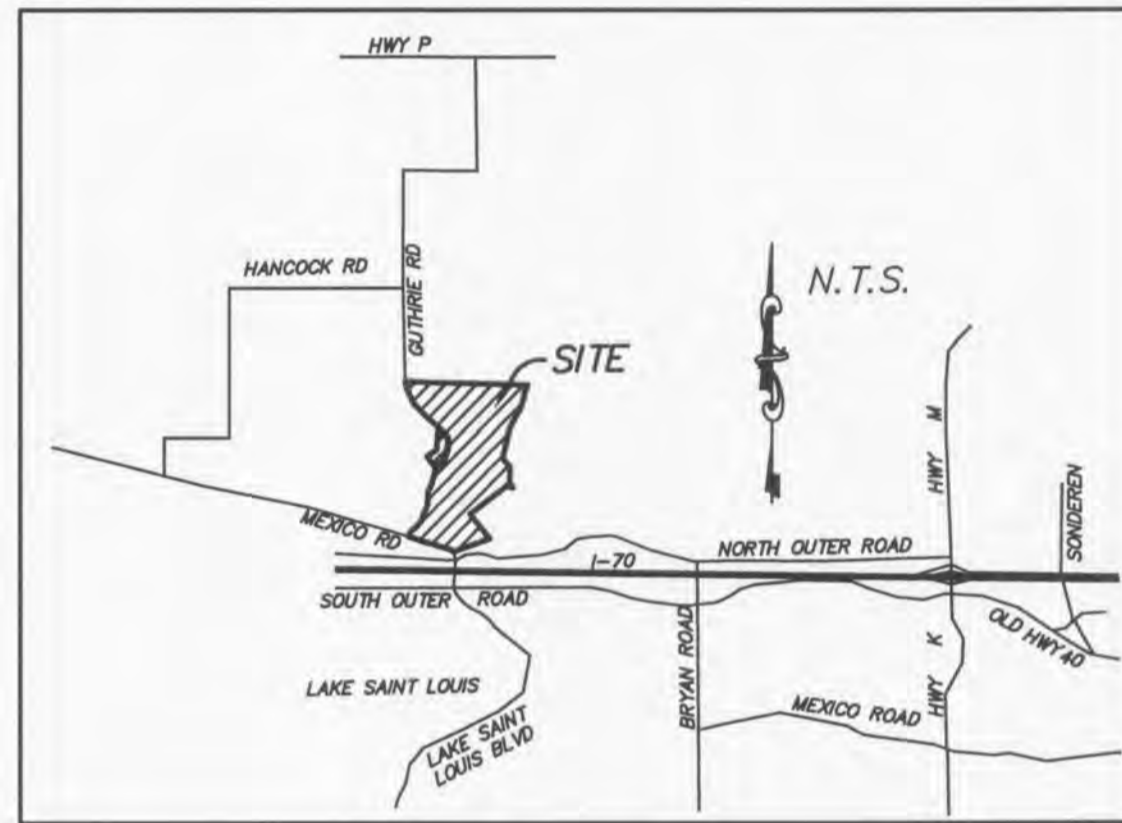
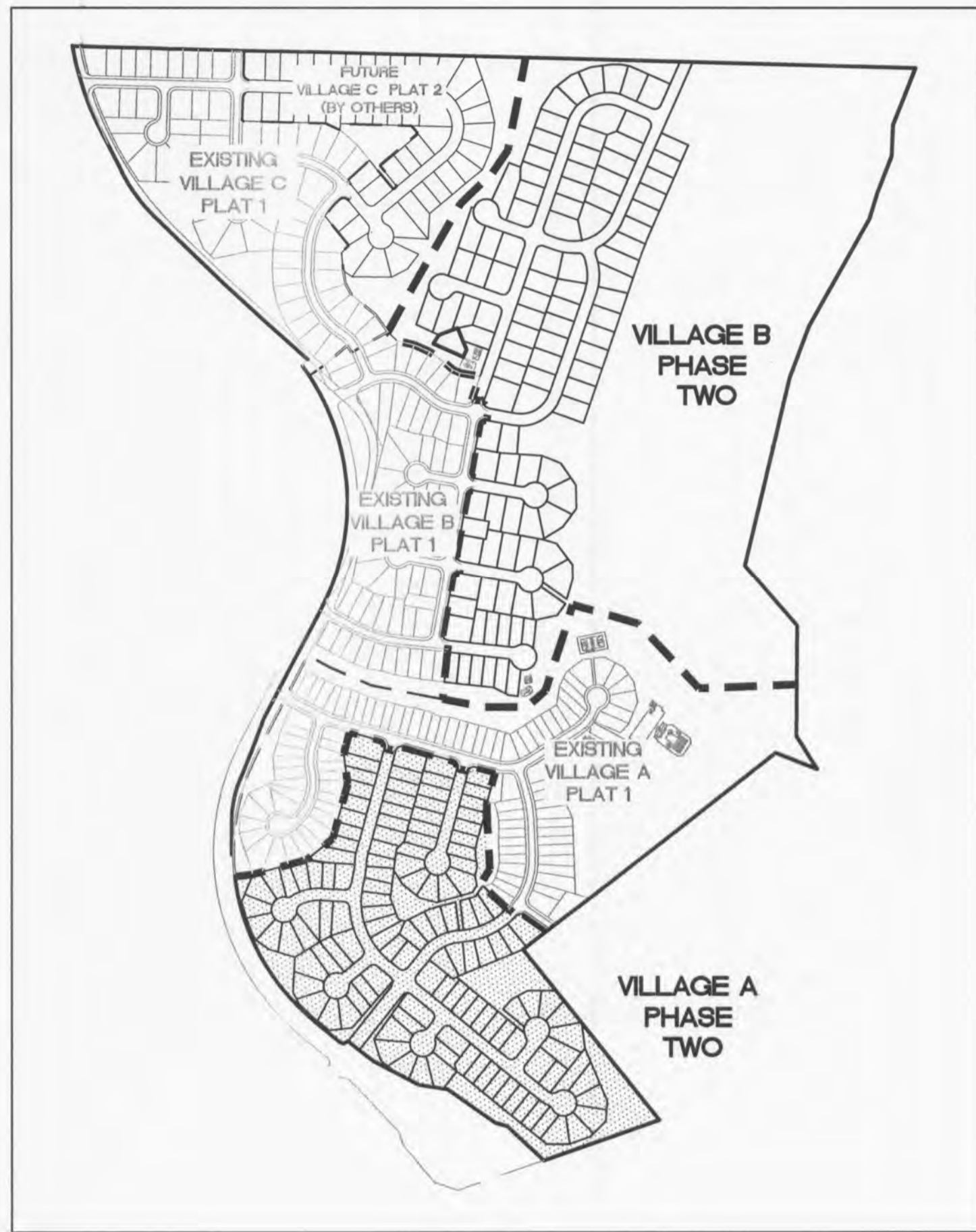


A SET OF CONSTRUCTION PLANS FOR Brookside Village A Phase Two

A TRACT OF LAND BEING PART OF
SECTIONS 22, 23, 26, & 27, AND PART OF
U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

Drawing Index

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3-5 SITE PLAN
- 6-8 GRADING PLAN
- 9-11 EROSION CONTROL PLAN
- 12-13 STREET PROFILES
- 14-16 SANITARY SEWER PROFILES
- 17-20 STORM SEWER PROFILES
- 21-22 SPRING INTERCEPTOR PLAN
- 23-25 DRAINAGE AREA MAP
- 26-28 WATER LAYOUT
- 29-31 LANDSCAPE PLAN
- 32 TRAFFIC CONTROL PLAN
- 33-34 PAVEMENT DETAILS
- 35 STORM SEWER & SIDEWALK DETAILS
- 36-37 WATER & FENCE DETAILS
- 38A-38C RETAINING WALL DETAILS
- 39-40 EROSION CONTROL DETAILS

Benchmarks

PROJECT BENCH MARK	
RM 45:	NGVD (same as USGS) Chiseled square on the southeast wingwall of the Lake Saint Louis Boulevard bridge over the spillway of Lake Saint Louis. Elev. 526.16
SITE BENCH MARKS	
TBM B:	Chiseled square on the southeast wingwall on the bridge on Guthrie Road 2,000'± north of Mexico Road Elev. 486.36
TBM C:	Chiseled square on the northeast wingwall on the bridge on Guthrie Road 3,000'± north of Mexico Road Elev. 493.20

Legend

— Sanitary Sewer (Proposed)	MA 20 Sanitary Structure	R.C.P. Reinforced Concrete Pipe
— Sanitary Sewer (Existing)	RD 30 Storm Structure	C.M.P. Corrugated Metal Pipe
--- Storm Sewer (Proposed)	⊕ Test Hole	C.I.P. Cast Iron Pipe
- - - Storm Sewer (Existing)	⊖ Power Pole	P.V.C. Polyvinyl Chloride
— Water Line & Size	⊙ Light Standard	V.C.P. Vitrified Clay Pipe
- - - Existing water line	⊙ Double Water Meter Setting	
⊕ Tee & Valve	⊙ Single Water Meter Setting	C.O. Clean Out
⊕ Hydrant	C.I. Curb Inlet	V.T. Vent Trap
⊖ Cap	S.C.I. Skewed Curb Inlet	T.B.R. To Be Removed
18 Lot or Building Number	D.C.I. Double Curb Inlet	T.B.R.&R. To Be Removed & Relocated
- - - Existing Fence Line	G.I. Gate Inlet	T.B.P. To Be Protected
⊕ Existing Tree Line	A.I. Area Inlet	T.B.A. To Be Abandoned
⊕ Street Sign/Stop Sign	D.A.I. Double Area Inlet	B.C. Base Of Curb
⊕ Existing Contour	C.C. Concrete Collar	T.C. Top Of Curb
⊕ Proposed Contour	F.E.S. Flared End Section	T.W. Top Of Wall
⊕ Rip-Rap	E.P. End Pipe	B.W. Base Of Wall
⊕ End of Lateral	E.D. Energy Dissipater	(TYP) Typical
⊕ Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
⊕ Concrete Pavement	C.P. Concrete Pipe	U.I.P. Use In Place
⊕ Proposed Swale	S.A.S. Sinkhole Access Structure	⊕ Street Sign/Yield Sign

Conditions of Approval From Planning and Zoning

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

- Provide a fifty (50) foot wide roadway easement to the City of O'Fallon on the record plat for the possible extension of Mossy Brook Drive.
- The amended final plan shall expire and the original plan shall be in effect on January 31, 2014 unless Lombardo homes acquires the property.
- The construction site plans shall address the Municipal Code requirements listed below.

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

- The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at <http://www.ofallon.mo.us/engineering>.
- Label the common ground areas.
- Indicate in the General Notes section that the lot width of the Village A's is increasing from 35' to 52'.
- Building permits for the pavilions located in Village B shall be submitted before the approval of the record plat. Prior to the issuance of building permits for 40% of the total units, all recreational amenities shall be open for use.
- Remove the tree located on Lot 471 that is shown on the sidewalk.
- The accessible ramp locations shall be properly shown on the construction plans per the accessible ramp details provided by the City of O'Fallon and added to the amended final plan.
- Per Section 415.190, all new residential structures shall have the lowest floor, including basement, elevated to one (1) foot or more above the base flood elevation.

Utility Contacts
Sanitary Sewers
City of O'Fallon
100 North Main Street
O'Fallon, MO. 63366
636-281-2858

Water
City of O'Fallon
100 North Main Street
O'Fallon, MO. 63366
636-281-2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric
Ameren Missouri
200 N. Callahan Road
Wentzville, MO. 63385
636-639-8306

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

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

Fire Protection
Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 34.05 acres.
The area of land disturbance is 5.62± acres.
Number of proposed lots is 128.

Building setback information. Front 25'
Side 6'
Rear 15'

* The estimated sanitary flow in gallons per day is 47,360



MoDOT LOCATOR: 314-340-4100

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE JUNE 12, 2014
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE

**BROOKSIDE
VILLAGE A**

PRS No. 03029.LOMB.01F

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 St. Peters Court
St. Peters, MO 63276
115 Westwood Court
St. Peters, MO 63276

Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-3818

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

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



DOUGLAS S. TIEMANN
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63388
50 YEARS
Lombardo
H.O.M.E.S.
OF EXCELLENCE
CITY OF O'FALLON Cover Sheet

P+Z No. 2603.04

City No.

Page No.