

General Notes:

- Gross Acreage of Subject Tract (Total MUTDD Area) : 71.06 acres (3,095,288 sq. ft.)
- Current Zoning of Subject Tract: "R-1A" Single Family Residential District (unincorporated St. Charles County)
- Proposed Zoning: Petition for annexation into the City of O'Fallon and rezoning to the "MUTDD" Mixed Use Traditional Development District
- Proposed Development of Subject Tract:
 - Front Parcel: Approx. 19.73 acres to be development with Commercial, Multi-Family Residential and/or Institutional Uses
 - Rear Parcel: Approx. 51.32 acres to be development with 137 detached single family lots in 4 Villages
 - "The Meadows" - 55 detached single family lots (Typ. Lot Size: 52' x 120')
 - "The Grove" - 33 detached single family lots (Typ. Lot Size: 62' x 120')
 - "The Estates" - 16 detached single family lots (Typ. Lot Size: 80' x 130')
 - "The Reserve" - 33 detached single family lots (Typ. Lot Size: 80' x 170')
- Residential Density Calculations:

Gross Area of Residential Portion of Subject Tract:	51.32 acres
Deduction of Proposed Street R.O.W.:	- 2.19 acres
Net Acreage:	49.11 acres
Maximum Number of Allowable Lots:	214 lots

(Based on 49.11 acres x 43,560 s.f./10,000 s.f.)
- Proposed Lot Design Criteria:
 - Min. Lot Size: 5,500 sq. ft.
 - Min. Lot Width: 52' @ Bldg. Line
 - Min. Front Yard Setback: 20' (Grove and Meadows) 20' (Estates and reserve)
 - Min. Side Yard Setback: 6'
 - Min. Rear Yard Setback: 15'
 - Average Lot Size: Approx. 12,260 s.f. (minus C.G.)
- Record Owner of Subject Tract: Dickherber Farm Partnership LP, 4367 N. Hwy. 94, St. Charles, Missouri 63301
- Pertinent Data:

School District:	Fort Zumwalt School District
Water District:	Public Water Supply District 2 (Subdistrict 5)
Fire District:	O'Fallon FPD
Sewer District:	Duckett Creek Sewer District
Gas Company:	Laclede Gas Co.
Electric Service:	Ameren MO
Phone Service:	CenturyLink
- Per FIRM Flood Insurance Rate Map 29183C0240E (Preliminary) dated September 30, 2010, portions of this development are located within Zone "X" shaded
- All proposed internal streets shall be built to City of O'Fallon specifications. All driveway access will be from internal streets only.
- All sanitary sewers shall be constructed to the specifications of the City of O'Fallon and Duckett Creek Sewer District.
- All sewers will be centered in a 10' wide easement dedicated to the City of O'Fallon and the appropriate utility.
- Grading and the handling of all storm water runoff and siltation control will be per City of O'Fallon standards.
- Street trees, landscaping in all common areas, street lights and sidewalks shall be per City of O'Fallon standards.
- All lot areas shown are approximate and may be modified based on completion of detailed engineering improvement plans. However in no case will the minimum lot size and minimum lot frontage requirements as shown on the Typical Details be reduced.
- Final location and design of proposed entry monument/signage shall be approved through the Planning Division via a subsequent and separate review & permitting process.
- Developer will comply with the requirements of Article XIII Performance Standards of the City of O'Fallon Zoning Code.
- Proposed development complies with the Future Land Use designation of the City of O'Fallon's Comprehensive Plan.
- Actual building pad footprint and driveway width & configuration may vary from the Typical Lot Detail based on final purchaser preferences.
- Tree Preservation Calculations
 - Total Area of Existing Trees: Approx. 796,356 sq. ft. (18.26 Acres)
 - Minimum Total Area of Trees Required to be Preserved: 159,271 sq.ft. (3.66 Acres or 20%)
 - Total Area of Trees to be Preserved: Approx 242,190 sq.ft (5.56 Acres or 30%)

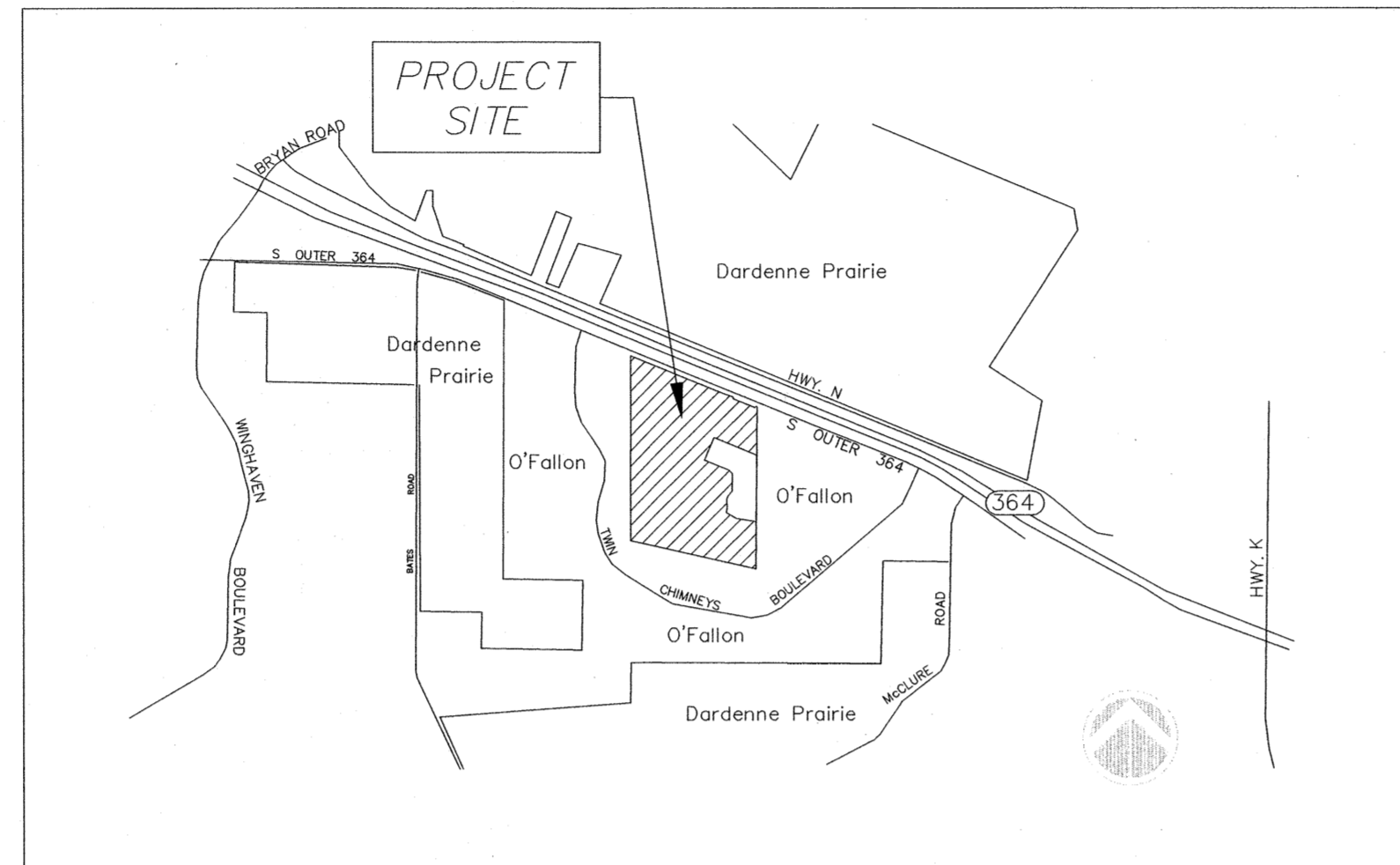
Please note: A ten (10) foot wide "NO GRADE" zone will be provided along the eastern, western, and southern perimeter property lines (abutting Twin Chimneys Subdivision) to help retain existing vegetation within those setbacks.
- A minimum of one (1) tree (a minimum of 2" Caliper) shall be provided within the front yard of each single family lot. Corner lots shall have one (1) tree located in the front yard of each street on which the lot has frontage.
- A Site Plan for the Commercial Area will be required for review and approval when a land use is chosen and prior to development.

Proposed Modifications to Standard Requirements:

	Normal Requirements	Proposed
Front Yard Setback:	25' From ROW	20' From ROW (Meadows and Grove) 20' From ROW (Estates and Reserve)
Min Rear Yard Setback:	25' From Rear PL	15' from Rear PL
Minimum Lot Width at BL:	80'	52' for Meadows 62' for Grove
Lot Coverage:	Max 35%	Max 55% (allowing for covered decks/patios)
Sidewalk Placement:	Both Sides of Street 1 foot inside ROW	Alternate Placement on east side of main street from Round a Bout to just North of Box Culvert.

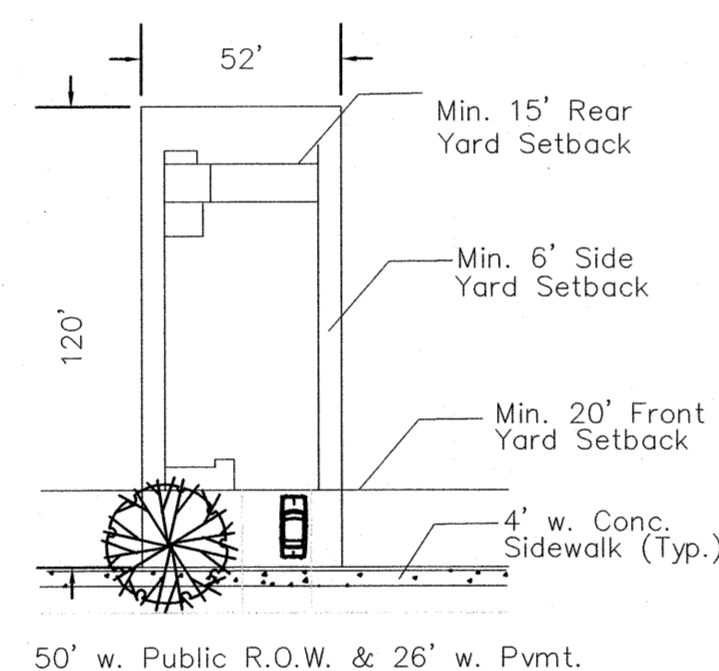


Improvement Plans
THE VILLAGES AT MONTRACHET
A Tract of Land Being a Part of U.S. Survey 1669 Coalters
Addn. Pt. of Lot 10
and a Part of Section 9, Township 46 North, Range 2 East,
St. Charles, Missouri

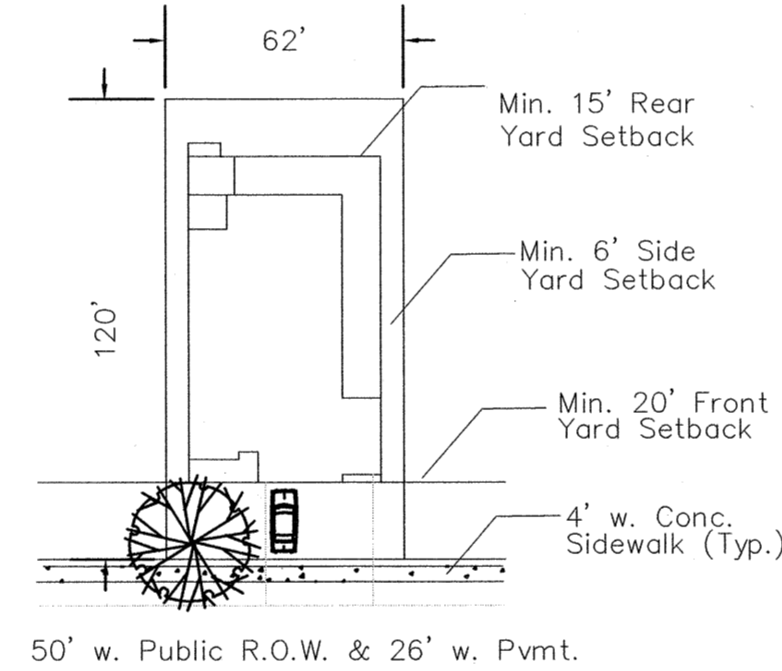


Location Map

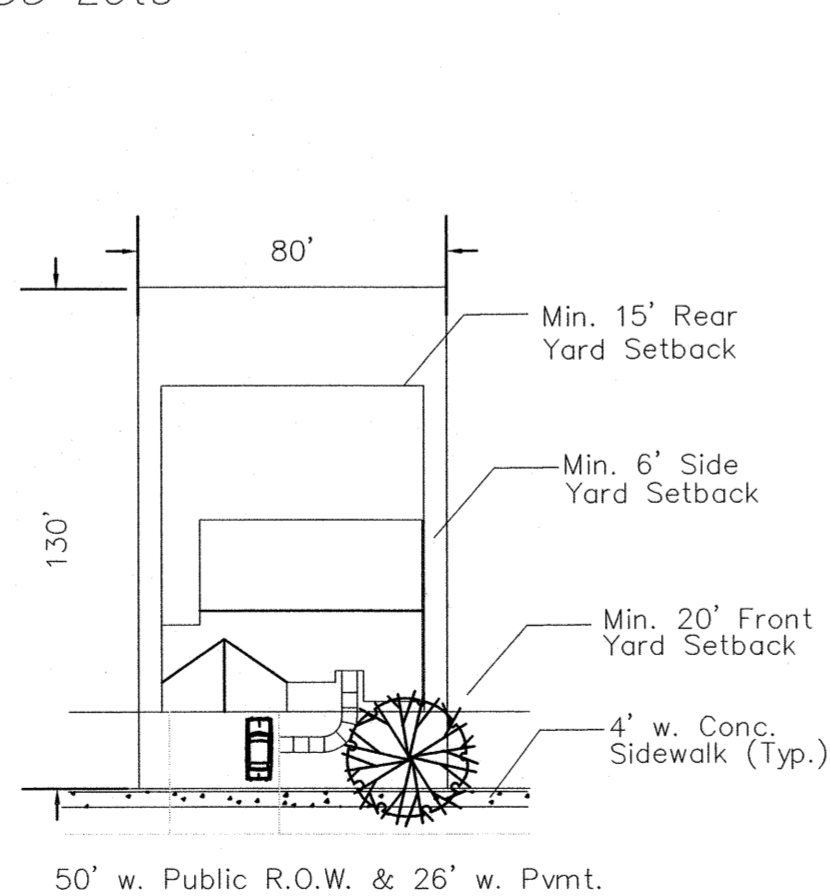
Parcel ID: 2-113A-1669-00-0002.0000000 (54.13 Acs.)
 Parcel ID: 2-113A-1669-00-0001.9000000 (17.59 Acs.)



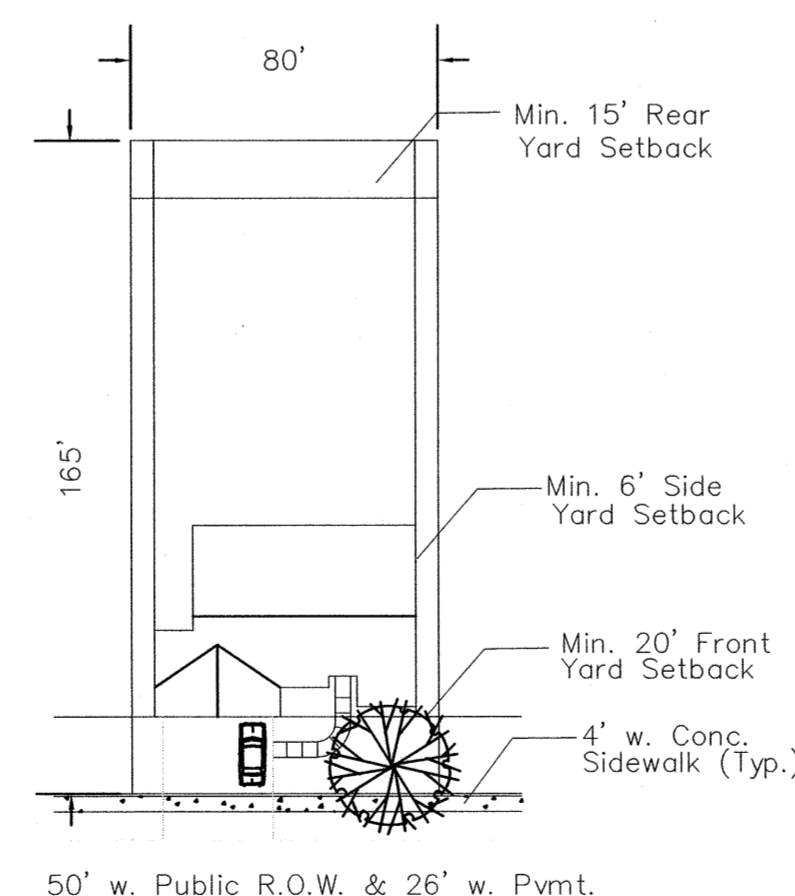
Proposed Typical Lot
The Meadows (Village A)
55 Lots



Proposed Typical Lot
The Grove (Village B)
33 Lots



Proposed Typical Lot
The Estates (Village C)
16 Lots



Proposed Typical Lot
The Reserve (Village D)
33 Lots

AS-BUILTS
PH 1, 2 AND 3
AUGUST 2017

On October 6, 2015, the City Council approved the above referenced request.

This approval would be contingent upon the following:

- The Construction Plans shall address the Municipal Code Requirements listed.
- The first office has recently made changes to their mail delivery system, in which kiosks are placed within the development instead of individual mailboxes. Per the comment response letter, 2 for 1 mailbox posts are proposed throughout the development. Provide Post Office approval for this proposal.
- Due to excessive drainage from the future non-residential portion of the site into certain lots in the Twin Chimneys subdivision, a temporary berm and swale shall be installed to direct drainage into the residential area to discharge into the creek.
- A revised traffic study will be required prior to construction plan approval of any part of the Commercial Area.
- Consideration shall be given to the location of the proposed subdivision sign, as its current placement would prohibit signage for the future non-residential portion of the development.
- The provided minimum lot area dimensions do not match the minimum lot width and depth provided. This shall be clarified on Construction Plans.
- The minimum lot size for The Meadows shall be shown as 5,500 as approved on the Area Plan.

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

- A detailed landscaping plan in accordance with the requirements of Chapter 402 and the conditions set forth on the Area Plan and as noted on the Final Plan shall be submitted with the construction plans.
- All subdivision monuments, identification signage and/or directional signage shall be reviewed and approved by the Planning Division prior to installation.
- Wetlands on the subject site shall be labeled.
- The developer shall work with City staff on the stabilization of the discharge into the wetlands area.
- The street measurement for the traffic calming features shall be corrected.
- The lateral line to the existing home shall be shown as To Be Removed.
- Bring the sanitary sewer main around the cul de sac.
- The top and bottom elevation measurements of the retaining wall located at the Montrachet Drive cul-de-sac shall be corrected.
- The developer shall work with City staff to determine the locations of utilities through the lots.
- All T-intersections shall meet ADA accessibility standards on both sides of the street.
- During the construction plan review, a more detailed study of the creek and creek banks will be required. Creek bank setbacks and top of bank location may need to be adjusted.
- Keep the bike loop consistent and don't make it a right turn, or dead end. As needed, restripe the bike loop infrastructure accordingly per AASHTO requirements because of the new turning movements.
- Written approval from the appropriate school district shall be provided.
- Provide an acceleration and deceleration lane on State Highway 364 Outer Road for the entrance drive if MODOT indicates they are warranted.
- A 10' wide multi-use trail along Highway 364 Outer Road between Twin Chimneys Boulevard to the west and the entrance drive shall be provided within the commercial portion developments.
- Provide an 8' wide multi-use trail along the entrance road from State Highway 364 to the roundabout.

O'FALLON CONDITIONS FOR APPROVAL

Site Information

- TOTAL SITE AREA - 71.06 Ac.
- TOTAL DISTURBED AREA - 46 Ac.
- NUMBER OF PROPOSED LOTS IS 137.
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 50,690
- FIRM PANEL NUMBER - 29183C0240E dated Sept. 30th, 2010 (Preliminary)
- ZONE X AND ZONE X SHADED

* 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

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: _____ DATE _____
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN MODOT RIGHT OF WAY LIMITS.

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

ESTIMATED EARTHWORK QUANTITIES

CUT:	±169,000 CUBIC YARD
FILL:	±154,000 CUBIC YARD
ADJUSTED FILL(15% SHRINKAGE FACTOR):	±169,400 CUBIC YARD
NET:	±400 CUBIC YARD (SHORT)

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF PICKETT, RAY & SILVER, INC.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF PICKETT, RAY & SILVER, INC.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS, STANDARD MANHOLES; PROCESS OR TRANSFER PIPING; ELECTRICAL OR TELEPHONE CONDUITS; BASES FOR LIGHT STANDARDS; BUILDING FOOTINGS AND FOUNDATIONS, ETC.

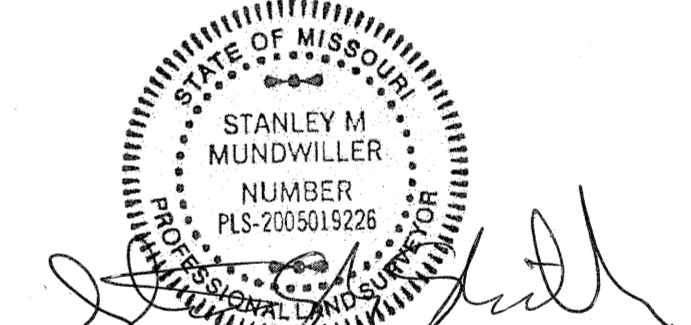
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTORS RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

INDEX OF SHEETS:

01	COVER SHEET
02	PROJECT NOTES
03	MAPKEY
04-09	SITE PLAN
10-15	GRADING PLAN
16-21	WATER PLAN
22-25	STREET PROFILES
26-28	INTERSECTION WARPING
29-33	SANITARY SEWER PROFILES
34-40	STORM PROFILES
42-47	DRAINAGE AREA MAP
48-49	LANDSCAPING PLANS
50	ELECTRICAL LAYOUT
51-62	DETAILS
63	WALL PLANS*

*WALL DESIGN DONE BY OTHERS
 These "AS-BUILT" STORM & ELEC. plans are based on actual field observations conducted during APRIL-AUGUST 2016 and AUGUST 2017, and the results are shown hereon.



By: **STANLEY M. MUNDWILLER, P.L.S., #2005019226**
 STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

Benchmarks

PROJECT BENCH MARK
NAVD 88 ORF: PID JCI17121 The Station is a standard usage disk stamped - ORF 1931, set in a square concrete post in a small mound 107 FT NW of the NW corner of an addition to an older barn, 20-25 feet SW of a small pond, 39 NE of a lone pear tree and 29.4 ft NE of a metal witness post and sign. ELEV: 667.98 FT
SITE BENCH MARKS
CROSS A: CL-CL Cross at the Intersection of Ridge (50'W) Drive and Schoaohouse (50'W) Court Elev. 563.76 CROSS B: CL-CL Cross at the Intersection of Watson's Parish (50'W) Drive and Cotton (50'W) Court Elev. 566.02

PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET
COVER SHEET

PICKETT, RAY & SILVER INC.
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 22 Richmond Center Court
 St. Peters, MO 63376
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-708-9918
 PRS No. 14055MCH000
 TASK 001 FIELD BOOK 476

ENGINEER'S AUTHENTICATION
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 PICKETT, RAY & SILVER, INC. MO LICENSE #003025

07/19/16
 KARL A. SCHOEKNE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
 218 Chesterfield Towne Centre
 Chesterfield, Missouri 63005
 Phone: 636-930-6900

P+Z No. 15-15.01
 City No. 15-742-9P
 17-000010-AB

Page No. 1 of 63
 COVER SHEET

DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005 CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWS# #2 APPROVED 12/30/15

**AS-BUILTS
PH 1, 2 AND 3
AUGUST 2017**

NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN MODOT RIGHT OF WAY LIMITS.

UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.

GENERAL NOTES

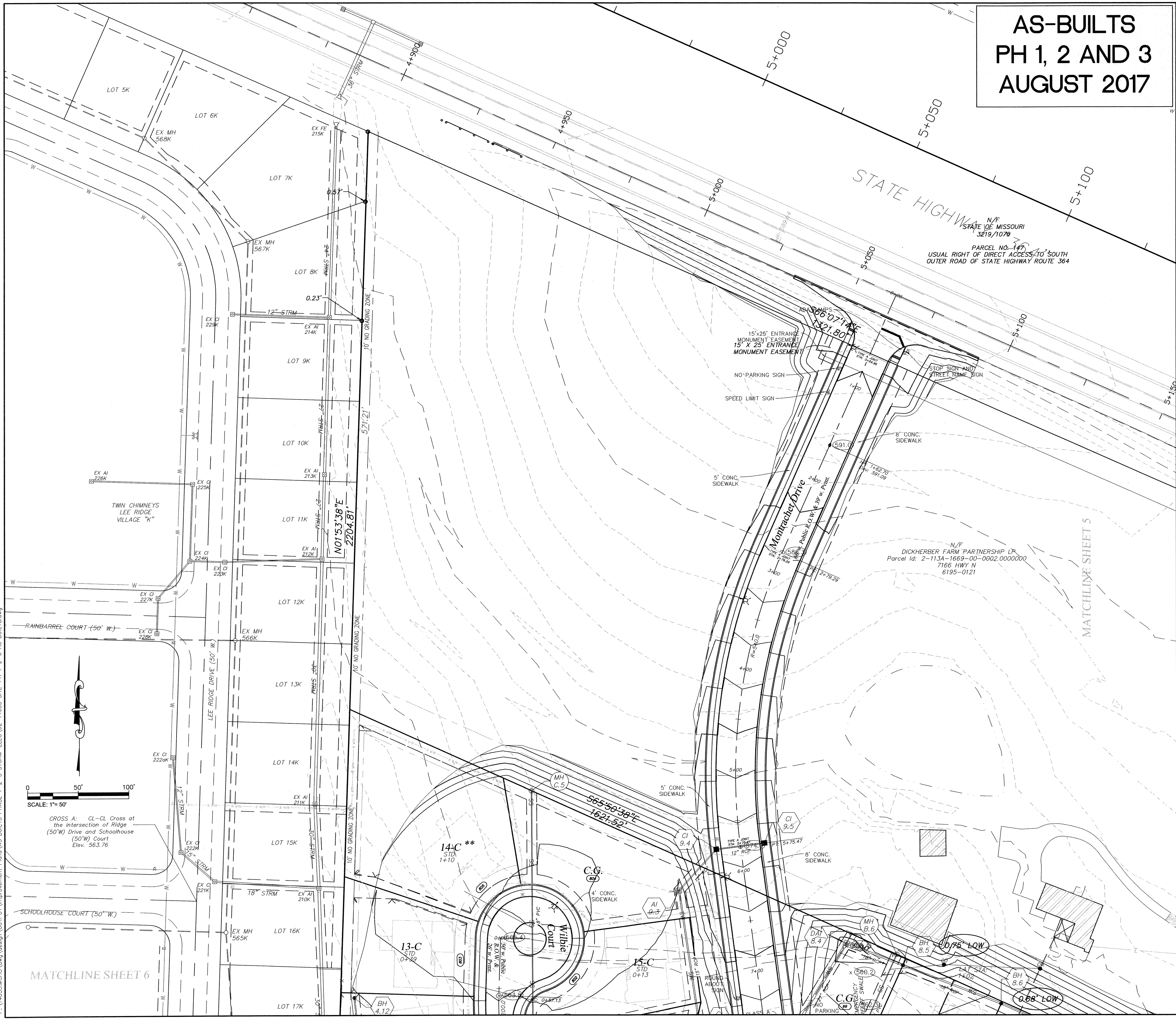
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EXTENDED FOUNDATIONS

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DUCKETT CREEK DISTRICT NOTES

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONNECTIONS TO EXISTING SANITARY AND CONSTRUCTION OF NEW SANITARY SEWERS REQUIRES DCSD INSPECTION. CONTACT STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT 636-441-1244 TO SCHEDULE INSPECTIONS. 48 HOURS ADVANCE NOTICE IS REQUIRED.



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IMPROVEMENT PLANS
THE VILLAGES AT
MONRACHET
FLAT PLAN

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

07/19/16
KARL A. SCHENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
MONRACHET DEVELOPMENT LLC
218 Chesterfield Tower Centre
Chesterfield, Missouri 63005
Phone: 636-550-6900

P+Z No. 15-15.01
City No. 15-742-SP
17-000010-AB

Page No. 4 of 63
FLAT PLAN

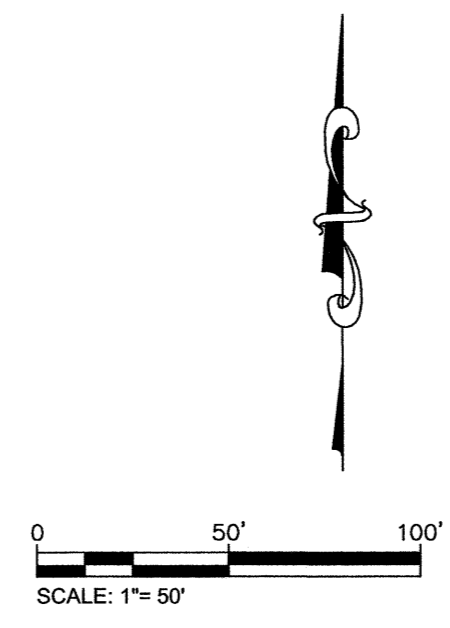
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By: *[Signature]*
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI
9/25/17

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005 CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWSD #2 APPROVED 12/30/15

**AS-BUILTS
PH 1, 2 AND 3
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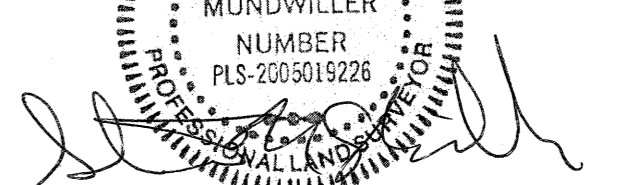
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DUCKETT CREEK DISTRICT NOTES

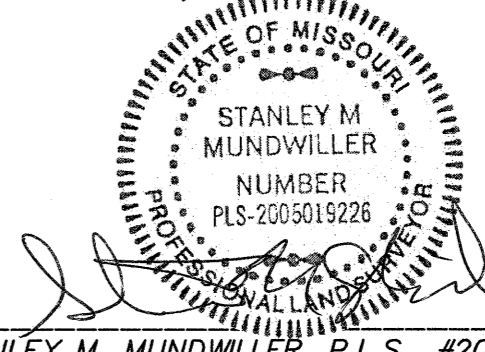
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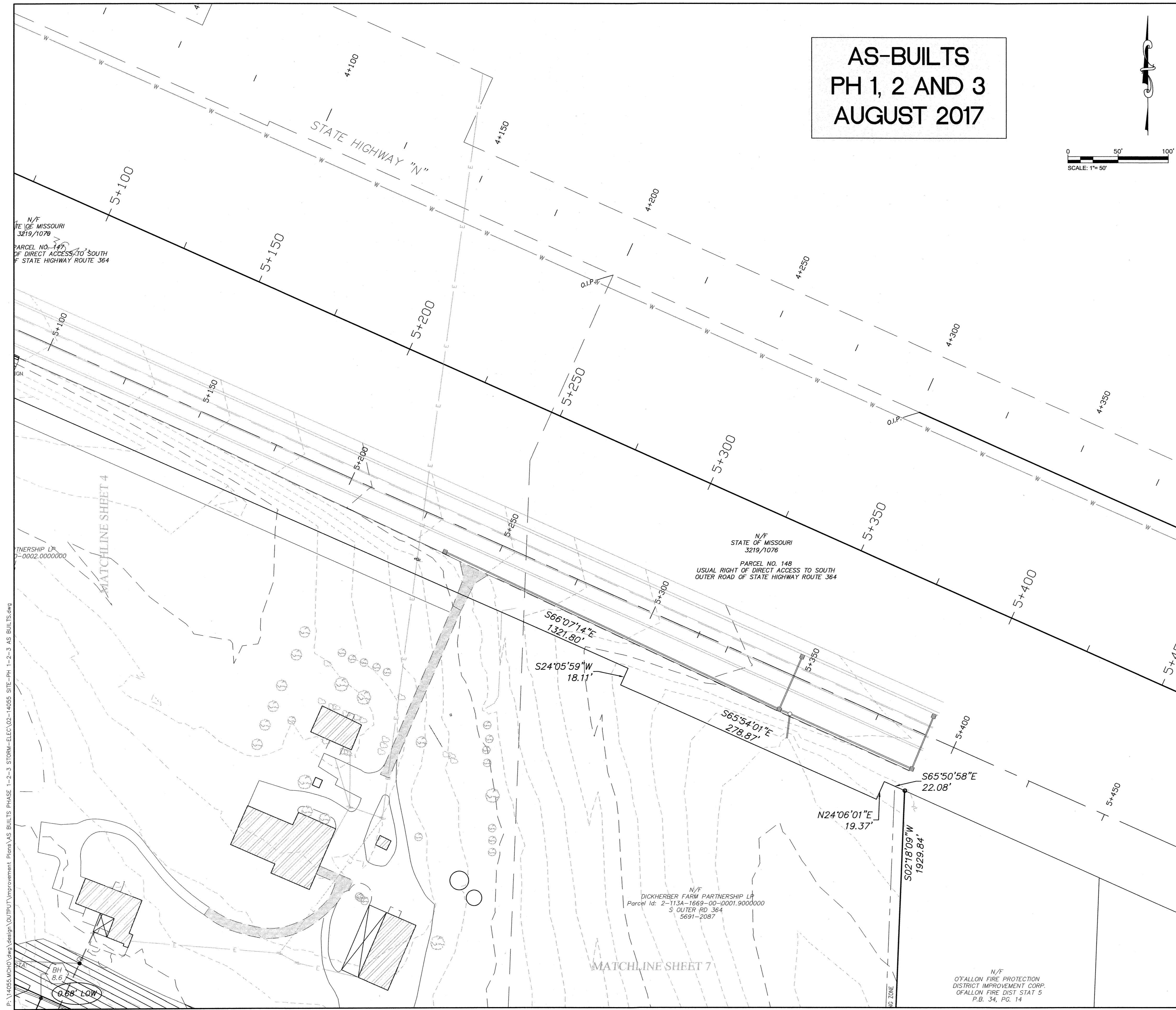
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 STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

9/25/17

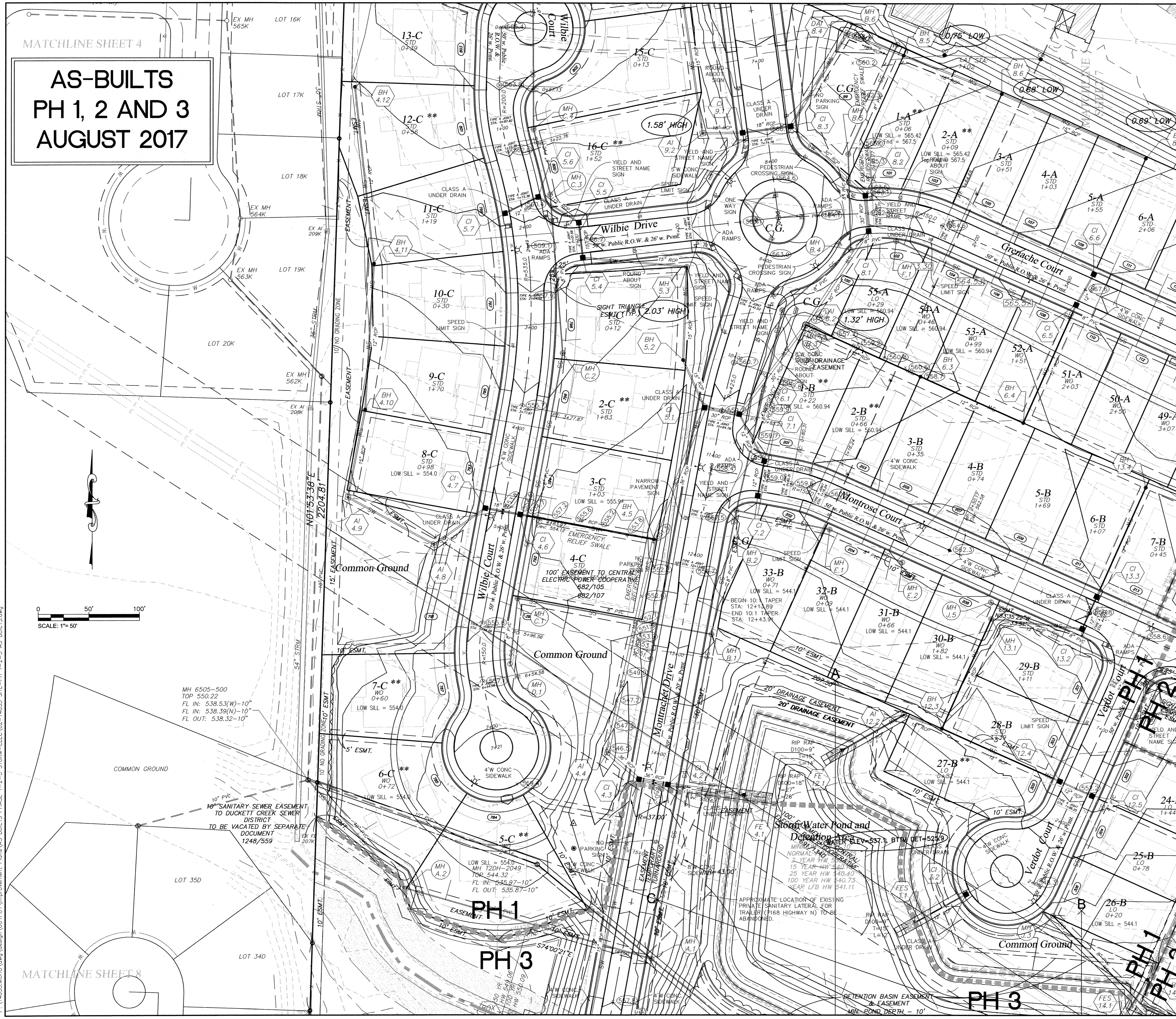


PROJECT TITLE IMPROVEMENT PLANS THE VILLAGES AT MONTRACHET FLAT PLAN	
PICKETT, RAY & SILVER INC CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES St. Peters 22 Richmond Center Court St. Peters, MO 65276 Phone (636) 397-1211 Fax (636) 397-1104 www.prs3.com 1-800-708-3918	PFS No. 14055MCH0000 TASK 001 FIELD BOOK 1476 PWS #2 APPROVED 12/30/15
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07/19/16 KARL A. SCHENKNE, P.E. PROFESSIONAL ENGINEER LICENSE 2003015039	
Developer / Owner Information MONTRACHET DEVELOPMENT LLC 218 Chesterfield Towne Centre Chesterfield, Missouri 63005 Phone: 636-500-6900 05-19-16 REVISED AT CROSSING OF MONTRACHET DR AND POWER LINES	
P+Z No. 15-15.01	City No. 15-742-SP 17-000010-AB
Page No. 5 of 63	FLAT PLAN



P:\14055\MCH0\Draw\Design\OUTPUT\Improvement Plans\AS-BUILTS PHASE 1-2-3 STORM-ELEC\02-14055_SITE-PH 1-2-3_AS-BUILTS.dwg
 F:\14055\MCH0\Draw\Design\OUTPUT\Improvement Plans\AS-BUILTS PHASE 1-2-3 STORM-ELEC\02-14055_SITE-PH 1-2-3_AS-BUILTS.dwg

**AS-BUILTS
PH 1, 2 AND 3
AUGUST 2017**



NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN MODOT RIGHT OF WAY LIMITS.

UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.

GENERAL NOTES

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- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
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- ALL CURBING SHALL BE 3" CONCRETE.
- ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN THE HEIGHT OF THREE (3) FEET 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 SUCH A MANNER AS TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

EXTENDED FOUNDATIONS

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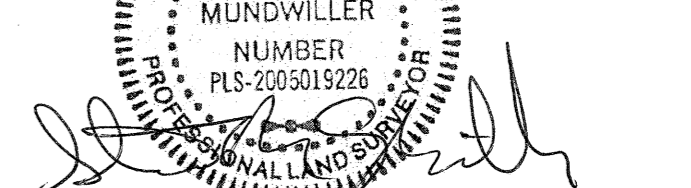
DUCKETT CREEK DISTRICT NOTES

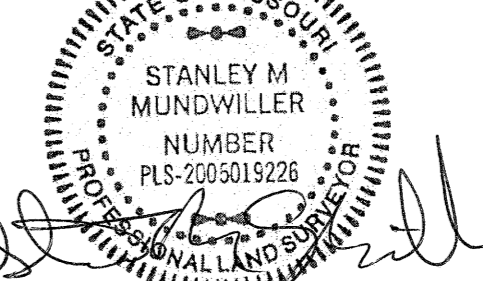
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DUCKETT CREEK SEWER ABANDONMENT NOTICE

- DUCKETT CREEK SANITARY DISTRICT (DCSD) INSPECTION, COORDINATION AND APPROVAL IS REQUIRED FOR REALIGNMENT AND ABANDONMENT OF EXISTING SANITARY MAINS.
- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- EXISTING SANITARY SEWER SHALL NOT BE ABANDONED UNTIL REPLACEMENT SEWER IS INSTALLED, INSPECTED, TESTED, AND APPROVED BY DCSD FIELD INSPECTORS.
- RECORDED EASEMENT IS REQUIRED FOR REPLACEMENT SEWER PRIOR TO ABANDONMENT OF EXISTING SEWER.
- EXISTING SEWER MAIN TO BE ABANDONED SHALL BE GROUT FILLED AND PLUGGED AT EACH TERMINUS OF ABANDONED PIPE.
- EXISTING MANHOLES TO BE ABANDONED SHALL BE REMOVED.

These "AS-BUILT" STORM plans are based on actual field observations conducted during APRIL - AUGUST 2016 and AUGUST 2017, and the results are shown hereon.

By: 
STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D
 9/25/17



**PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET
FLAT PLAN**

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 St. Peters, MO 65076
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-706-3918

ENGINEER'S AUTHORIZATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY OF THIS PROJECT IS HEREBY LIMITED BY THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON STATED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS PROVIDED IN THIS PROJECT AND SPECIALLY EXCLUDED REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO LICENSE #000326

07/19/16
 KARL A. SOKENNE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
 218 Chesterfield Towne Centre
 Chesterfield, Missouri 63005
 Phone: 636-530-6900

P+Z No. 15-15.01
 City No. 15-742-SP
 17-000010-AB
 Page No. 6 of 63
 FLAT PLAN

CITY OF OFALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWS #2 APPROVED 12/30/15
 DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005

**AS-BUILTS
PH 1, 2 AND 3
AUGUST 2017**



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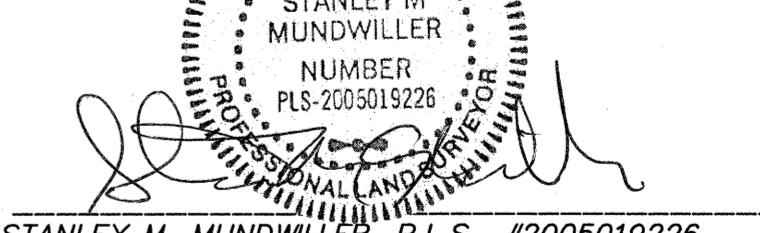
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By: 
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

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

**PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET
FLAT PLAN**

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 65276
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918
TASK 001 FIELD BOOK 1476

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 EXCLUDED HEREON AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO LICENSE #000323

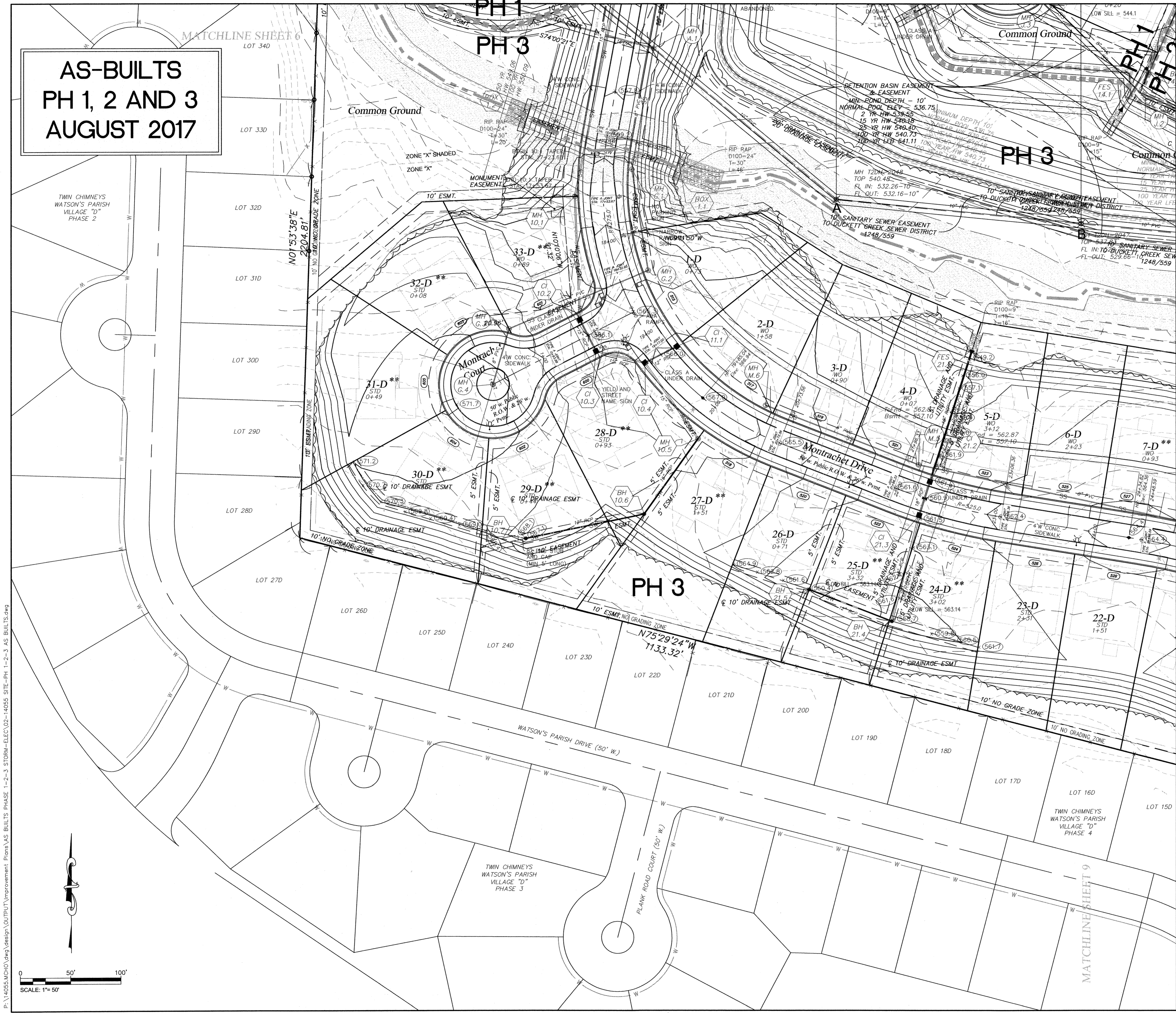
07/19/16
KARL A. SCHONKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-530-6900

P+Z No. 15-15.01
City No. 15-742-SP
17-000010-AB
Page No. FLAT PLAN
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DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005 CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWSD #2 APPROVED 12/30/15

**AS-BUILTS
PH 1, 2 AND 3
AUGUST 2017**



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AS BUILT SPOT ELEVATION (TYPICAL)

These "AS-BUILT" STORM plans are based on actual field observations conducted during APRIL-AUGUST 2016 and AUGUST 2017, and the results are shown hereon.

By: *Stanley M. Mundwiler*
STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

9/25/17

PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONRACHET
FLAT PLAN

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

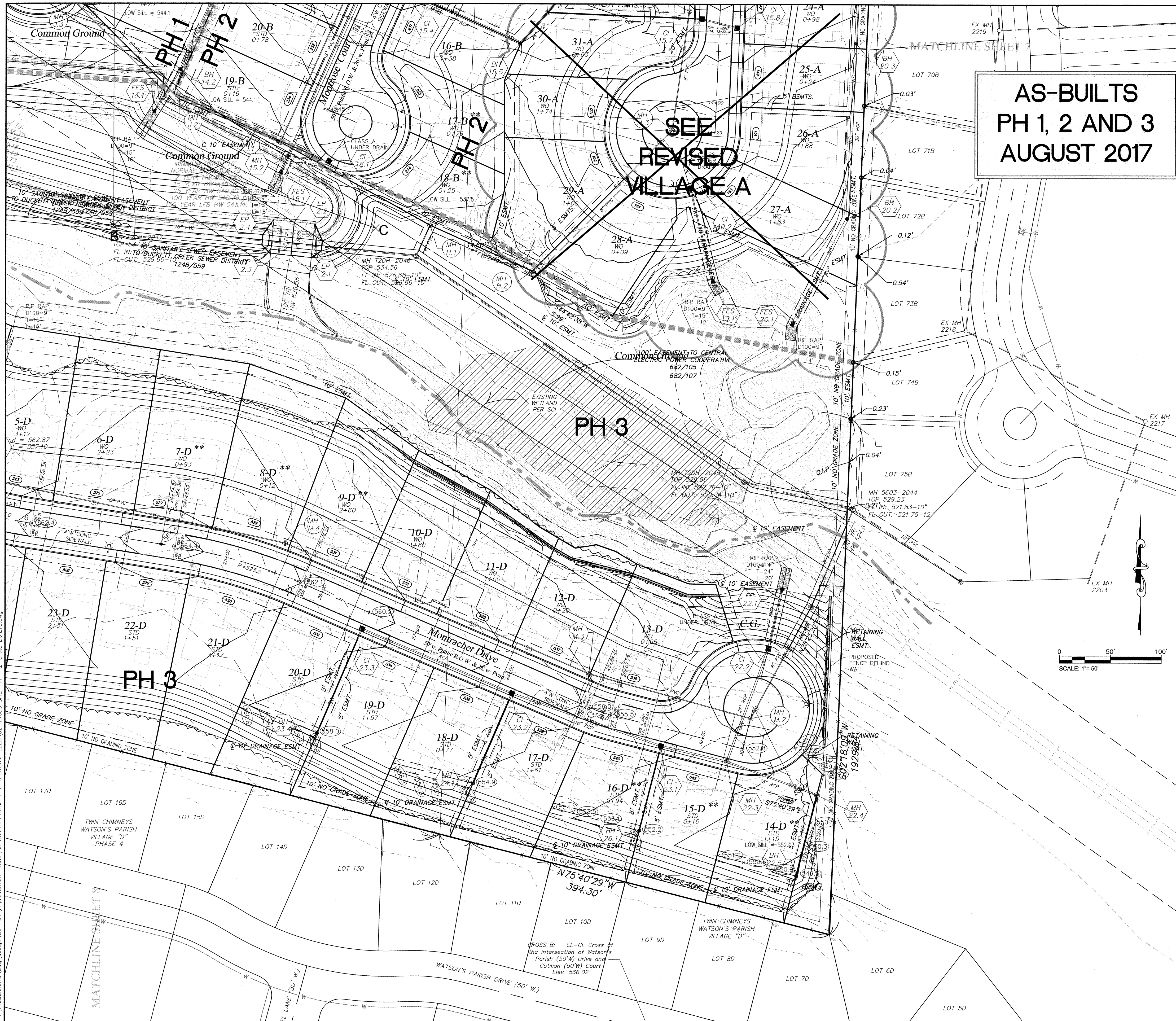
07/19/16
KARL A. SCHENKE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
MONRACHET DEVELOPMENT LLC
 218 Chesterfield Towne Centre
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P+Z No. 15-15.01
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 17-000010-AB

Page No. 8 of 63

DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005 CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWSD #2 APPROVED 12/30/15



**AS-BUILTS
PH 1, 2 AND 3
AUGUST 2017**

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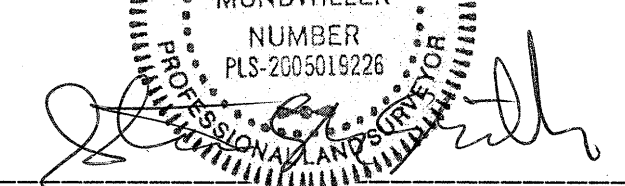
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PICKETT, RAY & SILVER'S CORPORATE
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PICKETT, RAY & SILVER, INC. MO LICENSE #00202

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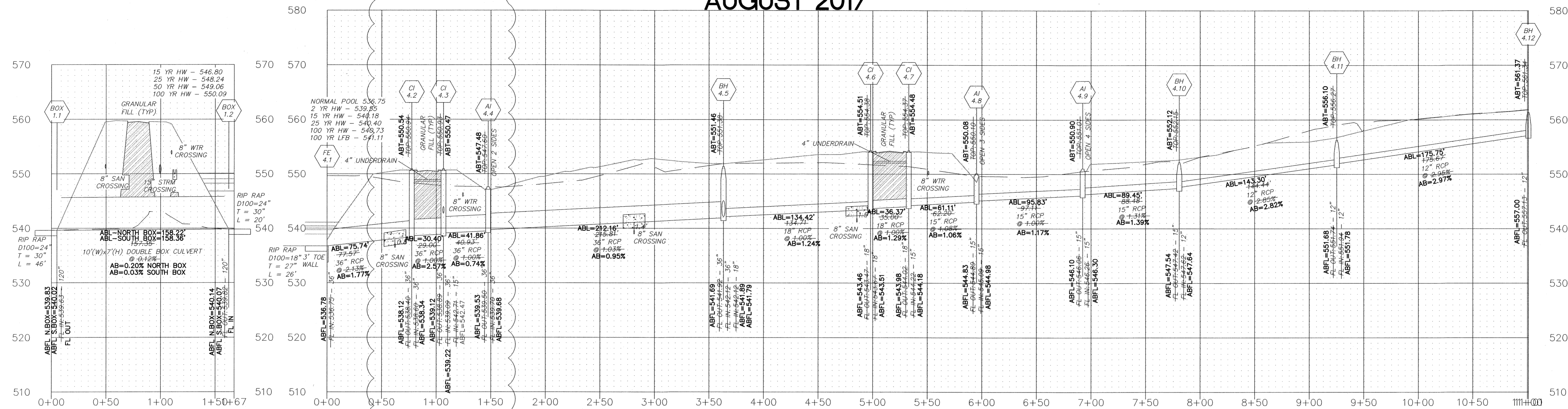
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Page No. 9 of 63

PWS# 14055MCH0008 TASK 001 FIELD BOOK 1476
 PWS# #2 APPROVED 12/30/15
 CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017
 DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005

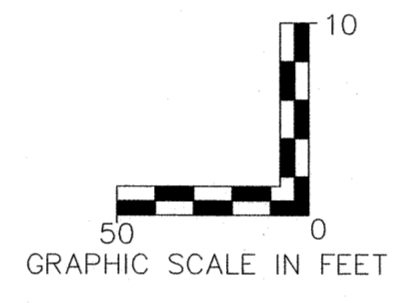
AS-BUILTS PHASE 1, 2 AND 3 AUGUST 2017



STORM 1

STORM 4

NOTE: ALL STORM SEWER STRUCTURES AND PIPE RUNS ARE PUBLIC UNLESS OTHERWISE NOTED.



- LEGEND:**
- AI - AREA INLET
 - DAI - DOUBLE AREA INLET
 - BH - BEE HIVE GRATE INLET
 - CI - CURB INLET
 - FE - FLARED END SECTION
 - MH - MANHOLE
 - TOP OF CONCRETE STRUCTURE THAT A 10" TALL DOMED METAL GRATE SETS ON
 - TOP OF FRAME AND COVER

NOTES:

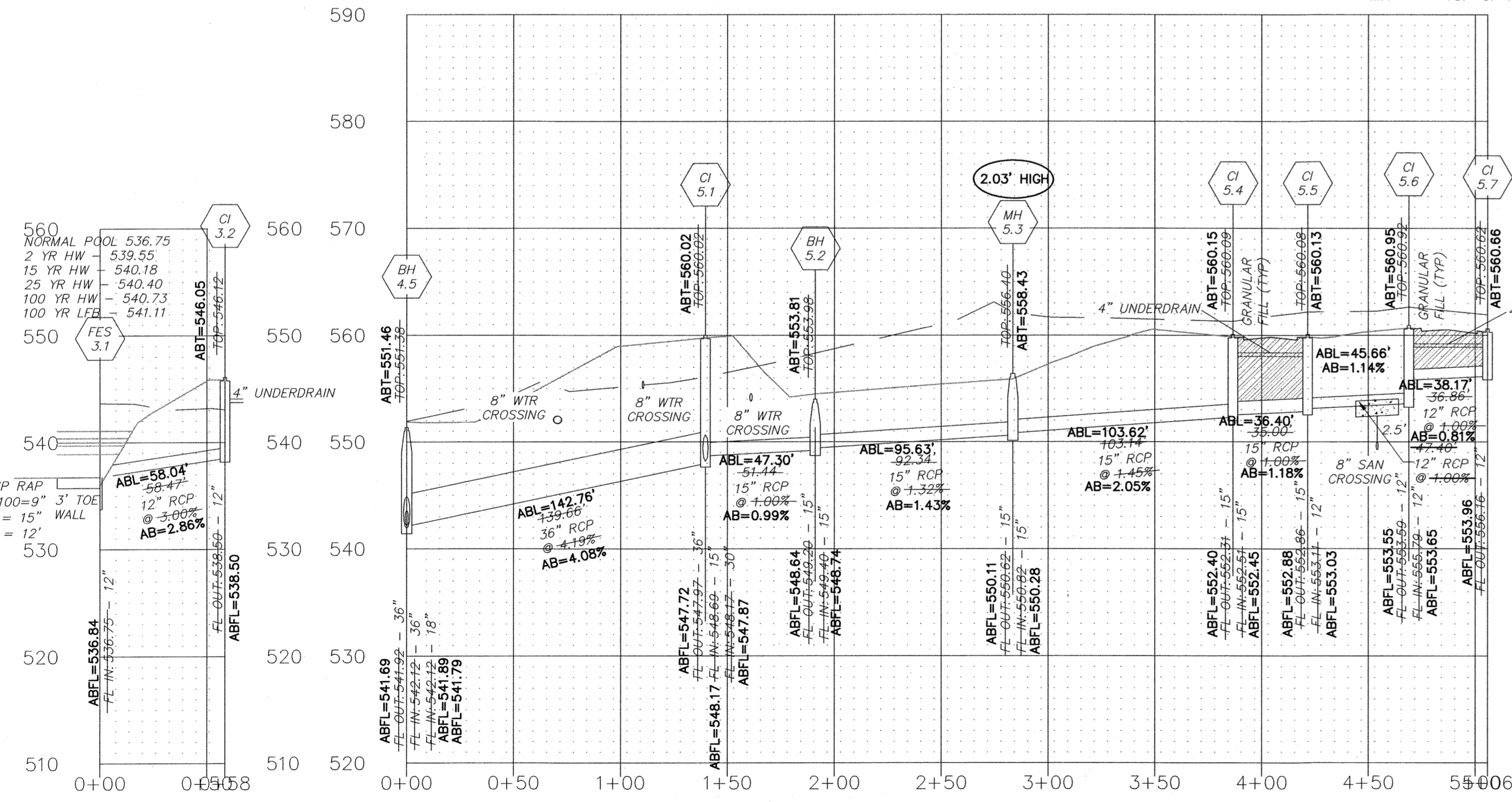
ALL SANITARY LATERAL AND SANITARY MAINS CROSSING UNDER PAVEMENT, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE) AND COMPACTED.

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIG, THE UPPER SHALL BE PLACED ON A SHELF AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

WHEN STORM SEWERS PIPES WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER OR WATER MAIN TRENCH, PROVIDE COMPACTED GRANULAR BACKFILL FROM THE TOP OF THE SANITARY SEWER OR WATER MAIN TO THE BOTTOM OF THE STORM SEWER AND CONSTRUCT CONCRETE CRADLE TO THE RCP STORM SEWER PIPE AND CONCRETE ENCASE HDPE STORM SEWER PIPE WHEN IT IS MORE THAN 18 INCHES ABOVE THE SANITARY SEWER ACROSS THE FULL WIDTH OF THE TRENCH. WHEN THE STORM SEWER IS LESS THAN 18" SEPARATION, BOTH PIPES ARE TO BE ENCASED IN CONCRETE. PROVIDE TWENTY (20) FEET OF DUCTILE IRON PIPE WHERE THE SANITARY SEWER CROSSES OVER THE STORM SEWER TRENCH.

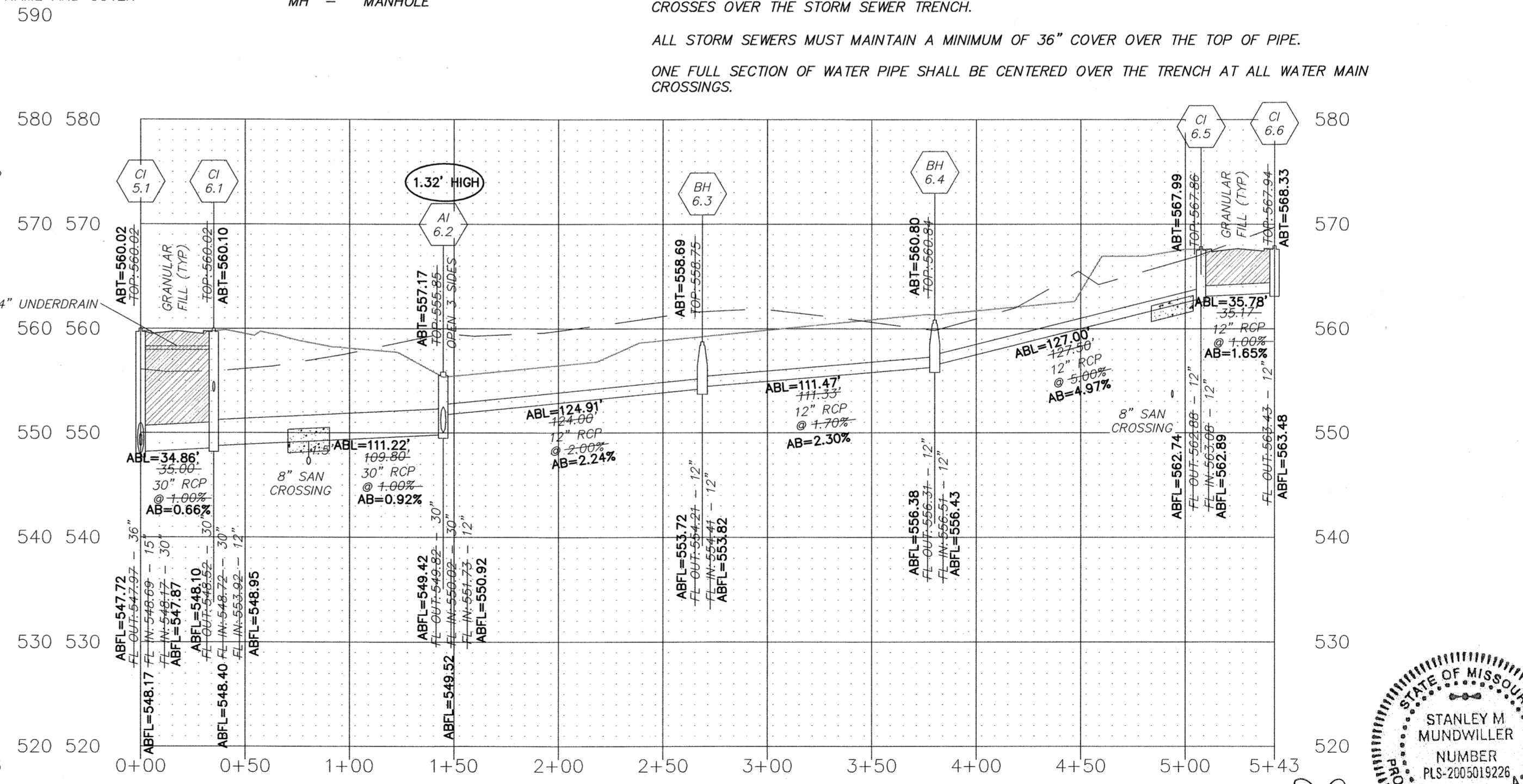
ALL STORM SEWERS MUST MAINTAIN A MINIMUM OF 36" COVER OVER THE TOP OF PIPE.

ONE FULL SECTION OF WATER PIPE SHALL BE CENTERED OVER THE TRENCH AT ALL WATER MAIN CROSSINGS.



STORM 3

STORM 5

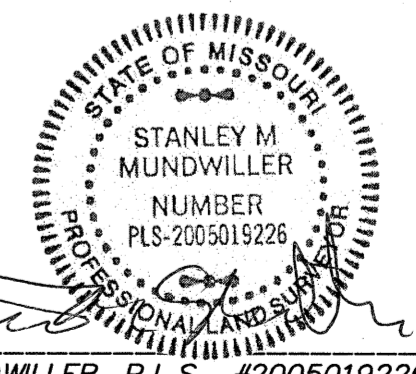


STORM 6

These "AS-BUILT" STORM plans are based on actual field observations conducted during APRIL-AUGUST 2016 and AUGUST 2017, and the results are shown hereon.

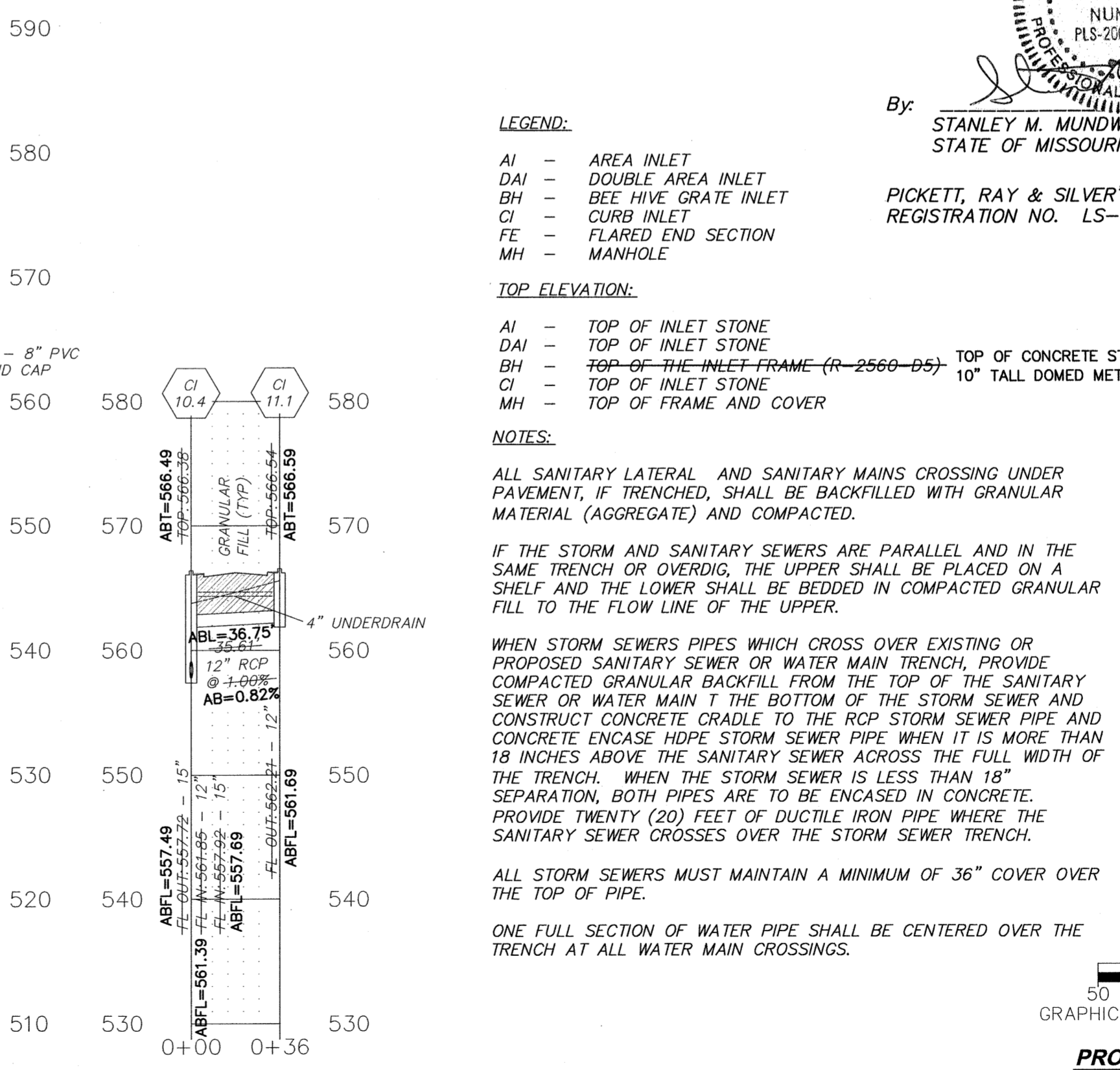
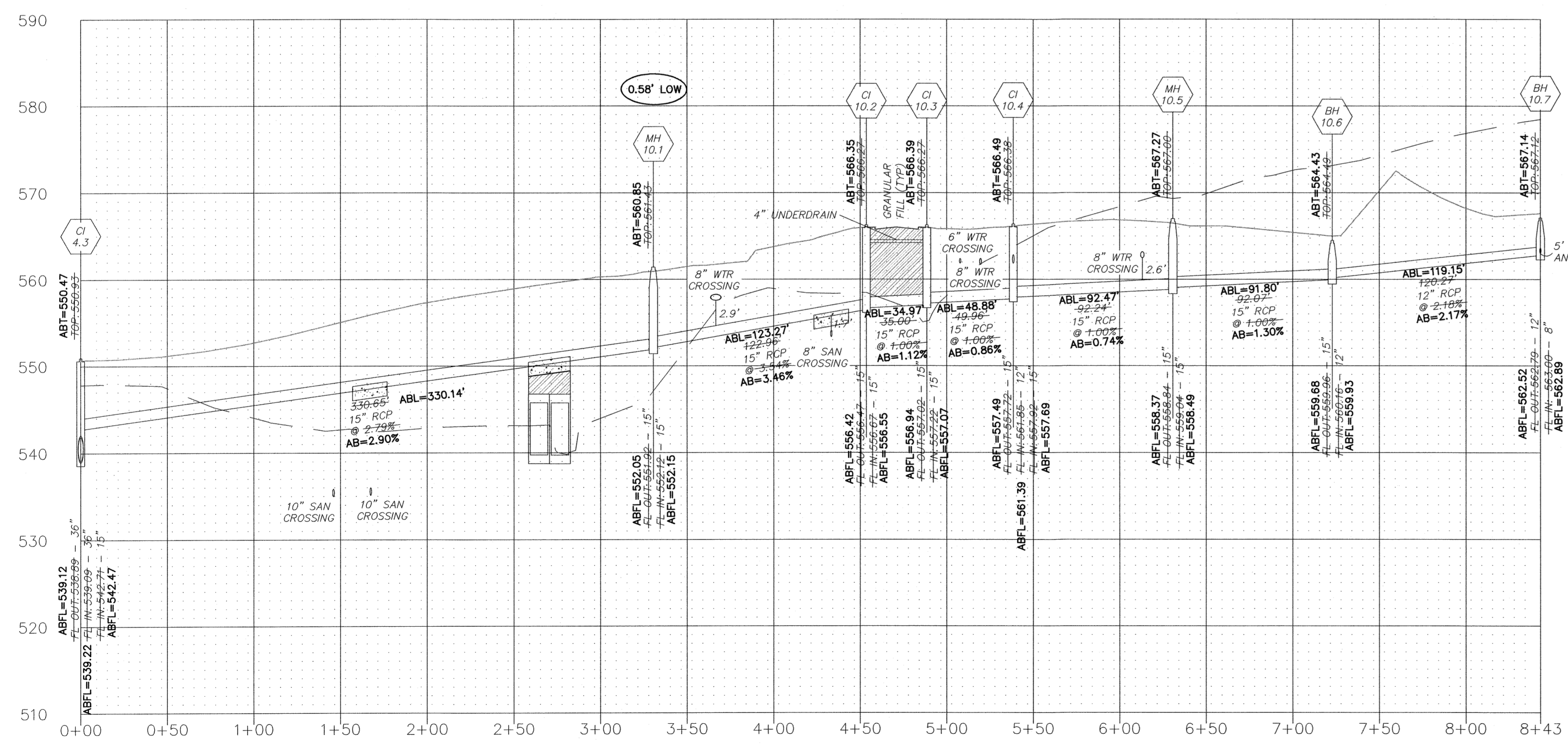
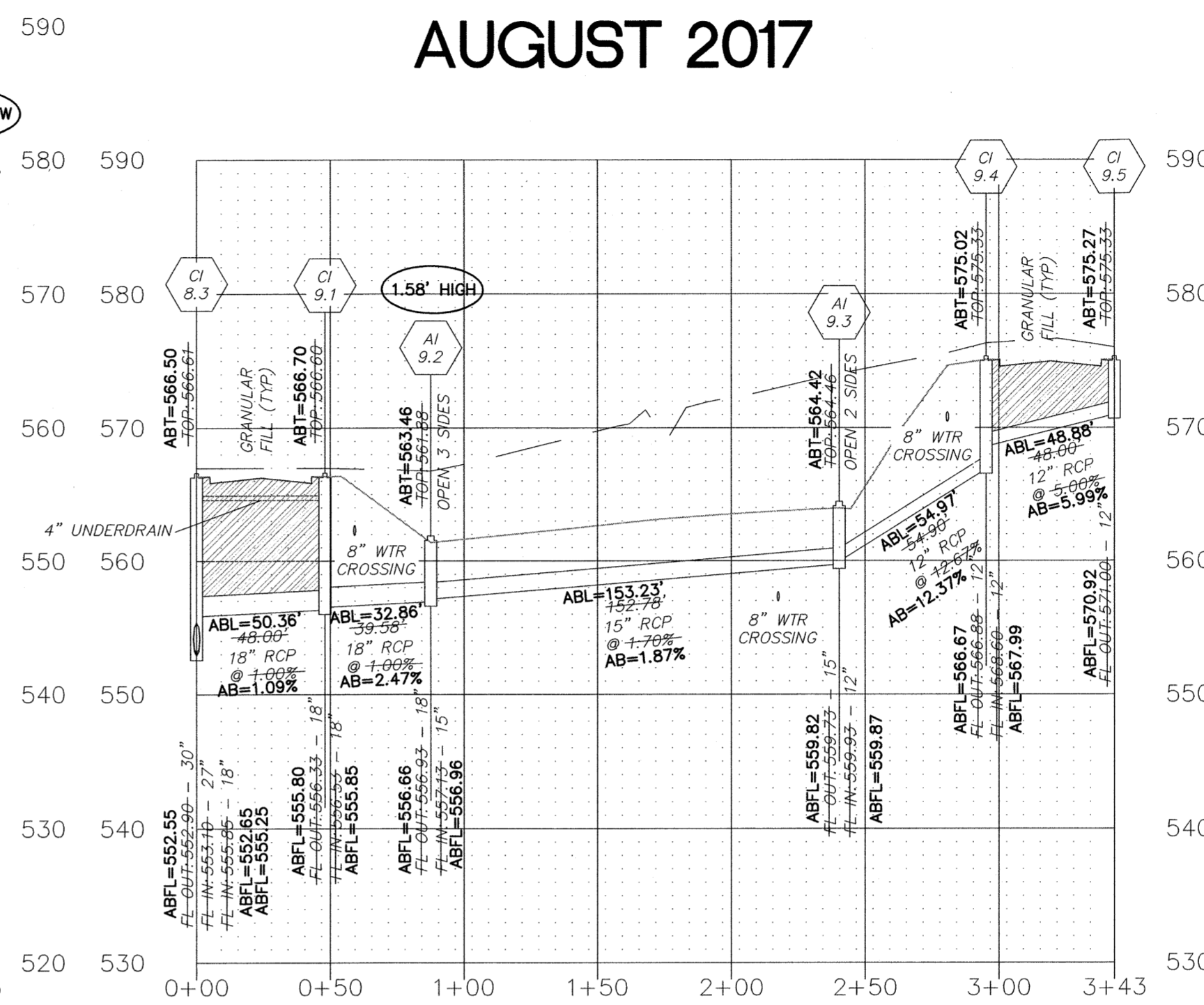
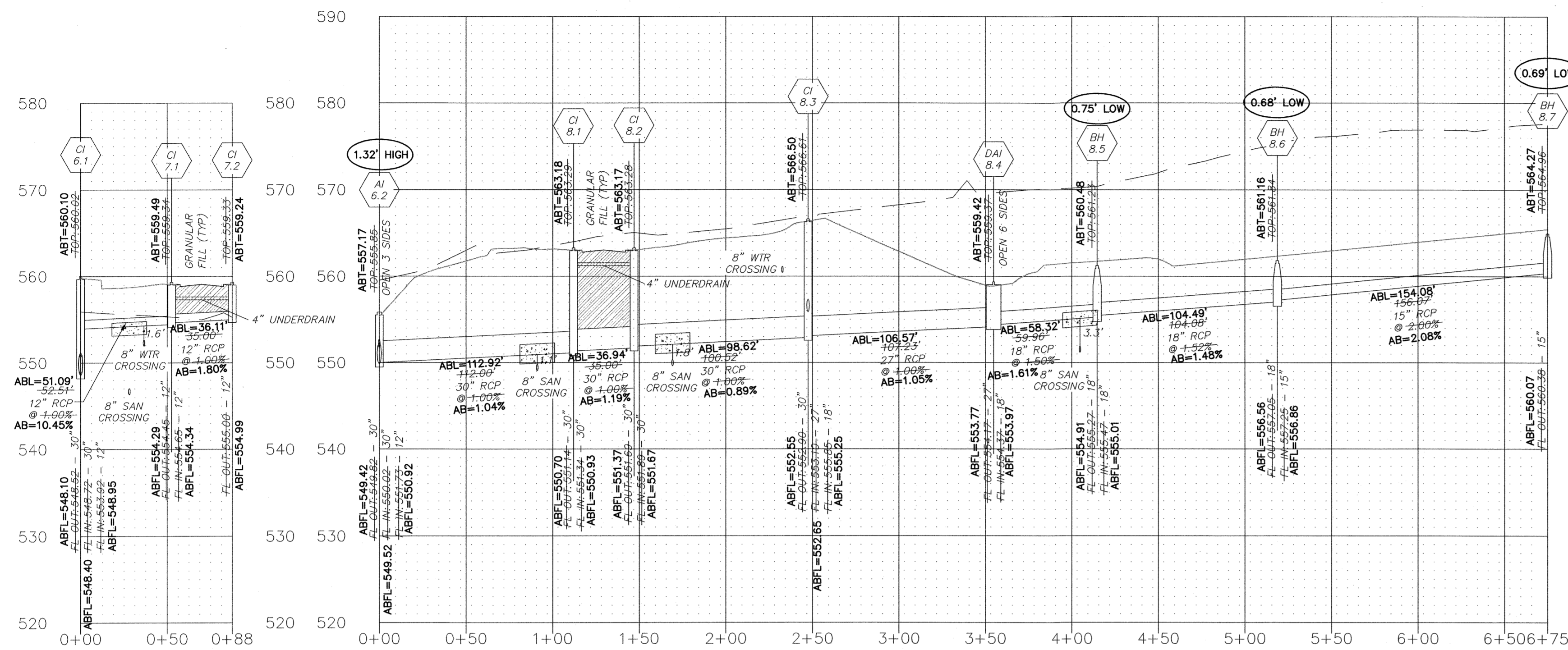
By: STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D
City of O'Fallon Standard Subdivision Notes and Details - June 2010



<p>PROJECT TITLE IMPROVEMENT PLANS THE VILLAGES AT MONTRACHET STORM PROFILES</p>	<p>PFSD #2 APPROVED 12/30/15</p>
<p>PICKETT, RAY & SILVER INC CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES</p> <p>St. Peters 22 Richmond Center Court St. Peters, MO 65786</p> <p>Phone (636) 397-1211 Fax (636) 397-1104 www.prs3.com 1-800-708-9918</p>	<p>PFSD No. 14055MCH000R TASK 001 FIELD BOOK 1476</p>
<p>ENGINEER'S AUTHENTICATION THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS SOLELY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON STATED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS PROVIDED IN THIS PROJECT AND SPECIALLY PREPARED HEREON AFTER THIS DATE UNLESS REAUTHENTICATED. PICKETT, RAY & SILVER, INC. MO LICENSE #000323</p>	
<p>07/19/16</p> <p>KARL A. SCHENKE, P.E. PROFESSIONAL ENGINEER LICENSE 2003015039</p>	
<p>Developer / Owner Information MONTRACHET DEVELOPMENT LLC 218 Chesterfield Towne Centre Chesterfield, Missouri 63005 Phone: 636-500-6900</p>	
<p>05-19-16 REVISED AT CROSSING OF MONTRACHET DR AND POWER LINES</p>	
<p>CITY OF OFFALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017</p>	
<p>City No. 15-15.01</p> <p>15-742-6P 17-000010-AB</p>	
<p>Page No. 34 of 63</p>	

AS-BUILTS PHASE 1, 2 AND 3 AUGUST 2017



NOTE: ALL STORM SEWER STRUCTURES AND PIPE RUNS ARE PUBLIC UNLESS OTHERWISE NOTED.

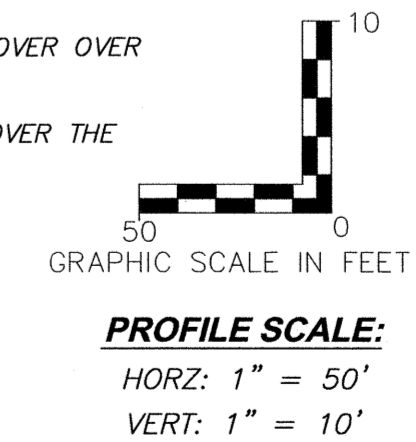
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By: *Stanley M. Mundwiler*
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI

- LEGEND:**
- AI - AREA INLET
 - DAI - DOUBLE AREA INLET
 - BH - BEE HIVE GRATE INLET
 - CI - CURB INLET
 - FE - FLARED END SECTION
 - MH - MANHOLE
- TOP ELEVATION:**
- AI - TOP OF INLET STONE
 - DAI - TOP OF INLET STONE
 - BH - TOP OF THE INLET FRAME (R-2560-B5) TOP OF CONCRETE STRUCTURE THAT A
 - CI - TOP OF INLET STONE
 - MH - TOP OF FRAME AND COVER

- NOTES:**
- ALL SANITARY LATERAL AND SANITARY MAINS CROSSING UNDER PAVEMENT, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE) AND COMPACTED.
 - IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIG, THE UPPER SHALL BE PLACED ON A SHELF AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.
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 - ONE FULL SECTION OF WATER PIPE SHALL BE CENTERED OVER THE TRENCH AT ALL WATER MAIN CROSSINGS.



PROJECT TITLE
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AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 65276
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-3918

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

07/19/16
KARL A. SCHENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-530-6900

P+Z No. 15-15.01
City No. 15-742-SP
17-000010-AB

Page No. 35 of 63
STORM PROFILES

DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005 CITY OF FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWSD #2 APPROVED 12/30/15

P:\14055.MCH\0\Draw\Design\00\PU\Improvement Plans\AS-BUILTS PHASE 1-2-3 STORM-ELEC\08-14055 STORM PROFILES-PH 1-2-3 AS-BUILTS.dwg

AS-BUILTS PHASE 1, 2 AND 3 AUGUST 2017

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By: **STANLEY M. MUNDWILER, P.L.S., #2005019226**
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

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07/19/16
KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

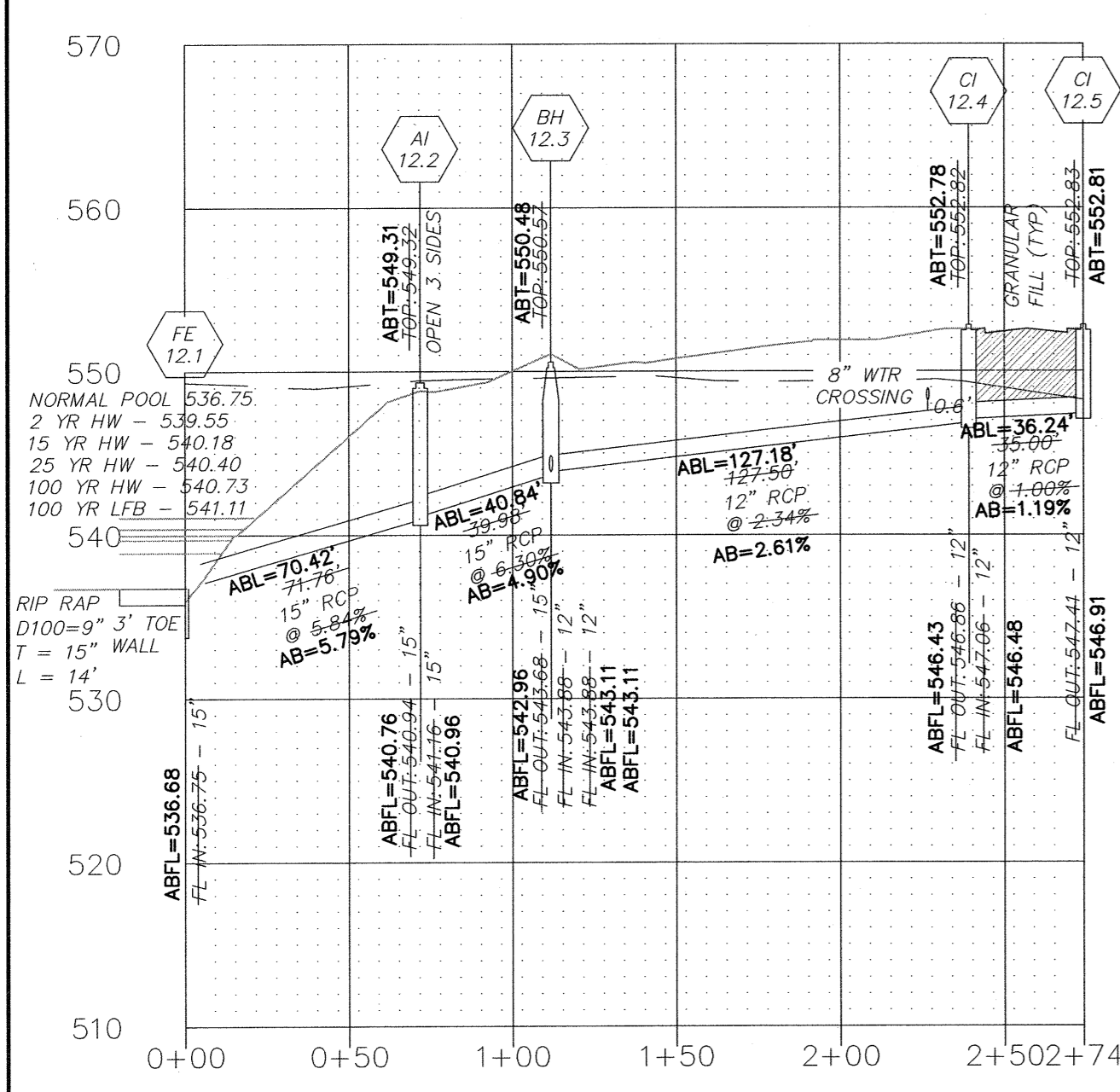
Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-500-6900

P+Z No. 15-15.01

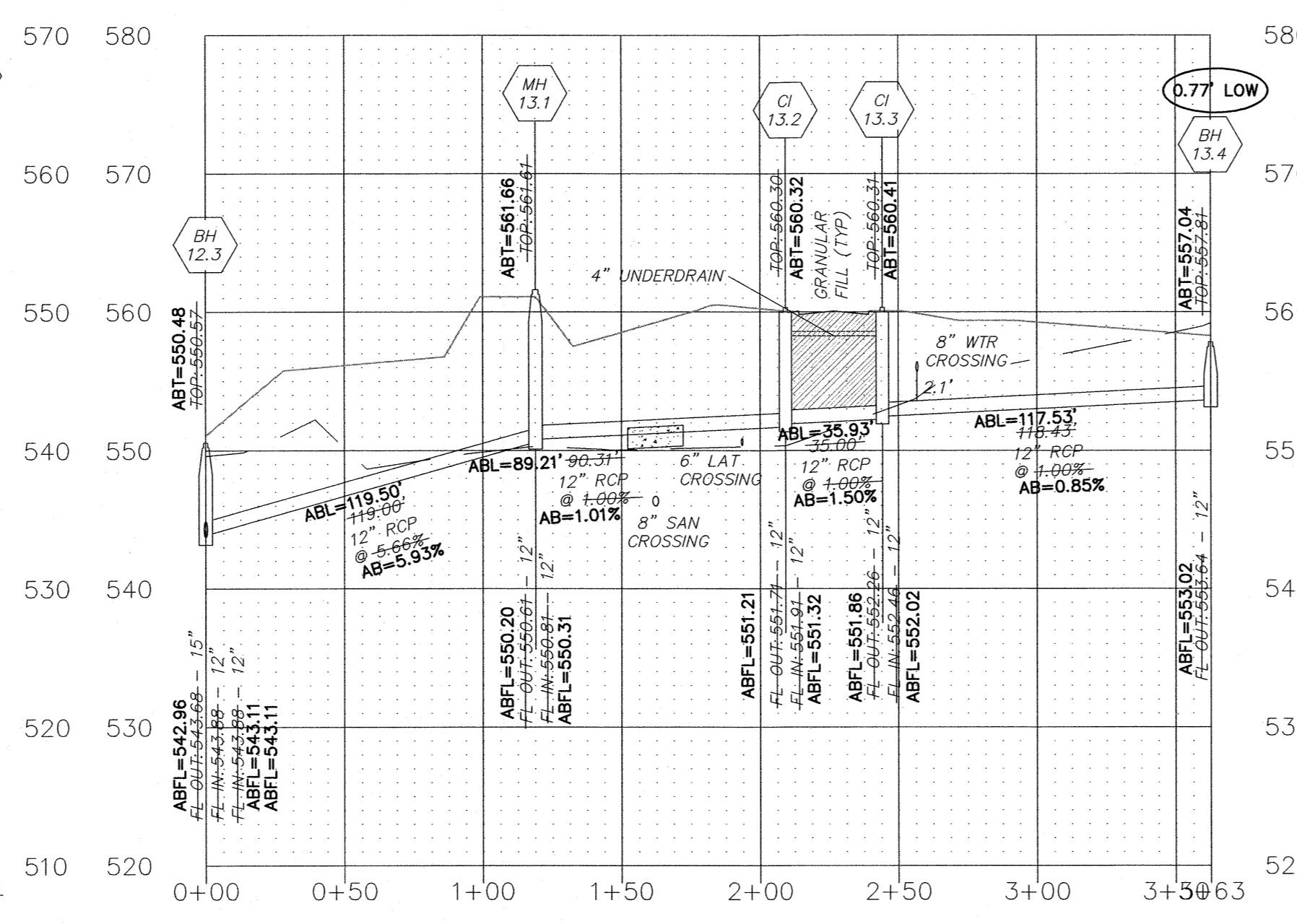
City No.
15-742-9P
17-000010-AB

Page No.
STORM PROFILES
36 of 63

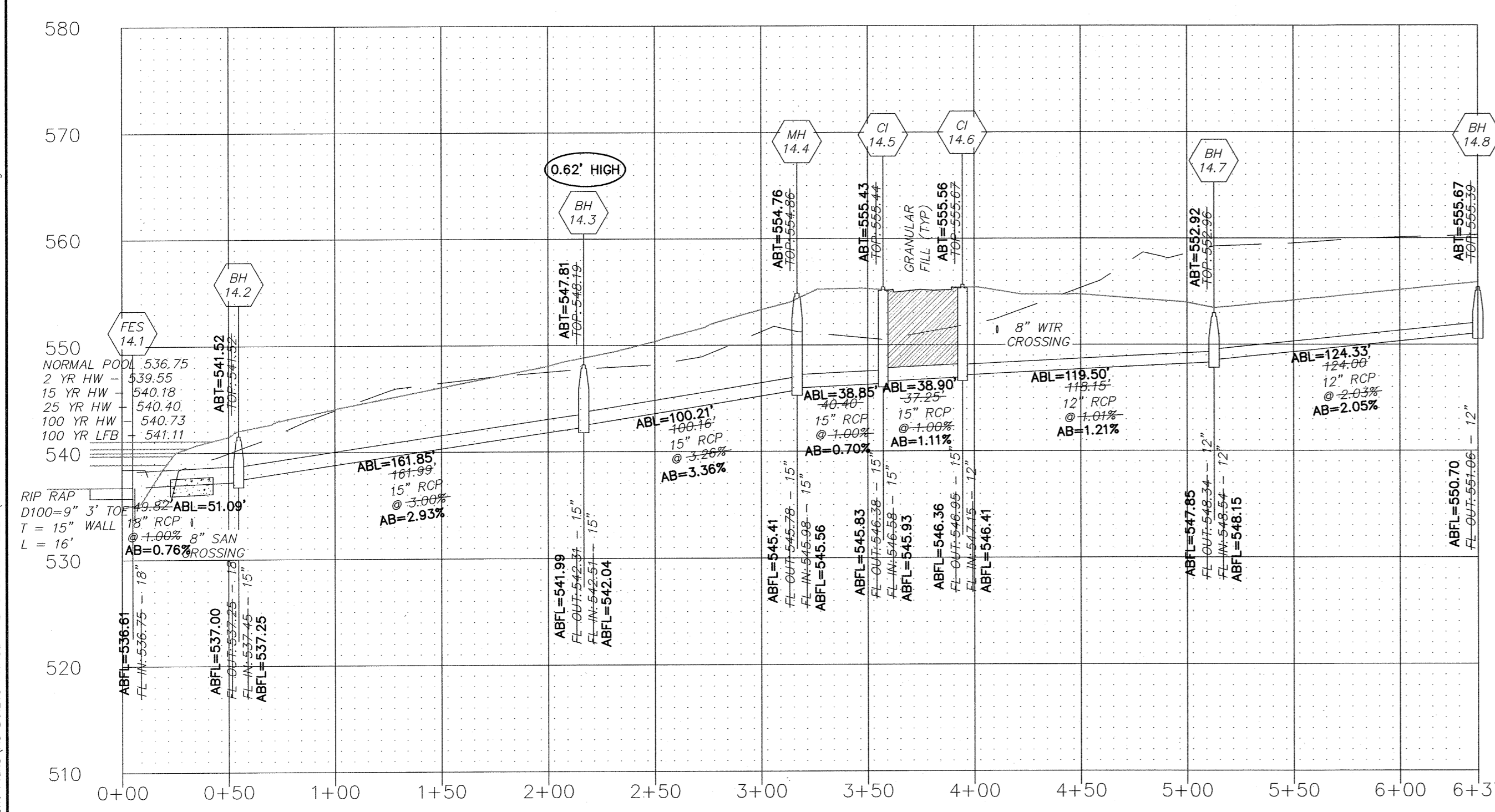
CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWS #2 APPROVED 12/30/15
DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005



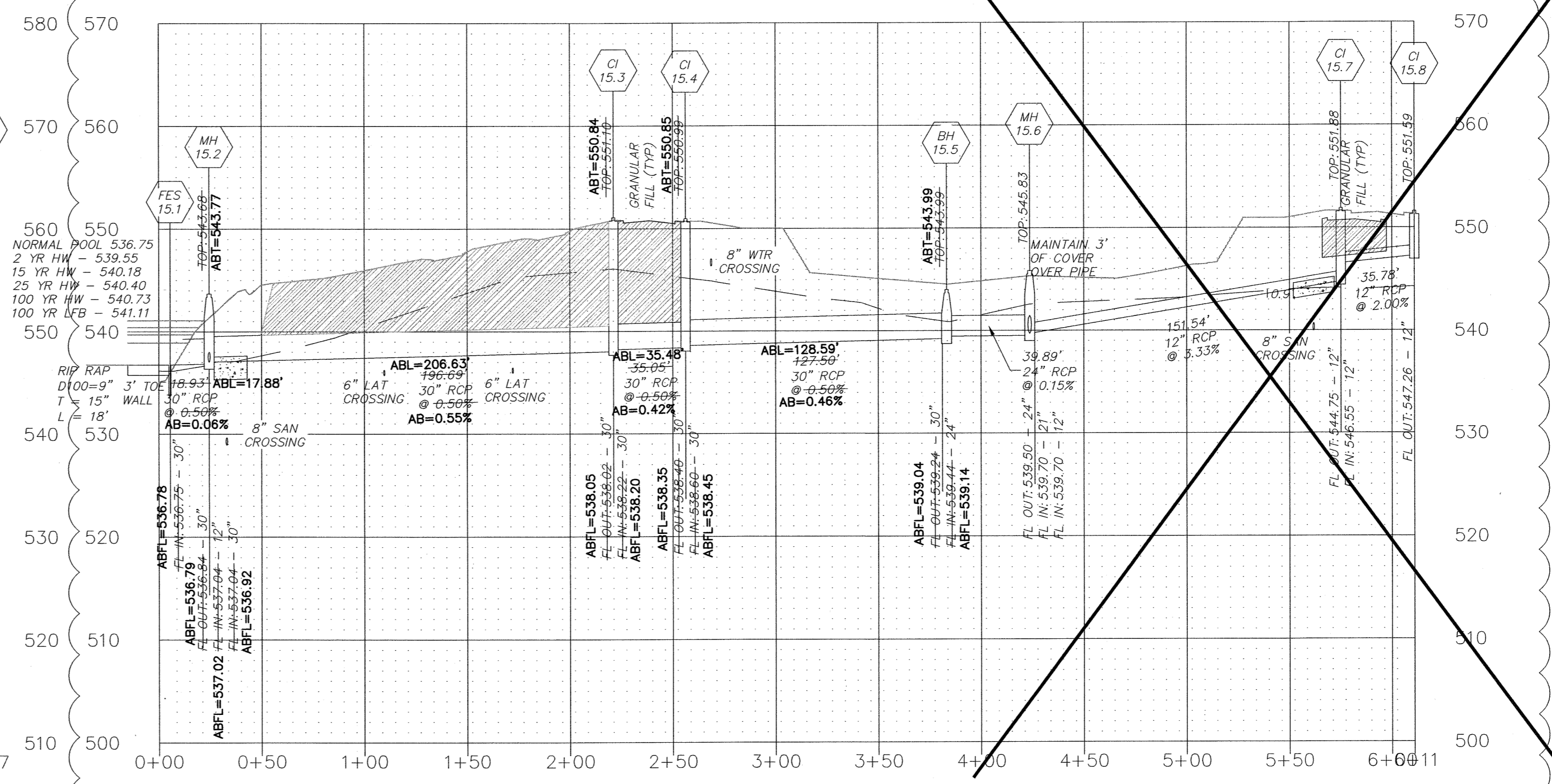
STORM 12



STORM 13



STORM 14



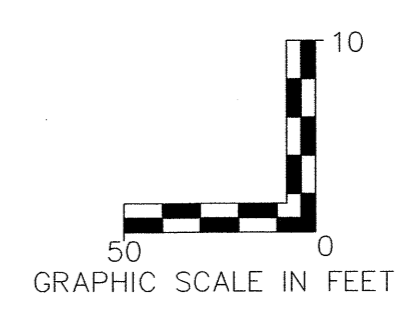
STORM 15

LEGEND:

- AI - AREA INLET
- DAI - DOUBLE AREA INLET
- BH - BEE HIVE GRATE INLET
- CI - CURB INLET
- FE - FLARED END SECTION
- MH - MANHOLE
- TOP ELEVATION:
- AI - TOP OF INLET STONE
- DAI - TOP OF INLET STONE
- BH - TOP OF THE INLET FRAME (R-2560-D5) TOP OF CONCRETE STRUCTURE THAT A 10\"/>

NOTES:

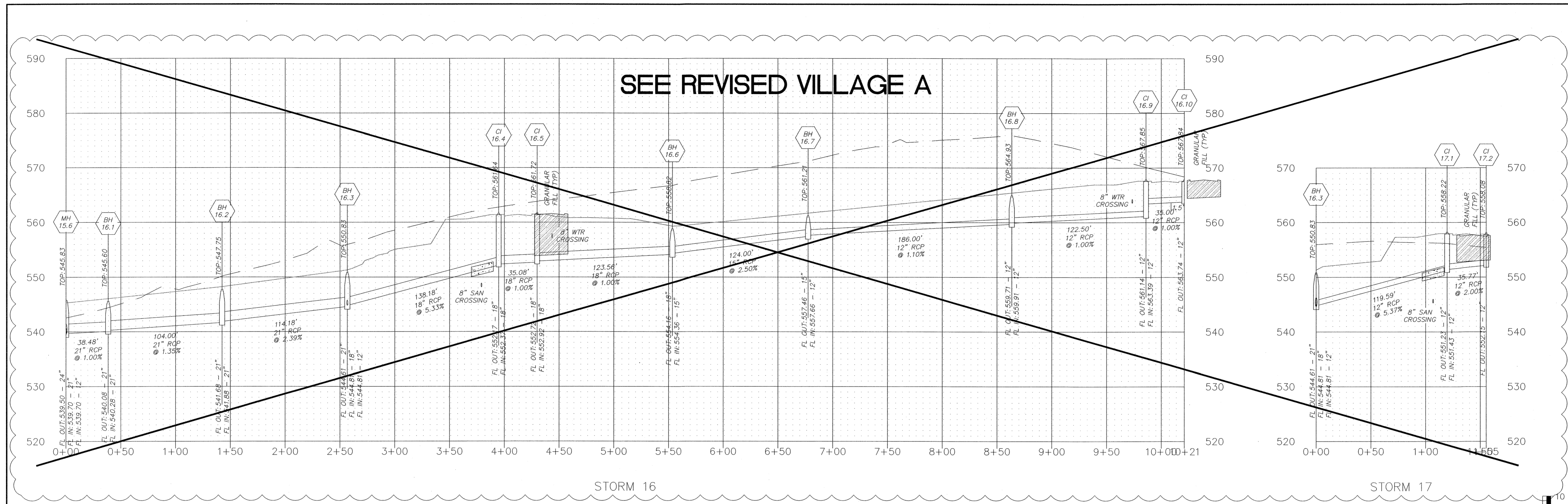
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PROFILE SCALE:
HORZ: 1" = 50'
VERT: 1" = 10'

**SEE REVISED
VILLAGE A**

P:\14055.WD\01\Draw\Design\001\Draw\Improvement Plans\AS-BUILTS STORM PROFILES-PH 1-2-3 AS-BUILTS.dwg



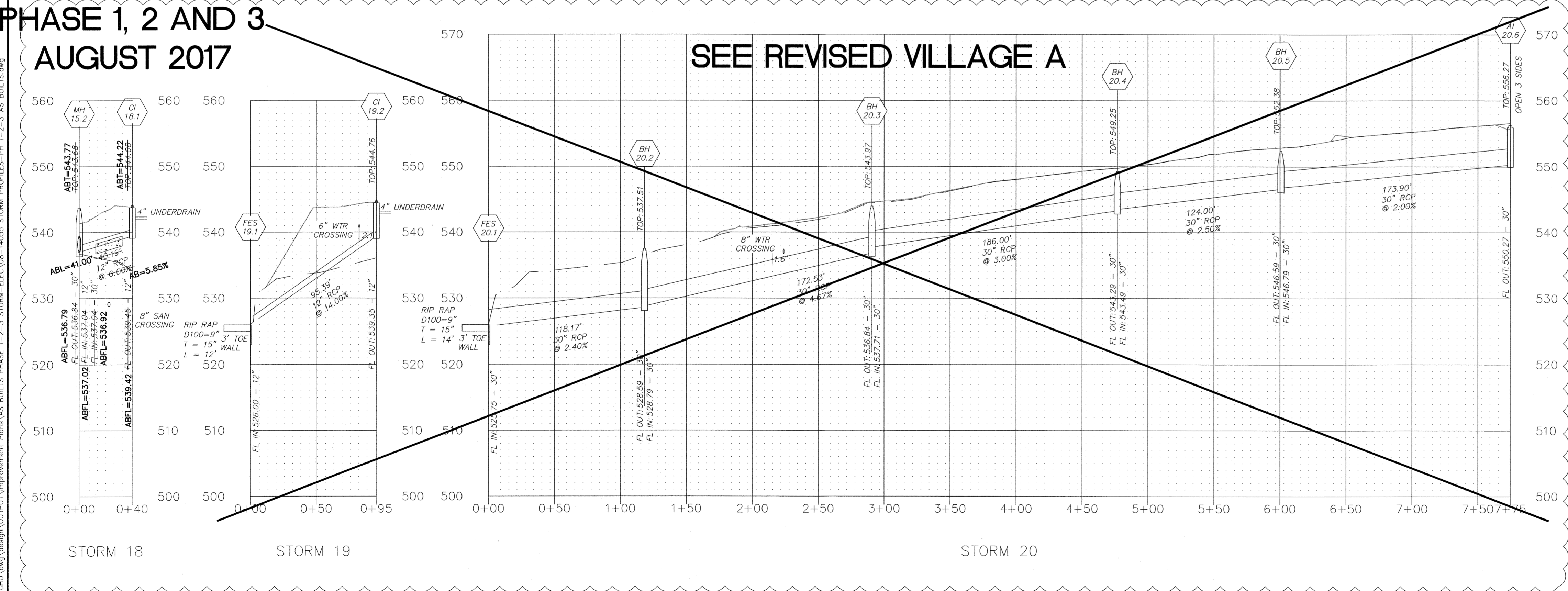
SEE REVISED VILLAGE A

STORM 16

STORM 17

NOTE: ALL STORM SEWER STRUCTURES AND PIPE RUNS ARE PUBLIC UNLESS OTHERWISE NOTED.

AS-BUILTS
PHASE 1, 2 AND 3
AUGUST 2017



SEE REVISED VILLAGE A

STORM 18

STORM 19

STORM 20

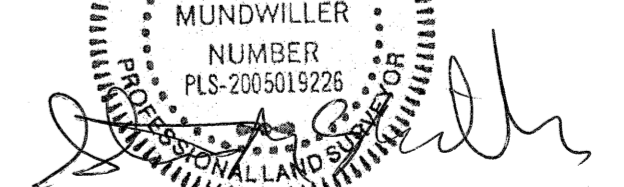
LEGEND:

AI - AREA INLET
DAI - DOUBLE AREA INLET
BH - BEE HIVE GRATE INLET
CI - CURB INLET
FE - FLARED END SECTION
MH - MANHOLE
TOP ELEVATION:

AI - TOP OF INLET STONE
DAI - TOP OF INLET STONE
BH - TOP OF THE INLET FRAME (R-2560-05) TOP OF CONCRETE STRUCTURE
CI - TOP OF INLET STONE
MH - TOP OF FRAME AND COVER
A 10" TALL DOMED METAL GRATE SETS ON

NOTES:
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By: 
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

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

PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET
STORM PROFILES

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Centre Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-706-3918
TASK 001 FIELD BOOK 1476

ENGINEER'S AUTHORIZATION
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LIMITED TO THIS PROJECT IS HEREBY LIMITED TO THE
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AND DATE HEREON ATTACHED. NO OTHER ENGINEERING PLANS
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REVISIONS AFTER THIS DATE UNLESS AUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO
LICENSE # 00322

07/19/16
KARL A. SCHENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

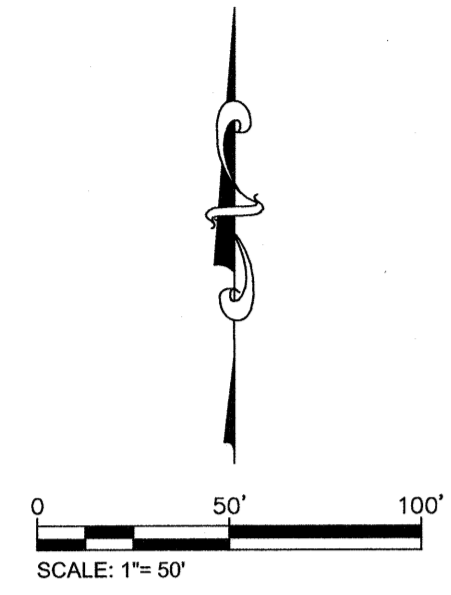
Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-550-6900

P+Z No. 15-15.01
City No. 15-742-6P
17-000010-AB

Page No. 37 of 63
STORM PROFILES

DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005 CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWSD #2 APPROVED 12/30/15

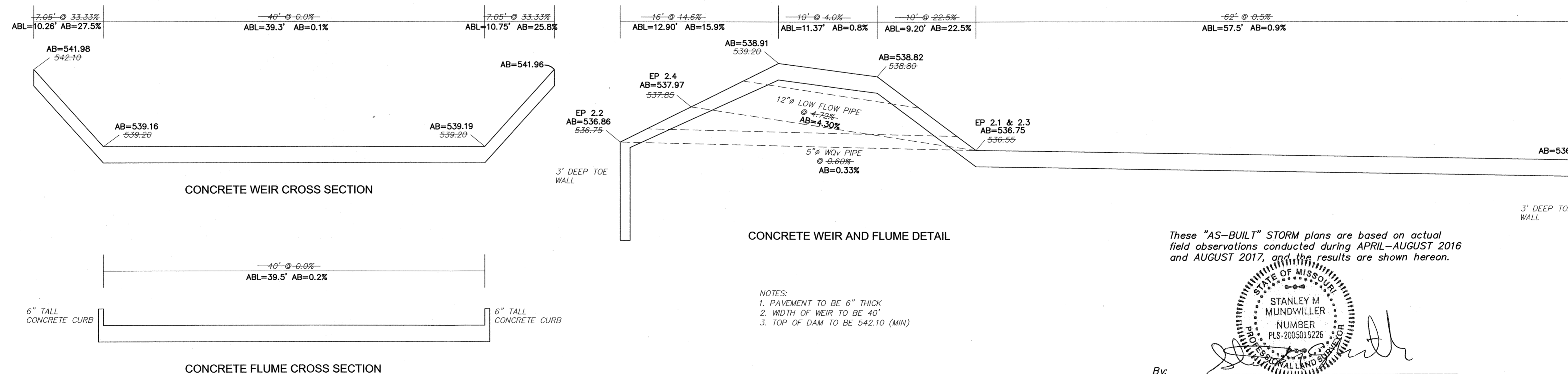
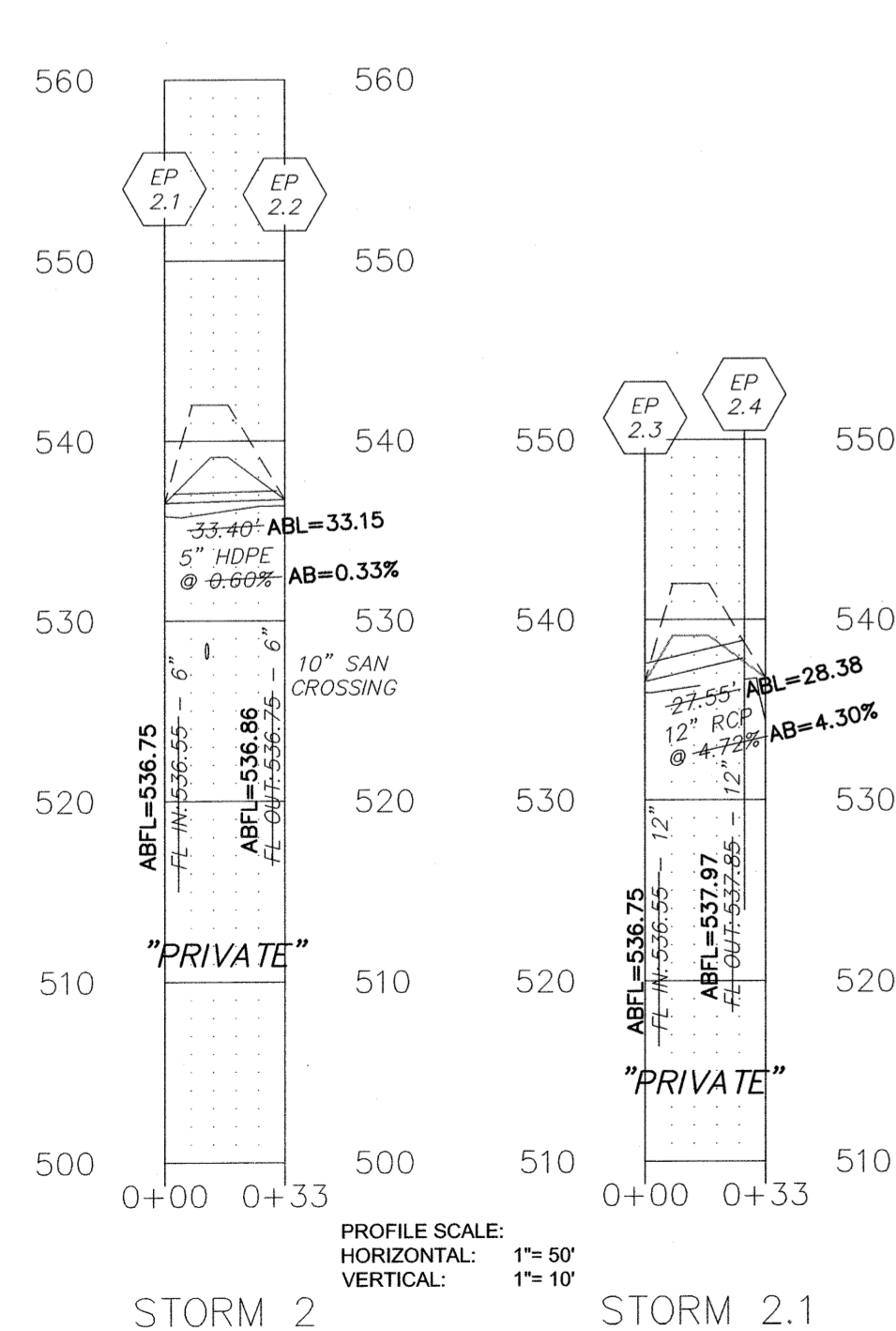
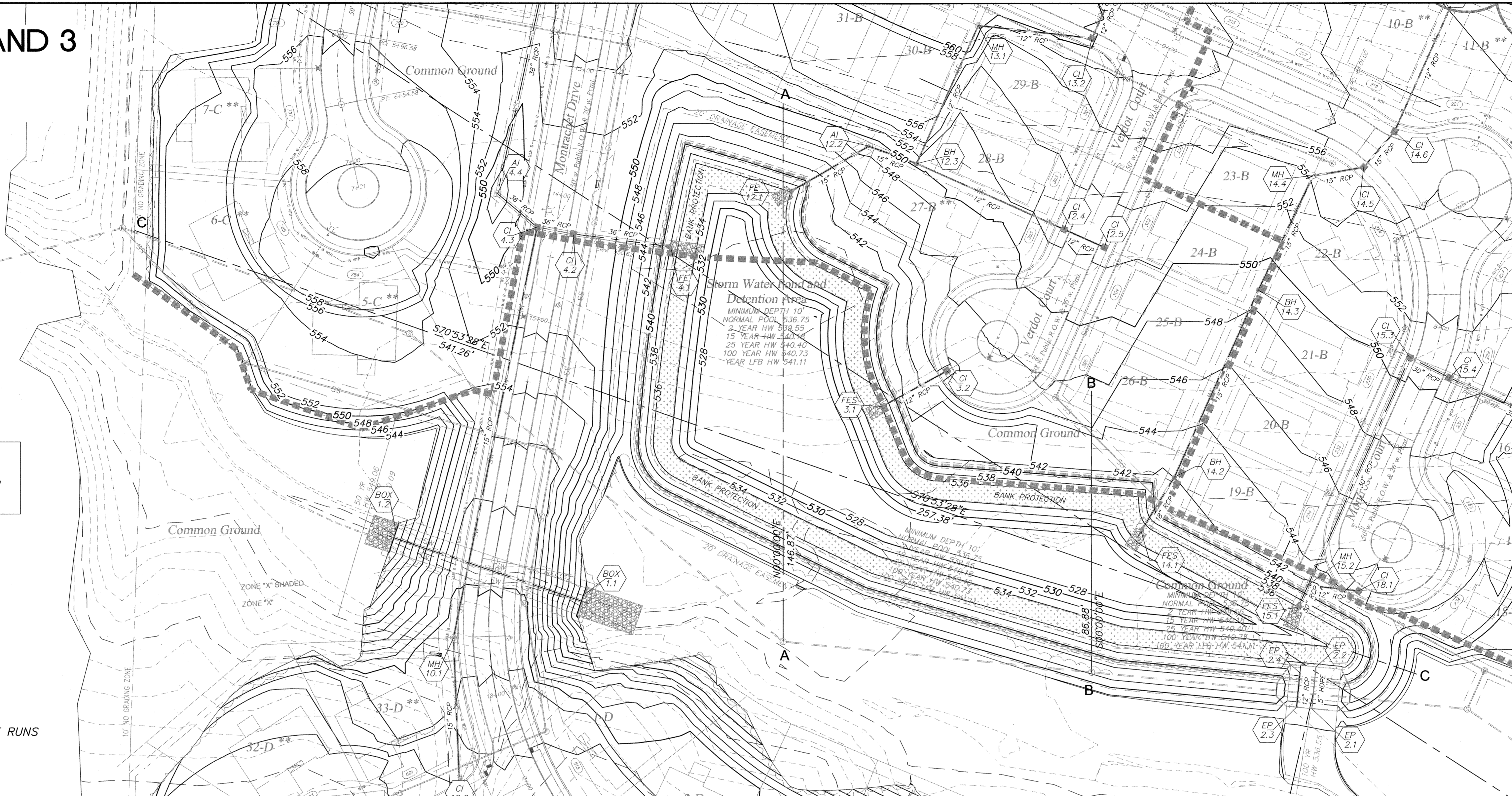
AS-BUILTS PHASE 1, 2 AND 3 AUGUST 2017



BANK EROSION PROTECTION NOTES

- AQUATIC VEGETATION SHALL BE PLANTED ON THE BENCH AND UP TO THE NORMAL POOL ELEVATION AS SHOWN HATCHED ON THIS SHEET.

NOTE: ALL STORM SEWER STRUCTURES AND PIPE RUNS ARE PUBLIC UNLESS OTHERWISE NOTED.



- NOTES:
- PAVEMENT TO BE 6" THICK
 - WIDTH OF WEIR TO BE 40'
 - TOP OF DAM TO BE 542.10 (MIN)

These "AS-BUILT" STORM plans are based on actual field observations conducted during APRIL-AUGUST 2016 and AUGUST 2017, and the results are shown herein.

By:
 STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

PROJECT TITLE
**IMPROVEMENT PLANS
 THE VILLAGES AT
 MONTRACHET**
 STORM PROFILES

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

07/19/16
 KARL A. SCHENKE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

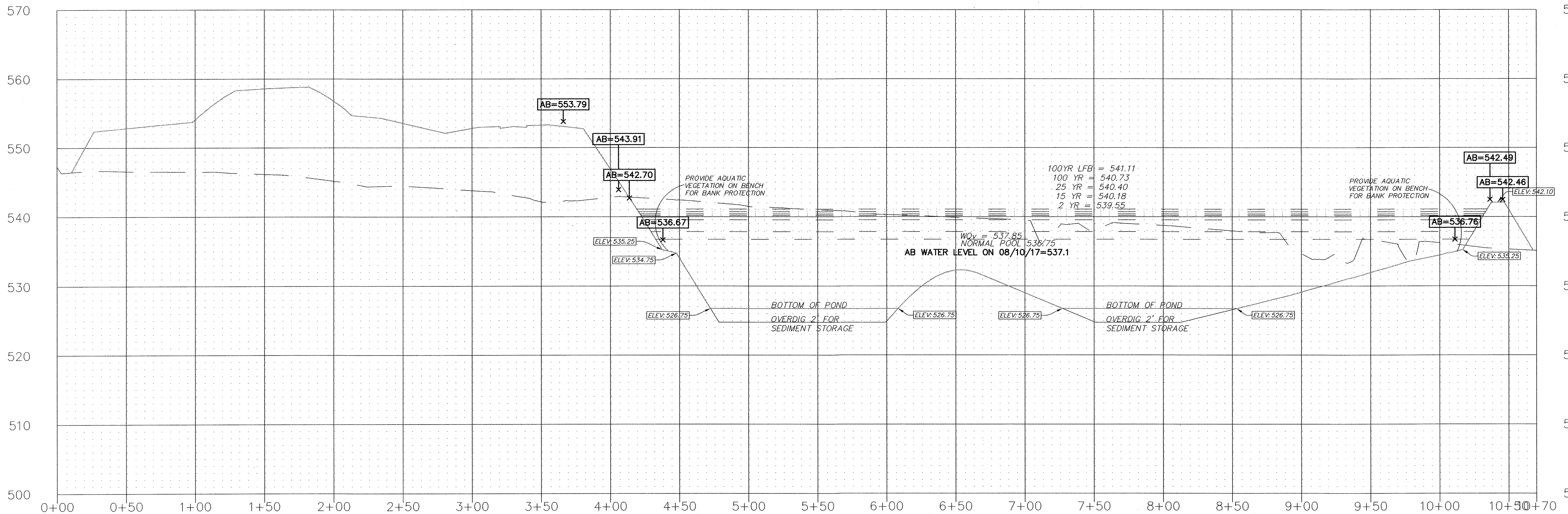
Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
 218 Chesterfield Towne Centre
 Chesterfield, Missouri 63005
 Phone: 636-530-6900

P+Z No. 15-15.01
 City No. 15-742-8P
 17-000010-AB

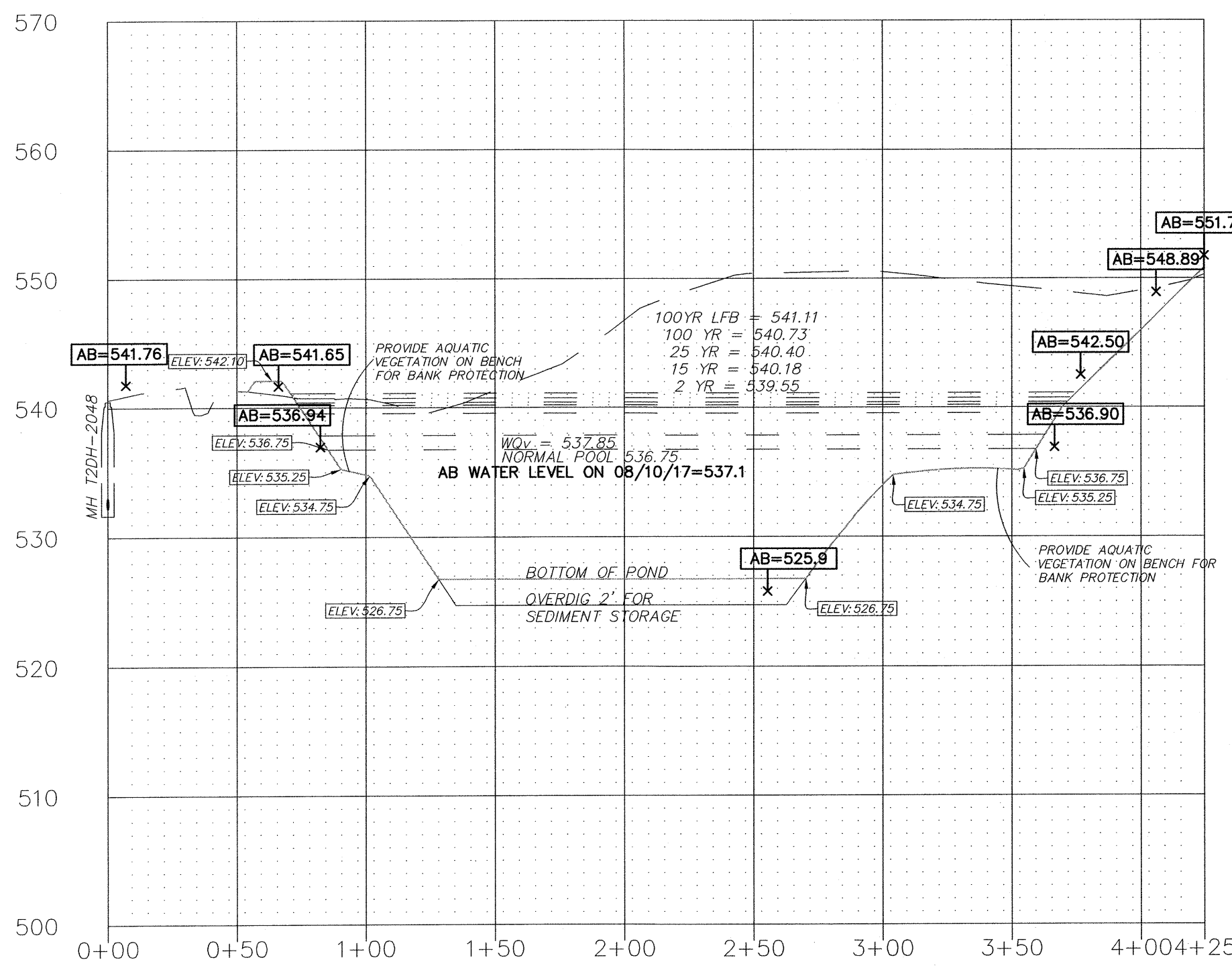
Page No. 39 of 63
 STORM PROFILES

CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017
 PWS #2 APPROVED 12/30/15
 DCSD APPROVED 11/30/15 PERMIT NUMBER 2016-2-005

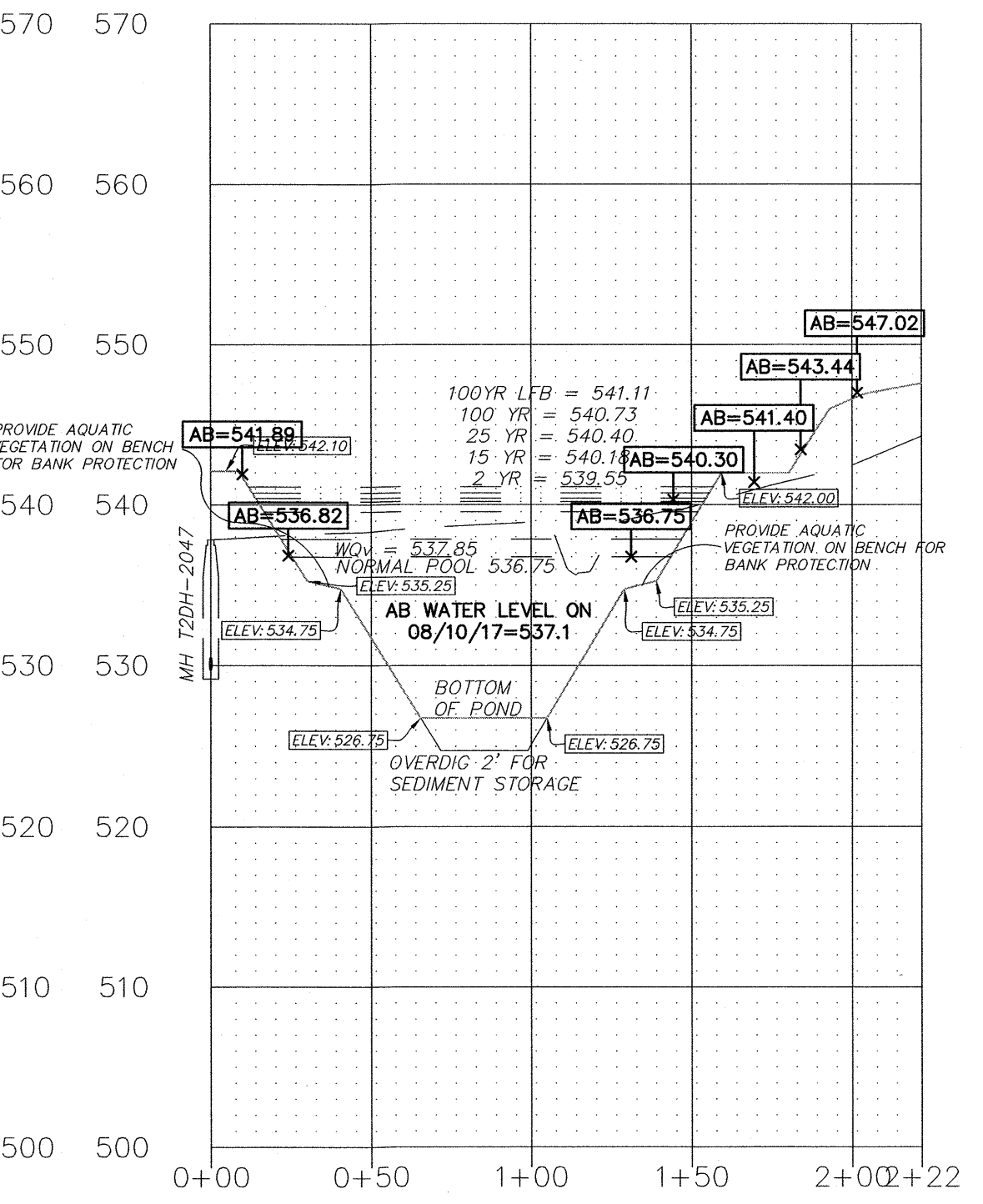
AS-BUILTS PHASE 1, 2 AND 3 AUGUST 2017



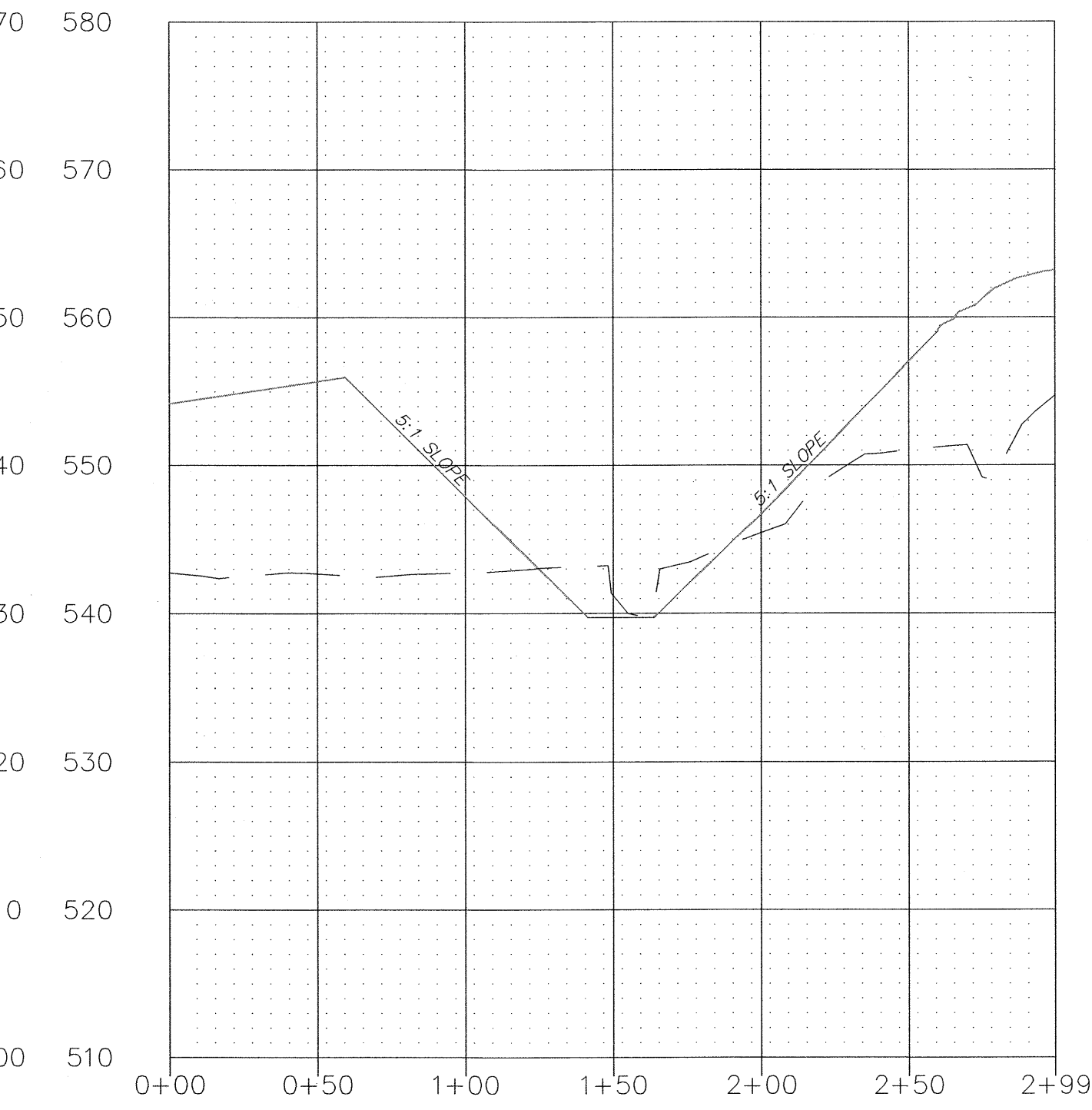
BASIN SECTION C-C



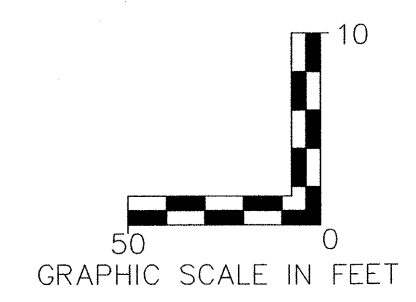
BASIN SECTION A-A



BASIN SECTION B-B




CREEK CROSSING
TEMPORARY



PROFILE SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

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STATE OF MISSOURI

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PICKETT, RAY & SILVER, INC. MO LICENSE #003325

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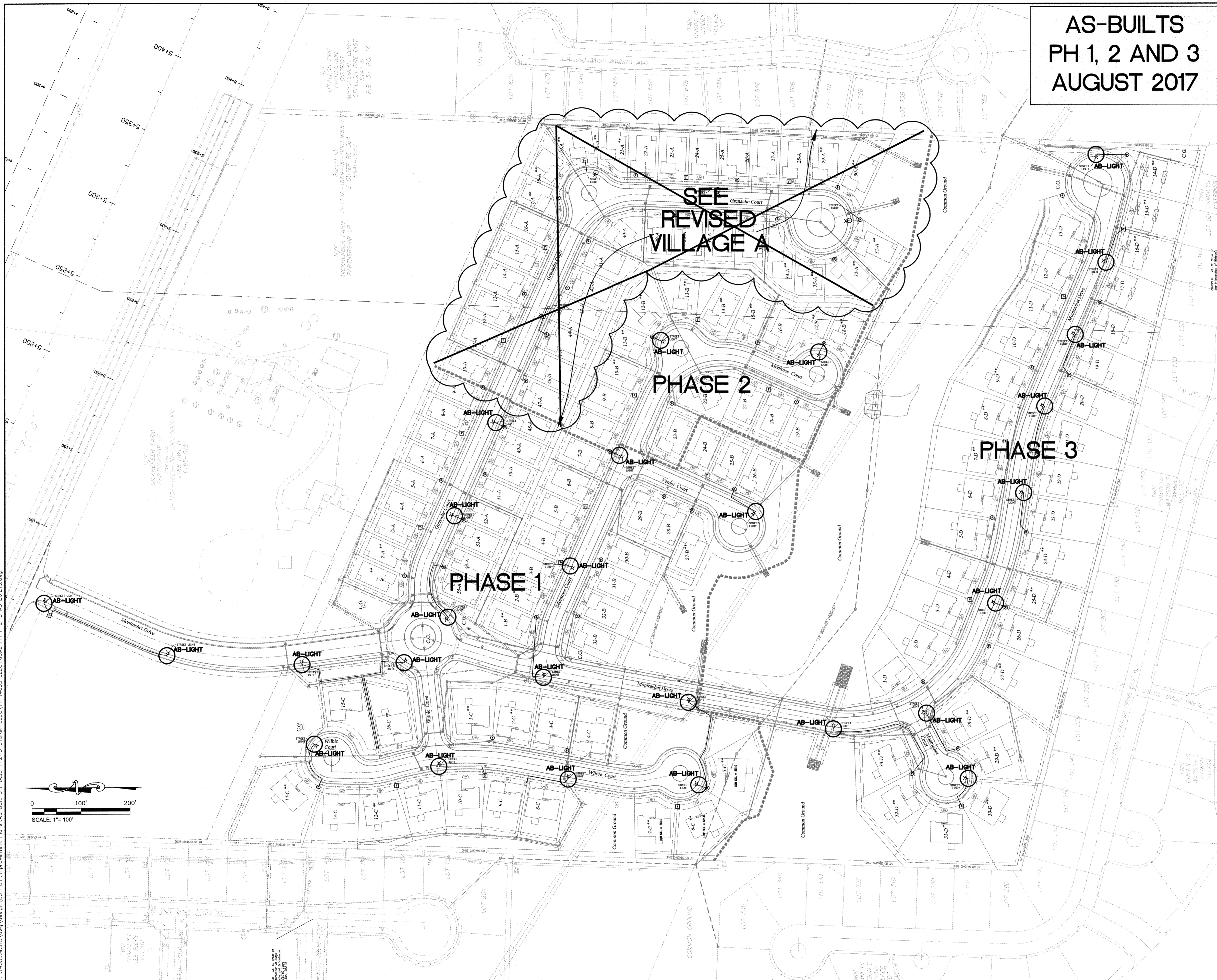
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City No. 15-742-SP
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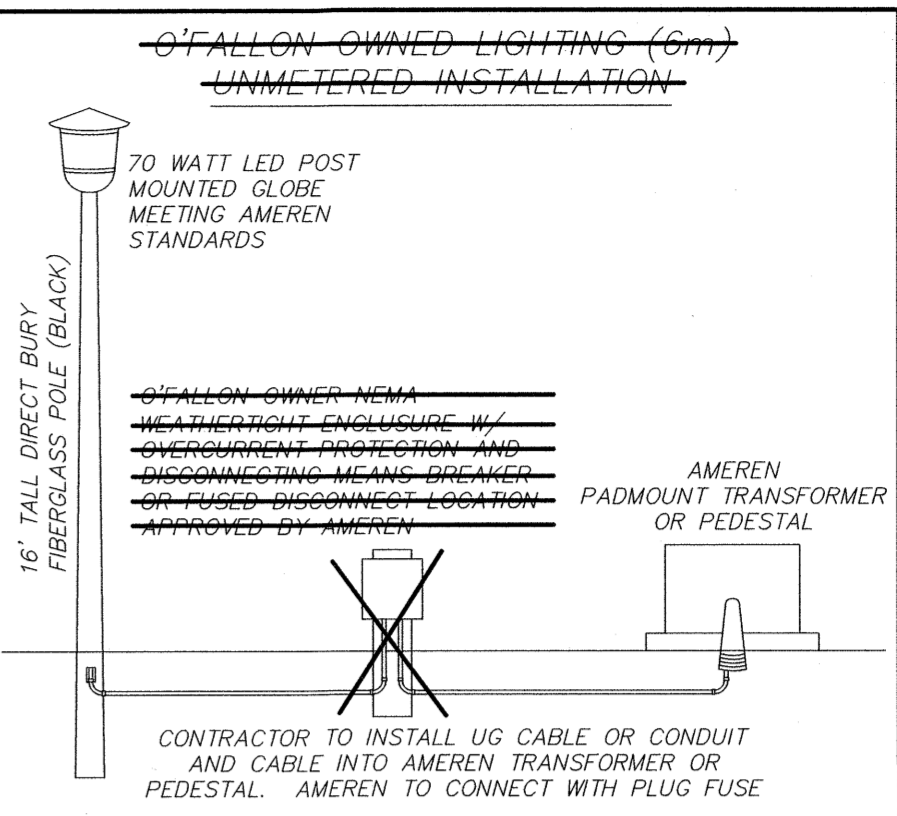
Page No. 40 of 63
STORM PROFILES

DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005 CITY OF O'FALLON STORM AND ELECTRICAL AS-BUILTS AUGUST 2017 PWSD #2 APPROVED 12/30/15

P:\14055.MCHD\Draw\design\OUTPUT\Improvement Plans\AS-BUILTS\PHASE 1-2-3 STORM-ELECT\11-14055 ELECTRICAL PH 1-2-3 AS-BUILTS.dwg



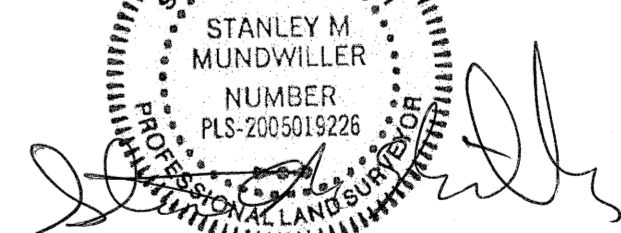
AS-BUILTS PH 1, 2 AND 3 AUGUST 2017



- NOTES:
- ALL STREET LIGHTS WILL BE CITY OWNED AND MAINTAINED 70 WATT LED POST TOP MOUNTED LIGHTS.
 - ALL LIGHTS SHALL BE CONNECTED INDIVIDUALLY TO THE POWER SOURCE WITH A GROUNDING/NEUTRAL INSTALLED NEXT TO THE POWER SOURCE FOR EACH LIGHT.
 - IN EXTREME, TWO (2) STREET LIGHTS MAY BE CONNECTED IN PARALLEL TO THE POWER SOURCE.
 - ALL WIRING SHALL BE DESIGNED TO BE ONE GAUGE LARGER THAN THE MINIMUM REQUIRED FOR STREET LIGHTS.
 - THE QUICK DISCONNECT LOCATION NEEDS TO BE APPROVED BY AMEREN PRIOR TO INSTALLATION.
 - ALL CONDUIT FOR STREET LIGHTS SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY OR GENERAL UTILITY EASEMENTS AND DEDICATED TO THE CITY OF OFFALLON.

- ELECTRIC LEGEND:
- PROPOSED TRANSFORMER
 - PROPOSED PEDESTAL
 - PROPOSED STREET LIGHT CONNECTION

These "AS-BUILT" ELECTRIC plans are based on actual field observations conducted during APRIL-AUGUST 2016 and AUGUST 2017, and the results are shown hereon.

By: 
 STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET
ELECTRICAL LAYOUT

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

St. Peters
 22 Richmond Center Court
 St. Peters, MO 63376

Phone (636) 397-1211 Fax (636) 397-1104
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07/19/16

KARL A. SCHOENKE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

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 EXCLUDED HEREON AFTER THIS DATE, UNLESS REAUTHENTICATED.
 PICKETT, RAY & SILVER, INC. MO LICENSE #000325

Developer / Owner Information

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 Phone: 636-530-6900

P+Z No. 15-15.01

City No. 15-742-5P
 17-000010-AB

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 ELECTRICAL LAYOUT

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City of Ofallon Standard Subdivision Notes and Details - June 2010