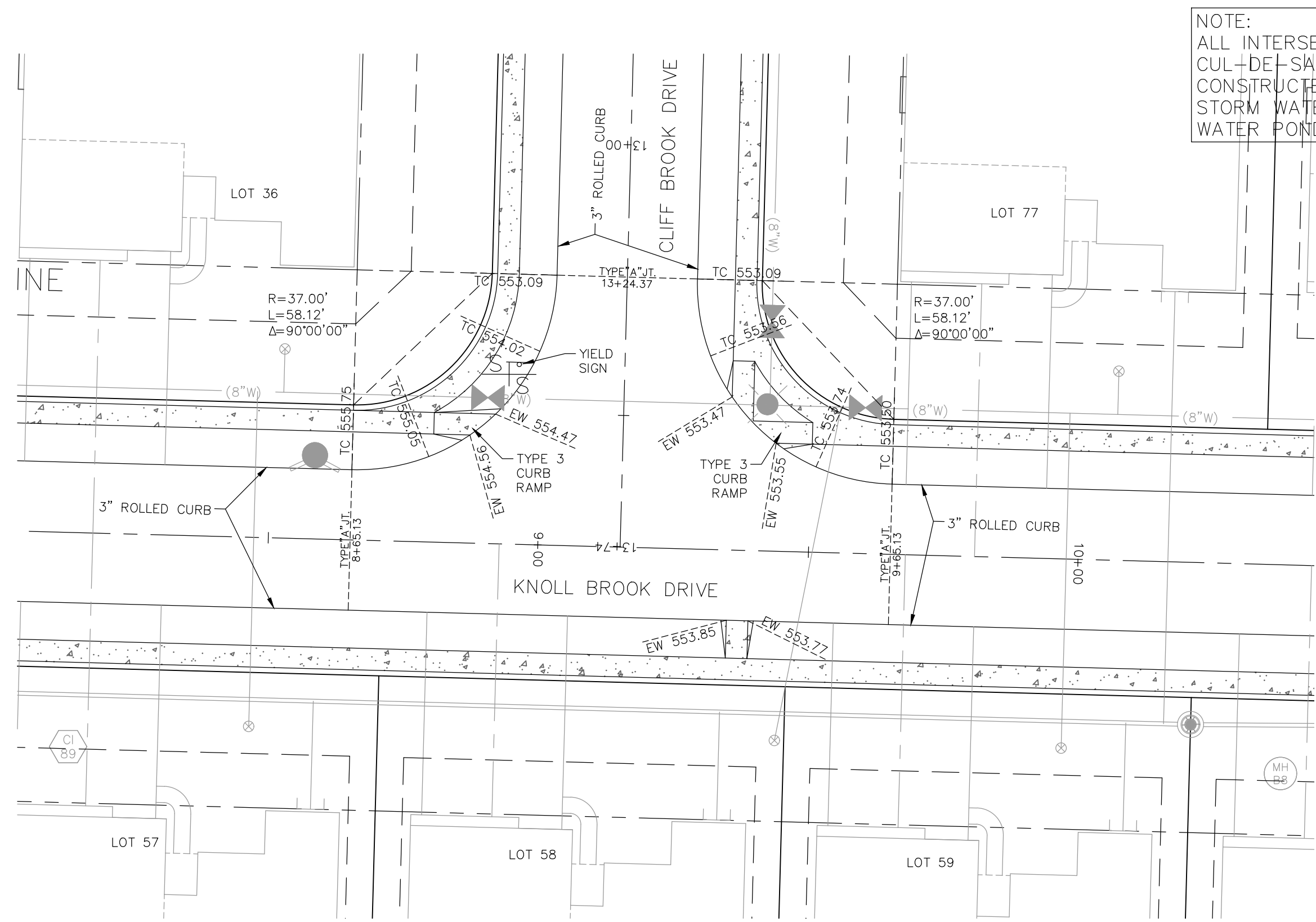
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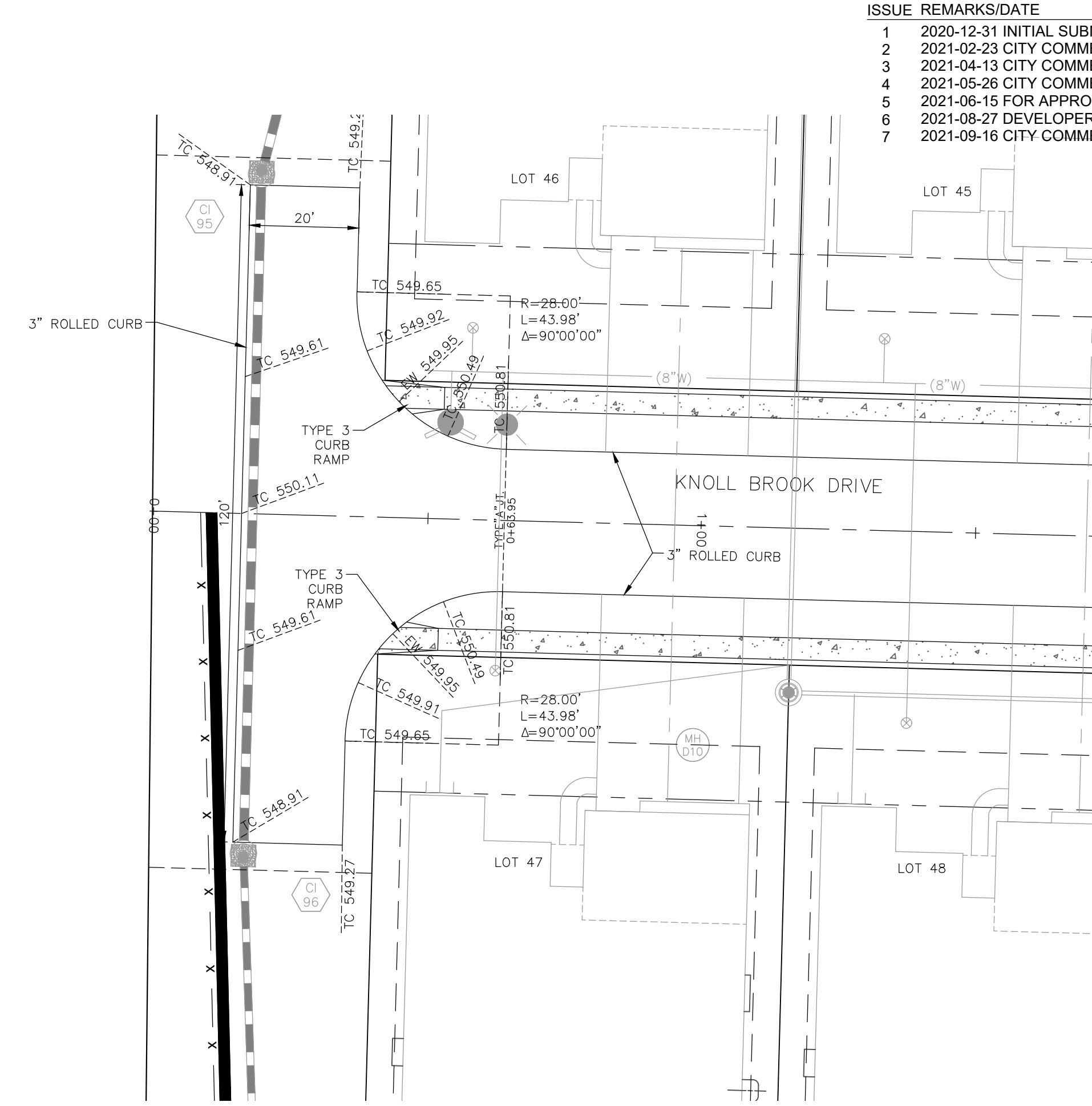
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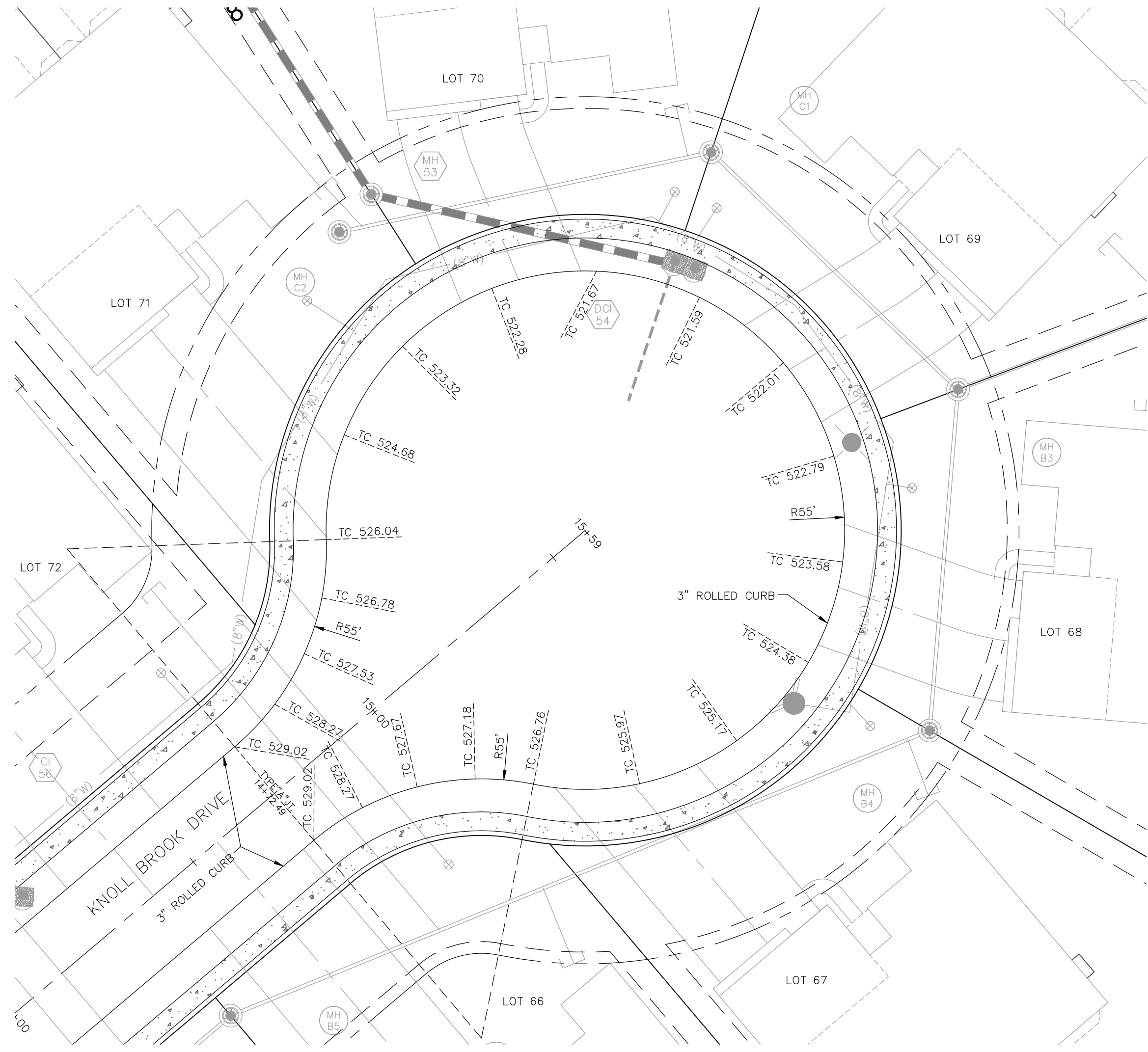
INTERSECTION DETAIL
SCALE: 1"=20'

NOTE:
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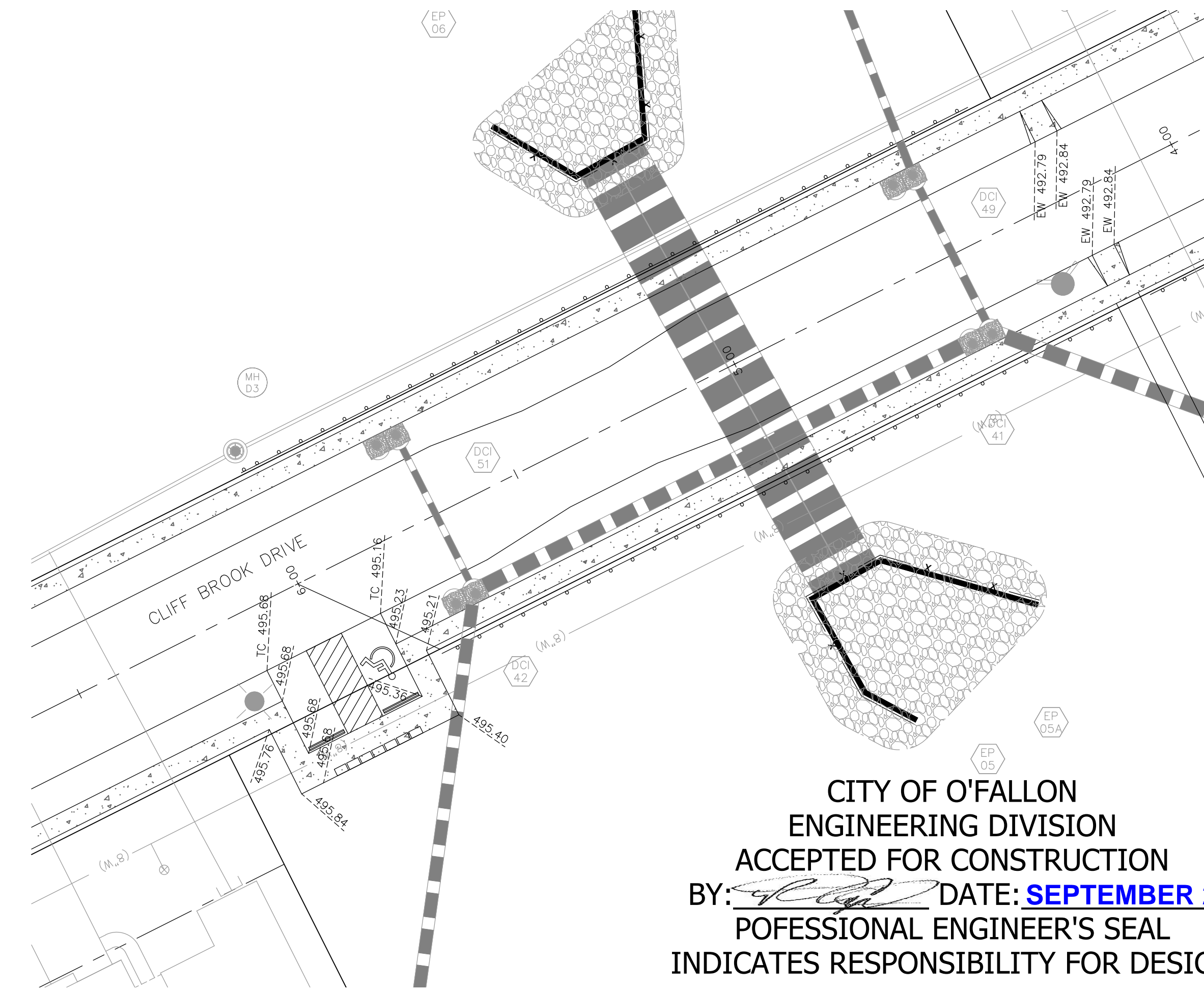


INTERSECTION DETAIL
SCALE: 1"=20'

ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
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5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)



CUL-DE-SAC DETAIL
SCALE: 1"=20'



CUL-DE-SAC DETAIL
SCALE: 1"=20'

CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: **SEPTEMBER 21, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE

**BROOKSIDE
ADDITION**

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature affixed to this drawing are valid only if the engineer and surveyor are duly licensed and in good standing with the Missouri Board of Professional Engineers and Surveyors. The engineer and surveyor shall be held responsible for any and all responsibility for work done, drawings, specifications and calculations not including this seal and signature.



Date: 09-16-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MISSOURI 63368
Ph. 636-265-2710 Fax 636-695-3195

WARPING DETAILS

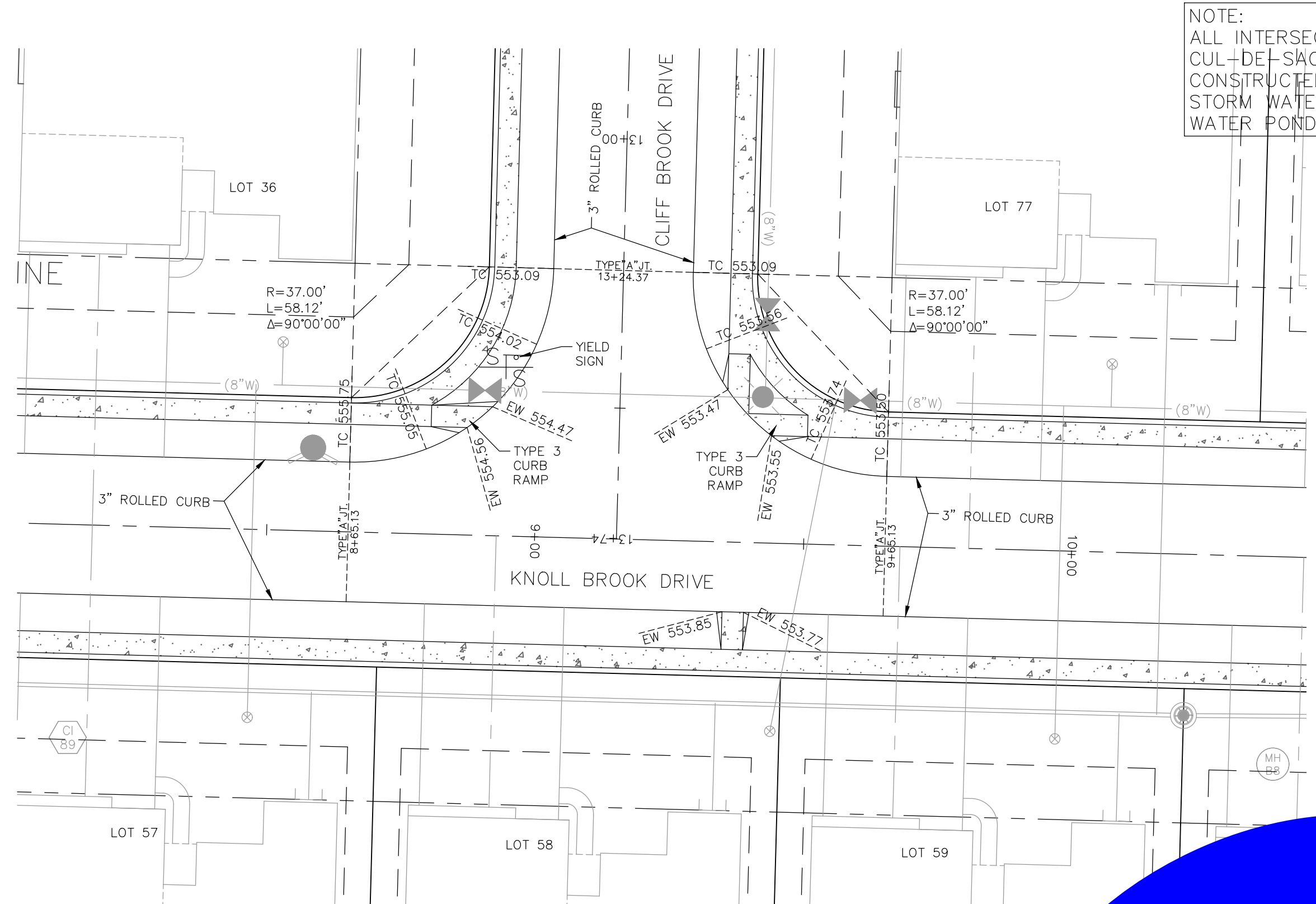
P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344

Page No.

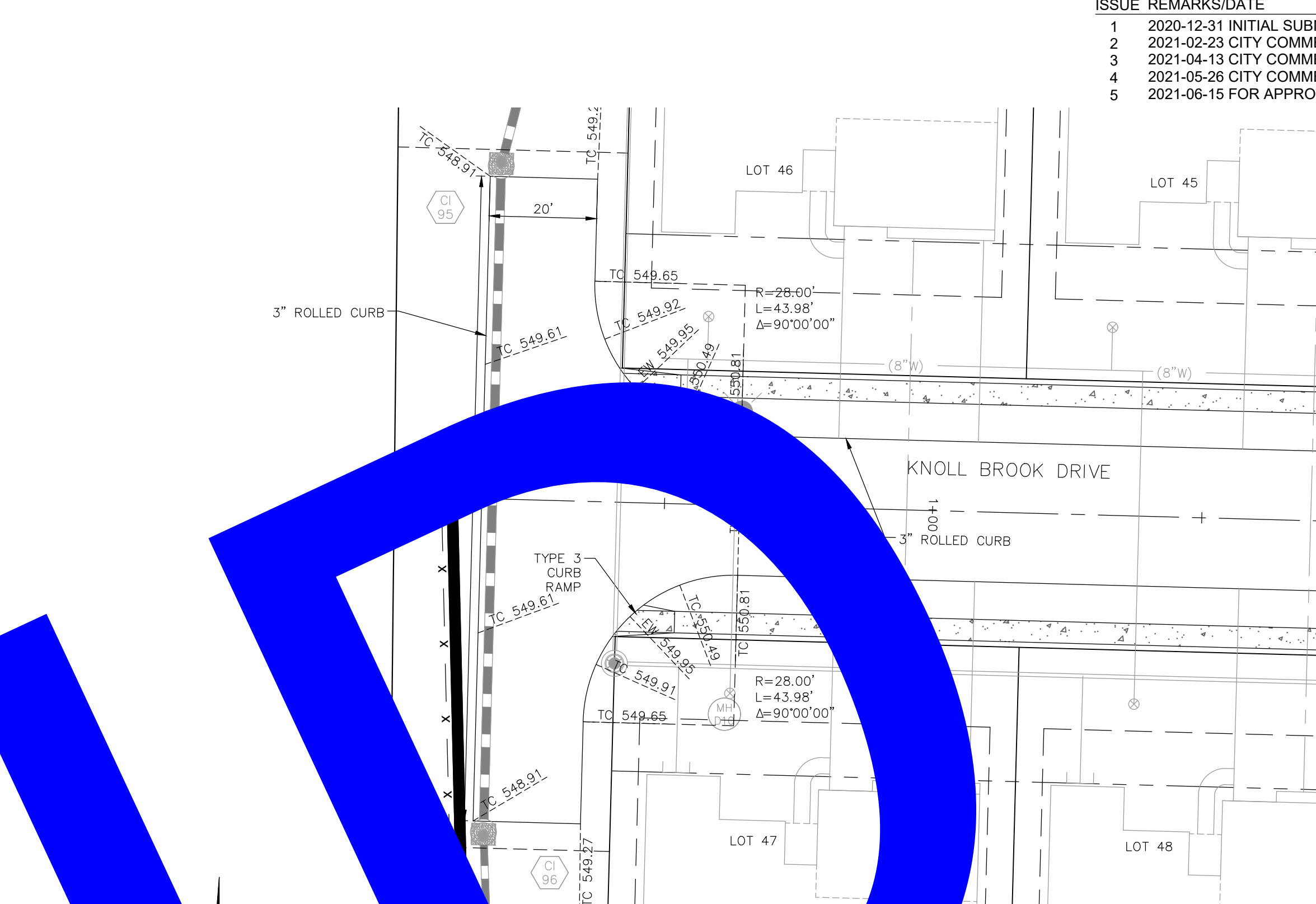
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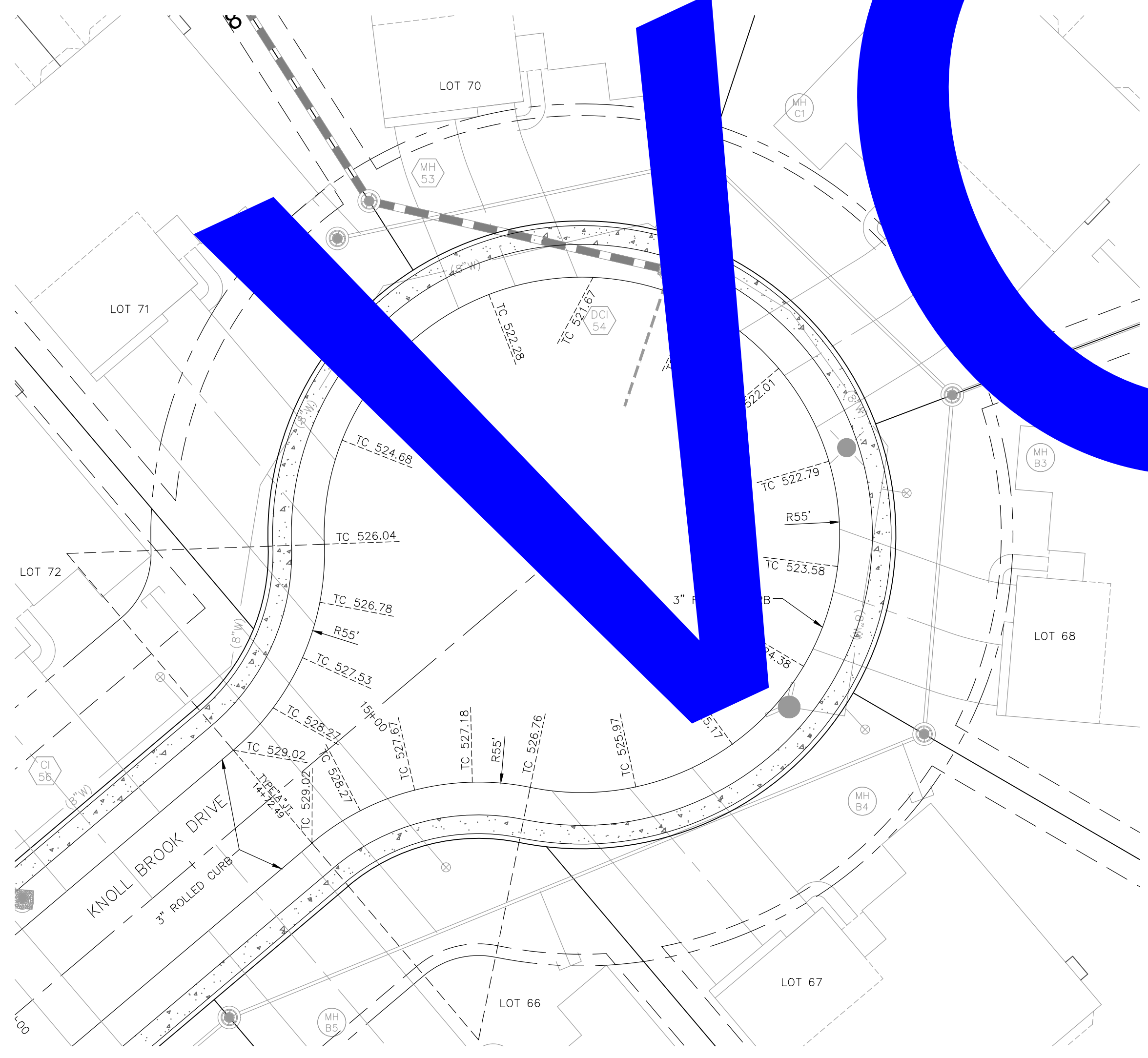
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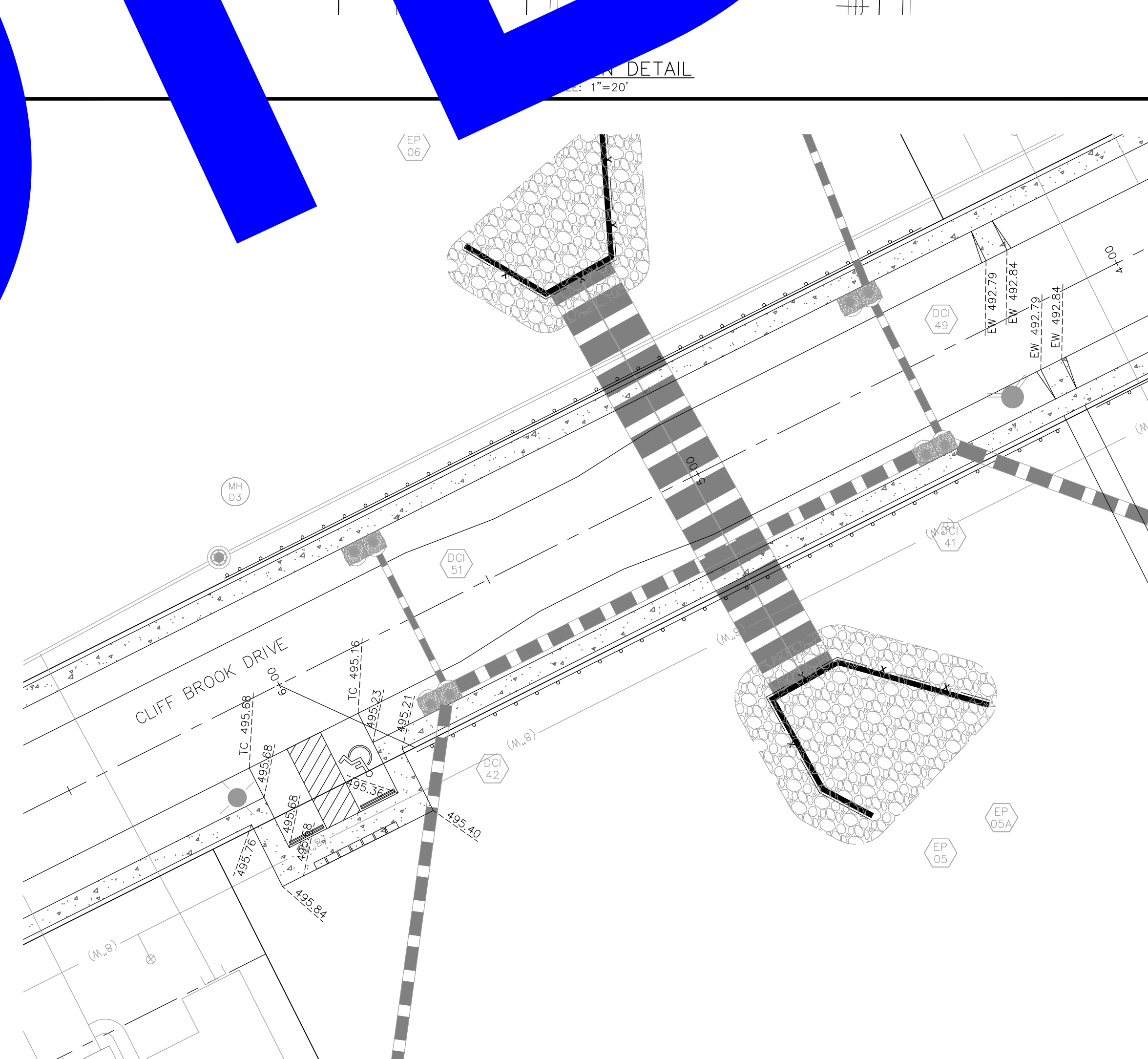
INTERSECTION DETAIL
SCALE: 1"=20'



INTERSECTION DETAIL
SCALE: 1"=20'



CUL-DE-SAC DETAIL
SCALE: 1"=20'



CBU PARKING DETAIL
SCALE: 1"=20'

NOTE:
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4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL

WORK

PROJECT TITLE

**BROOKSIDE
ADDITION**

OFALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature affirm that the work shown on this drawing was prepared and supervised by the Engineer. The Engineer is not responsible for any errors or omissions on drawings prepared by others and for any consequences resulting from the use of such drawings. The Engineer is not responsible for any consequences resulting from the use of such drawings. The Engineer is not responsible for any consequences resulting from the use of such drawings.



Date: 06-15-2021
Michael G. Boerding, PE
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Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

WARPING DETAILS

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No.

10.2

IMP

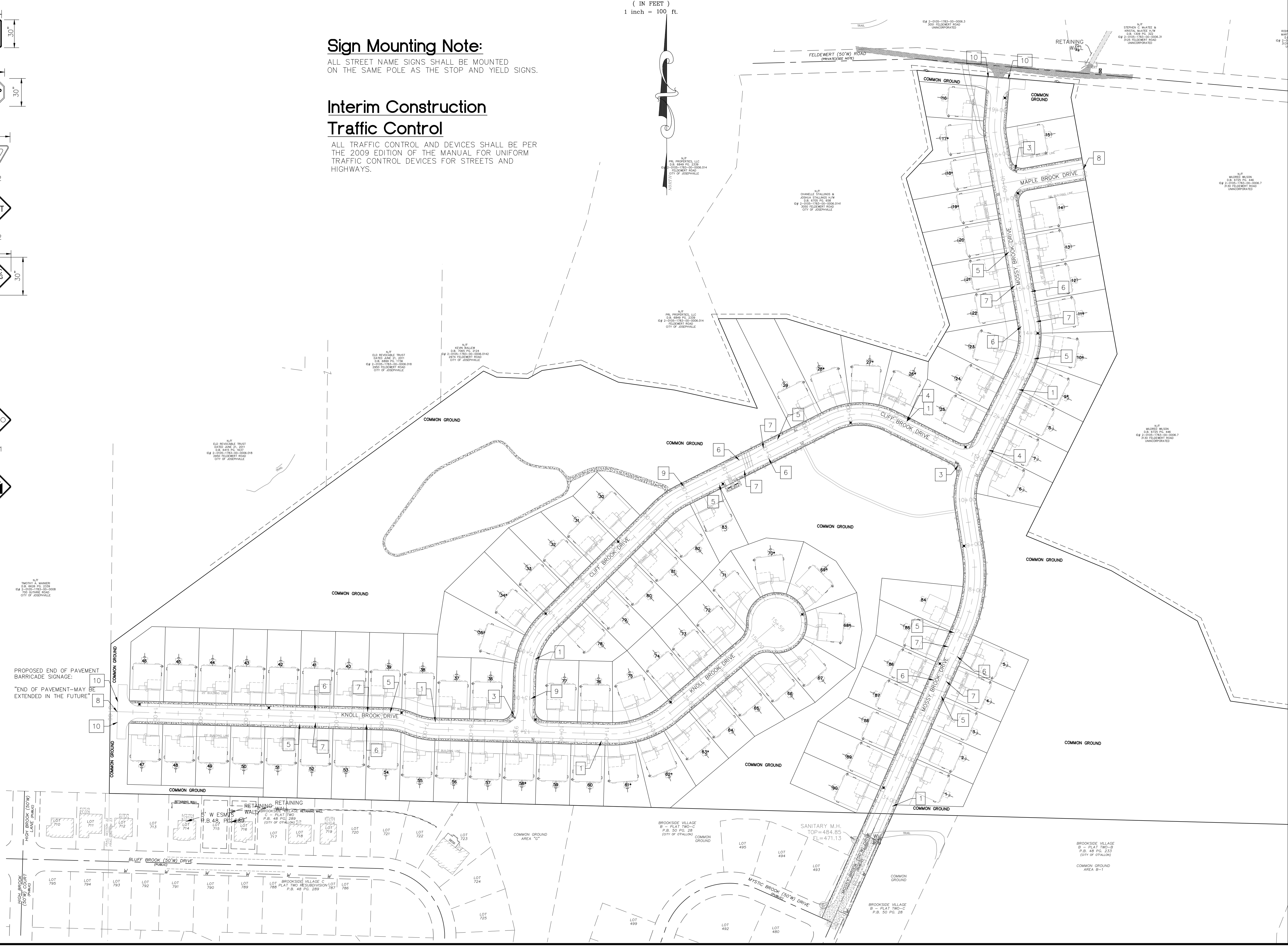
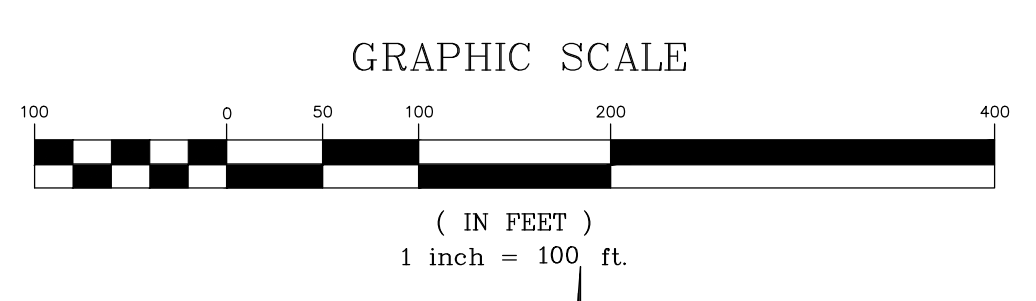
ISSUE	REMARKS/DATE
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2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL

SIGN LEGEND

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Sign Mounting Note:
ALL STREET NAME SIGNS SHALL BE MOUNTED ON THE SAME POLE AS THE STOP AND YIELD SIGNS.

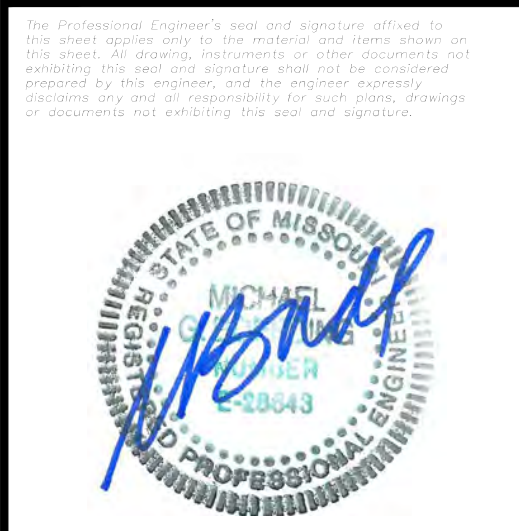
Interim Construction Traffic Control
ALL TRAFFIC CONTROL AND DEVICES SHALL BE PER THE 2009 EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.



PROJECT TITLE

BROOKSIDE ADDITION
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: 06-15-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph. 636-265-2710 Fax 636-695-3195

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No. **11.1**

TRAFFIC CONTROL PLAN

Drawing name: V:\1910844\Final\Drawings\Engineering\Improvements\0344\IMP.dwg Plotted on: Jun 15, 2021, 7:56am Plotted by: jandersonhaus

ISSUE	REMARKS/DATE
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5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)

PROJECT TITLE

**BROOKSIDE
ADDITION**
OF FALLON, MISSOURI

THE STERLING CO.
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6055 New Baumgartner Road
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2289 TECHNOLOGY DRIVE, SUITE 150
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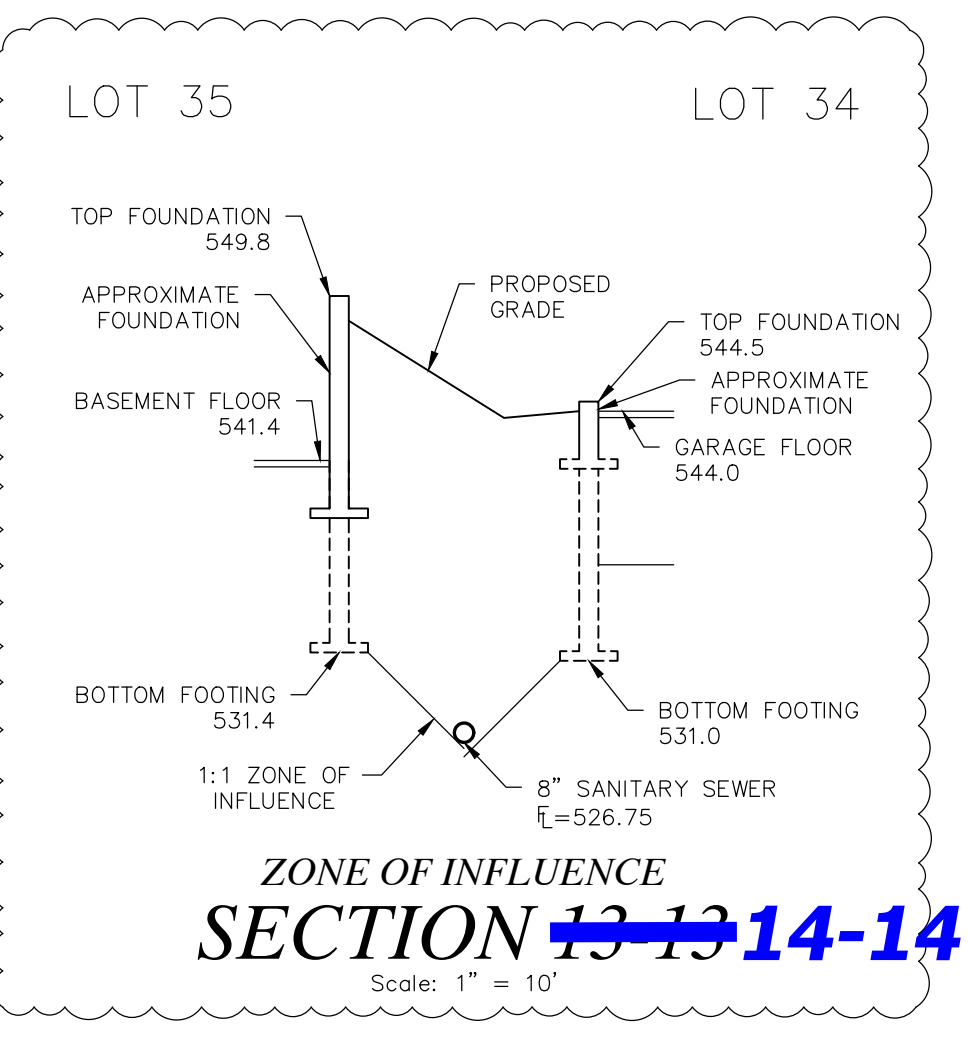
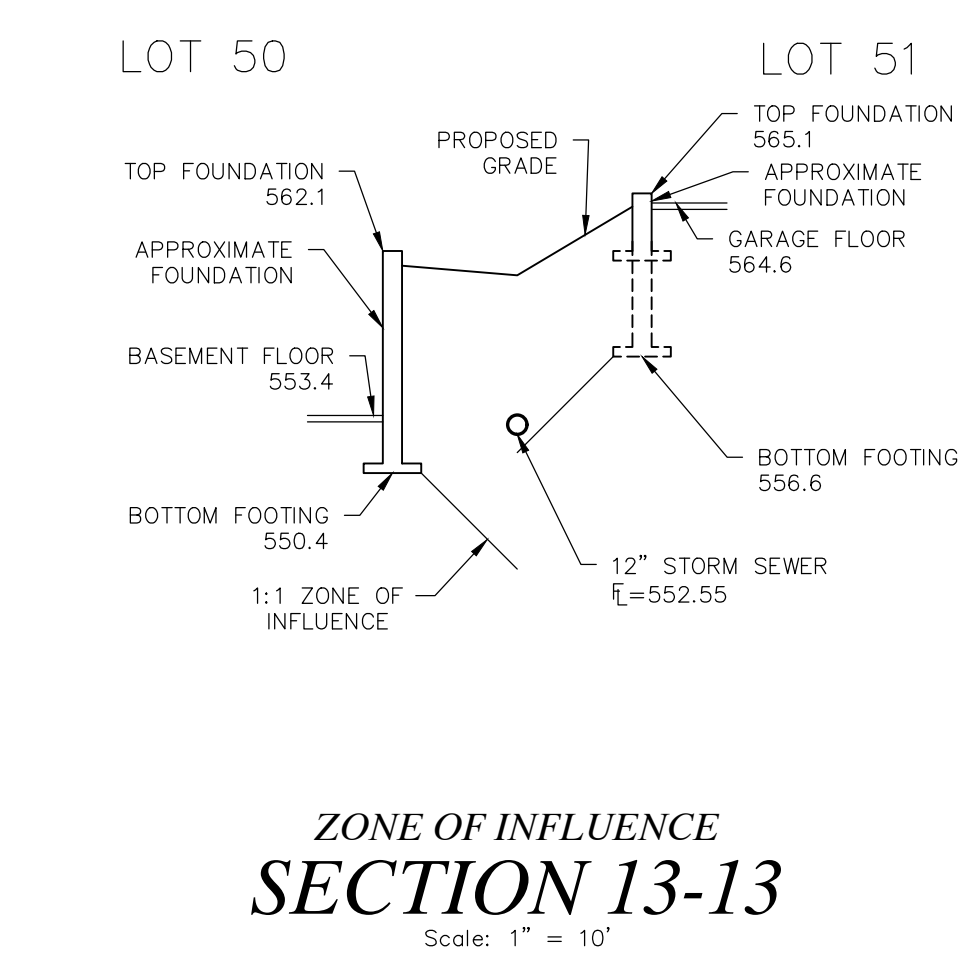
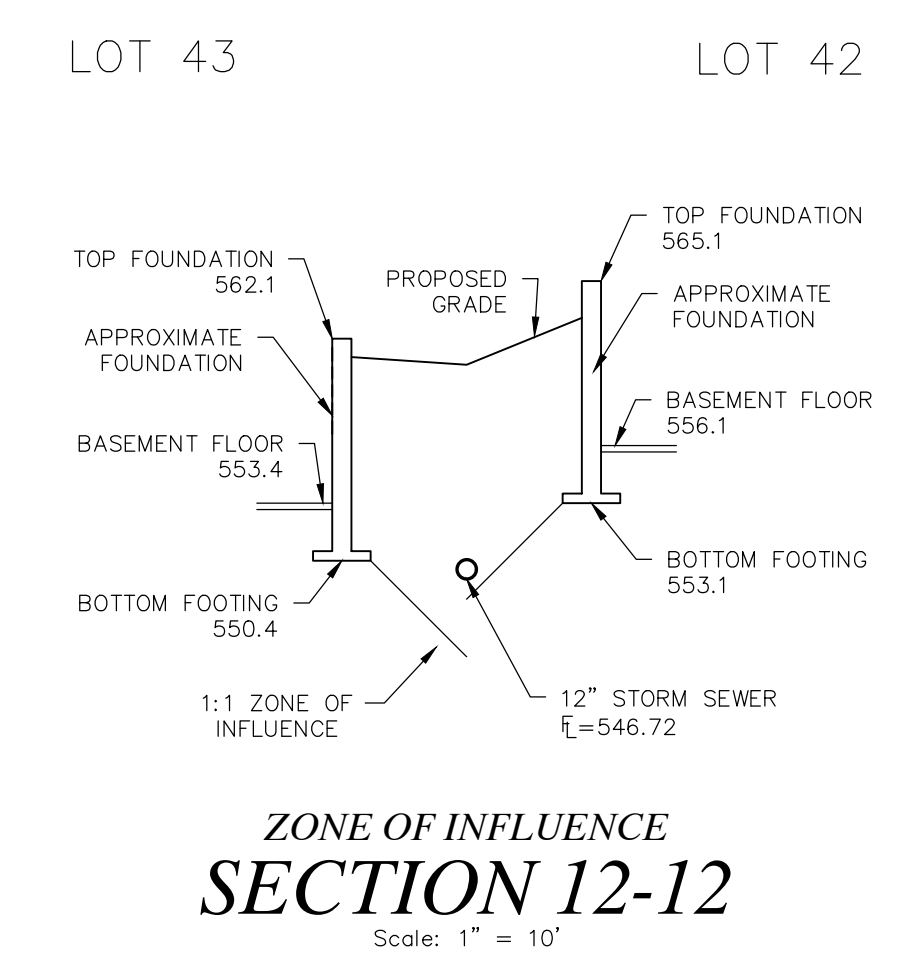
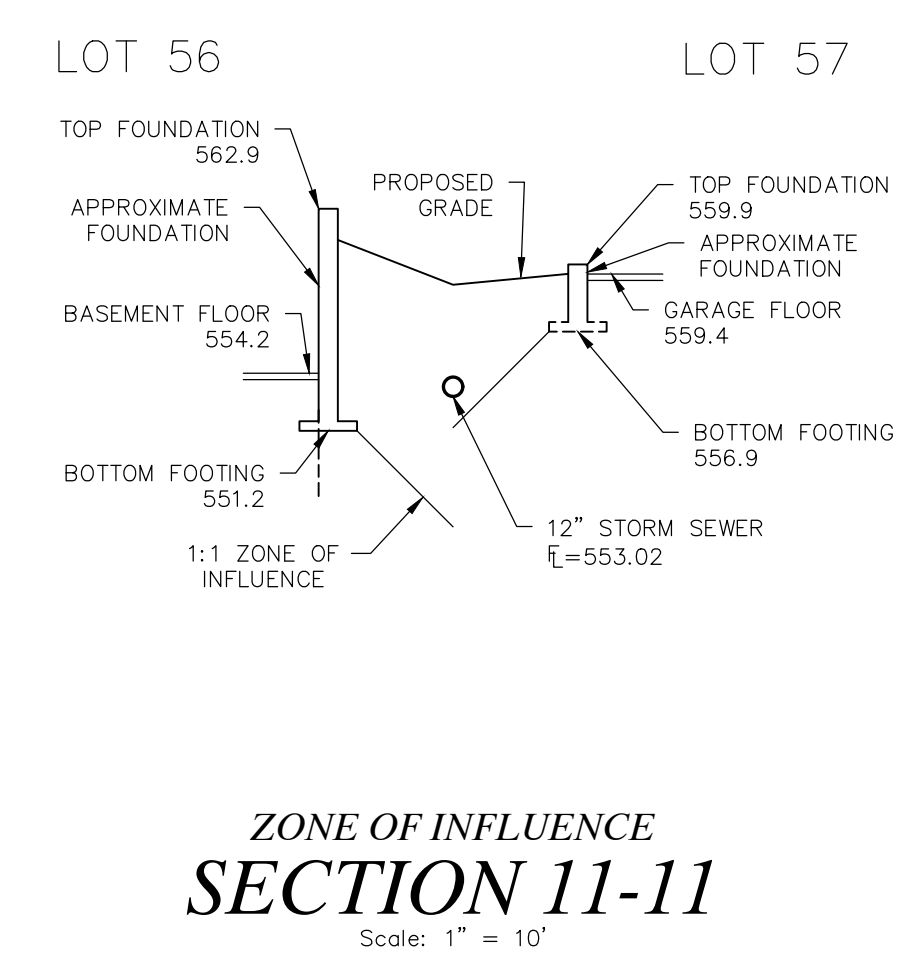
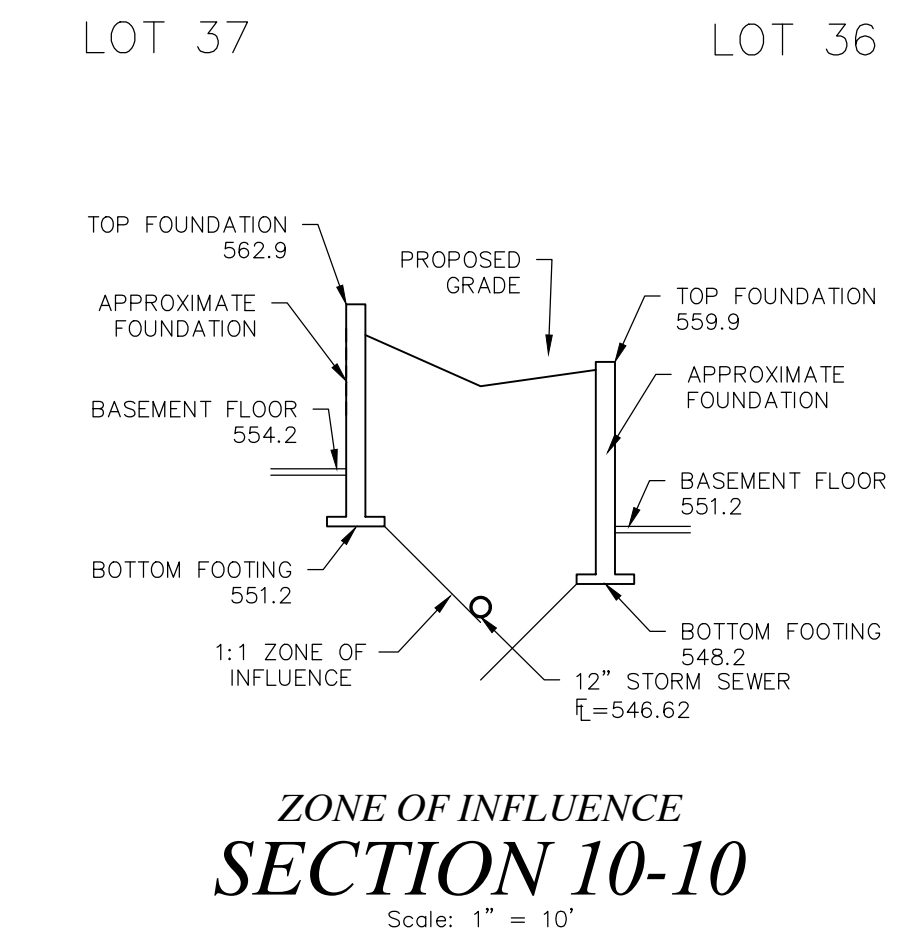
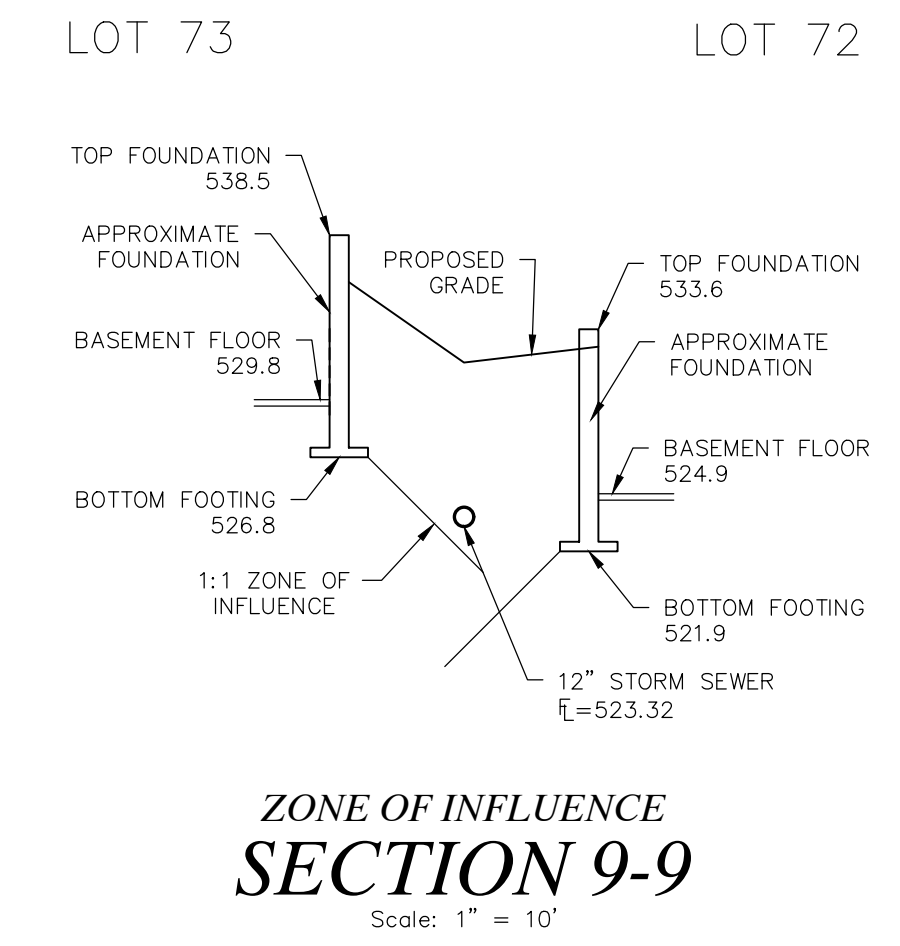
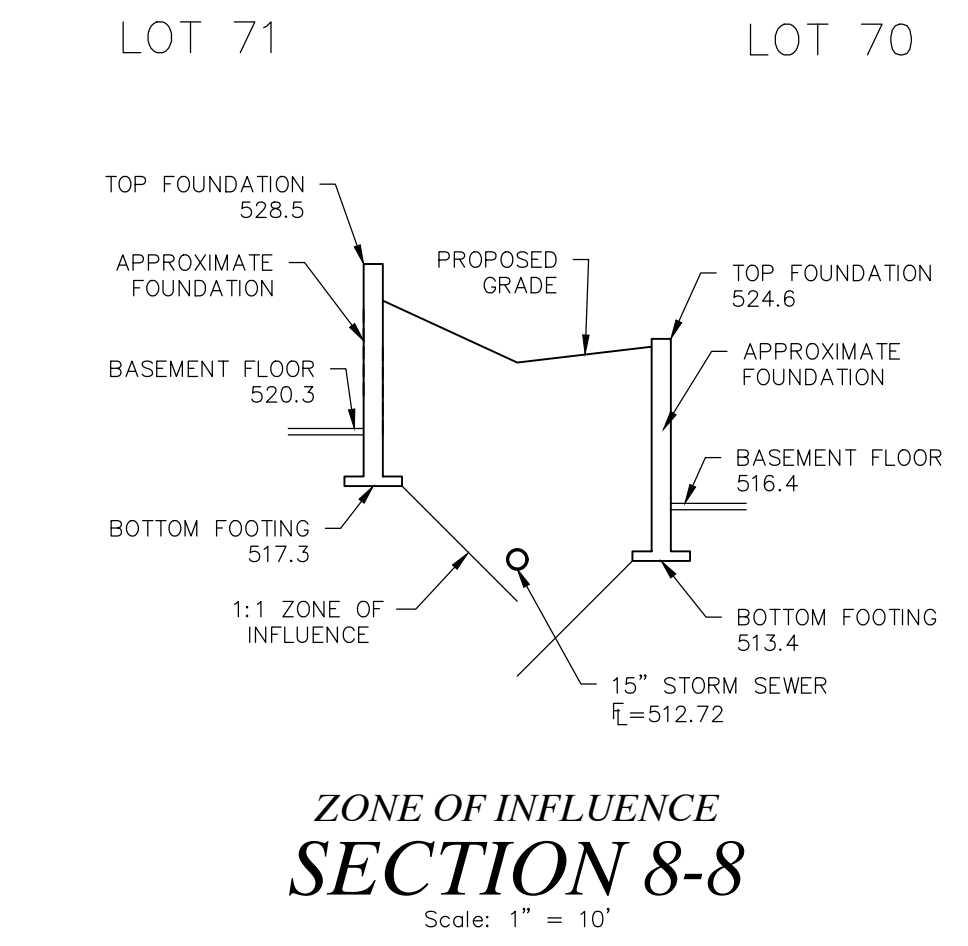
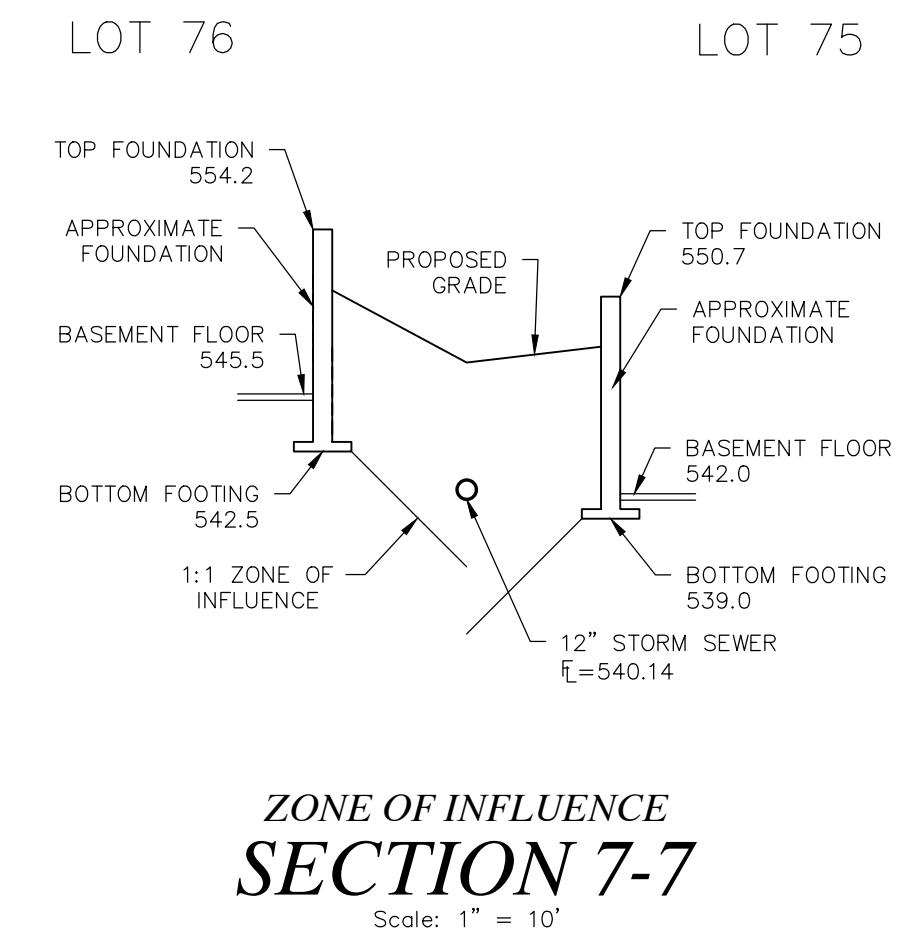
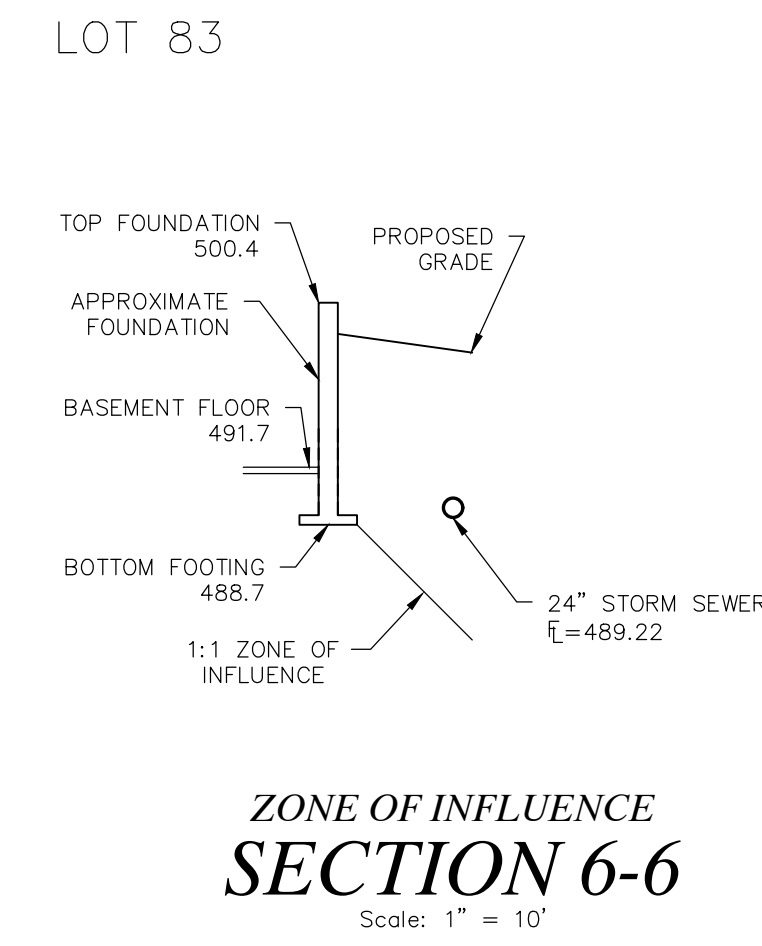
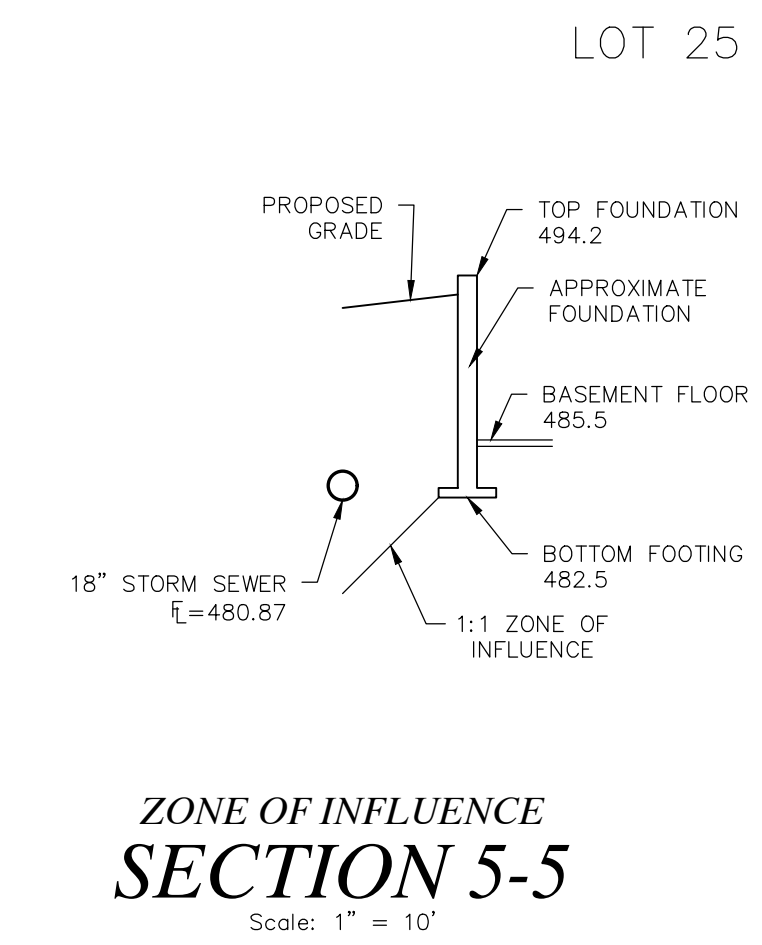
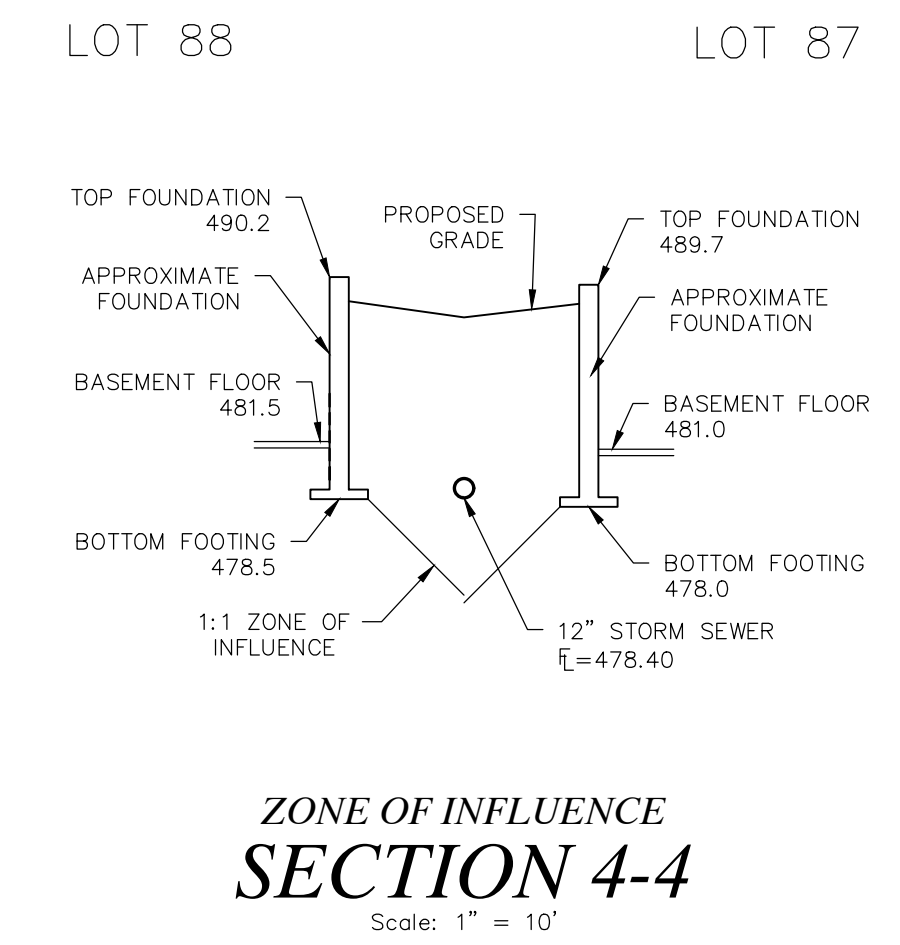
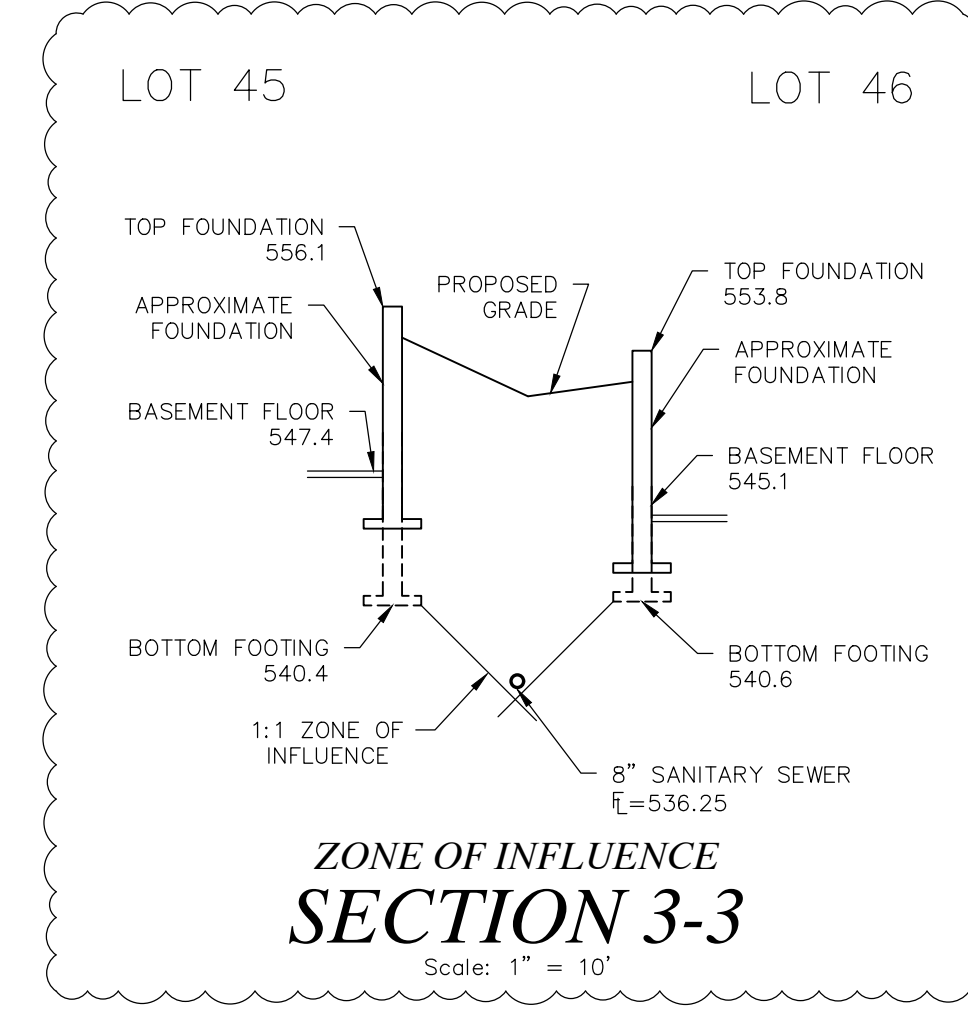
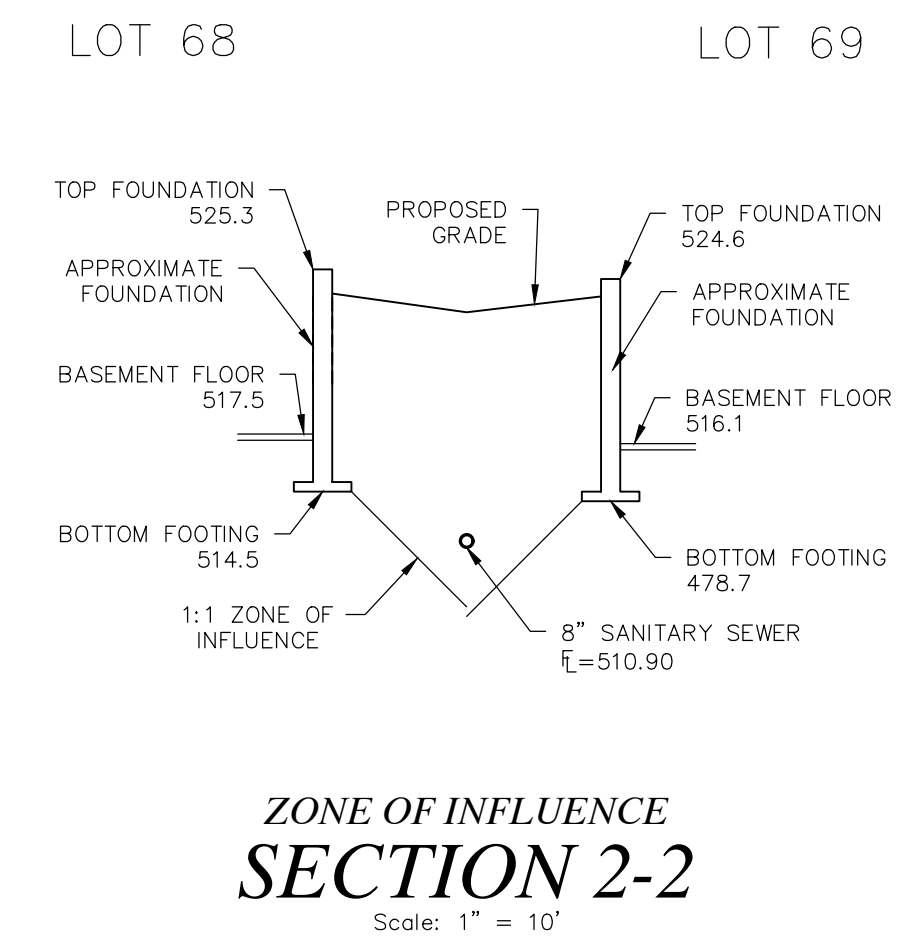
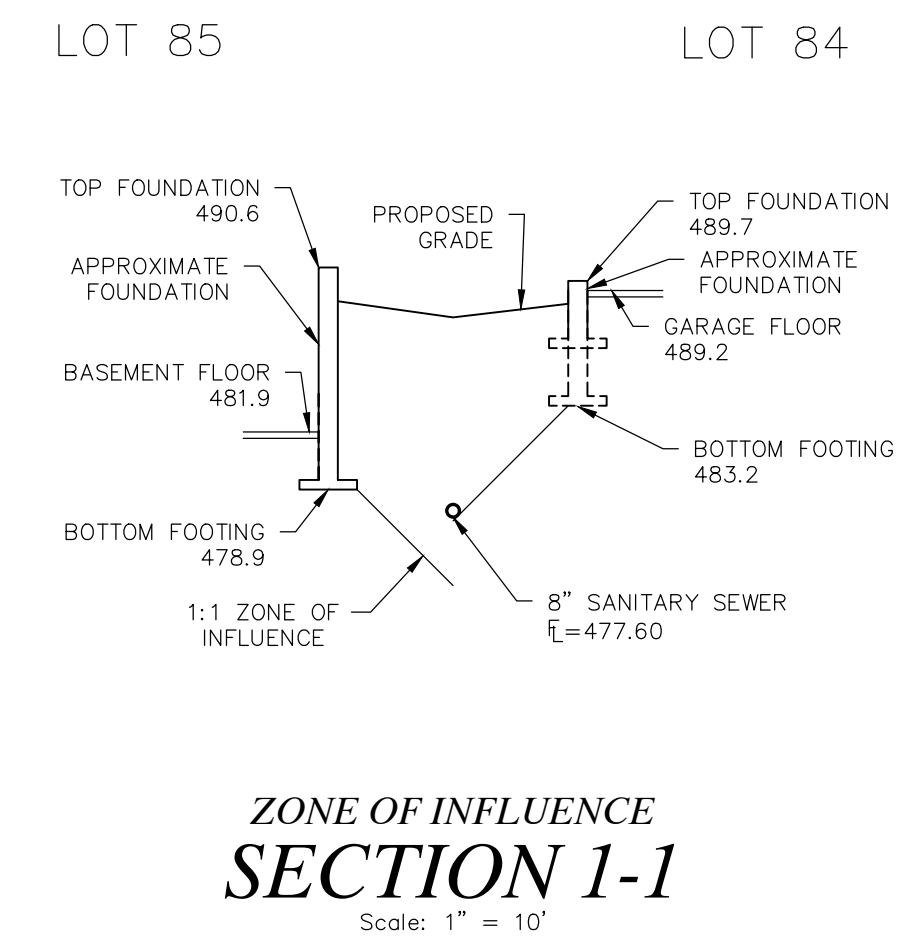
ZONE OF INFLUENCE SECTIONS


P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344

Page No.

12.1

IMP



CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
BY:  DATE: **SEPTEMBER 21, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

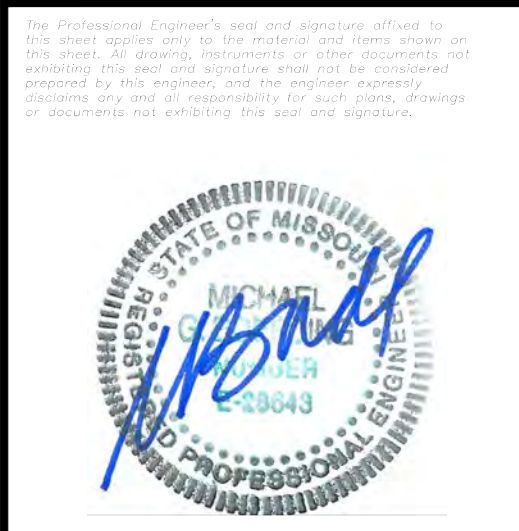
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ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
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5	2021-06-15 FOR APPROVAL

PROJECT TITLE

**BROOKSIDE
ADDITION**
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 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: 06-15-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

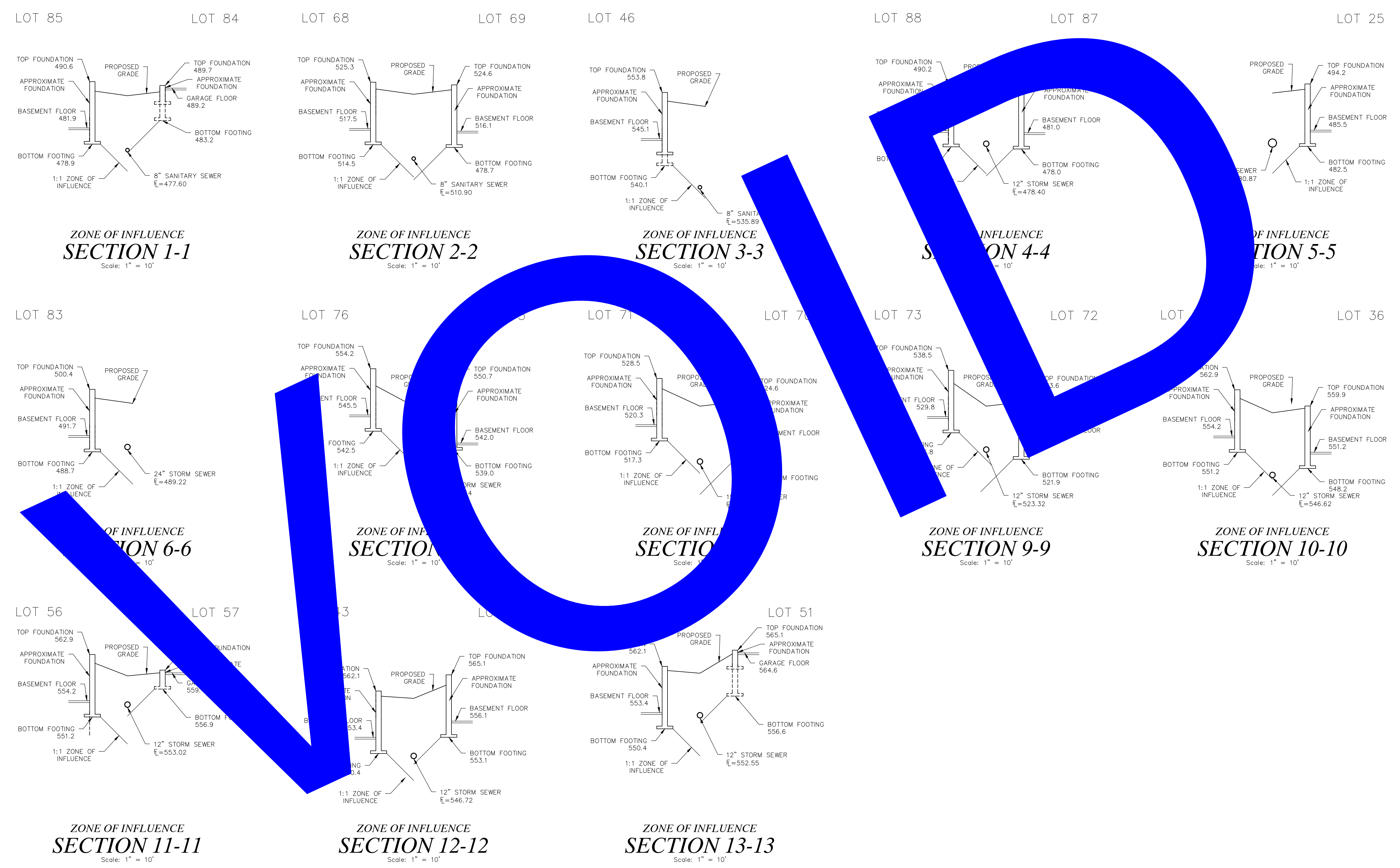
ZONE OF INFLUENCE SECTIONS

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

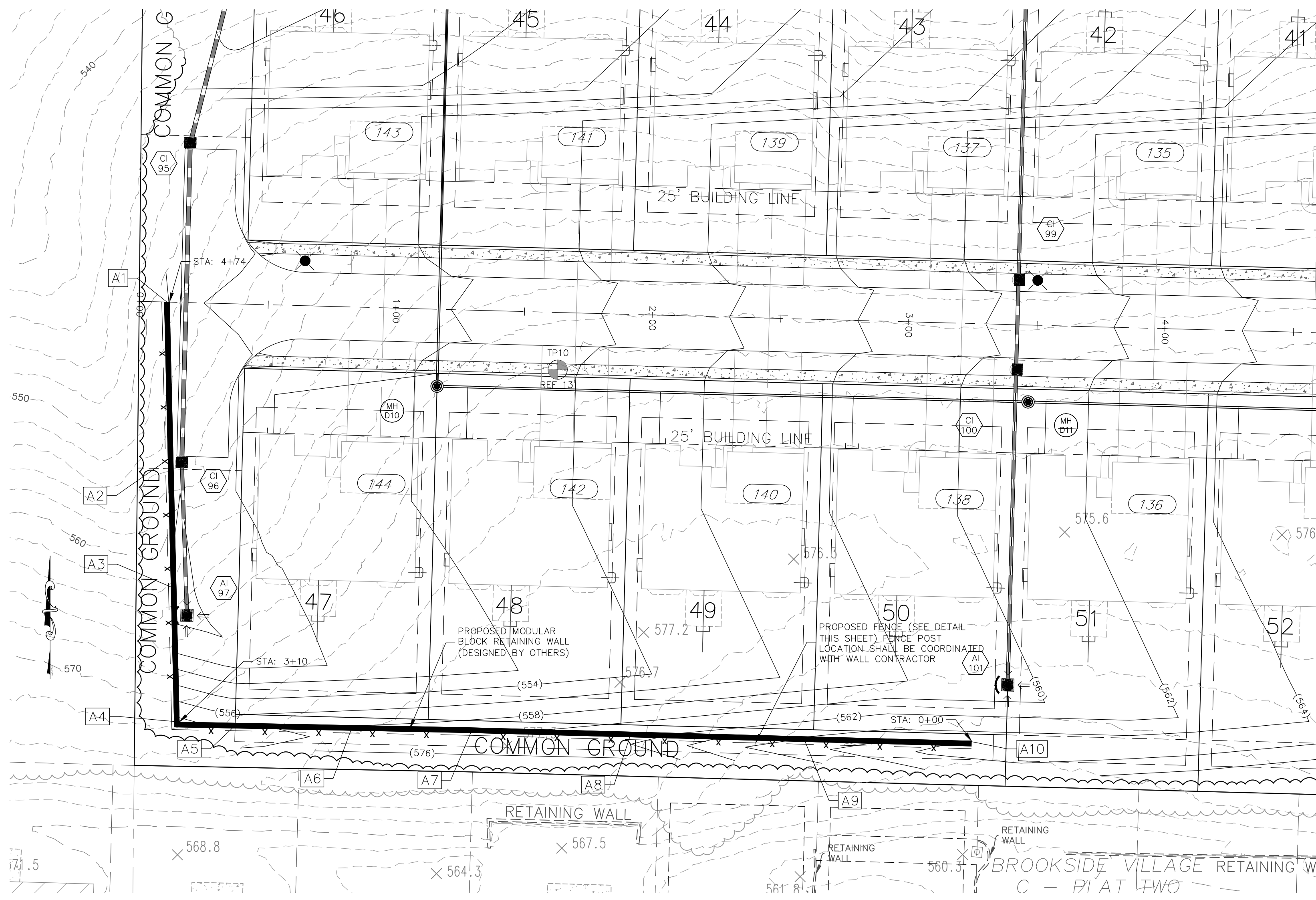
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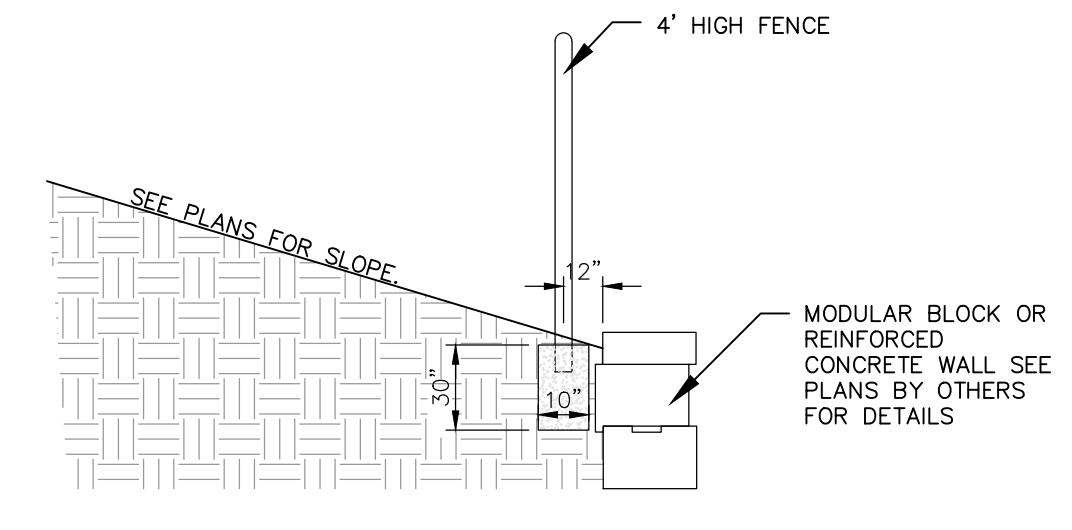
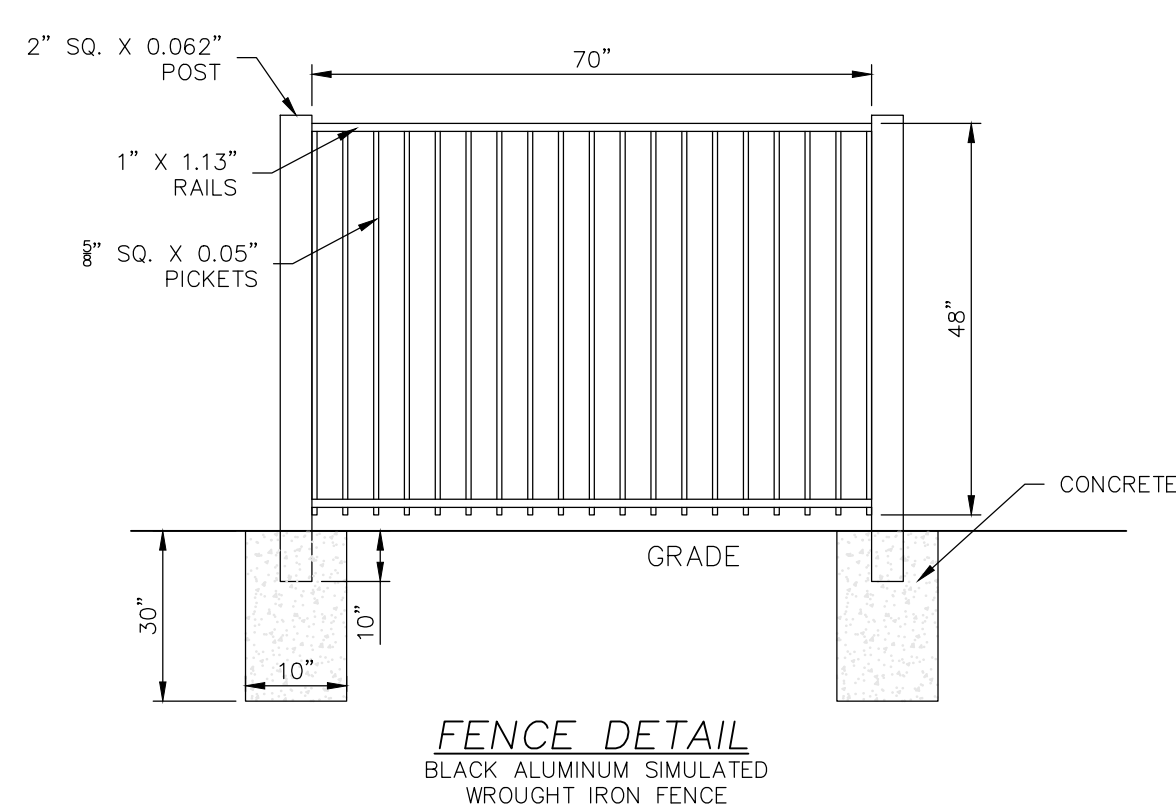


RETAINING WALL 'A'
SCALE: 1"=30'

WALL SCHEDULE 'A'						
ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
A1	550.8	550.0	0.8	3.4	60	204
A2	555.0	549.0	6.0	10.4	52	541
A3	562.3	547.8	14.5	14.7	52	762
A4	573.0	558.2	14.8	15.8	23	362
A5	573.7	557.0	16.7	17.0	45	765
A6	575.3	558.0	17.3	17.1	46	784
A7	576.0	559.2	16.8	15.3	63	961
A8	575.0	561.3	13.7	9.7	67	650
A9	569.7	564.0	5.7	2.9	66	188
A10	565.0	565.0	0.0			
TOTALS					474	5217

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7	2021-09-16 CITY COMMENTS (SAN)

THIS SHEET FOR REFERENCE ONLY.
RETAINING WALL CONSTRUCTION
WILL REQUIRE A SEPARATE PERMIT



NOTE:
FENCE TO BE INSTALLED 12" BEHIND TOP OF WALL. FENCE POST LOCATION SHALL BE COORDINATED WITH WALL CONTRACTOR.

PROJECT TITLE

BROOKSIDE ADDITION
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 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: 09-16-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

RETAINING WALL DETAILS

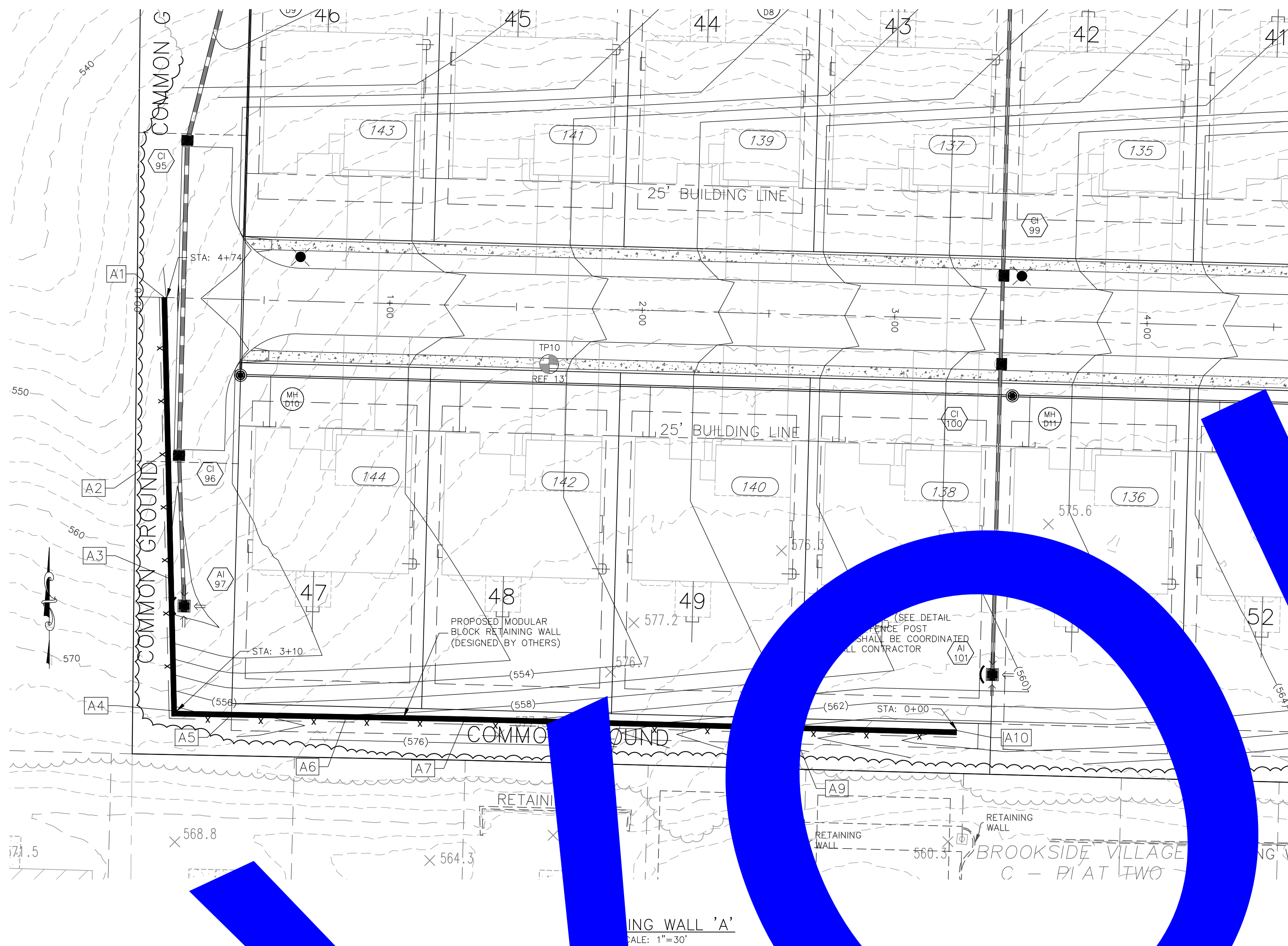
CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
BY: DATE: **SEPTEMBER 21, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344

Page No.
13.1

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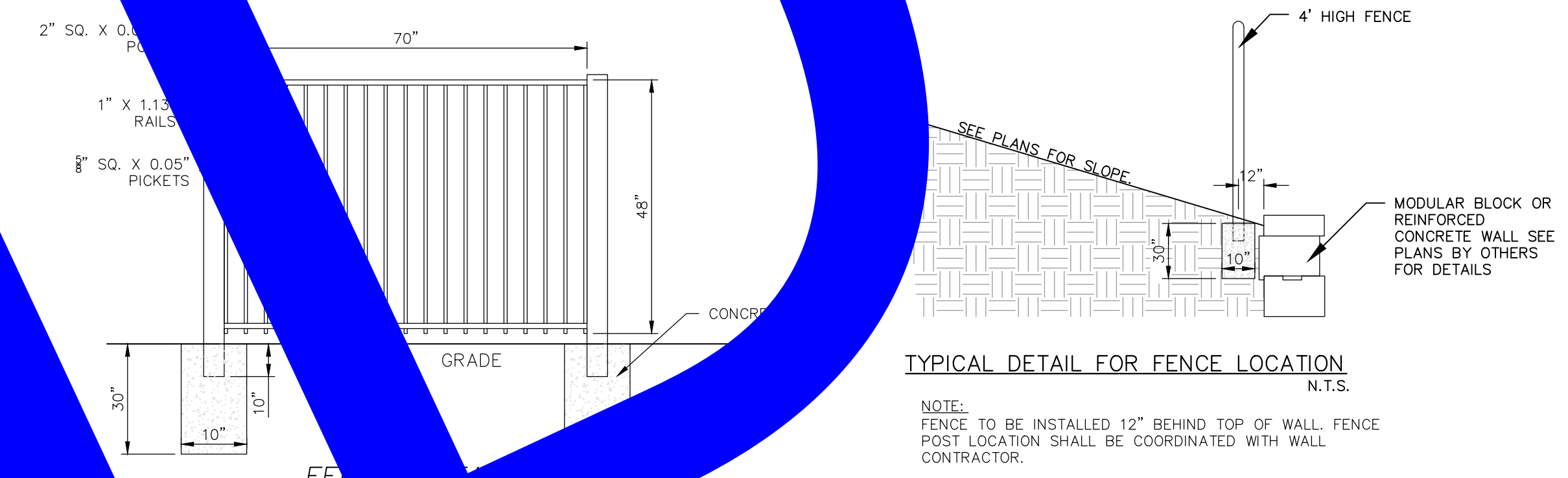
WALL SCHEDULE 'A'

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A4	573.0	558.2	14.8	15.8	23	362
A5	573.7	557.0	16.7	17.0	45	765
A6	575.3	558.0	17.3			
A7	576.0					
A8						
A9	565.0	565.0	0.0	9.7	67	
A10				2.9	66	188
TOTALS					474	5217

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4	2021-05-26	CITY COMMENTS
5	2021-06-15	FOR APPROVAL

THIS SHEET FOR REFERENCE ONLY.
RETAINING WALL CONSTRUCTION
WILL REQUIRE A SEPARATE PERMIT



DRAWING

PROJECT TITLE

BROOKSIDE ADDITION
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 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: 06-15-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

RETAINING WALL DETAILS

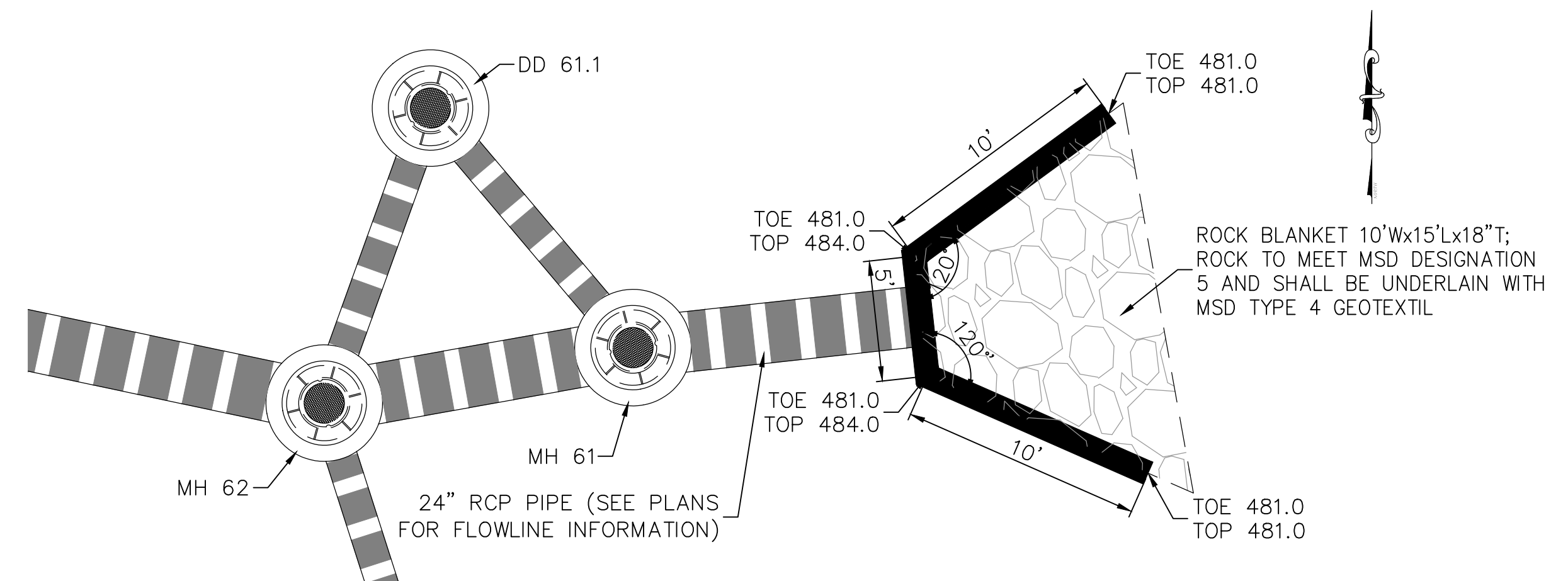
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City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No.

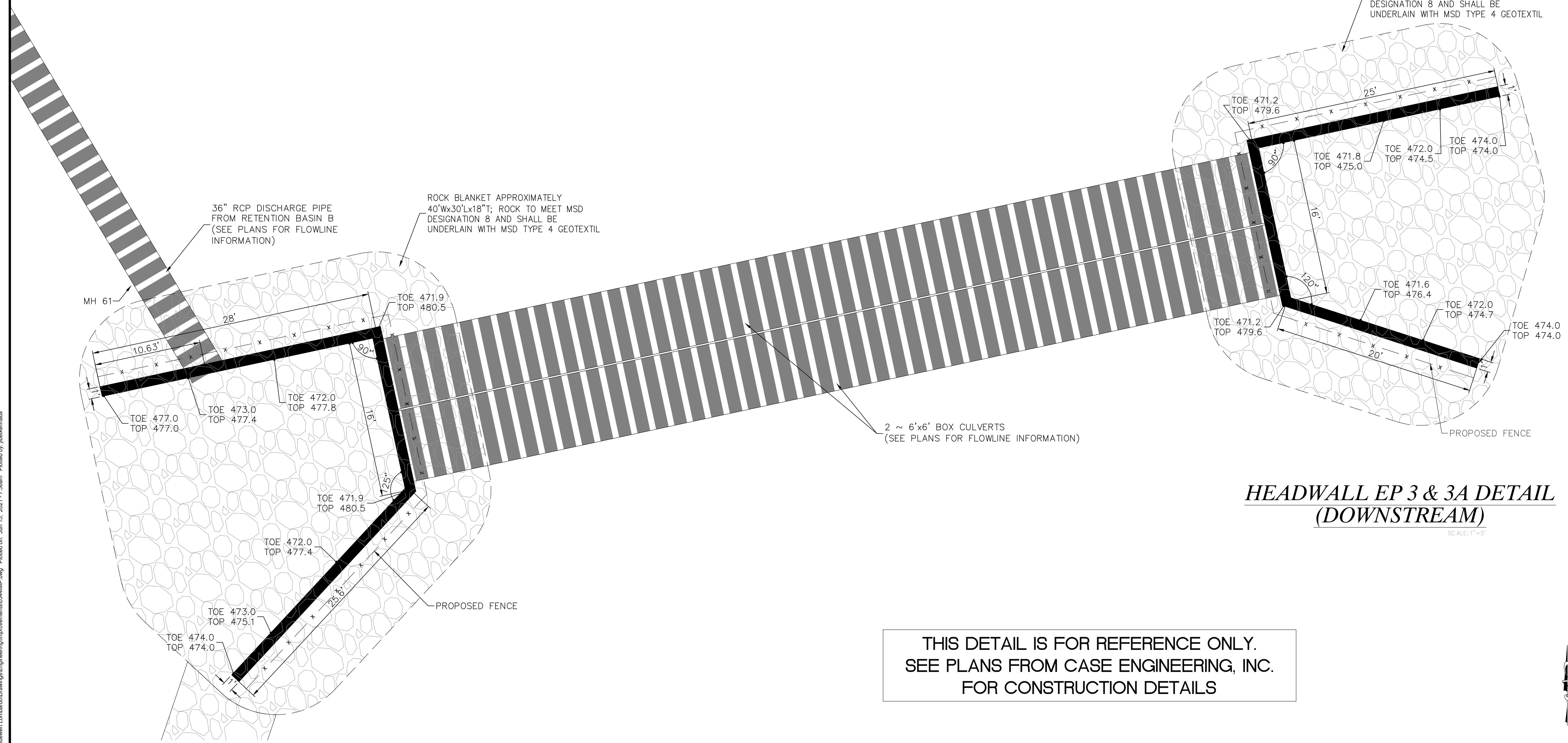
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HEADWALL EP 60 DETAIL
SCALE: 1"=5'



HEADWALL EP 4 & 4A DETAIL
(UPSTREAM)
SCALE: 1"=5'

HEADWALL EP 3 & 3A DETAIL
(DOWNSTREAM)
SCALE: 1"=5'

THIS DETAIL IS FOR REFERENCE ONLY.
SEE PLANS FROM CASE ENGINEERING, INC.
FOR CONSTRUCTION DETAILS

PROJECT TITLE

**BROOKSIDE
ADDITION**
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 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: 06-15-2021
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2289 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63388
Ph. 636-265-2710
Fax 636-695-3195

HEADWALL DETAILS

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

Page No.
13.2

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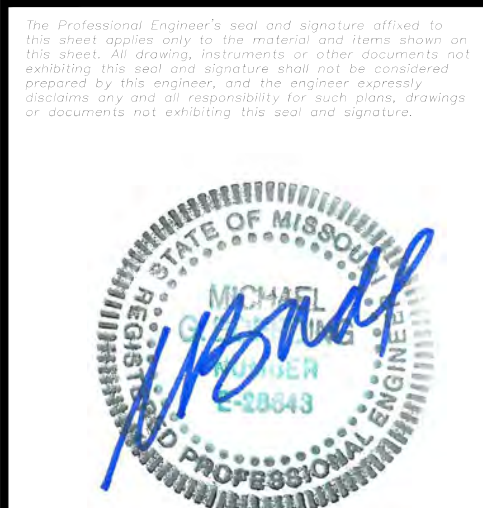
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PROJECT TITLE

**BROOKSIDE
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6055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
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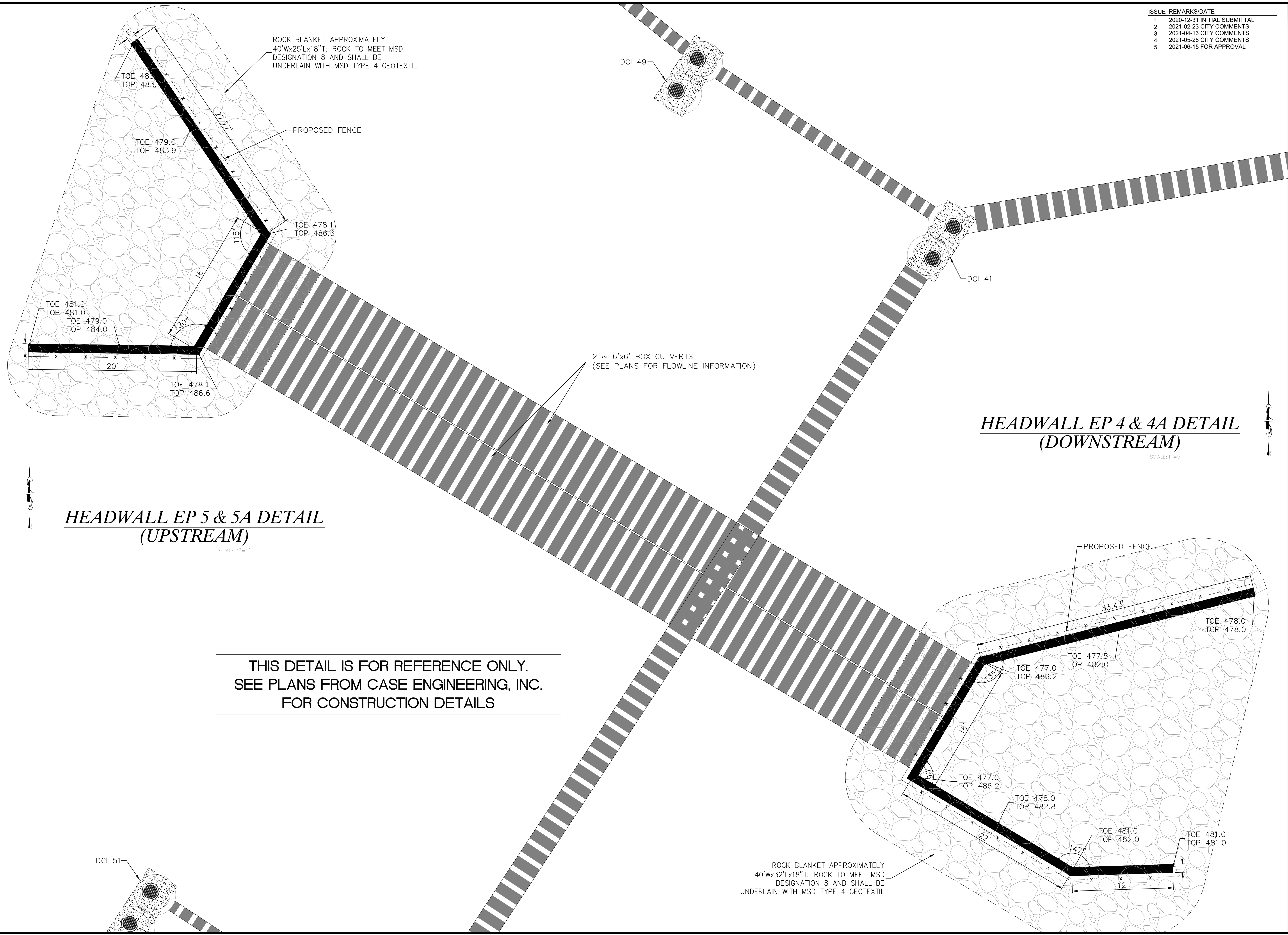
Date: 06-15-2021
Michael G. Boerding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

HEADWALL DETAILS

P+Z No. 20-001538
City No. 20-009251
Date: June 15, 2021
Job No. 19-10-344

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13.3
IMP



**HEADWALL EP 5 & 5A DETAIL
(UPSTREAM)**
SCALE: 1"=5'

**HEADWALL EP 4 & 4A DETAIL
(DOWNSTREAM)**
SCALE: 1"=5'

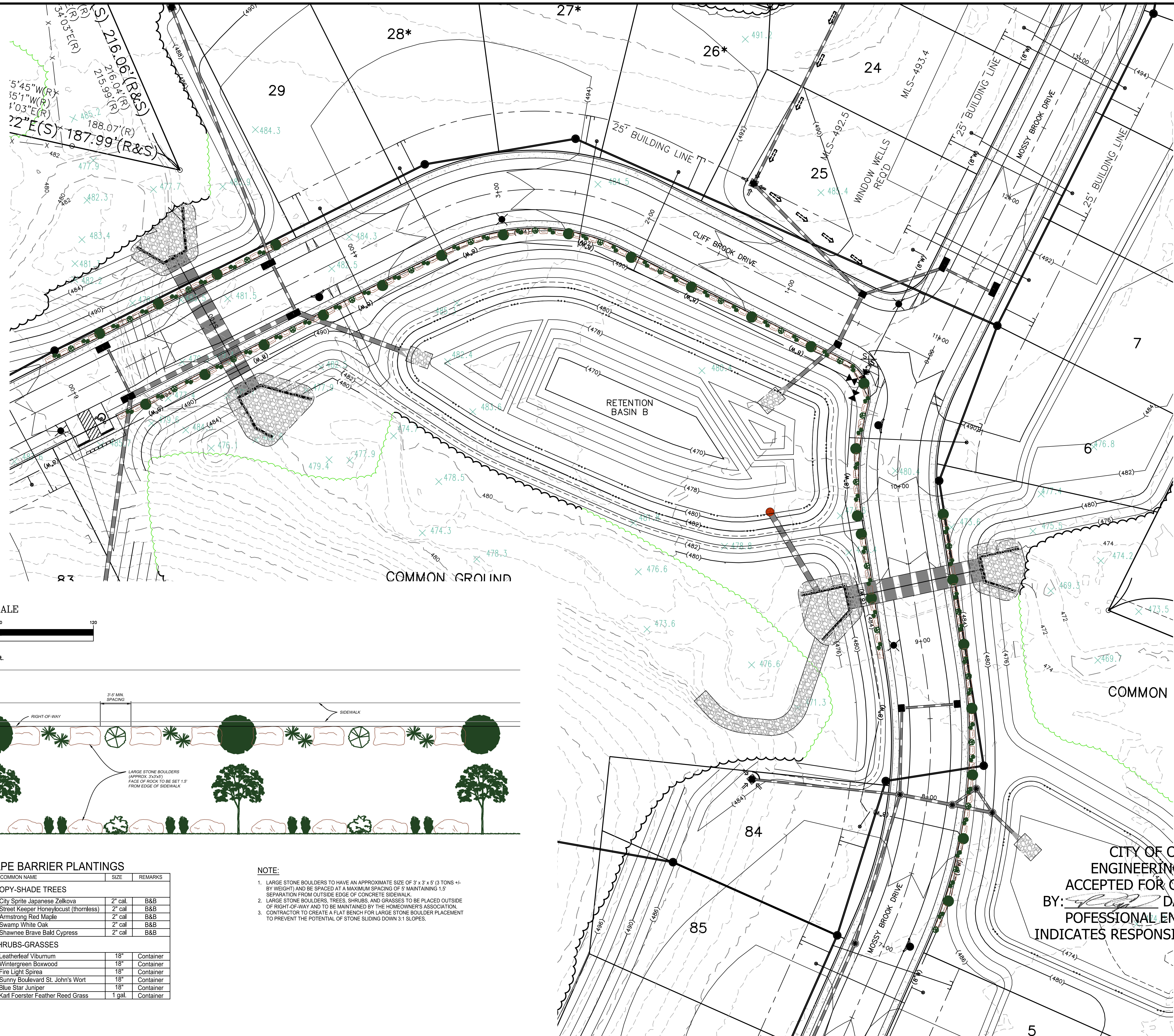
THIS DETAIL IS FOR REFERENCE ONLY.
SEE PLANS FROM CASE ENGINEERING, INC.
FOR CONSTRUCTION DETAILS

ROCK BLANKET APPROXIMATELY
40'x25'Lx18" T; ROCK TO MEET MSD
DESIGNATION 8 AND SHALL BE
UNDERLAIN WITH MSD TYPE 4 GEOTEXTIL

ROCK BLANKET APPROXIMATELY
40'x32'Lx18" T; ROCK TO MEET MSD
DESIGNATION 8 AND SHALL BE
UNDERLAIN WITH MSD TYPE 4 GEOTEXTIL

2 ~ 6'x6' BOX CULVERTS
(SEE PLANS FOR FLOWLINE INFORMATION)

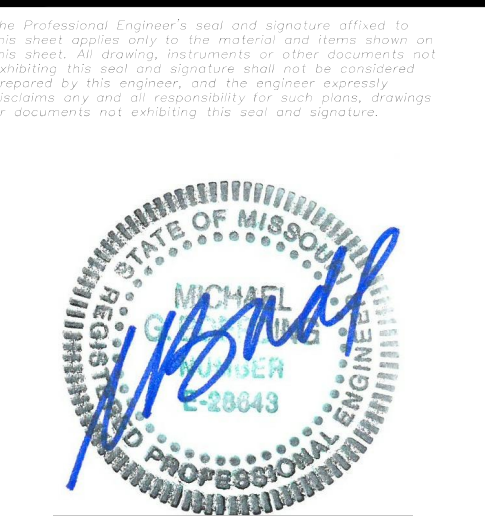
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ISSUE	REMARKS/DATE
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4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)
8	2022-03-23 LANDSCAPE SAFETY BARRIER
9	2022-04-08 SAFETY BARRIER COMMENTS

PROJECT TITLE
BROOKSIDE ADDITION
 OFALLON, MISSOURI

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 6055 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

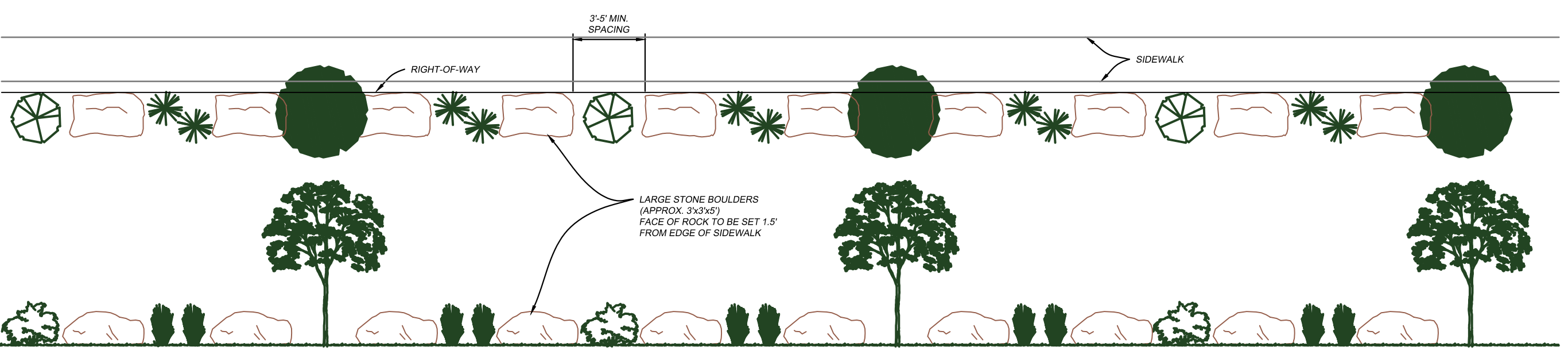
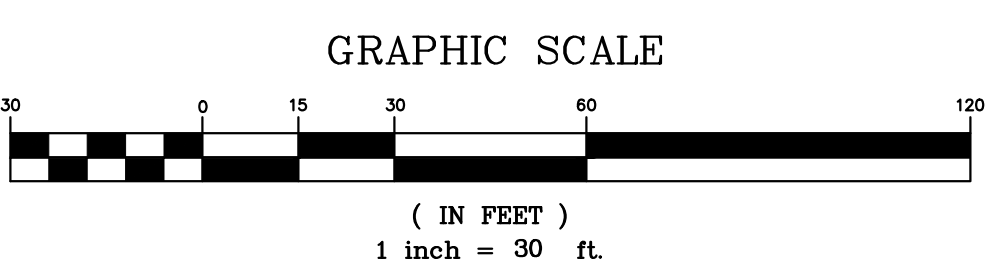


Date: 04-08-2022
 Michael G. Boerding, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
 2289 TECHNOLOGY DRIVE, SUITE 150
 OFALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

P+Z No. 20-001538
 City No. 20-009251
 Date: APRIL 8, 2022
 Job No. 19-10-344

Page No.
14.1
 IMP



BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES			
Zelkova serrata 'JFS-KW1'	City Sprite Japanese Zelkova	2" cal.	B&B
Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust (thornless)	2" cal	B&B
Acer x freemani 'Armstrong'	Armstrong Red Maple	2" cal	B&B
Quercus bicolor	Swamp White Oak	2" cal	B&B
Taxodium distichum 'Shawnee Brave'	Shawnee Brave Bald Cypress	2" cal	B&B
SHRUBS-GRASSES			
Viburnum rhytidophyllum	Leatherleaf Viburnum	18"	Container
Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	18"	Container
Spiraea x 'Fire Light'	Fire Light Spiraea	18"	Container
Hypericum 'Deppe'	Sunny Boulevard St. John's Wort	18"	Container
Juniperus squamata 'Blue Star'	Blue Star Juniper	18"	Container
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Container

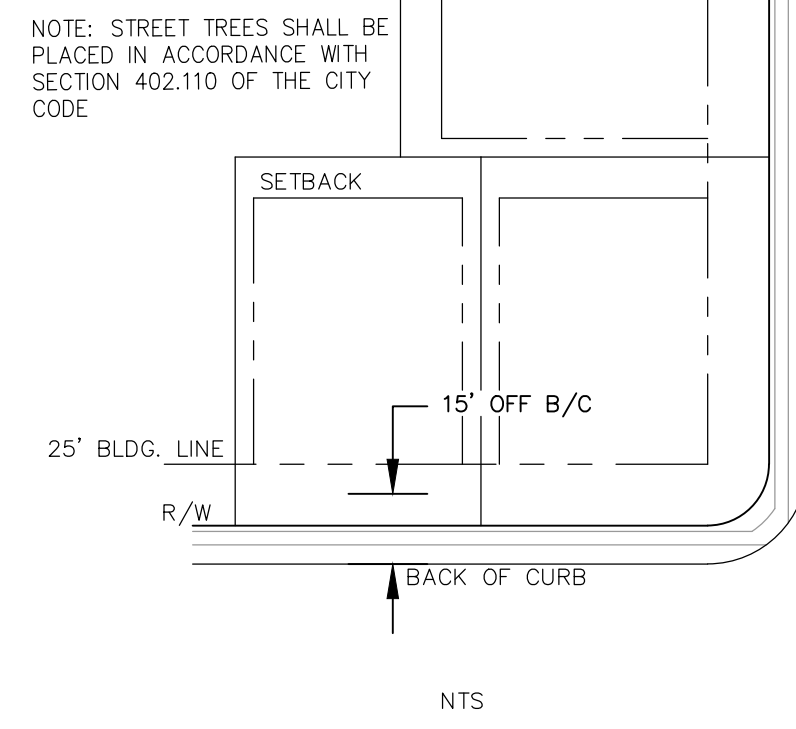
NOTE:
 1. LARGE STONE BOULDERS TO HAVE AN APPROXIMATE SIZE OF 3' x 3' x 5' (3 TONS +/- BY WEIGHT) AND BE SPACED AT A MAXIMUM SPACING OF 5' MAINTAINING 1.5' SEPARATION FROM OUTSIDE EDGE OF CONCRETE SIDEWALK.
 2. LARGE STONE BOULDERS, TREES, SHRUBS, AND GRASSES TO BE PLACED OUTSIDE OF RIGHT-OF-WAY AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 3. CONTRACTOR TO CREATE A FLAT BENCH FOR LARGE STONE BOULDER PLACEMENT TO PREVENT THE POTENTIAL OF STONE SLIDING DOWN 3:1 SLOPES.

CITY OF OFALLON
 ENGINEERING DIVISION
 ACCEPTED FOR CONSTRUCTION
 BY: [Signature] DATE: **APRIL 21, 2022**
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

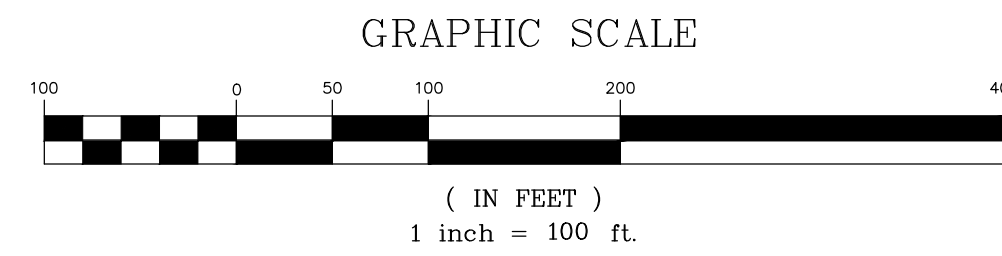
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Chapter 402. Trees and Landscaping
Article IV. Minimum Tree Quantities and Location Requirements
Section 402.130. Tree Location Standards.

- (Ord. No. 5752 §1, 12-8-2011)
- A. Trees are required to meet this Section if located along a roadway or utility line subject to the following:
- Trees shall not be placed within twenty-five (25) feet of any street light or within fifteen (15) feet of the back of curb unless otherwise provided in this Code.
 - Trees shall not be placed within twenty-five (25) feet of traffic control or street signs or within fifteen (15) feet of the back of curb unless otherwise provided in this Code.
 - Trees shall not be planted within ten (10) feet of street stormwater inlets or manholes.
 - All new trees within the City right-of-way must be an acceptable species as outlined in this Chapter. All other trees to be installed are recommended, not required, to follow the recommended species list outlined in this Chapter.
 - Trees may not be planted closer to the centerline of an overhead power line as listed below:
- | Maximum Mature Tree Height (Feet) | Minimum Distance From Centerline (Feet) |
|-----------------------------------|---|
| <15 | No minimum |
| 15-24 | 15 |
| 25-45 | 35 |
| >45 | 45 |
- To reduce potential damage to sidewalks the City recommends the following setback:
- | Maximum Mature Tree Height (Feet) | Minimum Distance From Sidewalk (Feet) |
|-----------------------------------|---------------------------------------|
| <15 | 5 |
| 15-25 | 10 |
| 26-45 | 15 |
| 45 | 20 |
- B. Tree standards in common ground or on private property:
- Recommended (not required) tree species are outlined in this Chapter.
 - It is not recommended to have a tree located within an easement since it could be removed in the future with no replacement costs provided.
 - Tree location standards as provided in this Chapter shall be followed.



SIGHT DISTANCE NOTE:
 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.



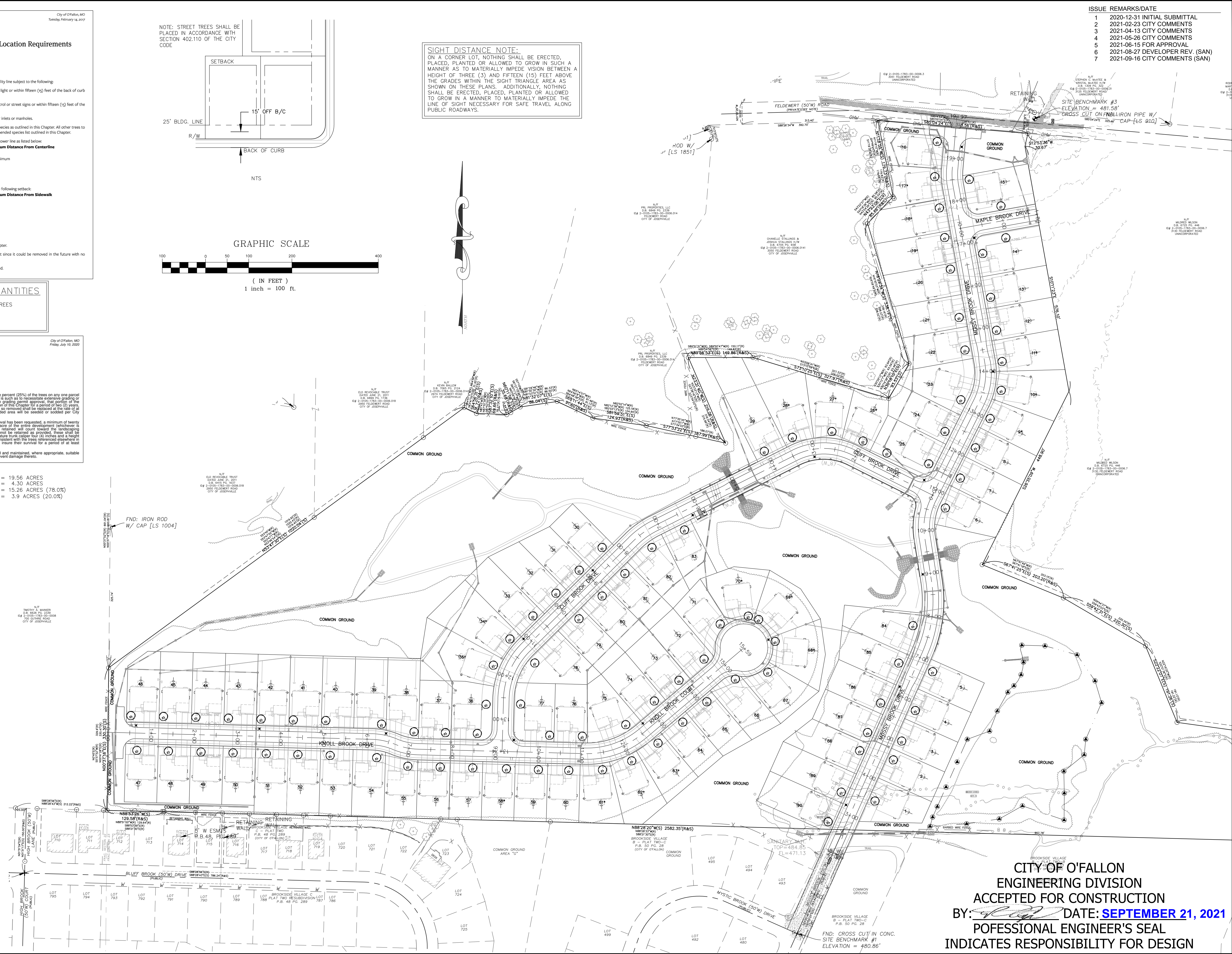
LANDSCAPING QUANTITIES
 (S) STREET TREE - 95 TREES

Chapter 402. Trees and Landscaping
Article III. Preservation of Trees
Section 402.040. Tree Protection.

- (Ord. No. 5752 §1, 12-8-2011)
- A. **Pre-Development.** The destruction of more than twenty-five percent (25%) of the trees on any one parcel shall be prohibited. However, where the topography of the land is such as to necessitate extensive grading or filling to make the land suitable for future development, upon grading permit approval, that portion of the parcel of land graded or filled shall be exempted from application of this Chapter for a period of two (2) years or until a developed lot is created in which trees are removed. In such cases, the applicant shall be required to plant at least fifteen (15) trees per acre, provided such filled or graded area will be seeded or sodded per City regulations.
- B. **During Development.** Once a site plan or preliminary plat approval has been requested, a minimum of twenty percent (20%) of the existing trees or fifteen (15) trees per acre of the entire development (whichever is greater) shall be retained. Existing trees which have been retained will count toward the landscaping requirements set forth in this Code. If some or all trees cannot be retained as provided, these shall be replaced with trees of like or similar kind having a minimum mature trunk caliper four (4) inches and a height of eight (8) feet. Trees should be of a hardwood variety and consistent with the trees recommended elsewhere in this Chapter. Retained trees shall be properly maintained to insure their survival for a period of at least eighteen (18) months from the date planted.
- C. **Protective Barrier.** During development, there shall be erected and maintained, where appropriate, suitable protective barriers around all trees and the drip line so as to prevent damage thereto.

TREE PRESERVATION CALCS:

EXISTING TREES	=	19.56 ACRES
TREES REMOVED	=	4.30 ACRES
TREES SAVED	=	15.26 ACRES (78.0%)
TREES REQUIRED TO BE SAVED	=	3.9 ACRES (20.0%)



ISSUE REMARKS/DATE

1	2020-12-31	INITIAL SUBMITTAL
2	2021-02-23	CITY COMMENTS
3	2021-04-13	CITY COMMENTS
4	2021-05-26	CITY COMMENTS
5	2021-06-15	FOR APPROVAL
6	2021-08-27	DEVELOPER REV. (SAN)
7	2021-09-16	CITY COMMENTS (SAN)

CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
 BY: [Signature] DATE: **SEPTEMBER 21, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE

BROOKSIDE ADDITION

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 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: 09-16-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
 2289 TECHNOLOGY DRIVE, SUITE 150
 O'FALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

LANDSCAPE PLAN

P+Z No. 20-001538
 City No. 20-009251
 Date: Sept. 16, 2021
 Job No. 19-10-344

Page No.

L-1

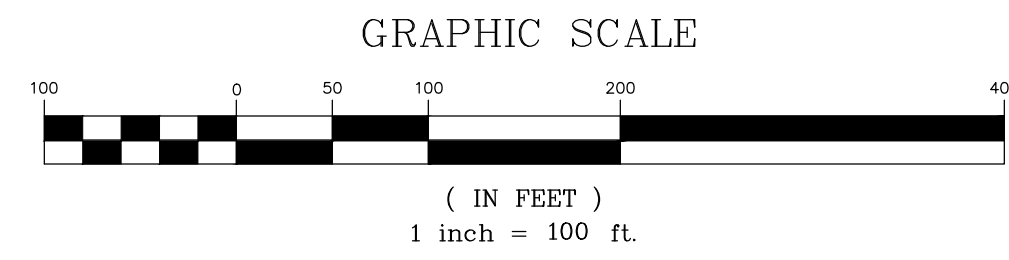
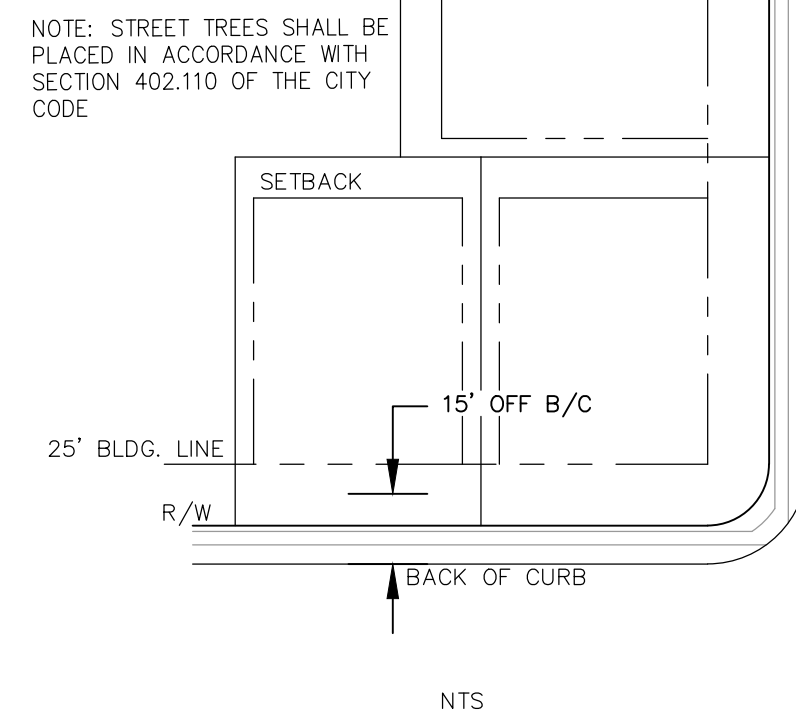
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Chapter 402. Trees and Landscaping
Article IV. Minimum Tree Quantities and Location Requirements
Section 402.130. Tree Location Standards.

- (Ord. No. 5752 §1, 12-8-2011)
- A. Trees are required to meet this Section if located along a roadway or utility line subject to the following:
- Trees shall not be placed within twenty-five (25) feet of any street light or within fifteen (15) feet of the back of curb unless otherwise provided in this Code.
 - Trees shall not be placed within twenty-five (25) feet of traffic control or street signs or within fifteen (15) feet of the back of curb unless otherwise provided in this Code.
 - Trees shall not be planted within ten (10) feet of street stormwater inlets or manholes.
 - All new trees within the City right-of-way must be an acceptable species as outlined in this Chapter. All other trees to be installed are recommended, not required, to follow the recommended species list outlined in this Chapter.
 - Trees may not be planted closer to the centerline of an overhead power line as listed below:
- | Maximum Mature Tree Height (Feet) | Minimum Distance From Centerline (Feet) |
|-----------------------------------|---|
| <15 | No minimum |
| 15-24 | 15 |
| 25-45 | 35 |
| >45 | 45 |
- To reduce potential damage to sidewalks the City recommends the following setback:
- | Maximum Mature Tree Height (Feet) | Minimum Distance From Sidewalk (Feet) |
|-----------------------------------|---------------------------------------|
| <15 | 5 |
| 15-25 | 10 |
| 26-45 | 15 |
| 45 | 20 |
- B. Tree standards in common ground or on private property:
- Recommended (not required) tree species are outlined in this Chapter.
 - It is not recommended to have a tree located within an easement since it could be removed in the future with no replacement costs provided.
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LANDSCAPING QUANTITIES

STREET TREE = 95 TREES



SIGHT DISTANCE NOTE:
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Chapter 402. Trees and Landscaping
Article III. Preservation of Trees
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- (Ord. No. 5752 §1, 12-8-2011)
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- B. **During Development:** Once a site plan or preliminary plat approval has been requested, a minimum of twenty percent (20%) of the existing trees or fifteen (15) trees per acre of the entire development (whichever is greater) shall be retained. Existing trees which have been retained will count toward the landscaping requirements set forth in this Code. If some or all trees cannot be retained as provided, these shall be replaced with trees of like or similar kind having a minimum mature trunk caliper four (4) inches and a height of eight (8) feet. Trees should be of a hardwood variety and consistent with the trees recommended elsewhere in this Chapter. Retained trees shall be properly maintained to insure their survival for a period of at least eighteen (18) months from the date planted.
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PROJECT TITLE

BROOKSIDE ADDITION

THE STERLING CO.
ENGINEERS & SURVEYORS
 6055 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

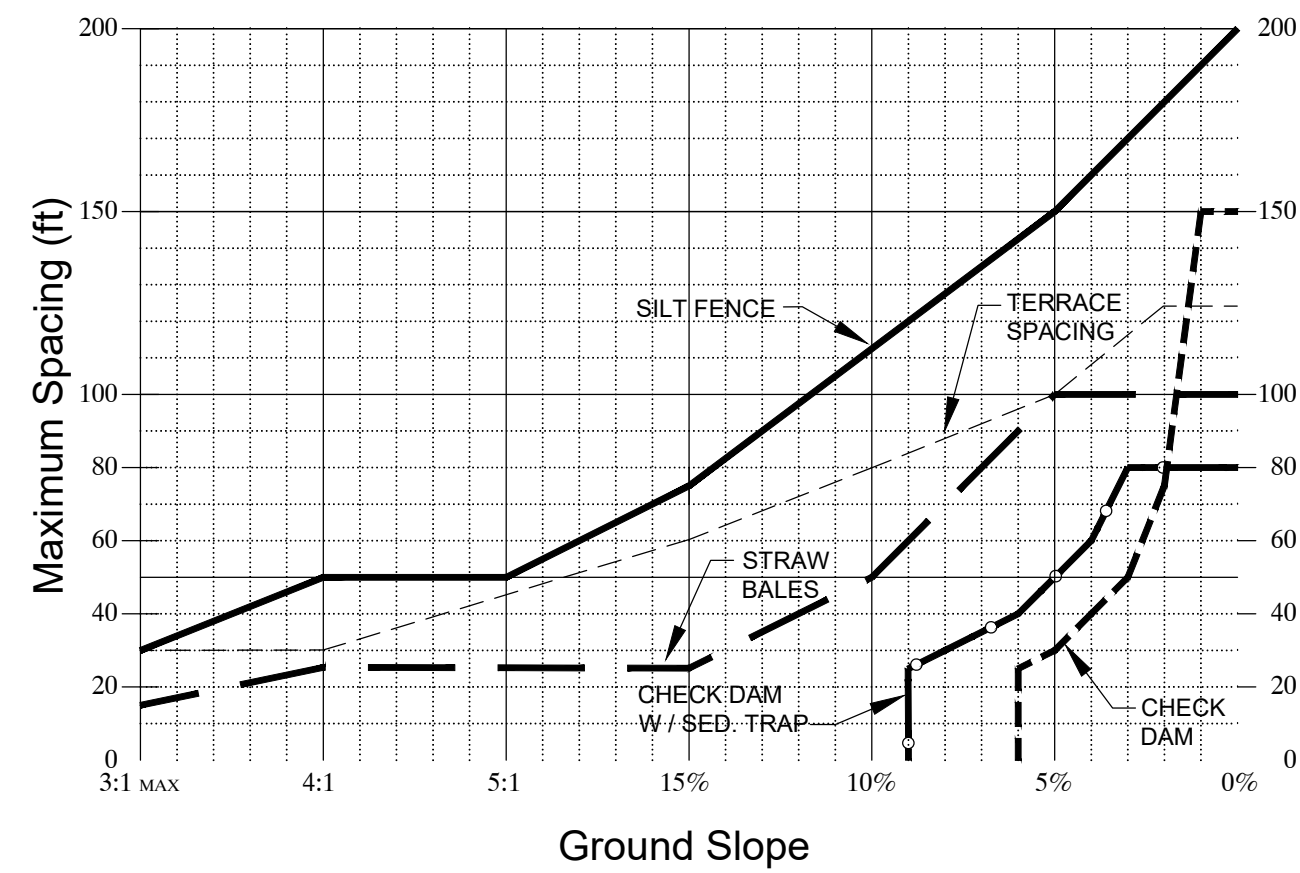
Date: 06-15-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
 2289 TECHNOLOGY DRIVE, SUITE 150
 OFALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

P+Z No. 20-001538
 City No. 20-009251
 Date: June 15, 2021
 Job No. 19-10-344

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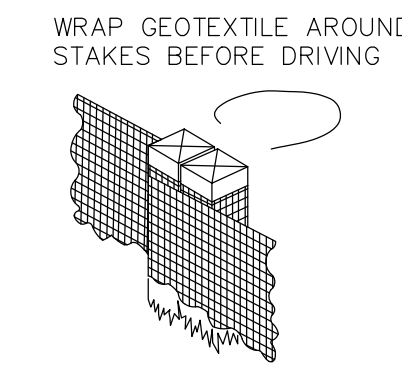
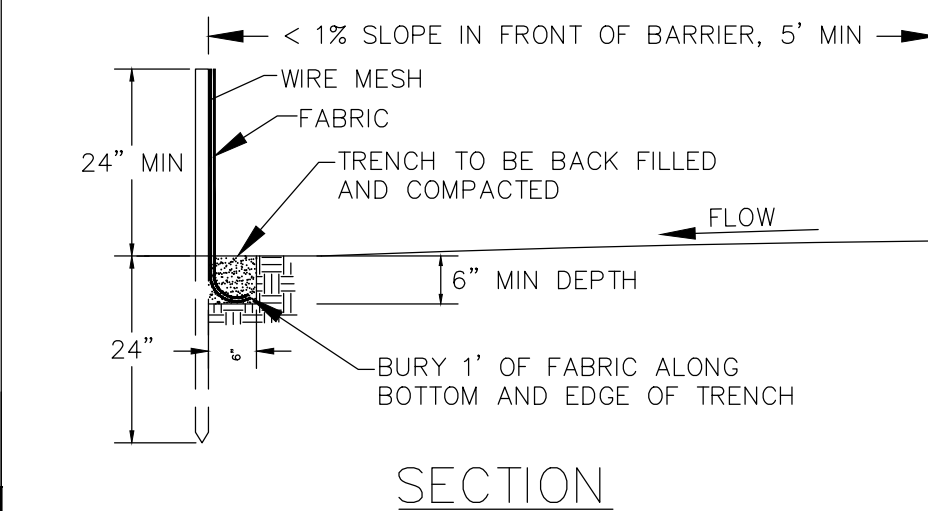
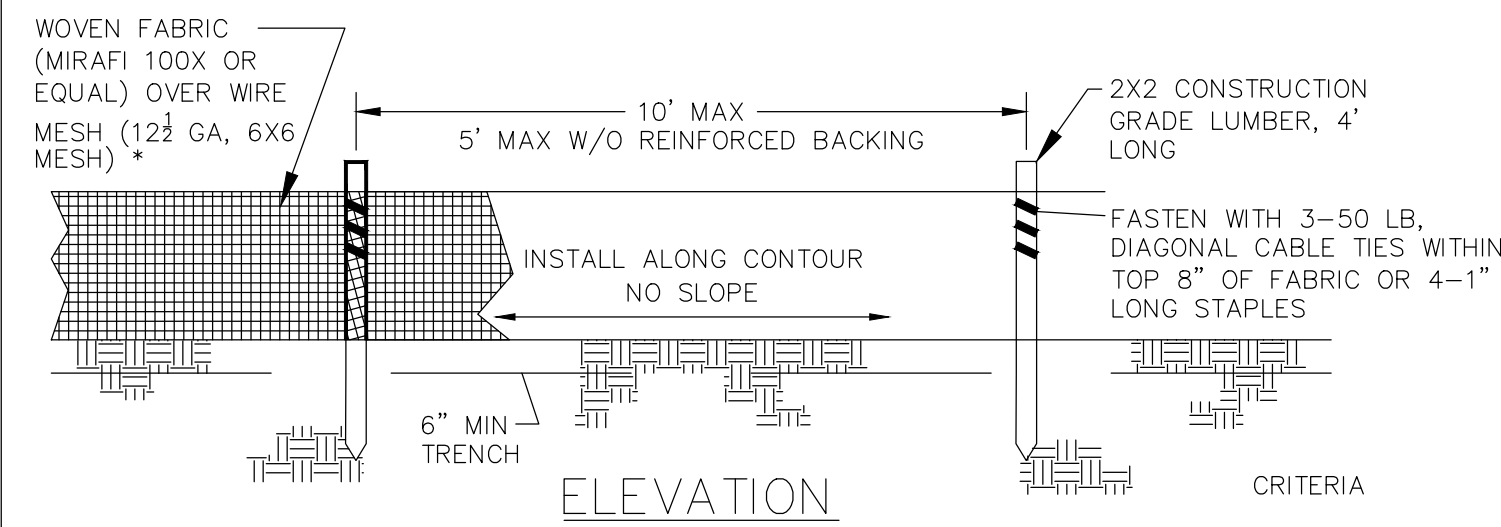
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- DESIGN CRITERIA**
- SILT FENCE FOR SHEET FLOW SHALL HAVE A MAXIMUM DRAINAGE AREA OF 1/4 ACRE PER 100 LF.
 - STRAW BALE BARRIERS FOR SHEET FLOW SHALL HAVE A MAXIMUM DRAINAGE AREA OF 1/4 ACRE PER 100 LF.
 - REFER TO INDIVIDUAL ESC FIGURE FOR INSTALLATION.
 - TERRACING INCLUDES LOGS, WATILES & FILTER SOCKS.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**SPACING CHART
FOR ESC DEVICES**



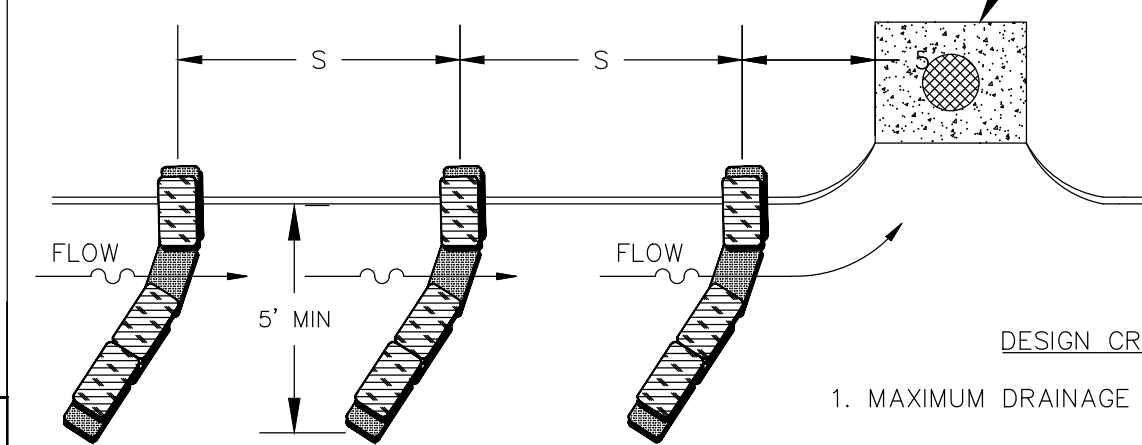
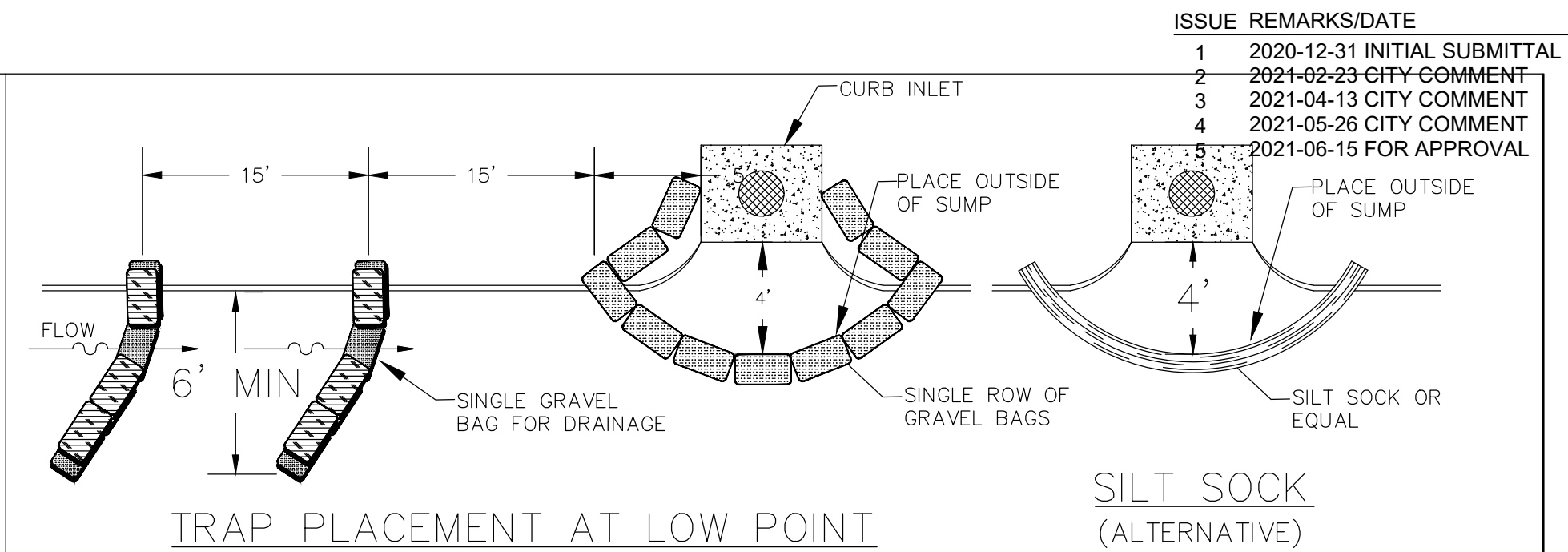
NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT REQ'D.

**JOINING SECTIONS OF
SILT FENCE**

- CRITERIA**
- SILT FENCE SHALL BE 24 INCHES HIGH.
 - SILT FENCE SHALL NOT BE USED FOR CONCENTRATED FLOWS.
 - GEOSYNTHETIC REINFORCED SILT FENCE BACKING MAY BE USED IN LIEU OF WIRE MESH.
 - WIRE MESH WILL BE USED AT LOCATIONS SHOWN ON THE APPROVED SWPPP.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**SILT FENCE INSTALLATION
SHEET FLOW (ONLY)**



**TRAP PLACEMENT AT
INTERMEDIATE INLET**

- DESIGN CRITERIA**
- MAXIMUM DRAINAGE AREA - 1 ACRE.
 - PEAK RUNOFF SHALL BE ≤ 2 CFS BASED ON THE 6-MONTH STORM.
 - STACK GRAVEL BAGS DOUBLE HIGH. PROVIDE GAP FOR DRAINAGE.

SPACING OF TRAPS

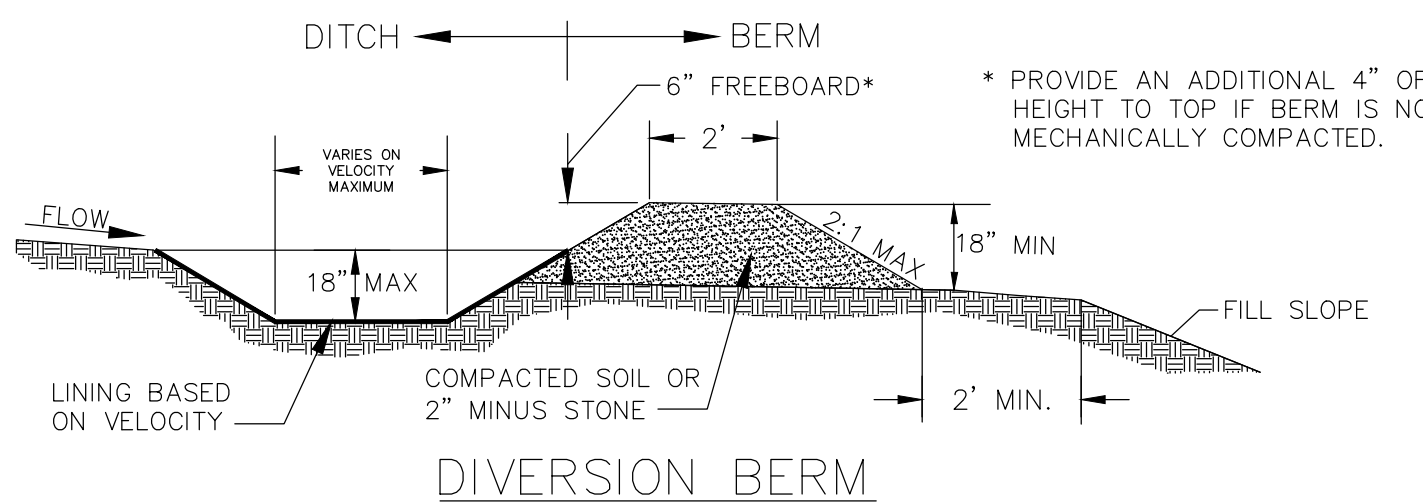
GUTTER SLOPE	S
LOW PT	15'
1%	20'
2%	15'
3% MAX.	10'

CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

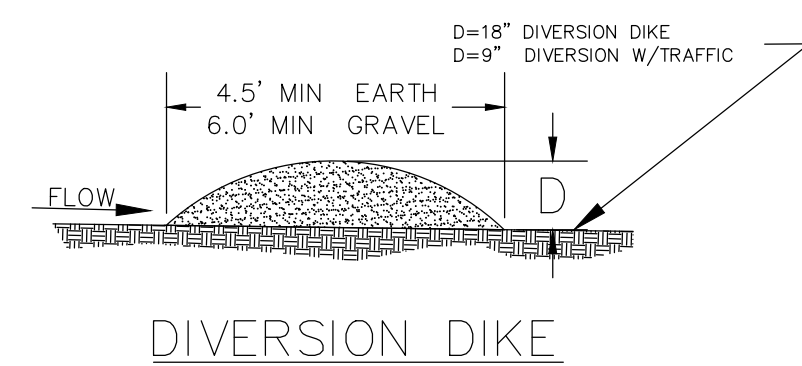
**CURB INLET
PROTECTION**

ISSUE REMARKS/DATE

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2	2021-02-23	CITY COMMENT
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5	2021-06-15	FOR APPROVAL



DIVERSION BERM

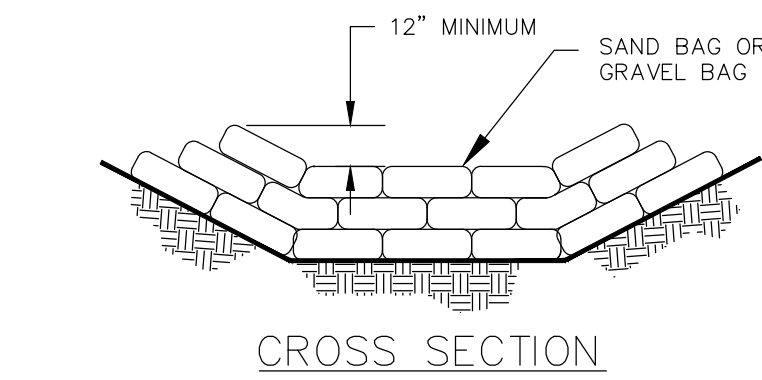


DIVERSION DIKE

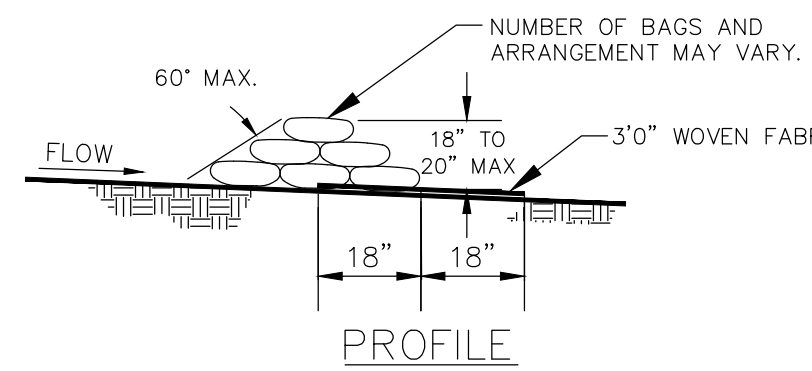
- DESIGN CRITERIA**
- DIVERSIONS SHALL BE USED FOR DRAINAGE AREAS ≤ 3 ACRES.
 - DIVERSION CHANNELS SHALL BE DESIGNED TO CONVEY THE 6-MO STORM AT NON-EROSIVE VELOCITIES.
 - CRITICAL LOCATIONS SHALL BE DESIGNED FOR THE 15YR / 20Min. STORM.
 - MAXIMUM CHANNEL SLOPE OF 3% WITHOUT CHECK DAMS.
 - SWALE SEDIMENT TRAPS ARE TO BE USED IN HIGHLY EROSION AREAS.
 - CHANNELS SHALL BE PROTECTED USING APPROPRIATE CHANNEL LINERS.
 - CHANNEL OUTLETS MUST BE STABILIZED.
 - STORM SEWERS MAY BE USED IN LIEU OF OPEN CHANNELS.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

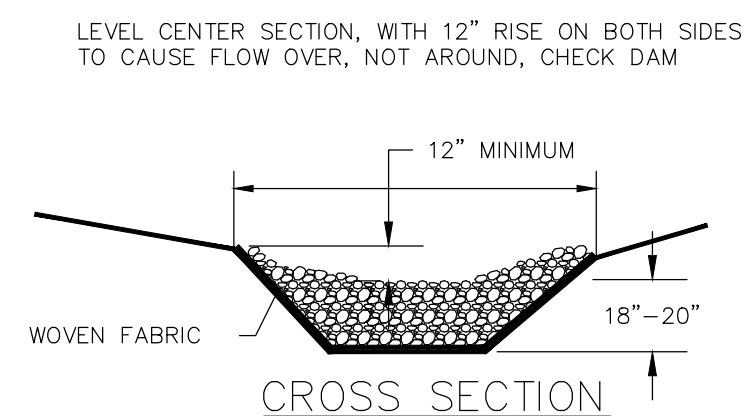
**DIVERSION BERMS
+ DIKES**



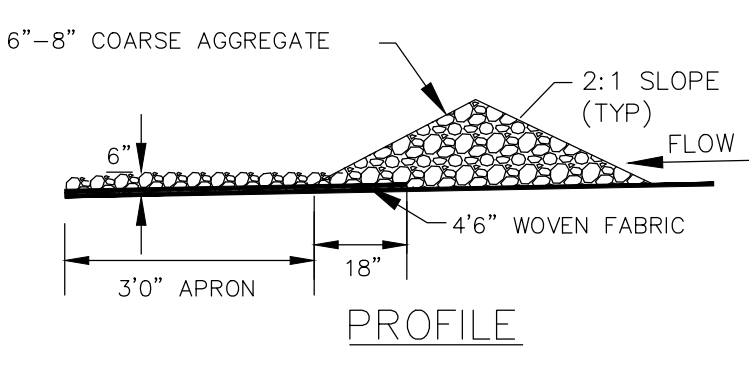
CROSS SECTION



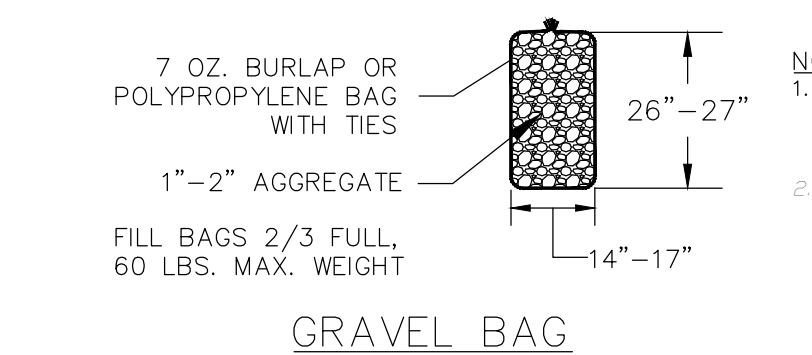
**PROFILE
SAND BAG OR GRAVEL BAG
CHECK DAM**



CROSS SECTION



**PROFILE
ROCK CHECK DAM**

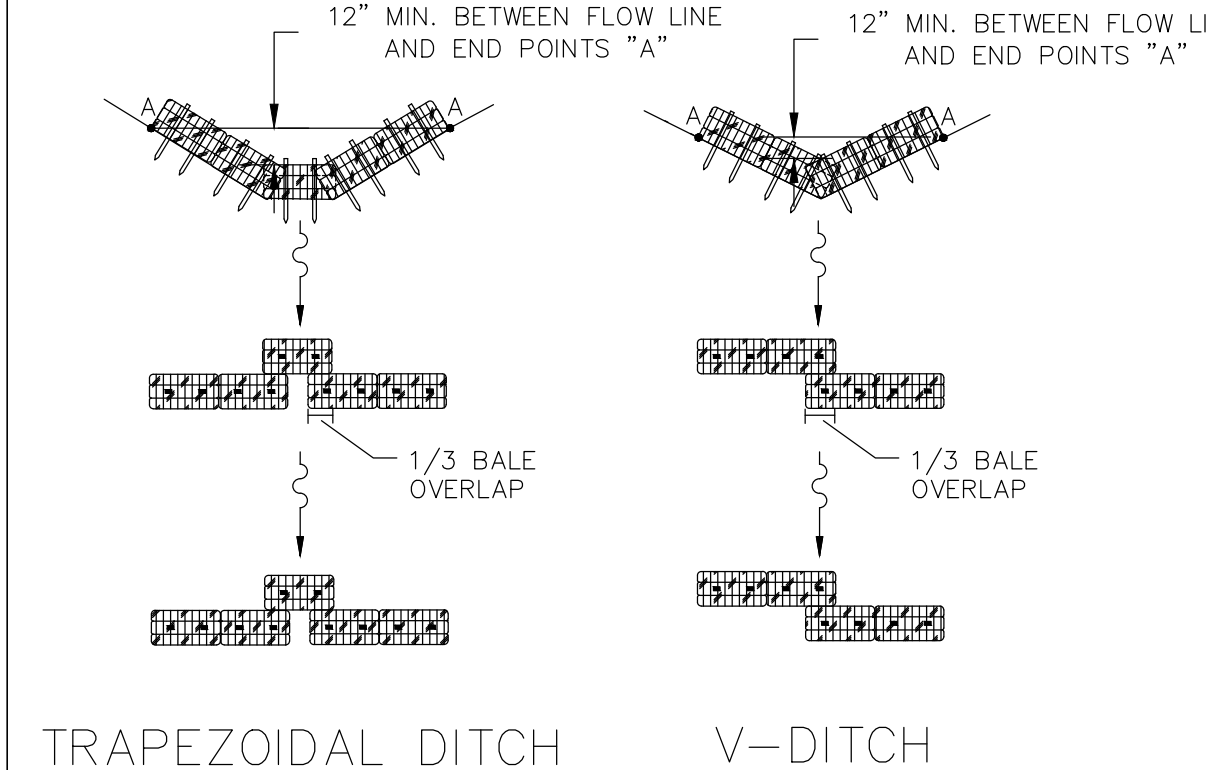


GRAVEL BAG

- NOTE:
- CHECK DAMS MAY BE CONSTRUCTED OF SEVERAL ESC CHECK DAM PRODUCTS.
 - SEE TABLE 60-12 AND ESC 1 FOR CHECK DAM SPACING.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

CHECK DAMS



TRAPEZOIDAL DITCH V-DITCH

- CRITERIA FOR LOW CONCENTRATED FLOWS**
- DRAINAGE AREAS SHALL BE LESS THAN 1 ACRE.
 - INSTALL TWO STAKES PER BALE.
 - BALES WILL BE TRENCHED 4" DEEP INTO EARTH.
 - MAXIMUM CHANNEL SLOPE OF 3%.
 - SEDIMENTATION TRAPS TO BE USED IN HIGHLY EROSION AREAS.

CHECK DAM SPACING

Ditch Slope	Maximum Spacing
3%	50'
2%	75'

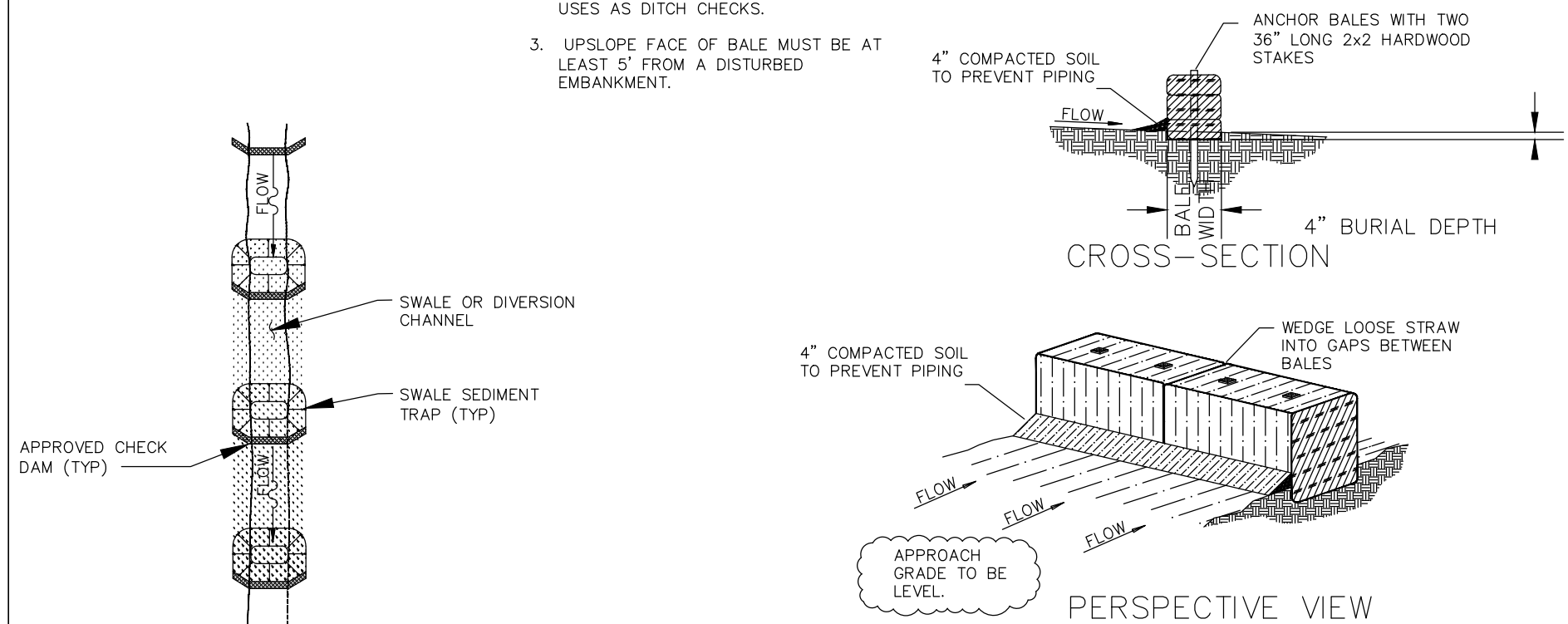
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**STRAW BALE
CHECK DAM**



DITCH PROFILE

- CRITERIA**
- EXCAVATE TRENCH THE WIDTH OF THE BALE AT LEAST 4 INCHES DEEP AND LONG ENOUGH THAT THE END BALES ARE SOMEWHAT UPSLOPE.
 - REFER TO STRAW BALE CHECK DAM DETAIL FOR SPACING AND STRAW BALE USES AS DITCH CHECKS.
 - UPSLOPE FACE OF BALE MUST BE AT LEAST 5' FROM A DISTURBED EMBANKMENT.

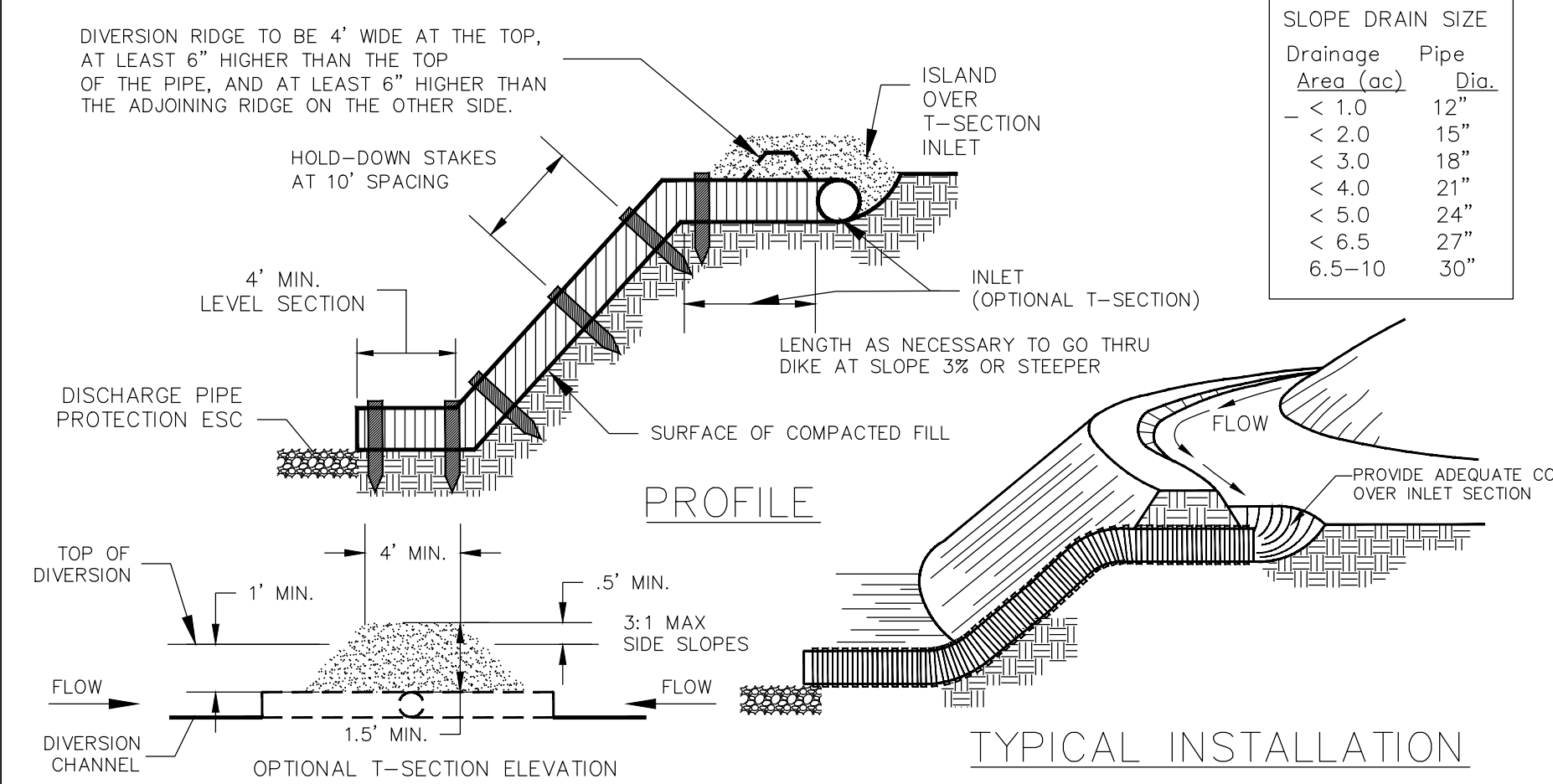


PERSPECTIVE VIEW

DITCH PROFILE

CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**SWALE SEDIMENT
TRAP
STRAW BALE
BARRIER INSTALLATION**



PROFILE

TYPICAL INSTALLATION

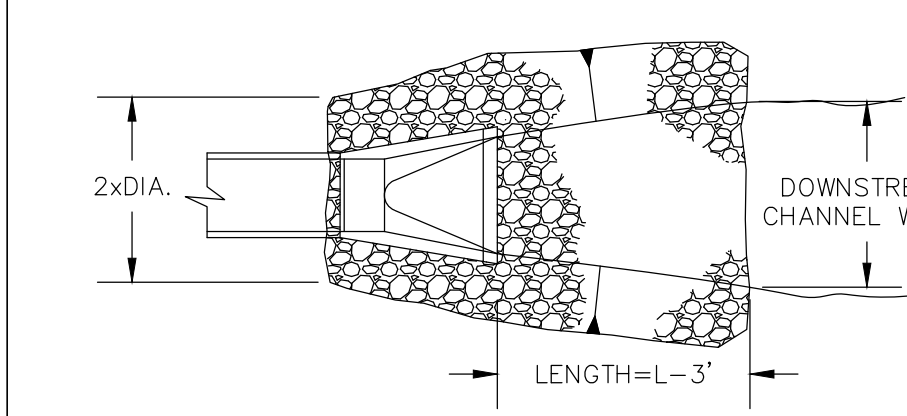
- NOTE:
- PIPE CAN BE CMP, PVC, FLEXIBLE TUBING, OR SIMILAR.
 - THIS METHOD MUST BE USED IN CONJUNCTION WITH OTHER ESC DEVICES. THIS IS NOT A STAND ALONE CONTROL DEVICE.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**TEMPORARY
SLOPE DRAIN**

SLOPE DRAIN SIZE

Drainage Pipe Area (sq. ft)	Dia.
< 1.0	12"
< 2.0	15"
< 3.0	18"
< 4.0	21"
< 5.0	24"
< 6.5	27"
6.5-10	30"

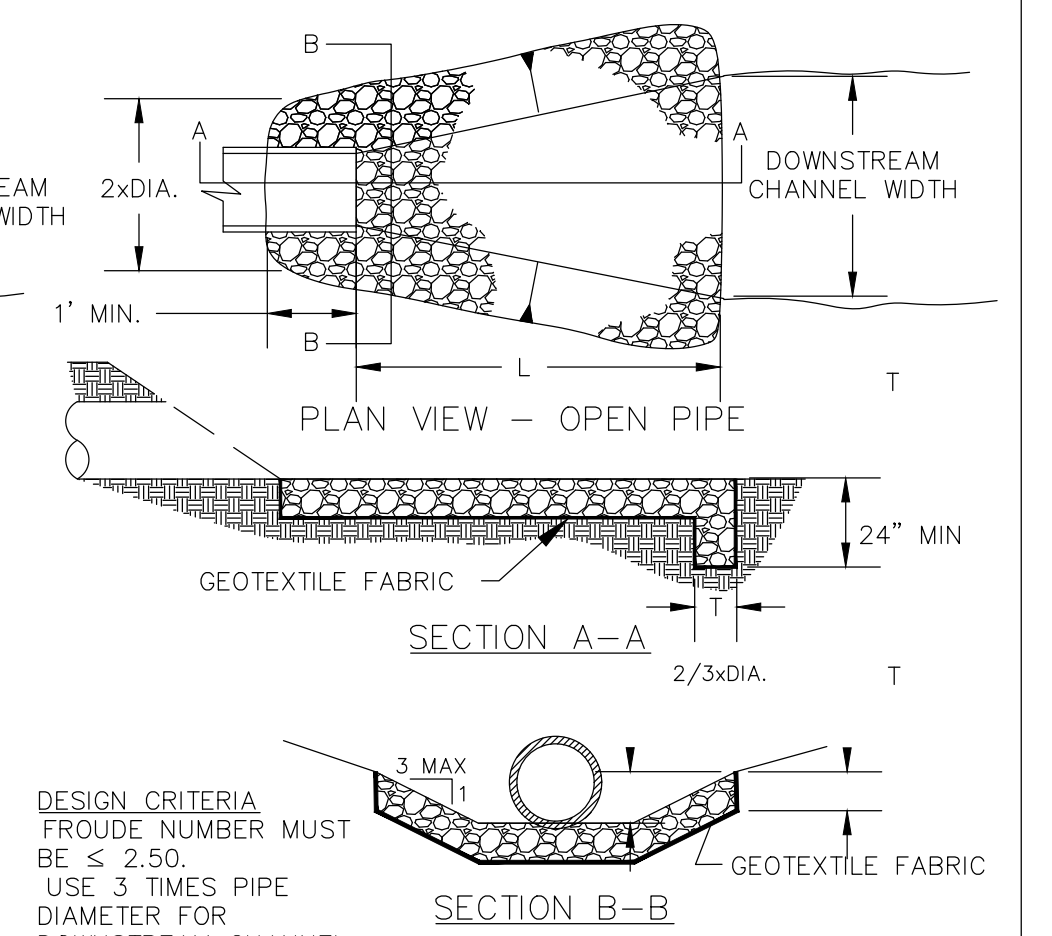


**PLAN VIEW
W/FLARED END SECTION**

RIPRAP SIZE & APRON DIMENSION

PIPE SIZE	VELOCITY < 5 FPS				VELOCITY < 10 FPS				
	ROCK SIZE	APRON DIM	ROCK SIZE	APRON DIM	ROCK SIZE	APRON DIM	ROCK SIZE	APRON DIM	
(inch)	(inch)	(inch)	(ft)	(inch)	(inch)	(inch)	(ft)	(inch)	(ft)
12	5	9	15	12	5	9	15	16	
15	5	9	15	14	5	9	15	18	
18-24	5	9	15	16	9	14	24	20	
27-30	5	9	15	18	9	14	24	22	
36-42	9	14	24	22	12	18	27	26	
48-54	9	14	24	26	12	18	27	30	
60-66	12	18	27	34	15	24	30	38	
72-84	15	24	30	42	15	24	30	46	
96	18	27	30	50	18	27	30	54	

d₅₀ = NOMINAL DIAMETER
d_{max} = MAXIMUM DIAMETER
T = THICKNESS
L = LENGTH



SECTION A-A

SECTION B-B

- DESIGN CRITERIA**
- FROUDE NUMBER MUST BE ≤ 2.50.
 - USE 3 TIMES PIPE DIAMETER FOR DOWNSTREAM CHANNEL WIDTH IF THERE IS NO DEFINED CHANNEL.
 - BANK PROTECTION HEIGHT TO BE 2/3 TIMES PIPE DIAMETER.
 - ROCK SLOPES SHALL BE NO STEEPER THAN 3:1.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI

**TEMPORARY OUTLET
PIPE DISCHARGE
PROTECTION**

PROJECT TITLE

**BROOKSIDE
ADDITION**

O'FALLON, MISSOURI

THE STERLING CO.

ENGINEERS & SURVEYORS

6055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
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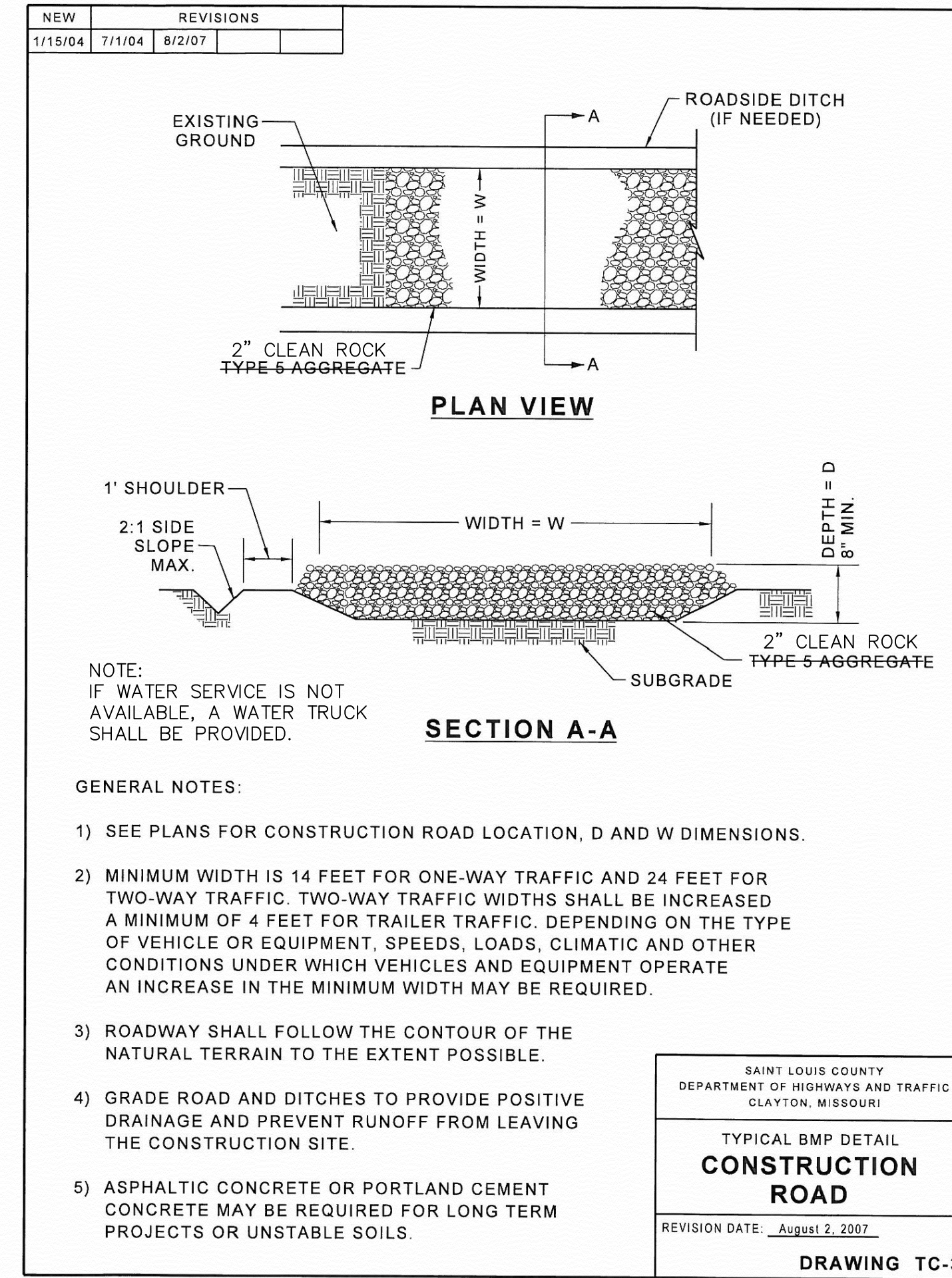
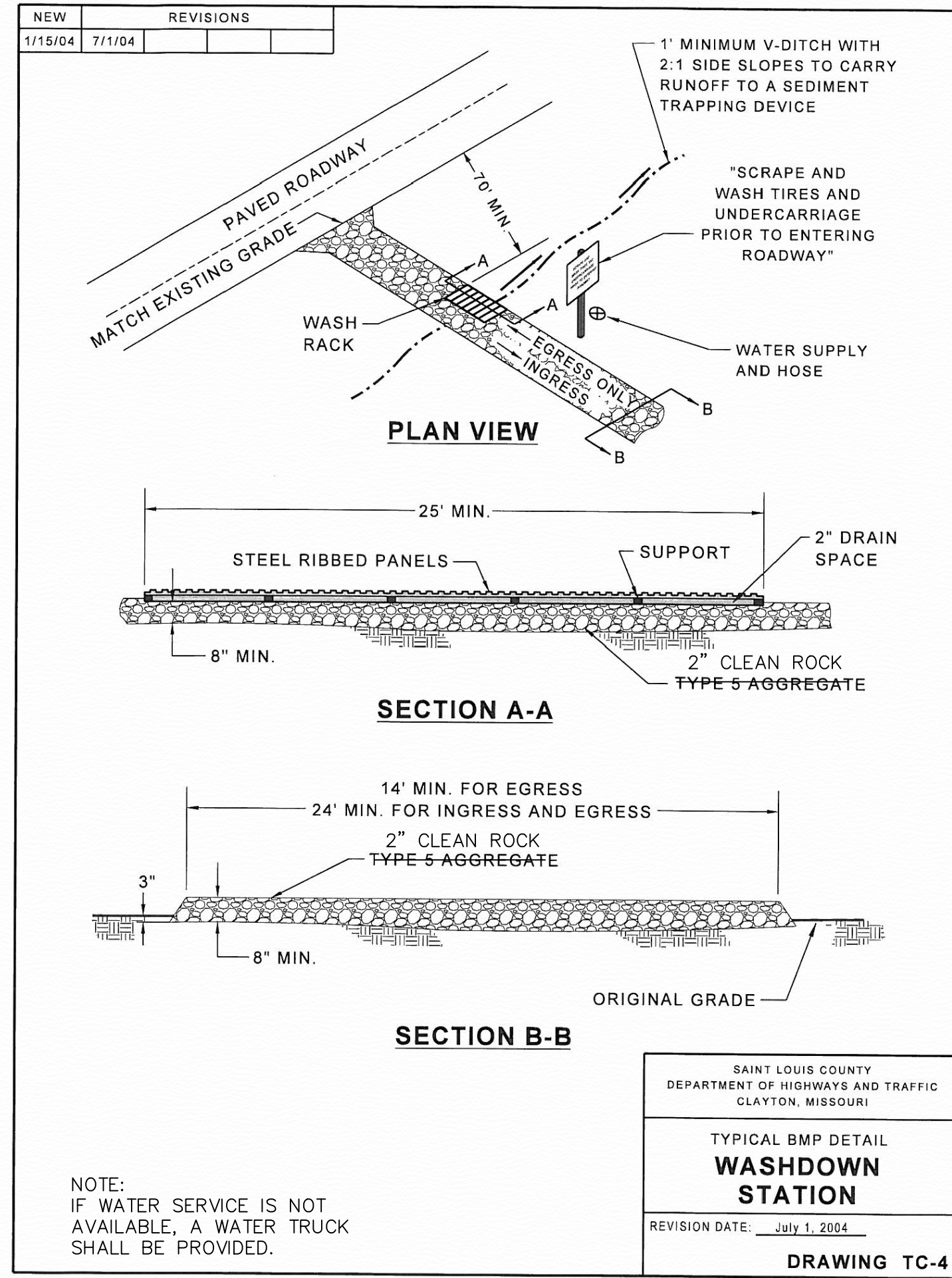
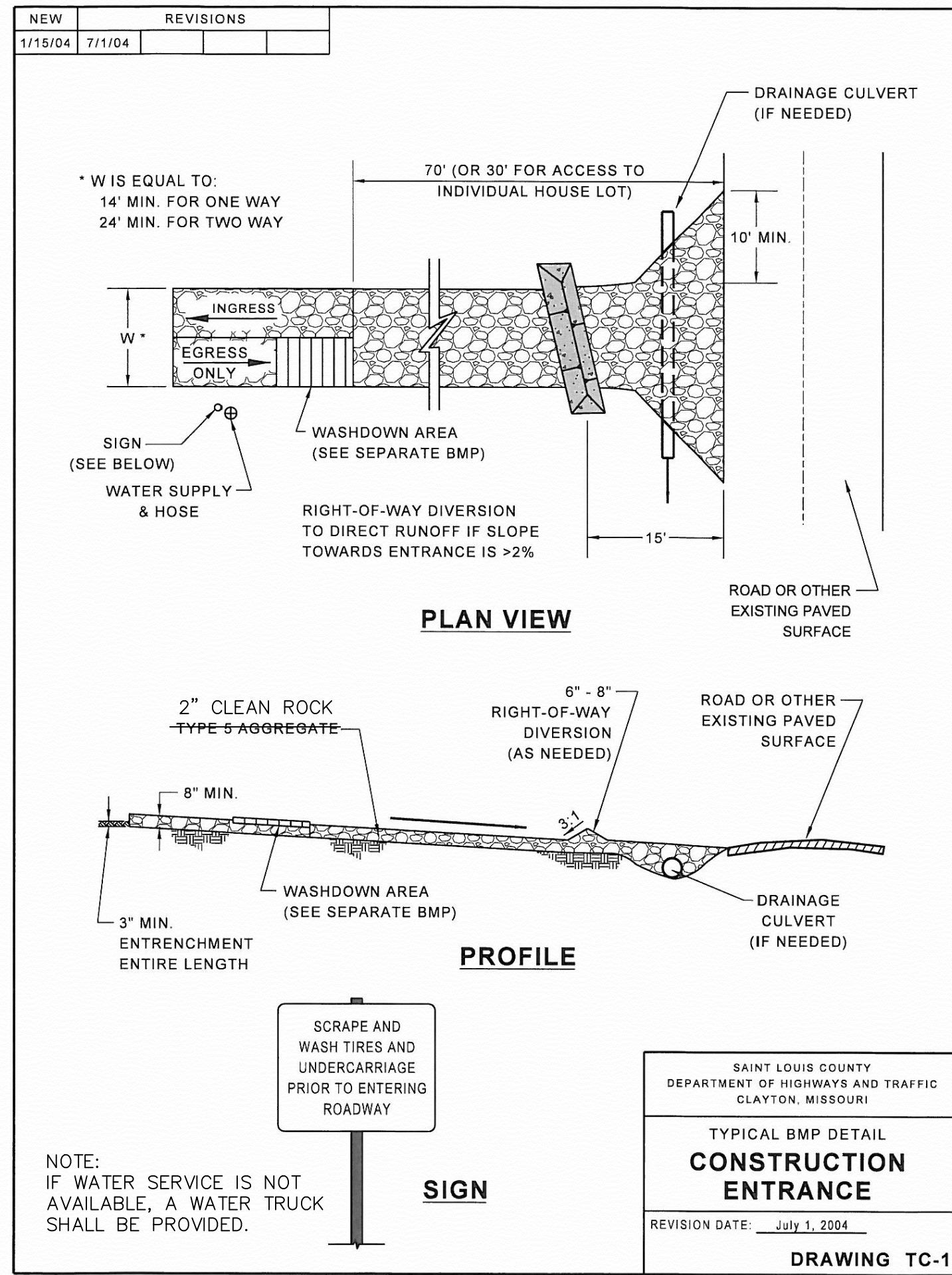
EROSION CONTROL DETAILS

P+Z No. 20-001538
City No. 20-009251
Date: JUNE 15, 2021
Job No. 19-10-344

Page No.

DTL-1

IMP



ISSUE REMARKS/DATE

- 2020-12-31 INITIAL SUBMITTAL
- 2021-02-23 CITY COMMENT
- 2021-04-13 CITY COMMENT
- 2021-05-26 CITY COMMENT
- 2021-06-15 FOR APPROVAL

SEEDING REQUIREMENTS

Dates for Seeding

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Tall Fescue												
Smooth Brome												
Fescue & Brome												
Fescue, Rye & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats			A	OOO		OOO						

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with reseeding 2 months later. Initially use 50% of seed and 75% of fertilizer. Reseed with additional 75% seed and remaining fertilizer

Minimum Fertilizer and Seeding Rates

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq ft
Tall Fescue	300	7.0
Smooth Brome	200	4.6
Mixture # 1	250	5.7
Mixture # 2	210	4.8

Mixture # 1 = Tall Fescue @ 50 pounds per acre and Brome @ 100 pounds per acre
Mixture # 2 = Tall Fescue @ 70 pounds per acre, Perennial Rye grass @ 100 pounds per acre and Kentucky Blue grass @ 10 pounds per acre
* = Seeding rate for slopes in excess of 20% (5:1), shall be 10 pounds per 1000 sq ft.

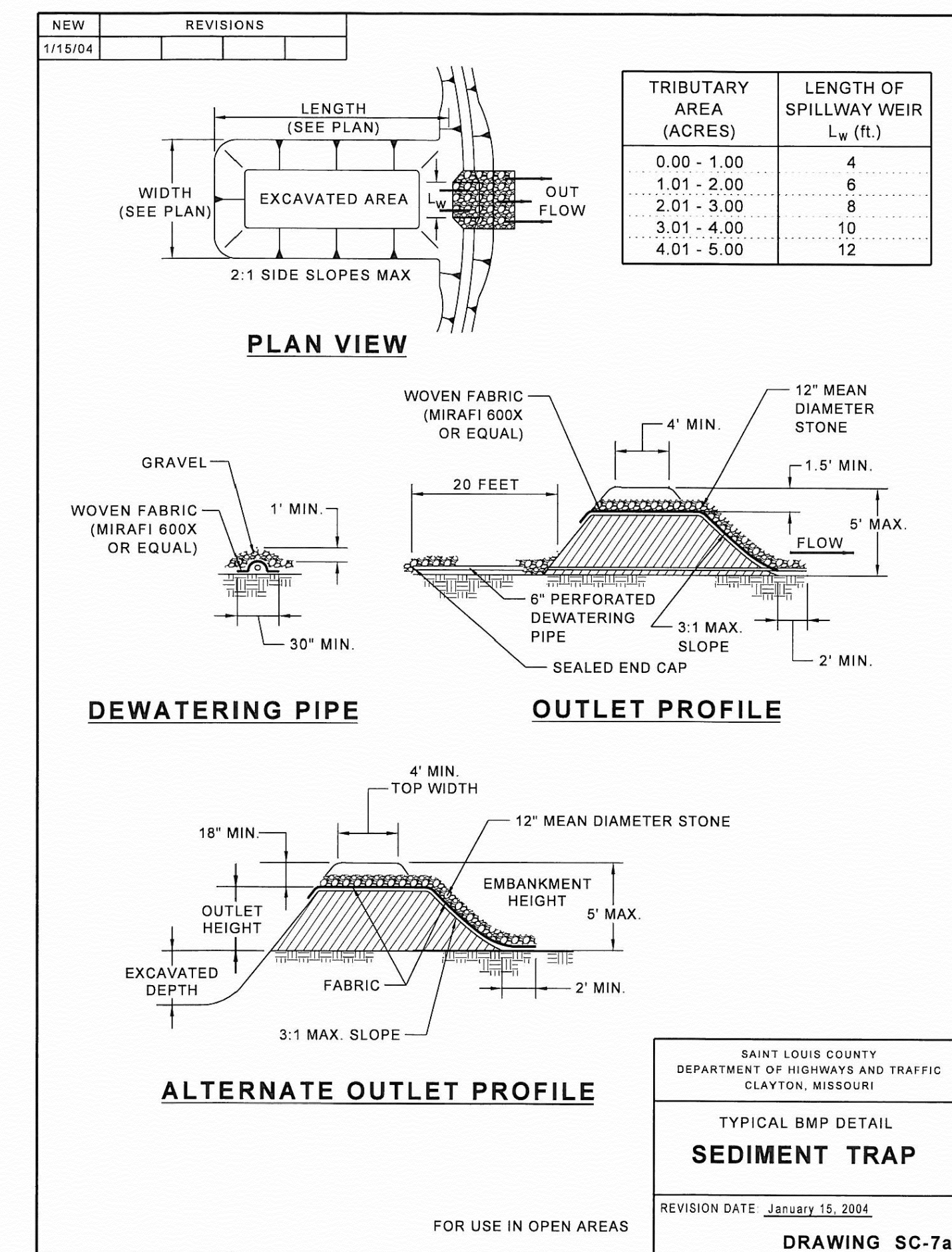
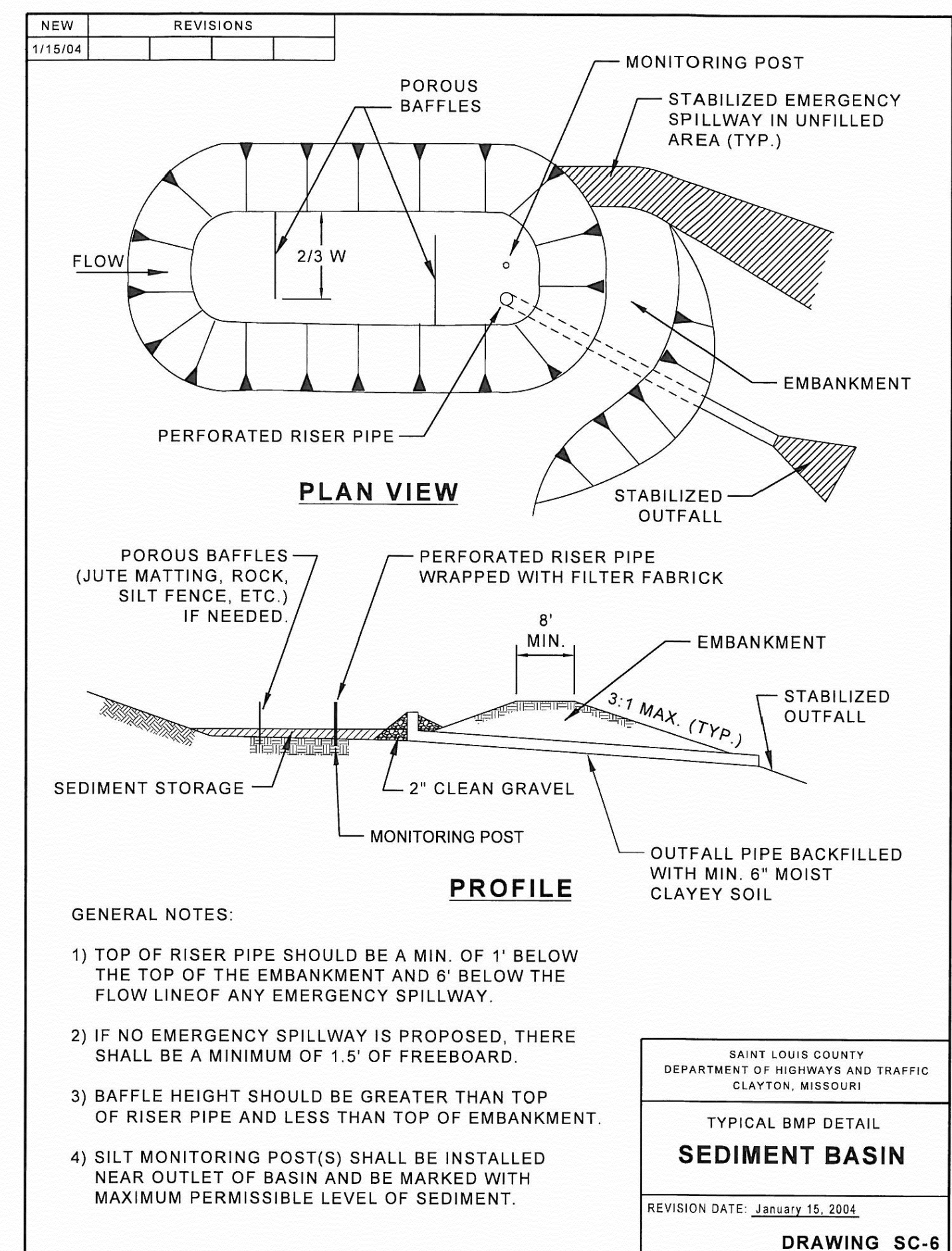
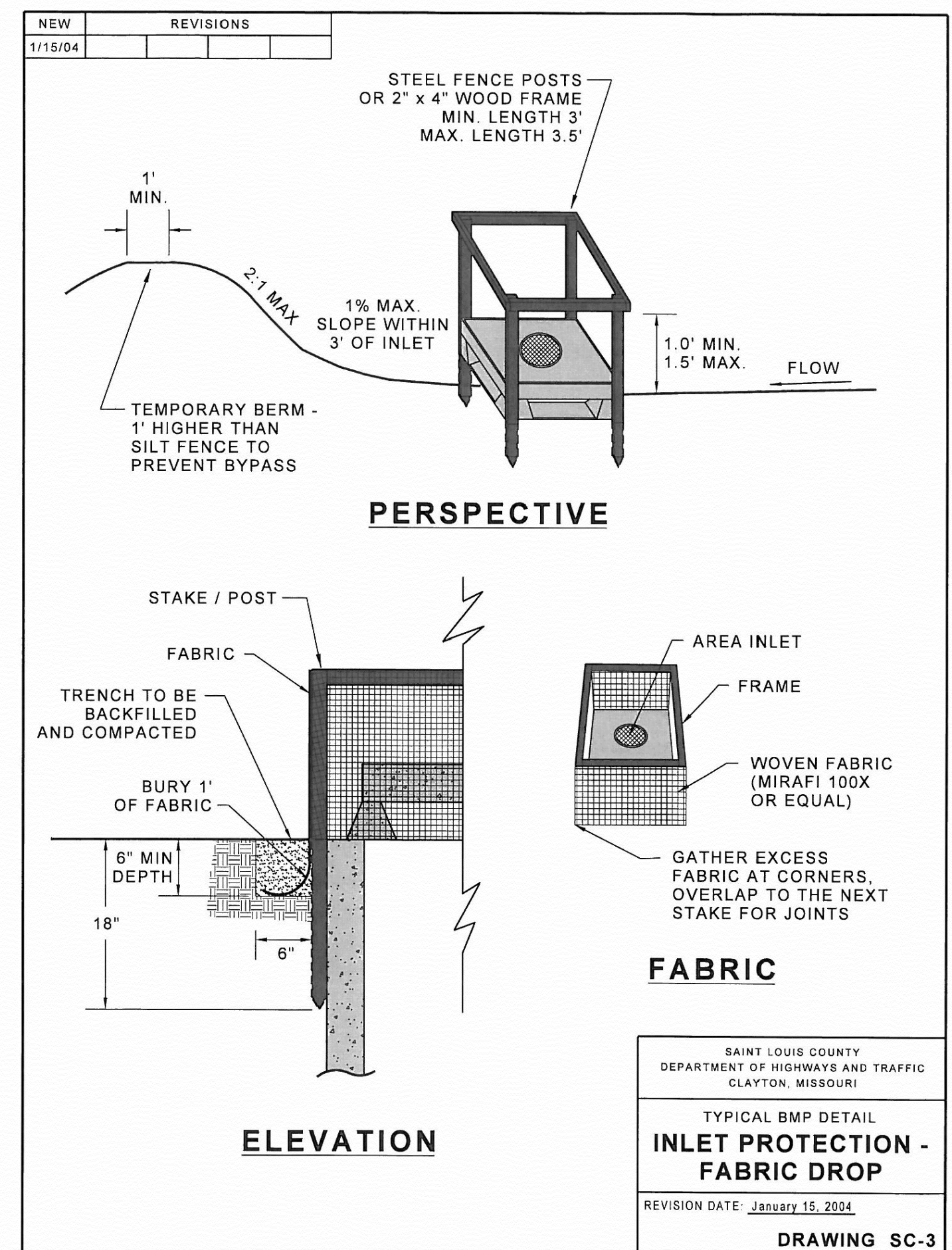
Temporary Seeding

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq ft.
Rye or Sudan	150	3.5
Oats	200	2.5

Fertilizer

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Line-ENM	600	600

ENM = Effective neutralizing material per State evaluation of quarried rock.



PROJECT TITLE

BROOKSIDE ADDITION

OFALLON, MISSOURI

THE **STERLING** CO.
ENGINEERS & SURVEYORS

6055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
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Corporate Certificate of Authority #001348



Date: 06-15-2021
Michael G. Boering, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368
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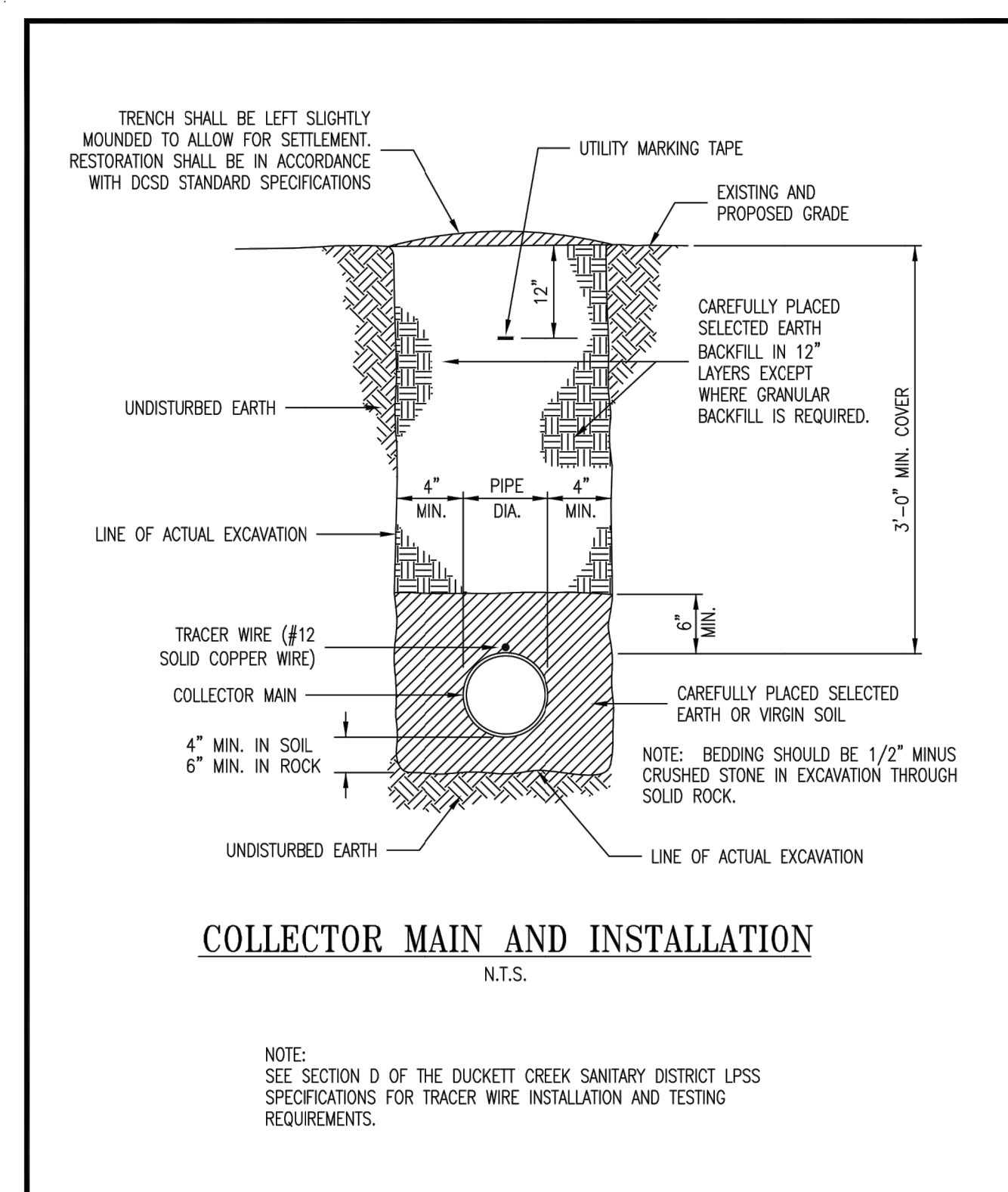
P+Z No. 20-001538
City No. 20-009251
Date: JUNE 15, 2021
Job No. 19-10-344

Page No.

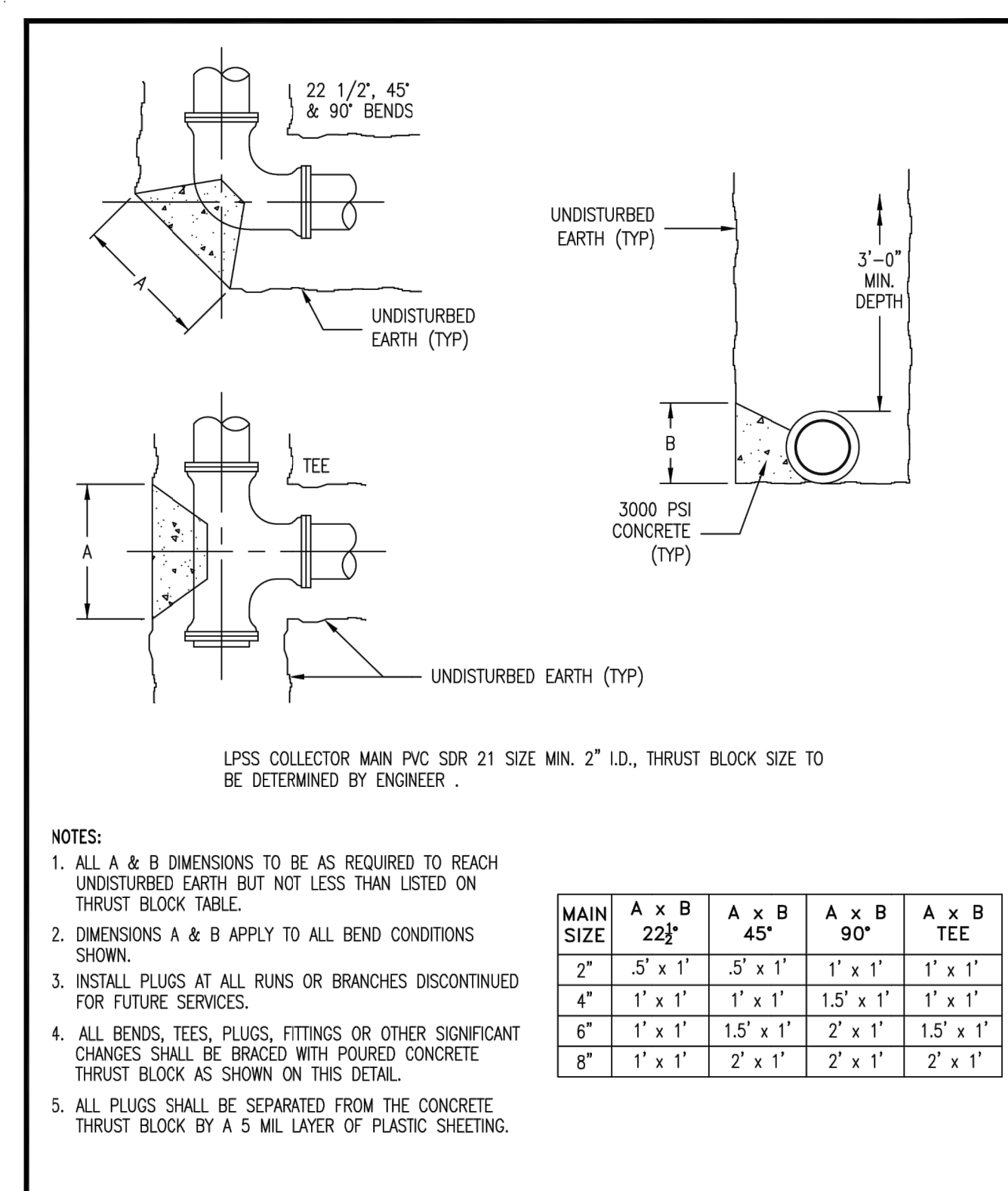
DTL-2

IMP

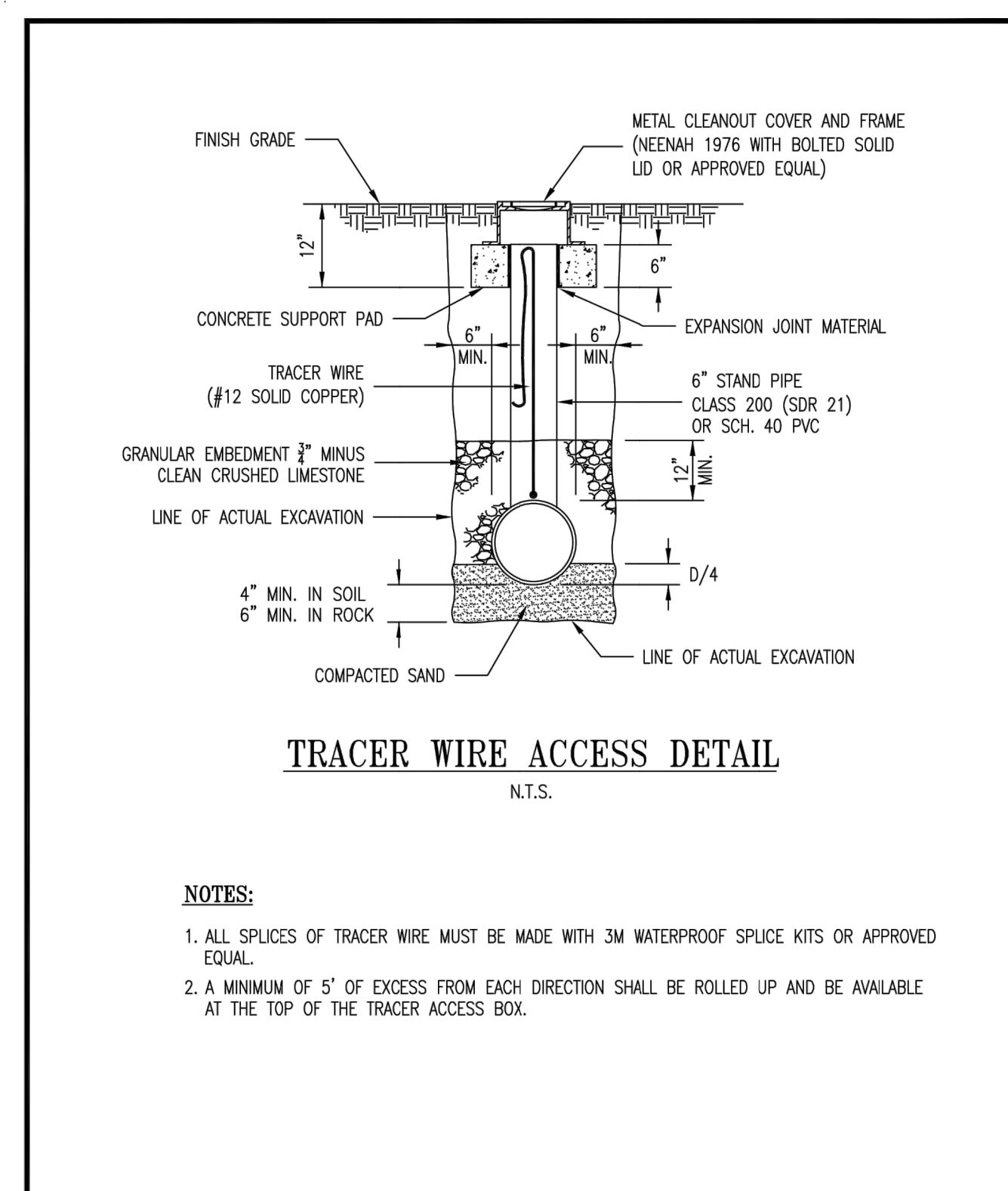
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2	2021-02-23 CITY COMMENT
3	2021-04-13 CITY COMMENT
4	2021-05-28 CITY COMMENT
5	2021-06-15 FOR APPROVAL



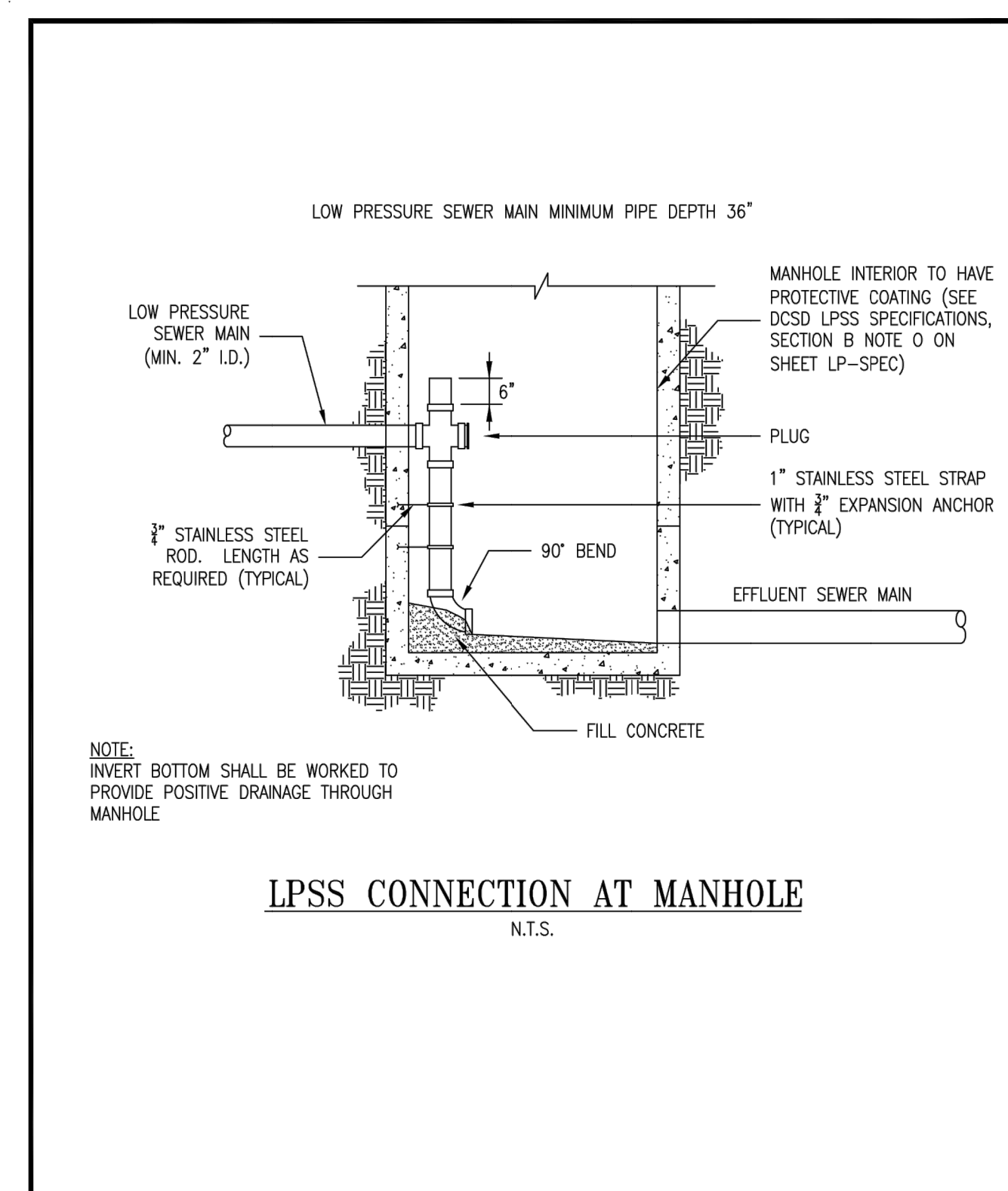
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		Chk By: []	Date: Dec. 2019	



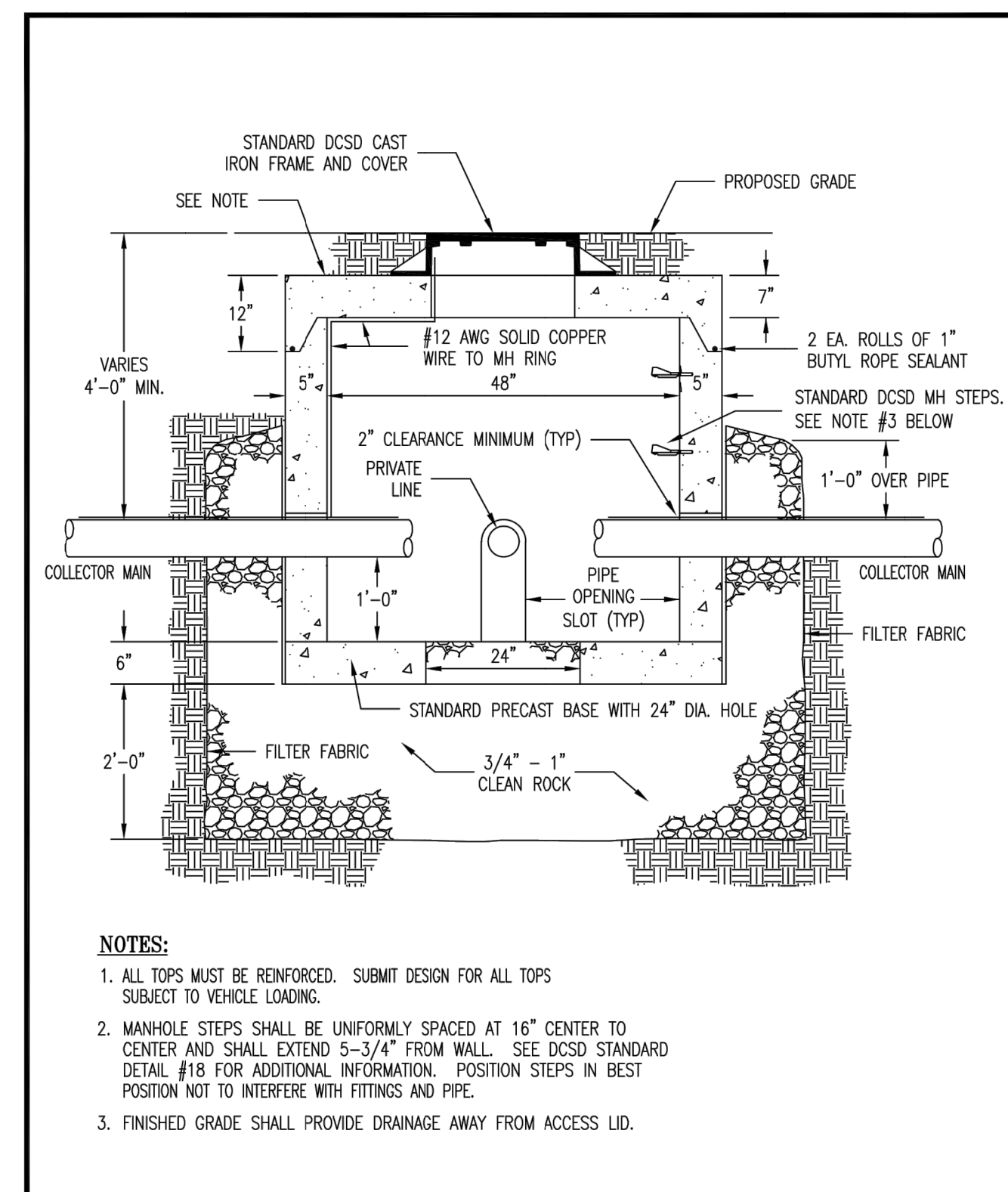
Duckett Creek Sanitary District	THRUST BLOCK DETAIL AND SIZE SCHEDULE	Down By: MSM	App By: KLA	Detail No. LP-2
		Chk By: []	Date: Dec. 2019	



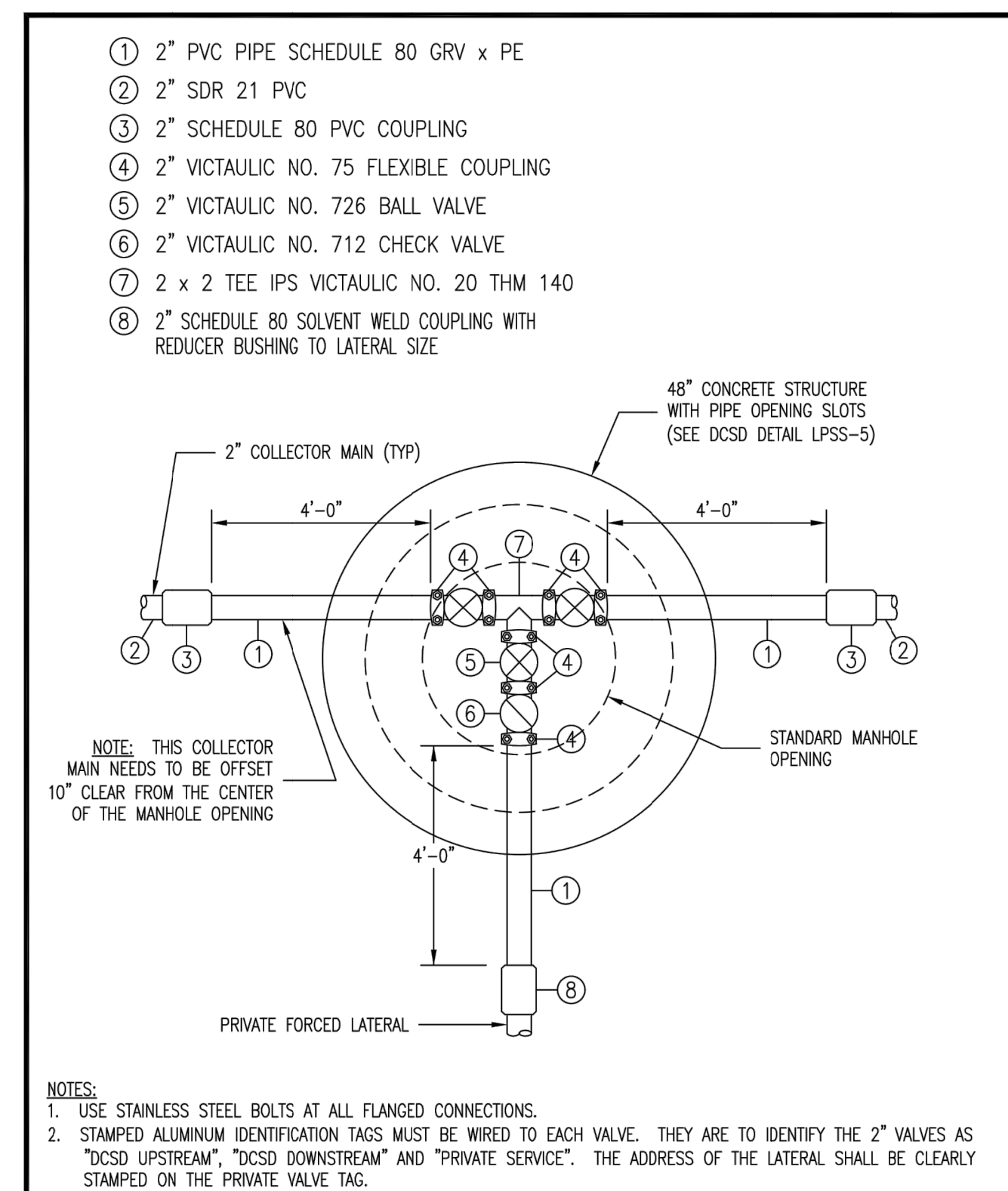
Duckett Creek Sanitary District	TRACER WIRE ACCESS DETAIL	Down By: MSM	App By: KA	Detail No. LP-3
		Chk By: []	Date: Dec. 2019	



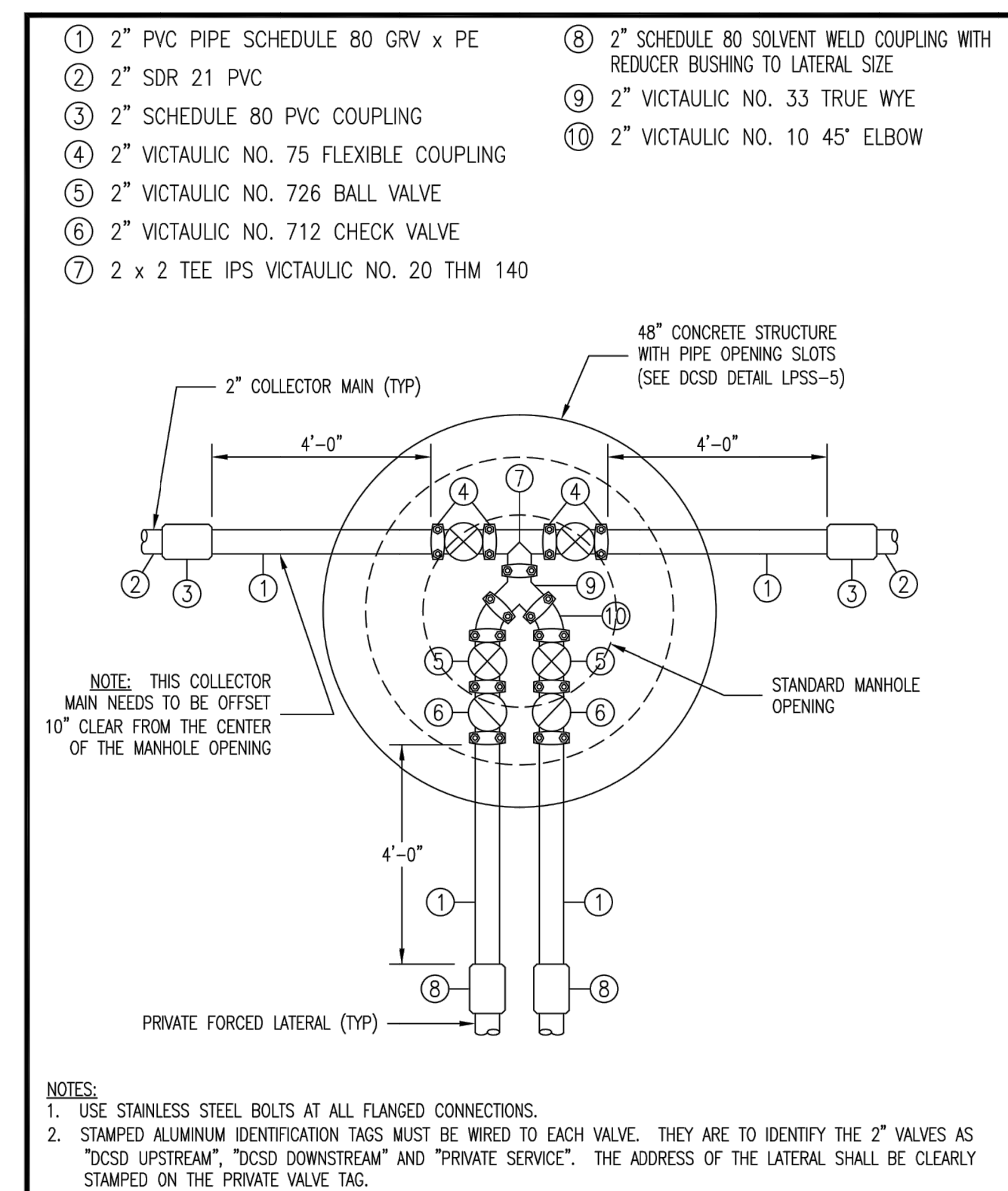
Duckett Creek Sanitary District	LOW PRESSURE CONNECTION AT MANHOLE	Down By: MSM	App By: KLA	Detail No. LP-4
		Chk By: []	Date: Dec. 2019	



Duckett Creek Sanitary District	SECTION VALVE VAULT 2" COLLECTOR MAIN	Down By: MSM	App By: KA	Detail No. LP-5
		Chk By: []	Date: Dec. 2019	



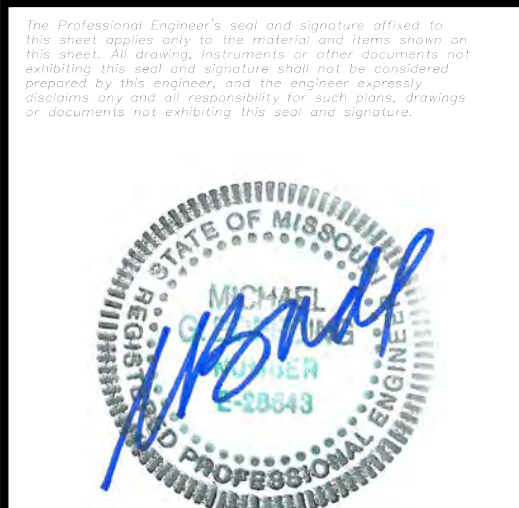
Duckett Creek Sanitary District	PLAN SINGLE VALVE VAULT 2" COLLECTOR MAIN	Down By: MSM	App By: KA	Detail No. LP-6
		Chk By: []	Date: Dec. 2019	



Duckett Creek Sanitary District	PLAN DUAL VALVE VAULT 2" COLLECTOR MAIN	Down By: MSM	App By: KA	Detail No. LP-7
		Chk By: []	Date: Dec. 2019	

PROJECT TITLE
BROOKSIDE ADDITION
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
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Date: 06-15-2021
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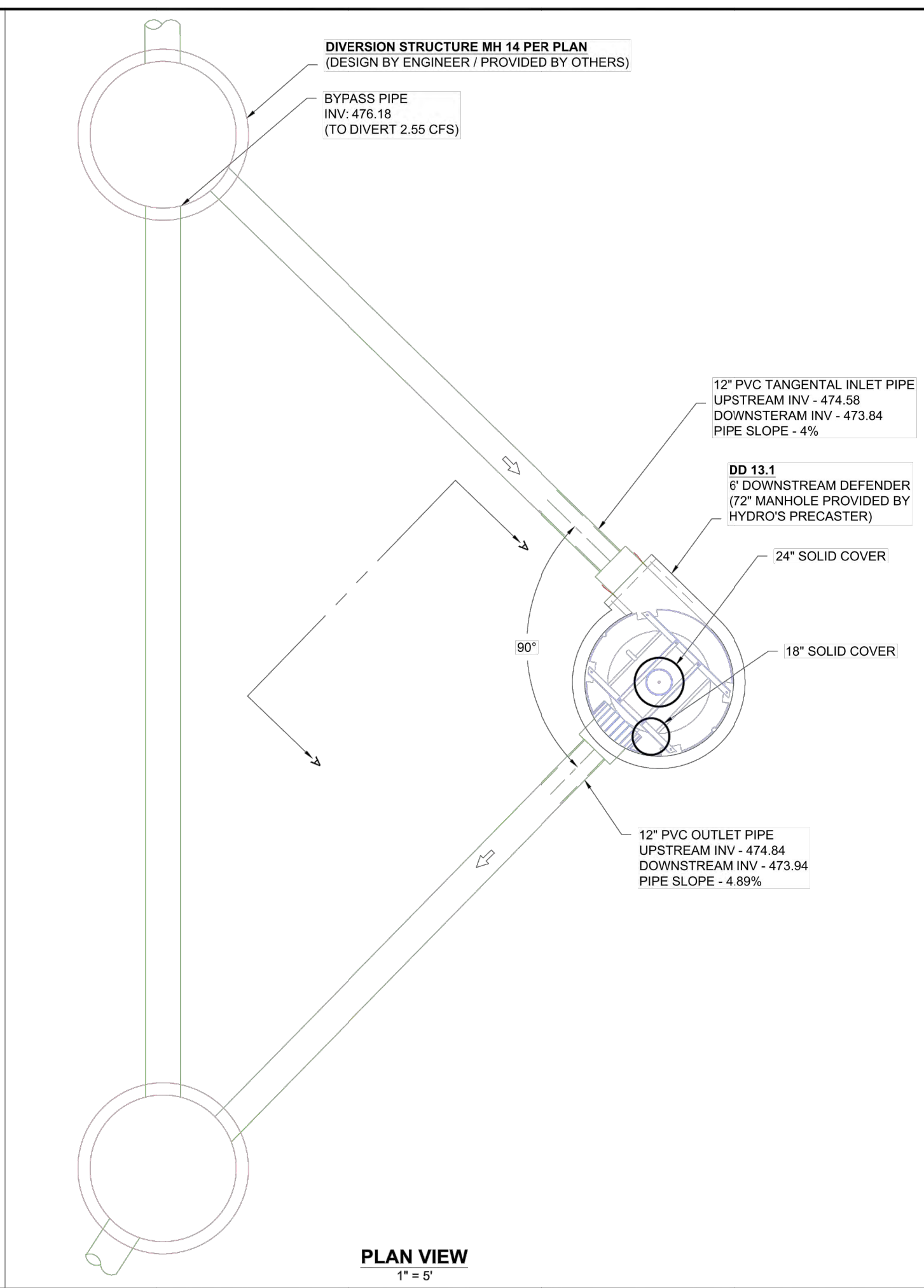
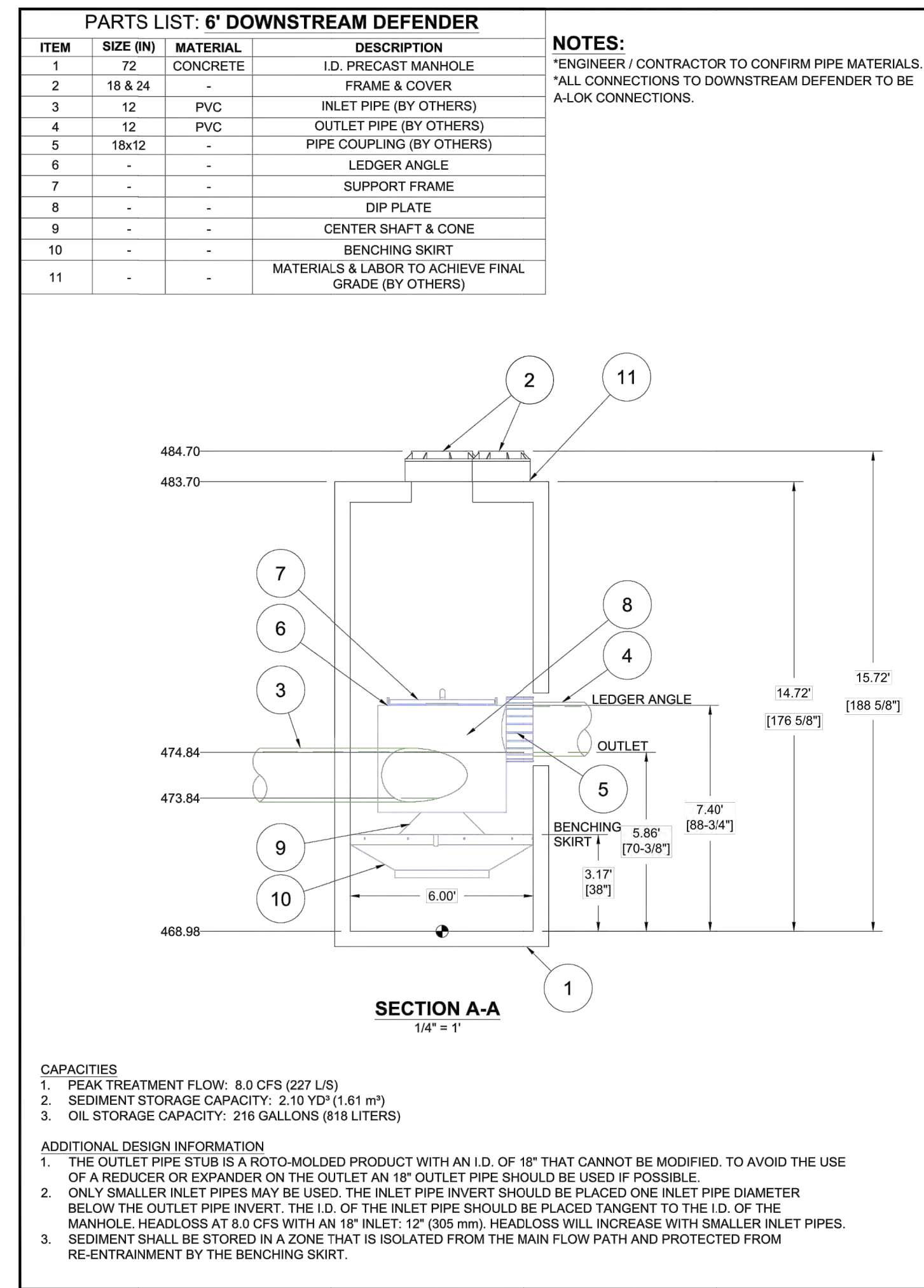
LOMBARDO HOMES OF ST. LOUIS, LLC
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OF FALLON, MISSOURI 63368
Ph. 636-265-2710
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P+Z No. 20-001538
City No. 20-009251
Date: JUNE 15, 2021
Job No. 19-10-344

Page No.
DTL-3
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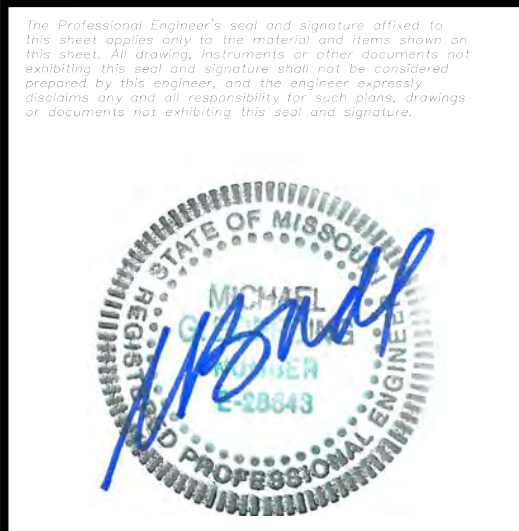


 4640 TRUEMAN BLVD HELLARD, OH 43026 614-277-7400 WWW.HYDROINT.COM	BROOKSIDE ADDITION OF FALLON, MO	DATE: 12/22/20 DRAWN: GCL PROJECT #: SZ15942 CHECKED: KMI
	AS NOTED	SHEET 2 OF 3

ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENT
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4	2021-05-26 CITY COMMENT
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PROJECT TITLE
BROOKSIDE ADDITION
 OF FALLON, MISSOURI

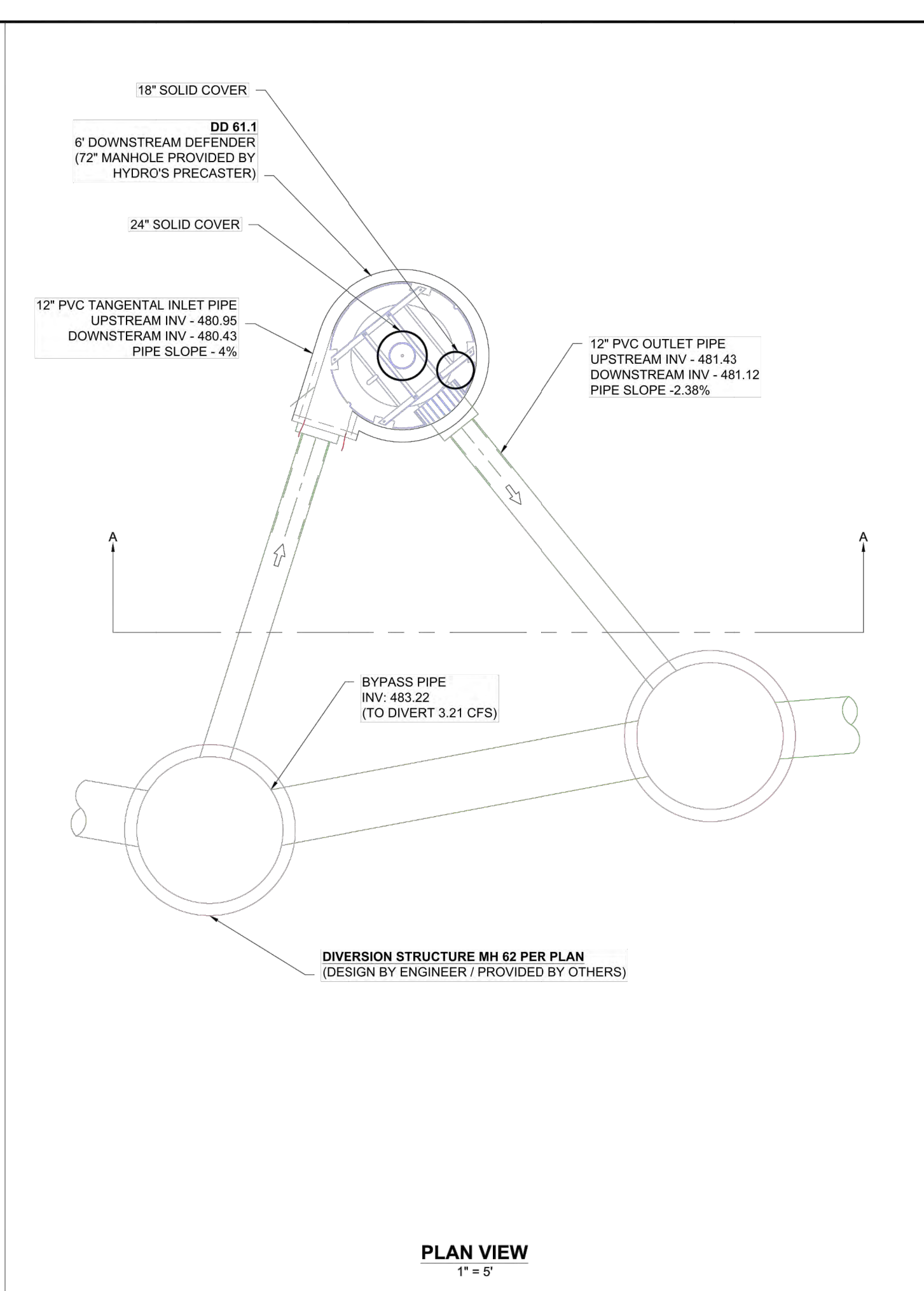
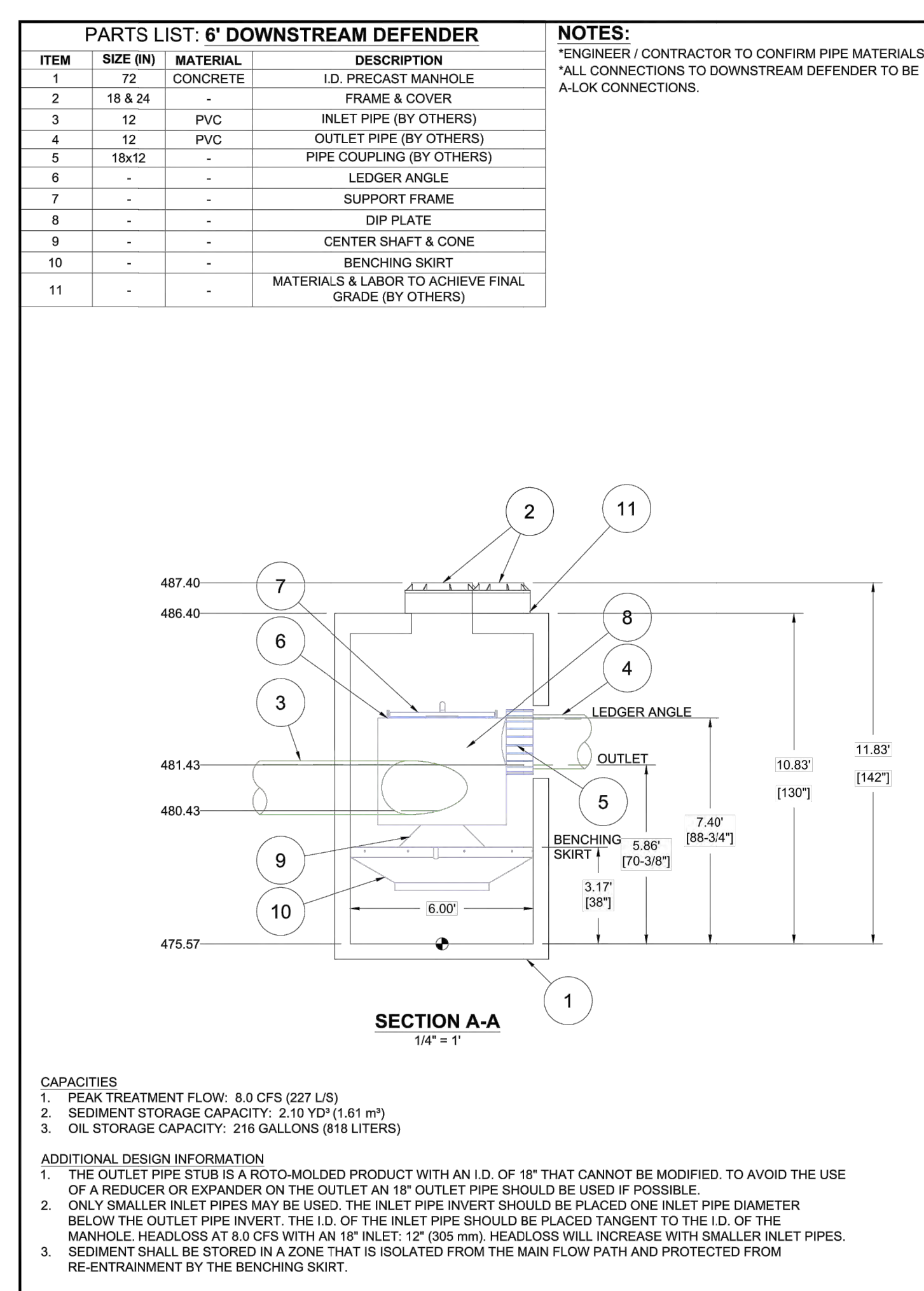
THE **STERLING** CO.
 ENGINEERS & SURVEYORS
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DOWNSTREAM DEFENDER DETAILS

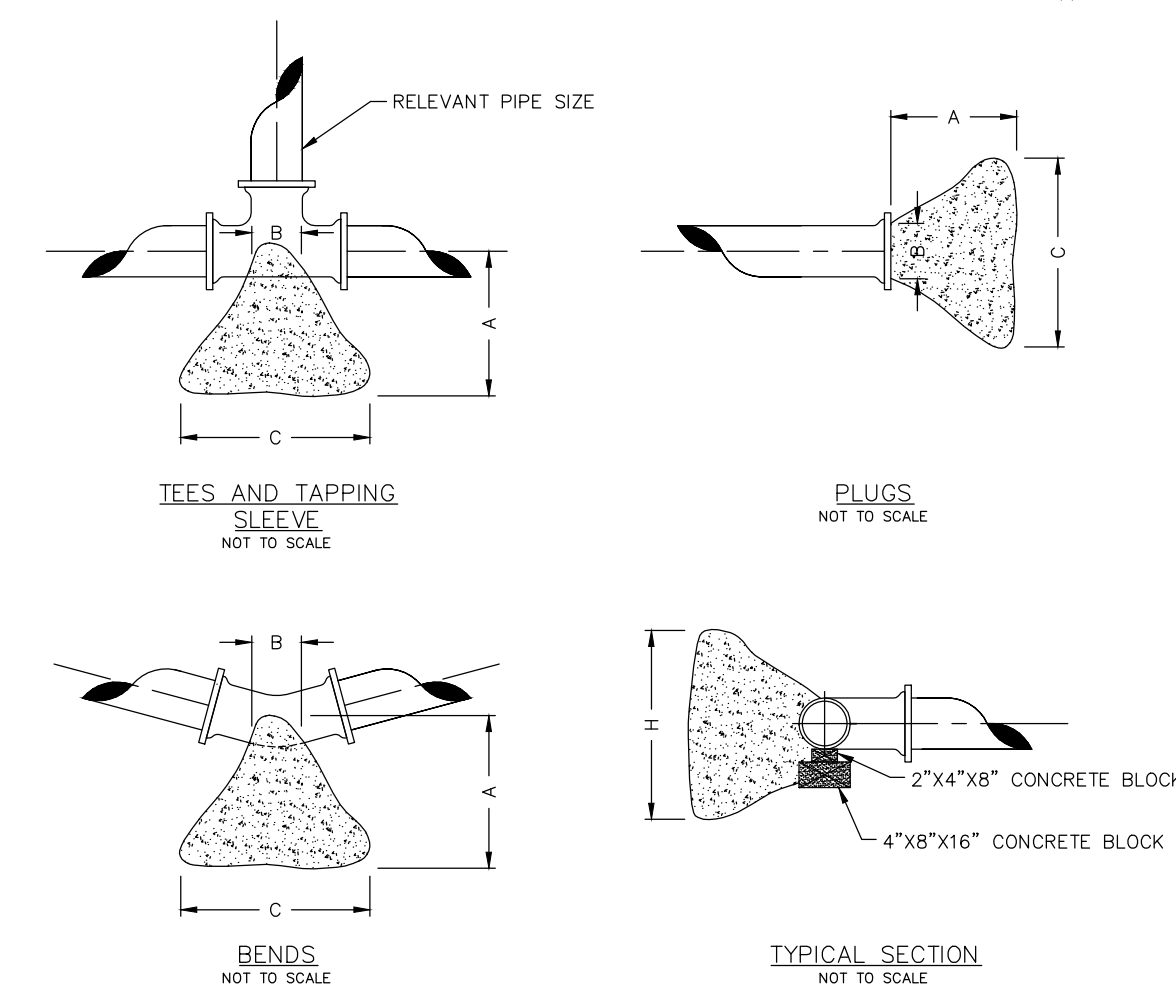


 4640 TRUEMAN BLVD HELLARD, OH 43026 614-277-7400 WWW.HYDROINT.COM	BROOKSIDE ADDITION OF FALLON, MO	DATE: 12/22/20 DRAWN: GCL PROJECT #: SZ15942 CHECKED: KMI
	AS NOTED	SHEET 3 OF 3

P+Z No. 20-001538
 City No. 20-009251
 Date: JUNE 15, 2021
 Job No. 19-10-344

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 IMP

NOTE: THIS DETAIL IS FROM PWS#2



THRUST BLOCK DIMENSIONS - INCHES

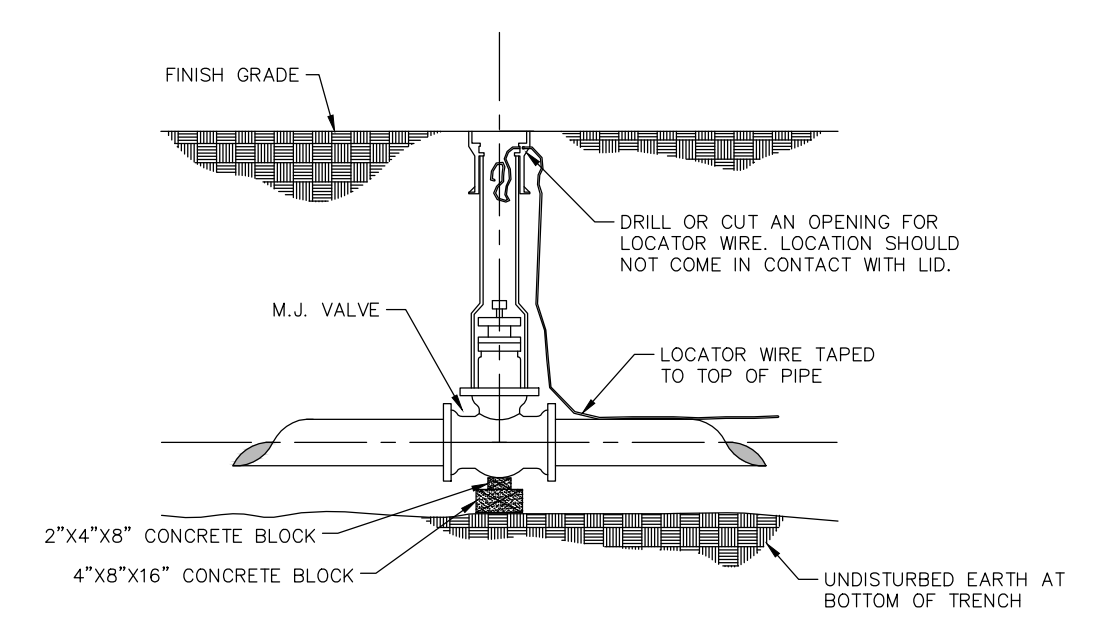
PIPE DIA.	ALL FTGS.		TEE PLUG TAPPING		90 DEGREE BEND		45 DEGREE BEND		22-1/2 BEND		11-1/4 BEND	
	A	B	C	H	C	H	C	H	C	H	C	H
4	14	4	24	12	26	15	18	12	12	12	12	12
6	16	6	36	18	36	24	30	18	24	12	12	12
8	20	8	36	30	42	36	36	24	24	18	18	12
10	20	10	48	36	66	36	36	36	28	24	18	18
12	24	12	68	36	82	42	52	36	40	24	28	18

NOTE
FOR FITTINGS LARGER THAN 12", SPECIAL RESTRAINT DESIGNS ARE REQUIRED.

HORIZONTAL THRUST BLOCKING
DETAIL "C"

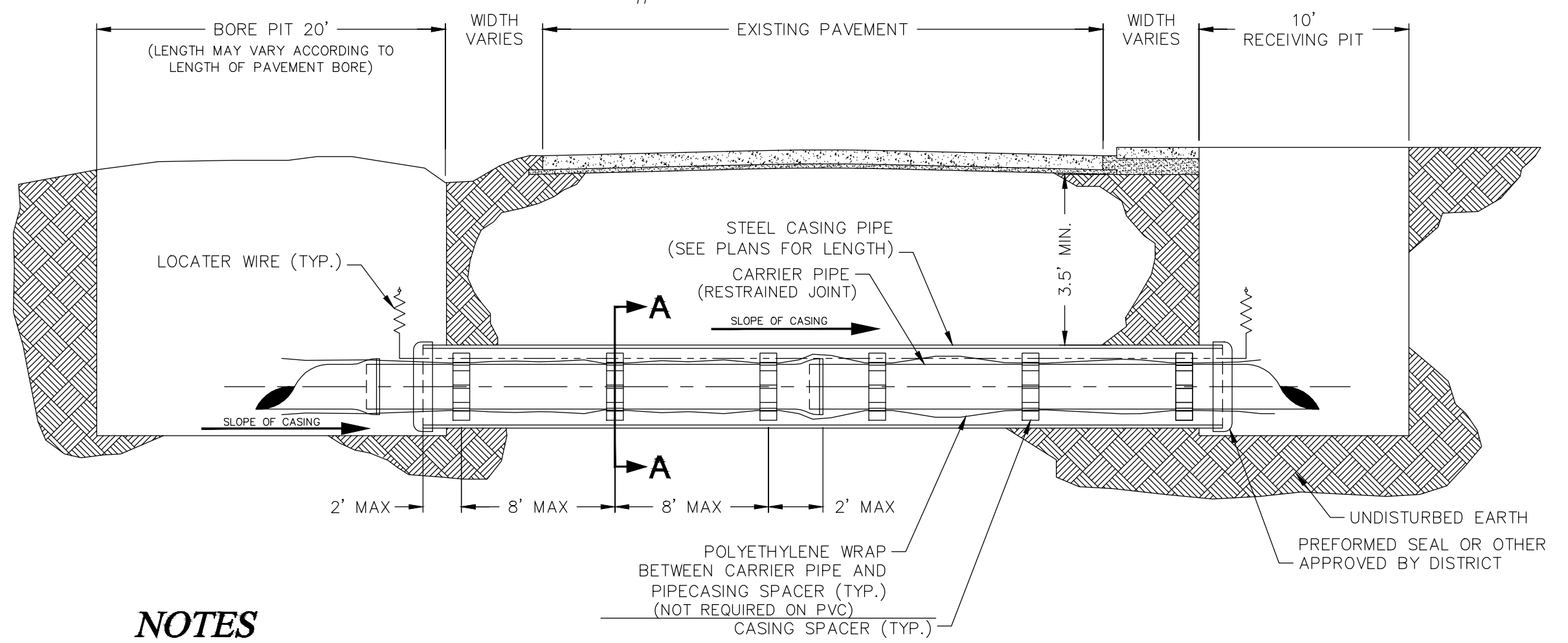
NOTE: THIS DETAIL IS FROM PWS#2

Buffalo box is an acceptable product to use.
Tyler 562-S and 564-S are acceptable products.



GATE VALVE DETAIL
DETAIL "D"

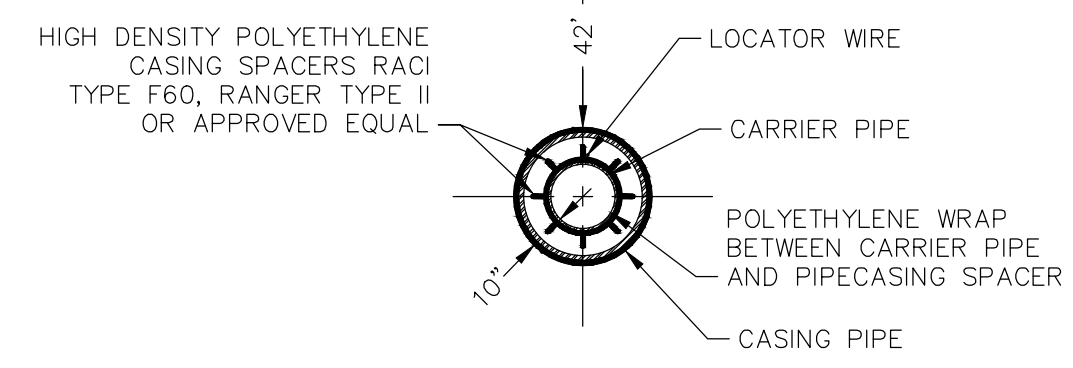
NOTE: THIS DETAIL IS FROM PWS#2



NOTES

- A. INSTALLATION OF THE CASING AND CARRIER PIPES SHALL MEET THE REQUIREMENTS OF PUBLIC WATER SUPPLY DISTRICT No. 2 OF ST. CHARLES COUNTY.
- B. CASING PIPES FOR ROAD AND HIGHWAY CROSSINGS SHALL BE WELDED STEEL PIPE WITH A MINIMUM WALL THICKNESS OF 1/4" NON-COATED AND SHALL HAVE A MINIMUM DIAMETER OF 10" LARGER THAN THE NOMINAL SIZE OF THE CARRIER PIPE.
- C. THE CARRIER PIPE SHALL BE RESTRAINED JOINT PIPE

PLAN VIEW
NOT TO SCALE



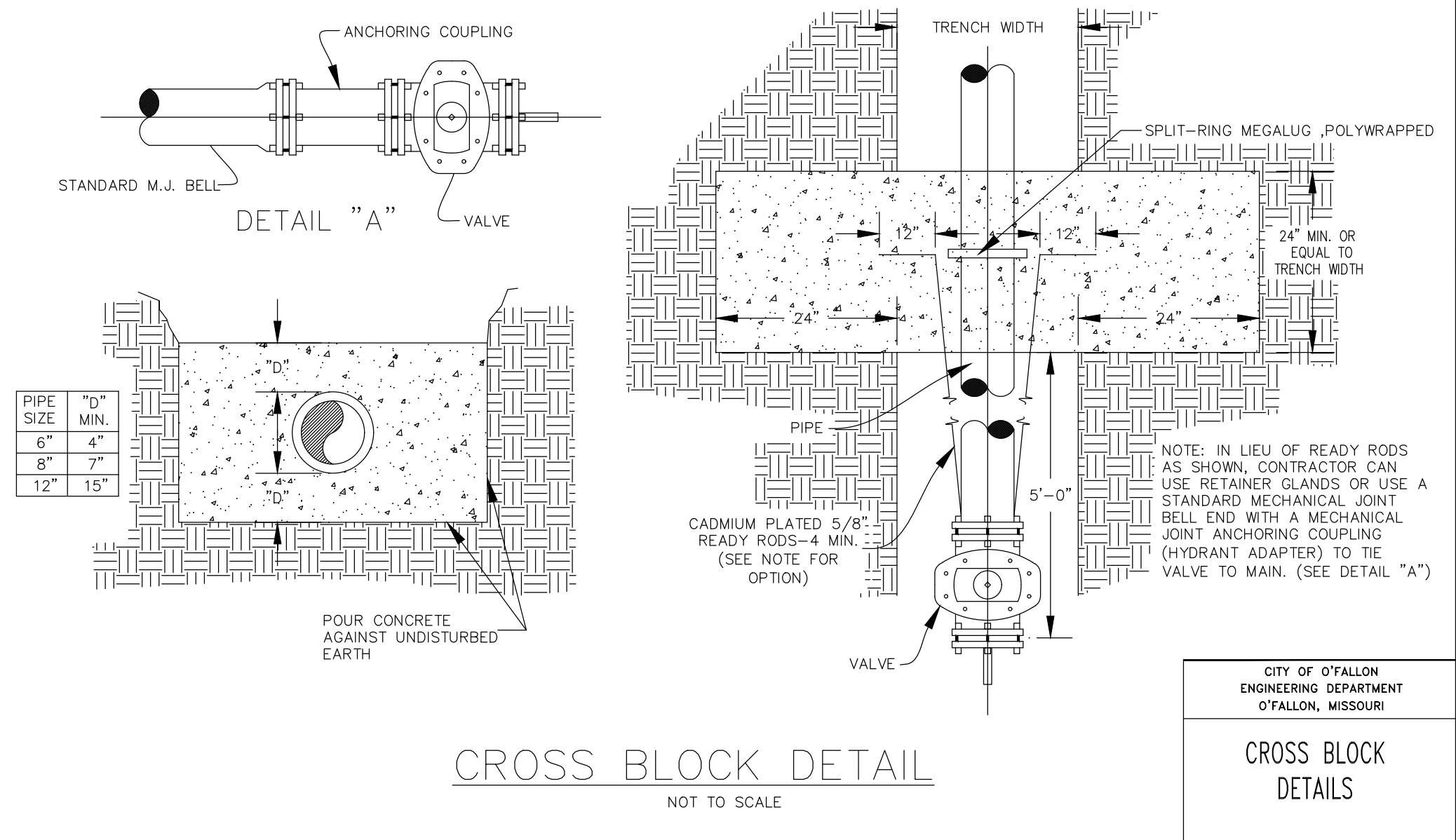
SECTION A-A
NOT TO SCALE

FOR SANITARY SEWER BORES, SEE THE MSD DETAIL

TYPICAL WATER BORE AND ENCASEMENT
DETAIL "H"

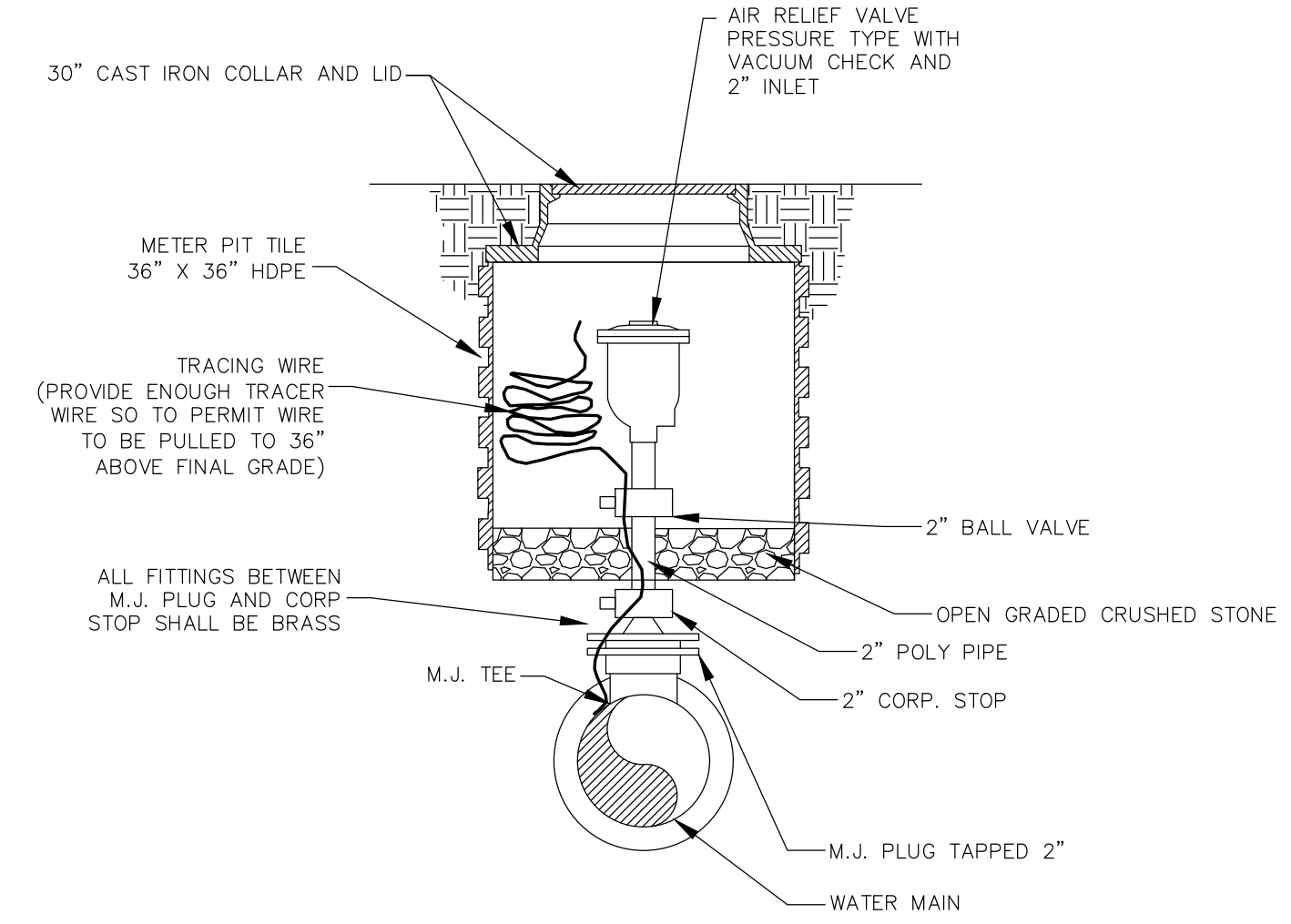
ISSUE REMARKS/DATE

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CROSS BLOCK DETAIL
NOT TO SCALE

CITY OF OFALLON
ENGINEERING DEPARTMENT
OFALLON, MISSOURI
CROSS BLOCK DETAILS



AIR RELIEF ASSEMBLY
NOT TO SCALE

PROJECT TITLE

BROOKSIDE ADDITION
OFALLON, MISSOURI

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WATER DETAILS

P+Z No. 20-001538
City No. 20-009251
Date: JUNE 15, 2021
Job No. 19-10-344

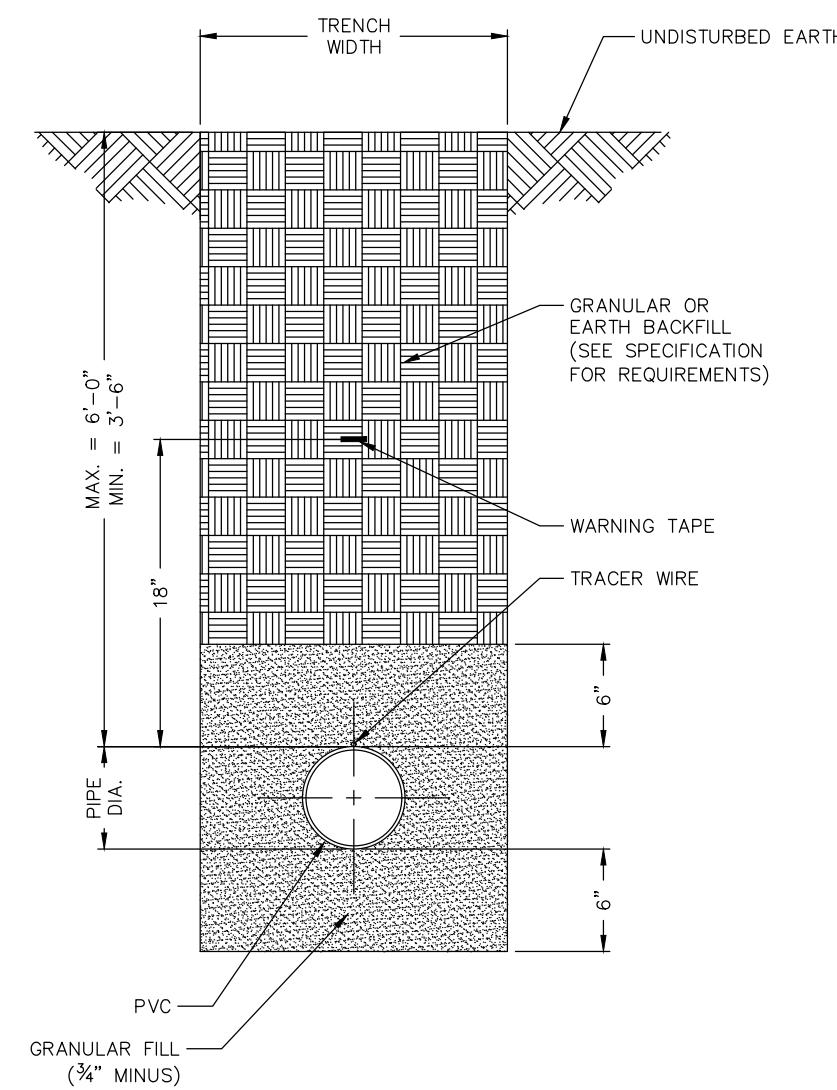
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DTL-7

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NOTE: THIS DETAIL IS FROM PWS#2

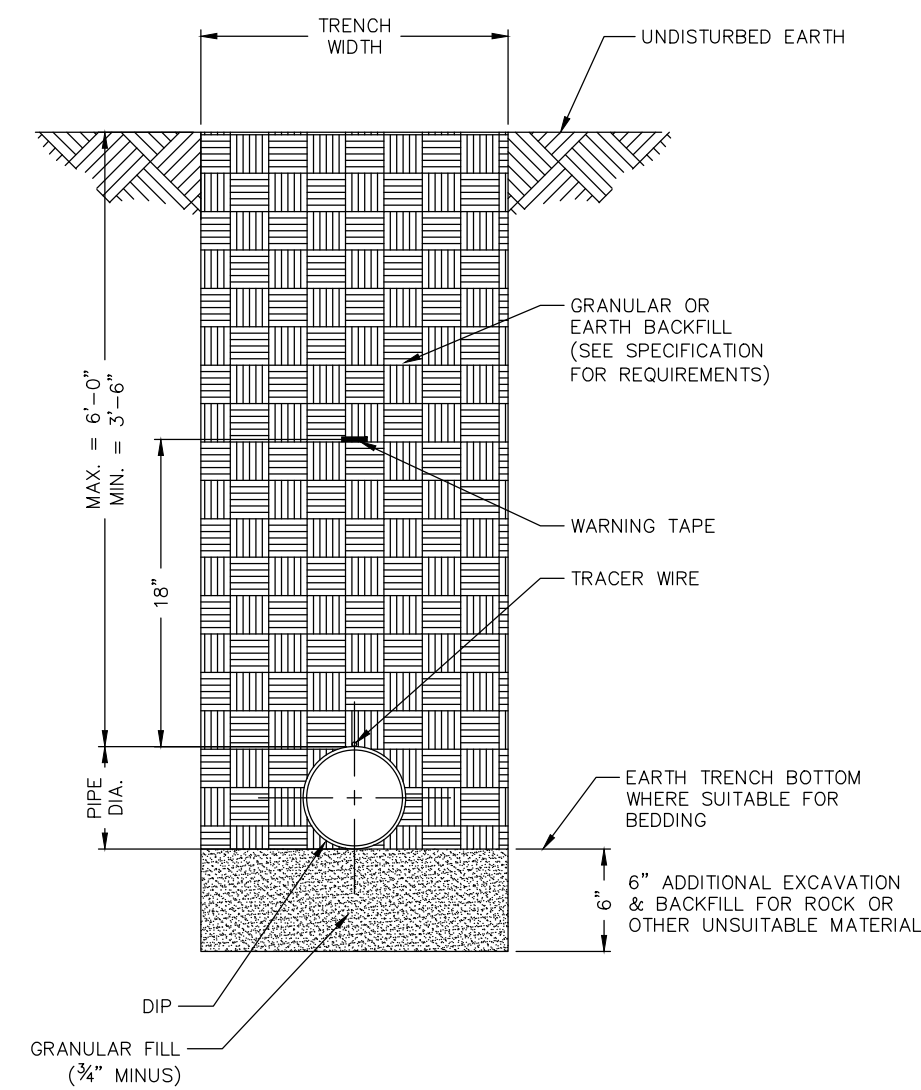


NOTES

- SEE SPECIFICATIONS FOR ADDITIONAL DETAILS FOR BEDDING AND BACKFILL.

TYPICAL TRENCH SECTION FOR PVC PIPE
NOT TO SCALE
DETAIL "A"
PAGE 1 OF 2

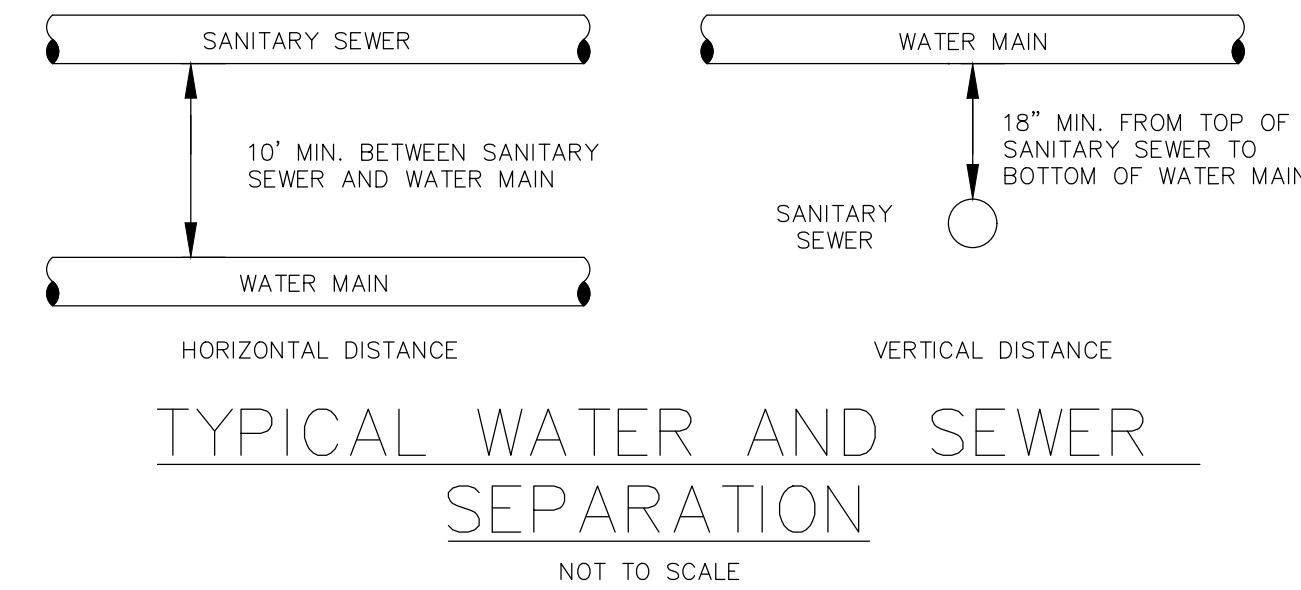
NOTE: THIS DETAIL IS FROM PWS#2



NOTES

- POLYWRAP REQUIRED FOR DUCTILE IRON PIPE
- SEE SPECIFICATIONS FOR ADDITIONAL DETAILS FOR BEDDING AND BACKFILL.

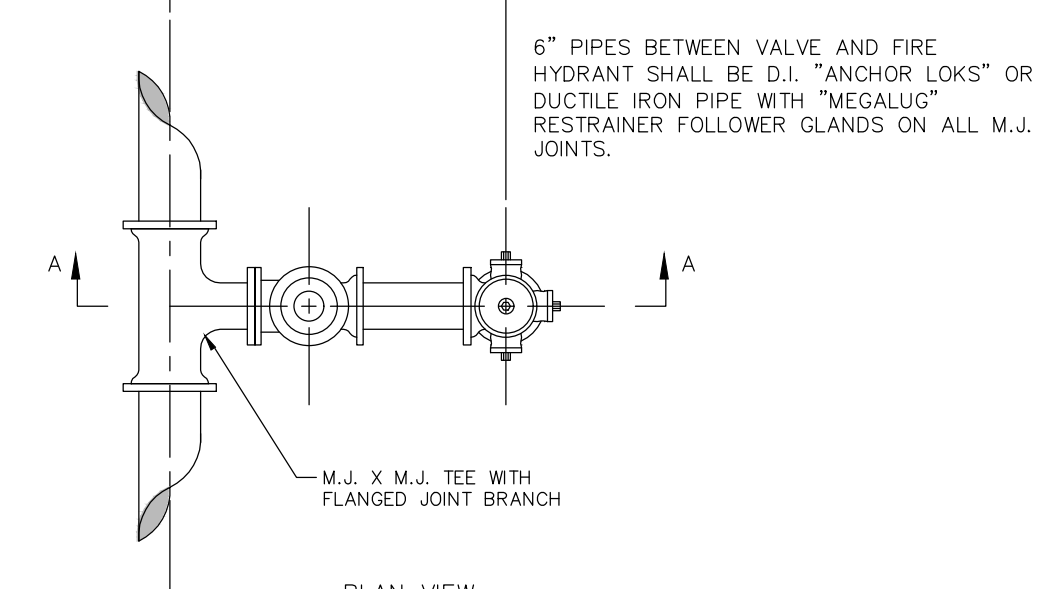
TYPICAL TRENCH SECTION FOR DUCTILE IRON PIPE
NOT TO SCALE
DETAIL "A"
PAGE 2 OF 2



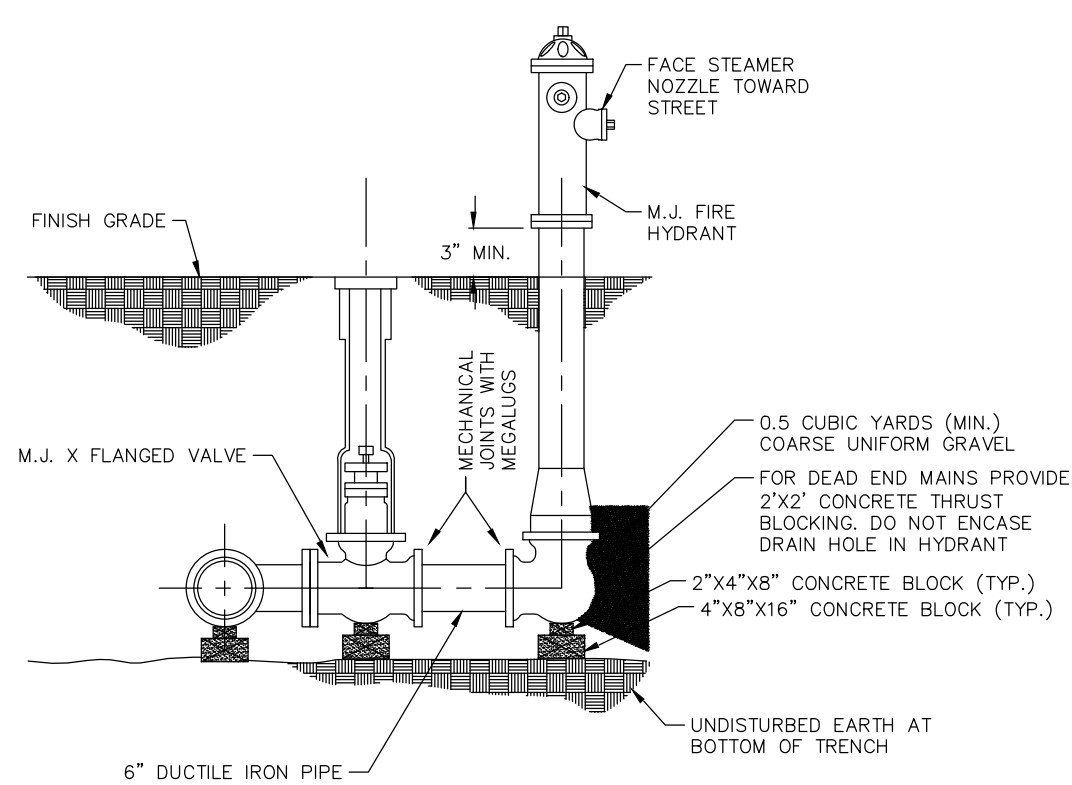
CITY OF O'FALLON
ENGINEERING DEPARTMENT
O'FALLON, MISSOURI
WATER AND SEWER SEPARATION DETAIL

Ductile Iron Pipe installation shall follow the Ductile Iron Research Association (DIPRA) guide line.
The Installation of PVC Pipe shall follow the Uni-Bell PVC Pipe Association Handbook of PVC Design and Construction.

NOTE: THIS DETAIL IS FROM PWS#2

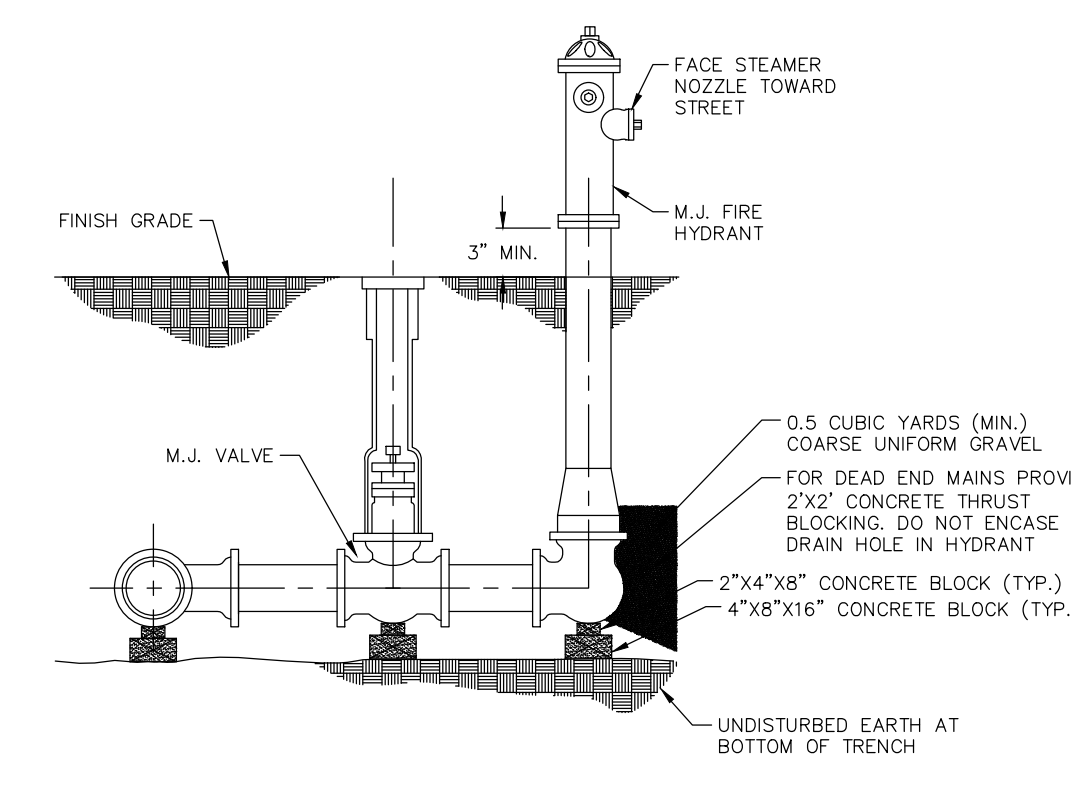
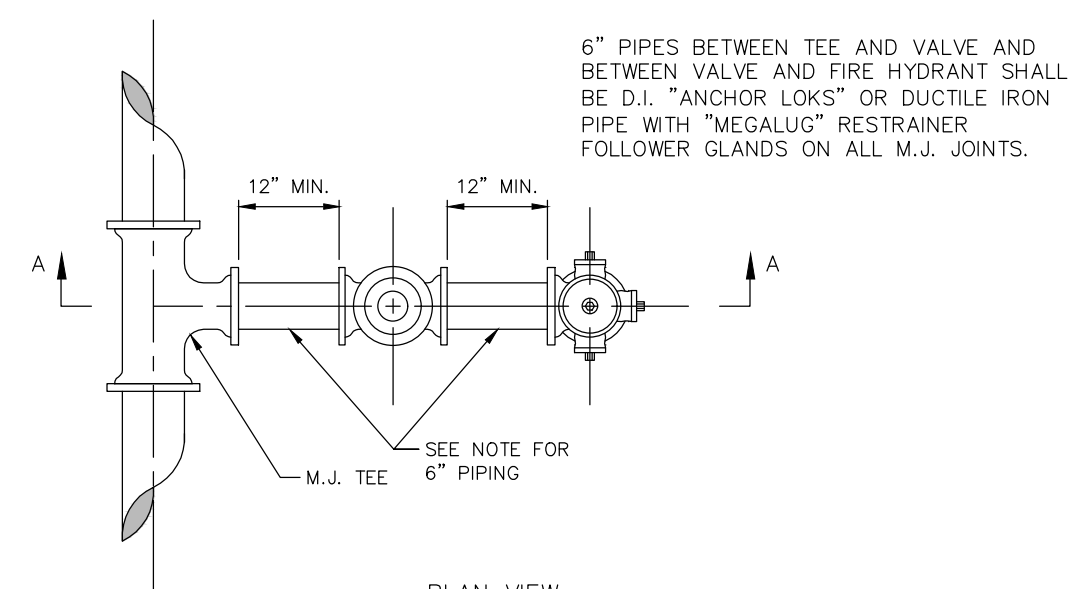


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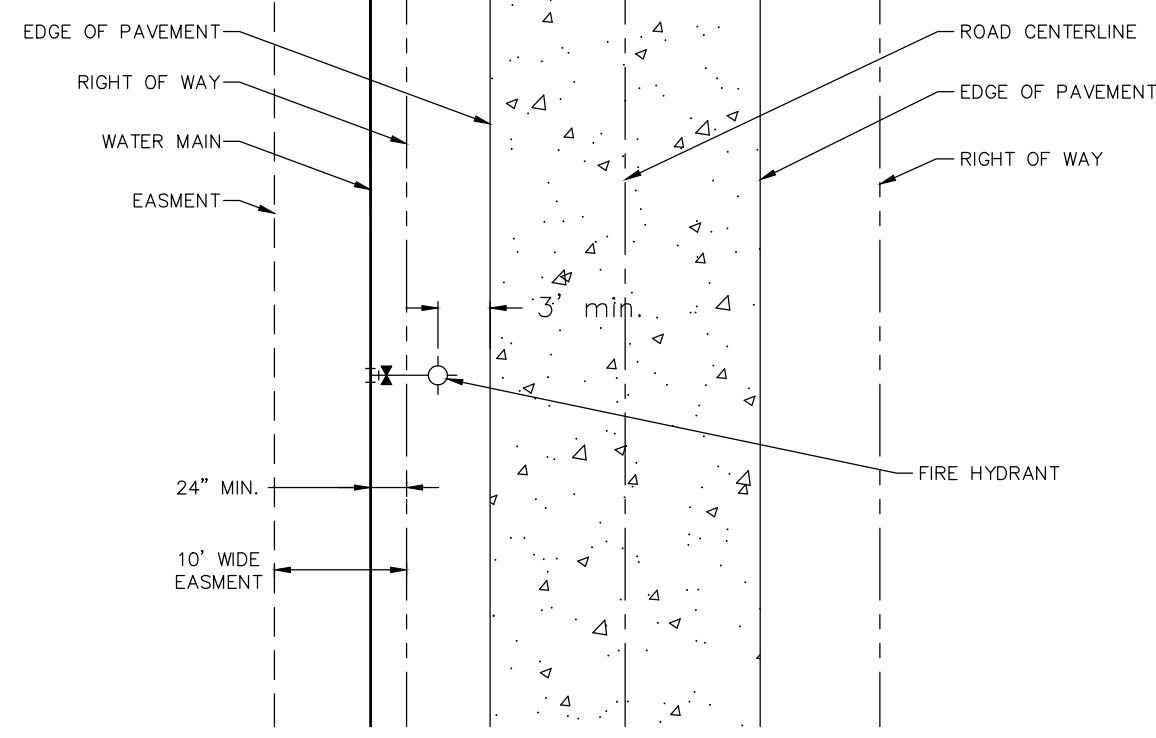
FIRE HYDRANT DETAIL
DETAIL "B"
PAGE 1 OF 3

NOTE: THIS DETAIL IS FROM PWS#2



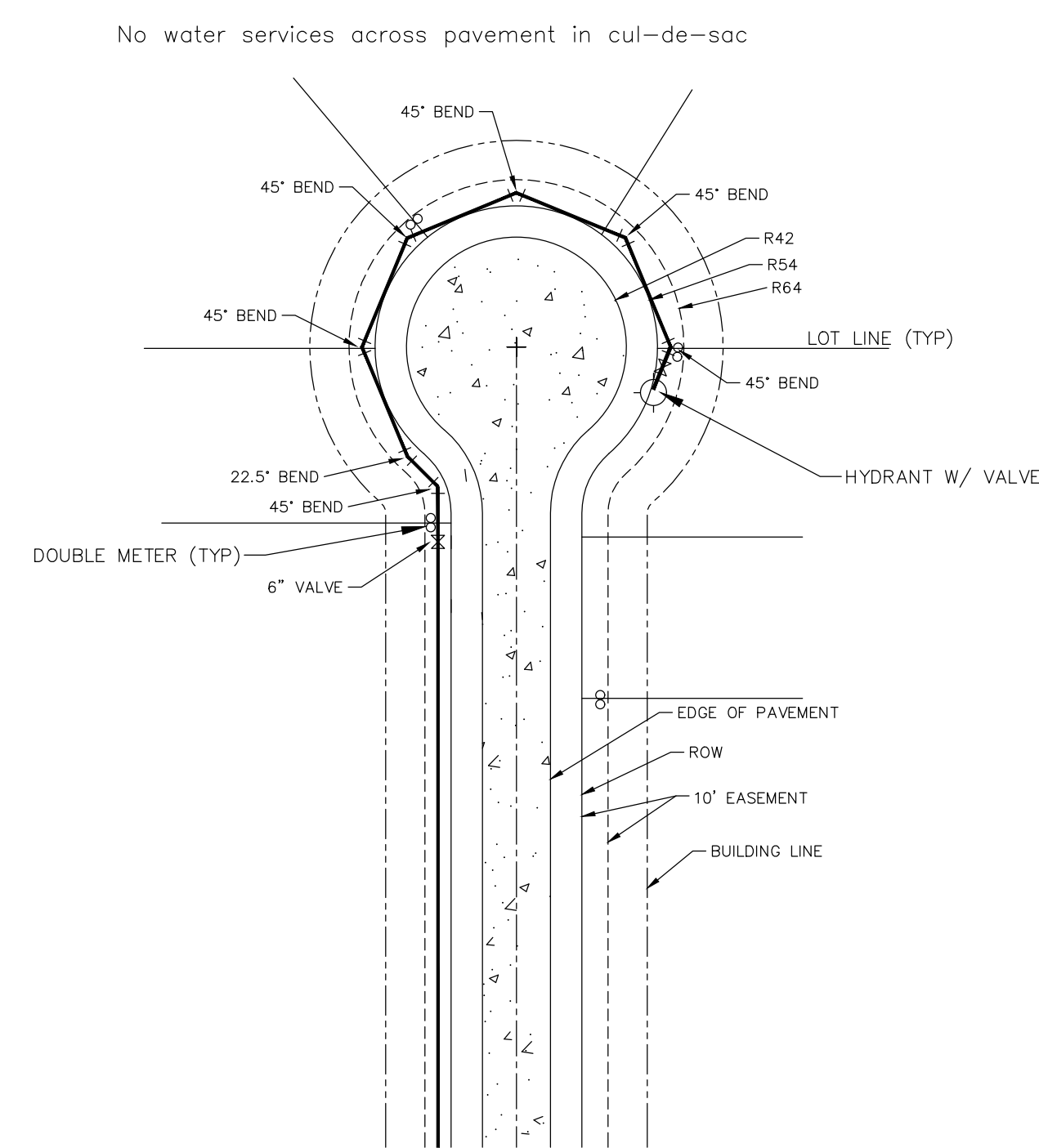
FIRE HYDRANT DETAIL
DETAIL "B"
PAGE 2 OF 3

NOTE: MODIFIED DETAIL FROM PWS#2



FIRE HYDRANT DETAIL
DETAIL "B"
PAGE 3 OF 3

NOTE: MODIFIED DETAIL FROM PWS#2



SMALL COURT DETAIL
NOT TO SCALE
DETAIL "I"
PAGE 1 OF 2

PROJECT TITLE

BROOKSIDE ADDITION

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

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WATER DETAILS

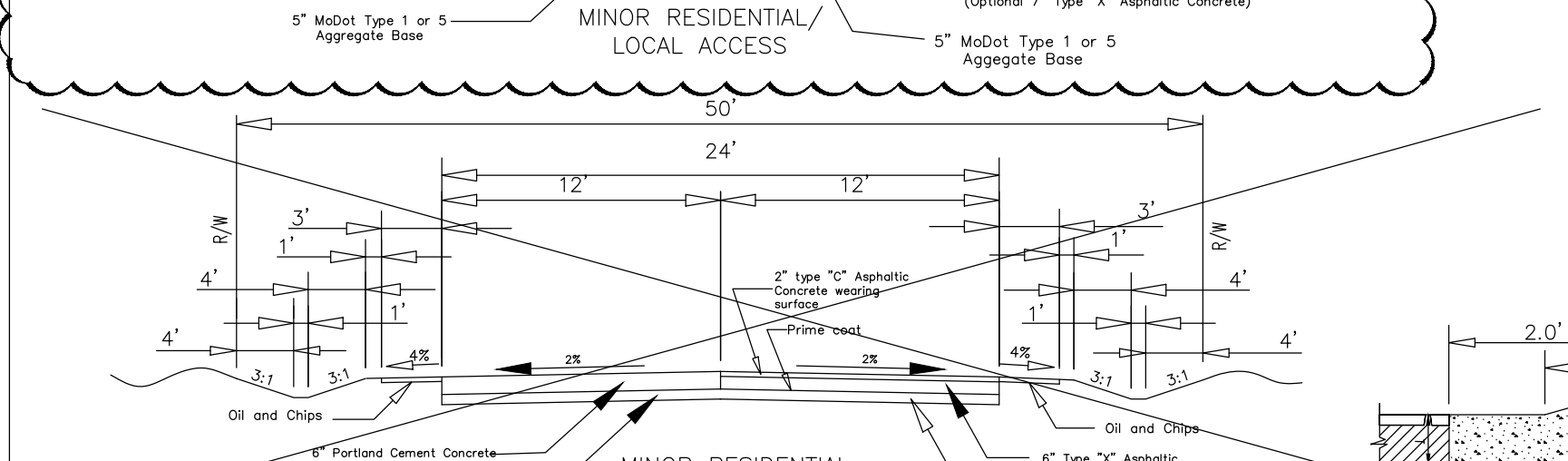
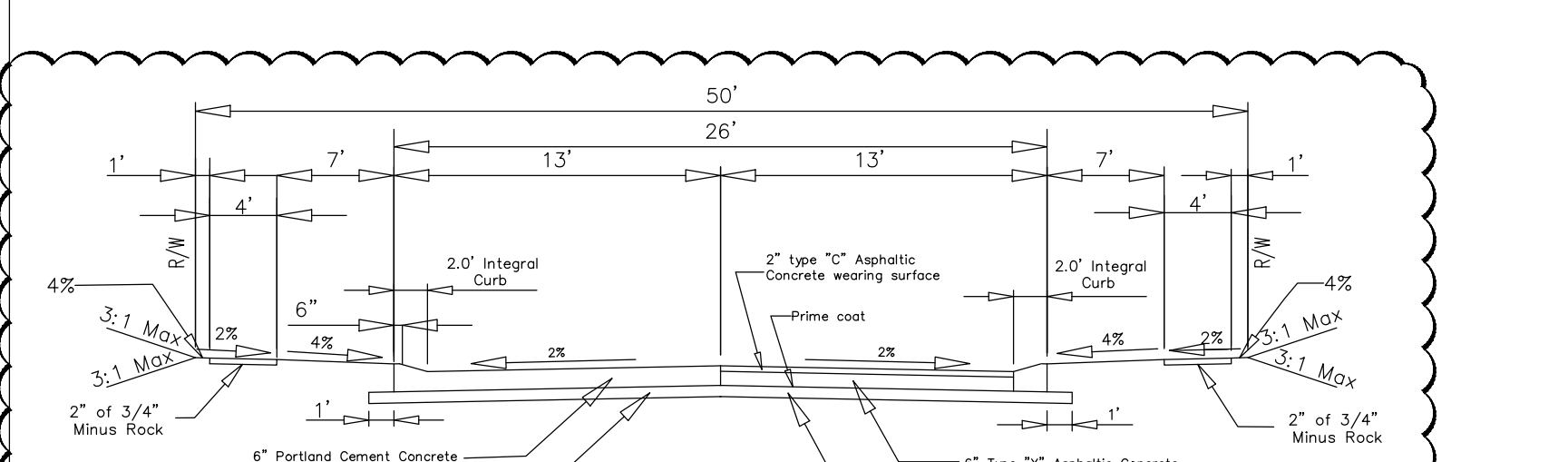
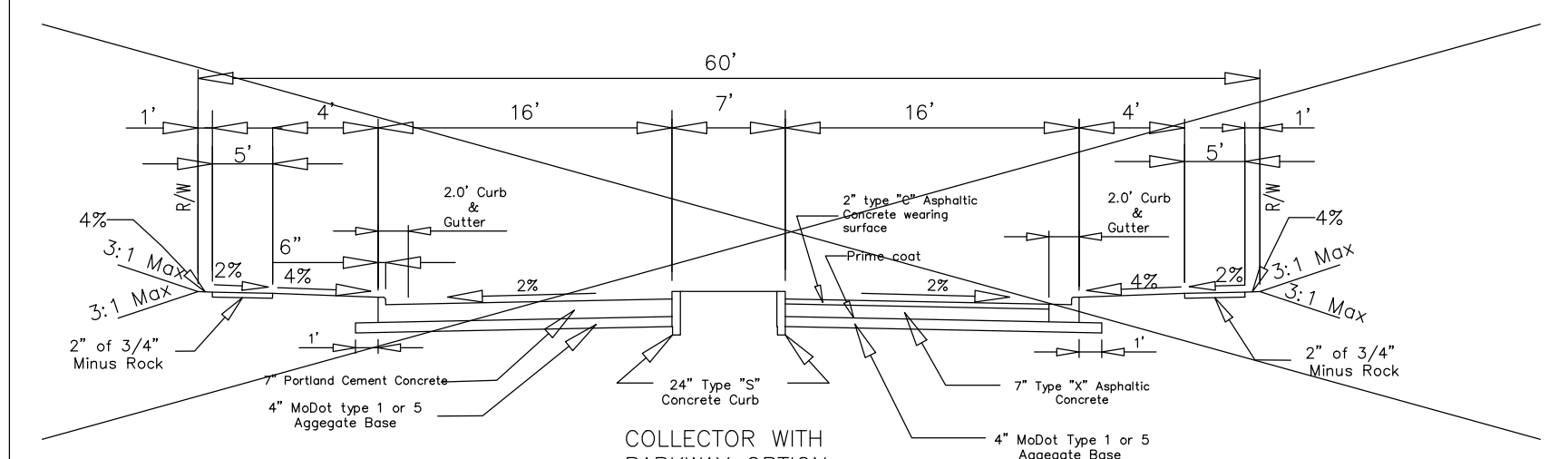
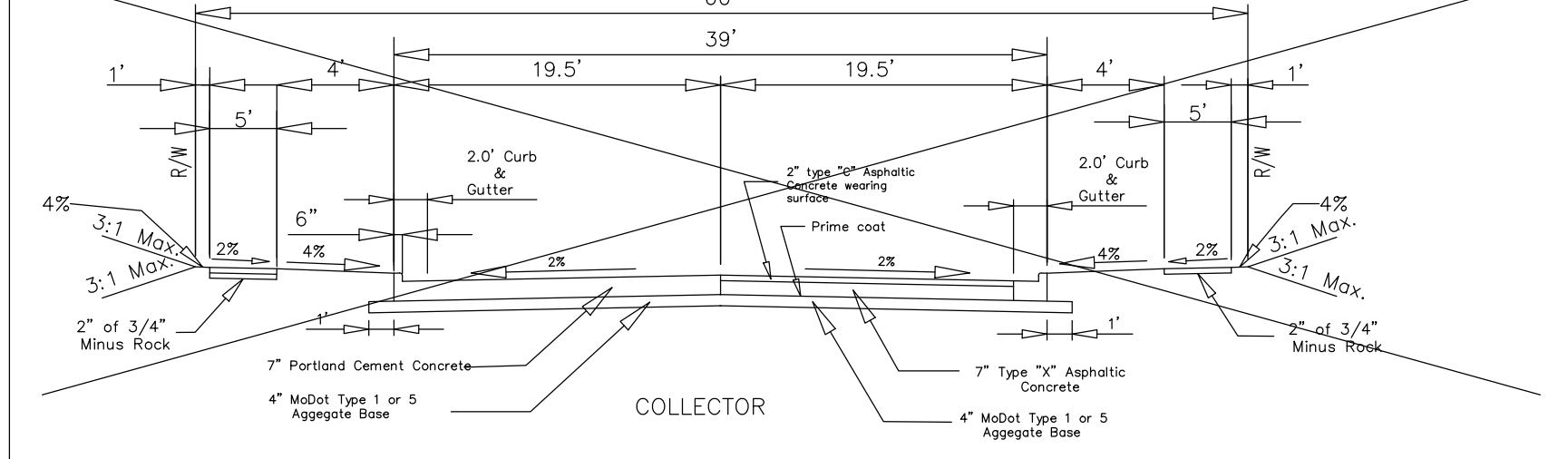
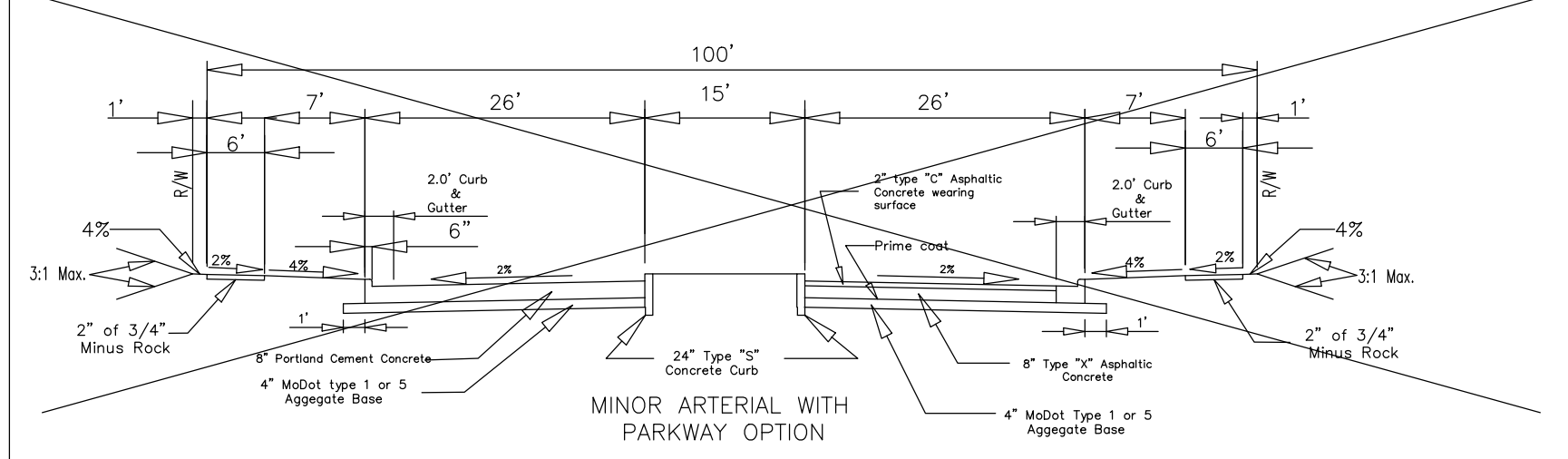
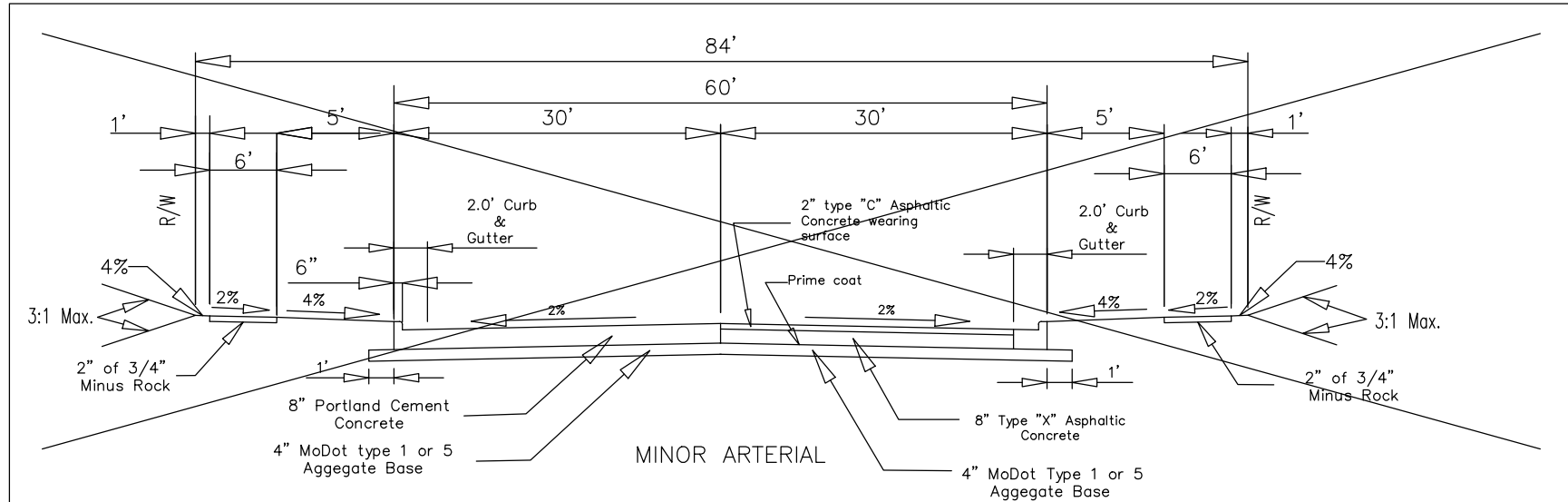
P+Z No. 20-001538
City No. 20-009251
Date: JUNE 15, 2021
Job No. 19-10-344

Page No.

DTL-8

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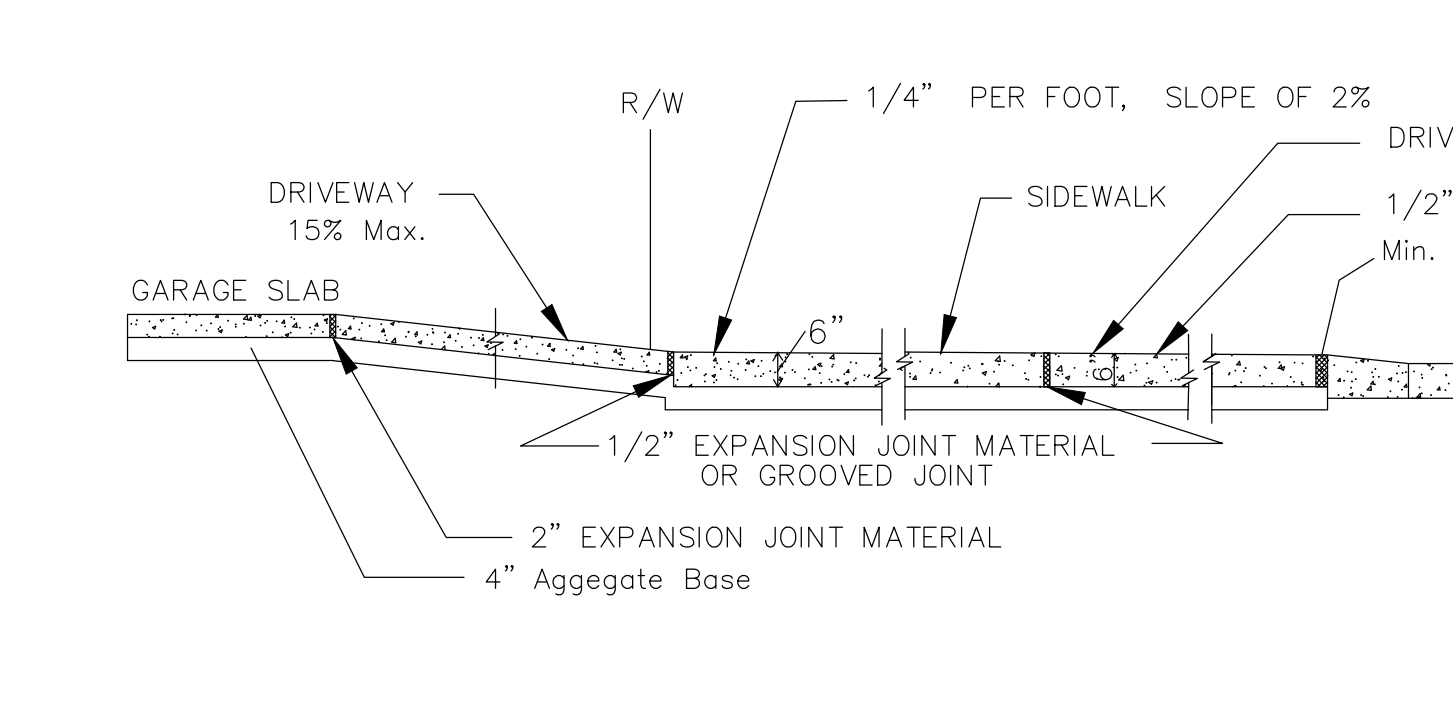
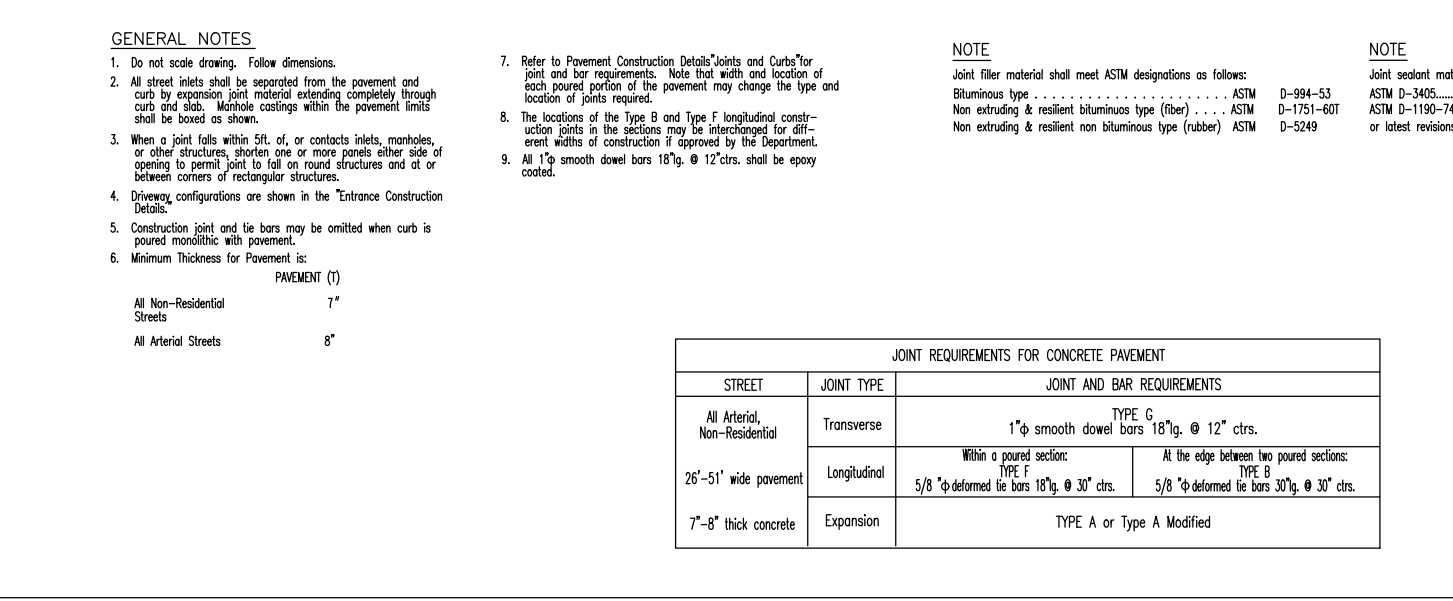
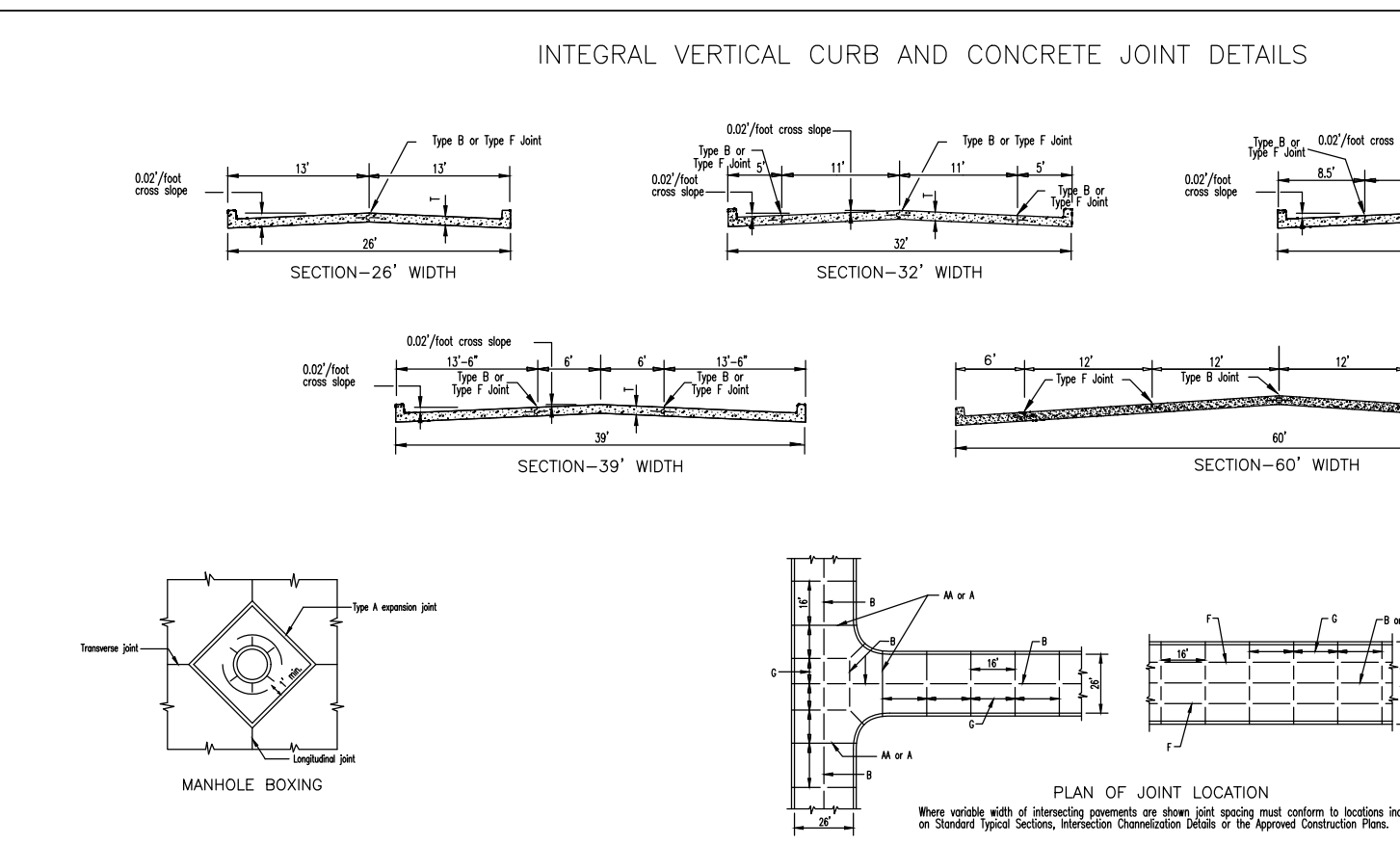
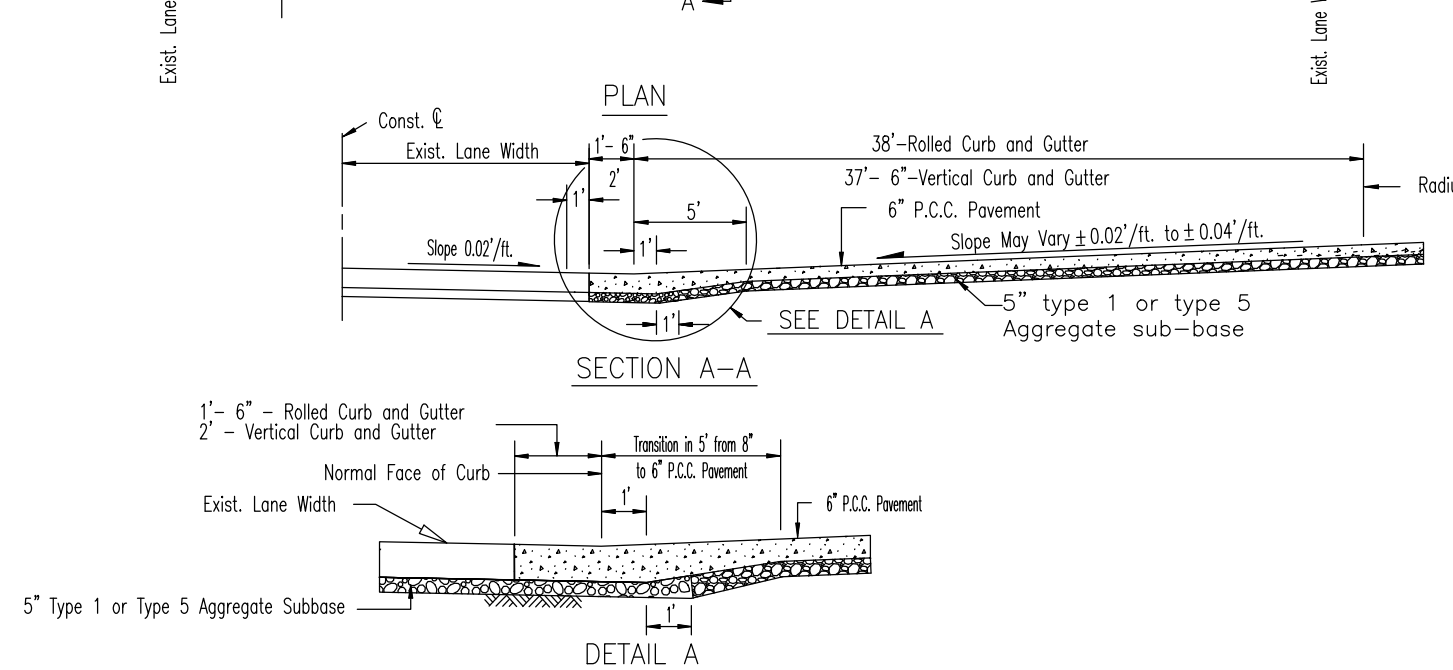
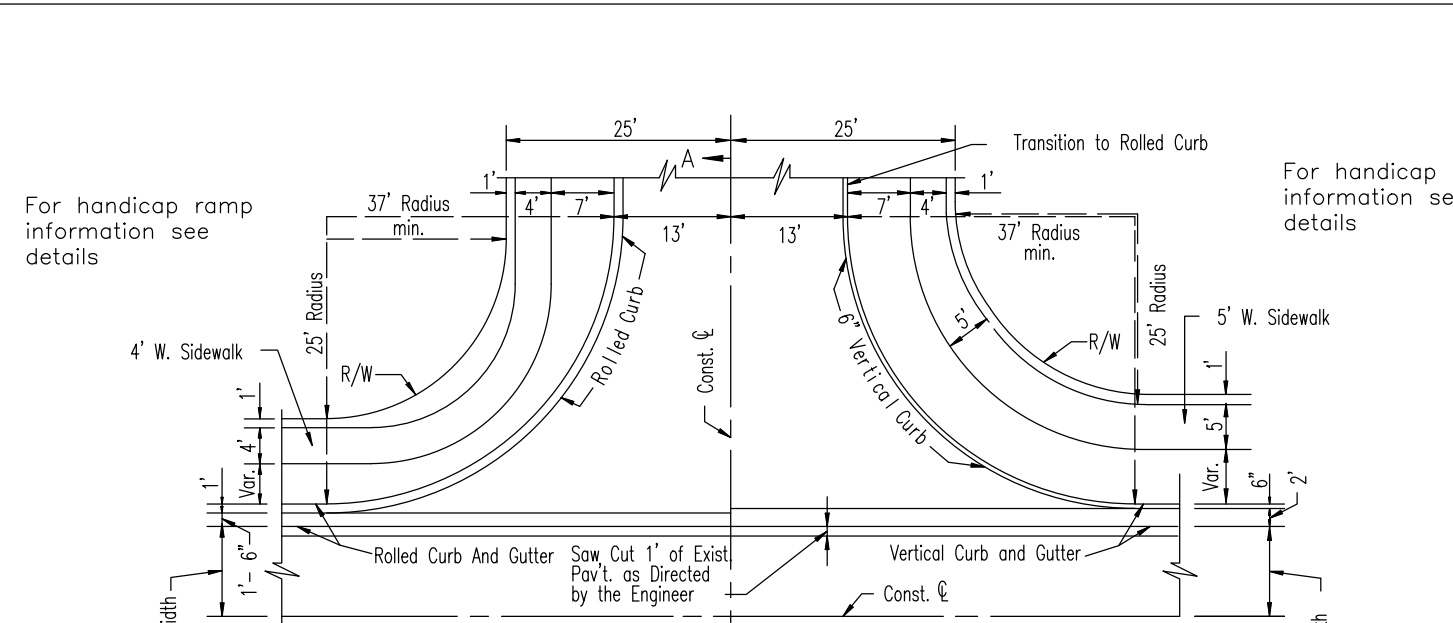
	ROW Width	Pavement Width	Lane Width	No. of Drive Lanes	Utility Easement	Design Speed
Minor Arterial	84	60	12	5	10	40
Collector	60	39	12	3	10	35
Residential Collector	56	32**	N/A	2	10	25
Minor Residential Local Access	50	26	N/A	2	10	25*

Notes: * = Can be varied with City Engineer's approval
 ** = Detail to match minor residential street with wider pavement
 - these requirements may be varied by other City ordinances
 - these standards are minimum standards
 - Parkway options can be provided as indicated above

Designer will provide roadway cross section and joint locations in a separate detail drawing.
RESIDENTIAL STREETS SHALL BE A MINIMUM OF 6" P.C. CONCRETE OVER 4" ROCK BASE ON COMPACTED SUBGRADE PER ORDINANCE NUMBER 4875.

CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 O'FALLON, MISSOURI

Typical Pavement Design
 SECTION NO. 405370



CONCRETE NOTE:
 ALL NON-REINFORCED CONCRETE SHALL BE 4,000 PSI AT 28 DAYS

CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 O'FALLON, MISSOURI

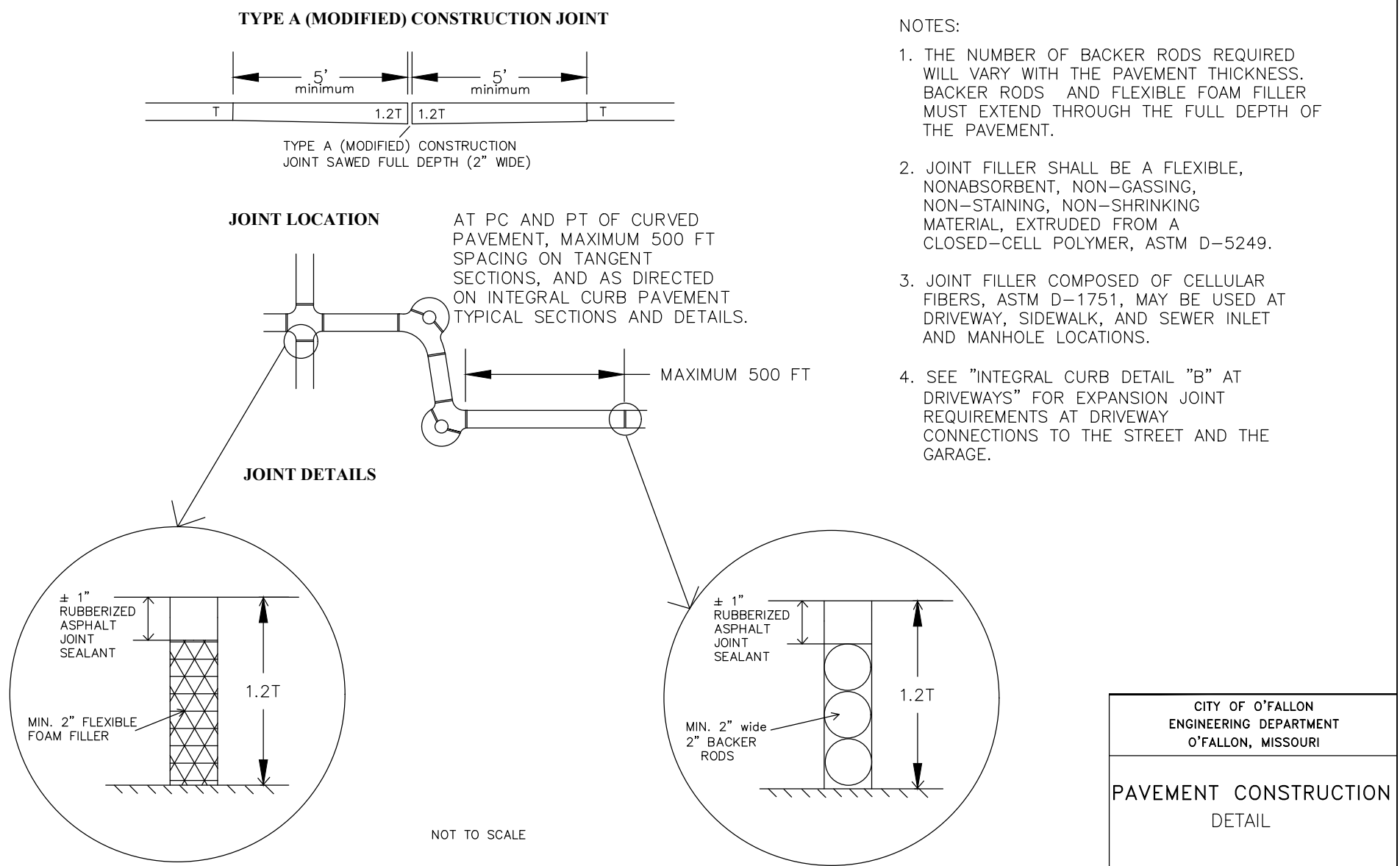
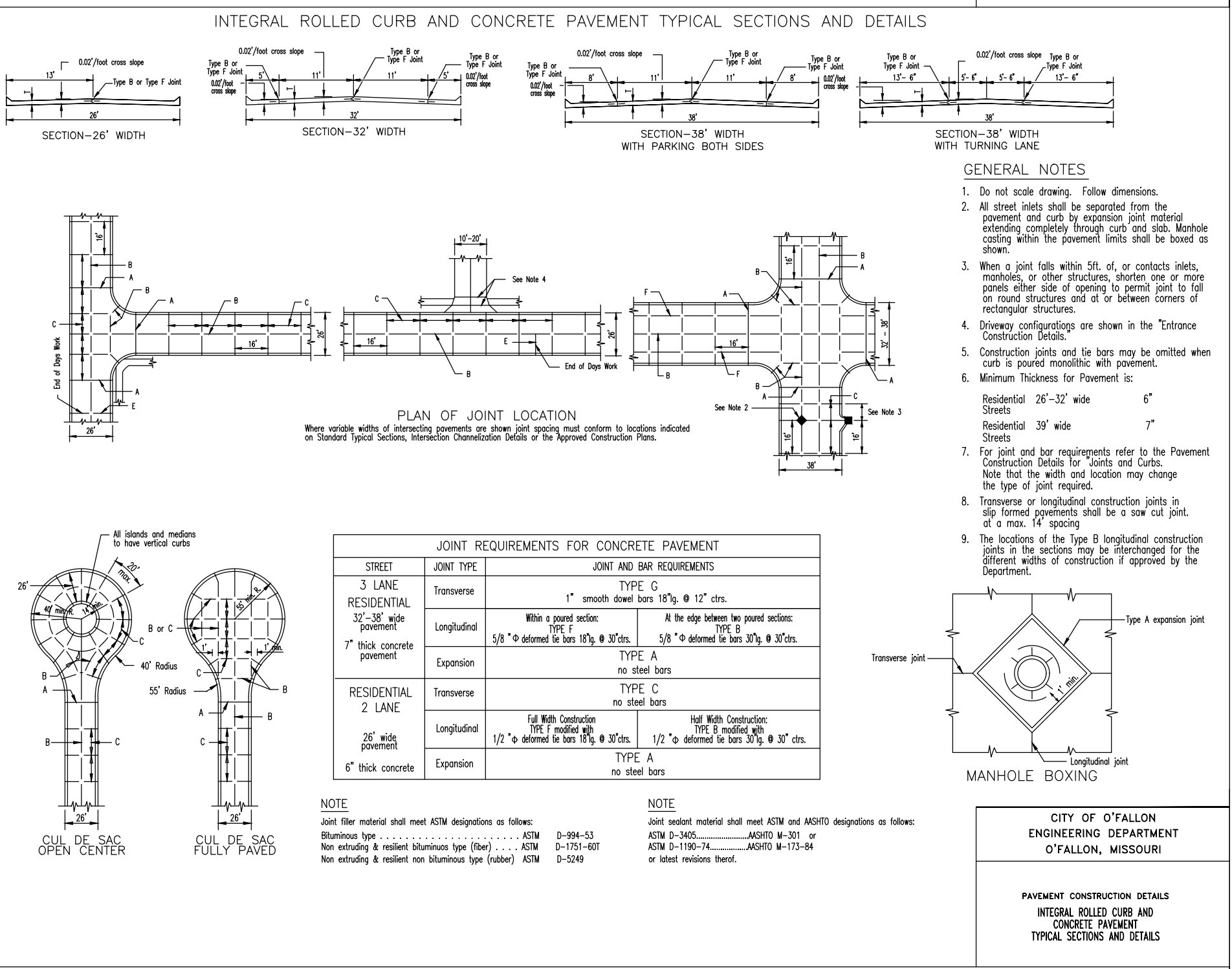
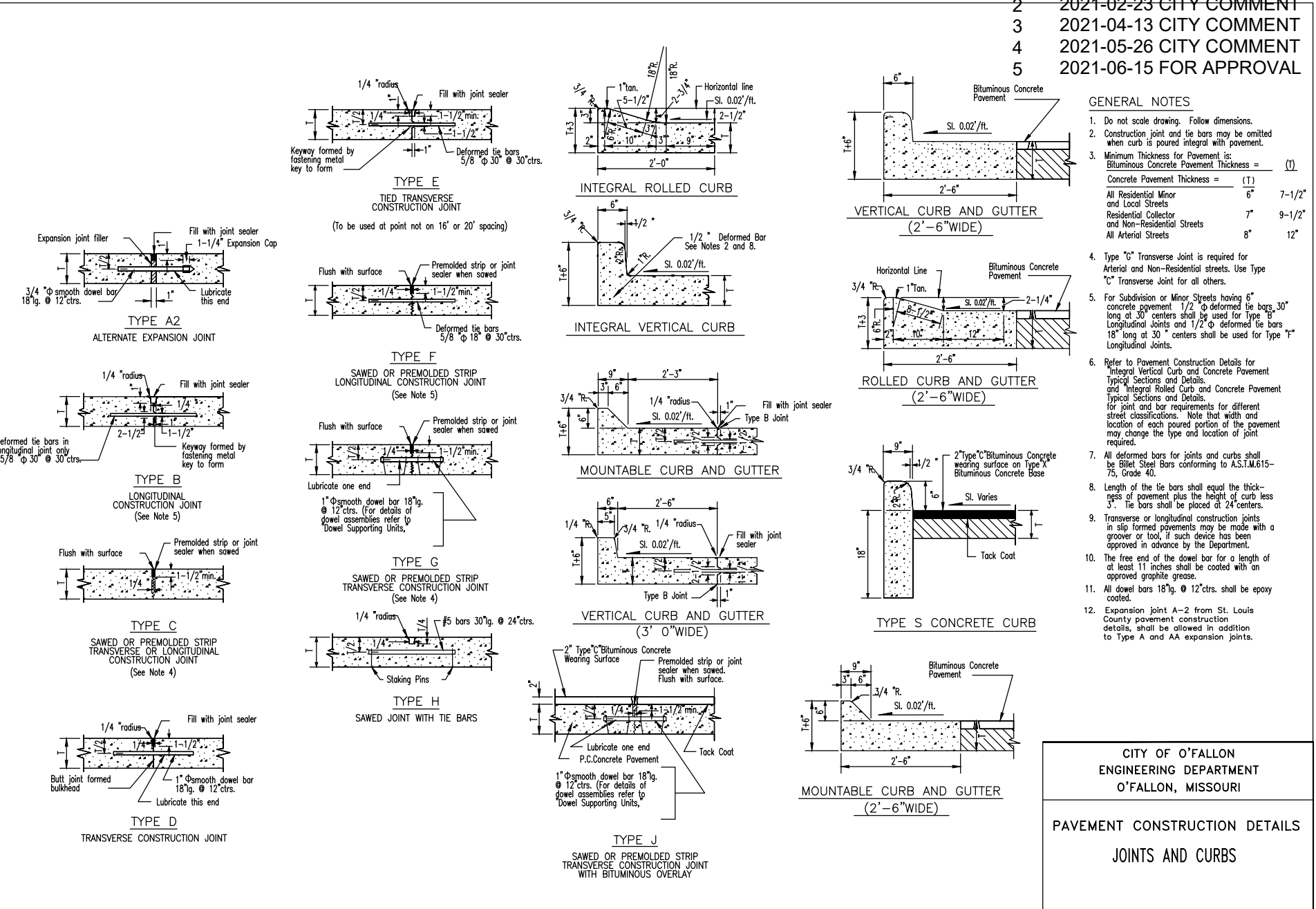
Integral Curb Detail
 "B" at Driveway
 SECTION NO. 505,080

GENERAL NOTES

- Do not scale drawing. Follow dimensions.
- Sections are symmetrical about construction centerline.
- For longitudinal and transverse joints, dowel and tie bar requirements and curb dimensions refer to the Pavement Construction Details for Joints and Curbs.
- All necessary pavement markings shall be as required by City of O'Fallon.
- For roadway cross slope, pavement types and thickness refer to Standard Typical Sections.

CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 O'FALLON, MISSOURI

PAVEMENT CONSTRUCTION DETAILS
 STANDARD RESIDENTIAL STREET ENTRANCE



GENERAL NOTES

- Do not scale drawing. Follow dimensions.
- All steel shall be galvanized to the pavement and curb by expansion joint installation completely through curb and gutter. Reinforcing coating when the concrete is placed shall be based on project.
- When a joint falls within 5ft. of, or contacts inlets, manholes, or other structures, shorten one or more panels either side of opening to permit joint to fall on round structures and at or between corners of rectangular structures.
- Driveway configurations are shown in the Entrance Construction Details.
- Construction joints and tie bars may be omitted when curb is poured monolithic with pavement.
- Minimum thickness for pavement is:
 Residential 26'-33" wide Streets
 Residential 30' wide Streets
- For joint and bar requirements refer to the Pavement Construction Details for Joints and Curbs. Note that the width and location may change the type of joint required.
- Transverse or longitudinal construction joints in side pavement shall be a saw cut joint, at a max. 12' spacing.
- The locations of the Type B longitudinal construction joints in the sections may be identified for the different widths of construction if approved by the Department.

NOTE:
 THE NUMBER OF BACKER RODS REQUIRED WILL VARY WITH THE PAVEMENT THICKNESS. BACKER RODS AND FLEXIBLE FOAM FILLER MUST EXTEND THROUGH THE FULL DEPTH OF THE PAVEMENT.

NOTE:
 JOINT FILLER SHALL BE A FLEXIBLE, NONABSORBENT, NON-GASSING, NON-STAINING, NON-SHRINKING MATERIAL, EXTRUDED FROM A CLOSED-CELL POLYMER, ASTM D-5249.

NOTE:
 JOINT FILLER COMPOSED OF CELLULAR FIBERS, ASTM D-1751, MAY BE USED AT DRIVEWAY, SIDEWALK, AND SEWER INLET AND MANHOLE LOCATIONS.

NOTE:
 SEE "INTEGRAL CURB DETAIL "B" AT DRIVEWAYS" FOR EXPANSION JOINT REQUIREMENTS AT DRIVEWAY CONNECTIONS TO THE STREET AND THE GARAGE.

ISSUE REMARKS/DATE

- 2020-12-31 INITIAL SUBMITTAL
- 2021-02-23 CITY COMMENT
- 2021-04-13 CITY COMMENT
- 2021-05-26 CITY COMMENT
- 2021-06-15 FOR APPROVAL

GENERAL NOTES

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- Minimum thickness for pavement is:
 Residential 26'-33" wide Streets
 Residential 30' wide Streets
- For joint and bar requirements refer to the Pavement Construction Details for Joints and Curbs. Note that the width and location may change the type of joint required.
- Transverse or longitudinal construction joints in side pavement shall be a saw cut joint, at a max. 12' spacing.
- The locations of the Type B longitudinal construction joints in the sections may be identified for the different widths of construction if approved by the Department.

CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 O'FALLON, MISSOURI

PAVEMENT CONSTRUCTION DETAILS
 INTEGRAL ROLLED CURB AND CONCRETE PAVEMENT TYPICAL SECTIONS AND DETAILS

CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 O'FALLON, MISSOURI

PAVEMENT CONSTRUCTION DETAILS

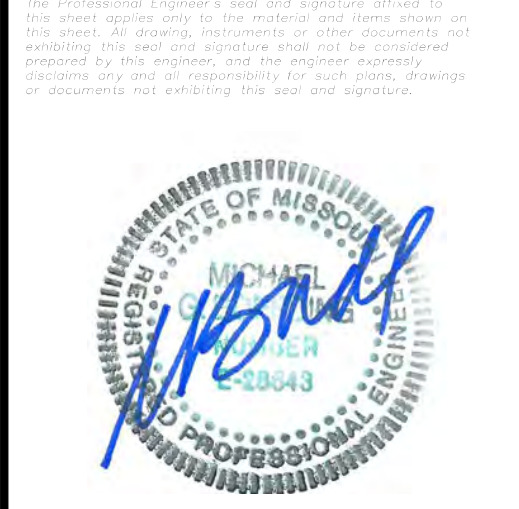
PROJECT TITLE

BROOKSIDE ADDITION

O'FALLON, MISSOURI

THE **STERLING** CO.
 ENGINEERS & SURVEYORS

6055 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



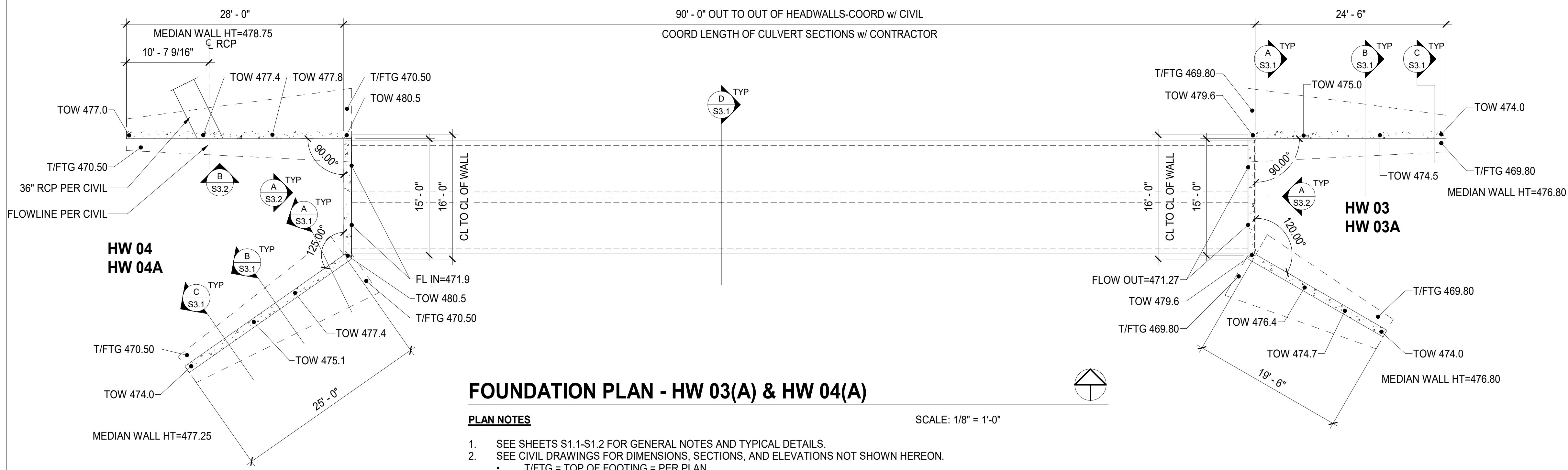
Date: 06-15-2021
 Michael G. Boering, PE
 License No. MO E-28643
 Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
 2299 TECHNOLOGY DRIVE, SUITE 150
 O'FALLON, MISSOURI 63368
 Ph. 636-265-2710
 Fax 636-695-3195

P+Z No. 20-001538
 City No. 20-009251
 Date: JUNE 15, 2021
 Job No. 19-10-344
 Page No.

DTL-9
 IMP

NOTE:
COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH CIVIL DRAWINGS.



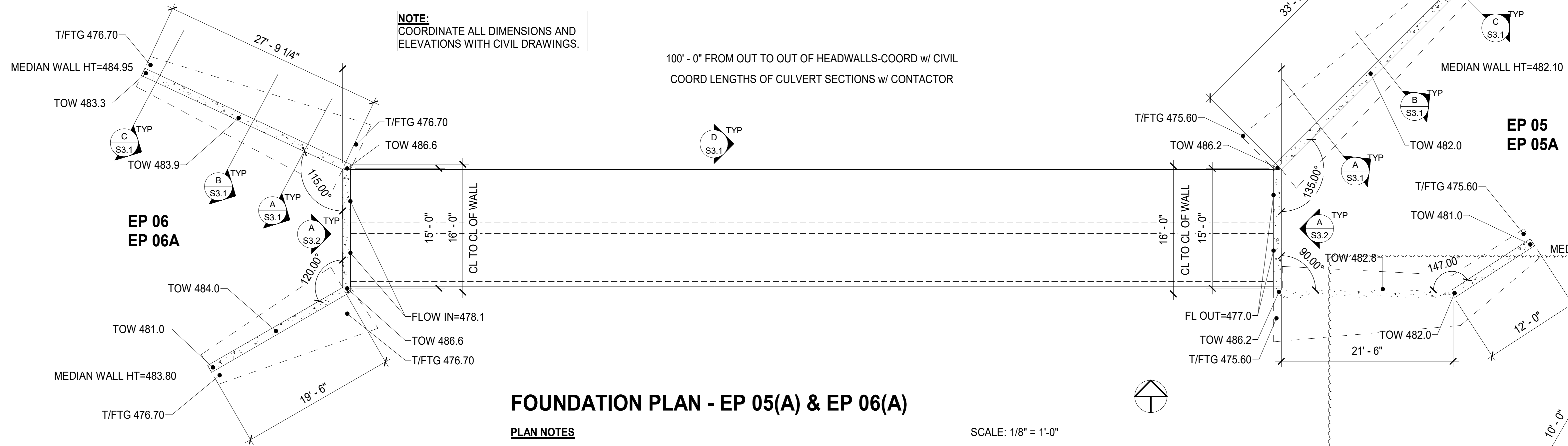
FOUNDATION PLAN - HW 03(A) & HW 04(A)

PLAN NOTES

- SEE SHEETS S1.1-S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS.
- SEE CIVIL DRAWINGS FOR DIMENSIONS, SECTIONS, AND ELEVATIONS NOT SHOWN HEREON.
 - T/FTG = TOP OF FOOTING = PER PLAN
 - TOW = TOP OF WALL = PER PLAN

SCALE: 1/8" = 1'-0"

NOTE:
COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH CIVIL DRAWINGS.

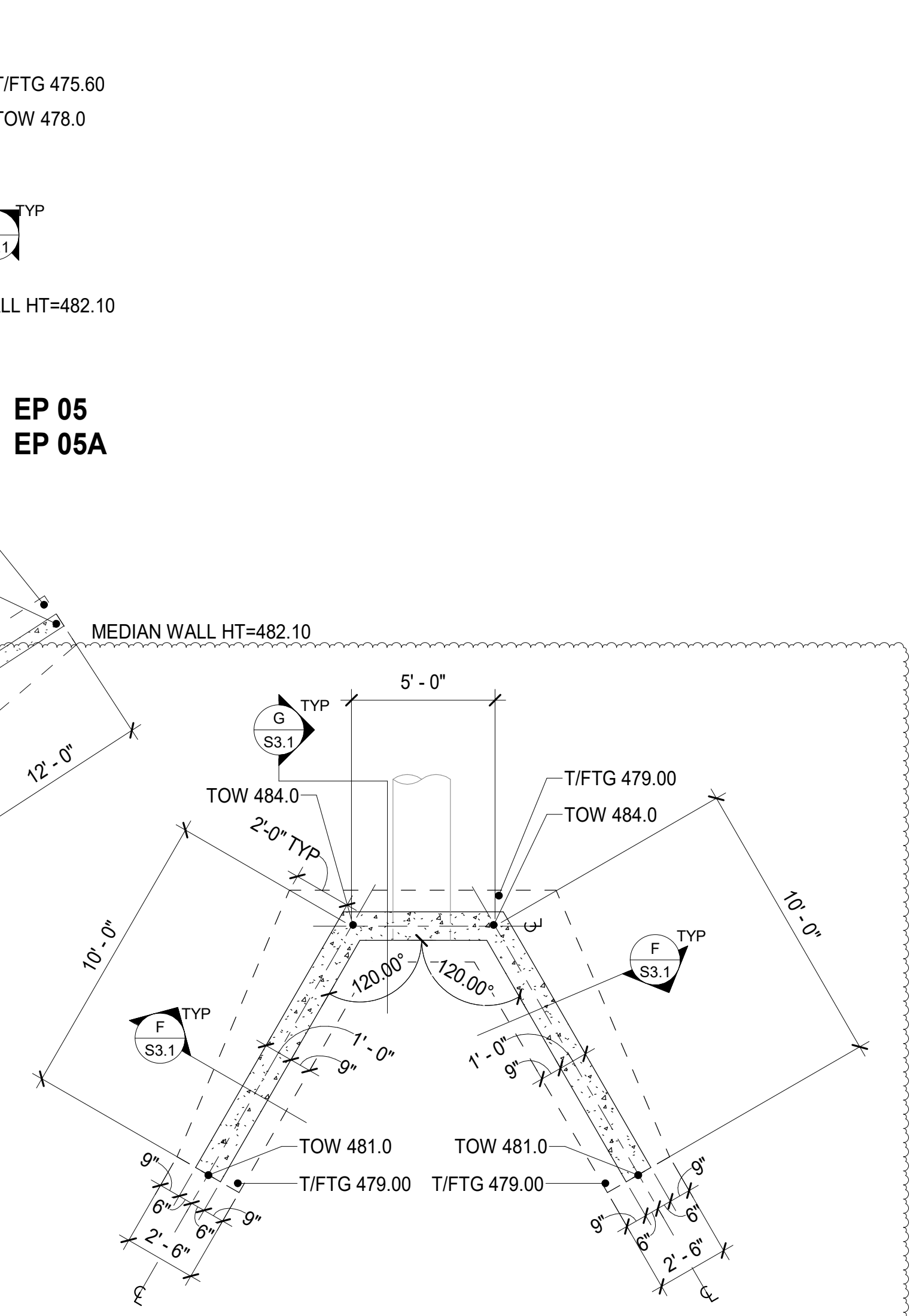


FOUNDATION PLAN - EP 05(A) & EP 06(A)

PLAN NOTES

- SEE SHEETS S1.1-S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS.
- SEE CIVIL DRAWINGS FOR DIMENSIONS, SECTIONS, AND ELEVATIONS NOT SHOWN HEREON.
 - T/FTG = TOP OF FOOTING = PER PLAN
 - TOW = TOP OF WALL = PER PLAN

SCALE: 1/8" = 1'-0"



FOUNDATION PLAN - EP 60

PLAN NOTES

- SEE SHEETS S1.1-S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS.
- SEE CIVIL DRAWINGS FOR DIMENSIONS, SECTIONS, AND ELEVATIONS NOT SHOWN HEREON.
 - T/FTG = TOP OF FOOTING = PER PLAN
 - TOW = TOP OF WALL = PER PLAN

SCALE: 1/4" = 1'-0"

CASE
Engineering Inc.

T 636.349.1600
F 636.349.1730
796 Menus Court
St. Louis, MO 63026
CERTIFICATE OF AUTHORITY NO. 001498



5/12/21
STEPHEN SACCO
E-21871

LOMBARDO HOMES
2289 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368

BROOKSIDE ADDITION
BOX CULVERTS & WINGWALLS
2289 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368

REVISIONS

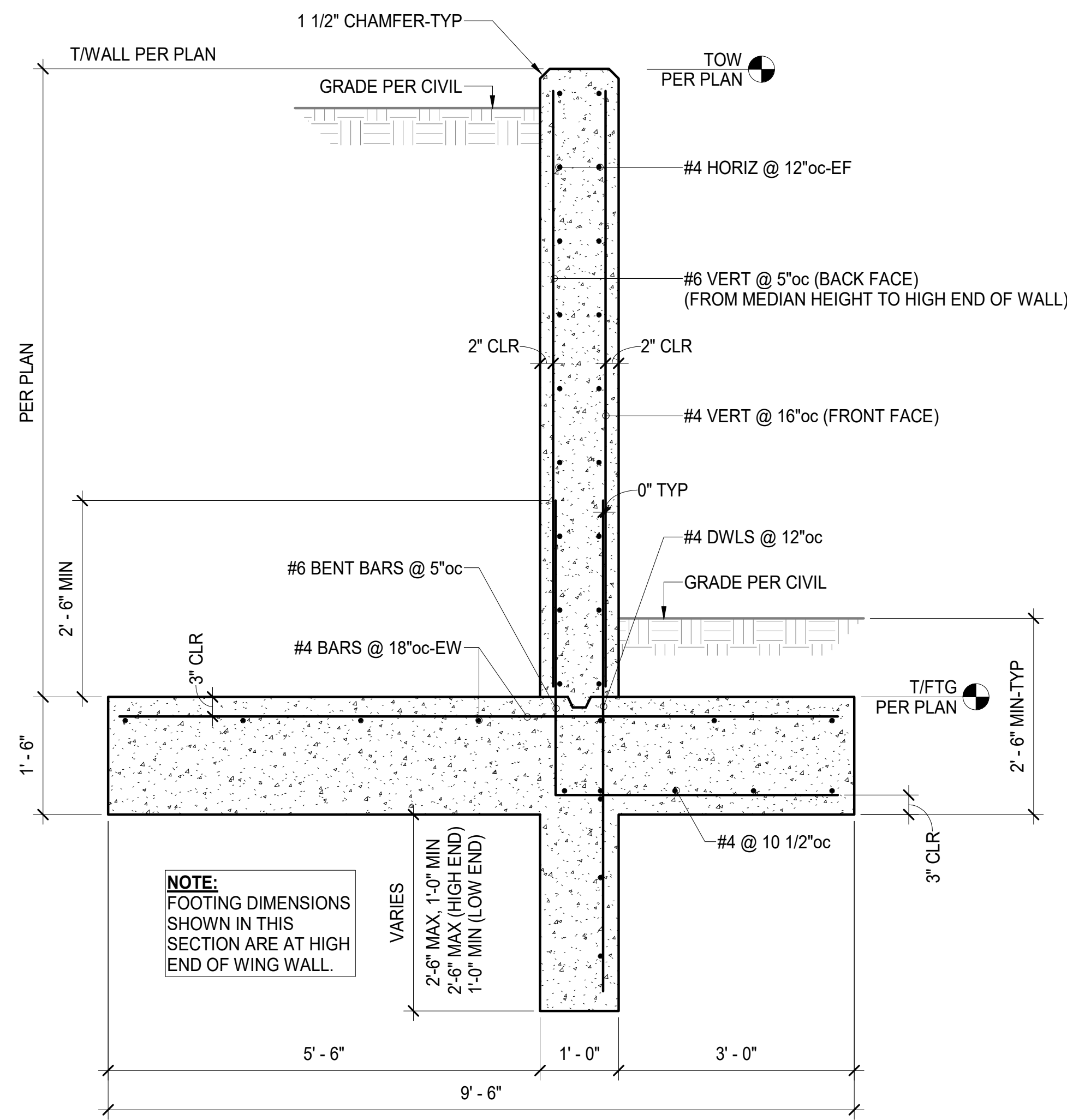
No.	Description	Date
1	City Comments	05/12/21

FOUNDATION PLANS

Project # SPE-MO-17-21
Issue Date 04/08/21
Drawn by DLP
Checked by MS

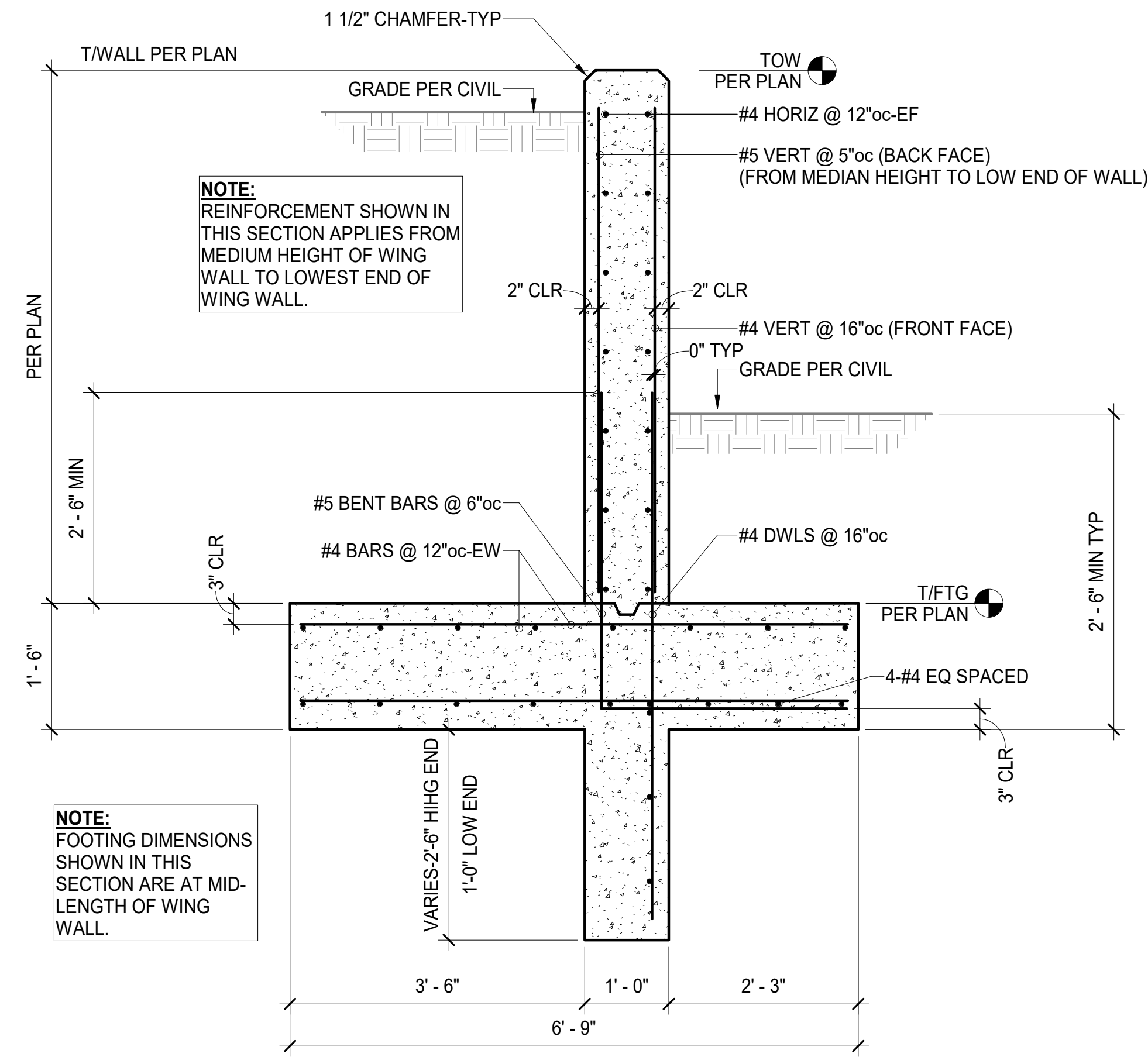
S2.1

Scale As indicated



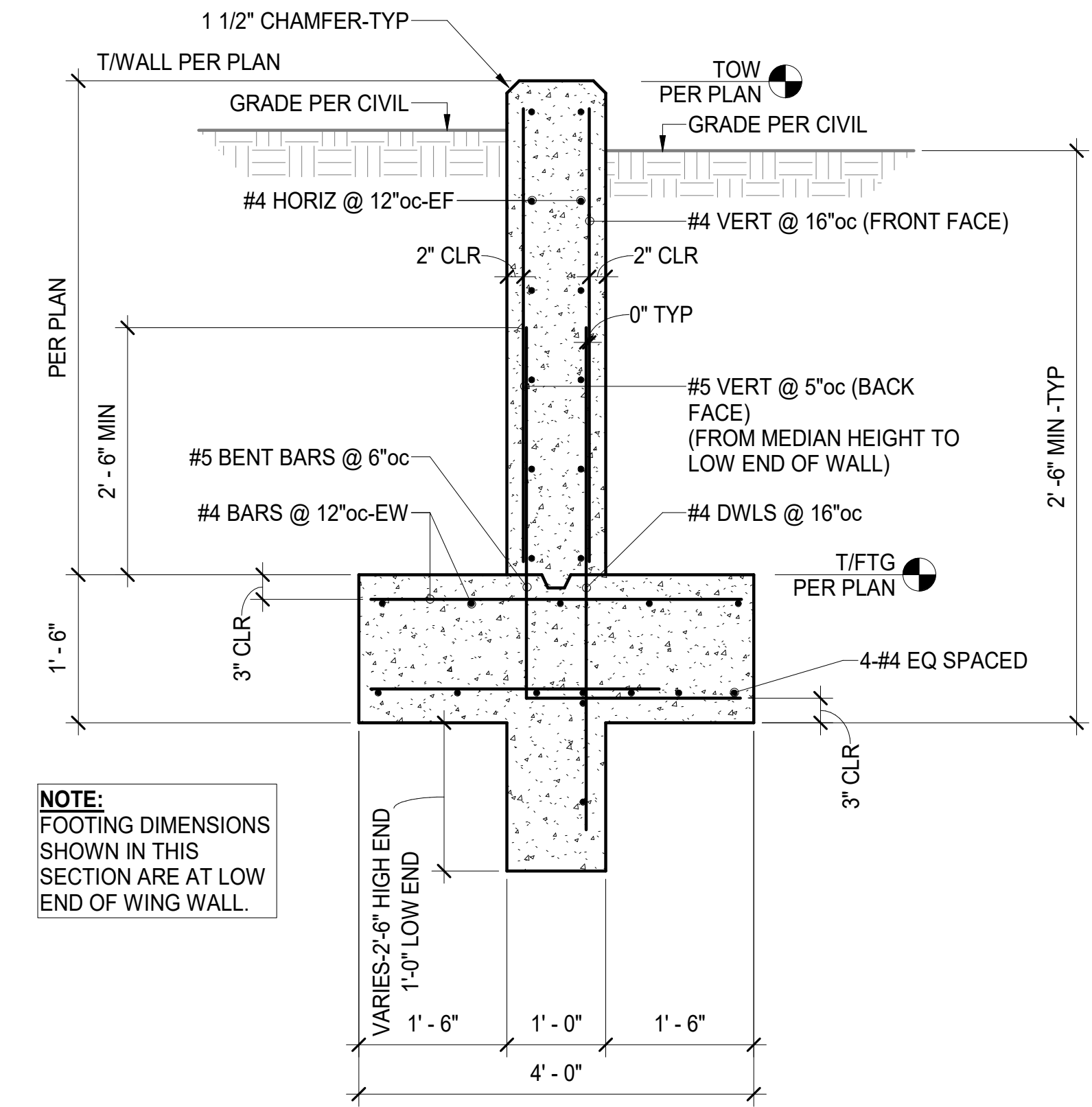
A FOUNDATION SECTION

S3.1 3/4" = 1'-0"



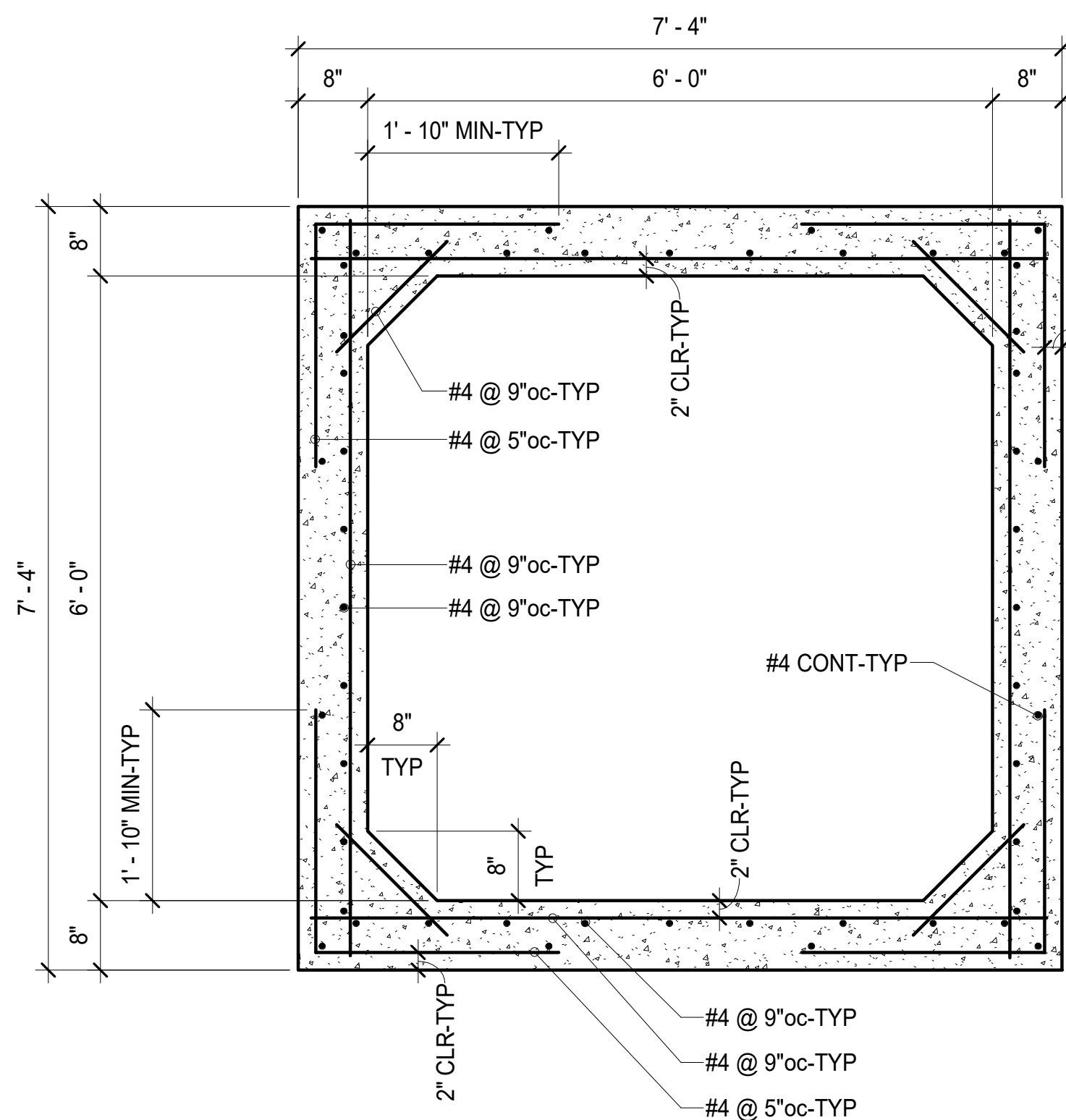
B FOUNDATION SECTION

S3.1 3/4" = 1'-0"



C FOUNDATION SECTION

S3.1 3/4" = 1'-0"

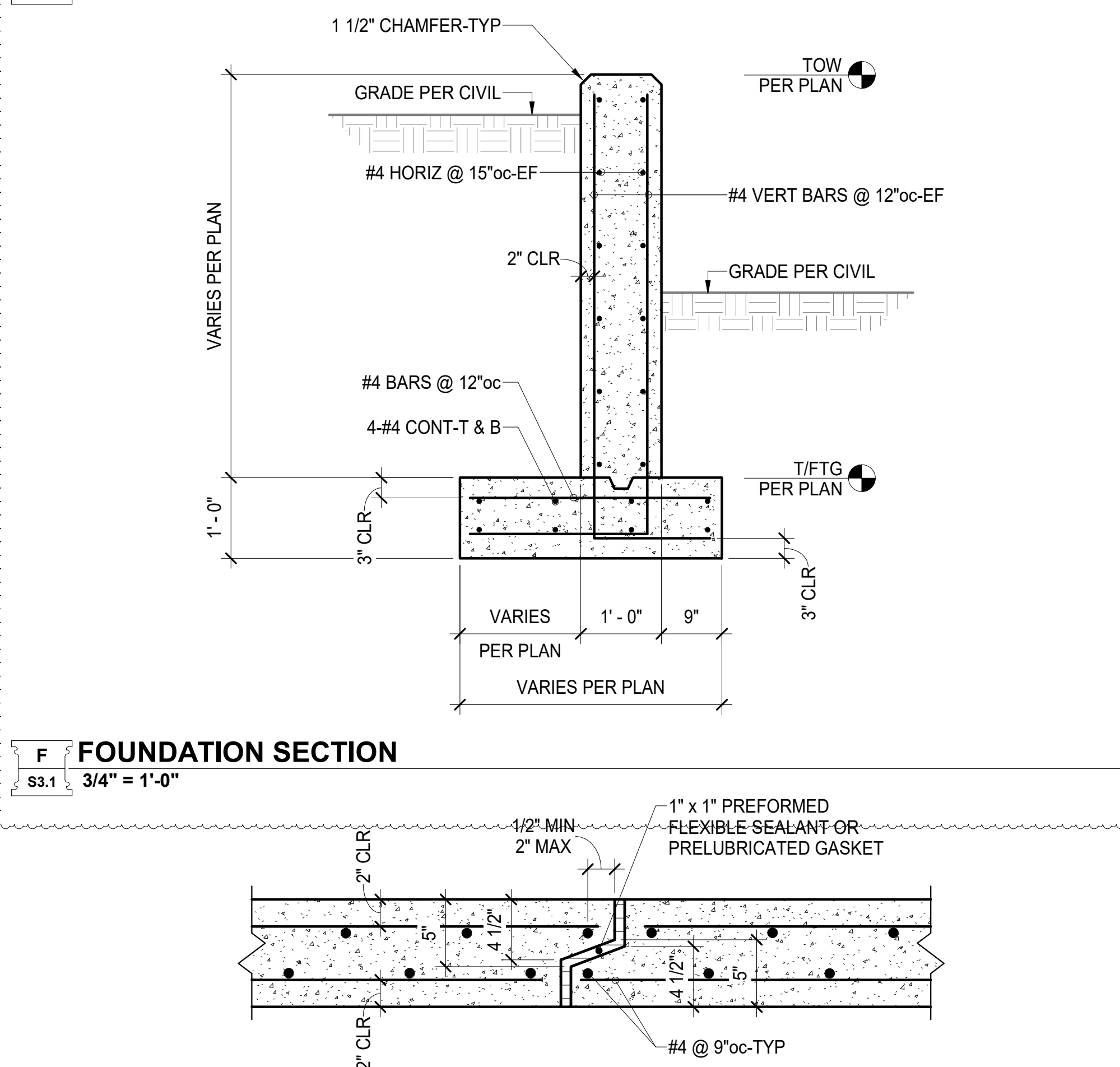


D BOX CULVERT SECTION

S3.1 3/4" = 1'-0"

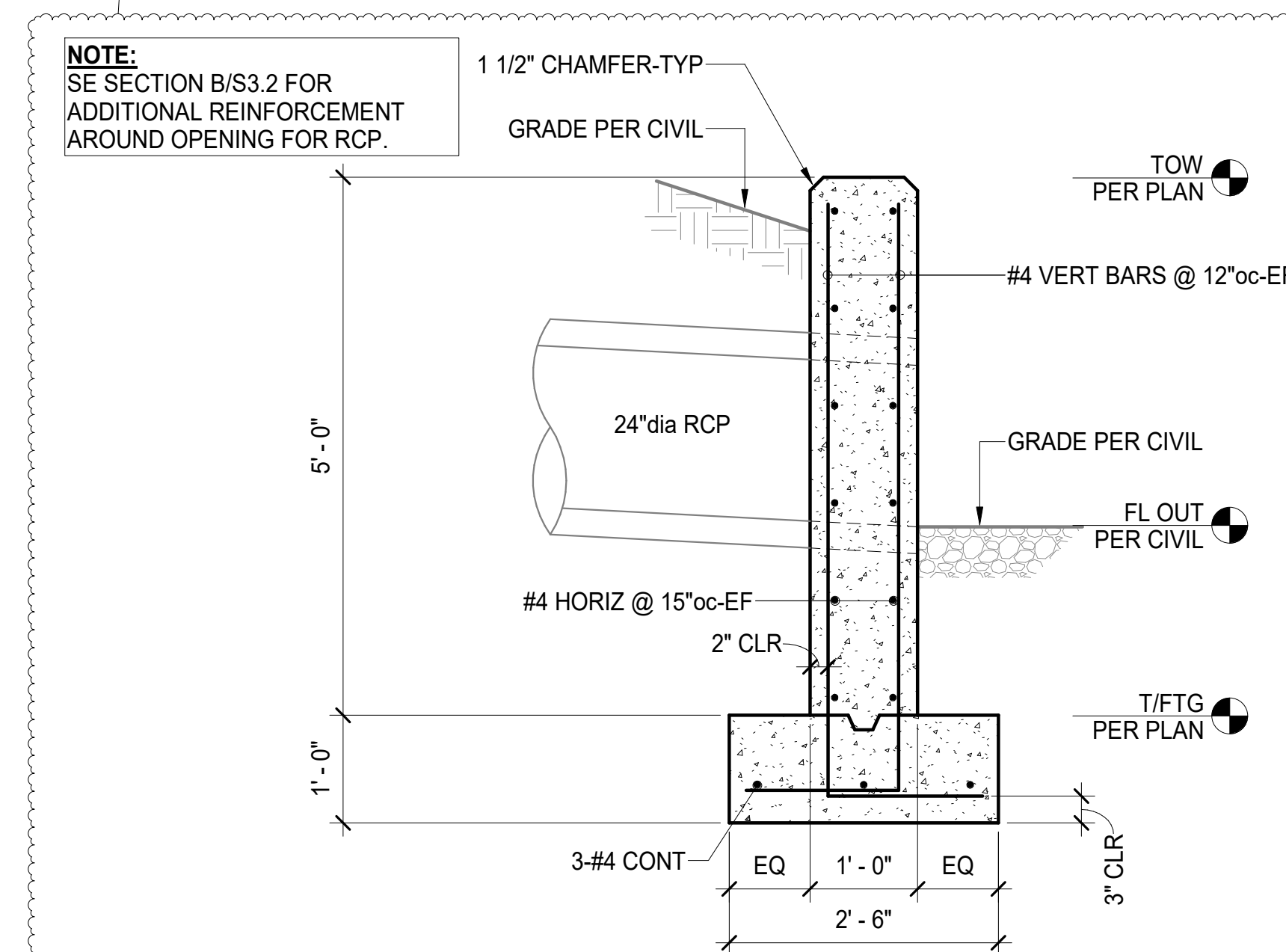
NOTE:
REINFORCEMENT SHOWN IN CULVERT IS NOT DESIGNED TO SUPPORT LIFTING FORCES. CONTRACTOR/FABRICATOR SHALL PROVIDE PROPOSED LIFTING SCHEME TO ENGINEER FOR REVIEW PRIOR TO ANY FABRICATION.

NOTE:
WEIGHT OF CULVERT IS APPROXIMATELY 2,800lb/ft. CONTRACTOR SHALL COORDINATE LENGTHS OF CULVERT SECTIONS WITH FABRICATOR TO ACCOMMODATE LIFTING CAPACITY OF AVAILABLE EQUIPMENT.



E TYPICAL SECTION @ BOX JT

S3.1 1 1/2" = 1'-0"



G FOUNDATION SECTION

S3.1 3/4" = 1'-0"

REVISIONS

No.	Description	Date
1	City Comments	05/12/21

SECTIONS

Project #	SPE-MO-17-21
Issue Date	04/08/21
Drawn by	DLP
Checked by	MS

S3.1

Scale As indicated

