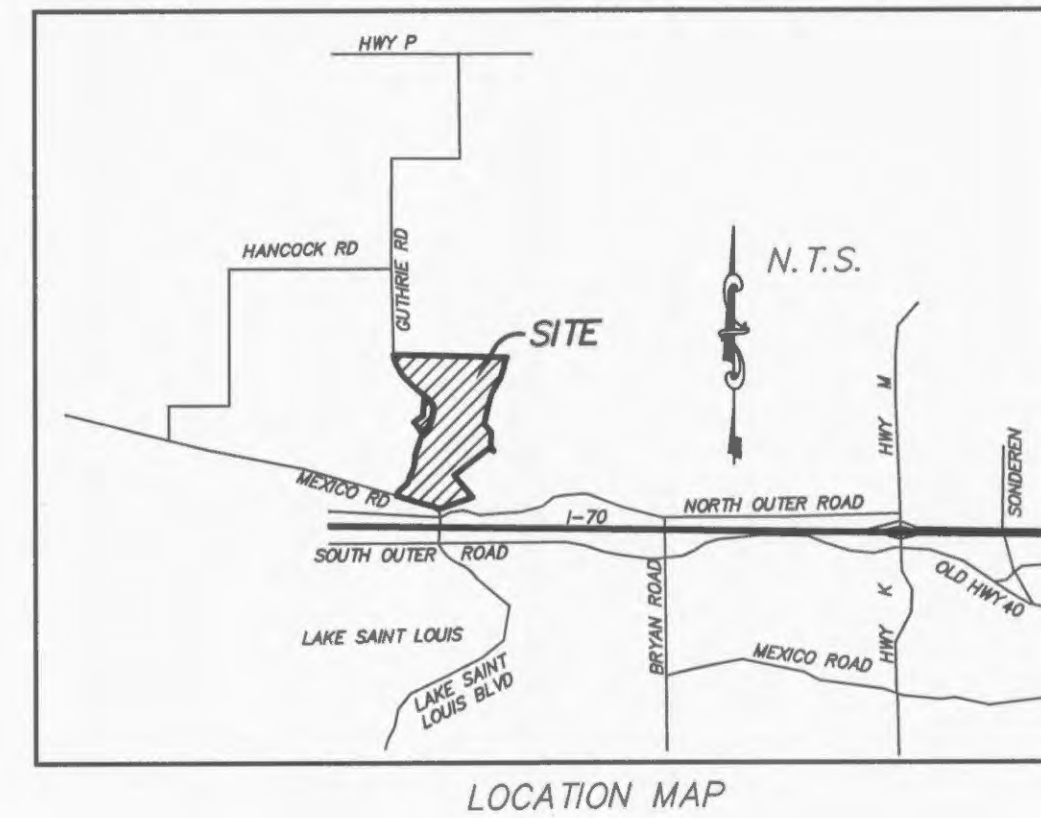




A SET OF IMPROVEMENT PLANS FOR Brookside Village B Phase 2-A

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

SHEET INDEX

Sheet	Description
1	COVER SHEET
2	PROJECT NOTES
3	PHASE LIMITS MAP
4	FLAT PLANS
5	GRADING PLANS
6	STREET PROFILES
7	CUL DE SAC WARPINGS
8	SANITARY SEWER PROFILES
9	STORM SEWER PROFILES
10	DRAINAGE AREA PLANS
11	WATER PLANS
12	LANDSCAPING PLANS
13-19	CONSTRUCTION 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

Site Information

- TOTAL SIGHT AREA - 9.44 Ac.
- TOTAL DISTURBED AREA - 9.44 Ac.
- NUMBER OF PROPOSED LOTS IS 35.
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 12,600
- FIRM PANEL NUMBER - 29183C0210E and 29183C0220E dates March 17, 2003
- ALL LOTS SHALL BE ABOVE THE PUBLISHED FLOOD PLAIN.
- A LOMR WILL BE REQUIRED TO REMOVE THE LOTS FROM THE FLOOD PLAIN AFTER GRADING IS COMPLETED.
- BUILDING SETBACK INFORMATION. Front 25'
Side 6'
Rear 15'
- BUILDING PERMITS FOR THE PAVILION AND TOT LOT LOCATED NEAR LOT 416 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.

Legend

— Sanitary Sewer (Proposed)	Sanitary Structure	R.C.P. Reinforced Concrete Pipe
— Sanitary Sewer (Existing)	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	C.O. Clean Out
— Tee & Valve	Single Water Meter Setting	V.T. Vent Trap
Hydrant	Curb Inlet	C.I. To Be Removed
Cap	Skewed Curb Inlet	T.B.R. & R. To Be Removed & Relocated
18 Lot or Building Number	D.C.I. Double Curb Inlet	T.B.P. To Be Protected
— Existing Fence Line	G.I. Grate Inlet	T.B.A. To Be Abandoned
— Existing Tree Line	A.I. Area Inlet	B.C. Base Of Curb
Street Sign/Stop Sign	D.A.I. Double Area Inlet	T.C. Top Of Curb
— Existing Contour	C.C. Concrete Collar	T.W. Top Of Wall
— Proposed Contour	F.E.S. Flared End Section	B.W. Base Of Wall
Rip-Rap	E.P. End Pipe (TYP)	Typical
— End of Lateral	E.D. Energy Dissipater	U.N.O. Unless Noted Otherwise
Asphalt Pavement	M.H. Manhole	U.I.P. Use In Place
Concrete Pavement	C.P. Concrete Pipe	BF Minimum Basement Floor Elevation
— Proposed Swale	S.A.S. Sinkhole Access Structure	FP Flood Plain Elevation
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 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.

CASE NUMBER 2603.04
APPROVED 10-03-13

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE *Sept 5, 2014*
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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

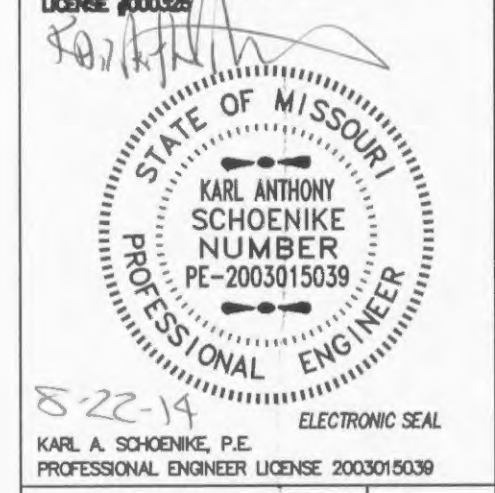
Telephone
CenturyTel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

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

PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
VILLAGE B 2-A
COVER SHEET

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
SIL. PRACTICE COUNTY
ST. LOUIS, MO. 63178
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-9818

ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY IN THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS EXCLUDED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND ESPECIALLY EXCLUDED HEREON AFTER THIS DATE UNLESS REAUTHENTICATED.



Developer / Owner Information
Lombardo Homes of St. Louis, LLC
Ameren Missouri
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368



P+Z No. 2603.04

City No. 14-156-SP

Page No.

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COVER SHEET

* 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



MoDOT LOCATOR: 314-340-4100

*** APPROVED FOR CONSTRUCTION *** 08/22/14 ***