

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" - 50 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')
- Number of Lots Proposed: 137 lots
- 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 29183C0240G (Preliminary) dated January 20, 2016, 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%)

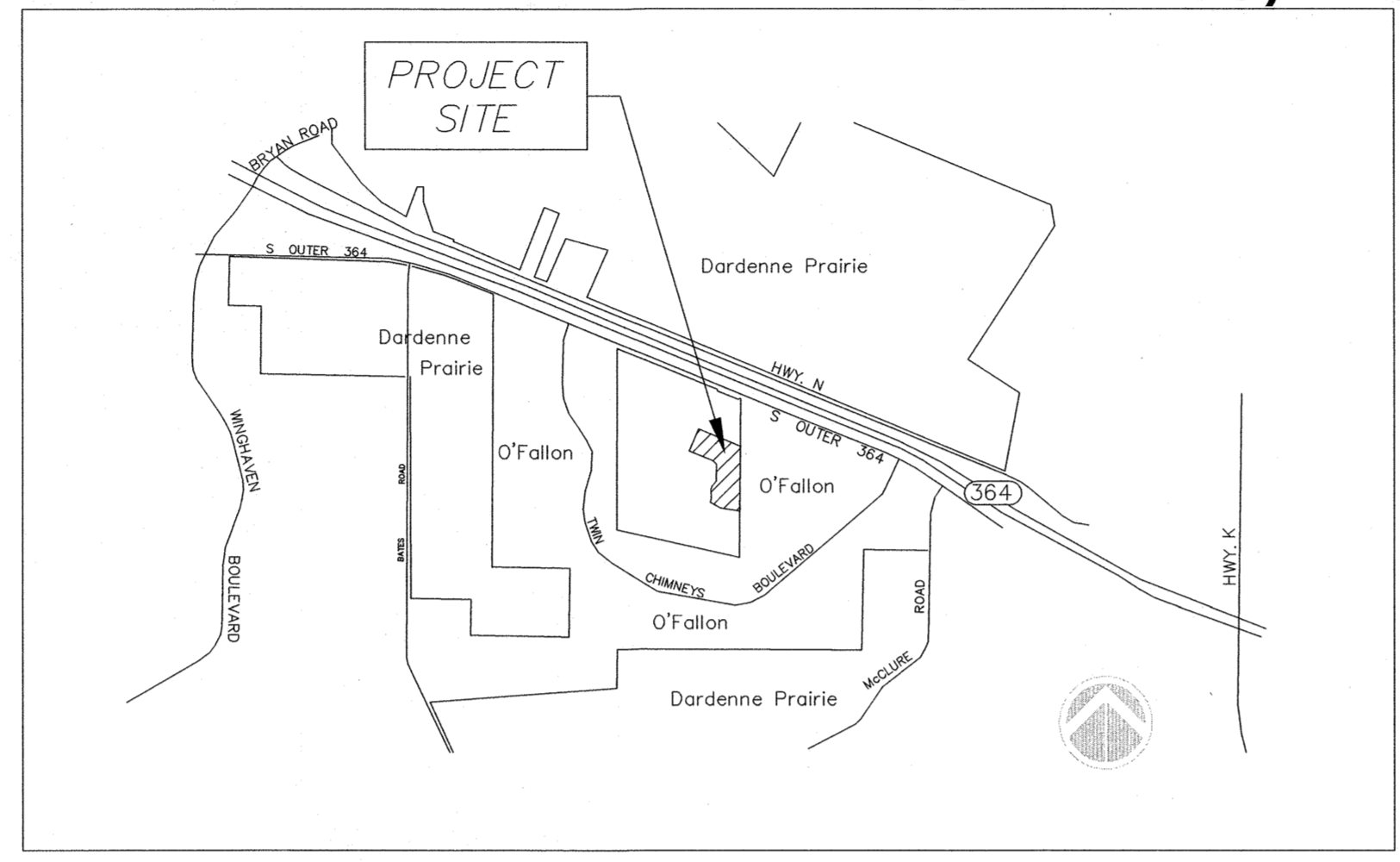
Please note: A ten (10) foot wide "NO GRADE" zone will be provided along the eastern, western, and southern perimeter property lines (abutting Twin Chimneys Subdivision) to help retain existing vegetation within those setbacks.
- A minimum of one (1) tree (a minimum of 2" Caliper) shall be provided within 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:

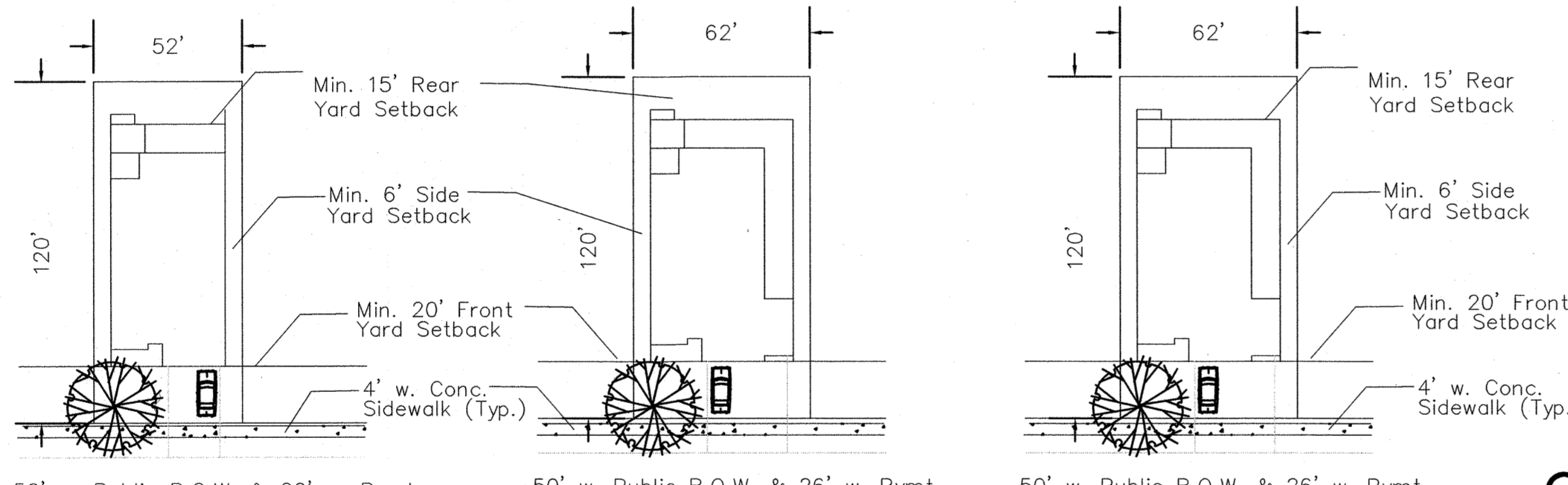
	Normal Requirements	Proposed
Front Yard Setback:	25' From ROW	20' From ROW (Meadows and Grove) 20' From ROW (Estates and Reserve)
Min Rear Yard Setback:	25' From Rear PL	15' from Rear PL
Minimum Lot Width at BL:	80'	52' for Meadows 62' for Grove
Lot Coverage:	Max 35%	Max 55% (allowing for covered decks/patios)
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.



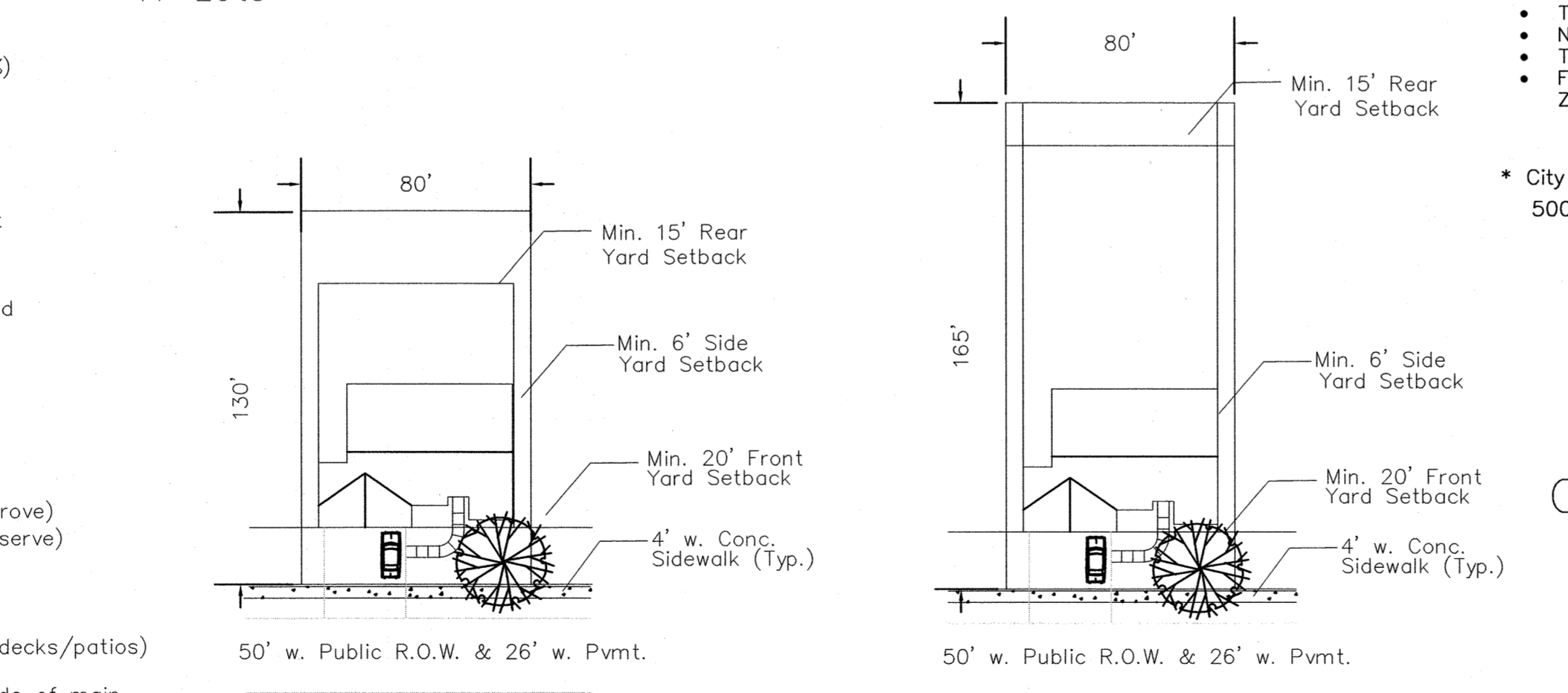
Improvement Plans
THE VILLAGES AT MONTRACHET
REVISED VILLAGE A
A Tract of Land Being a Part of U.S. Survey 1669 Coalters
Addn. Pt. of Lot 10
and a Part of Section 9, Township 46 North, Range 2 East,
St. Charles, Missouri



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) 17 Lots
Proposed Typical Lot The Meadows (Village A) 33 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
REV. VILLAGE A
AUGUST 2017

- On October 8, 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 Post Office has recently made changes to their mail delivery system, in which mailboxes 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 sacs.
 - 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 lane. 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 MDDOT 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 when the commercial portion develops.
 - 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 - 4.6 Ac.
 - NUMBER OF PROPOSED LOTS IS 132.
 - THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 48,840
 - FIRM PANEL NUMBER - 29183C0240G dated Jan. 20th, 2016
 - 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

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
07, 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
36, 34-41, 37, 38	STORM PROFILES
42-47	DRAINAGE AREA MAP
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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: *a/25/17*

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

Benchmarks

- PROJECT BENCH MARK**
- NAVD 88
ORF: PID J017121
The Station is a standard usgs 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 Schoolhouse (50'W) Court Elev. 563.76
CROSS B: CL-CL Cross at the intersection of Watson's Parish (50'W) Drive and Calthion (50'W) Court Elev. 566.02

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

PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET (REVISED)
COVER SHEET

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 65076
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-9918

ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND NAME HEREON ATTACHED. PROFESSIONAL PLANS DEVELOPED BY OTHER ENGINEERS AND SPECIFICALLY EXCLUDED HEREBY AFTER THIS DATE UNDER REAUTHENTICATION. PICKETT, RAY & SILVER, INC. MO LICENSE #000325

07-06-17
KARL A. SCHENKLE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003075039

Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-550-6800

P+Z No. 15-15.01

City No.
15-742-6P
17-000010-AB

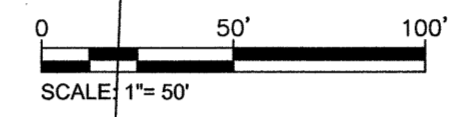
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CITY OF O'FALLON STORM AND ELECTRIC AS-BUILTS AUGUST 2017



**AS-BUILTS
REV. VILL A
AUGUST 2017**

N/F
O'FALLON FIRE PROTECTION
DISTRICT IMPROVEMENT CORP.
O'FALLON FIRE DIST STAT 5
P.B. 34, PG. 14



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GENERAL NOTES

- ALL PEDESTRIAN WALKWAYS SHALL BE HANDICAPPED ACCESSIBLE PER APPLICABLE REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ANSI: THE ACCESS MUST BE AT GRADE OR THE ACCESS RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
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- SIGNAGE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
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- ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED & MULCH OR SOD.
- 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.

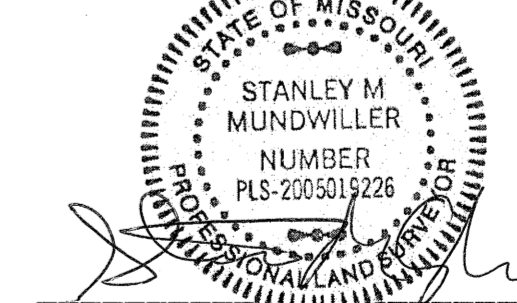
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DUCKETT CREEK DISTRICT NOTES

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

These "AS-BUILT" STORM & 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*
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 (REVISED)

FLAT PLAN

PRS No. 14055MCH000R
TASK 07 FIELD BOOK 1476

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

St. Peters
22 Richmond Center Court
St. Peters, MO 65786

Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-9918

ENGINEER'S AUTHORIZATION
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PICKETT, RAY & SILVER, INC. MO LICENSE #000325

07-05-17
KARL A. SCHENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information

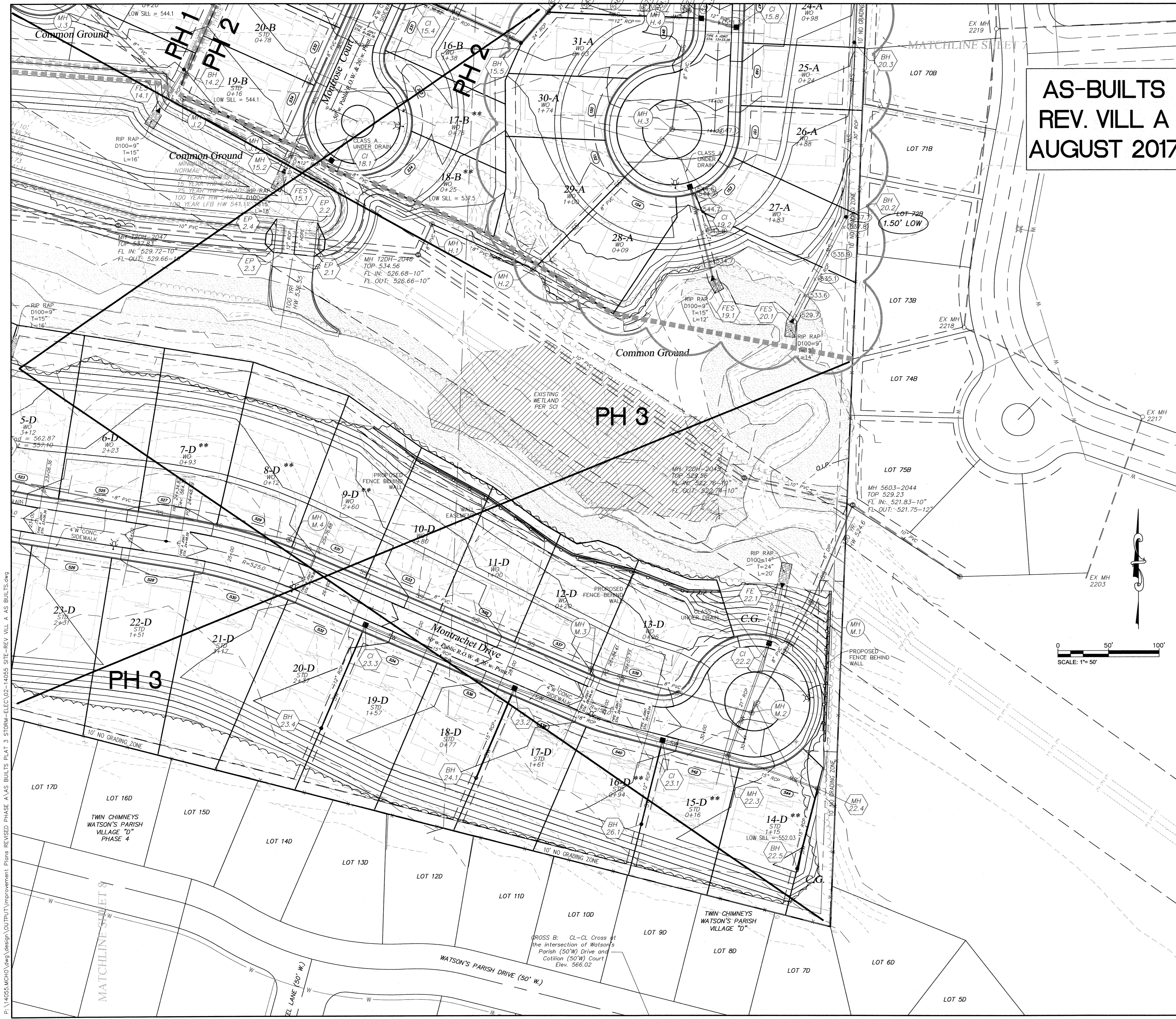
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CITY OF O'FALLON STORM AND ELECTRIC AS-BUILTS AUGUST 2017



**AS-BUILTS
REV. VILL A
AUGUST 2017**

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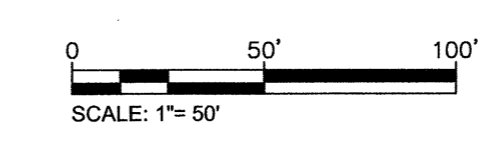
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x(535.1) AS BUILT SPOT ELEVATION (TYPICAL)

These "AS-BUILT" STORM & 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. Mundwiler*
 STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI
 9/25/17

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

PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET (REVISED)

FLAT PLAN

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 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES

St. Peters, MO 64084
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 www.prs.com 1-800-708-3816

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

07-05-17

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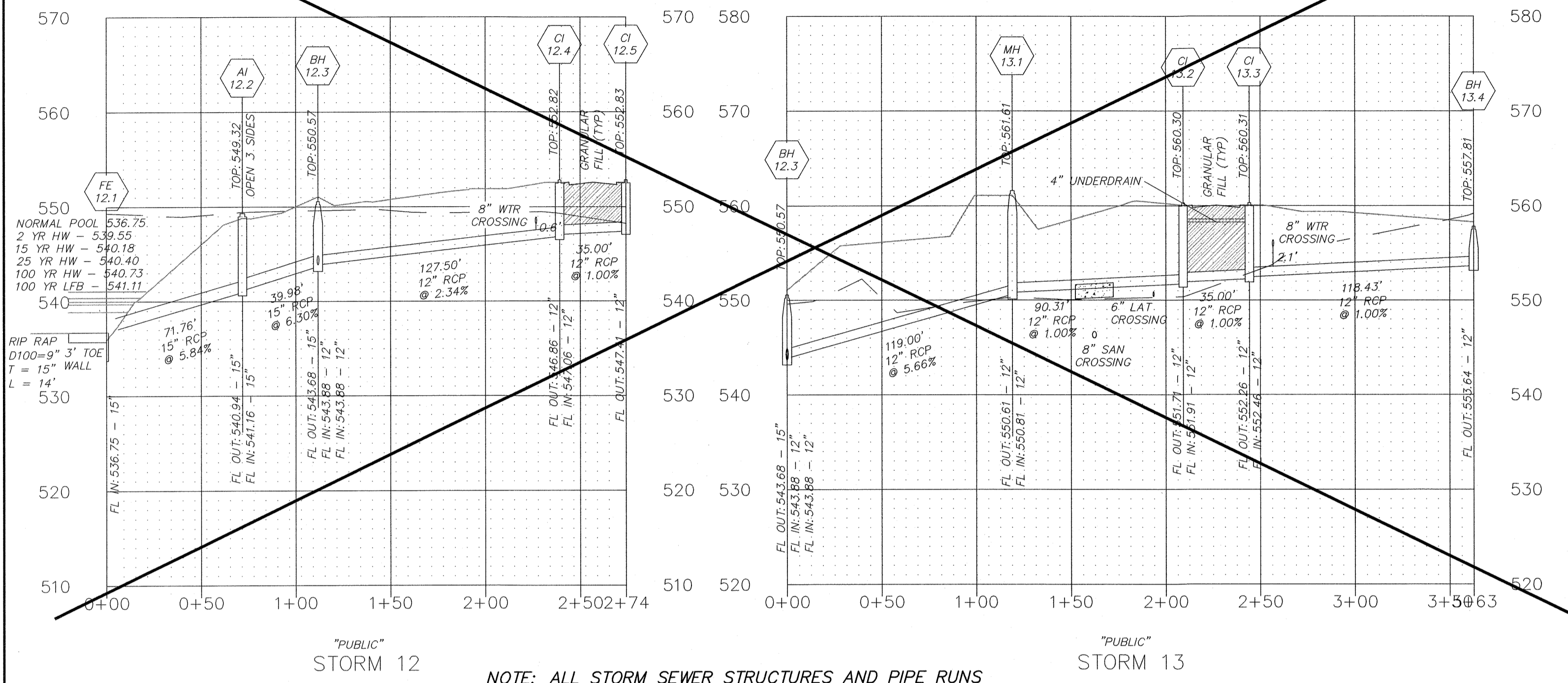
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City No. 15-742-SP-17-000010-AB

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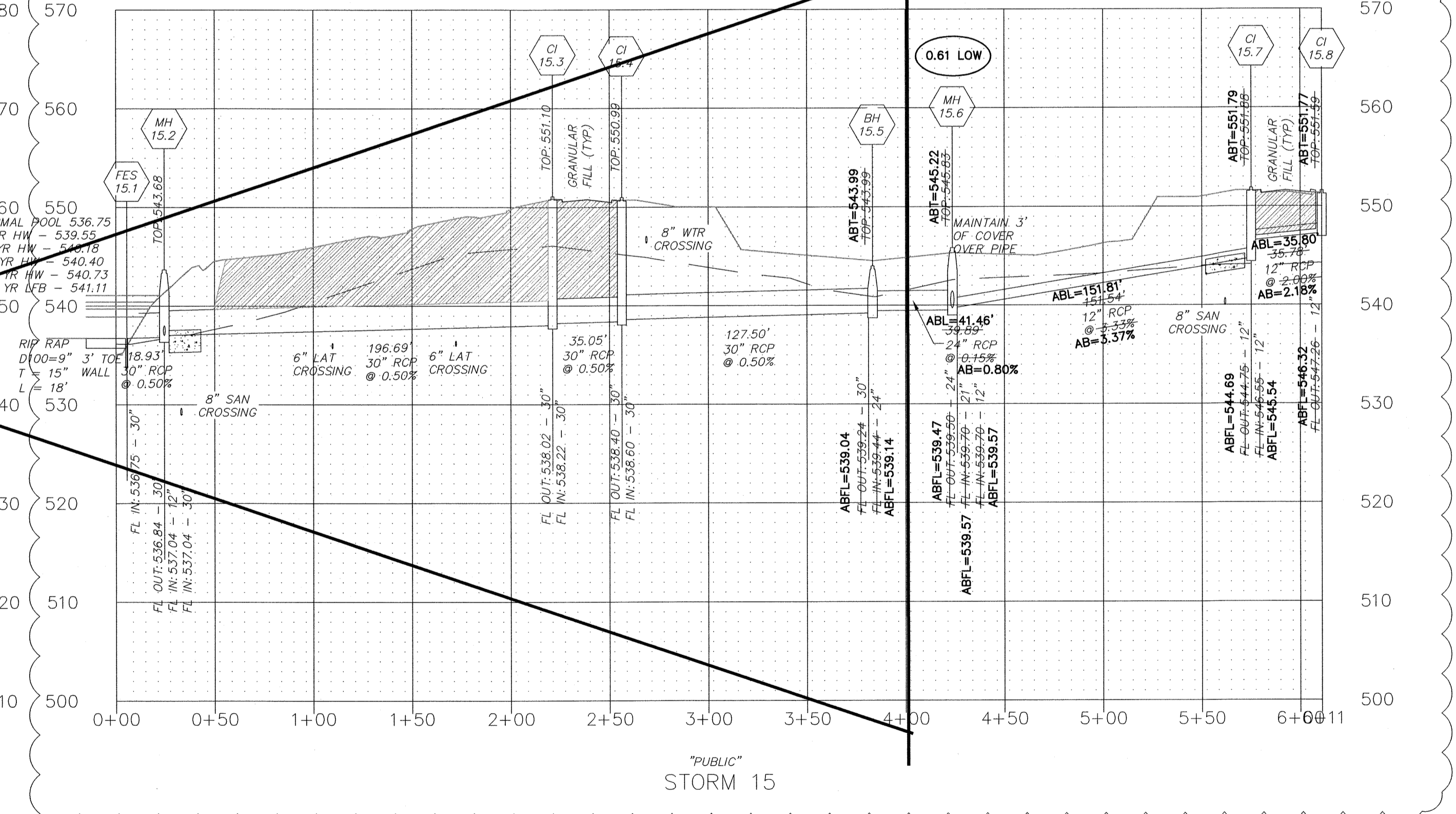
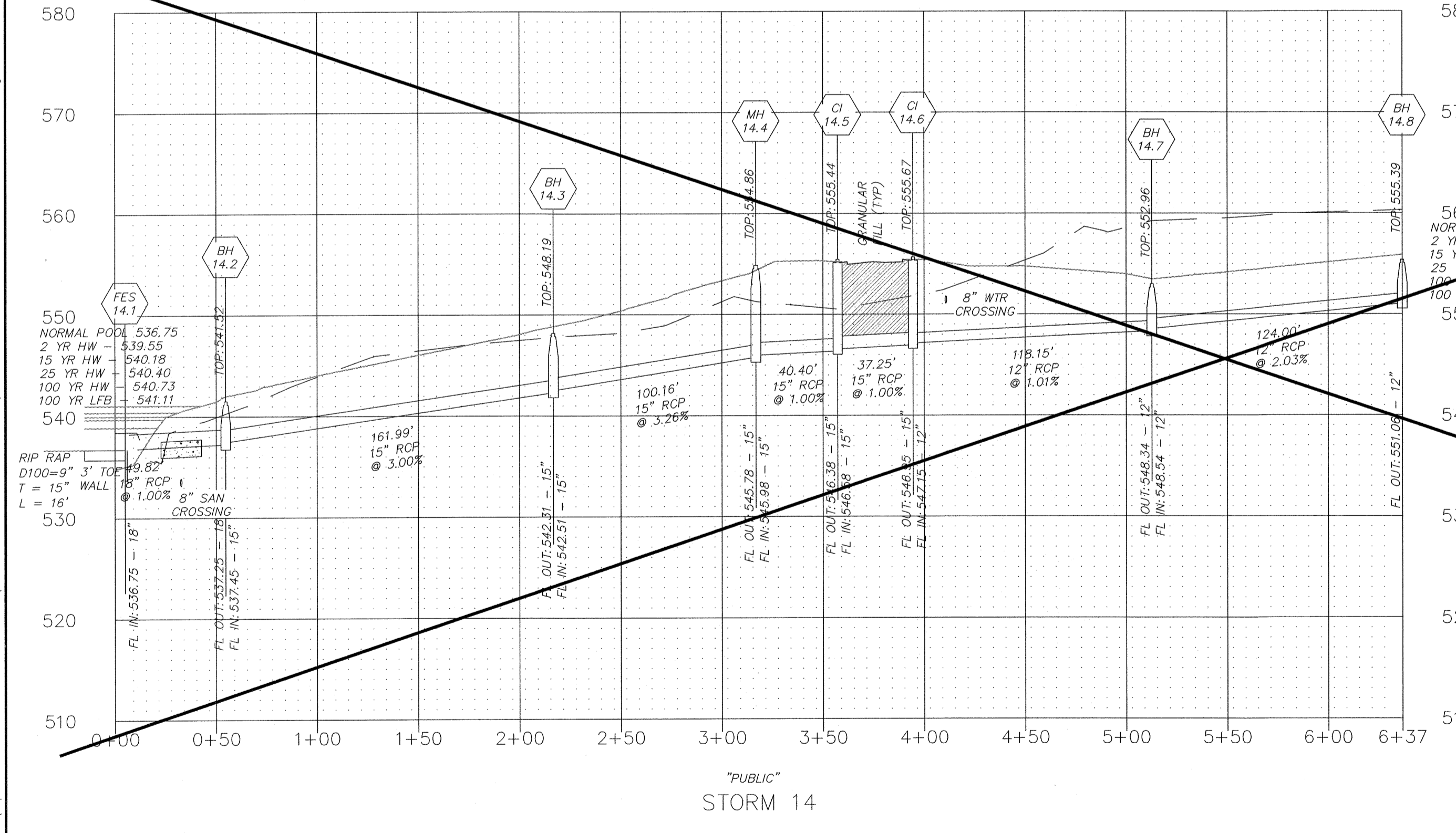
CITY OF OFALLON STORM AND ELECTRIC AS-BUILTS AUGUST 2017

PHASE 1, 2 AND 3

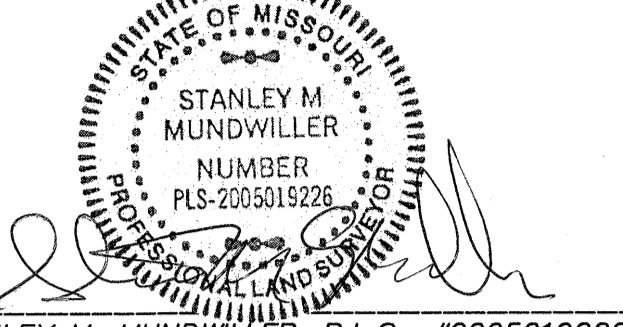


NOTE: ALL STORM SEWER STRUCTURES AND PIPE RUNS ARE PUBLIC UNLESS OTHERWISE NOTED.

PHASE 1, 2 AND 3

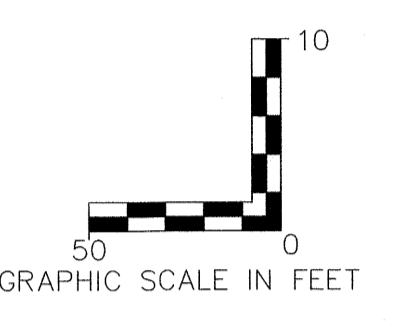


These "AS-BUILT" STORM plans are based on actual field observations conducted during APRIL-AUGUST 2016 and AUGUST 2017, and the results are shown hereon.



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

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



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

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-2560-85) TOP OF CONCRETE STRUCTURE THAT A 10" TALL DOMED METAL GRATE SETS ON
- 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.

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.

AS-BUILTS REVISED VILLAGE A AUGUST 2017

PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET (REVISED)

STORM PROFILES

PRF No. 14055MCH000R
TASK 017 FIELD BOOK 1476

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

St. Peters
22 Richmond Center Court
St. Peters, MO 65076

Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-3916

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

07-05-17
KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

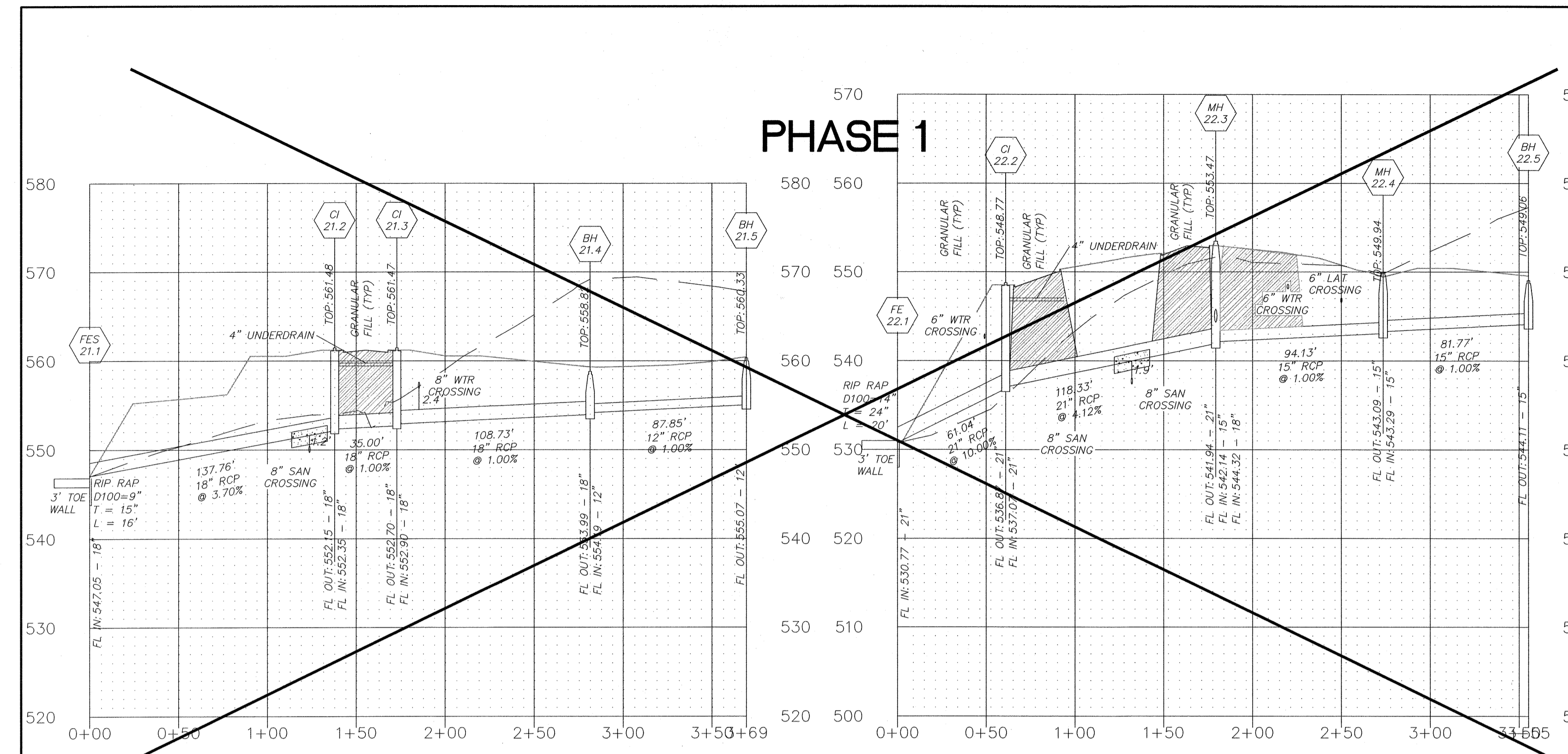
Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-530-6900

P+Z No. 15-1501

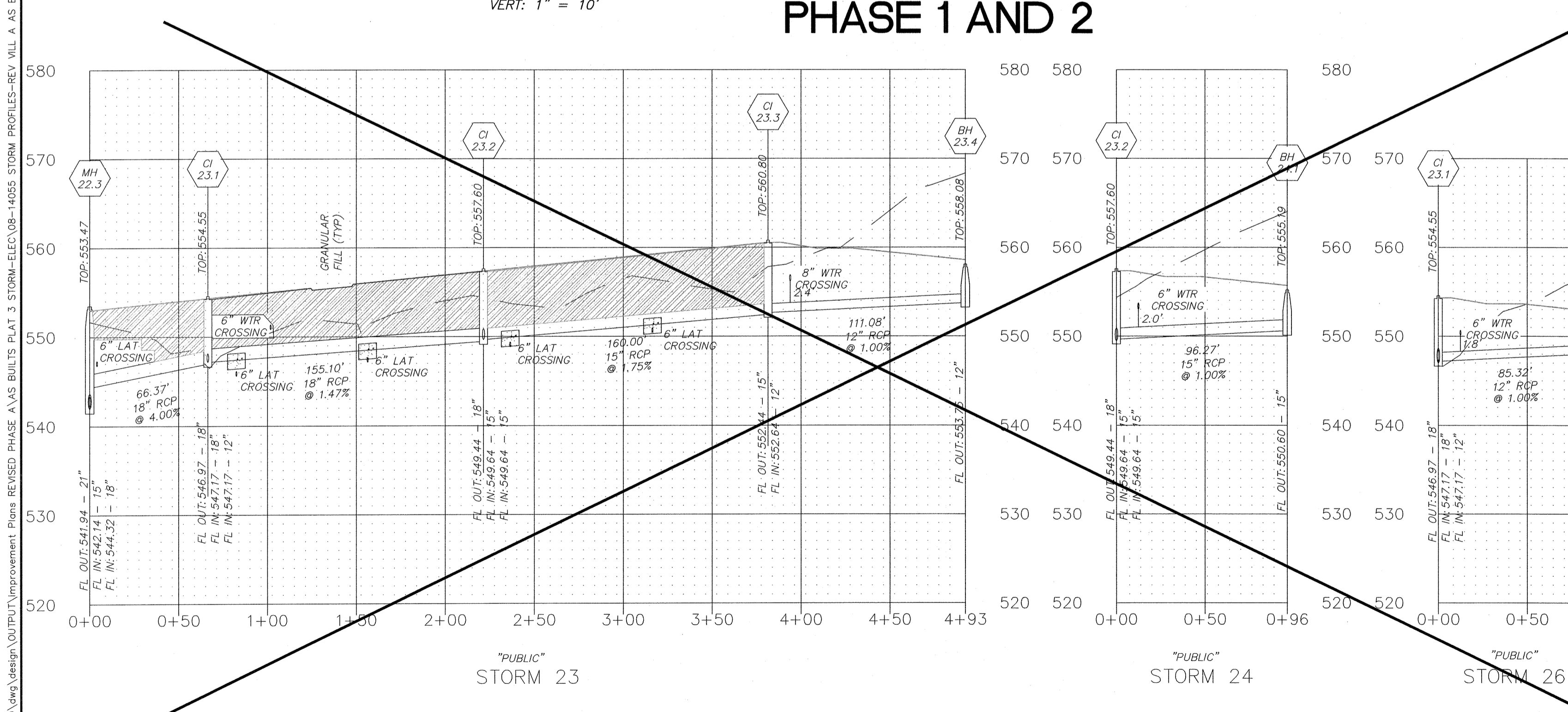
City No.
15-742-SP-
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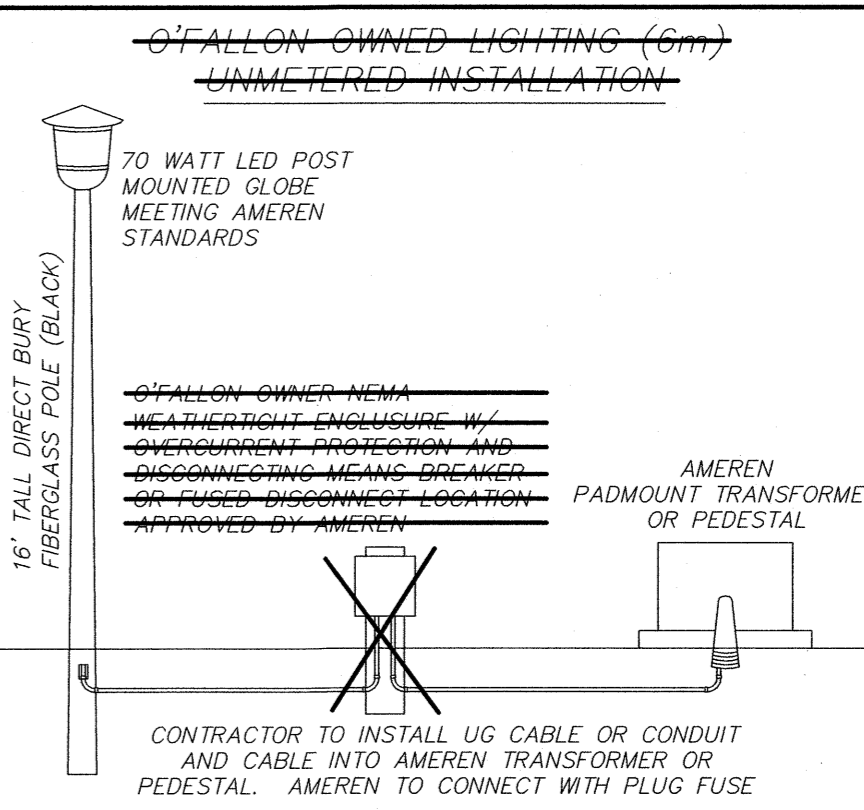
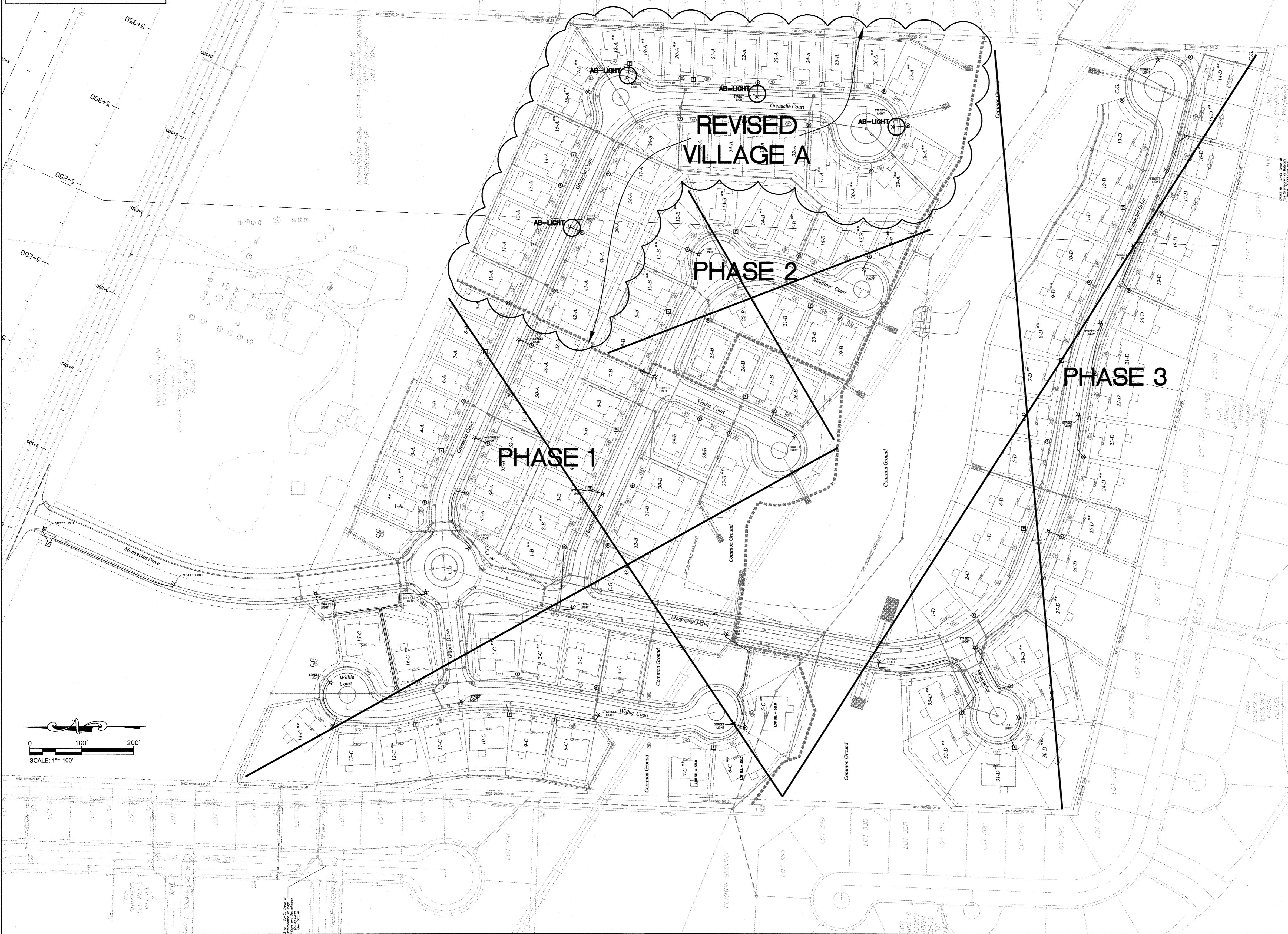


AS-BUILTS REVISED VILLAGE A AUGUST 2017



Station	Pipe Size	Material	Length	Inlet Elevation	Outlet Elevation	Grade	Notes
1 BH24.1	C23.2	18"	1.00	552.30	547.17	1.00%	
2 BH24.1	C23.2	18"	1.00	551.15	549.64	1.00%	
3 BH24.4	C23.3	12"	1.00	550.60	549.64	1.00%	
4 C23.1	C23.2	18"	1.00	549.44	547.17	1.47%	
5 C23.1	C23.2	18"	1.00	548.07	544.32	1.47%	
6 C23.1	MH23.3	18"	1.00	547.17	544.32	1.47%	
7 BH22.5	MH22.4	18"	1.00	546.11	543.29	1.47%	
8 MH22.5	MH23.3	18"	1.00	545.19	542.31	1.47%	
9 MH23.3	C23.2	18"	1.00	544.32	541.40	1.47%	
10 C23.2	FE21.1	18"	1.00	543.29	540.47	1.47%	
11 BH21.5	C21.4	18"	1.00	542.31	539.39	1.47%	
12 BH21.4	C21.2	18"	1.00	541.40	538.48	1.47%	
13 C21.3	C21.2	18"	1.00	540.47	537.57	1.47%	
14 BH20.6	BH20.5	18"	1.00	539.56	538.65	1.47%	
15 BH20.4	BH20.3	18"	1.00	538.65	537.74	1.47%	
16 BH20.3	BH20.2	18"	1.00	537.74	536.83	1.47%	
17 BH20.2	FE20.1	18"	1.00	536.83	535.92	1.47%	
18 C19.2	FE19.1	18"	1.00	535.92	535.01	1.47%	
19 C18.1	C17.1	18"	1.00	535.01	534.10	1.47%	
20 C17.2	C17.1	18"	1.00	534.10	533.19	1.47%	
21 C17.2	C17.1	18"	1.00	533.19	532.28	1.47%	
22 C16.1	C16.9	18"	1.00	532.28	531.37	1.47%	
23 C16.9	BH16.8	18"	1.00	531.37	530.46	1.47%	
24 C16.9	BH16.7	18"	1.00	530.46	529.55	1.47%	
25 C16.9	BH16.6	18"	1.00	529.55	528.64	1.47%	
26 C16.9	C16.8	18"	1.00	528.64	527.73	1.47%	
27 C16.9	C16.8	18"	1.00	527.73	526.82	1.47%	
28 C16.9	C16.8	18"	1.00	526.82	525.91	1.47%	
29 C16.9	C16.8	18"	1.00	525.91	525.00	1.47%	
30 C16.9	C16.8	18"	1.00	524.09	523.18	1.47%	
31 C16.9	C16.8	18"	1.00	523.18	522.27	1.47%	
32 C16.9	C16.8	18"	1.00	521.37	520.46	1.47%	
33 C16.9	C16.8	18"	1.00	520.46	519.55	1.47%	
34 C16.9	C16.8	18"	1.00	519.55	518.64	1.47%	
35 C16.9	C16.8	18"	1.00	517.73	516.82	1.47%	
36 C16.9	C16.8	18"	1.00	516.82	515.91	1.47%	
37 C16.9	C16.8	18"	1.00	515.00	514.09	1.47%	
38 C16.9	C16.8	18"	1.00	514.09	513.18	1.47%	
39 C16.9	C16.8	18"	1.00	512.27	511.36	1.47%	
40 C16.9	C16.8	18"	1.00	511.36	510.45	1.47%	
41 C16.9	C16.8	18"	1.00	509.54	508.63	1.47%	
42 C16.9	C16.8	18"	1.00	508.63	507.72	1.47%	
43 C16.9	C16.8	18"	1.00	506.82	505.91	1.47%	
44 C16.9	C16.8	18"	1.00	505.91	505.00	1.47%	
45 C16.9	C16.8	18"	1.00	503.19	502.28	1.47%	
46 C16.9	C16.8	18"	1.00	502.28	501.37	1.47%	
47 C16.9	C16.8	18"	1.00	500.46	499.55	1.47%	
48 C16.9	C16.8	18"	1.00	498.64	497.73	1.47%	
49 C16.9	C16.8	18"	1.00	496.82	495.91	1.47%	
50 C16.9	C16.8	18"	1.00	495.00	494.09	1.47%	
51 C16.9	C16.8	18"	1.00	493.18	492.27	1.47%	
52 C16.9	C16.8	18"	1.00	491.36	490.45	1.47%	
53 C16.9	C16.8	18"	1.00	489.54	488.63	1.47%	
54 C16.9	C16.8	18"	1.00	487.72	486.81	1.47%	
55 C16.9	C16.8	18"	1.00	485.90	485.00	1.47%	
56 C16.9	C16.8	18"	1.00	484.08	483.17	1.47%	
57 C16.9	C16.8	18"	1.00	482.26	481.35	1.47%	
58 C16.9	C16.8	18"	1.00	480.44	479.53	1.47%	
59 C16.9	C16.8	18"	1.00	478.62	477.71	1.47%	
60 C16.9	C16.8	18"	1.00	476.80	475.89	1.47%	
61 C16.9	C16.8	18"	1.00	474.98	474.07	1.47%	
62 C16.9	C16.8	18"	1.00	473.16	472.25	1.47%	
63 C16.9	C16.8	18"	1.00	471.34	470.43	1.47%	
64 C16.9	C16.8	18"	1.00	469.52	468.61	1.47%	
65 C16.9	C16.8	18"	1.00	467.70	466.79	1.47%	
66 C16.9	C16.8	18"	1.00	465.88	464.97	1.47%	
67 C16.9	C16.8	18"	1.00	464.06	463.15	1.47%	
68 C16.9	C16.8	18"	1.00	462.24	461.33	1.47%	
69 C16.9	C16.8	18"	1.00	460.42	459.51	1.47%	
70 C16.9	C16.8	18"	1.00	458.60	457.69	1.47%	
71 C16.9	C16.8	18"	1.00	456.78	455.87	1.47%	
72 C16.9	C16.8	18"	1.00	454.96	454.05	1.47%	
73 C16.9	C16.8	18"	1.00	453.14	452.23	1.47%	
74 C16.9	C16.8	18"	1.00	451.32	450.41	1.47%	
75 C16.9	C16.8	18"	1.00	449.50	448.59	1.47%	
76 C16.9	C16.8	18"	1.00	447.68	446.77	1.47%	
77 C16.9	C16.8	18"	1.00	445.86	444.95	1.47%	
78 C16.9	C16.8	18"	1.00	444.04	443.13	1.47%	
79 C16.9	C16.8	18"	1.00	442.22	441.31	1.47%	
80 C16.9	C16.8	18"	1.00	440.40	439.49	1.47%	
81 C16.9	C16.8	18"	1.00	438.58	437.67	1.47%	
82 C16.9	C16.8	18"	1.00	436.76	435.85	1.47%	
83 C16.9	C16.8	18"	1.00	434.94	434.03	1.47%	
84 C16.9	C16.8	18"	1.00	433.12	432.21	1.47%	
85 C16.9	C16.8	18"	1.00	431.30	430.39	1.47%	
86 C16.9	C16.8	18"	1.00	429.48	428.57	1.47%	
87 C16.9	C16.8	18"	1.00	427.66	426.75	1.47%	
88 C16.9	C16.8	18"	1.00	425.84	424.93	1.47%	
89 C16.9	C16.8	18"	1.00	424.02	423.11	1.47%	
90 C16.9	C16.8	18"	1.00	422.20	421.29	1.47%	
91 C16.9	C16.8	18"	1.00	420.38	419.47	1.47%	
92 C16.9	C16.8	18"	1.00	418.56	417.65	1.47%	
93 C16.9	C16.8	18"	1.00	416.74	415.83	1.47%	
94 C16.9	C16.8	18"	1.00	414.92	414.01	1.47%	
95 C16.9	C16.8	18"	1.00	413.10	412.19	1.47%	
96 C16.9	C16.8	18"	1.00	411.28	410.37	1.47%	
97 C16.9	C16.8	18"	1.00	409.46	408.55	1.47%	
98 C16.9	C16.8	18"	1.00	407.64	406.73	1.47%	
99 C16.9	C16.8	18"	1.00	405.82	404.91	1.47%	
100 C16.9	C16.8	18"	1.00	404.00	403.09	1.47%	
101 C16.9	C16.8	18"	1.00	402.18	401.27	1.47%	
102 C16.9	C16.8	18"	1.00	400.36	399.45	1.47%	
103 C16.9	C16.8	18"	1.00	398.54	397.63	1.47%	
104 C16.9	C16.8	18"	1.00	396.72	395.81	1.47%	
105 C16.9	C16.8	18"	1.00	394.90	393.99	1.47%	
106 C16.9	C16.8	18"	1.00	393.08	392.17	1.47%	
107 C16.9	C16.8	18"	1.00	391.26	390.35	1.47%	
108 C16.9	C16.8	18"	1.00	389.44	388.53	1.47%	
109 C16.9	C16.8	18"	1.00	387.62	386.71	1.47%	
110 C16.9	C16.8	18"	1.00	385.80	384.89	1.47%	
111 C16.9	C16.8	18"	1.00	383.98	383.07	1.47%	
112 C16.9	C16.8	18"	1.00	382.16	381.25	1.47%	
113 C16.9	C16.8	18"	1.00	380.34	379.43	1.47%	
114 C16.9	C16.8	18"	1.00	378.52	377.61	1.47%	
115 C16.9	C16.8	18"	1.00	376.70	375.79	1.47%	
116 C16.9	C16.8	18"	1.00	374.88	373.97	1.47%	
117 C16.9	C16.8	18"	1.00	373.06	372.15	1.47%	
118 C16.9	C16.8	18"	1.00	371.24	370.33	1.47%	
119 C16.9	C16.8	18"	1.00	369.42	368.51	1.47%	
120 C16.9	C16.8	18"	1.00	367.60	366.69	1.47%	
121 C16.9	C16.8	18"	1.00	365.78	364.87	1.47%	
122 C16.9	C16.8	18"	1.00	363.96	363.05	1.47%	
123 C16.9	C16.8	18"	1.00	362.14	361.23	1.47%	
124 C16.9	C16.8	18"	1.00	360.32	359.41	1.47%	
125 C16.9	C16.8	18"	1.00	358.50	357.59	1.47%	
126 C16.9	C16.8	18"	1.00	356.68	355.77	1.47%	
127 C16.9	C16.8	18"	1.00	354.86	353.95	1.47%	
128 C16.9	C16.8	18"	1.00	353.04	352.13	1.47%	
129 C16.9	C16.8	18"	1.00	351.22	350.31	1.47%	
130 C16.9	C16.8	18"	1.00	349.40	348.49	1.47%	
131 C16.9	C16.8	18"	1.00	347.58	346.67	1.47%	
132 C16.9	C16.8	18"	1.00	345.76	344.85	1.47%	
133 C16.9	C16.8	18"	1.00	343.94	343.03	1.47%	
134 C16.9	C16.8	18"	1.00	342.12	341.21	1.47%	
135 C16.9	C16.8	18"	1.00	340.30	339.39	1.47%	
136 C16.9	C16.8	18"	1.0				

**AS BUILTS
REV. VILL A
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 QUICK-DISCONNECT INSTALLED NEAR 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 OFFALLOM.

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

**PROJECT TITLE
IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET (REVISED)**

ELECTRICAL LAYOUT

PR No. 14055MCHO.004
TASK 07 FIELD BOOK 1476

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AND NATURAL RESOURCES SERVICES

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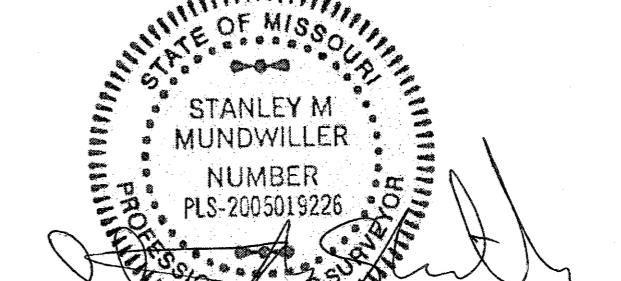
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KARL A. SCHENKLE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information

MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-630-6900

P+Z No. 15-15.01

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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

9/25/17

City No.
15-742-8P
17-000010-AB

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