

SITE DEVELOPMENT NOTES

- LOT DATA 794 LOTS
 - VILLAGE A (R-1)
 - 165 LOTS (SINGLE FAMILY DETACHED COTTAGES)
 - BUILDING LINE SETBACK 25'
 - SIDE YARD SETBACK 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH 35'
 - MINIMUM LOT SIZE - 3,850 SQ.FT.
 - AVERAGE LOT SIZE - 5,941 SQ.FT.
 - (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 4,088 SQ.FT.
 - VILLAGE B (R-1)
 - 215 LOTS (SINGLE FAMILY)
 - BUILDING LINE SETBACK 25'
 - SIDE YARD SETBACK 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH - 52'
 - MINIMUM LOT SIZE - 5,720 SQ.FT.
 - AVERAGE LOT SIZE - 8,368 SQ.FT.
 - (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 6,300 SQ.FT.
 - VILLAGE C (R-1)
 - 117 LOTS (SINGLE FAMILY)
 - BUILDING LINE SETBACK - 25'
 - SIDE YARD SETBACK - 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH - 62'
 - MINIMUM LOT SIZE - 6,820 SQ.FT.
 - AVERAGE LOT SIZE - 10,496 SQ.FT.
 - (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 7,035 SQ.FT.
 - VILLAGE D (R-1)
 - 114 LOTS (SINGLE FAMILY)
 - BUILDING LINE SETBACK - 25'
 - SIDE YARD SETBACK - 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH - 72'
 - MINIMUM LOT SIZE - 8,640 SQ.FT.
 - AVERAGE LOT SIZE - 14,313 SQ.FT.
 - (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 8,700 SQ.FT.
 - VILLAGE E (R-1)
 - 102 LOTS (SINGLE FAMILY)
 - BUILDING LINE SETBACK - 25'
 - SIDE YARD SETBACK - 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH - 85'
 - MINIMUM LOT SIZE - 10,825 SQ.FT.
 - AVERAGE LOT SIZE - 20,384 SQ.FT.
 - (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 10,625 SQ.FT.
 - VILLAGE F (R-1)
 - 81 LOTS (SINGLE FAMILY)
 - BUILDING LINE SETBACK - 25'
 - SIDE YARD SETBACK - 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH - 100'
 - MINIMUM LOT SIZE - 15,000 SQ.FT.
 - AVERAGE LOT SIZE - 32,128 SQ.FT.
 - (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 15,000 SQ.FT.
- AMENITIES
 - SWIMMING POOL
 - BATH HOUSE
 - 2 - SPORTS COURTS 60'x120' MIN.
 - 3 - PAVILIONS 30'x30' W/ BBQ GRILLS & TABLES
 - 3 - HORSESHOES PIT AREAS
 - 1 - TOT/LO PLAYGROUNDS (AGES 2 - 5)
 - 1 - FOOTBRIDGE AND PEDESTRIAN TRAILS
 - BIKE RACKS AT ALL PAVILION & SPORTS COURTS
- THIS TRACT IS IN AND SERVED BY -
 - DUCKETT CREEK SANITARY DISTRICT
 - PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY
 - CUVRE RIVER ELECTRIC COOPERATIVE
 - CENTURY TEL
 - ST. CHARLES GAS CO.
 - WENTZVILLE FIRE PROTECTION DISTRICT & NEW MELLE FIRE PROTECTION DISTRICT
 - WENTZVILLE SCHOOL DISTRICT
 - O'FALLON POST OFFICE
- STREETS SHALL BE BUILT PER CITY OF O'FALLON SPECIFICATIONS
- ALL DRIVEWAYS SHALL ACCESS INTERIOR STREETS WITH THE EXCEPTION OF THE FOUR CUSTOM LOTS THAT ACCESS DIEHR ROAD.
- GRADING SHALL BE PER CITY OF O'FALLON STANDARDS
- STREET TREES, LANDSCAPING, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF O'FALLON STANDARDS
- 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.
- THE TOPOGRAPHIC SURVEY IS FROM FIRM DATUM
- THIS PROJECT IS IN COMPLIANCE WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING CODE.
- ALL SIDEWALKS AND TRAILS SHALL BE 4' WIDE MINIMUM.
- THIS PLAN IS NOT FOR RECORD
- A PORTION OF THIS SITE IS IN THE 100 YEAR FLOOD AS SHOWN ON FIRM MAP PANEL NUMBERS 29183C0215E & 29183C0215E DATED MARCH 17, 2003 AND FIRM MAP PANEL NUMBERS 29183C0405E & 29183C04100E DATED AUGUST 2, 1996.
- WETLAND EVALUATIONS HAVE BEEN DETERMINED AND SHALL BE FORWARDED TO THE CITY.
- PROPOSED LIGHT STANDARDS SHALL BE 16' TALL.
- THE PROPOSED UTILITIES AND SEWERS SHALL BE COVERED BY EASEMENTS GRANTED TO THE APPROPRIATE UTILITY COMPANIES AND MUNICIPALITIES
- COVENANTS & RESTRICTIONS WILL BE SIMILAR TO HOMEFIELD. (Book 2333, Page 79 Amended Book 2474, Page 1951)
- THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE DEPT. OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS PRIOR TO DEVELOPMENT.
- ALL ENTRANCE MONUMENTS AND LOCATIONS MUST BE APPROVED SEPARATELY IN ACCORDANCE WITH THE CITY'S SIGN CODE.
- THE DEVELOPER WILL PROVIDE THE APPROPRIATE APPROVALS FROM DNR AND COE FOR THIS DEVELOPMENT'S IMPACT ON THE EXISTING CREEK.
- NO PORTION OF THE DWELLINGS, INCLUDING THE FOOTING AND ROOF OVERHANG, SHALL ENCRoACH INTO THE FIVE (5) FOOT SETBACK/EASEMENT IN ORDER TO MEET BUILDING AND FIRE DEPARTMENT REQUIREMENTS.
- A SEPARATE SITE PLAN SUBMITTAL WILL BE PROVIDED FOR THE COMMON GROUND AMENITIES SUCH AS BUILDING ELEVATIONS, LANDSCAPING, ETC.
- A 60' WIDE DRAINAGE EASEMENT IS TO BE CENTERED ALONG THE CENTERLINE OF THE EXISTING DRAINAGE DITCH AND WILL BE SHOWN ON THE RECORD PLAT. AREA WITHIN THIS EASEMENT IS TO REMAIN UNDISTURBED.
- UNLESS NOTED OTHERWISE, ALL EXISTING STRUCTURES AND IMPROVEMENTS ARE TO BE REMOVED.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR MORE THAN 30% OF THE TOTAL UNITS, BUILDING PERMITS FOR THE RECREATIONAL AMENITIES SHALL BE PULLED. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR 40% OF THE TOTAL UNITS, ALL RECREATIONAL AMENITIES SHALL BE OPEN FOR USE.
- ADDITIONAL RIGHT OF WAY IS BEING DECORATED TO PROVIDE THE EXISTING DIEHR ROAD WITH A R.O.W. WIDTH OF 80'.
- ENTRANCE AND ALL IMPROVEMENTS WITHIN HIGHWAY N RIGHT-OF-WAY (INCLUDING ANY ADDITIONAL R.O.W. DEDICATION REQUIRED) WILL BE COORDINATED WITH AND APPROVED BY MODOT. A 10' WIDE UTILITY EASEMENT SHALL BE PROVIDED ALONG DEDICATED HIGHWAY N ROW.
- AN INTERNAL STREET LOOP WILL BE PROVIDED WITH THE FIRST PHASE OF DEVELOPMENT FOR BUS TRAFFIC.
- PROPOSED PEDESTRIAN FOOTBRIDGE DETAIL WILL BE PROVIDED WITH COMMON GROUND & AMENITIES PLANS
- THIS DEVELOPMENT WILL PROVIDE A STORM WATER SYSTEM THAT INSURES THAT THE RATE OF FLOW OF STORM WATER DISCHARGE FROM THE SITE AFTER DEVELOPMENT DOES NOT EXCEED THE RATE OF FLOW OF STORM WATER RUNOFF DISCHARGED FROM THE SITE FOR THE DESIGNATED STORM EVENT BEFORE DEVELOPMENT.
- FENCING ALONG THE REAR OF LOTS ADJACENT TO THE COLLECTOR AND ARTERIAL RIGHTS-OF-WAY SHALL BE WHITE-VINYL FENCE REGULATED BY THE CCR'S OF THE SUBDIVISION
- STREETS "WYNDGATE RIDGE DRIVE" AND "PAUL RENAUD BLVD." ARE TO HAVE STREET TREES PLANTED AT A SPACING OF 30' FROM CENTER TO CENTER. ALL LOTS BACKING STREETS "WYNDGATE RIDGE DRIVE" AND "PAUL RENAUD BLVD." ARE TO BE LIMITED TO ONE FENCE STYLE DESIGNATED BY THE HOMEOWNERS ASSOCIATION.
- AS PART OF THE SALES CONTRACTS FOR LOTS WITH FLOODWAY AND UNDISTURBED DRAINAGE EASEMENTS ON THEM, THE PURCHASER MUST SIGN AN ACKNOWLEDGEMENT STATING THAT MAINTENANCE OF THAT UNDISTURBED AREA, DRAINAGE WAY AND/OR CREEK WILL BE THE HOME OWNER'S RESPONSIBILITY (LOTS 749, 750, 761, 779, 780, 781, & 782).
- A 10' WIDE NO-GRADE ZONE SHALL BE MAINTAINED BETWEEN VILLAGE A AND ADJACENT LOTS TO THE WEST. ANY EXISTING TREES DESTROYED IN THIS BUFFER SHALL BE REPLACED WITH A THREE (3) INCH CALIPER DECIDUOUS TREE.
- ALL AMENITIES SHALL BE HANDICAPPED ACCESSIBLE WITH PROPER NUMBER OF PARKING SPACES PROVIDED.
- THE BIKE PATH ALONG HIGHWAY N SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE SUBDIVISION CONSTRUCTION.
- STREETS "WYNDGATE RIDGE DRIVE" AND "PAUL RENAUD BLVD." SHALL BE DESIGNED TO MEET OR EXCEED CITY OF O'FALLON COLLECTOR ROAD STANDARDS AND SPECIFICATIONS. THE DESIGN SPEED FOR STREET "PAUL RENAUD BLVD." SHALL BE 35 M.P.H. AND THE POSTED SPEED SHALL BE 30 M.P.H.

TREE PRESERVATION

Existing trees - 256.6 Acres
Trees Saved = 141.2 Acres = 55% if trees saved
Per ordinance, no trees need to be replaced.

STREET TREES

1 tree shall be provided for every lot street frontage.
(corner lots shall require additional trees for each street adjoining it.)

794 lots	= 794 trees
Corner lots fronting two streets	= 118 additional trees
Corner lots fronting three streets	= 7 additional trees
Collector Road trees (30' spacing)	= 375 additional trees
Total trees required	= 1294 trees

REVEGETATION SCHEDULE

Seeding Rates:

Permanents:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
Combined: Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporaries:
Wheat or Rye - 150 lbs./ac. (.5 lbs. per square foot)
Oats - 120 lbs./ac. (.275 lbs. per square foot)

Seeding Periods:
Fescue or Brome - March 1 to June 1
August 1 to October 1

Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

Mulch rates: 100 lbs. per 1,000 sq. ft. (4,356 lbs. per acre)

Fertilizer rates: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. EM*

*EM = effective neutralizing material as per State evolution of quarried rock.

POOL / BATHHOUSE PARKING CALCULATIONS

1 PARKING SPACE / 10 UNITS
794 LOTS = 80 PARKING SPACES REQUIRED
= 83 PARKING SPACES PROVIDED

Duckett Creek Sanitary District

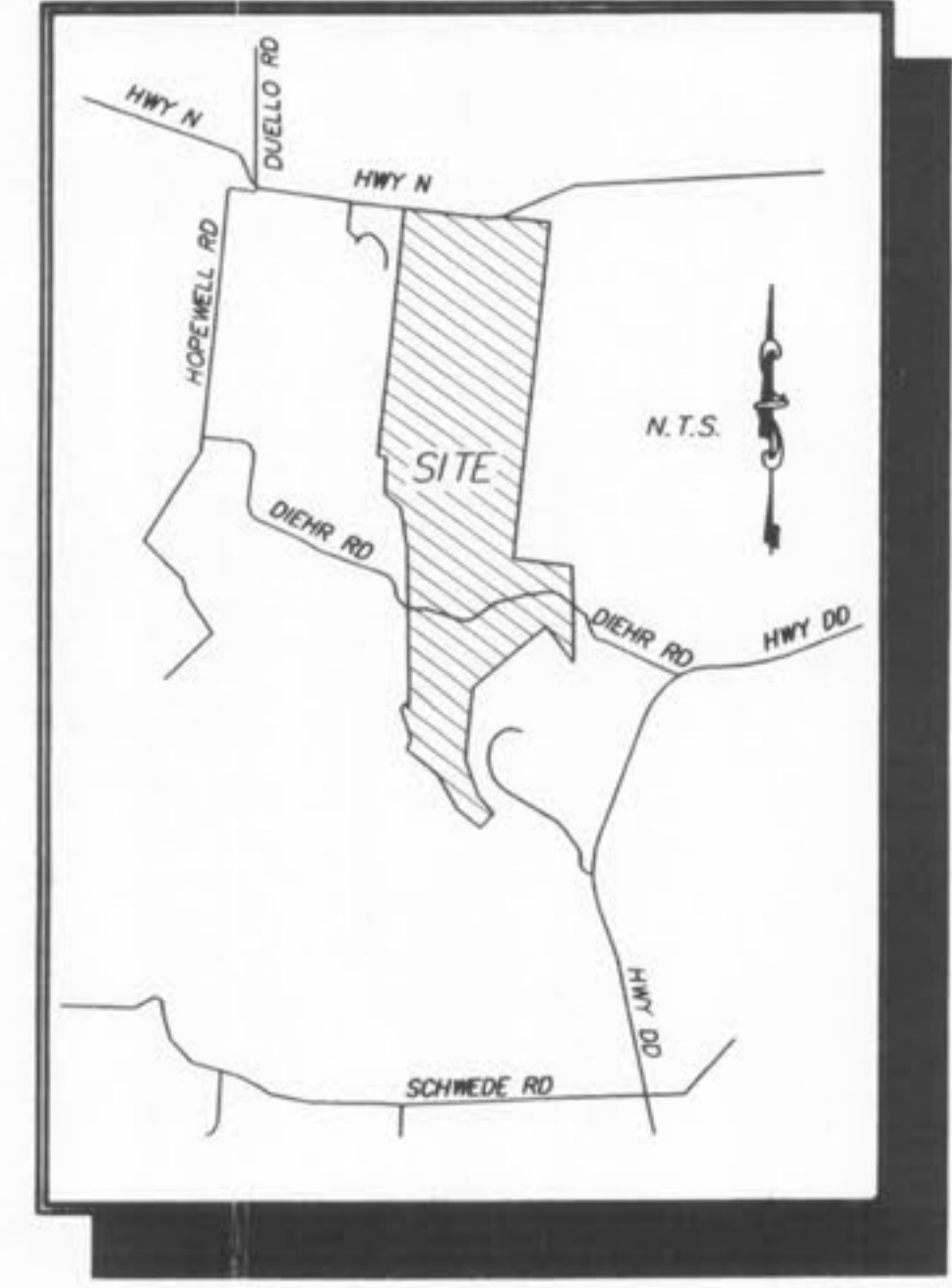
Phase Three

WYNDGATE IMPROVEMENT PLANS

(81 LOTS)

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

LOCATION MAP



These "As-Built" Sanitary Sewer plans, are based on actual field measurements conducted during November 2006 and the results are shown hereon.

By: **JAMES B. PICKETT, P.E.**
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
PICKETT, RAY & SILVER, INC.
CORPORATE REGISTRATION NO. 115,448-D

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1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

MoDOT LOCATOR: 314-340-4100

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
Te & Valve	Single Water Meter Setting	V.T.	Vent Trap
Hydrant	C.I.	T.B.R.	To Be Removed
Cap	S.C.I.	T.B.R.&R	To Be Removed & Relocated
18 Lot or Building Number	D.C.I.	G.I.	To Be Protected
Existing Fence Line	A.I.	T.B.A.	To Be Abandoned
Existing Tree Line	D.A.I.	B.C.	Base Of Curb
Street Sign	C.C.	T.C.	Top Of Curb
Existing Contour	F.E.S.	T.W.	Top Of Wall
Proposed Contour	E.P.	B.W.	Base Of Wall
Rip-Rap	E.D.	(TYP)	Typical
End of Lateral	M.H.	U.N.O.	Unless Noted Otherwise
Asphalt Pavement	C.P.	U.I.P.	Use In Place
Concrete Pavement	S.A.S.	Yield Sign	Yield Sign
Proposed Swale			

PROJECT BENCH MARK
U.S.G.S BENCH MARK
At Dardene 1.46N, 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 "T" 60C 1936 61E".
Elev. 616.50

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	GENERAL NOTES & REVISION BLOCK
3	SITE MAP
4-8	EROSION CONTROL PLANS
9	EROSION DETAIL
10A	VILLAGE "A" COVER SHEET
11A-13A	VILLAGE "A" SITE PLAN
14A-16A	VILLAGE "A" GRADING PLAN
17A	VILLAGE "A" STREET PROFILES
18A-19A	VILLAGE "A" SANITARY SEWER PROFILES
20A-21A	VILLAGE "A" STORM SEWER PROFILES
22A-25A	VILLAGE "A" DRAINAGE AREA MAP
26A-28A	VILLAGE "A" WATER LAYOUT
29A	VILLAGE "A" DETENTION BASIN
30A	VILLAGE "A" FUTURE RECREATION AREA
31A	VILLAGE "A" LANDSCAPING PLAN
32B	VILLAGE "B" COVER SHEET
33B-35B	VILLAGE "B" SITE PLAN
36B-38B	VILLAGE "B" GRADING PLAN
39B-41B	VILLAGE "B" STREET PROFILES
42B-44B	VILLAGE "B" SANITARY SEWER PROFILES
45B-47B	VILLAGE "B" STORM SEWER PROFILES
48B-51B	VILLAGE "B" DRAINAGE AREA MAP
52B-54B	VILLAGE "B" WATER LAYOUT
55B	VILLAGE "B" FUTURE POOL SITE
56B	VILLAGE "B" FUTURE DAY CARE CENTER
57B	VILLAGE "B" LANDSCAPING PLAN
58C	VILLAGE "C" COVER SHEET
59C-60C	VILLAGE "C" SITE PLAN
61C-62C	VILLAGE "C" GRADING PLAN
63C-64C	VILLAGE "C" STREET PROFILES
65C-66C	VILLAGE "C" SANITARY SEWER PROFILES
67C-68C	VILLAGE "C" STORM SEWER PROFILES
69C-70C	VILLAGE "C" DRAINAGE AREA MAP
71C-72C	VILLAGE "C" WATER LAYOUT
73C	VILLAGE "C" LANDSCAPING PLAN
74D	VILLAGE "D" COVER SHEET
75D-77D	VILLAGE "D" SITE PLAN
78D-80D	VILLAGE "D" GRADING PLAN
81D-82D	VILLAGE "D" STREET PROFILES
83D-84D	VILLAGE "D" SANITARY SEWER PROFILES
85D-86D	VILLAGE "D" STORM SEWER PROFILES
87D-89D	VILLAGE "D" DRAINAGE AREA MAP
90D-92D	VILLAGE "D" WATER LAYOUT
93D	VILLAGE "D" RETAINING WALLS
94D	VILLAGE "D" LANDSCAPING PLAN
95E	VILLAGE "E" COVER SHEET
100E-103E	VILLAGE "E" SITE PLAN
104E-106E	VILLAGE "E" GRADING PLAN
107E	VILLAGE "E" STREET PROFILES
108E	VILLAGE "E" DIEHR RD. ENTRANCE DETAIL
109E-111E	VILLAGE "E" SIGHT DISTANCE EXHIBIT
112E-114E	VILLAGE "E" SANITARY SEWER PROFILES
115E-120E	VILLAGE "E" STORM SEWER PROFILES
121E-124E	VILLAGE "E" DRAINAGE AREA MAP
125E-126E	VILLAGE "E" WATER LAYOUT
127E	VILLAGE "E" DETENTION BASIN
127E	VILLAGE "E" FUTURE RECREATION AREA
128E	VILLAGE "E" MBR LANDSCAPING PLAN
129E-130E	VILLAGE "E" LANDSCAPING PLAN
131F	VILLAGE "F" COVER SHEET
132F-136F	VILLAGE "F" SITE PLAN
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142F-143F	VILLAGE "F" DIEHR RD. ENTRANCE DETAILS
144F-146F	VILLAGE "F" SANITARY SEWER PROFILES
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155F-157F	VILLAGE "F" WATER LAYOUT
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165-174B	GENERAL CONSTRUCTION DETAILS

PICKETT RAY & SILVER
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Duckett Creek Sanitary District
Phase Three
WYNDGATE IMPROVEMENT PLANS
COVER SHEET
Prepared For:
SUMMIT POINTE, L.C.
239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 940-9500

NO.	DATE	REVISIONS	PER CITY	REVISION PER CITY #2
1	10/25/04	REVISED PER CITY		
2	12/09/04	REVISED PER DCSB		
3	12/20/04	REVISED PER DCSB		
4	01/20/05	REVISED PER DCSB		
5	02/03/05	REVISED PER DCSB		
6	02/19/05	REVISED PER CITY OF O'FALLON		
7	03/09/05	REVISED PER CITY OF O'FALLON		
8	03/25/05	REVISED PER P.E. S.D. #2		
9	04/09/05	REVISED PER CITY & CLIENT		
10	04/13/05	REVISED PER CITY		

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.

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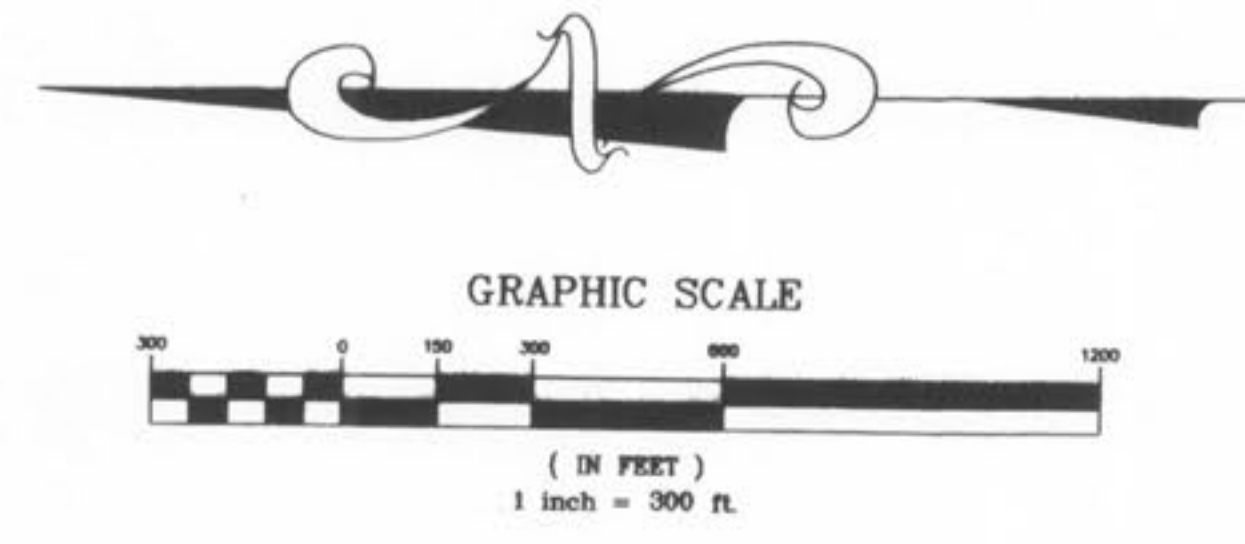
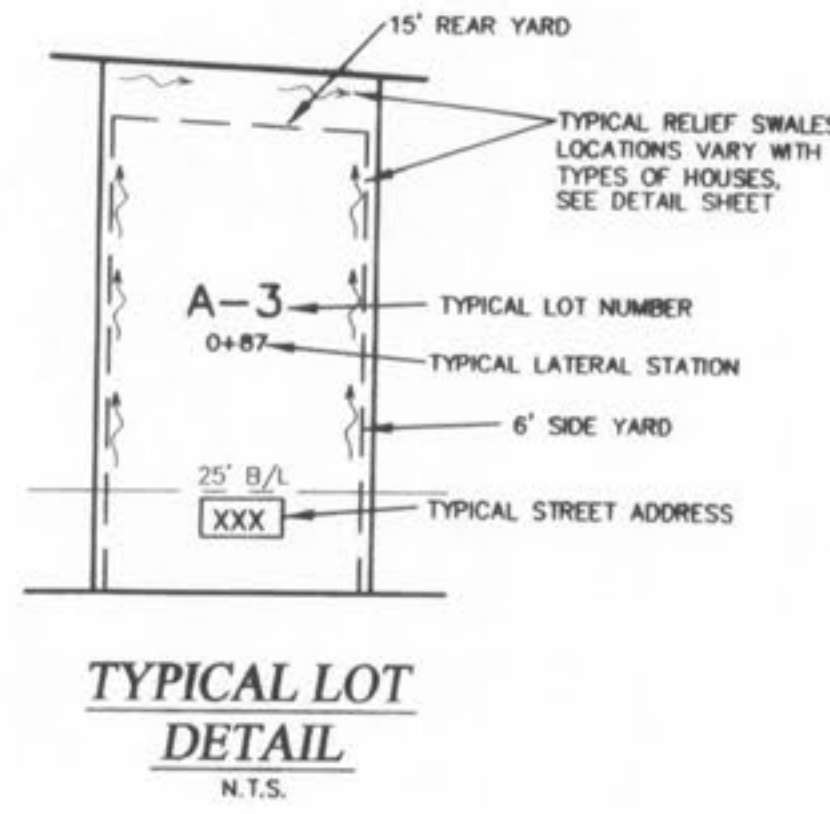
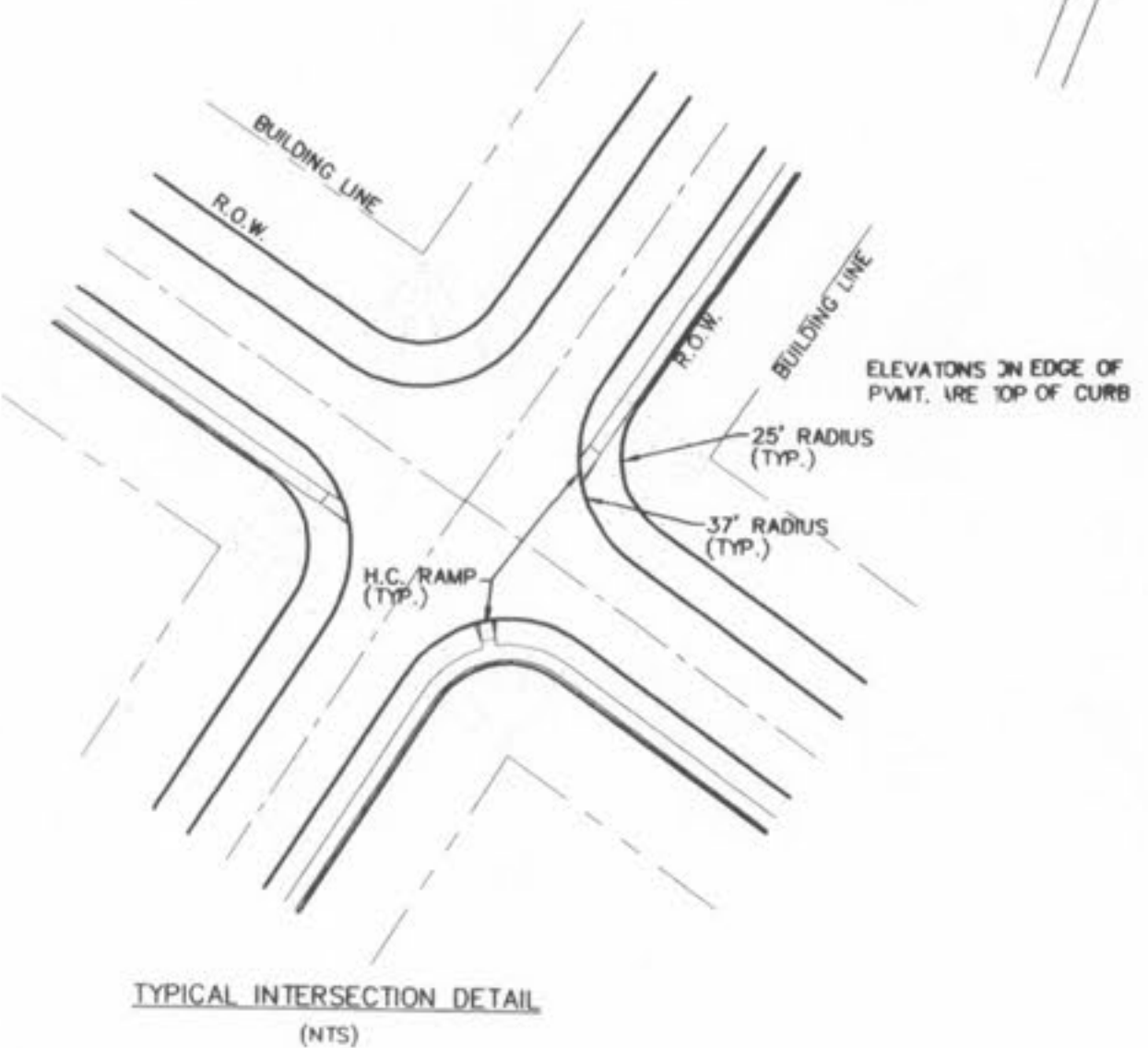
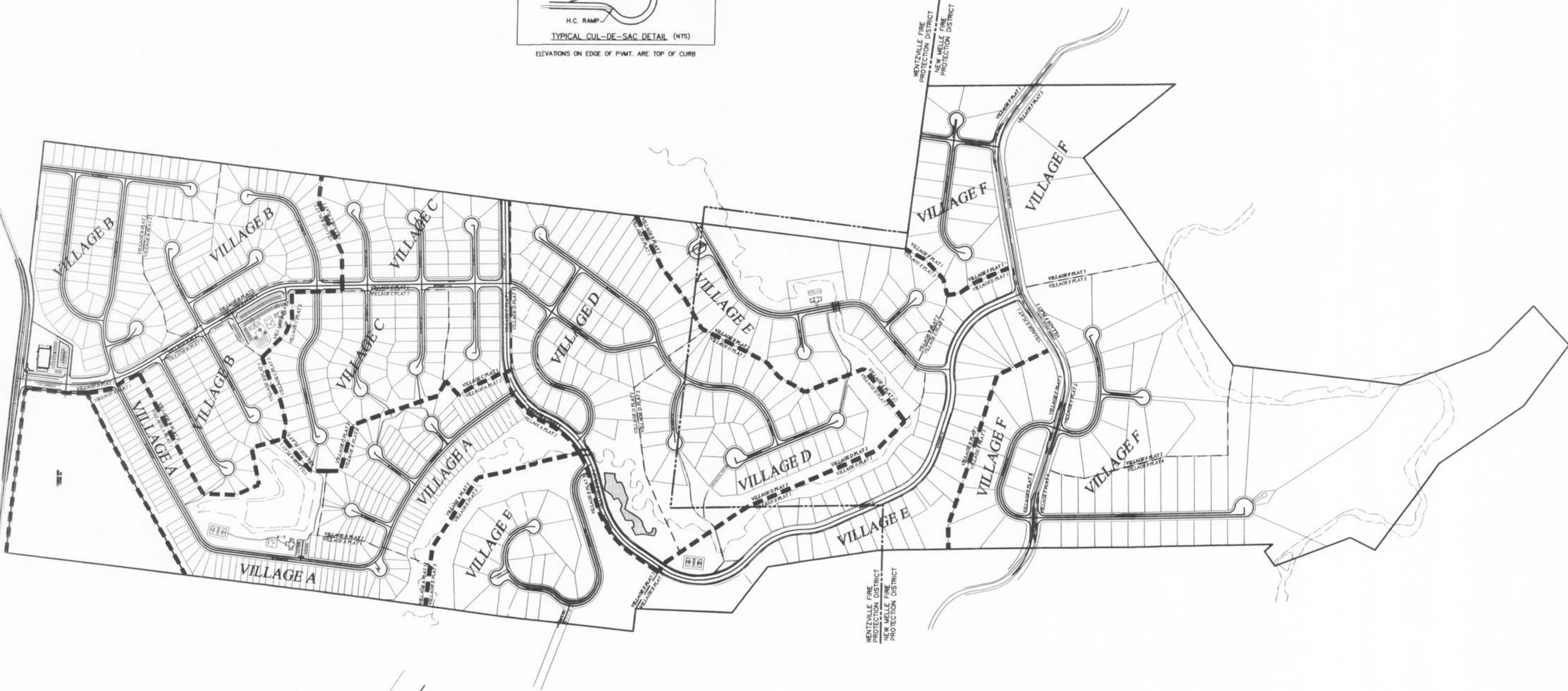
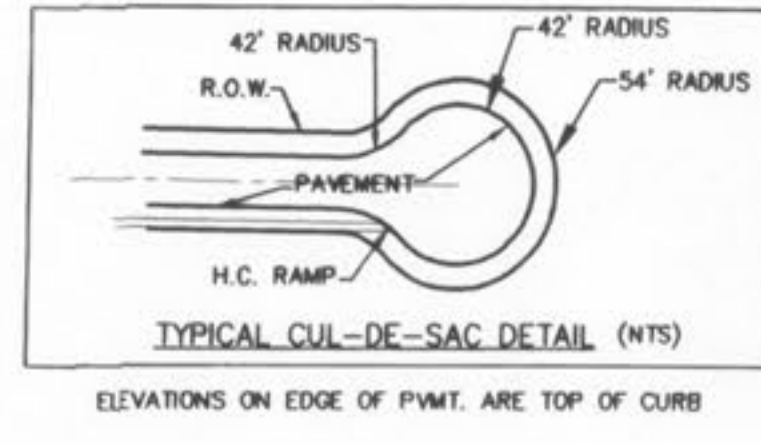
DRAWN	J.E.E.	DATE	6-29-04
CHECKED	D.W.D.	DATE	6-29-04
PROJECT # 01267-SUPO.02R			
TASK #	2	FIELD BOOK	

WYNDGATE - PHASE 1
COVER SHEET
SHEET 1 OF 174
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AS-BUILT PLANS

P & Z NO. 3203

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PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

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St. Peters, MO 65576
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WYNDGATE
SITE MAP
DCSD PHASE 3 AS-BUILTS

Prepared For:
SUMMIT POINTE, L.C.

275 FOX HILL ROAD
ST. CHARLES, MO. 63011
(636) 340-9390

NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY OF FALLON
6	02/18/05	REVISED PER CITY OF FALLON
	02/01/07	REVISED PER DCSD

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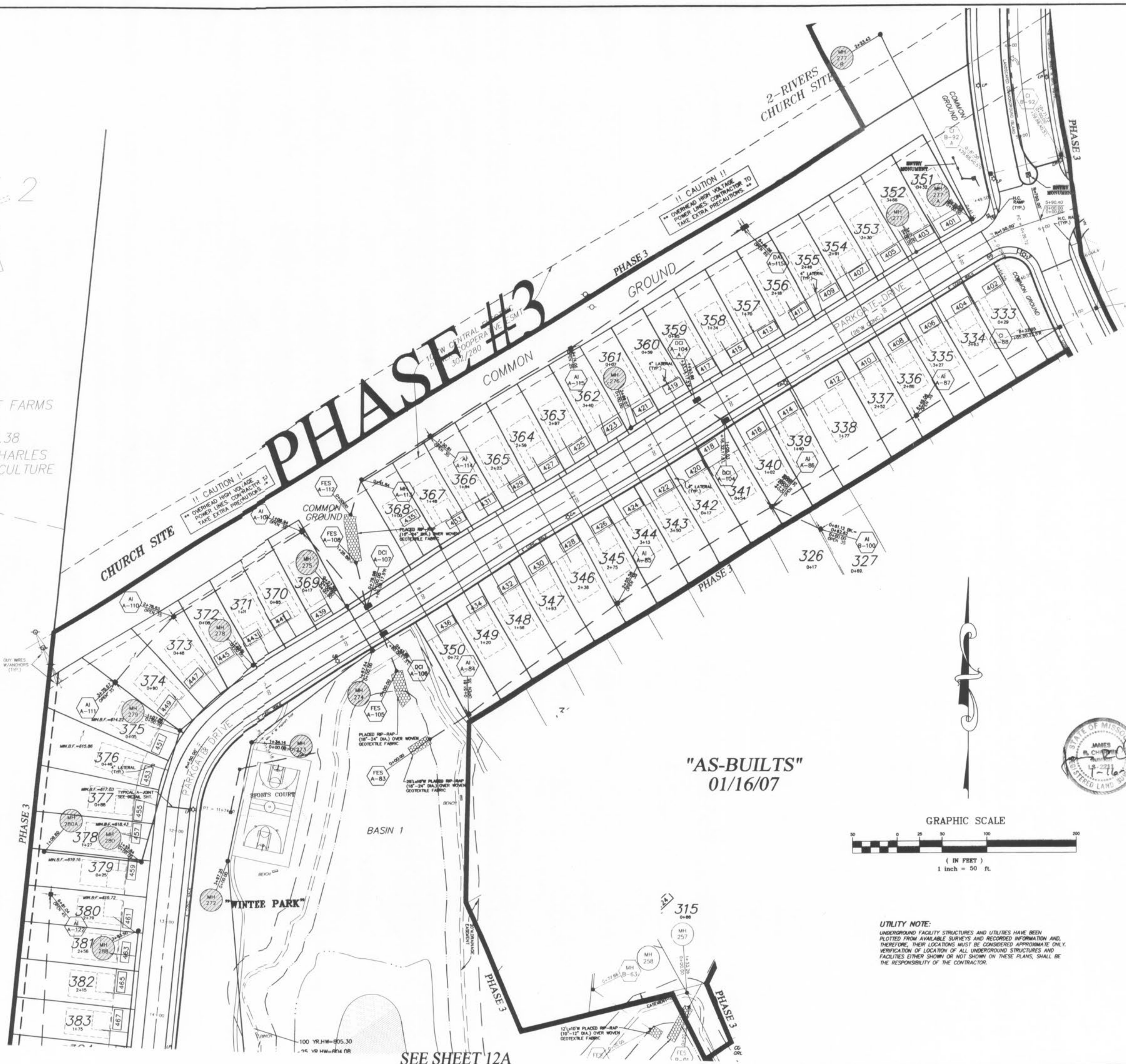
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CHECKED	D.W.D.	DATE	6-29-04
PROJECT #	01267.SUPD.02R	TASK #	2
TASK #	2	FIELD BOOK	

LEAVES DR. (50' W)

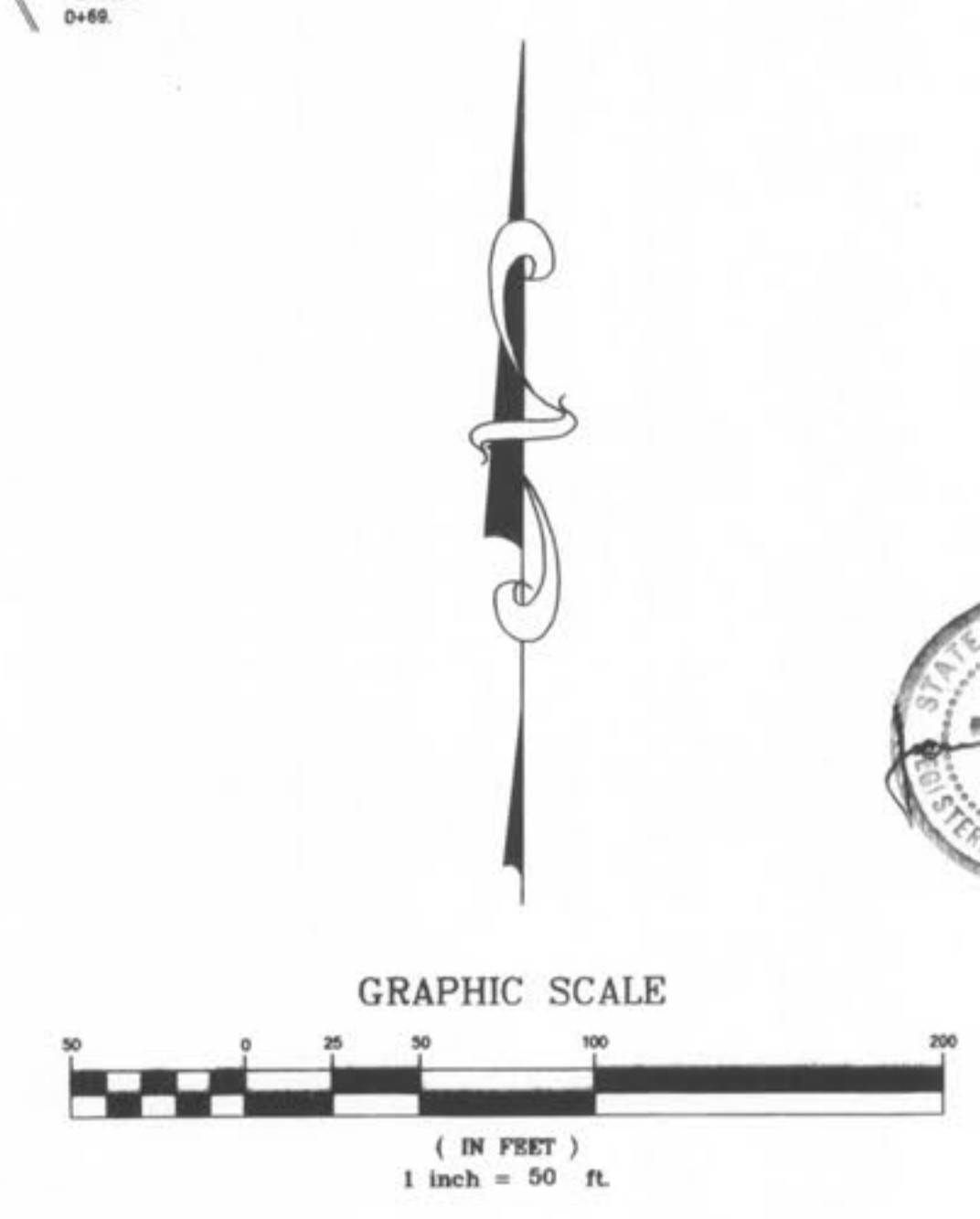
LOT 2

FALLING LEAF FARMS
PLAT 1
PB.20 PG.38
ZONED ST. CHARLES
COUNTY AGRICULTURE

LOT 3



"AS-BUILTS"
01/16/07



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.



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WYNDGATE VILLAGE A
SITE PLAN

Prepared For:
SUMMIT POINTE, L.C.

29 FOX HILL ROAD
ST. PETERS, MO 63301
(636) 940-8977

REVISIONS NO.	DATE	REVISED PER CITY
1	10/25/04	REVISED PER DCSD
2	12/20/04	REVISED PER DCSD
3	02/03/05	REVISED PER CITY OF FALLON
4	02/18/05	REVISED PER CITY & CLIENT
5	4/09/05	REVISED PER CITY
6	4/13/05	REVISED PER AMENITY PLAN
7	9/09/05	SURPLUS A-JOINTS ELIMINATED
8	10/26/05	REV. LOT LINES PER CLIENT
9	04/18/06	REV. LOT LINES PER CLIENT
10	02/01/07	REV. PER DCSD

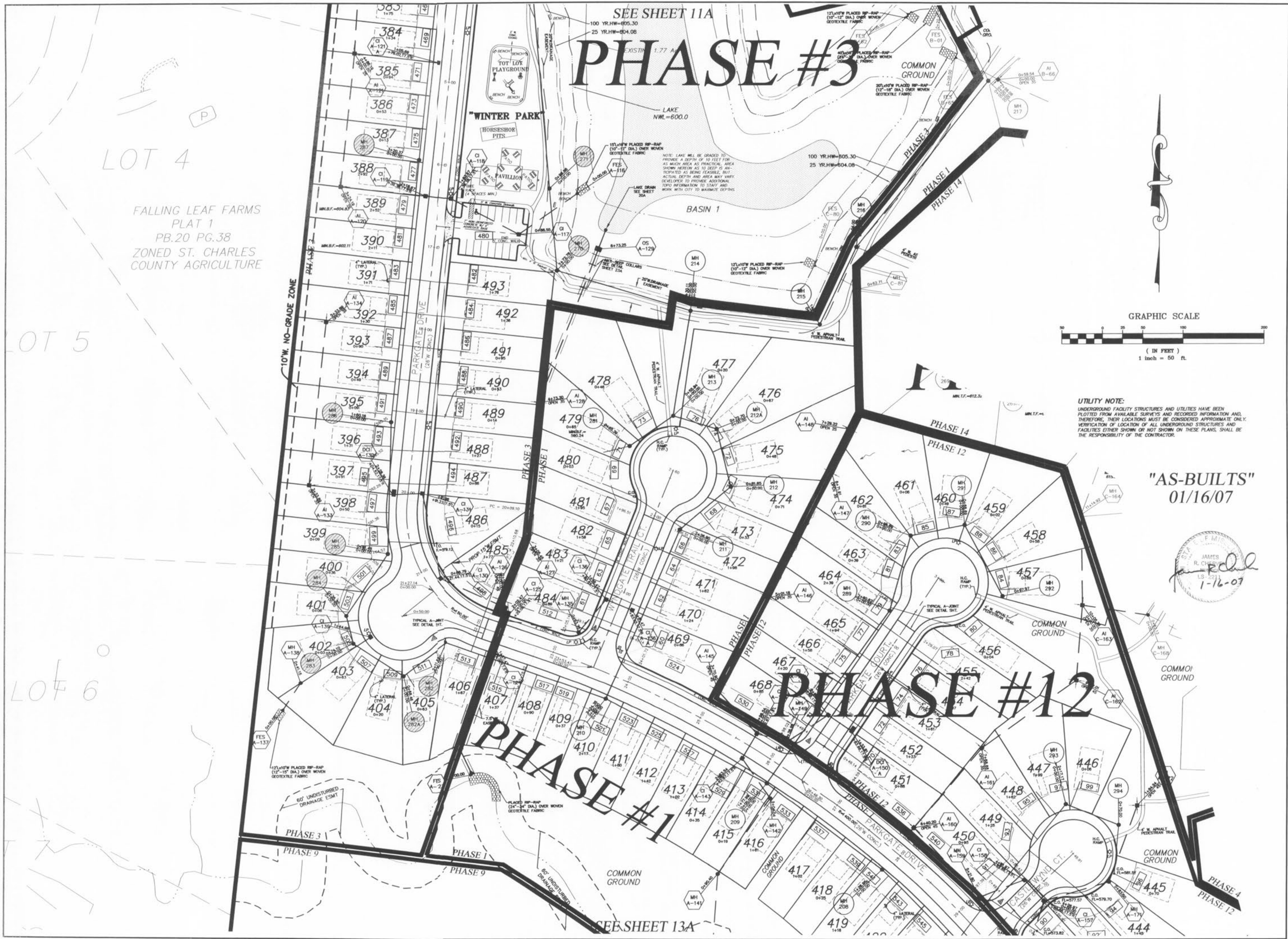
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DRAWN JEE	DATE 6-29-04
CHECKED DWD	DATE 6-29-04
PROJECT # 01267-SUPD.02R	
TASK # 2 FIELD BOOK	

WYNDGATE VILLAGE A
SITE PLAN
SHEET 11A OF 17A

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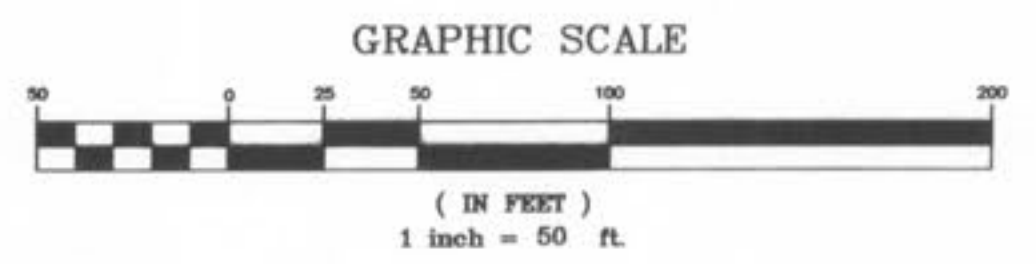
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SEE SHEET 11A
 EXISTING 1.77 A
PHASE #3

PHASE #12

SEE SHEET 13A



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"
 01/16/07

James R. Charney
 1-16-07

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS
 333 Mid Rivers Mall Drive
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

WYNDGATE VILLAGE A
 SITE PLAN
 Prepared For:
SUMMIT POINTE, L.C.
 239 FOX HILL ROAD
 ST. CHARLES, MO 63301
 (636) 940-9977

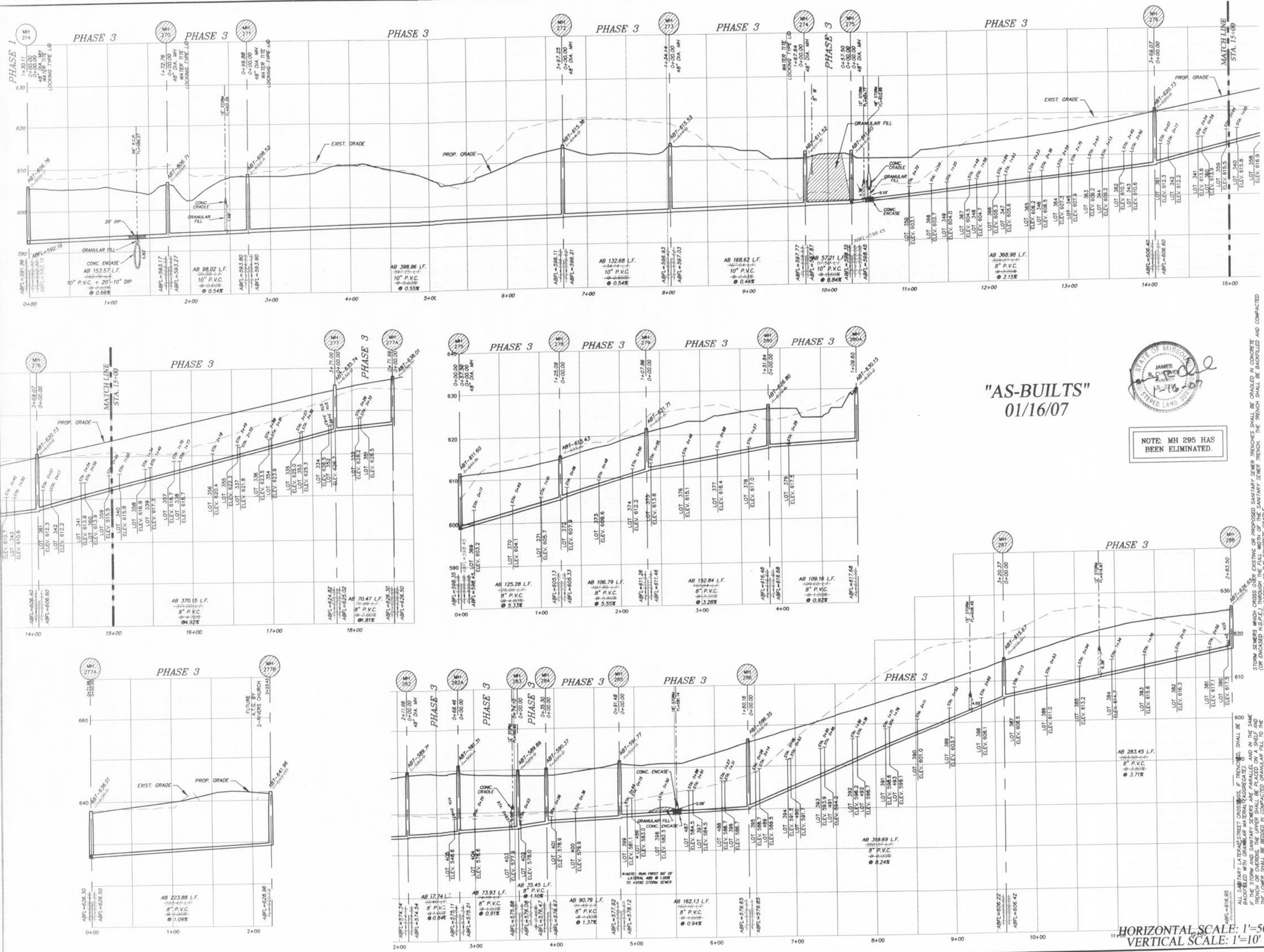
NO.	DATE	REVISED PER CITY
1	10/25/04	REVISED PER DCS
2	12/20/04	REVISED PER DCS
3	2/03/05	REVISED PER DCS
4	02/18/05	REVISED PER CITY OF FALLON
5	04/08/05	REVISED PER CITY
6	04/13/05	REVISED PER CITY
7	09/09/05	REVISED PER CITY
8	10/28/05	SURPLUS A-JOINTS ELIMINATED
9	02/07/07	REV. LOT LINES PER CLIENT

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

DRAWN	JEE	DATE	6-29-04
CHECKED	DWD	DATE	6-29-04
PROJECT #	01267-SUPD.02R		
TASK #	2	FIELD BOOK	

\\senvprj\projects\01267\FILES FROM TRUGHES FOR DCS\Phase 3\VILLAGE A.dwg, 2/22/2007 4:50:38 PM, MIKE KINOLE

I:\servers\projects\01267\FILES FROM TRIHUGHES FOR DCSD\Phase 3\SANITARY.dwg, 2/2/2007 11:19:09 AM, MIKE KINDE



"AS-BUILTS"
01/16/07



NOTE: MH 295 HAS BEEN ELIMINATED.

STORM SEWERS MUST BE OPEN TO EXISTING OR PROPOSED SANITARY SEWER TRENCHES. ALL TRENCHES SHALL BE GRADED IN CONCRETE. EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED IN CONCRETE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED TO THE BOTTOM OF THE CONCRETE GRADE.

NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY
2	02/03/05	REVISED PER DCSD
3	02/19/05	REVISED PER CITY AND CLIENT
4	04/08/05	CORRECT DIST. 275-276, CORRECT LABEL 280A, ADD C.F. 205-206
5	05/05/05	REV. PER DCSD 5/09/05 COMMENTS
6	5/11/05	REV. PER NEW LOT LINES
7	02/01/07	REV. PER DCSD

ENGINEER AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized 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 reauthorized.

PICKETT, RAY & SILVER, INC.

DRAWN	JEE	DATE	6-29-04
CHECKED	DWD	DATE	6-29-04
PROJECT #	01267.SUPO.02R		
TASK #	2 FIELD BOOK		

PICKETT RAY & SILVER
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PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

WYNDGATE VILLAGE A
SANITARY SEWER PROFILES

Prepared For:
SUMMIT POINTE, L.C.

239 FOX HILL ROAD
MO. 63301
(636) 340-9300

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