

# WINGHAVEN

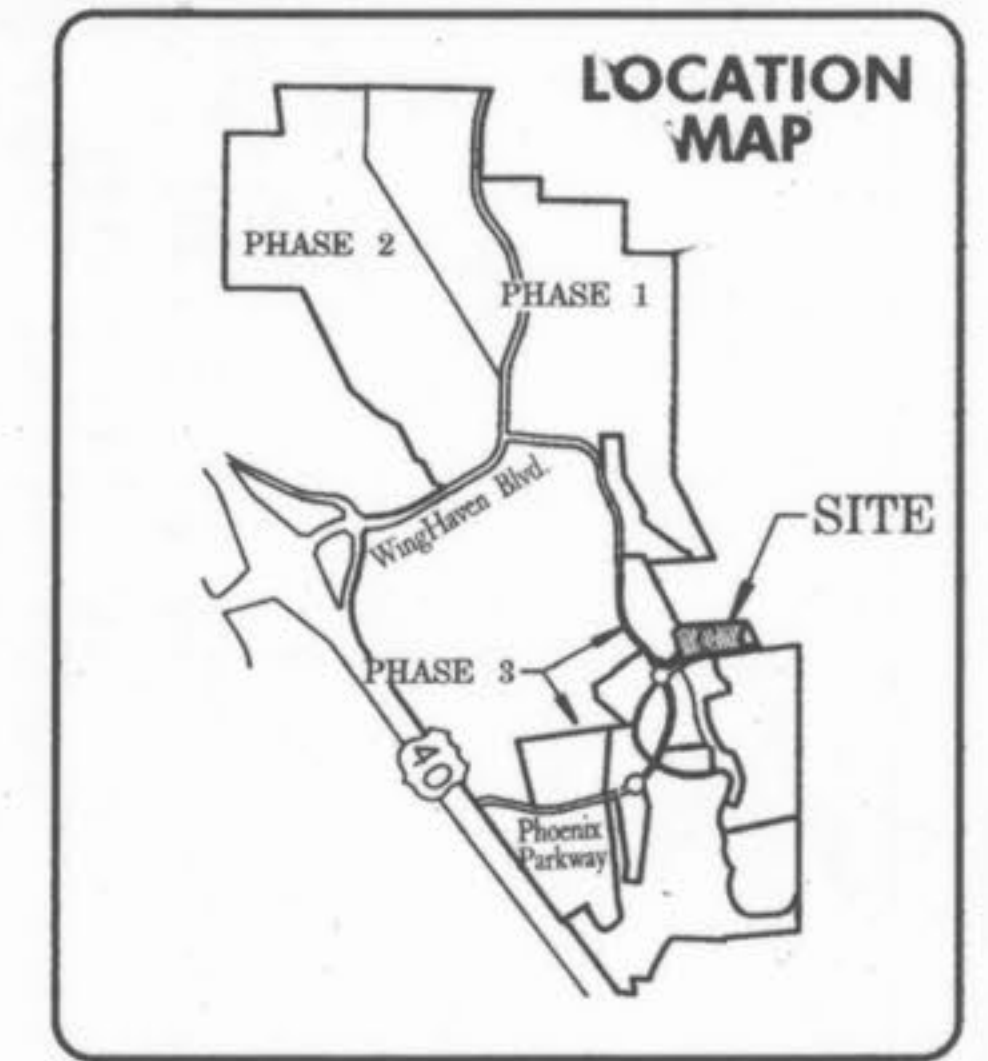
## PHASE 3

### HERITAGE COMMONS VILLAGE

### VILLAGE "C"

### AS-BUILT PLANS

## WINGHAVEN RESIDENTIAL L.L.C.



**B.M. LOOP NOTES**

U.S.G.S. DATUM BENCHMARK  
(Provided by the Missouri Department of Transportation)

ELEVATION 616.50 at Dardenne Prairie, T. 46N., R. 2E., near approximate corner sections 1, 2, 11 & 12, 31' N. and 20' W. of Crossroads, the intersection of State Highway "N" with Post Road and Hanley Road, 49' S. of S.E. Corner of Catholic Church, 2.0' N. of sidewalk, and in concrete post, standard tablet stamped "TT 60 C 1936 616."

The existing sewer lengths, sizes, flowlines, depths of structures and sewers and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within designated existing or proposed easements except as shown in this drawing.

The results of those measurements are shown on this drawing by lining out the planned number and indicating the measured number adjacent to the planned number. All other numbers shown have not been measured or verified.

The location of the sewers were determined by locating the manholes and traversing in a straight line between them.

No hydraulic computations have been done on the measured lines to verify or confirm the capacity, freeboard or design requirements of the sewers.

*Roger G. Allen*  
Roger G. Allen  
Mo. Reg. L.S. 2185



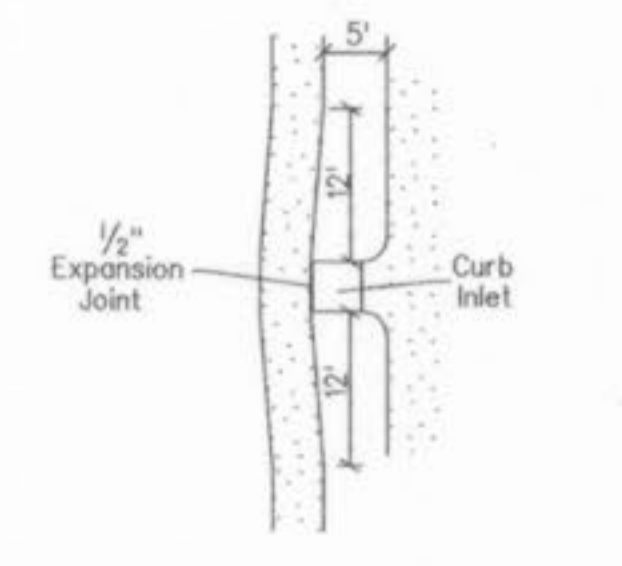
**VOLZ**





The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

**NOTE**  
All new utilities installed within this subdivision to be located underground.



**CAUTION !!!**  
Contractor To Locate All Underground Utilities Prior To Construction

**NOTE**  
Winghaven - Heritage Commons Village will be part of Winghaven Residential Owners Association, Inc., which includes all of the Winghaven Development, Phases 1, 2, and 3. The alleys in Winghaven Phase 3 are private and will remain private forever and never to be maintained or accepted by the City of O'Fallon.

PHASE 3 RESIDENTIAL  
VILLAGE C  
HERITAGE HILL VILLAGE

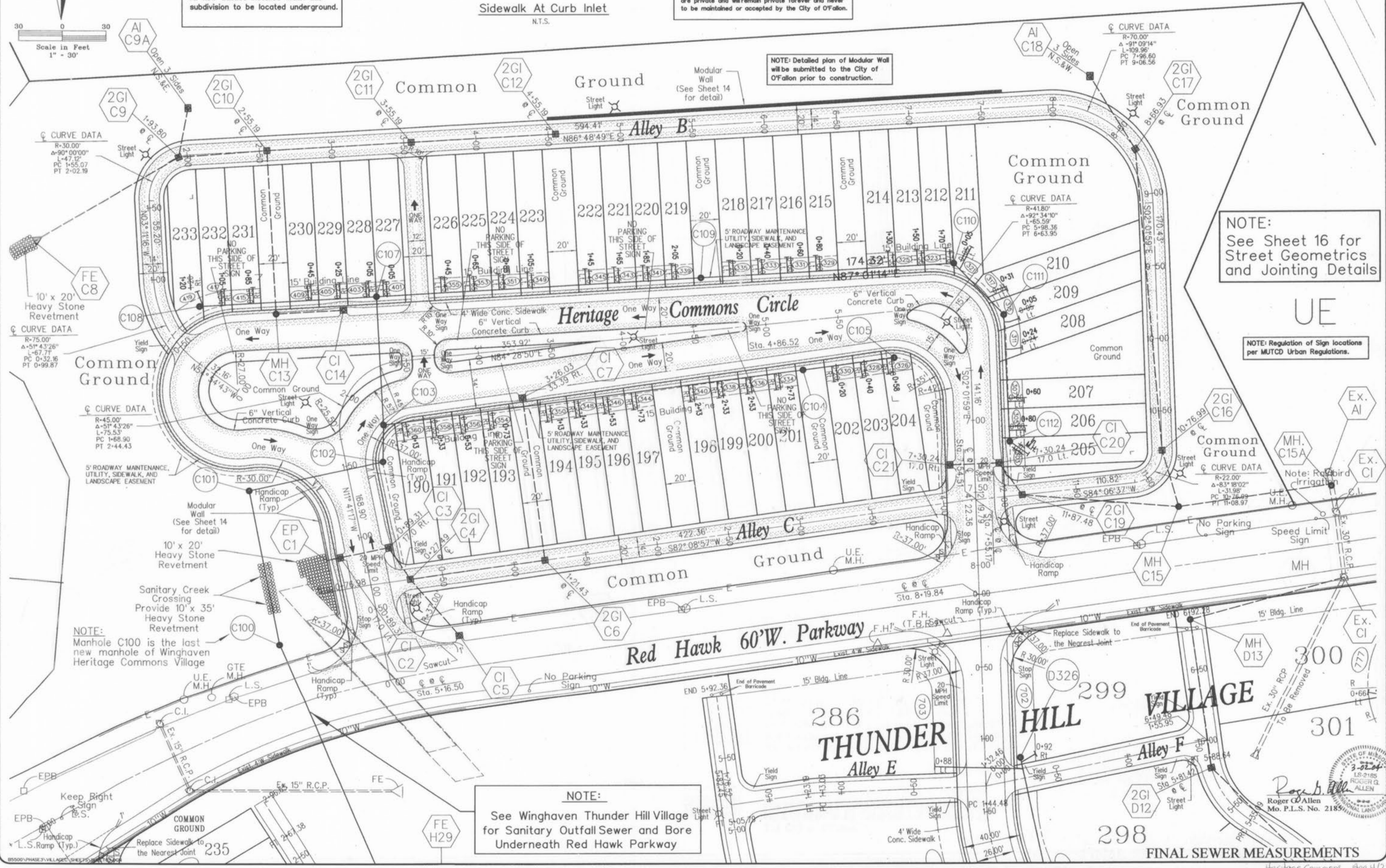
TOTAL VILLAGE ACREAGE	R.O.W. ACREAGE	COMMON GROUND	NET VILLAGE ACREAGE	TOTAL NUMBER OF UNITS	MINIMUM LOT SIZE (SQ FT)	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	STREET FRONTAGE (LINEAR)	NUMBER OF STREET TREES
6.995	.46	3.5	3.035	44	2,000	15'	20' MIN. STRUCTURES	5'	1790	

WINGHAVEN  
RESIDENTIAL L.L.C.  
\* MCGIBRE & SON  
CORPORATE CENTER DRIVE  
ST. LOUIS, MISSOURI 63005  
PHONE (314) 537-2000

**VOLZ**

WINGHAVEN  
HERITAGE COMMONS VILLAGE AS-BUILT PLANS

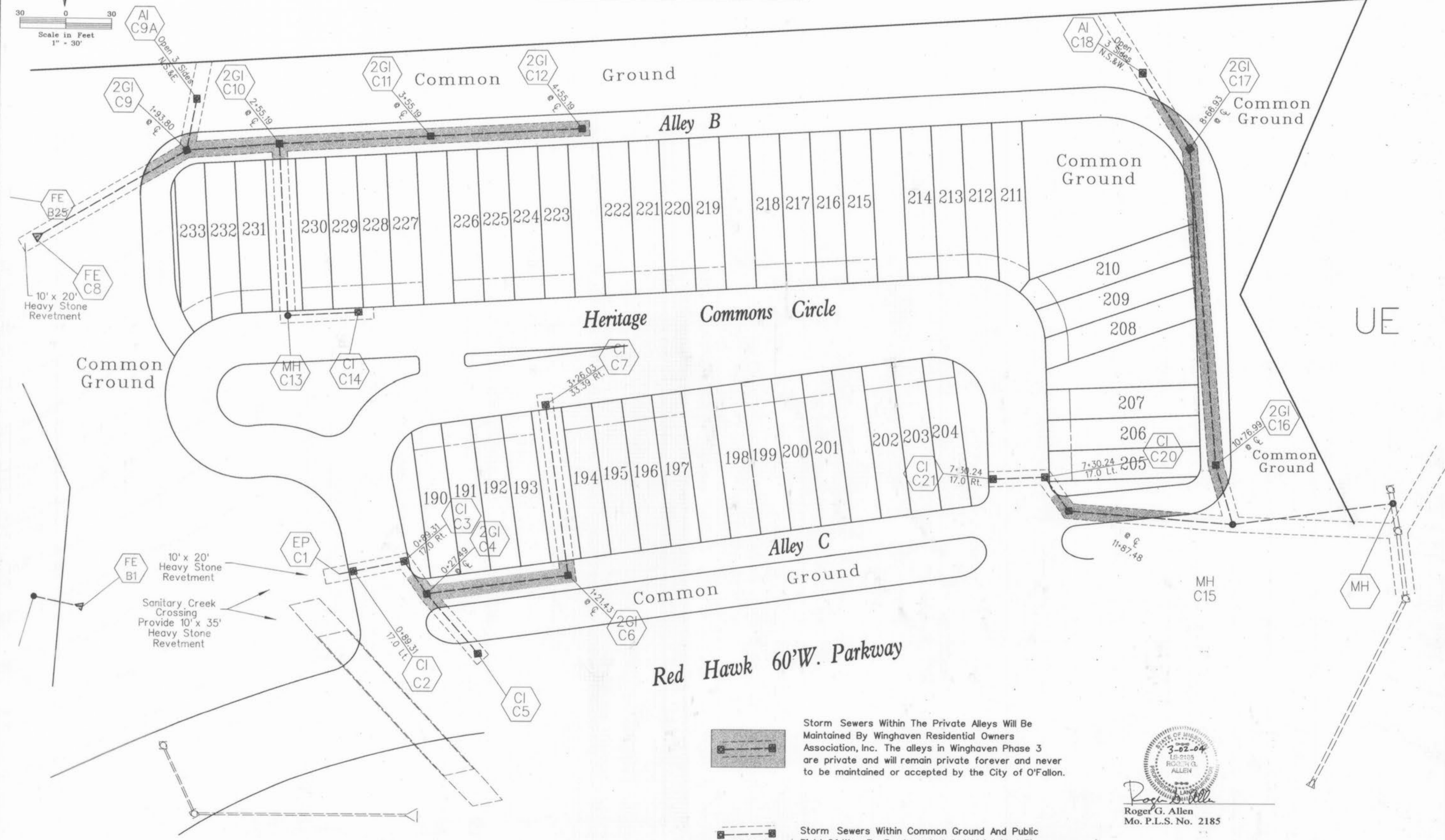
SITE PLAN  
Design By: E.D.K.  
Drawn By: D.M.L.  
Checked By: E.A.K.  
B-5500



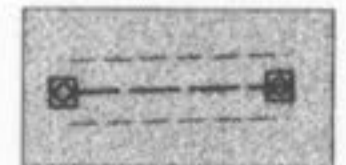




**NOTE**

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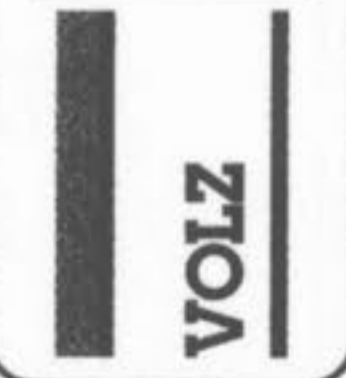


**Red Hawk 60'W. Parkway**

-  Storm Sewers Within The Private Alleys Will Be Maintained By Winghaven Residential Owners Association, Inc. The alleys in Winghaven Phase 3 are private and will remain private forever and never to be maintained or accepted by the City of O'Fallon.
-  Storm Sewers Within Common Ground And Public Right Of Way To Be Accepted And Maintained By The City of O'Fallon.

  
 Roger G. Allen  
 Mo. P.L.S. No. 2185

**WINGHAVEN**  
RESIDENTIAL L.L.C.  
#1 MCBRIDE & SON  
CORPORATE CENTER DRIVE  
ST. LOUIS, MISSOURI 63005  
PHONE (314) 537-2000



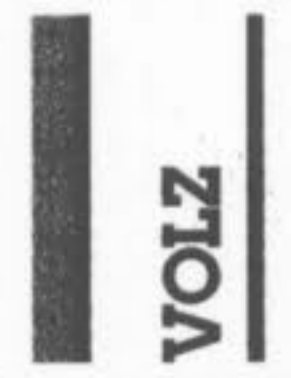
WINGHAVEN

HERITAGE COMMONS VILLAGE AS-BUILT PLANS

<b>STORM SEWER MAINTENANCE</b>	Design By: E.A.K.
	Drawn By: D.A.L.
	Checked By: E.A.K.
	B-5500

FINAL SEWER MEASUREMENTS

04-19-01  
**3A**

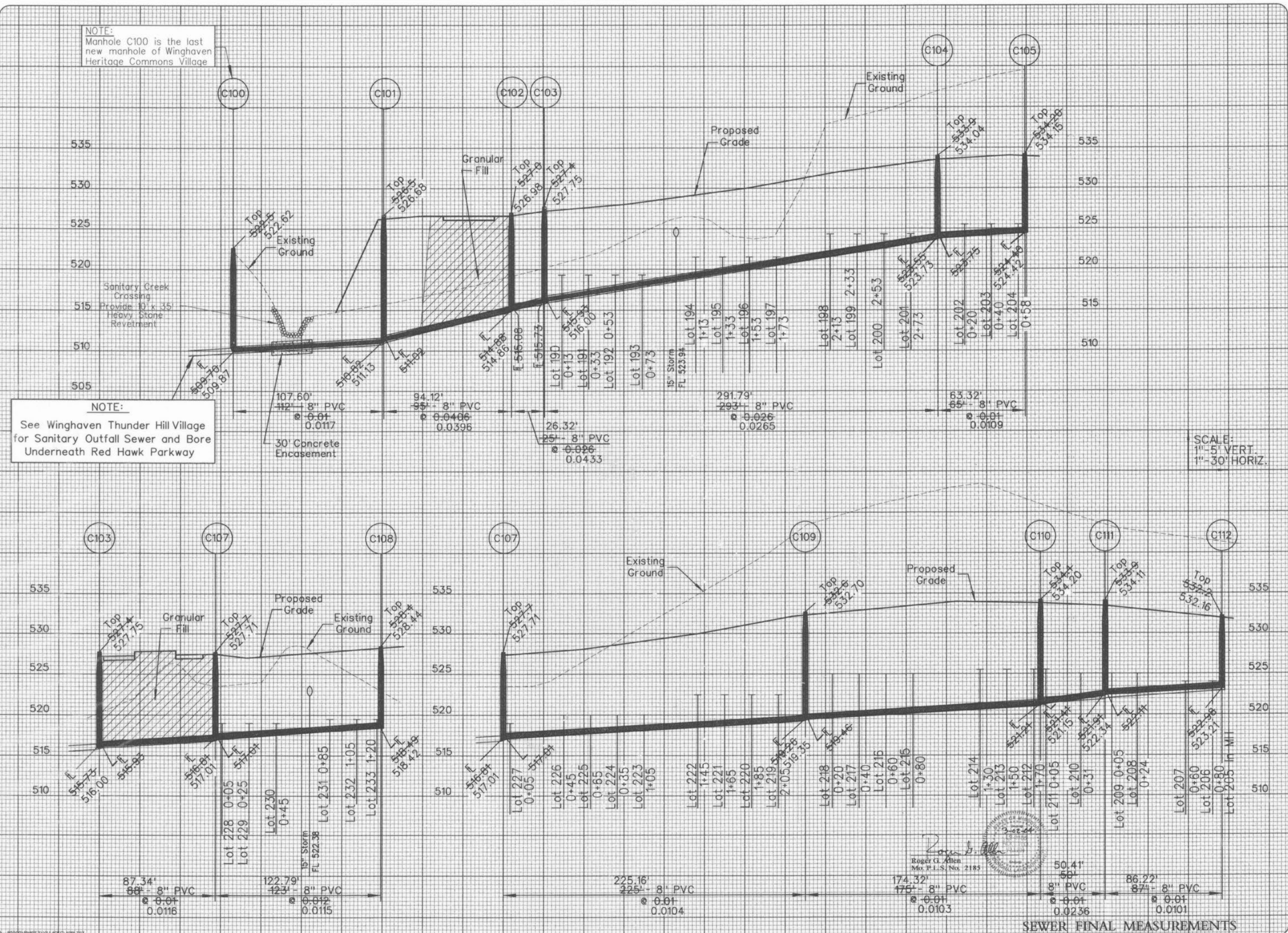


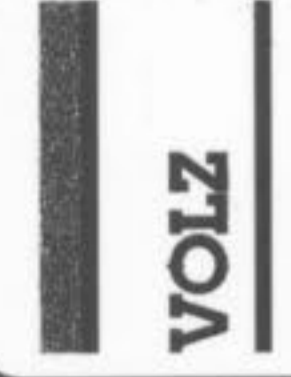
# WINGHAVEN

HERITAGE COMMONS VILLAGE AS-BUILT PLANS

SANITARY PROFILES  
Design By: E.D.K.  
Drawn By: D.K.L.  
Checked By: E.A.K.  
B-8000

10-31101  
07

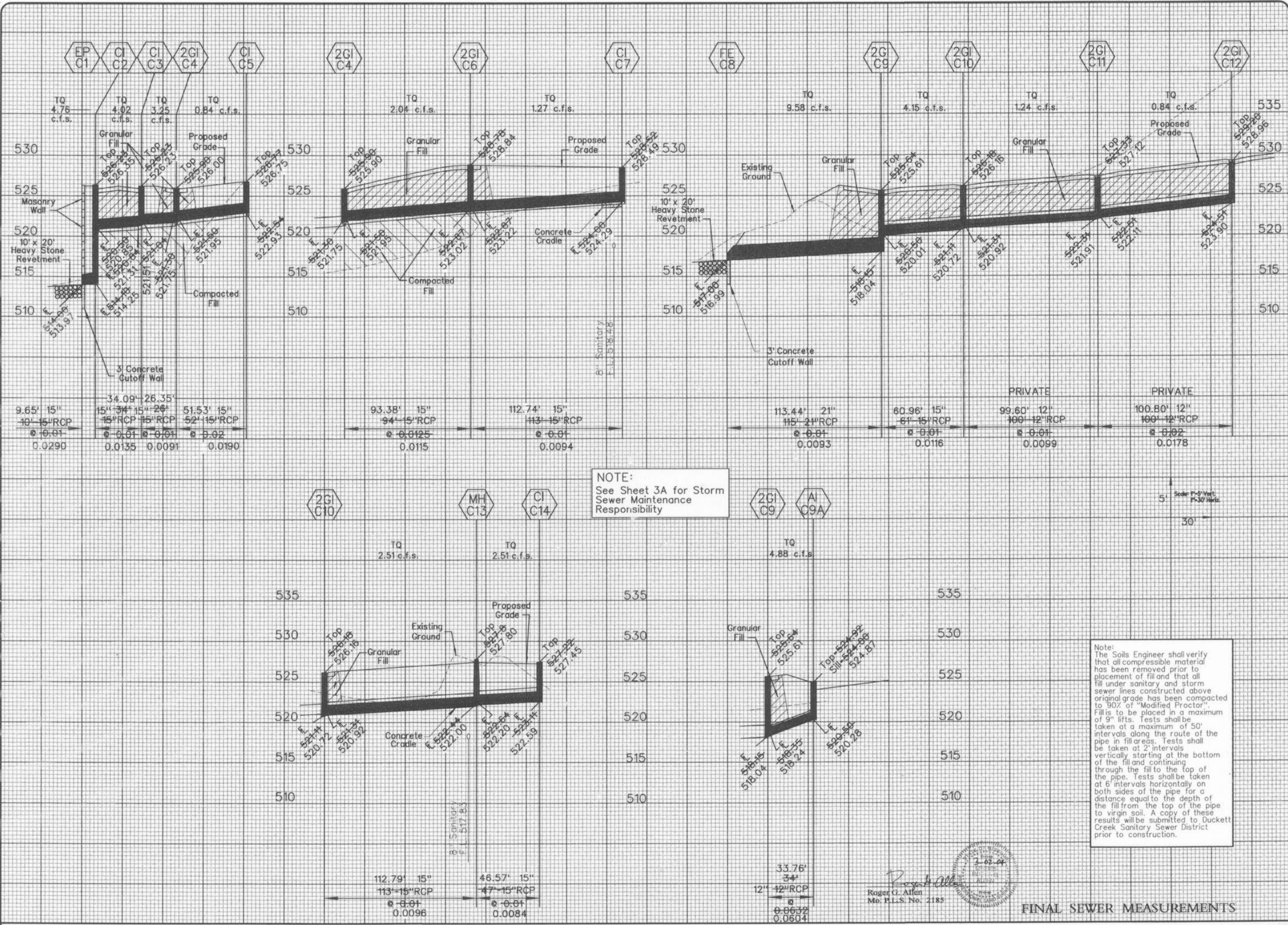




WINGHAVEN  
HERITAGE COMMONS VILLAGE AS-BUILT PLANS

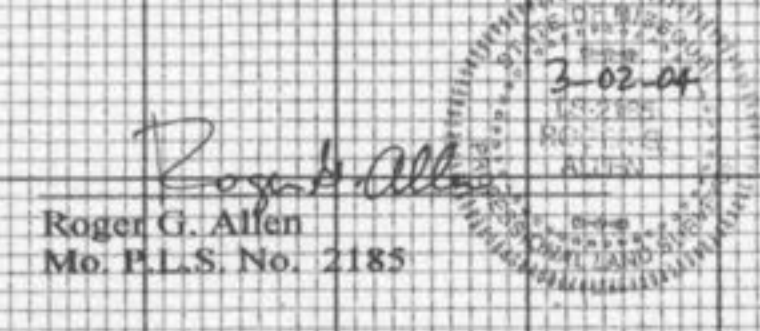
STORM SEWER PROFILES  
Design By: E.D.K.  
Drawn By: D.A.L.  
Checked By: E.A.K.  
B-6000

04-19-01  
08



NOTE:  
See Sheet 3A for Storm Sewer Maintenance Responsibility

Note:  
The Soils Engineer shall verify that all compressible material has been removed prior to placement of fill and that all fill under sanitary and storm sewer lines constructed above original grade has been compacted to 90% of Modified Proctor. Fill is to be placed in a maximum of 9\"/>



FINAL SEWER MEASUREMENTS

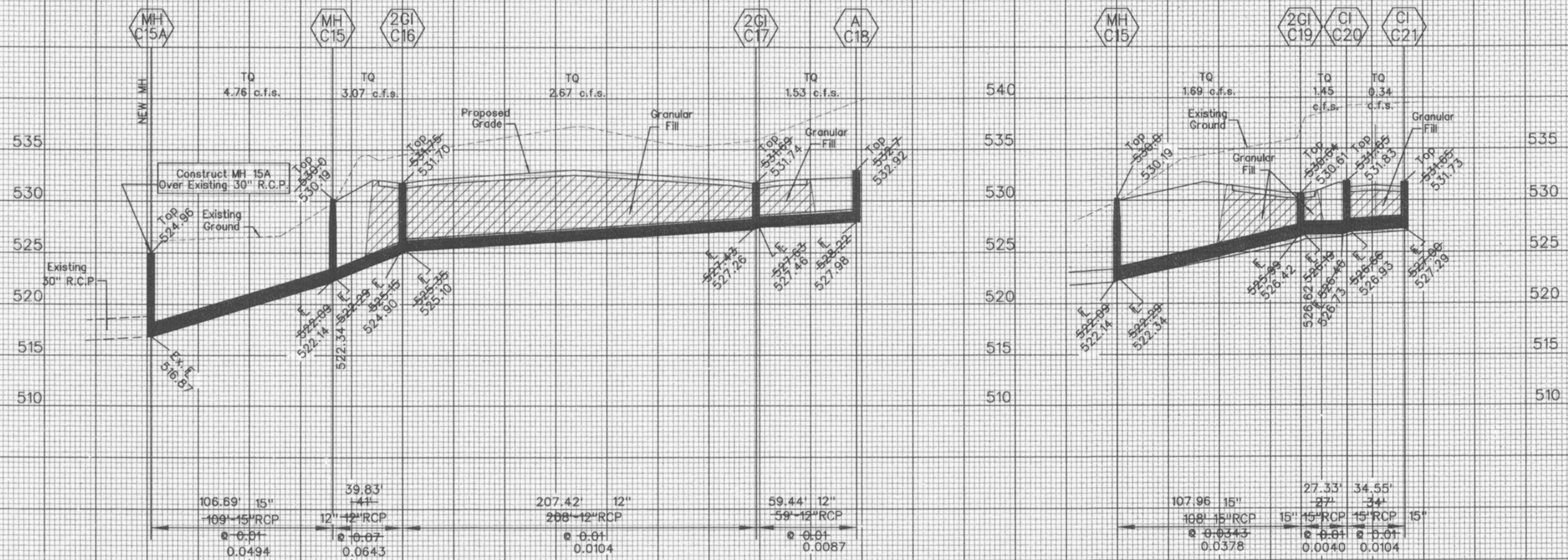


# WINGHAVEN

HERITAGE COMMONS VILLAGE AS-BUILT PLANS

## STORM SEWER PROFILES

Design By: E.D.A.
Drawn By: D.A.L.
Checked By: E.A.K.
B-8000



**NOTE:**  
See Sheet 3A for Storm Sewer Maintenance Responsibility

**Note:**  
The Soils Engineer shall verify that all compressible material has been removed prior to placement of fill and that all fill under sanitary and storm sewer lines constructed above original grade has been compacted to 90% of "Modified Proctor". Fill is to be placed in a maximum of 9" lifts. Tests shall be taken at a maximum of 50' intervals along the route of the pipe in fill areas. Tests shall be taken at 2' intervals vertically starting at the bottom of the fill and continuing through the fill to the top of the pipe. Tests shall be taken at 6' intervals horizontally on both sides of the pipe for a distance equal to the depth of the fill from the top of the pipe to virgin soil. A copy of these results will be submitted to Duckett Creek Sanitary Sewer District prior to construction.

3-22-04  
Roger G. Allen  
Mo. P.L.S. No. 2185

### SEWER FINAL MEASUREMENTS