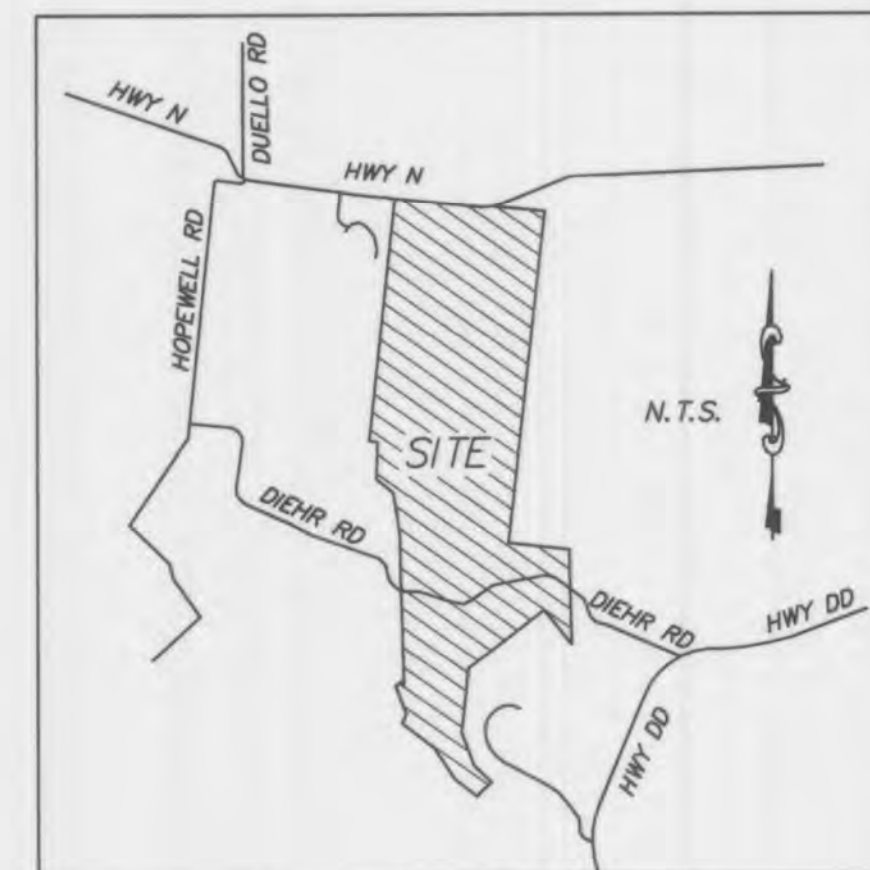


A SET OF CONSTRUCTION PLANS FOR Wyndgate Village D Plat Two

TRACTS OF LAND BEING PART OF FRACTIONAL
SECTIONS 16 & 17, AND U.S. SURVEYS 61 & 417,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI



Locator Map

AS-BUILTS Wyndgate Village D Plat Two-A DCSD PHASE 11

~~9-13-13~~
~~11-01-13~~
3-07-14

Utility Contacts
Sanitary Sewers
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric
Cuivre River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

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

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

Drawing Index

- 1 COVER SHEET
- 2 GENERAL NOTES
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- 5-6 GRADING PLAN
- 7-8 EROSION CONTROL PLAN
- 9 STREET PROFILES
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- 12 STORM SEWER PROFILES
- 13-14 DRAINAGE AREA MAP
- 15-16 WATER LAYOUT
- 17-18 LANDSCAPE PLAN
- 19-20 PAVEMENT DETAILS
- 21 STORM SEWER & SIDEWALK DETAILS
- 22-26 SANITARY SEWER DETAILS
- 27-28 WATER DETAILS
- 29-30 EROSION CONTROL DETAILS

Benchmarks Project

U.S.G.S BENCH MARK
At Dardenne T.46N., R.2E. Near Approx. Corner
Sections 1, 2, 11 & 12. 31' north & 20' west
of crossroads, 49' south of S.E. corner of Catholic Church,
2.0' north of sidewalk & in a concrete post standard
tablet stamped "TT" 60C 1936 616".
Elev. 616.50

Site

Cut cross "+" at the centerline - centerline
intersection of Wyndgate Ridge Drive with Parkgate
Drive and Towergate Drive
Elev. 639.91

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	C.I. Curb Inlet	T.B.R. To Be Removed
— Cap	S.C.I. 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 Dissipator	U.N.O. Unless Noted Otherwise
Asphalt Pavement	M.H. Manhole	U.I.P. Use in Place
Concrete Pavement	C.P. Concrete Pipe	S.A.S. Sinkhole Access Structure
Proposed Swale	S.A.S. Sinkhole Access Structure	Street Sign/Yield Sign

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2005, JULY & NOVEMBER 2013, FEBRUARY 2014 and the results are shown hereon.

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

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

3/31/14

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION

BY: _____ DATE _____

PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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

* The area of this phase of development is 4.1± acres.

The area of land disturbance is 4.1± acres.
Number of proposed lots is 55.

Building setback information. Front 25'
Side 6'
Rear 15'

* The estimated sanitary flow in gallons per day is 20,350

REVISED PER CITY COMMENTS

PLANS

PROJECT TITLE
WYNDGATE VILLAGE D
PLAT TWO

PRS No. 01267.MCSO.02R

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

St. Peters
22 Richmond Center Court
St. Peters, MO 65376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-3918

ENGINEER 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
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PROJECT AND SPECIFICALLY EXCLUDES
REVISIONS AFTER THIS DATE UNLESS
PICKETT, RAY & SILVER, INC
MO LICENSE #00025

DOUGLAS S. TIDWELL
PROFESSIONAL ENGINEER LICENSE E-23345

CONTACT:
Mr. Jeremy Rorrh Office
314-538-0237 Fax
314-538-0175

Developer / Owner Information
McBride Wyndgate, LLC
16091 Swingley Ridge Road, Suite 300
Chestertown, Missouri 63017

City of O'Fallon Cover Sheet

P+Z No. 3203

City No.

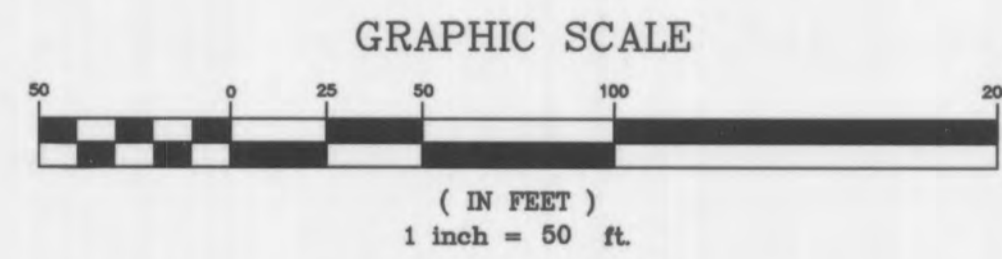
Page No.

1 of 30



NOTE: NEW CURB INLETS ARE TO BE EQUIPPED WITH TRITON® OR APPROVED EQUIVALENT WATER TREATMENT INSERTS. UNITS ARE TO BE INSTALLED AFTER ALL HOME CONSTRUCTION IN DRAINAGE AREA IS COMPLETE AND SITE IS STABILIZED. SEE DETAIL SHEET 30.

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



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.

AS-BUILTS Wyndgate Village D Plat Two-A

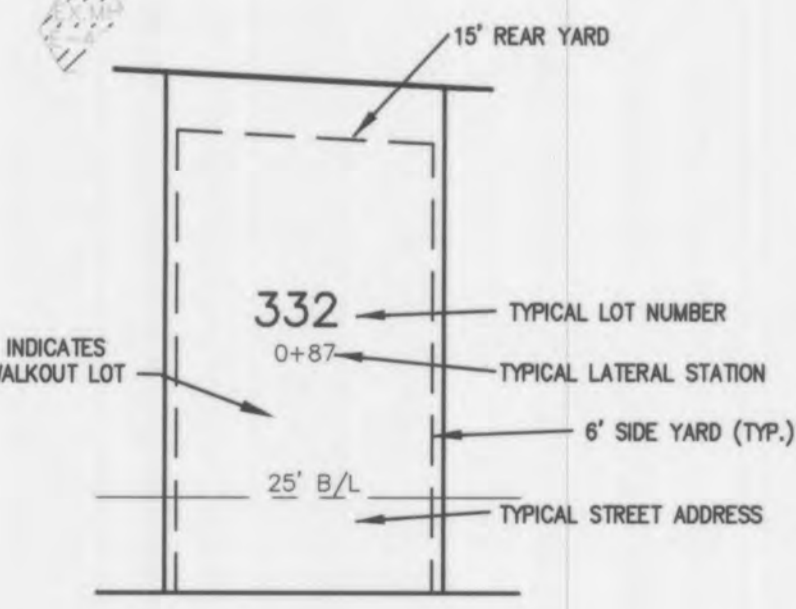
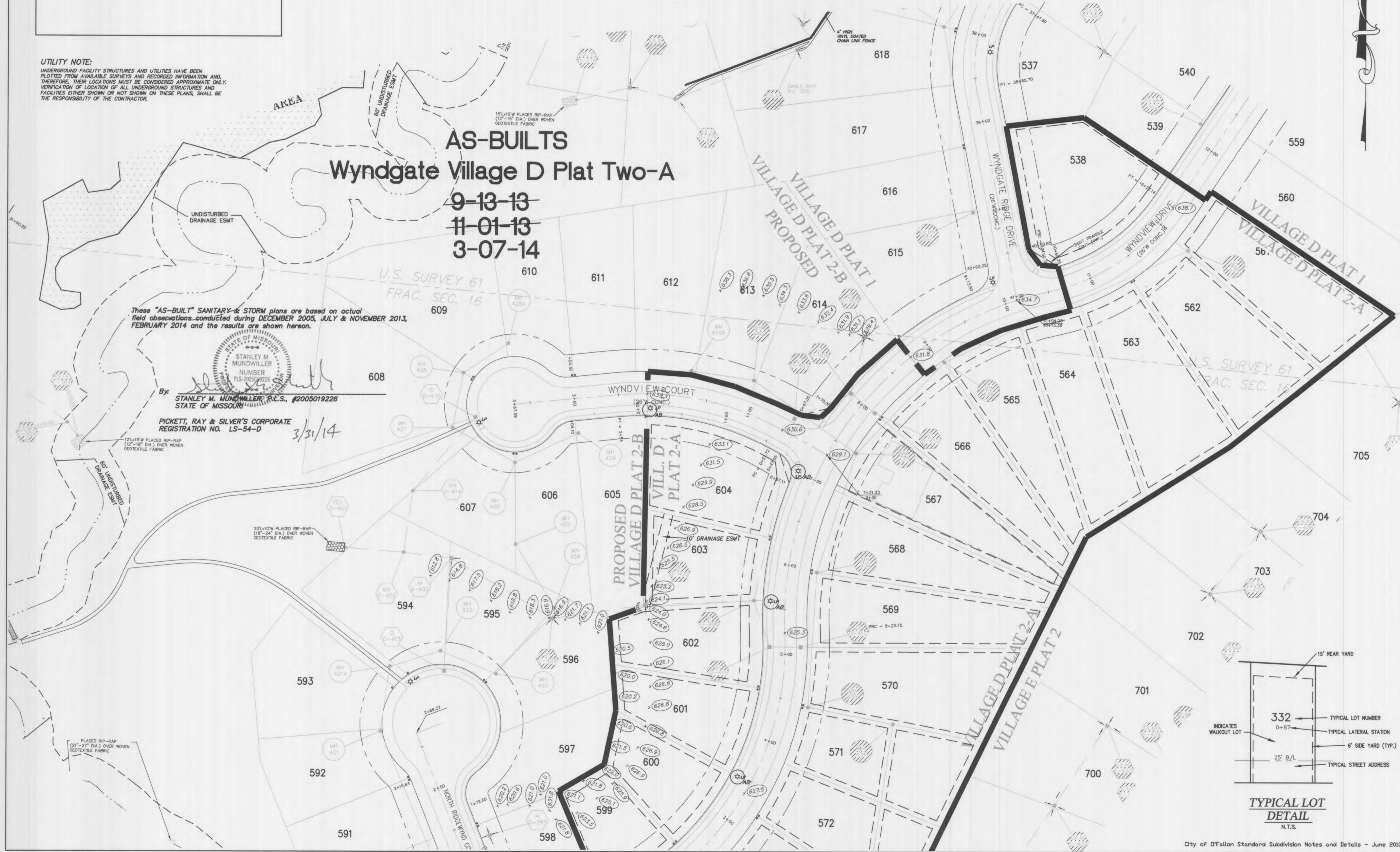
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By:
STANLEY M. MUNDWILER, P.E., #2005019226
STATE OF MISSOURI

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

3/31/14



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

PROJECT TITLE
**WYNDGATE VILLAGE D
PLAT TWO**

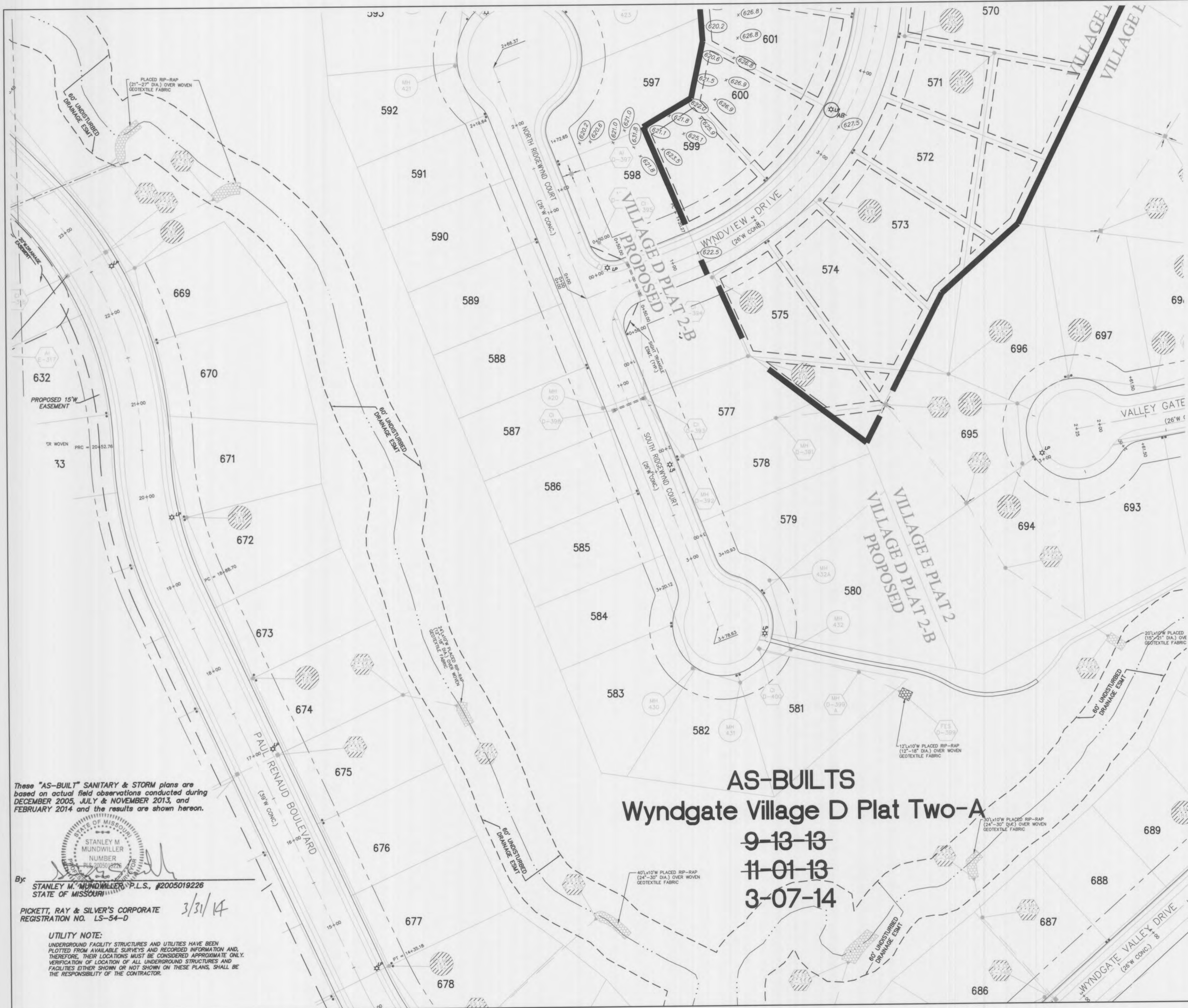
PICKETT, RAY & SILVER INC
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AND NATURAL RESOURCES SERVICES
110 S. Peabody Court, Suite 201
St. Peters, MO 65276
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-706-3818

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REVISIONS AFTER THIS DATE UNLESS
REAUTHENTICATED.
PICKETT, RAY & SILVER, INC.
NO LICENSE NUMBER

DOUGLAS S. TIDWELL
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information
McBride Wyndgate, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63071
CITY OF O'FALLON SITE PLAN

P+Z No. 3203
City No.
Page No.
3 of 30

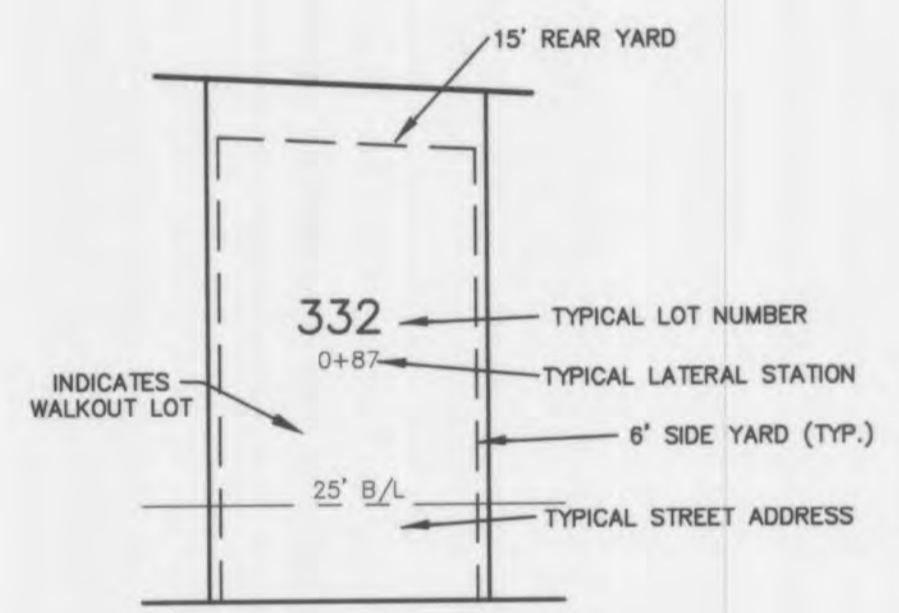
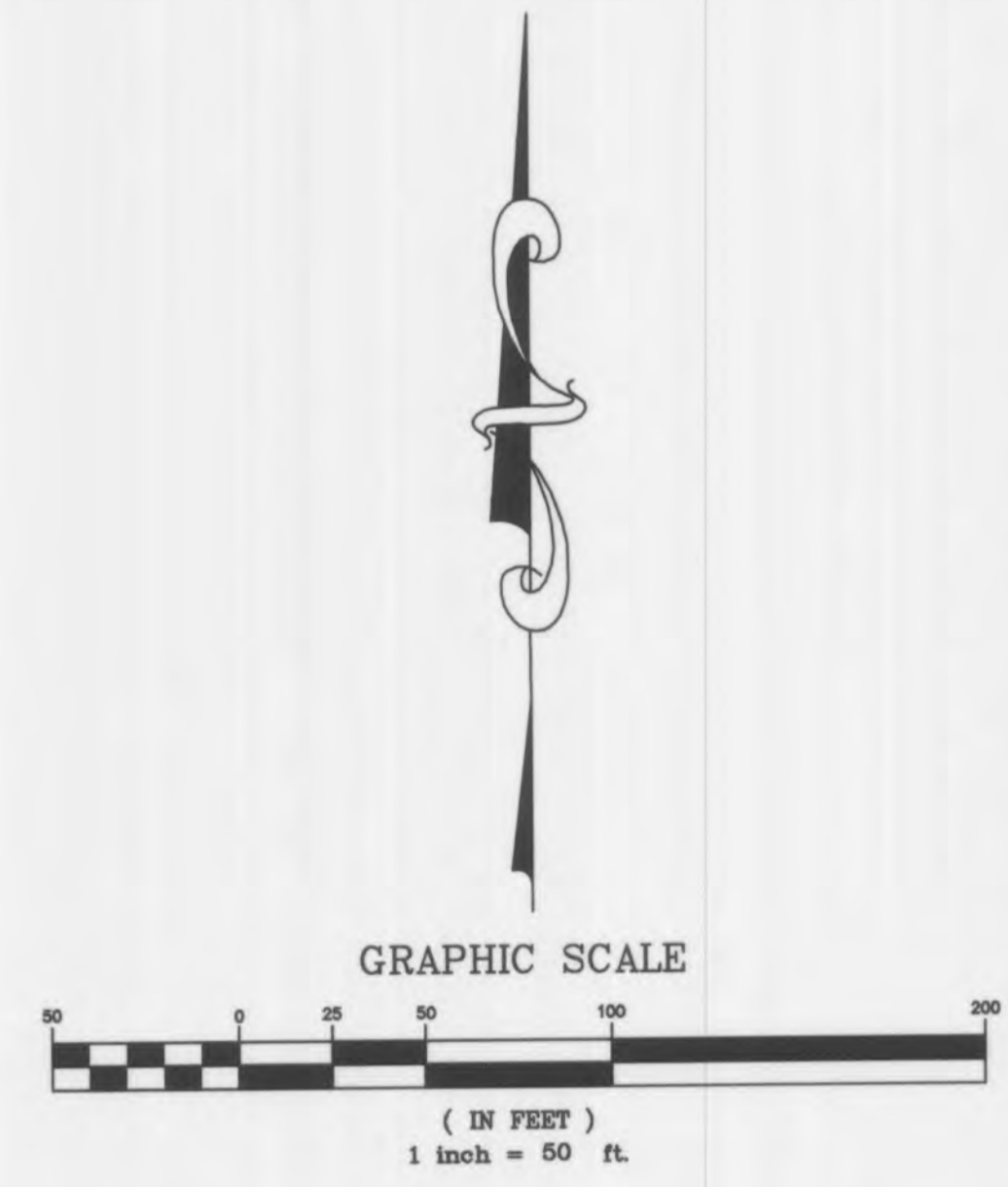


AS-BUILTS
Wyndgate Village D Plat Two-A
 9-13-13
 11-01-13
 3-07-14

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 STATE OF MISSOURI
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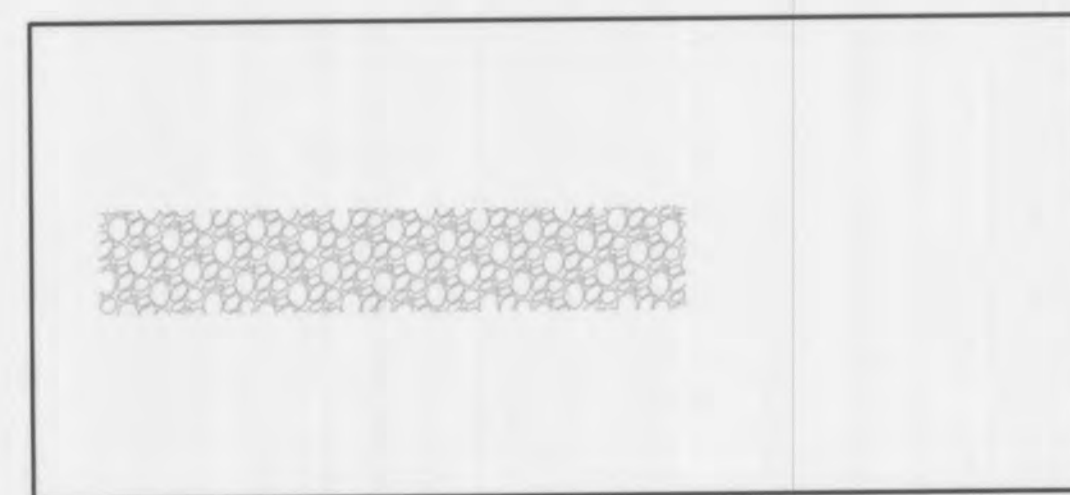
PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D
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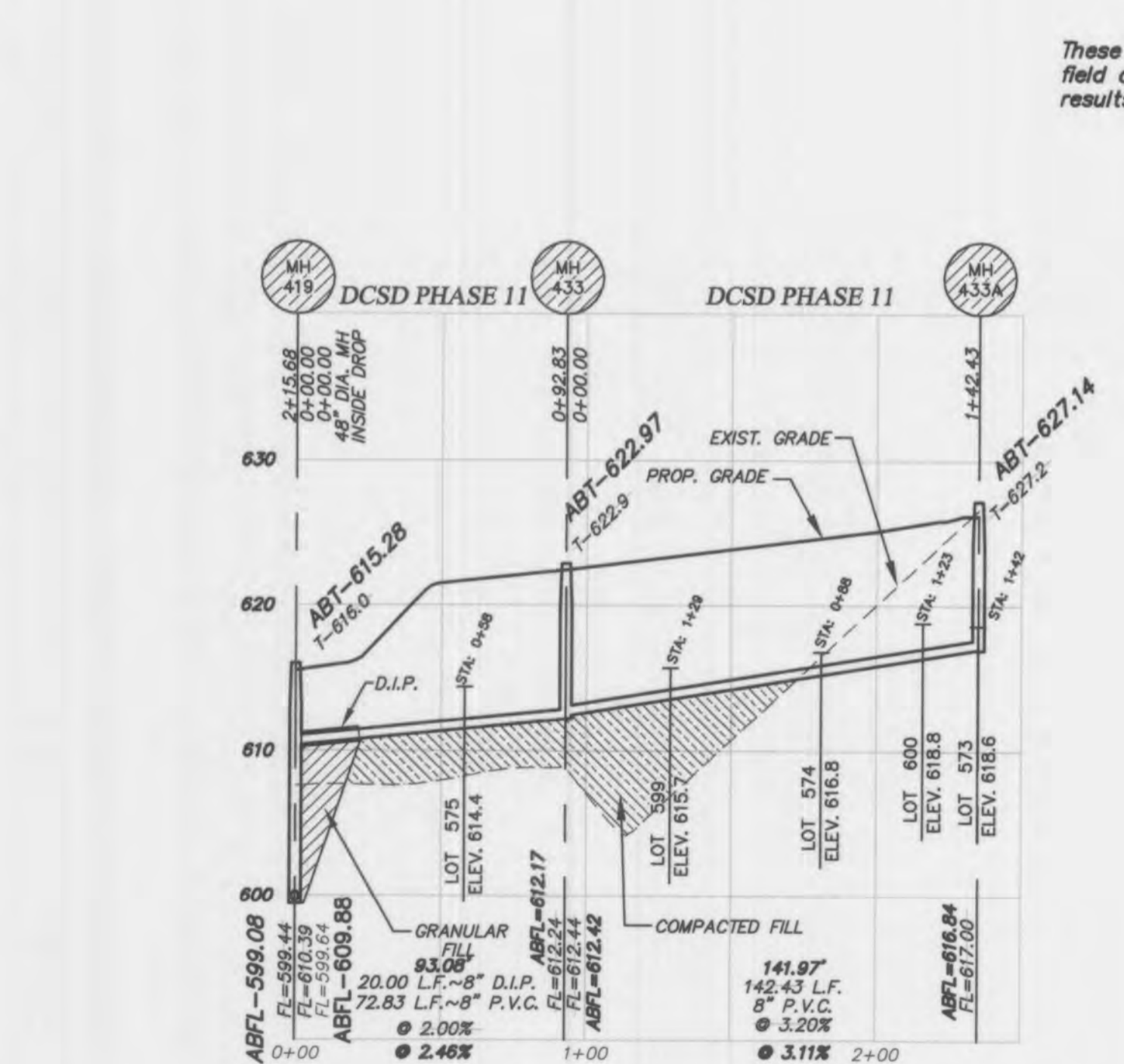
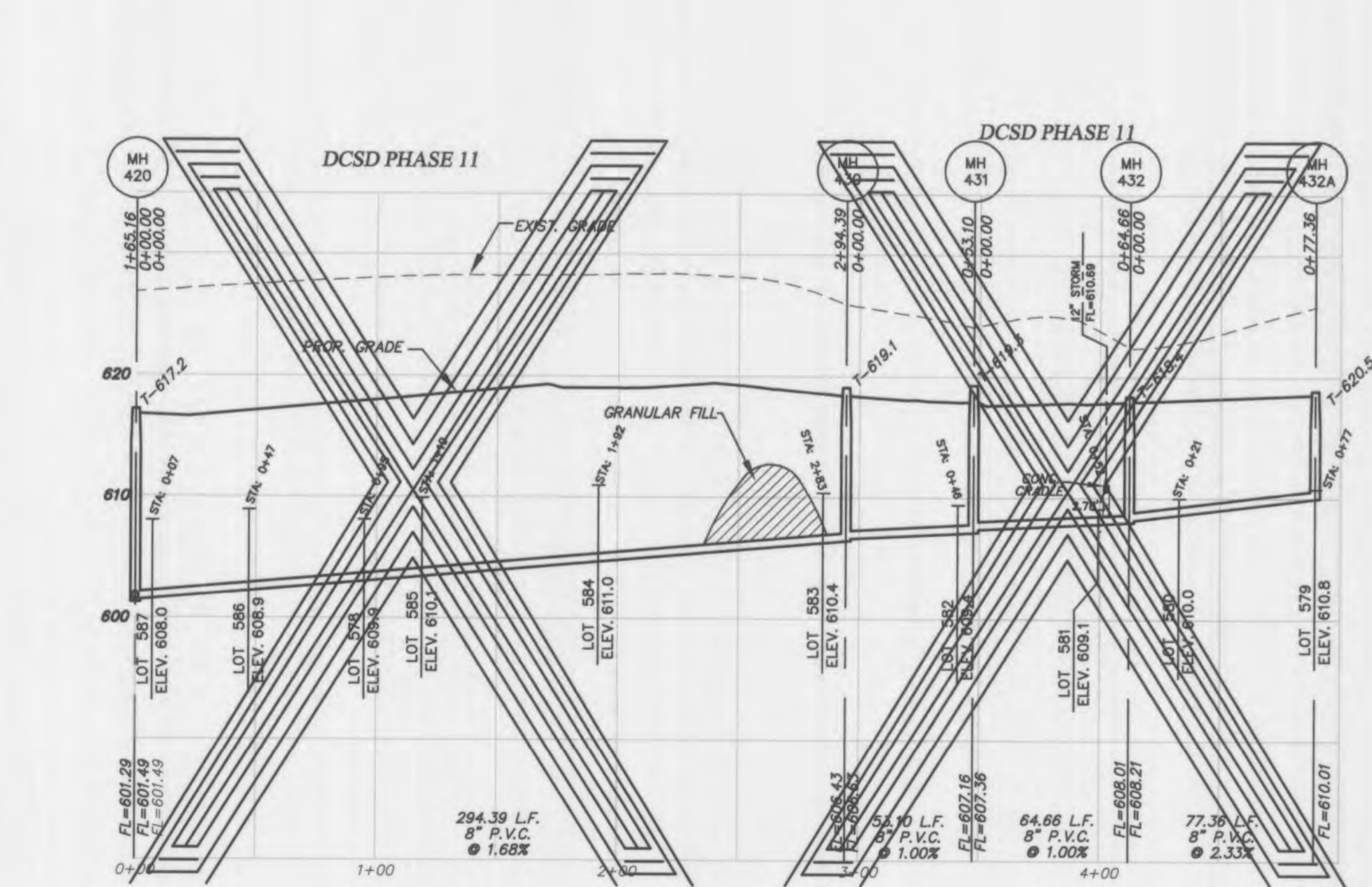
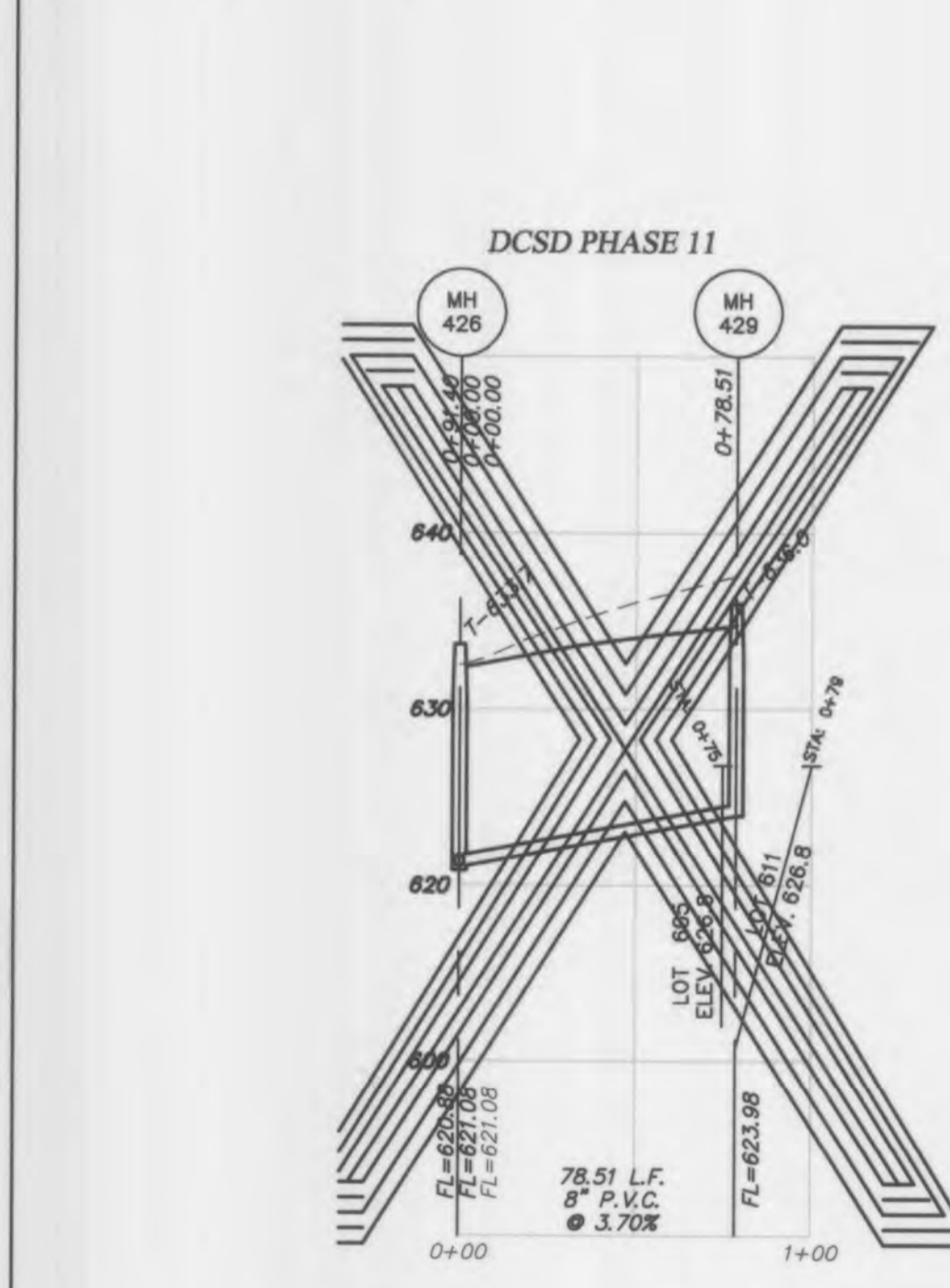
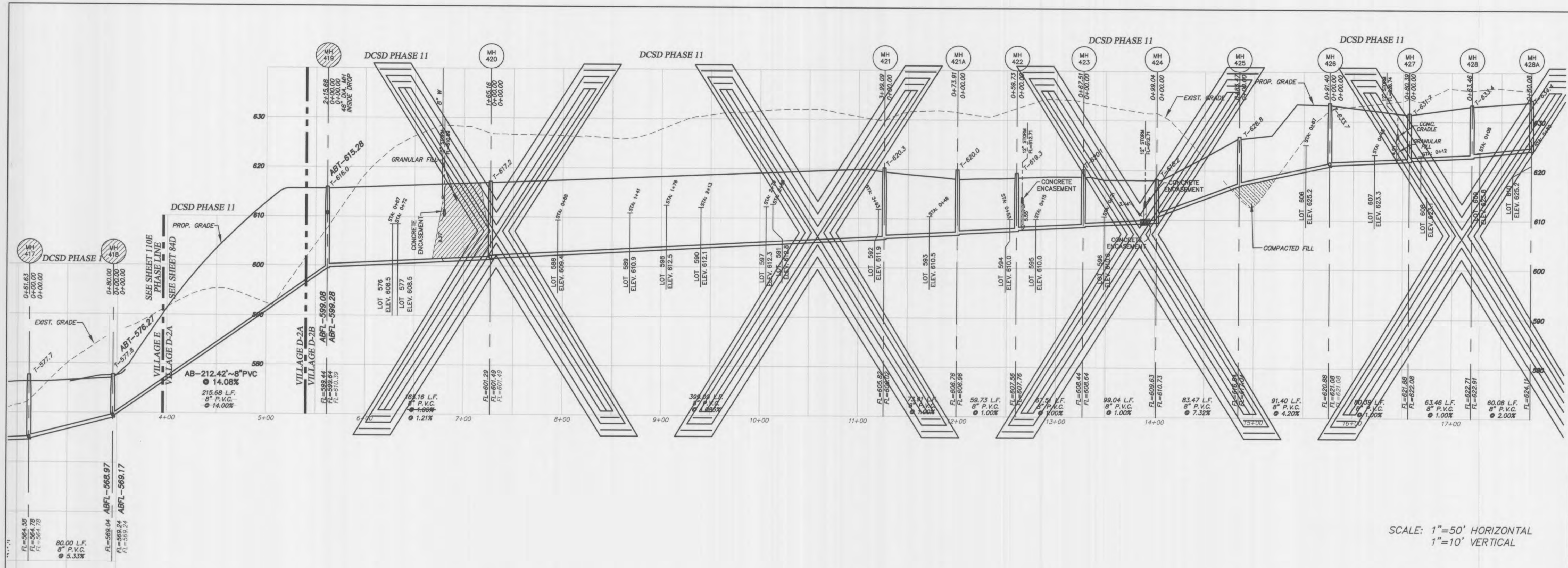
TYPICAL LOT DETAIL
N.T.S.

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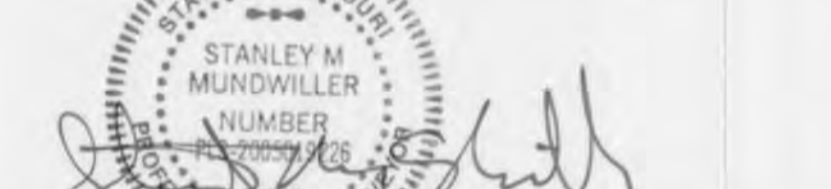


PROJECT TITLE WYNDGATE VILLAGE D PLAT TWO		PRS No. 01267.MCSO.02R	
PICKETT, RAY & SILVER INC CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES		Branson 110 West Adams, Suite 201 Branson, MO 64616 St. Peters 22 Richmond Center Court St. Peters, MO 65276 Phone (636) 397-1211 Fax (636) 397-1104 www.prs3.com 1-800-708-3818	
ENGINEER 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 HEREIN ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED. PICKETT, RAY & SILVER, INC. MO LICENSE #000285			
DOUGLAS S. TIEMANN PROFESSIONAL ENGINEER LICENSE E-23345			
Developer / Owner Information McBride Wyndgate, LLC 16081 Swingle Ridge Road, Suite 300 Chesterfield, Missouri 63077		CITY OF FALLON SITE PLAN	
P+Z No. 3203		City No.	
Page No.		4 of 30	



SCALE: 1"=50' HORIZONTAL
1"=10' VERTICAL

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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 3/31/14

NOTE FOR ALL NEW CONSTRUCTION:
ALL SANITARY LATERALS CROSSING UNDER THE PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIP, 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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AS-BUILTS
Wyndgate Village D Plat Two-A
9-13-13
11-01-13

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110 West Adams, Suite 201
St. Peters, MO 65276
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3919

PROJECT TITLE
WYNDGATE VILLAGE D
PLAT TWO

DEVELOPER / OWNER INFORMATION
McBride Wyndgate, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63073
CITY OF D'FALLON - Duckett Creek Sanitary Sewer Profiles

P+Z No. 3203
City No.
Page No. 10 of 30

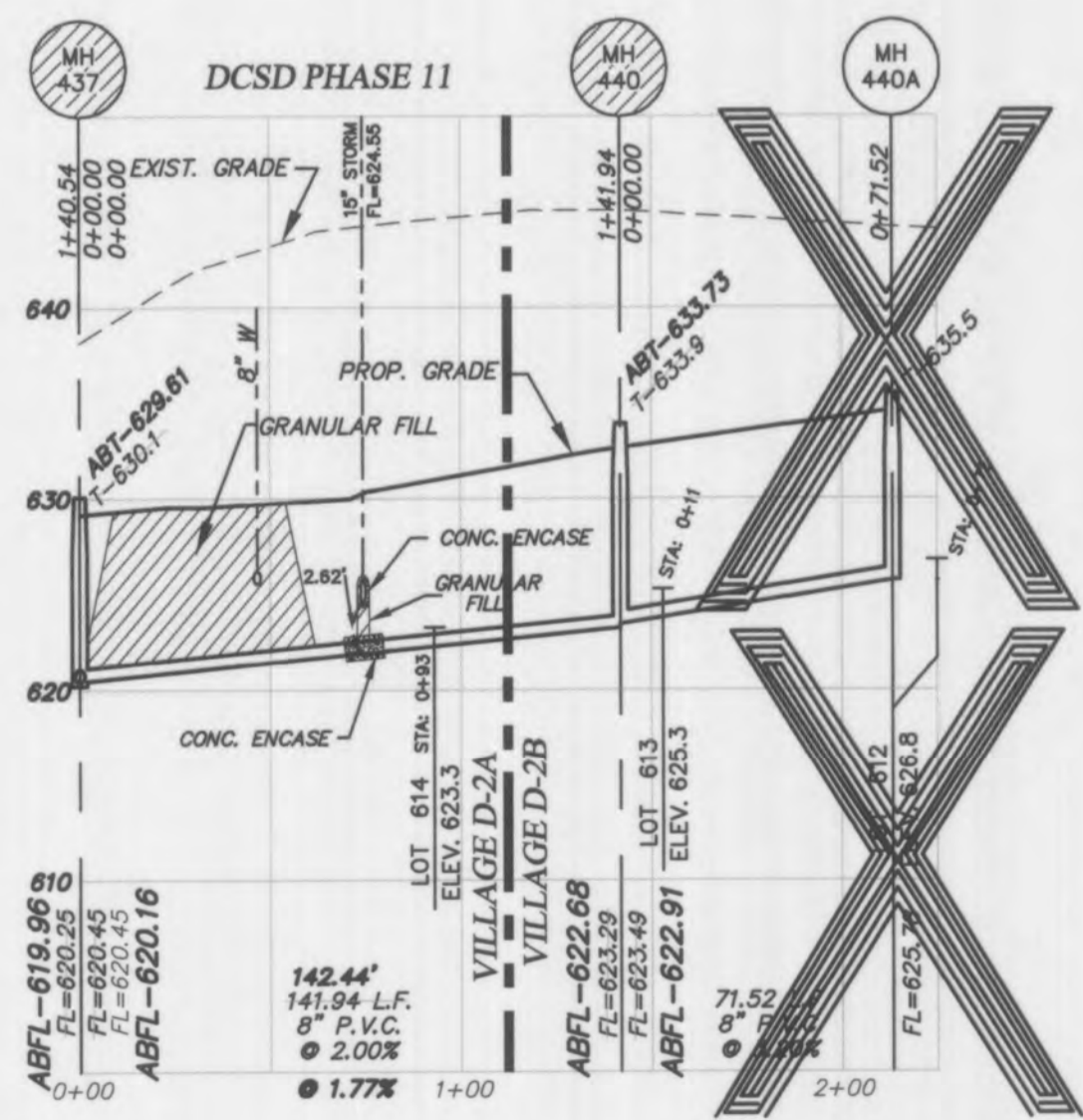
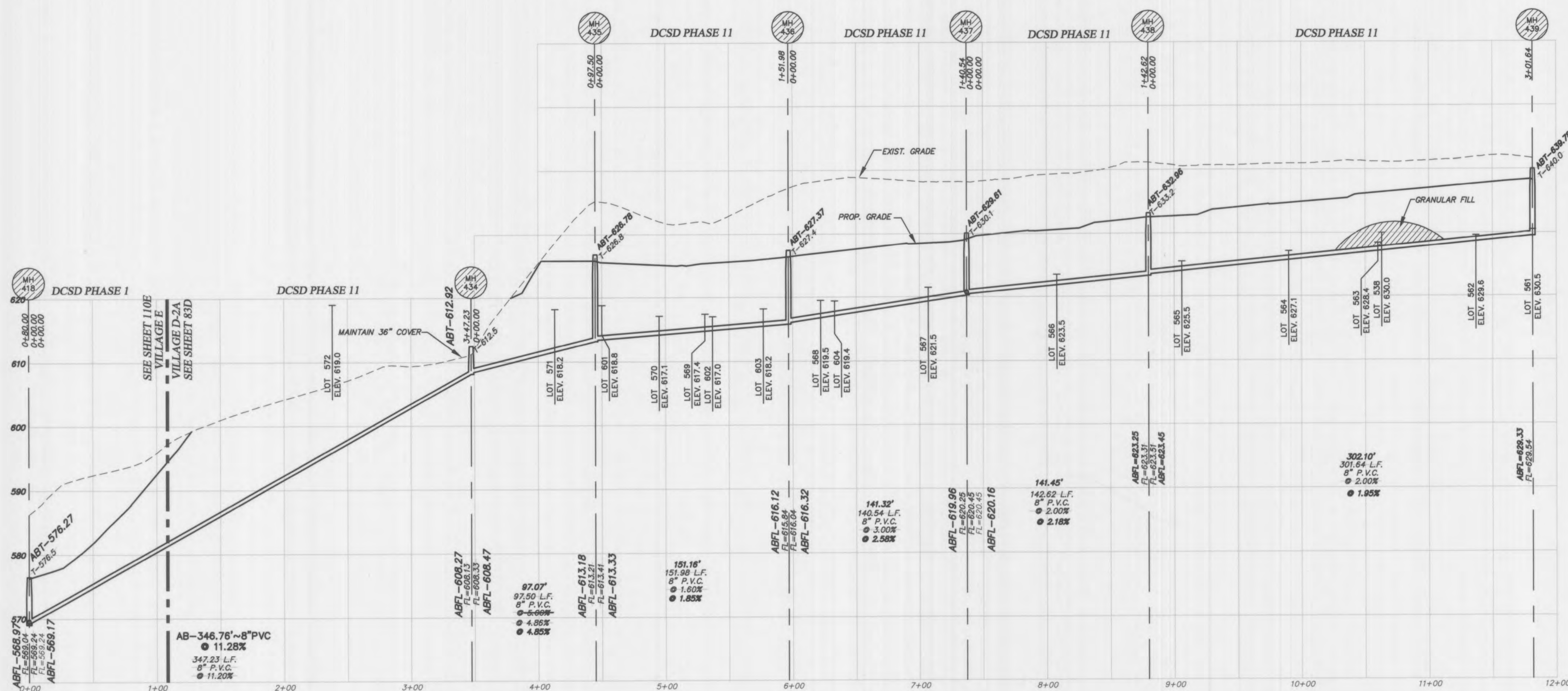
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 REAUTHORIZED.
PICKETT, RAY & SILVER, INC.
 NO LICENSE 900028

DOUGLAS S. TIEMANN
 PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information
McBride Wyndgate, LLC
 16091 Swingle Ridge Road, Suite 300
 Chesterfield, Missouri 63071
 CITY OF O'FALLON - Duckett Creek Sanitary Sewer Profiles

P+Z No. 3203
 City No.
 Page No.
 11 of 30

SCALE: 1"=50' HORIZONTAL
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By: *[Signature]*
STANLEY M. MUNDWILLER, P.E.
 STATE OF MISSOURI
 NUMBER 13-2005-0005
 3/31/14
PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

AS-BUILTS
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~~9-13-13~~
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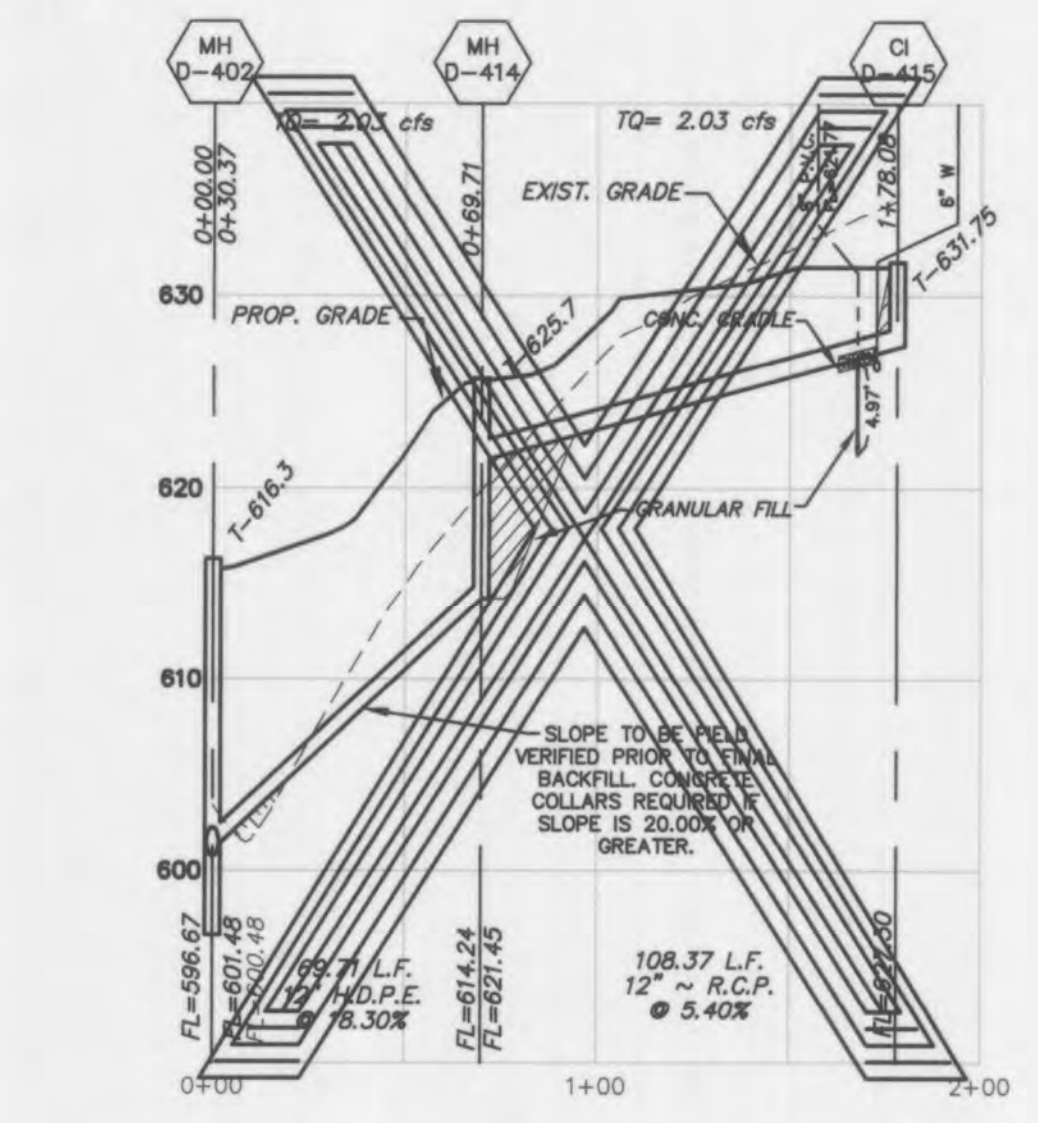
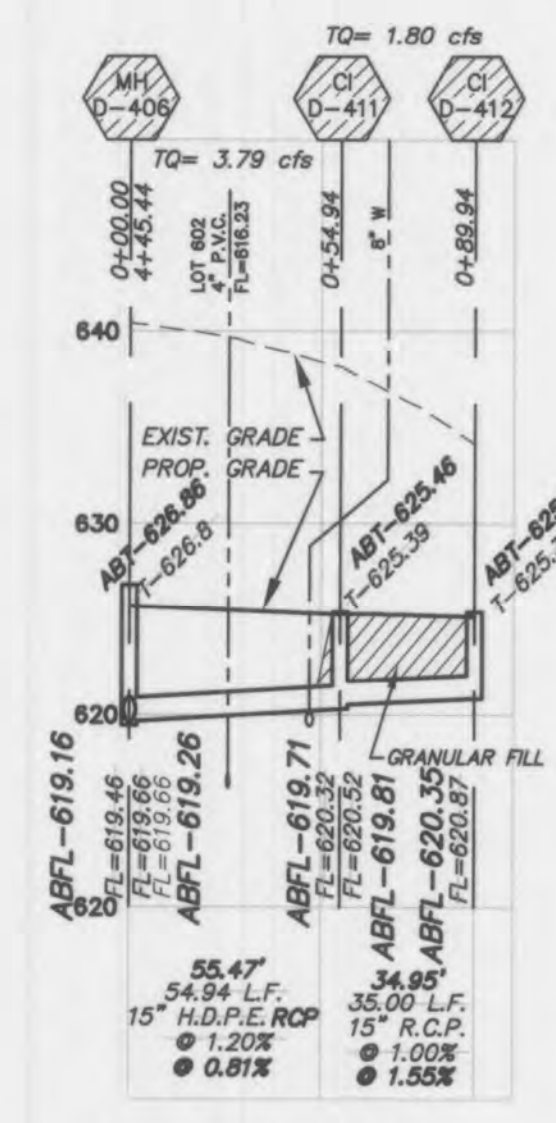
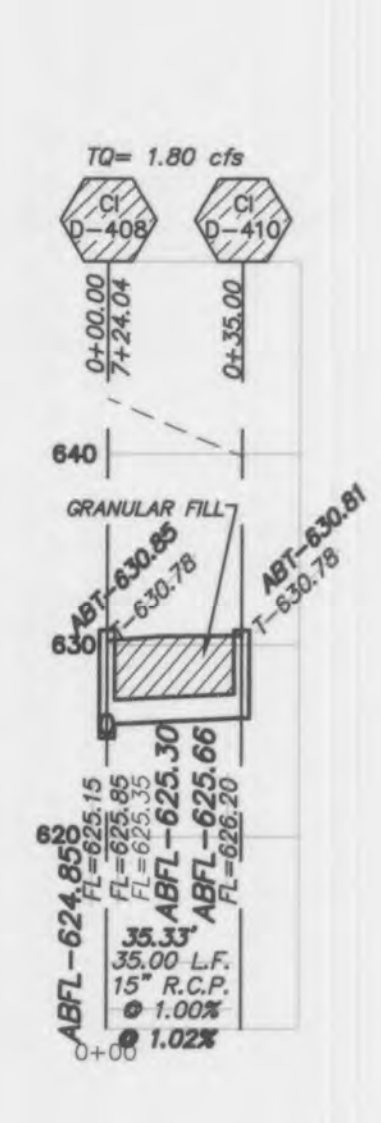
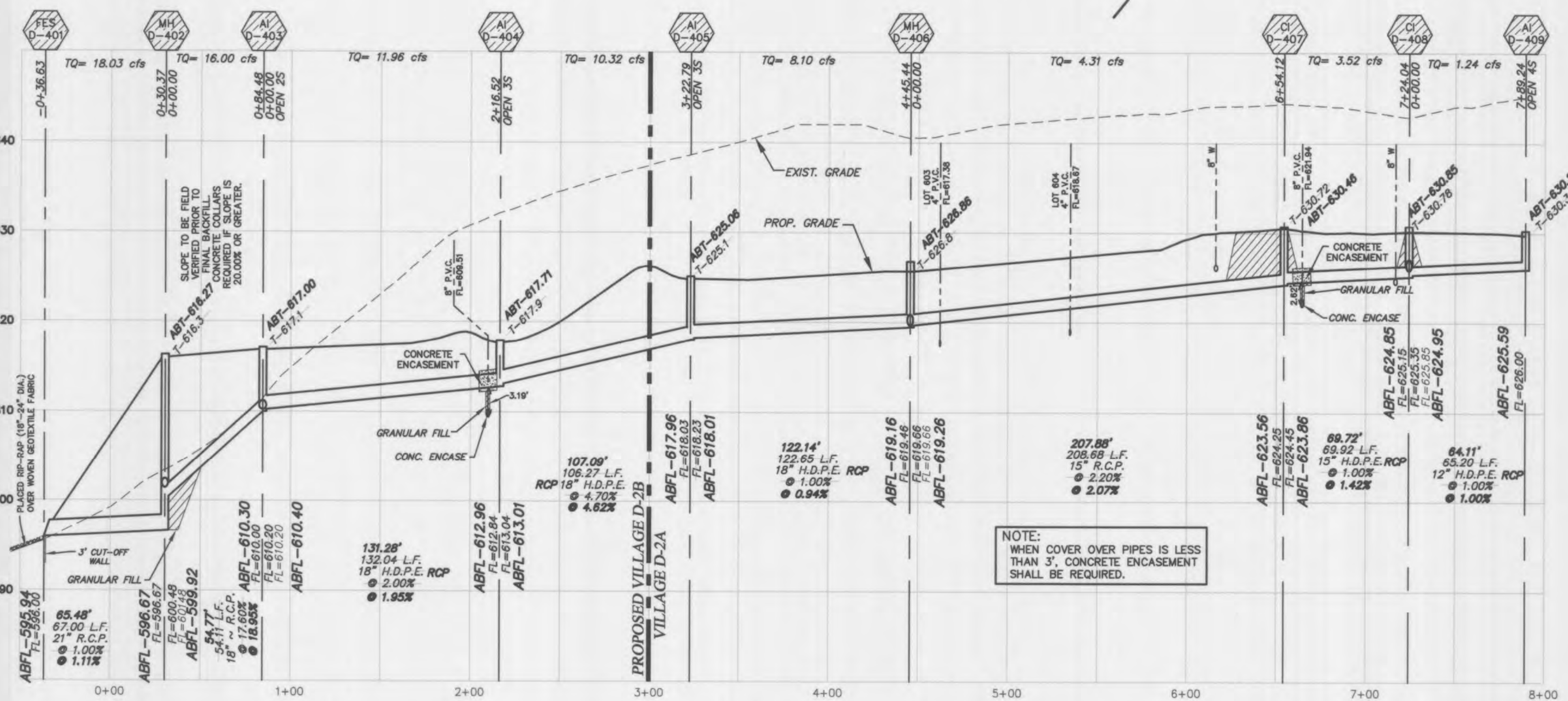
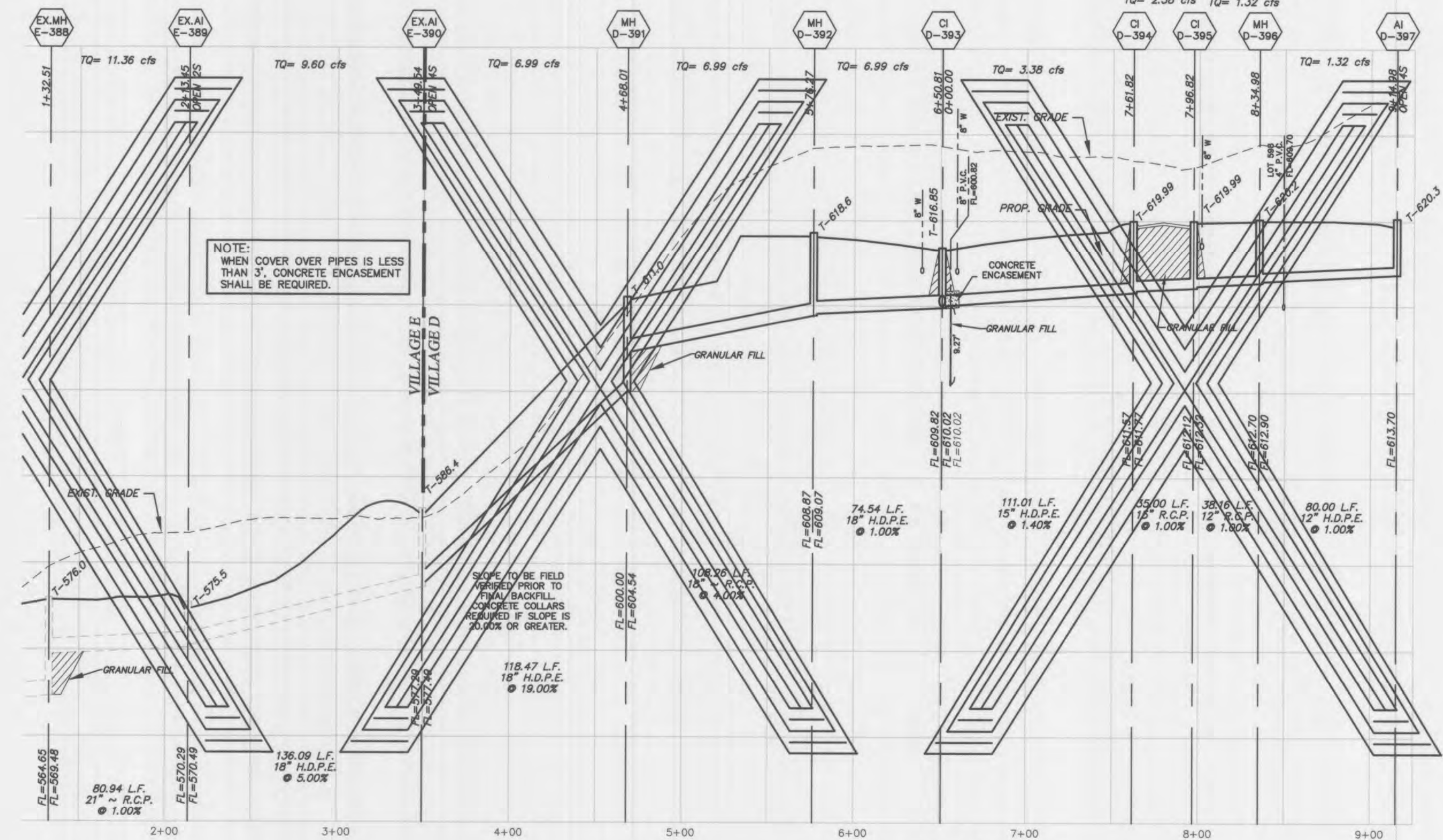
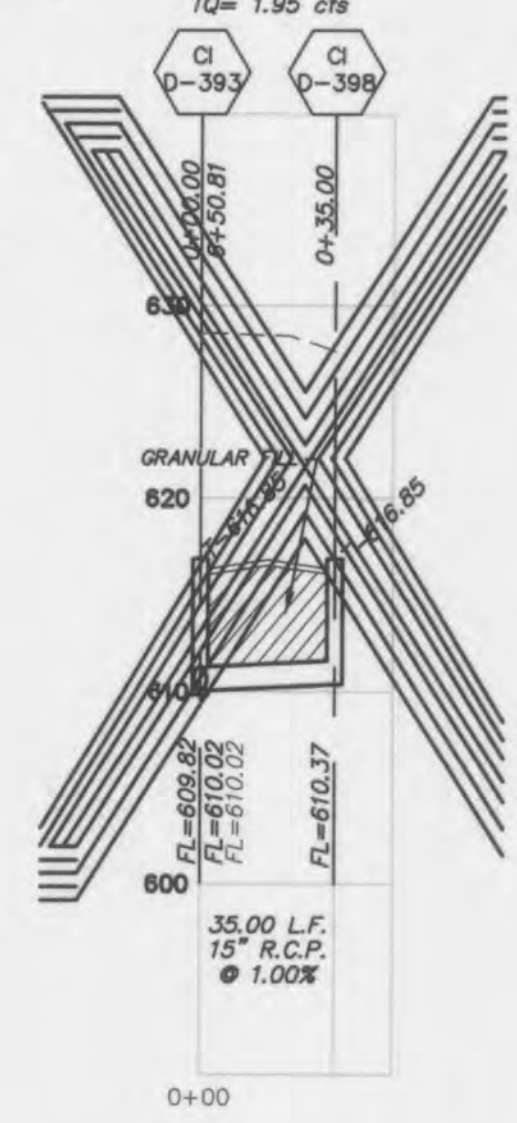
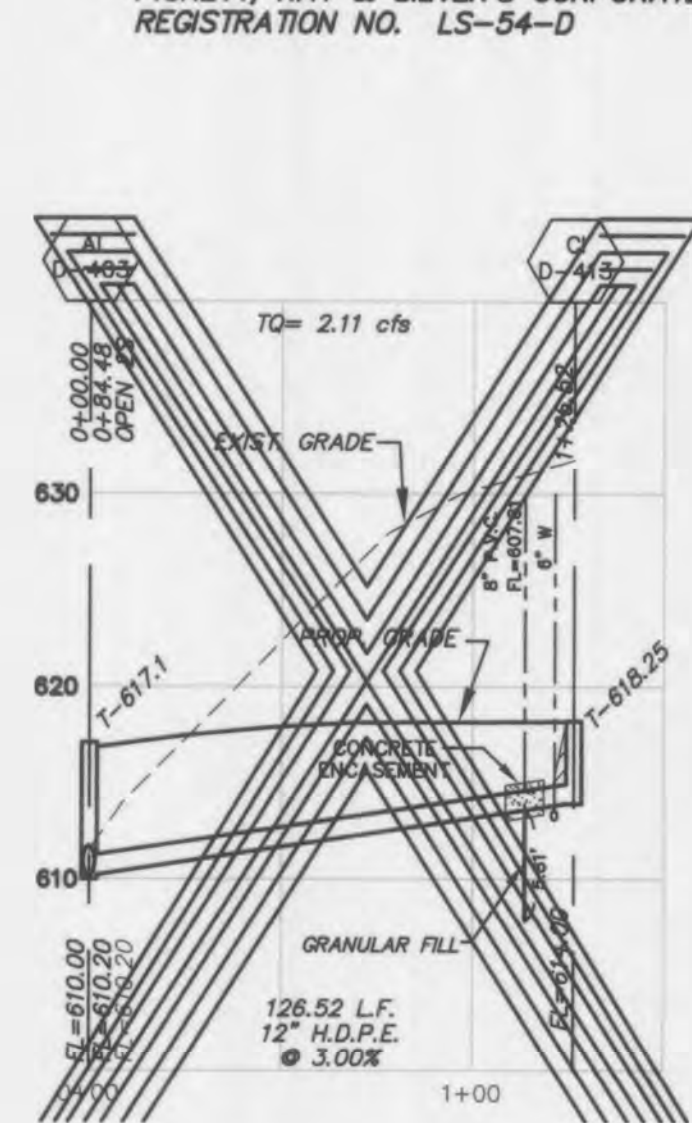
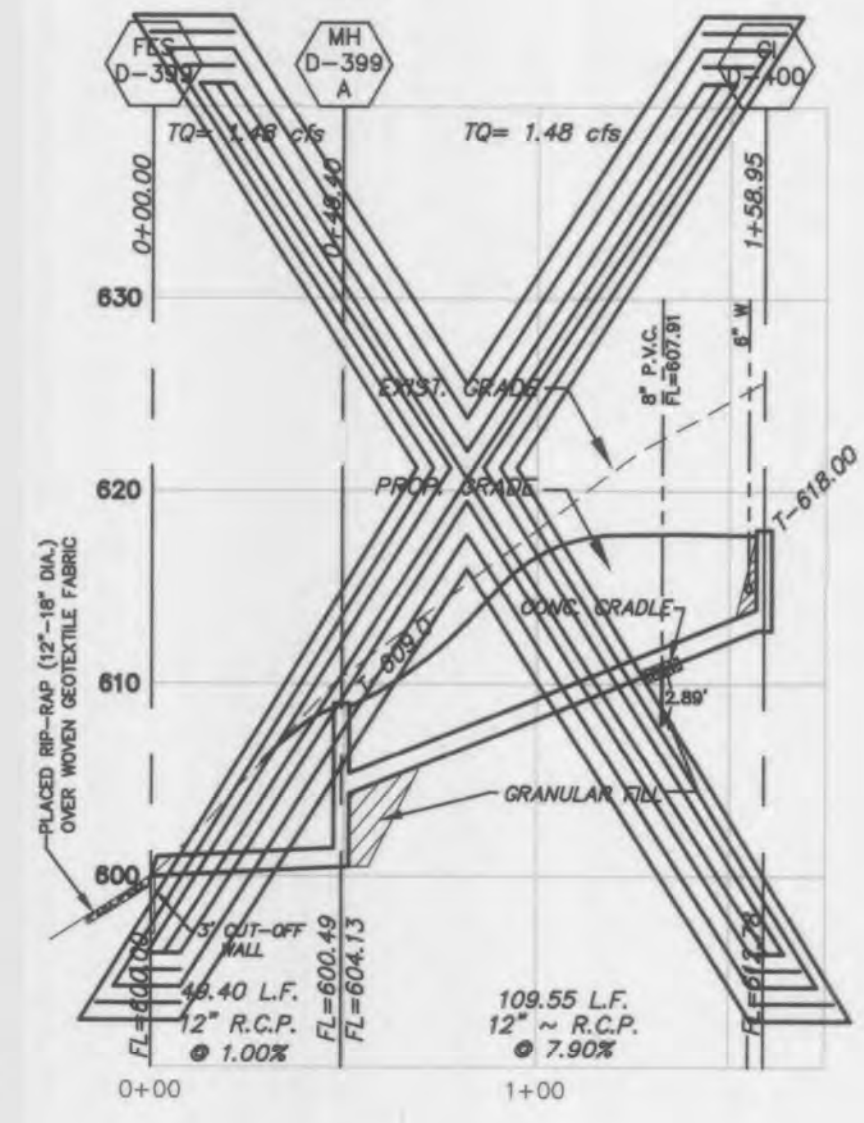
NOTE: RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTOR FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFFSITE.

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By: 
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STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D



AS-BUILTS
Wyndgate Village D Plat Two-A
~~9-13-13~~
~~11-01-13~~
3-07-14

PROJECT TITLE
**WYNDGATE VILLAGE D
PLAT TWO**

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
Brentwood
110 West Adams, Suite 201
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-5818

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PICKETT, RAY & SILVER, INC
MO LICENSE #00085

DOUGLAS S. TIEMANN
PROFESSIONAL ENGINEER LICENSE E-23495

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Chesterfield, Missouri 63077

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Page No.