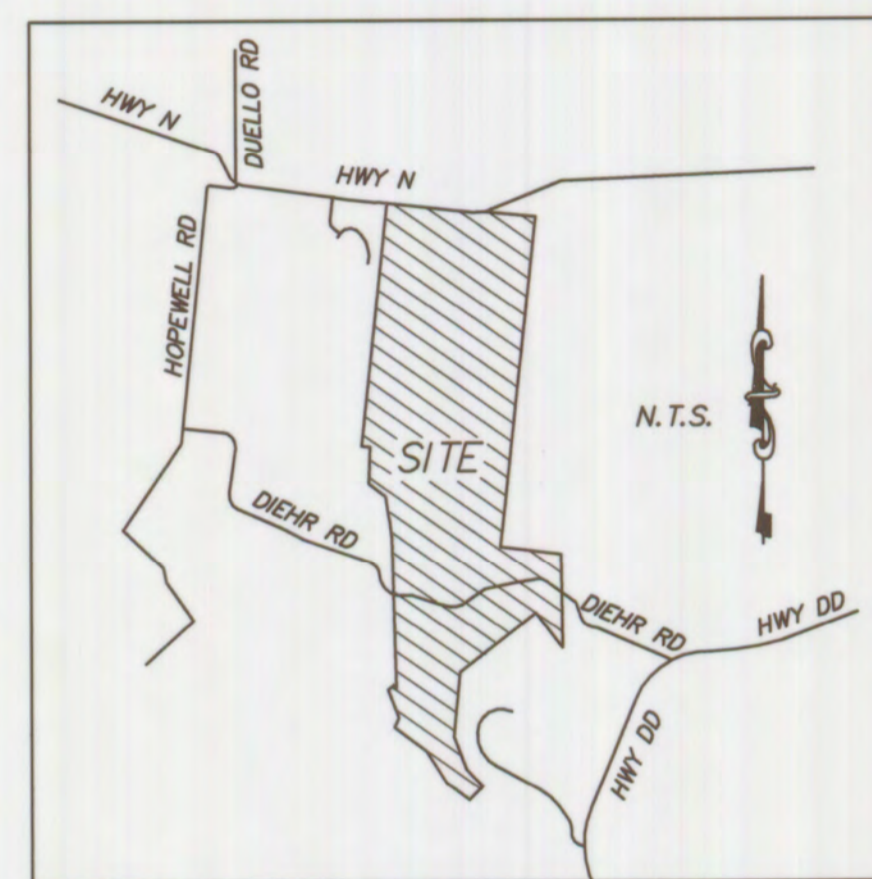
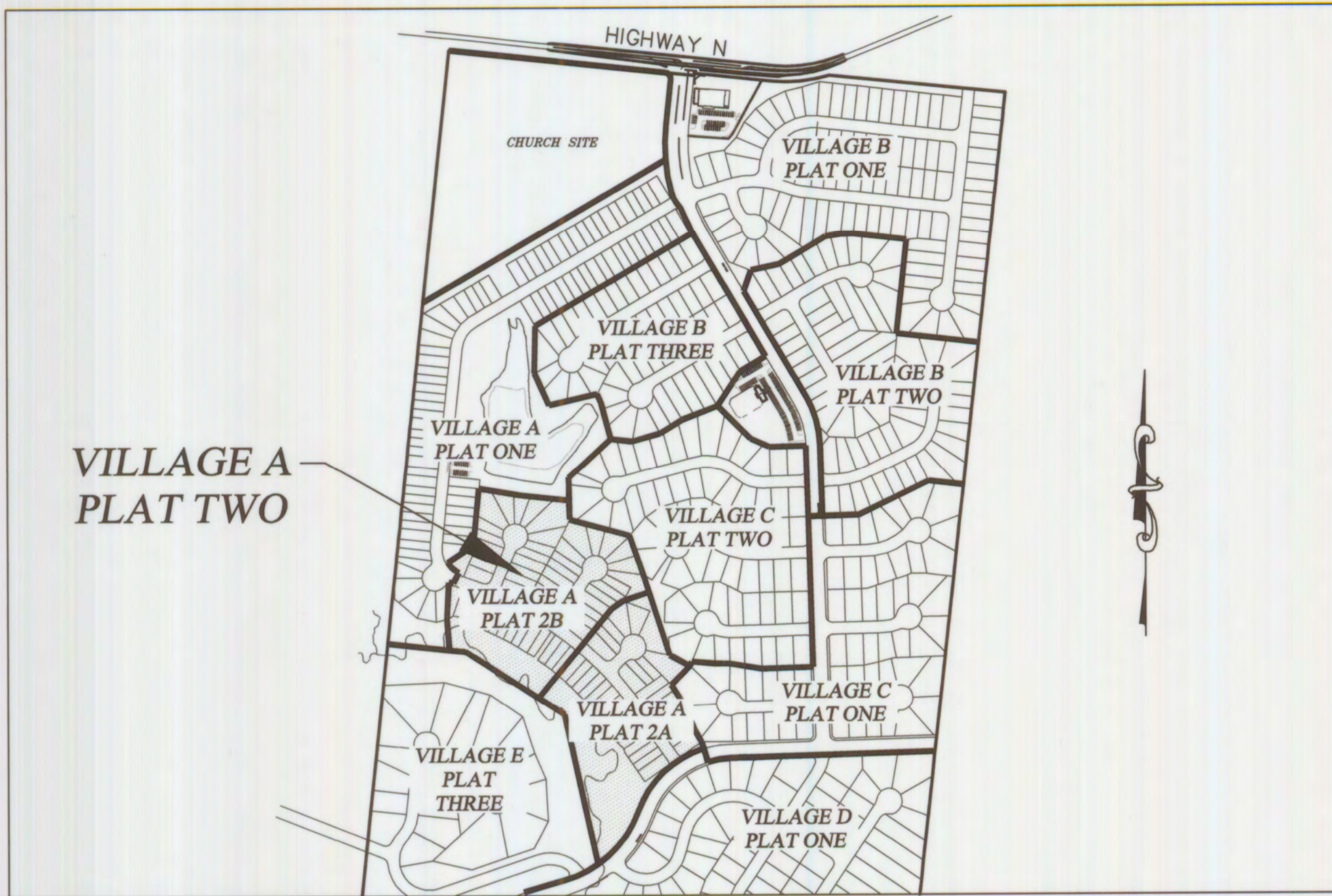


# A SET OF CONSTRUCTION PLANS FOR Wyndgate Village A Plat Two

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 A Plats Two-A and Two-B DCSD PHASE 12 + PARTIAL PH.1

~~9-13-13~~  
~~11-04-13~~  
3-26-14

#### 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  
Quivre 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

PROJECT TITLE  
**WYNDGATE VILLAGE A  
PLAT TWO**

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters, MO 63376  
110 West Adams, Suite 201  
Branson, MO 64616  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-3918

**ENGINEER'S 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  
HEREUNDER ATTACHED. RESPONSIBILITY  
IS DISCLAIMED FOR ALL OTHER  
ENGINEERING PLANS INVOLVED IN THIS  
PROJECT AND SPECIFICALLY EXCLUDES  
REVISIONS AFTER THIS DATE UNLESS  
PICKETT, RAY & SILVER, INC.  
MO LICENSE 6000325

DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

CONTACT: Ronn Office  
Fax  
314-336-0237  
314-336-0175

Developer / Owner Information  
**McBride Wyndgate, LLC**  
16091 Swingley Ridge Road, Suite 300  
Chesterfield, Missouri 63077  
**City of O'Fallon Cover Sheet**

P+Z No. 3203

City No.

Page No.

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### Drawing Index

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN
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- 5 EROSION CONTROL PLAN
- 6 STREET PROFILES
- 7 SANITARY SEWER PROFILES
- 8 STORM SEWER PROFILES
- 9 DRAINAGE AREA MAP
- 10 WATER LAYOUT
- 11 LANDSCAPE PLAN
- 12-13 PAVEMENT DETAILS
- 14 STORM SEWER & SIDEWALK DETAILS
- 15-19 SANITARY SEWER DETAILS
- 20-21 WATER DETAILS
- 22-23 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
-EX W- Existing water line	⊕ Double Water Meter Setting	
⊕ Tee & Valve	⊕ Single Water Meter Setting	C.O. Clean Out
⊕ Hydrant	C.I. Curb Inlet	V.T. Vent Trap
⊕ Cap	S.C.I. Skewed Curb Inlet	T.B.R. To Be Removed
18 Lot or Building Number	D.C.I. Double Curb Inlet	T.B.R.&R To Be Removed & Relocated
- x - Existing Fence Line	G.I. Grate Inlet	T.B.P. To Be Protected
Existing Tree Line	A.I. Area Inlet	T.B.A. To Be Abandoned
⊕ Street Sign/Stop Sign	D.A.I. Double Area Inlet	B.C. Base Of Curb
Existing Contour	C.C. Concrete Collar	T.C. Top Of Curb
Proposed Contour	F.E.S. Flared End Section	T.W. Top Of Wall
Rip-Rap	E.P. End Pipe	B.W. Base Of Wall
End of Lateral	E.D. Energy Dissipater	(TYP) Typical
Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
Concrete Pavement	C.P. Concrete Pipe	U.I.P. Use In Place
Proposed Swale	S.A.S. Sinkhole Access Structure	⊕ Street Sign/Yield Sign

\* 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 19.87 acres.  
The area of land disturbance is 2.8± acres.  
Number of proposed lots is 80.  
Building setback information. Front 25'  
Side 6'  
Rear 15'

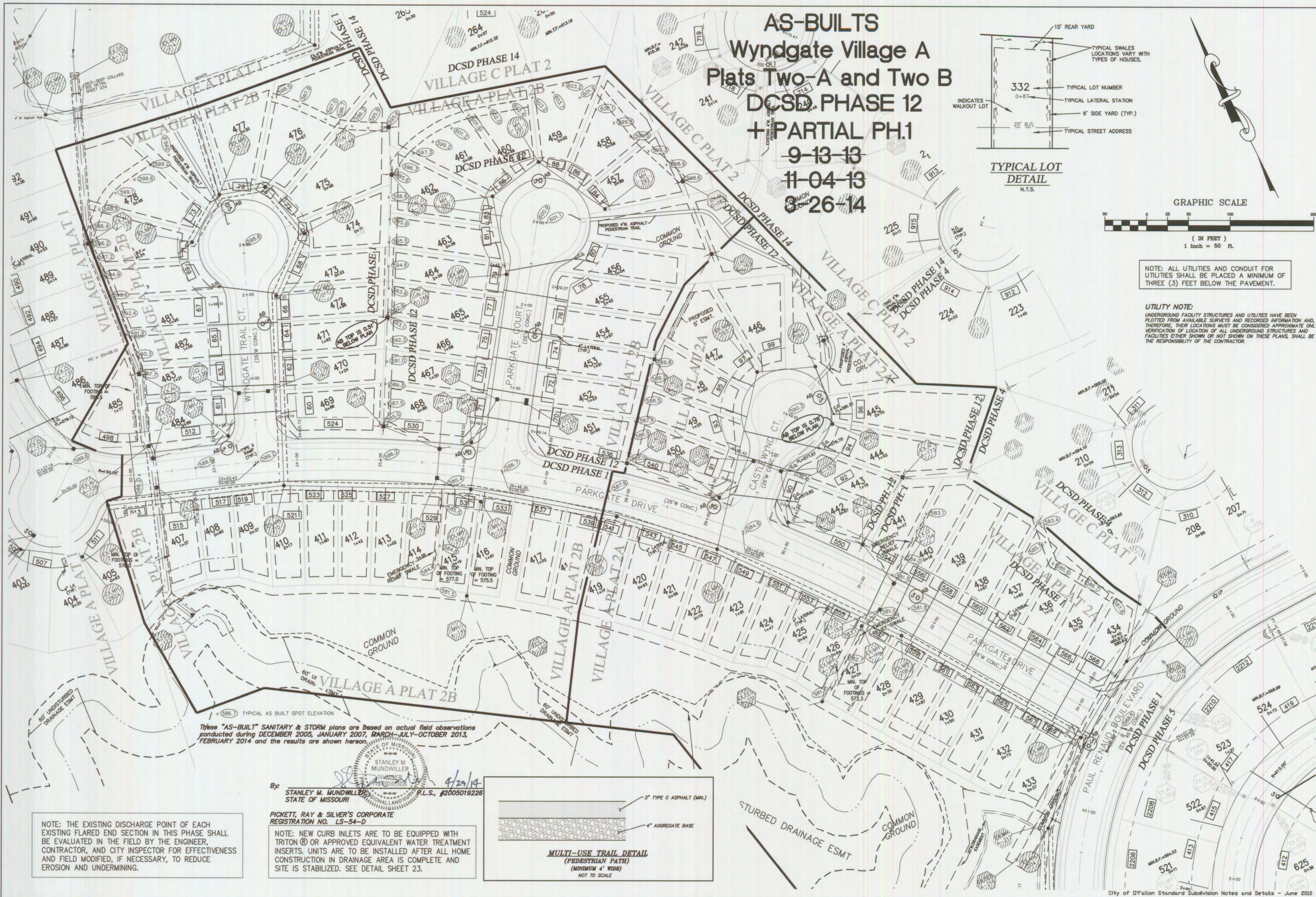
\* The estimated sanitary flow in gallons per day is 29,600

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2005, JANUARY 2007, MARCH-JULY-OCTOBER 2013, FEBRUARY 2014 and the results are shown hereon.

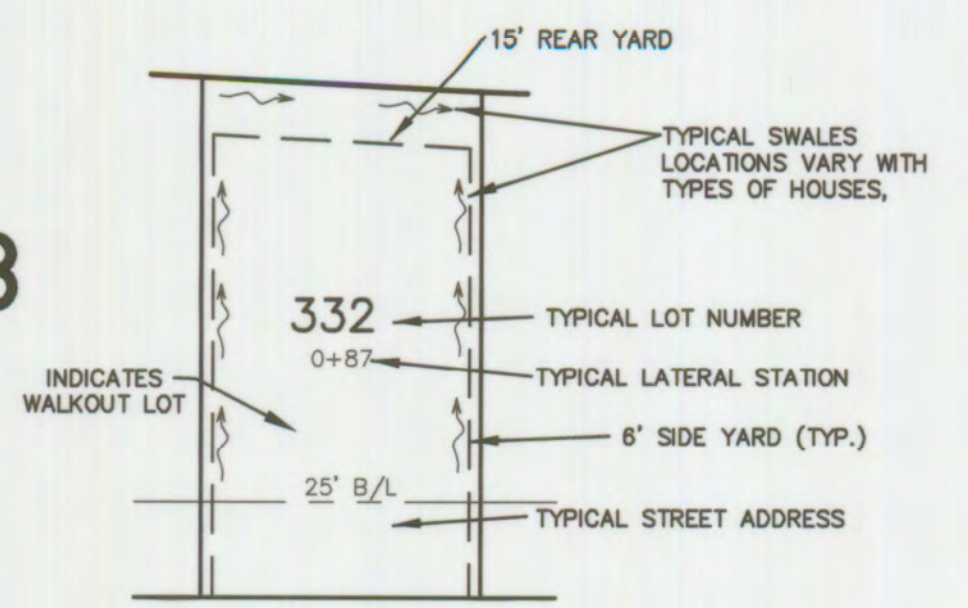
By:   
STANLEY M. MUNDWILLER, P.E.  
STATE OF MISSOURI

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

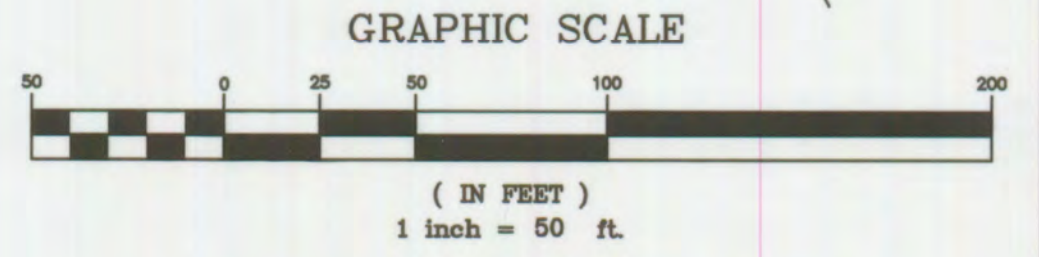
CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN



**AS-BUILTS**  
**Wyndgate Village A**  
**Plats Two-A and Two B**  
**DCSD PHASE 12**  
**+ PARTIAL PH.1**  
**9-13-13**  
**11-04-13**  
**3-26-14**



**TYPICAL LOT DETAIL**  
N.T.S.



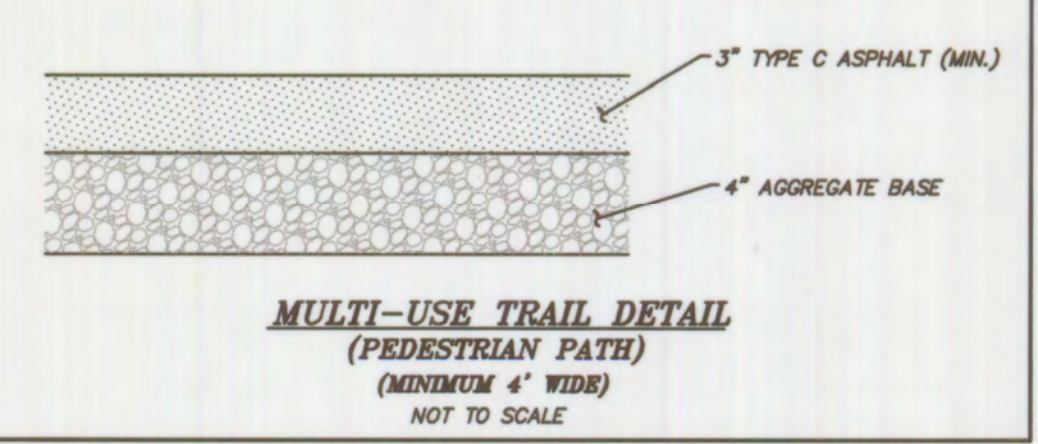
NOTE: ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.

**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.

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2005, JANUARY 2007, MARCH-JULY-OCTOBER 2013, FEBRUARY 2014 and the results are shown hereon.

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

**PICKETT, RAY & SILVER'S CORPORATE**  
 REGISTRATION NO. LS-54-D  
 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 23.



NOTE: THE EXISTING DISCHARGE POINT OF EACH EXISTING FLARED END SECTION IN THIS PHASE SHALL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTOR FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION AND UNDERMINING.

**PROJECT TITLE**  
**WYNDGATE VILLAGE A**  
**PLAT TWO**

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

**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 HEREUNDER 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.**  
 NO LICENSE NUMBER

**DEVELOPER / OWNER INFORMATION**  
**McBride Wyndgate, LLC**  
 16091 Swingle Ridge Road, Suite 300  
 Chesterfield, Missouri 63077

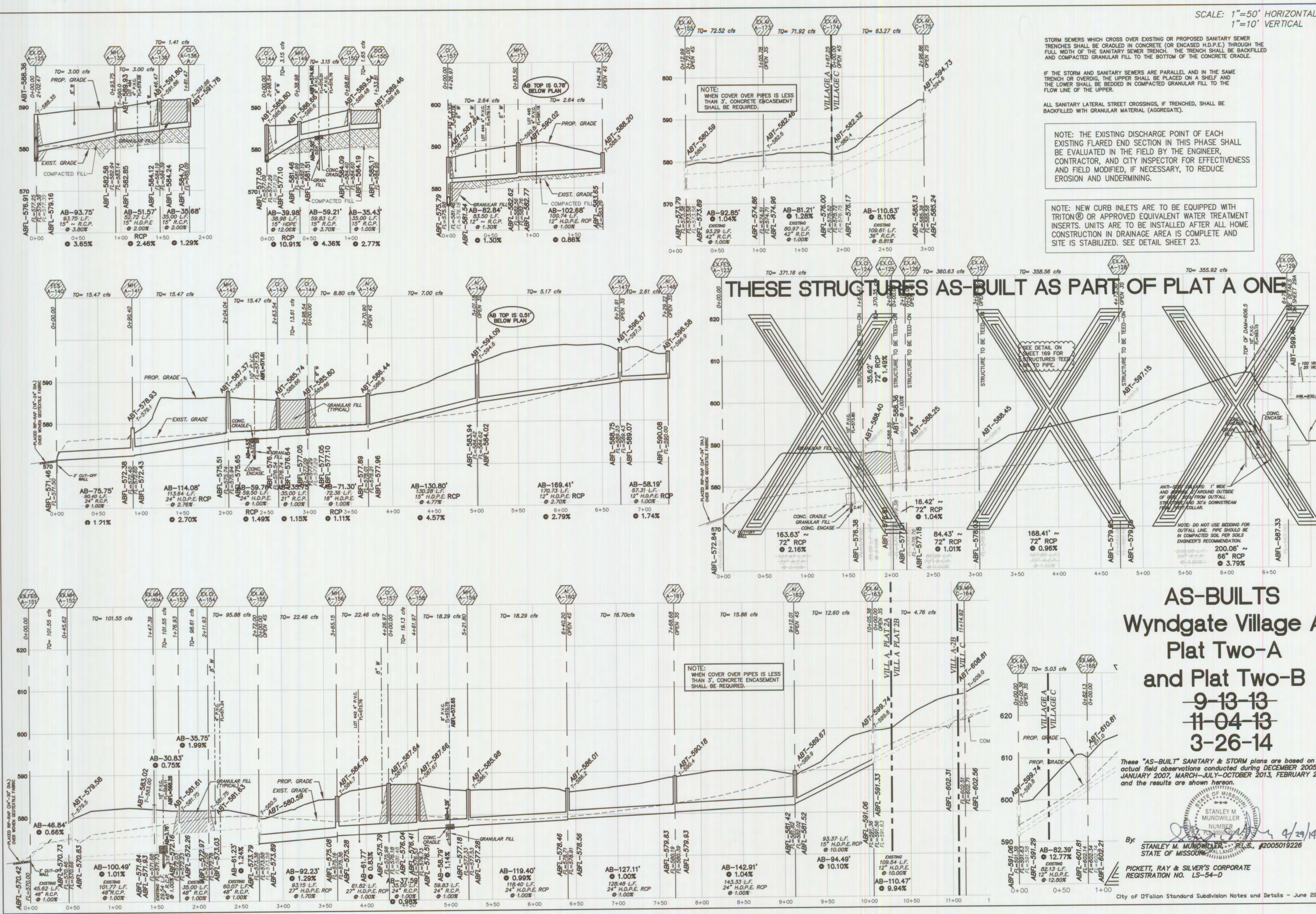
**CITY OF OFALLON SITE PLAN**

**P+Z No. 3203**  
**City No.**  
**Page No.**

**3 of 23**

**PRS No. 01267MCSO.02R**





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

STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE CRADLED IN CONCRETE (OR ENCASED H.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE GRADE.

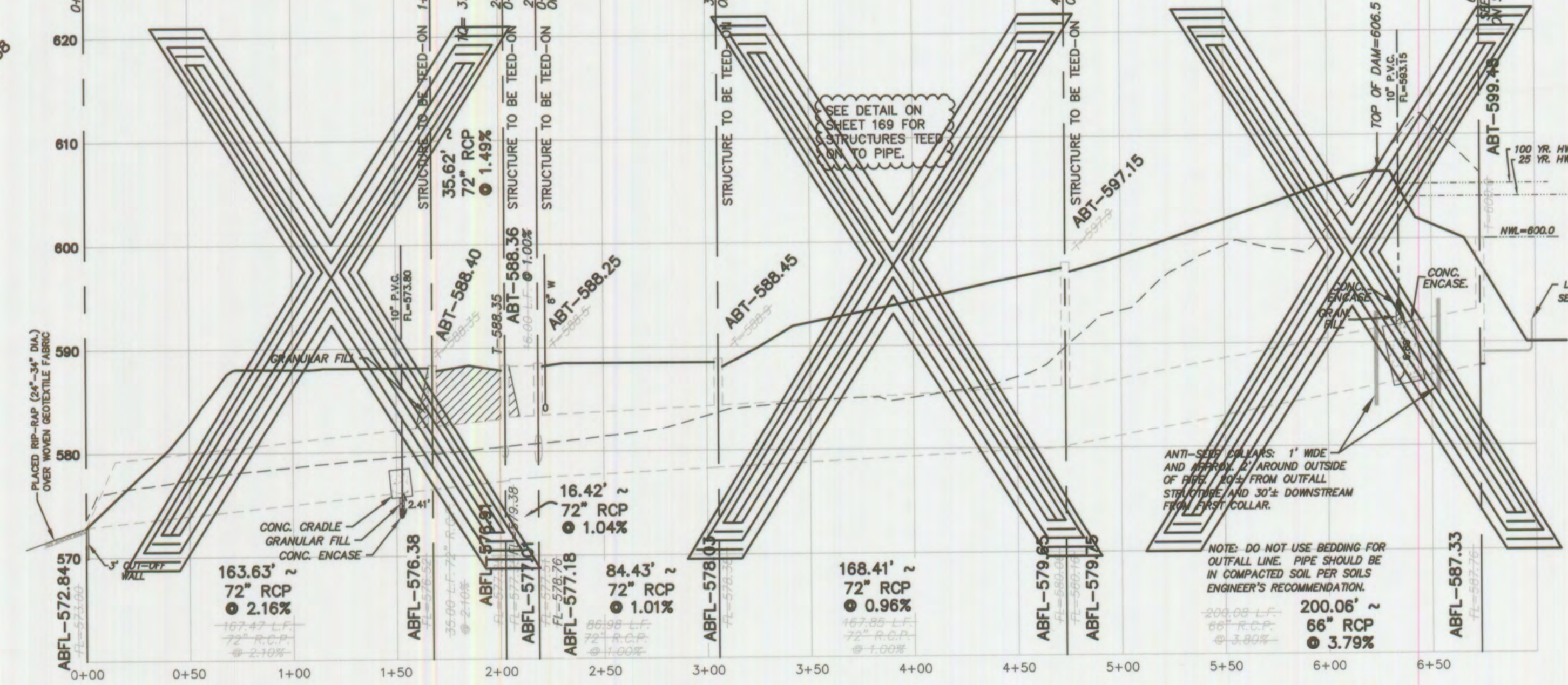
IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIP, THE UPPER SHALL BE PLACED ON A SHELF AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

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

NOTE: THE EXISTING DISCHARGE POINT OF EACH EXISTING FLARED END SECTION IN THIS PHASE SHALL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTOR FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION AND UNDERMINING.

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THESE STRUCTURES AS-BUILT AS PART OF PLAT A ONE



AS-BUILTS  
Wyndgate Village A  
Plat Two-A  
and Plat Two-B  
9-13-13  
11-04-13  
3-26-14

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By: *Stanley M. Mundwiler*  
STANLEY M. MUNDWILER, P.E., #2005019226  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

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110 West Adams, Suite 201  
St. Peters, MO 65076  
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PICKETT, RAY & SILVER, INC.  
NO LICENSE NUMBER

DOUGLAS S. THAMM  
PROFESSIONAL ENGINEER LICENSE E-2345

Developer / Owner Information  
McBride Wyndgate, LLC  
16091 Swingley Ridge Road, Suite 800  
Chesterfield, Missouri 63077  
CITY OF OFALLON STORM SEWER PROFILES

P+Z No. 3203  
City No.  
Page No.