

LOT 429-430  
 Q = 3.53 CFS  
 15 YEAR HIGH WATER = 481.89  
 LOW SILL = 482.89

LOT 441-442  
 Q = 3.56 CFS  
 15 YEAR HIGH WATER = 481.74  
 LOW SILL = 482.74

LOT 434-435  
 Q = 0.88 CFS  
 15 YEAR HIGH WATER = 488.82  
 LOW SILL = 489.82

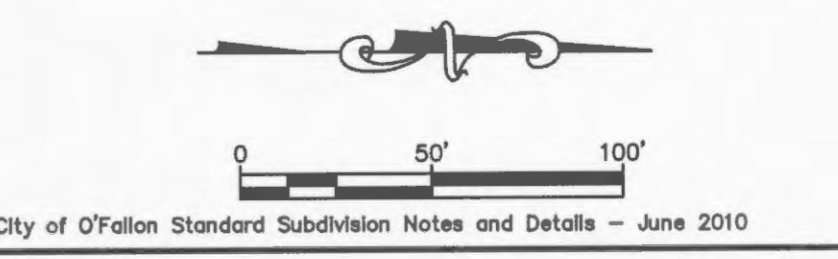
EMERGENCY RELIEF SWALE (TYP.)

- NOTES:
- LOW SILL ELEVATION FOR ALL HOMES SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE FLOOD PLAIN ELEVATION.
  - \*\* LOTS THAT HAVE THE BASEMENT LESS THAN ONE FOOT ABOVE THE FLOOD PLAIN ELEVATION WILL REQUIRE BACK FLOW PREVENTERS ON THE SANITARY LATERALS.
  - ALL SILTATION CONTROL SHALL BE MONITORED THROUGHOUT THE CONSTRUCTION OF THE IMPROVEMENTS AND MODIFIED AS NECESSARY TO PREVENT SILT LADEN STORM WATER RUNOFF FROM IMPACTING ADJACENT PROPERTIES, EXISTING INFRASTRUCTURE AND STREAMS.
  - \*\*\* EXTENDED FOUNDATION REQUIRED LOT 440-441 IF HOME IS CLOSER THAN ELEVEN (11') FEET TO THE SIDE LOT LINE.  
 LOT 428 IF HOME IS CLOSER THAN SEVEN AND ONE HALF (7.5) FEET TO THE SIDE LOT LINE  
 (SEE CROSS SECTIONS ON SHEET 19).

UTILITY NOTE:  
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE: ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.

BOTTOM BASIN NOTE:  
 BOTTOM OF DETENTION BASINS TO BE VEGETATED WITH LOW-GROWING, LOW-MAINTENANCE NATIVE GRASSES.



City of O'Fallon Standard Subdivision Notes and Details - June 2010

PROJECT TITLE  
**IMPROVEMENT PLANS**  
**BROOKSIDE**  
**VILLAGE B-2-A**  
**GRADING PLAN**

PRJ No. 030291L.CMB.01F  
 TASK 005

**PICKETT, RAY & SILVER INC**  
 CIVIL ENGINEERING, LAND SURVEYING  
 AND NATURAL RESOURCES SERVICES

St. Peters, MO 65076  
 22 Richmond Center Court  
 Phone (636) 397-1211 Fax (636) 397-1104  
 www.prs3.com 1-800-708-3818

ENGINEER'S AUTHENTICATION  
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY OF THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INCORPORATED IN THIS PROJECT AND SPECIFICALLY INCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.

**PICKETT, RAY & SILVER, INC. MO. LICENSE #0000225**

**KARL A. SCHOENIKE**  
 PROFESSIONAL ENGINEER  
 NUMBER PE-2003015039  
 ELECTRONIC SEAL  
 KARL A. SCHOENIKE, P.E.  
 PROFESSIONAL ENGINEER LICENSE #2003015039

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

50 YEARS  
**Lombardo**  
 H-O-M-E-S  
 OF EXCELLENCE

P+Z No. 2603.04  
 City No. 14-156-8P

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 GRADING PLAN

APPROVED FOR CONSTRUCTION 08/22/14