

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 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 - 6820 SQ.FT.
 AVERAGE LOT SIZE - 10,496 SQ.FT.
 (EXCLUDES R.O.W. & COMMON GROUND)
 SMALLEST LOT SIZE SHOWN - 7,035 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 - 10,625 SQ.FT.
 AVERAGE LOT SIZE - 20,384 SQ.FT.
 (EXCLUDES R.O.W. & COMMON GROUND)
 SMALLEST LOT SIZE SHOWN - 10,625 SQ.FT.
 AMENITIES
 SWIMMING POOL
 BATH HOUSE
 2 - SPORTS COURTS 60'x120' MIN.
 3 - PAVILIONS 30'x30' W/ BBQ GRILLS & TABLES
 3 - HORSESHOE PIT AREAS
 3 - TOT/LOT PLAYGROUNDS (AGES 2 - 5)
 1 - FOOTBRIDGE AND PEDESTRIAN TRAILS
 BIKE RACKS AT ALL PAVILION & SPORTS COURTS
 POOL / BATHHOUSE
 PARKING CALCULATIONS
 1 PARKING SPACE / 10 UNITS
 794 LOTS = 80 PARKING SPACES REQUIRED
 = 83 PARKING SPACES PROVIDED
- THIS TRACT IS IN AND SERVED BY -
 DUCKETT CREEK SANITARY DISTRICT
 PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY
 CUIVRE 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 PLAT IS NOT FOR RECORD
- A PORTION OF THIS SITE IS IN THE 100 YEAR FLOOD AS SHOWN ON FIRM MAP PANEL NUMBERS 29183C0215E & 29183C0220E, 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 ENROACH 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 10' 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 ALL OF 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 DEDICATED 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 MODOOT. 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 RUNOFF DISCHARGE FROM THE SITE AFTER DEVELOPMENT DOES NOT EXCEED THE RATE OF FLOW OF STORM WATER RUNOFF DISCHARGE 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 CC&R'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, 760, 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% of trees saved
 Per ordinance, no trees need to be replanted.

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)	= 3.5 additional trees
Total trees required	= 1214 trees

REVEGETATION SCHEDULE

Seeding Rates:
 Permanent:
 Tall Fescue - 30 lbs./ac.
 Smooth Brome - 20 lbs./ac.
 Combined: Fescue @ 15 lbs./ac. ggl. brome @ 10 lbs./ac.
 Temporary:
 Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
 Oats - 120 lbs./ac. (2.7 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. max

*DM = effective neutralizing material as per State evaluation of quarried rock

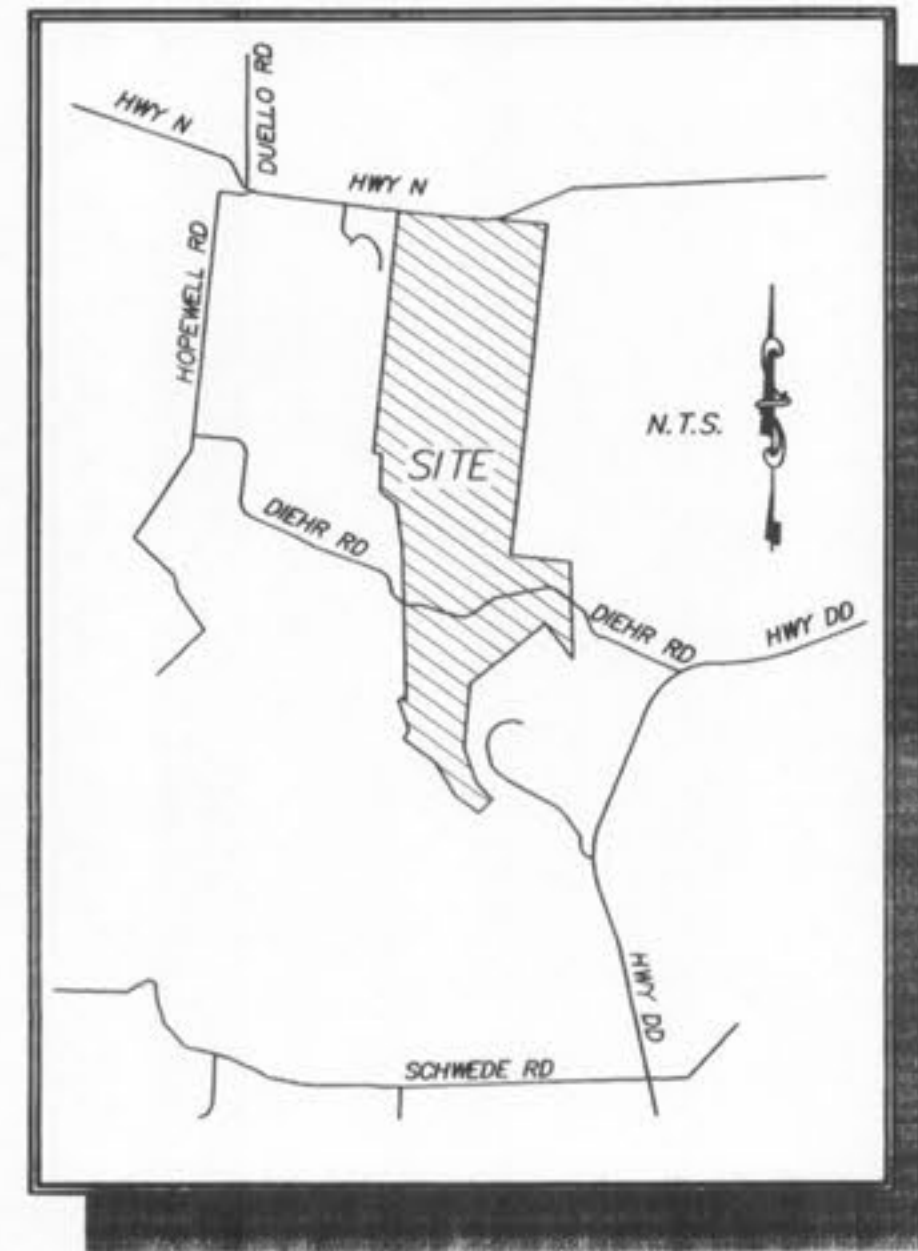
- ALL 26' WIDE STREETS SHALL HAVE THE MINIMUM CENTERLINE RADIUS OF 150'.
- THE EXISTING LAKE SHALL REACH A MINIMUM DEPTH OF TEN (10) FEET AT THE TIME IT IS TURNED OVER TO THE HOMEOWNERS ASSOCIATION AT THE END OF CONSTRUCTION.
- HANDICAPPED ACCESSIBLE PARKING SPACES HAVE BEEN PROVIDED IN ACCORDANCE WITH ADA GUIDELINES.
- HANDICAPPED ACCESSIBLE PARKING SPACES REQUIRED PER CITY OF O'FALLON ZONING CODE ARTICLE XII, SECTION 40C.4.3, 8a.:
 A. POOL/BATHHOUSE: 84 PARKING SPACES TOTAL
 4 H.C. PARKING SPACES REQUIRED
 4 H.C. PARKING SPACES PROVIDED
 B. LAKESIDE AMENITIES: 16 PARKING SPACES TOTAL
 1 H.C. PARKING SPACE REQUIRED
 1 H.C. PARKING SPACE PROVIDED
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS
- ANY PROPOSED PAVILIONS OR PLAYGROUNDS AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT
- FOR SEDIMENT AND SILTATION CONTROL MEASURES, SEE PREVIOUSLY APPROVED ROUGH GRADING PLANS
- ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SO AND CARBOLINE 13HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY AND MODOOT)
- DEVELOPER TO PROVIDE CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED BY SEPARATELY THROUGH THE PLANNING DIVISION.
- NO BUILDING PERMITS WILL BE ISSUED FOR LOTS WITHIN THE EXISTING 100-YEAR FLOODPLAIN UNTIL THE CITY RECEIVES THE LOMR FORM FEM.
- ALL UTILITIES SHALL BE UNDERGROUND.
- A SOILS ENGINEER SHALL DETERMINE THE METHOD OF VEGETATION OF AREAS DISTURBED BY CONSTRUCTION OF THE IMPROVEMENTS IN THESE PLANS IN THE DRAINAGE EASEMENT.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT SINGLE FAMILY AND TWO FAMILY DWELLING UNITS CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILT OR MUD IN NEW OR EXISTING STORM SEWERS OR SPOULES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOOT.
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. ENSURE THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTATION. SOIL COMPACTON CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
- ENTIRE SITE IS STILL UNDER INVESTIGATION BY THE DEVELOPER'S SOILS CONSULTANT FOR SINKHOLES THAT MAY BE ON THE PROPERTY. THE RESULTING REMEDIATION OF DISCOVERED SINKHOLES WILL BE ADDRESSED BY THE SOILS CONSULTANT ON A SEPARATE SET OF PLANS. THE FINAL RESULTS OF THE SITE INVESTIGATION AND REMEDIATION WILL BE PLACED IN THE CITY'S FILES FOR THIS DEVELOPMENT.
- COPIES OF THE DOCUMENTATION TO THE CORPS OF ENGINEERS FOR THE PRESERVED WETLANDS AREA AS SHOWN ON THE PLANS WILL BE SUPPLIED TO THE CITY WHEN PREPARED.
- ALL MONUMENTS AND FENCES ARE BY SEPARATE PERMIT.

Duckett Creek Sanitary District

Phase Two WYNDGATE IMPROVEMENT PLANS (794 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 January 2006 and the results shown hereon.

By: JAMES B. CHERVEK, L.S., #2211
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

Call BEFORE you DIG
 TOLL FREE
1-800-344-7483
 MISSOURI ONE-CALL SYSTEM, INC.

MODOOT LOCATOR: 314-340-4100

PROJECT BENCH MARK

U.S.C.S. BENCH MARK
 At Dardene 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 "T" 60C 1936 616".
 Elev. 616.50

LEGEND

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line & Size
- Existing water line
- Tees & Valve
- Hydrant
- Cap
- 18 Lot or Building Number
- Existing Fence Line
- Existing Tree Line
- Street Sign
- Existing Contour
- Proposed Contour
- Rip-Rap
- End of Lateral
- Asphalt Pavement
- Concrete Pavement
- Proposed Swale
- R.C.P. Reinforced Concrete Pipe
- C.M.P. Corrugated Metal Pipe
- C.I.P. Cast Iron Pipe
- P.V.C. Polyvinyl Chloride
- V.C.P. Vitrited Clay Pipe
- C.O. Clean Out
- V.T. Vent Trap
- T.B.R. To Be Removed
- T.B.R.&R. To Be Removed & Relocated
- T.B.P. To Be Protected
- T.B.A. To Be Abandoned
- B.C. Base Of Curb
- T.C. Top Of Curb
- T.W. Top Of Wall
- B.W. Base Of Wall
- (TYP) Typical
- U.N.O. Unless Noted Otherwise
- U.I.P. Use in Place
- Yield Sign

DRAWING INDEX

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83D-84D	VILLAGE "D" SANITARY SEWER PROFILES
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PICKETT RAY & SILVER

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

CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS

Duckett Creek Sanitary District

Phase Two
WYNDGATE
 COVER SHEET

Prepared For:
SUMMIT POINTE, L.C.

REVISONS	NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY	
2	12/09/04	REVISED PER PWSD #2	
3	12/20/04	REVISED PER DCSD	
4	01/20/05	REVISED PER PWSD #2	
5	02/03/05	REVISED PER DCSD	
6	02/18/05	REVISED PER CITY OF O'FALLON	
7	03/02/05	MOVE AHT 202 PER CLIENT	
8	03/26/05	REVISED PER P.W.S.D #2	
9	04/08/05	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 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 reauthenticatied.
 PICKETT, RAY & SILVER, INC

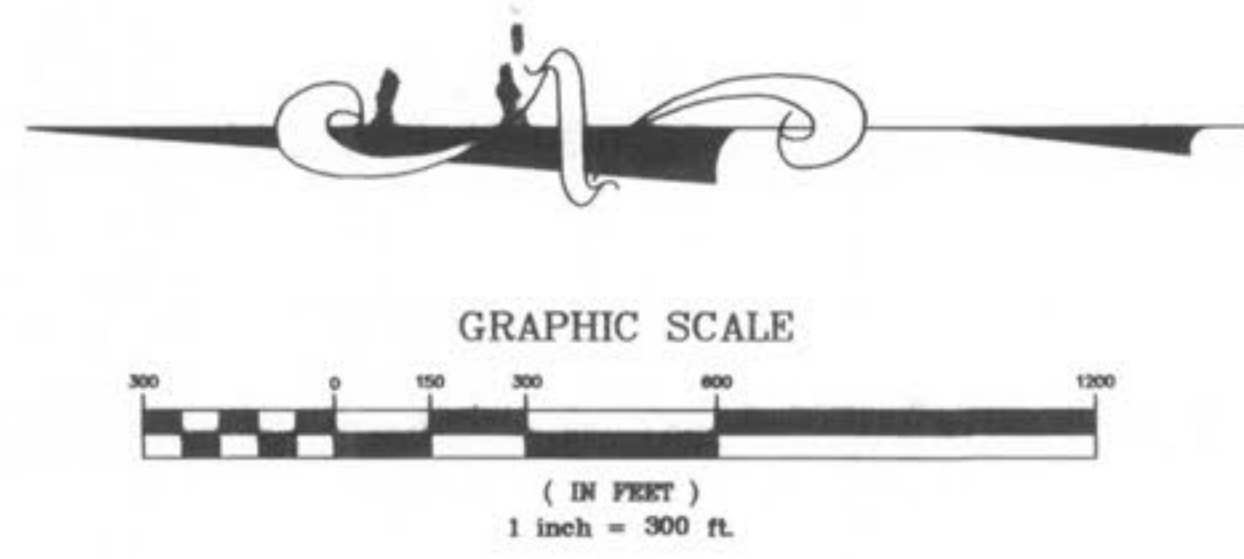
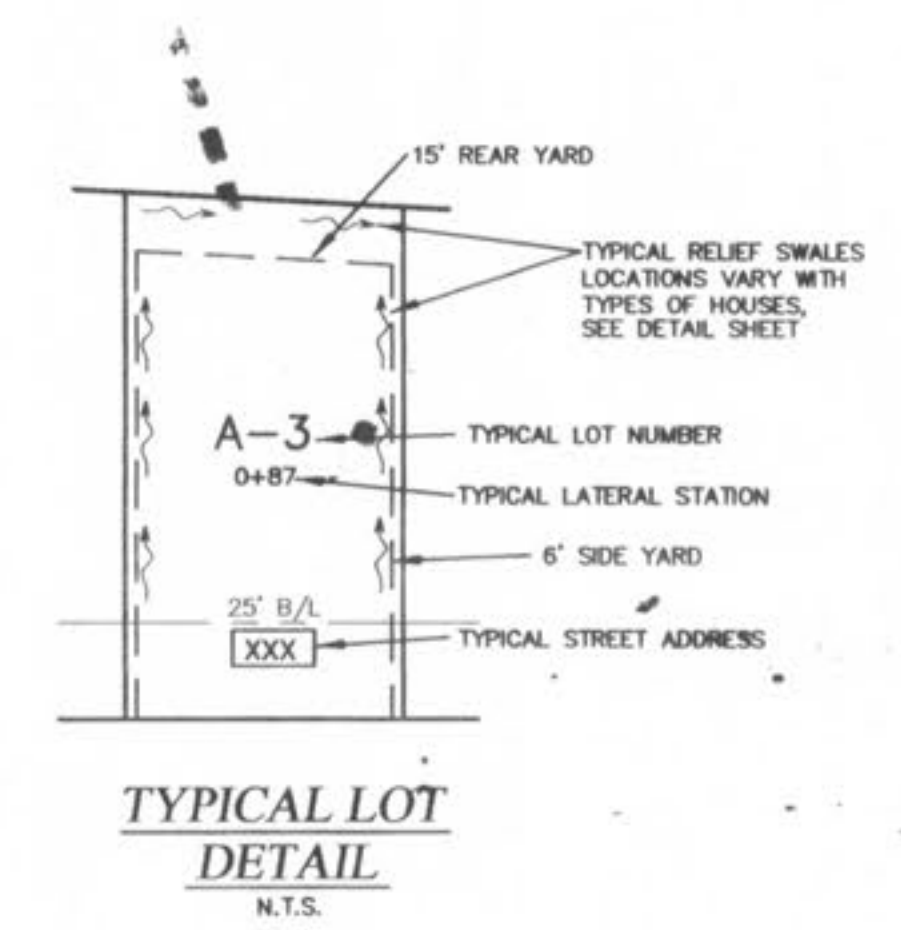
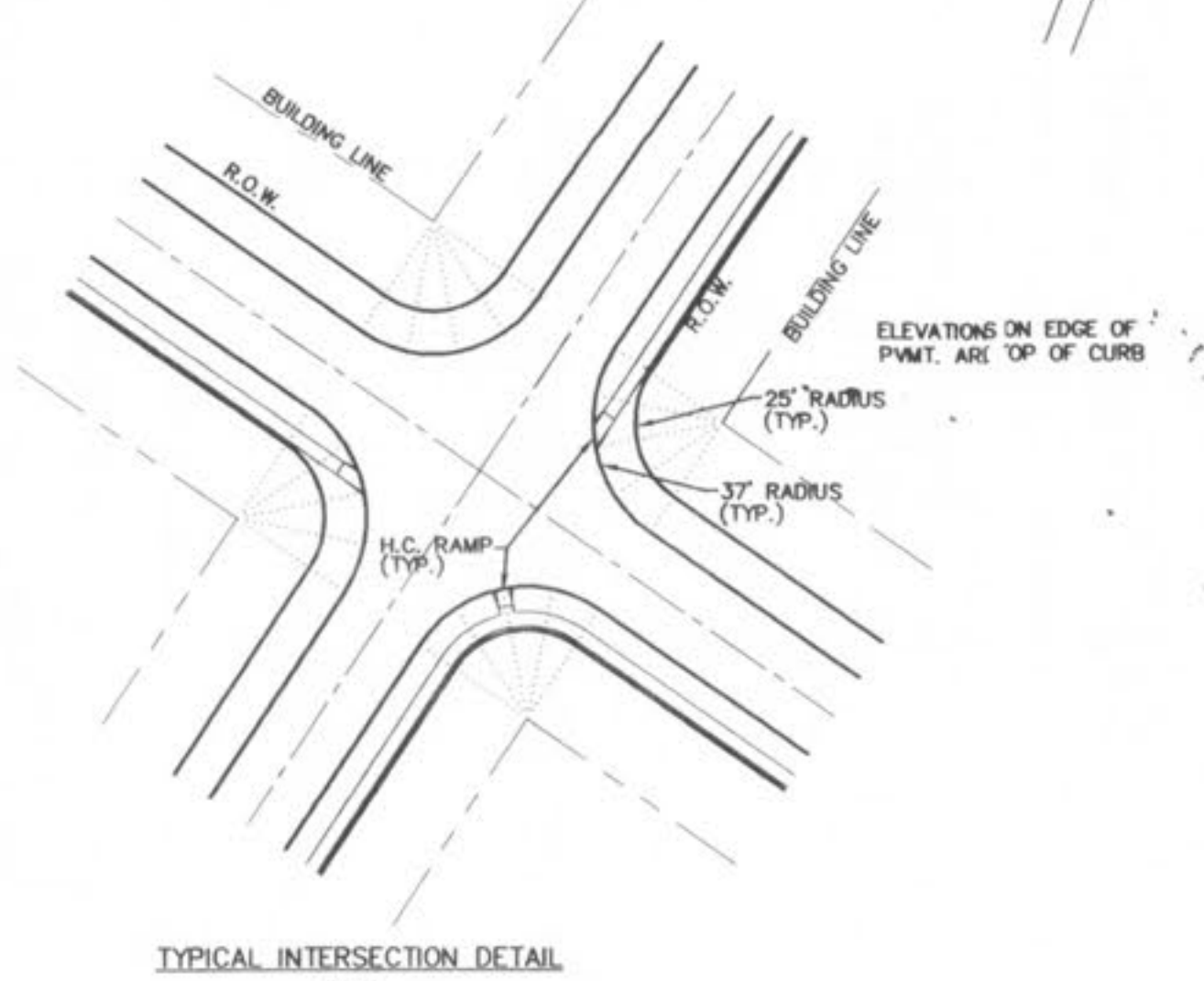
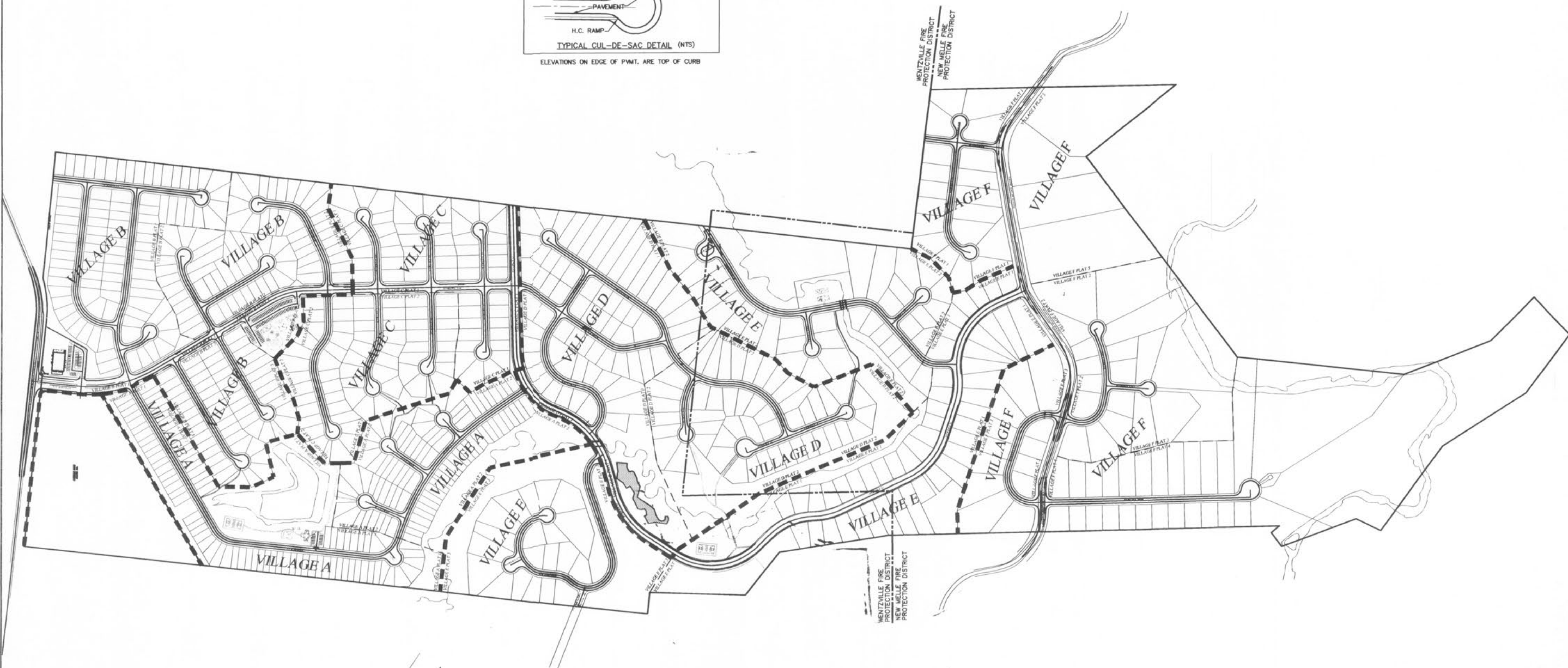
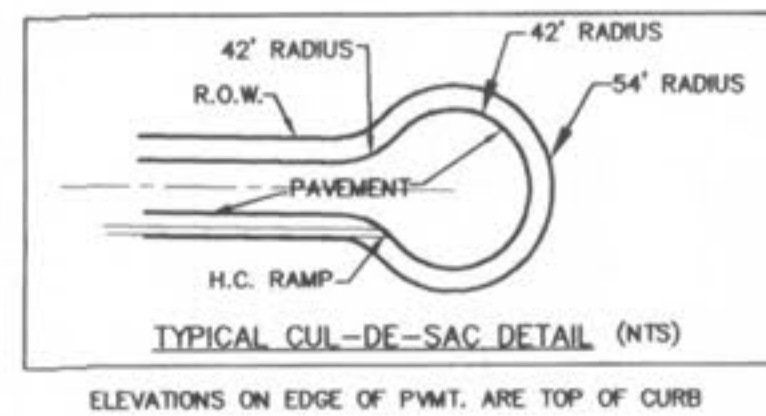
DRAWN: J.E.E. DATE: 6-29-04
 CHECKED: D.W.D. DATE: 6-29-04
 PROJECT # 01267.SUPD.02R
 TASK # 2 FIELD BOOK

WYNDGATE - PHASE 1
 COVER SHEET

SHEET 1 OF 174

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AS-BUILT PLANS



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
SITE MAP
Prepared For:
SUMMIT POINTE, L.C.
28 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 948-9300

REVISIONS NO.	DATE	REVISIONS PER CITY
1	10/28/04	REVISION PER CITY OF O'FALLON
2	02/18/05	REVISION PER CITY OF O'FALLON

ENGINEERS AUTHENTICATION
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PICKETT, RAY & SILVER, INC

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

WYNDGATE
SITE MAP
SHEET 3 OF 174
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WYNDGATE

VILLAGE B - IMPROVEMENT PLANS

(94 LOTS VILLAGE B PLAT 1)
~~(67 LOTS VILLAGE B PLAT 2)~~
~~(54 LOTS VILLAGE B PLAT 3)~~

DRAWING INDEX

Sheet	Description
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" TEMP. SCHOOL BUS ACCESS & POOL SITE
56B	VILLAGE "B" SUMMER PARK POOL SITE
57B	VILLAGE "B" LANDSCAPING PLAN



NOTE: ALL MONUMENTS AND FENCES ARE BY SEPARATE PERMIT.

NOTE:

- 33B SITE PLAN SHEETS
 - 36B GRADING PLAN SHEETS
 - 48B DRAINAGE PLAN SHEETS
 - 52B WATER LAY-OUT PLAN SHEETS
- ## AS-BUILTS

REVISIONS		
NO.	DATE	
8	03/25/05	REVISED PER P.W.S.D #2
9	04/08/05	REVISED PER CITY OF O'FALLON & CLIENT
10	04/13/05	REVISED PER CITY
12	04/29/05	CORRECTED SHEETS 42B & 43B
15	7/06/05	CORRECT SHEETS 42B, & 46B
16	09/09/05	REVISED PER AMENITY PLAN SHEETS 33B-38B, 55B, 57B
18	10/28/05	SURPLUS A-JOINTS ELIMINATED
20	12/30/05	PER APPROVED AMENITY PLAN SHEETS 55B & 56B

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 B
 COVER SHEET

Prepared For:
SUMMIT POINTE, L.C.

239 FOX HILL ROAD
 ST. CHARLES, MO. 63301
 (636) 940-9900

NO.	DATE	REVISIONS
1	10/26/04	REVISED PER CITY
6	02/16/05	REVISED PER CITY OF O'FALLON
8	03/25/05	REVISED PER P.W.S.D #2
9	04/08/05	REVISED PER CITY & CLIENT
10	04/13/05	REVISED PER CITY

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

WYNDGATE
 VILLAGE B
 COVER SHEET
 SHEET 32B OF 174

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O'FALLON UNZONED
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft

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.

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

WYNDGATE VILLAGE B SITE PLAN
 Prepared For:
SUMMIT POINTE, L.C.
 239 FOX HILL ROAD
 ST. CHARLES, MO 63101
 (616) 940-8977

NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY
2	12/30/04	REVISED PER DCSD
3	02/03/05	REVISED PER DCSD
4	02/03/05	REVISED PER CITY & CLIENT
5	02/18/05	REVISED PER CITY
6	02/18/05	REVISED PER CITY
7	04/09/05	REVISED PER AMENITY PLAN
8	09/09/05	SURPLUS A-JOINTS ELIMINATED
9	10/28/05	"AS-BUILTS" VILLAGE B-1
10	02/03/06	

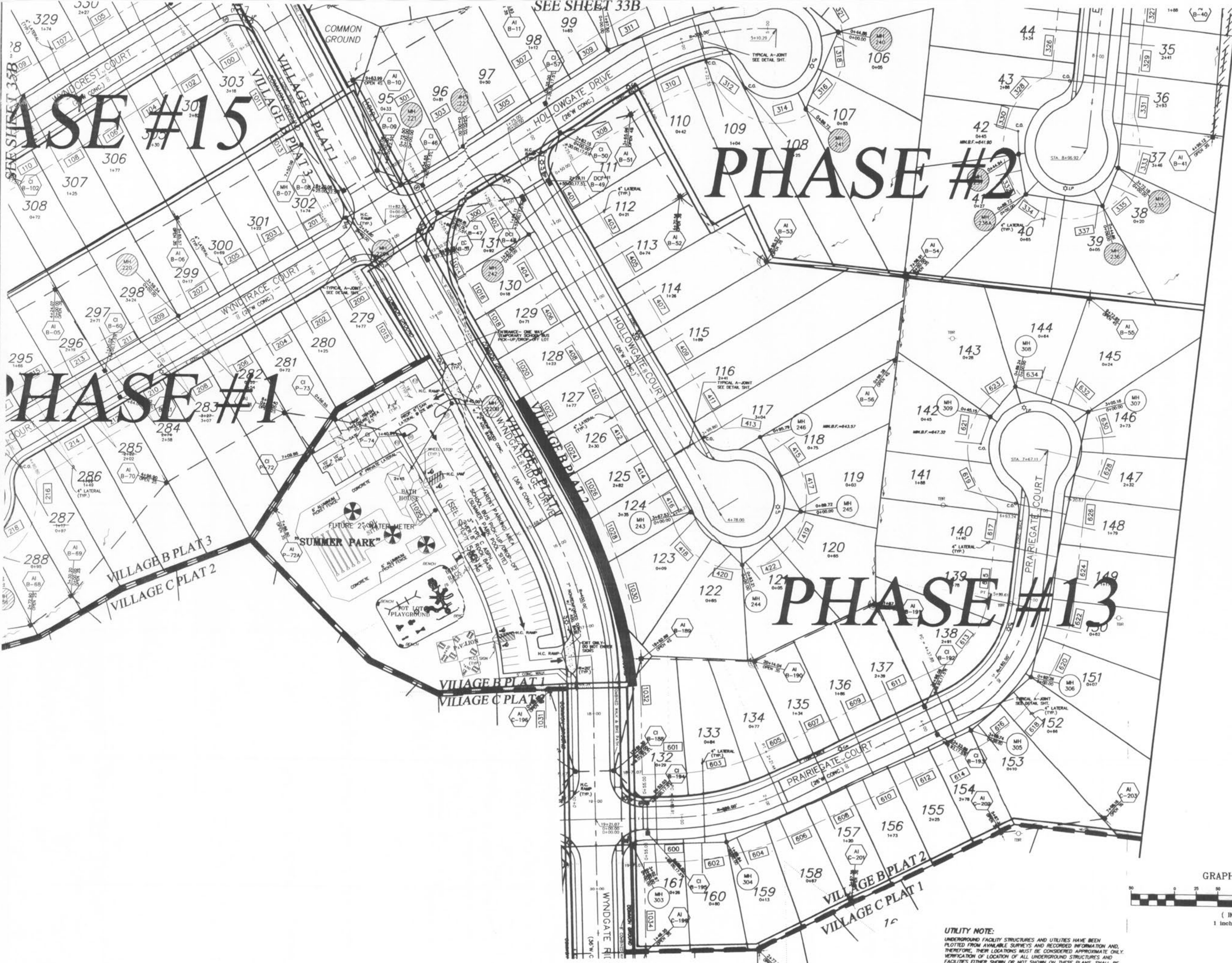
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DRAWN JEE **DATE** 6-29-04
CHECKED DWD **DATE** 6-29-04
PROJECT # 01267-SUPD.02R
TASK # 2 **FIELD BOOK**

WYNDGATE VILLAGE B SITE PLAN
SHEET 33B OF 174



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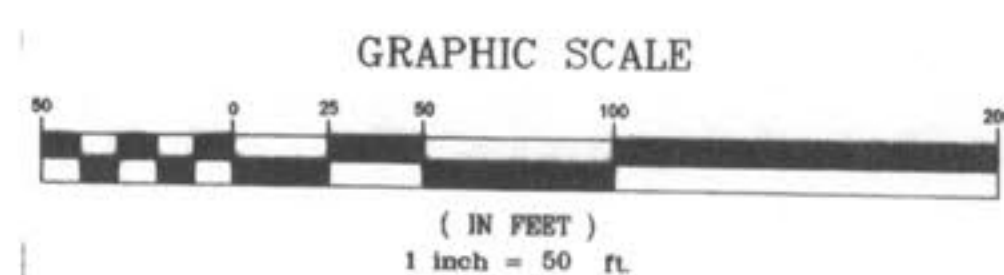
PHASE #15

PHASE #1

PHASE #2

PHASE #13

"AS-BUILTS"
VILLAGE B-1
02/03/06



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

Prepared For:
SUMMIT POINTE, L.C.
535 FOX HILL ROAD
ST. CHARLES, MO 63001
(636) 940-8777

REVISONS	NO.	DATE	REVISION
	1	10/25/04	REVISED PER CITY
	2	12/20/04	REVISED PER DCSD
	3	2/09/05	REVISED PER CITY OF OTTAWON
	4	02/18/05	REVISED PER CITY & CLIENT
	5	4/09/05	REVISED PER AMENITY PLAN
	6	7/03/05	REVISED PER AMENITY PLAN
	7	9/09/05	SURPLUS A-JOINTS ELIMINATED
	8	10/26/05	"AS-BUILTS" VILLAGE B-1
	9	02/03/06	"AS-BUILTS" VILLAGE B-1

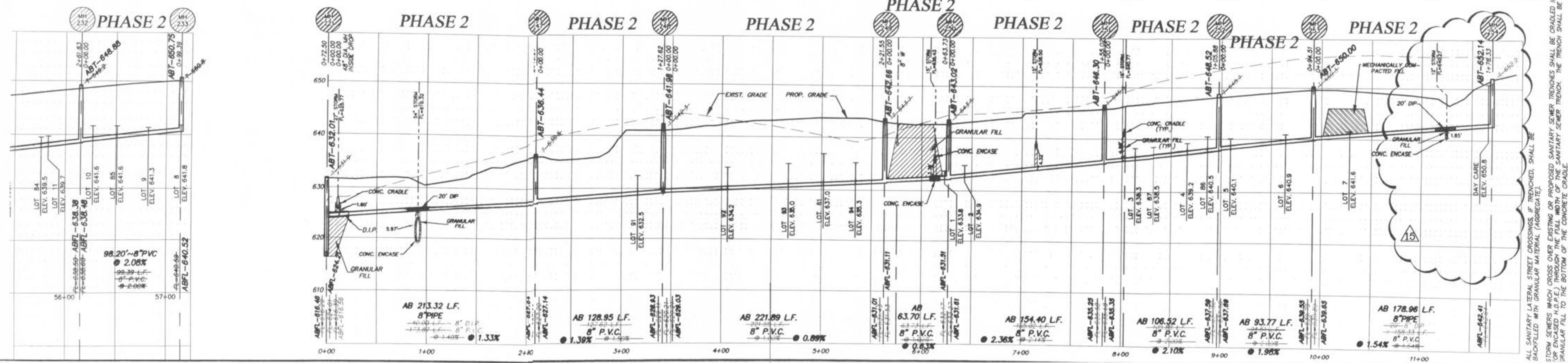
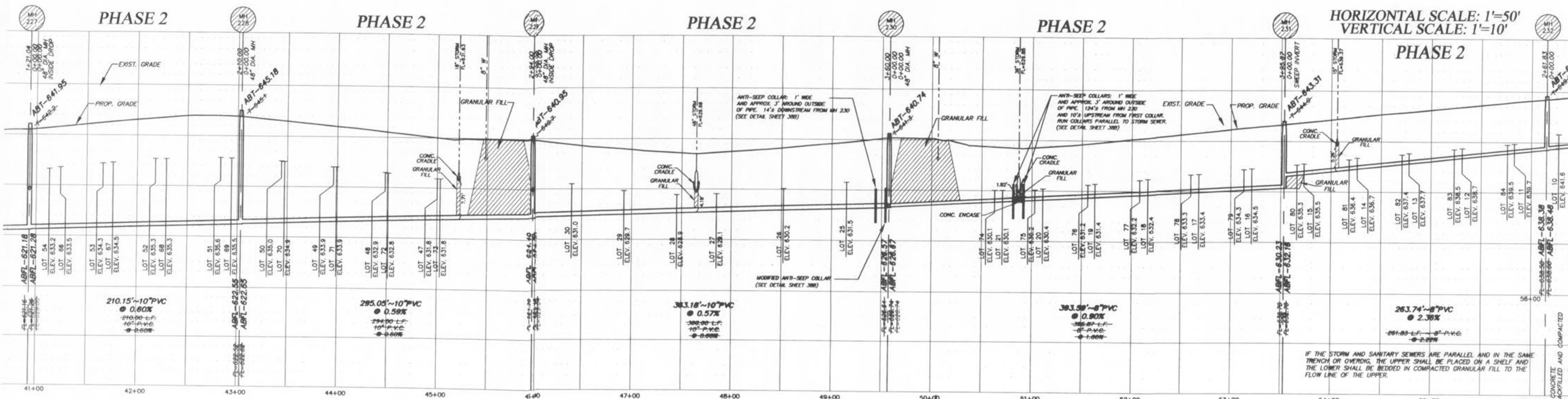
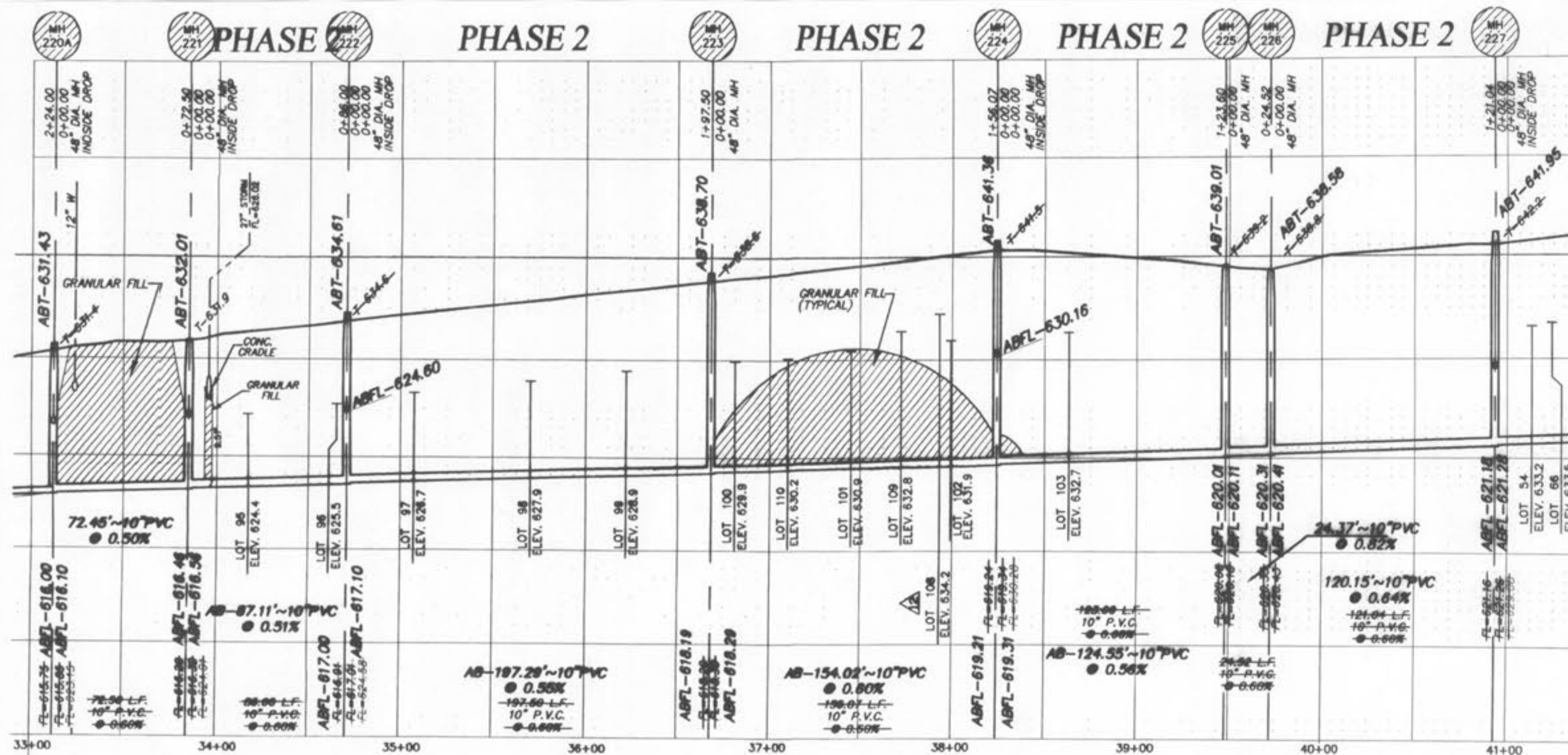
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DRAWN	JEE	DATE	6-29-04
CHECKED	DWD	DATE	6-29-04
PROJECT # 01267-SUPO.02R		TASK #	2
		FIELD BOOK	

WYNDGATE VILLAGE B SITE PLAN
SHEET 34B OF 174

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D.C.S.D. PHASE 2
SANITARY SEWER AS-BUILTS
JANUARY 2006



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

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
353 Mid Rivers Mall Drive
St. Peters, MO 65378
Phone (636) 397-1211
Fax (636) 397-1104

WYNDGATE VILLAGE B
SANITARY SEWER PROFILES
SUMMIT POINTE, L.C.
Prepared For:
239 FOX HILL ROAD
ST. CHARLES, MO 63011
(636) 940-5300

NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY
2	02/03/05	REVISED PER DCSD
3	02/18/05	REVISED PER CITY OF FALLON
4	04/08/05	REVISED PER CITY AND CLIENT
5	04/29/05	CORRECTED LOCATION OF LAT. 108
6	07/08/05	CORRECTED MH 253 TO MH 254

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PICKETT, RAY & SILVER, INC.

DRAWN	DATE
JEE	6-29-04

CHECKED	DATE
DWD	6-29-04

PROJECT # 01267.SUPO.02R
TASK # 2 FIELD BOOK

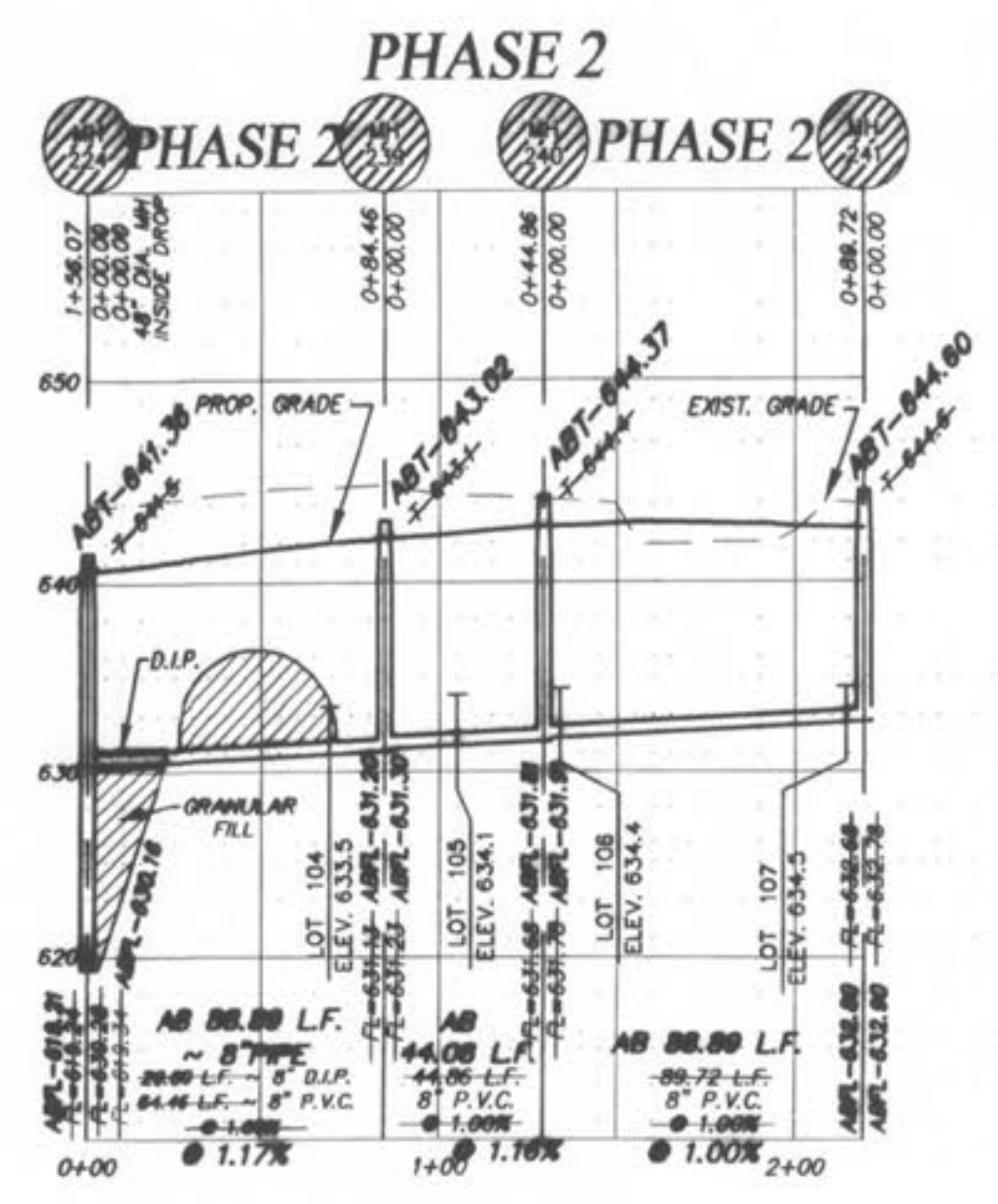
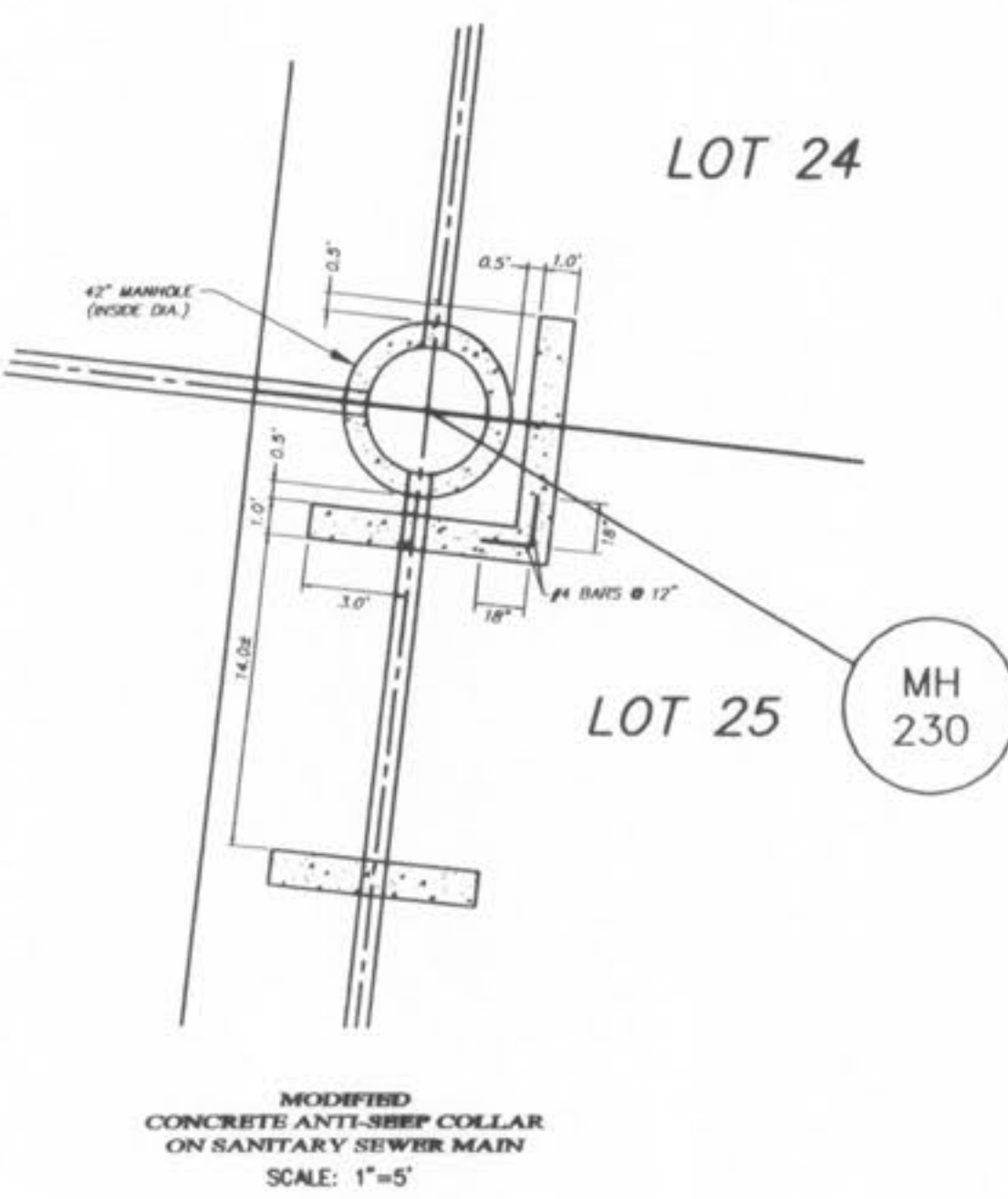
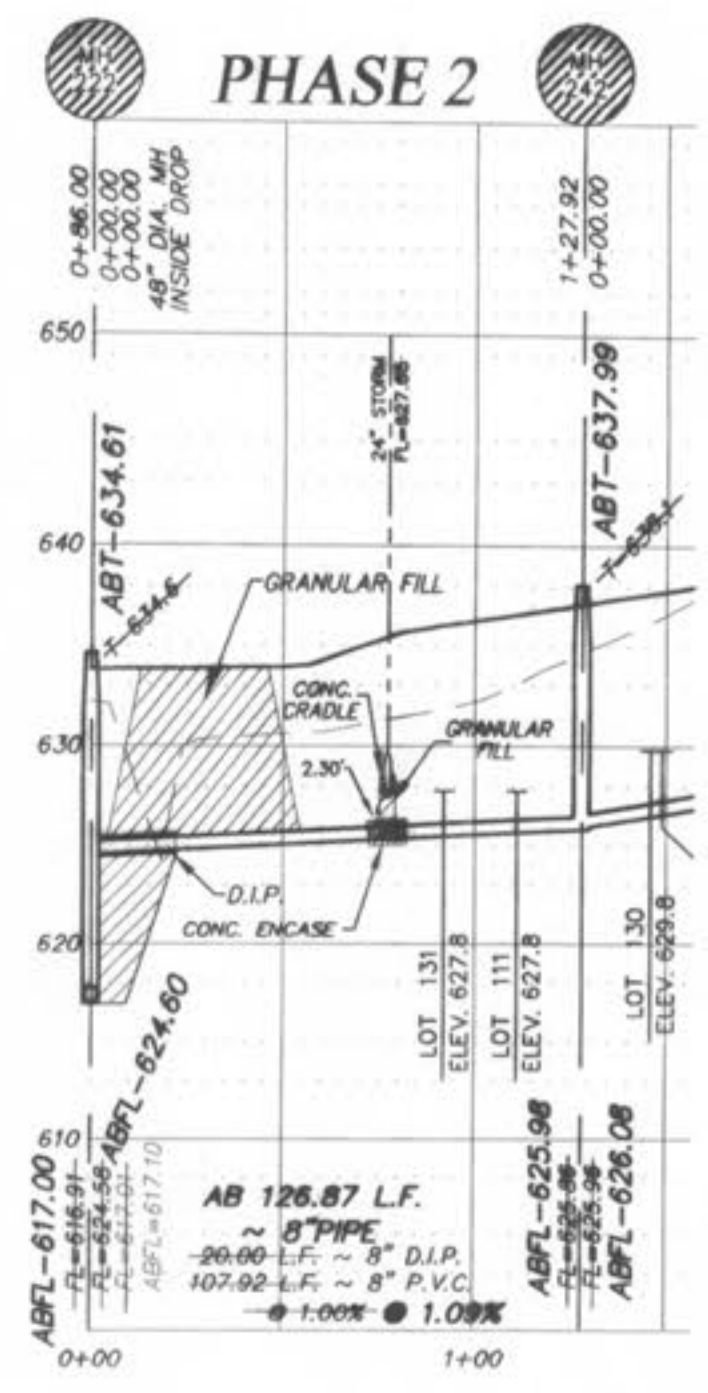
WYNDGATE VILLAGE B
SANITARY SEWER PROFILES
SHEET 42B OF 174

sen\p\projects\01267(dwg)\dcsd-asbuilts-phase 2.dwg, 1/11/2007 3:27:17 PM, DOH DAMSON

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERLAP, 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.

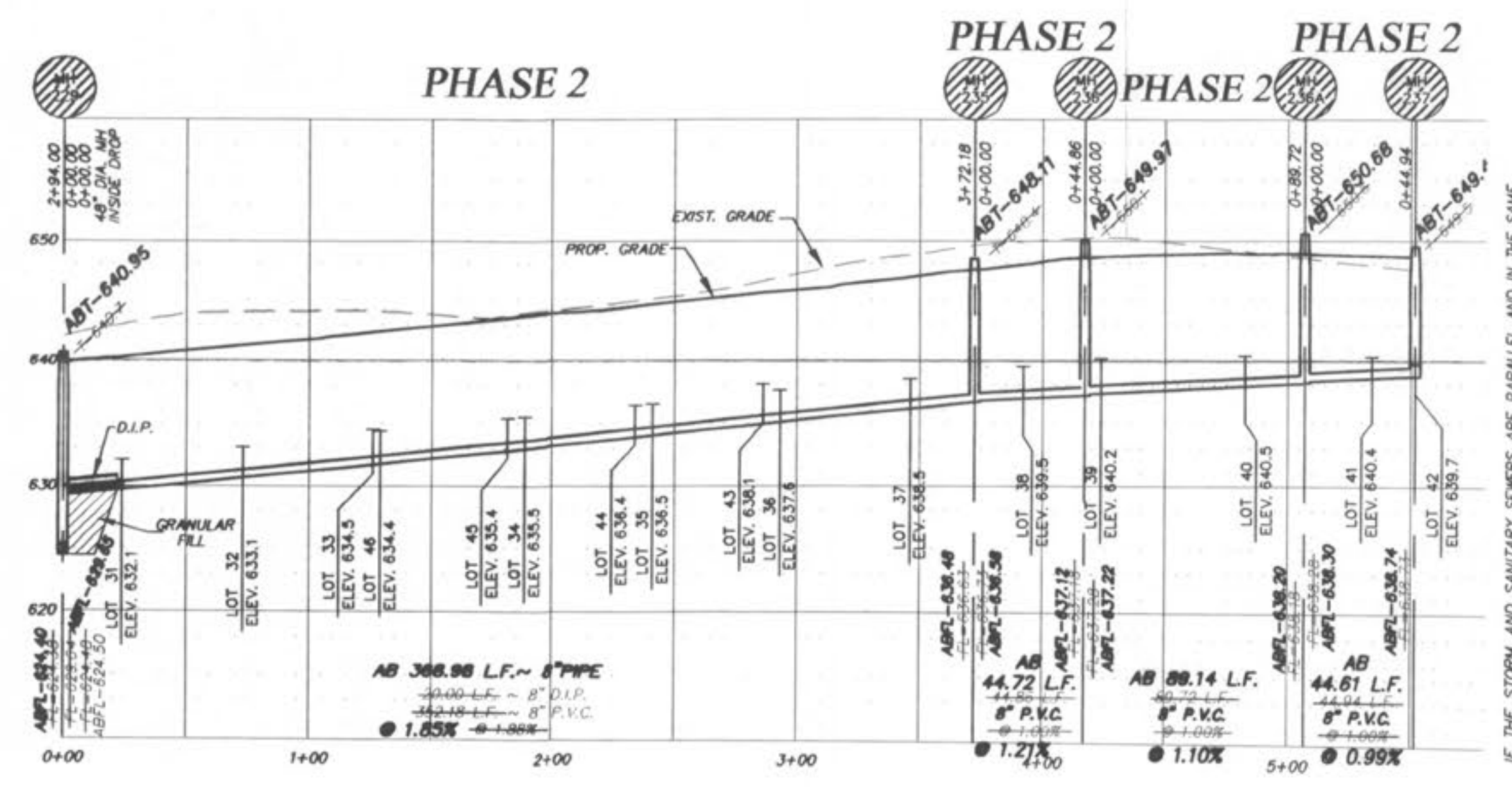
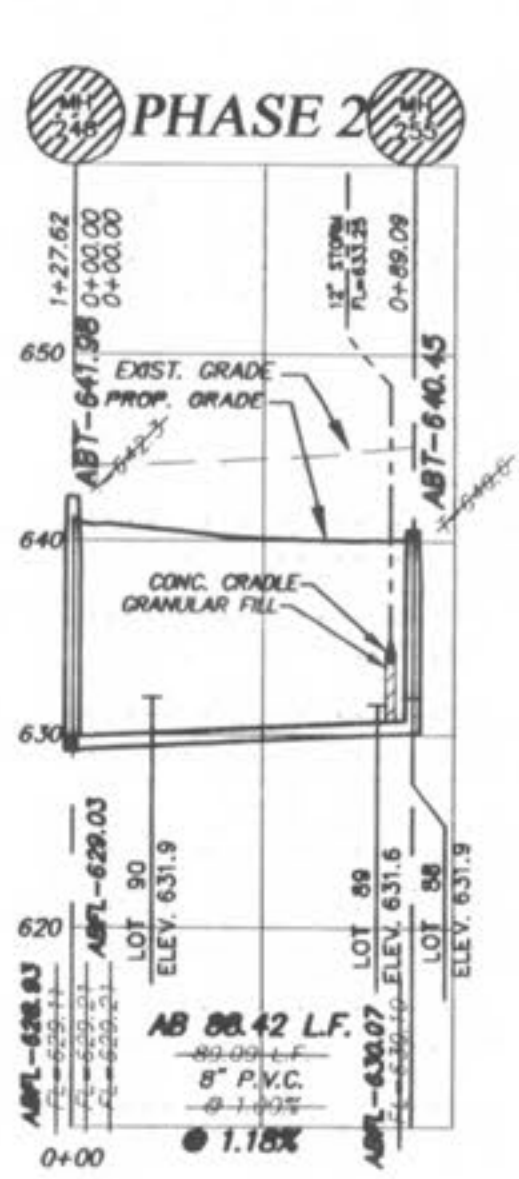
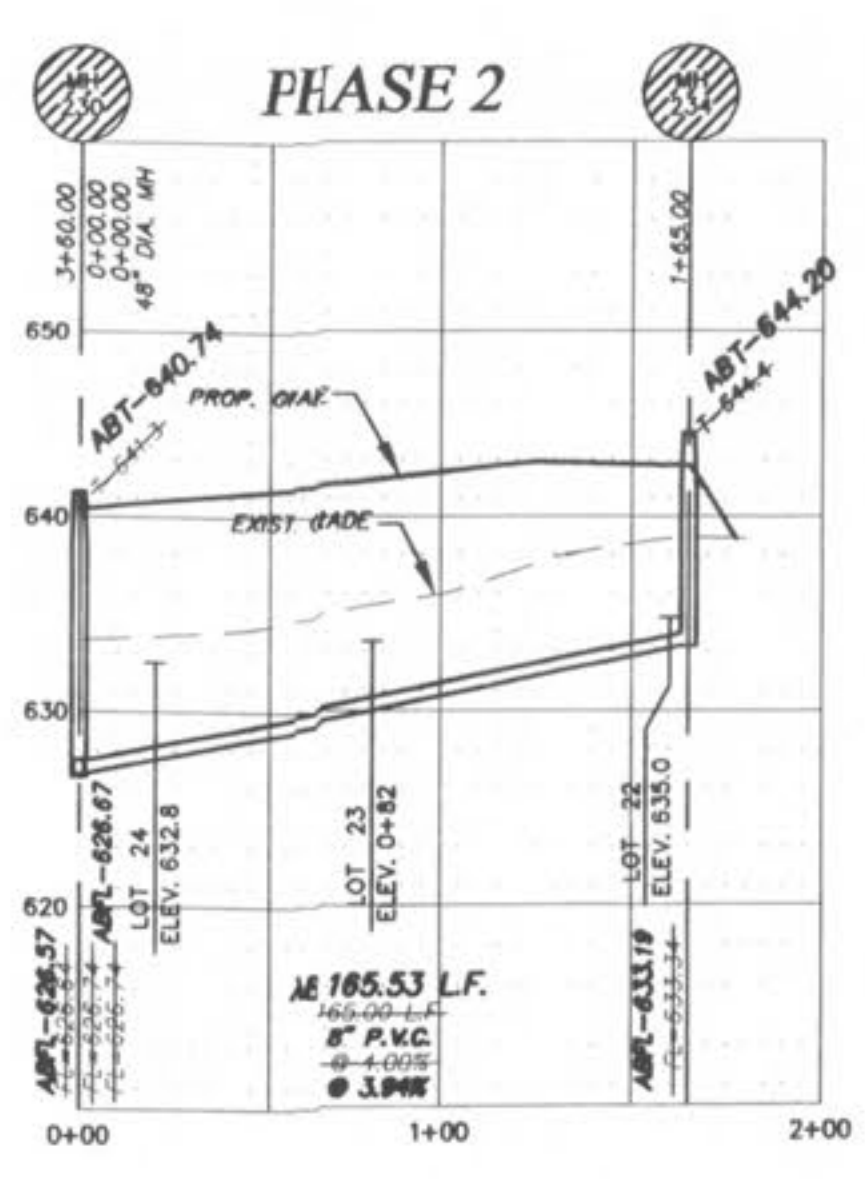
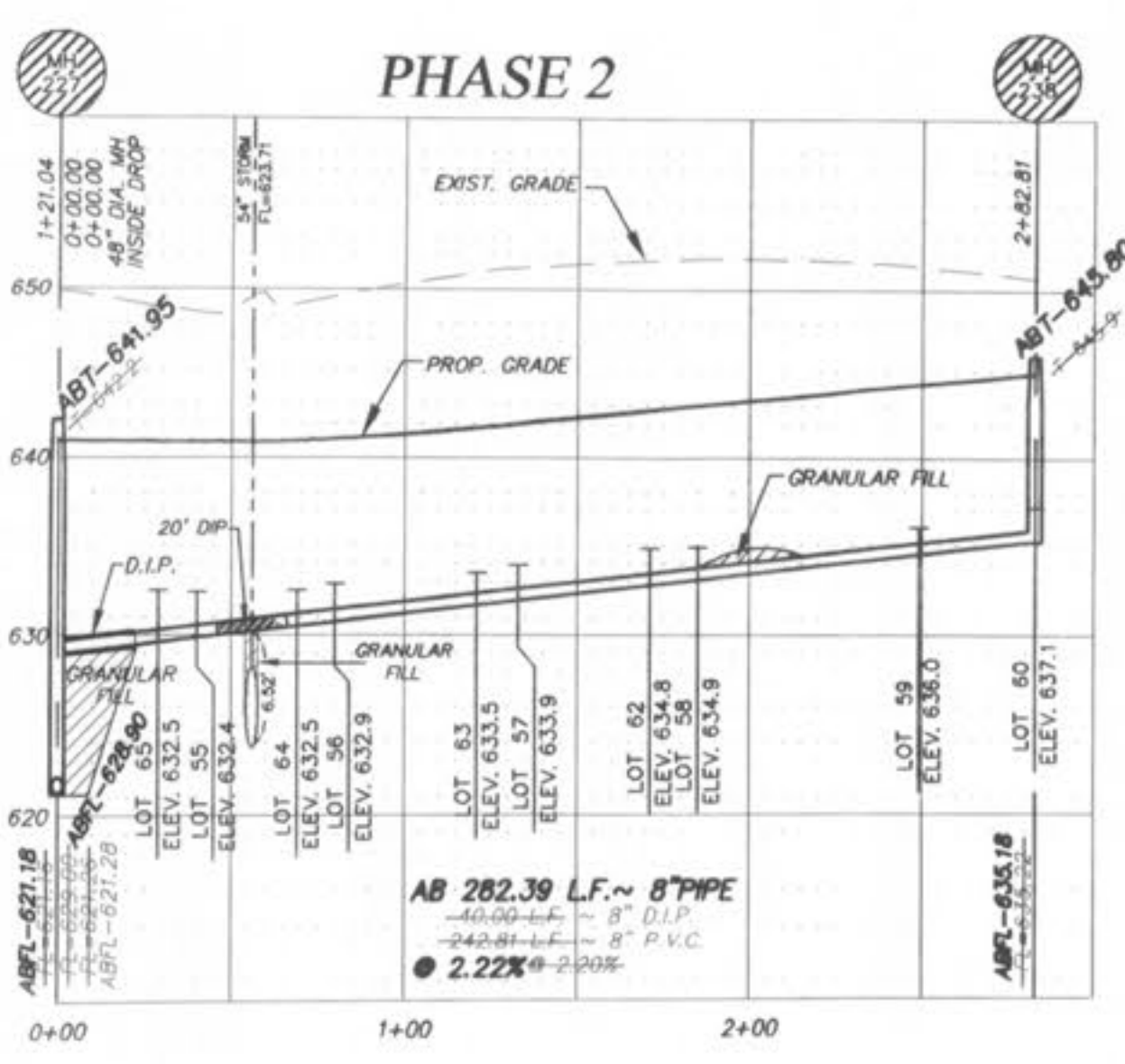
ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).
STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE CRADLED IN CONCRETE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CRADLE.

severps\Projects\01267\dwg\dcsd-asbuilts-Phase 2.dwg, 1/11/2007 3:28:05 PM, DON DANSON



**D.C.S.D. PHASE 2
 SANITARY SEWER AS-BUILTS
 JANUARY 2006**

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).
 STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE DRADED IN CONCRETE (OR ENGAGED 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 CRADLE.



NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY
2	12/05/05	REVISED PER DCSB
3	02/19/06	REVISED PER CITY OF ST. LOUIS
4	04/09/06	REVISED PER CITY OF AND CLIENT
5	04/29/06	CORRECTED NUMBER - SHEET 241

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 PICKETT, RAY & SILVER, INC.

DRAWN	DATE
JEE	6-29-04
CHECKED	DATE
DWD	6-29-04
PROJECT # 01267.SUP0.02R	
TASK # 2	FIELD BOOK

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

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS

333 Mid Rivers Mall Drive
 St. Peters, MO 65276
 Phone (636) 397-1211
 Fax (636) 397-1104

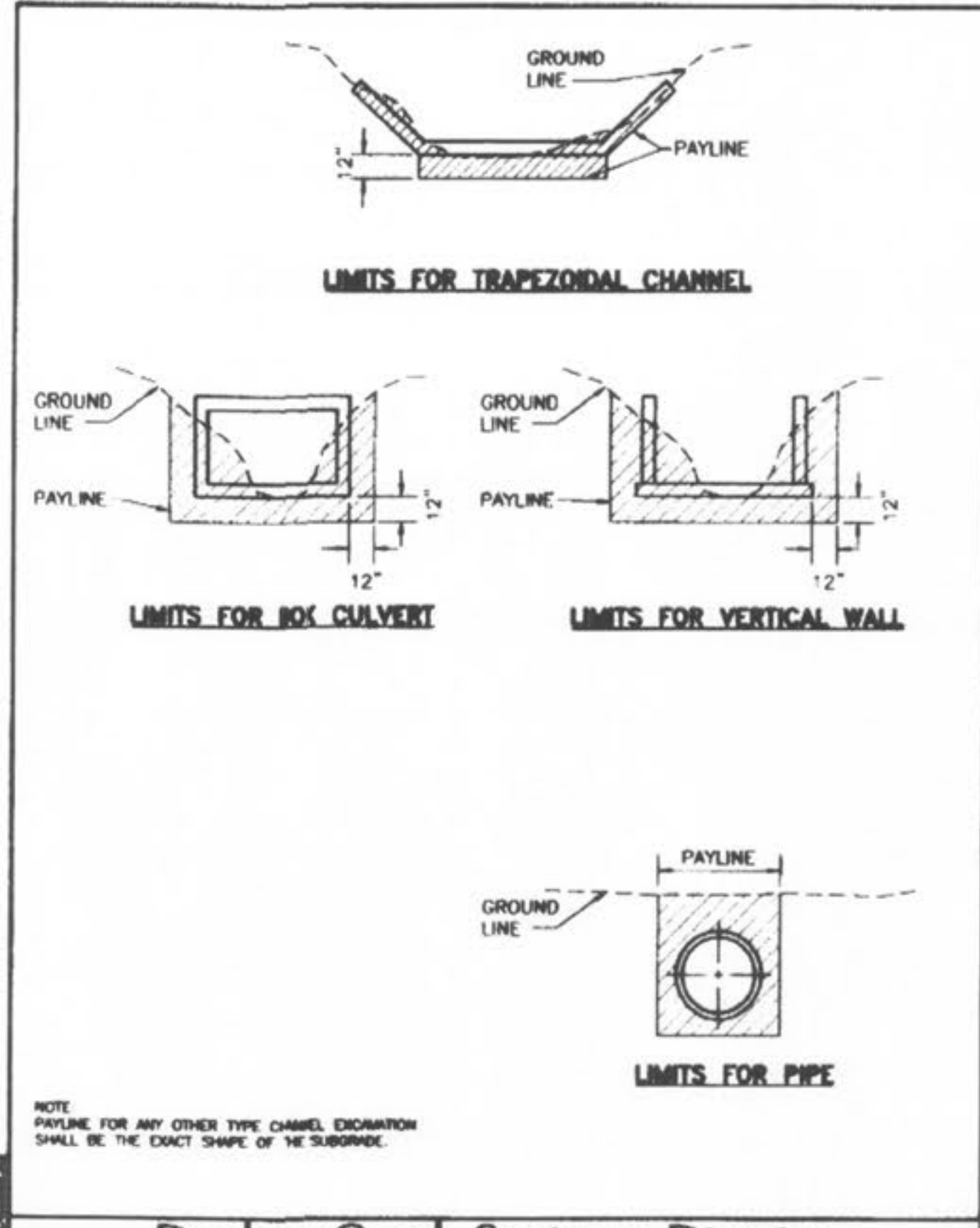
239 FOX HILL ROAD
 ST. CHARLES, MO 63101
 (636) 948-9300

WYNDGATE VILLAGE B
 SANITARY SEWER PROFILES

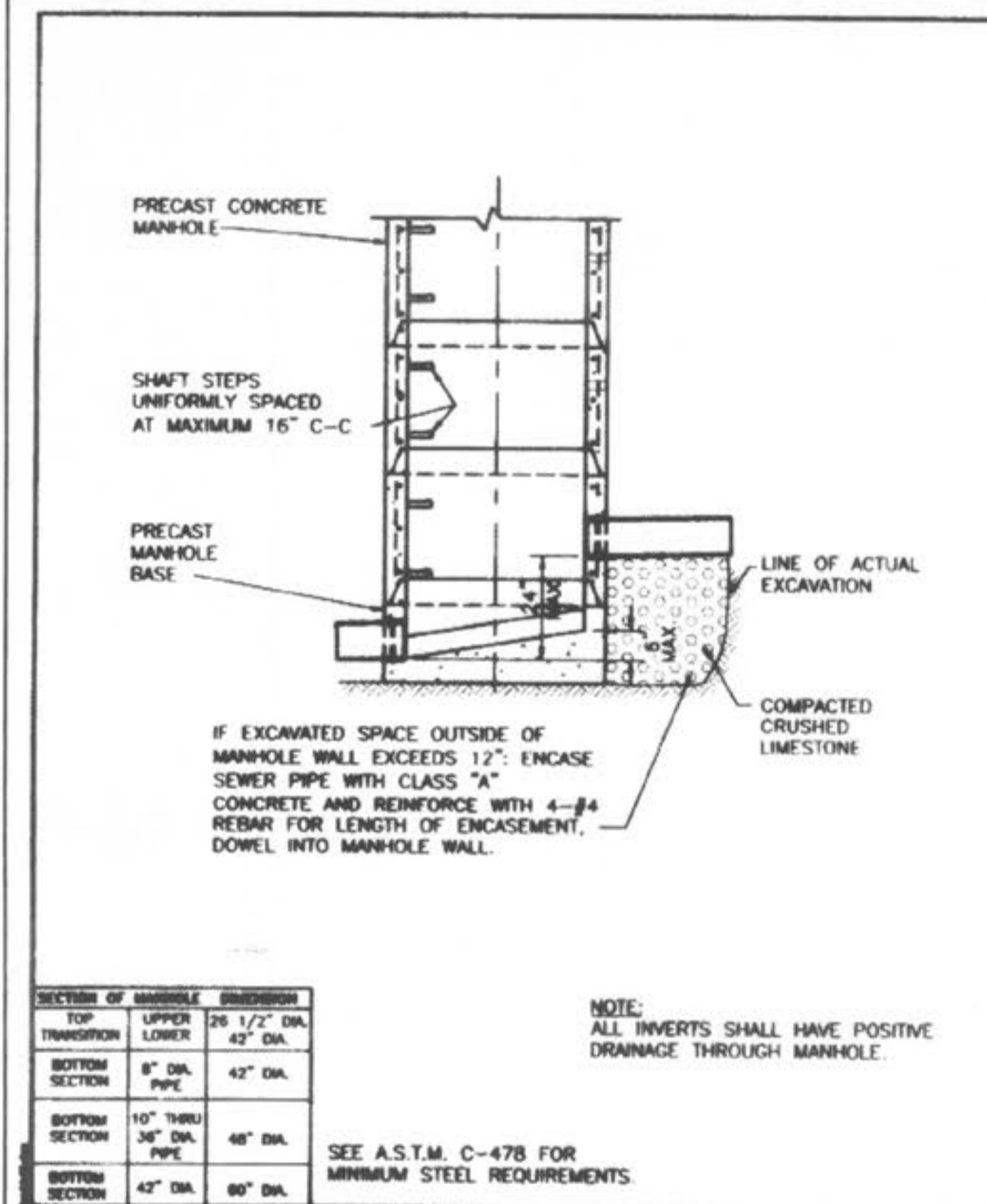
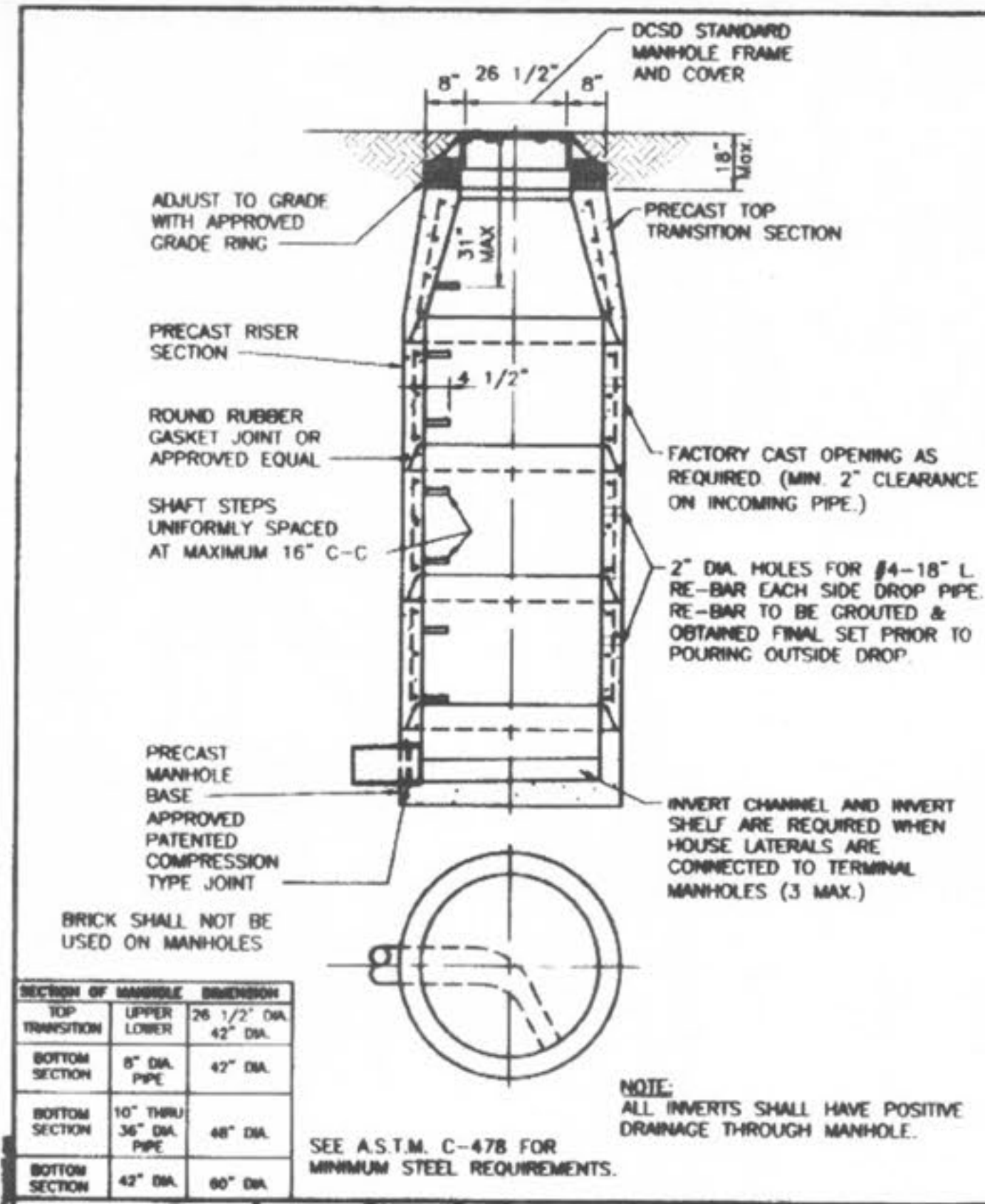
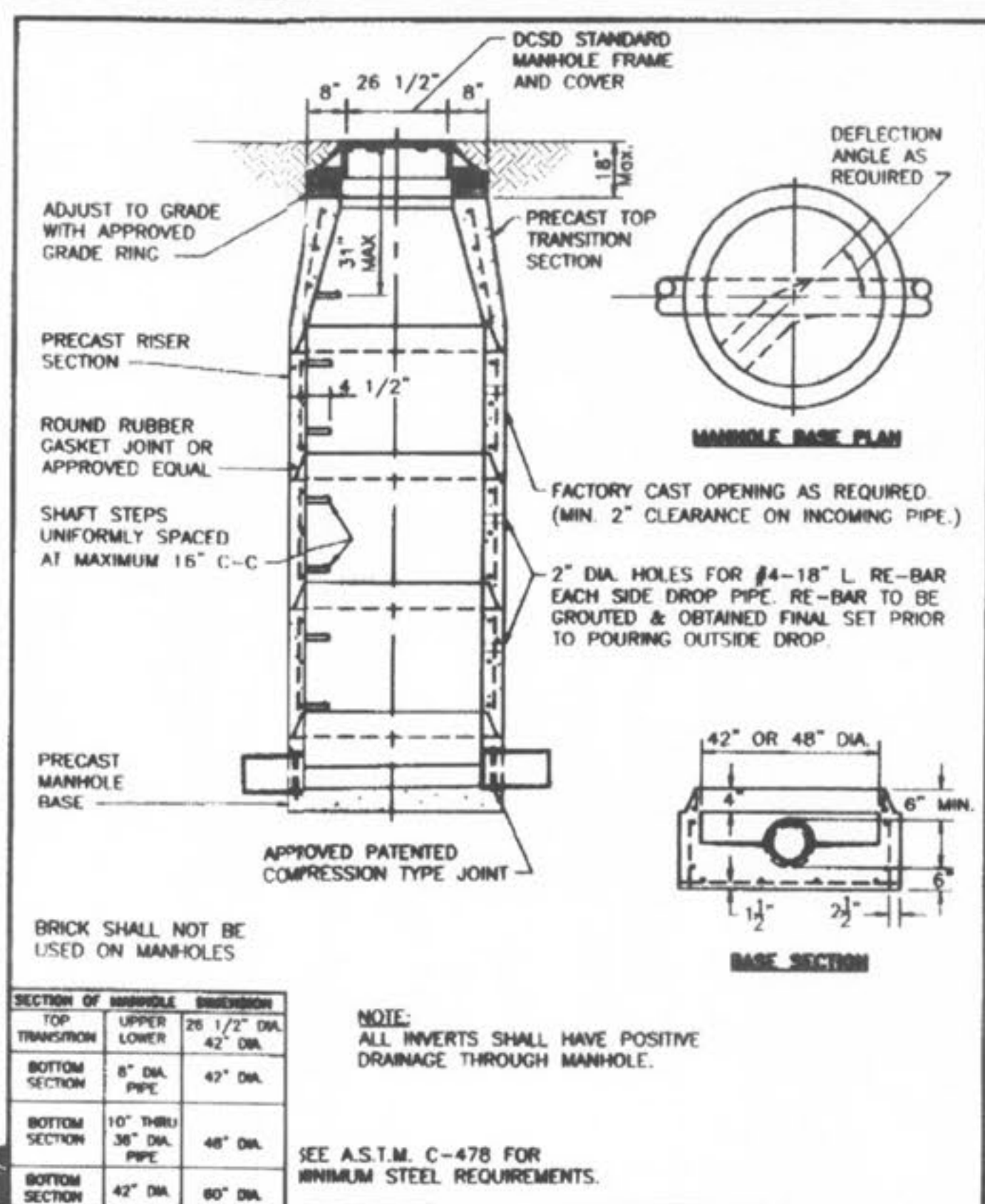
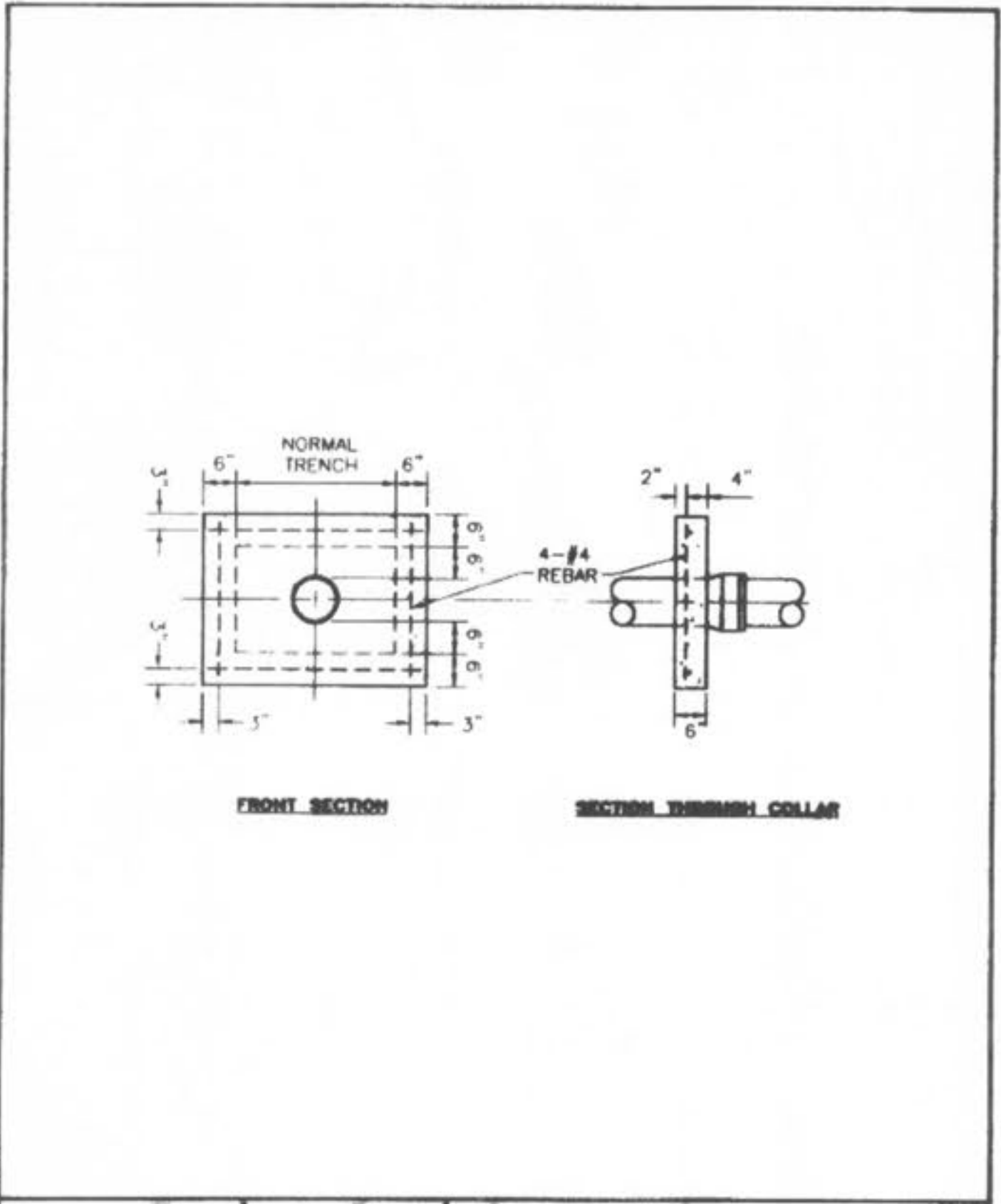
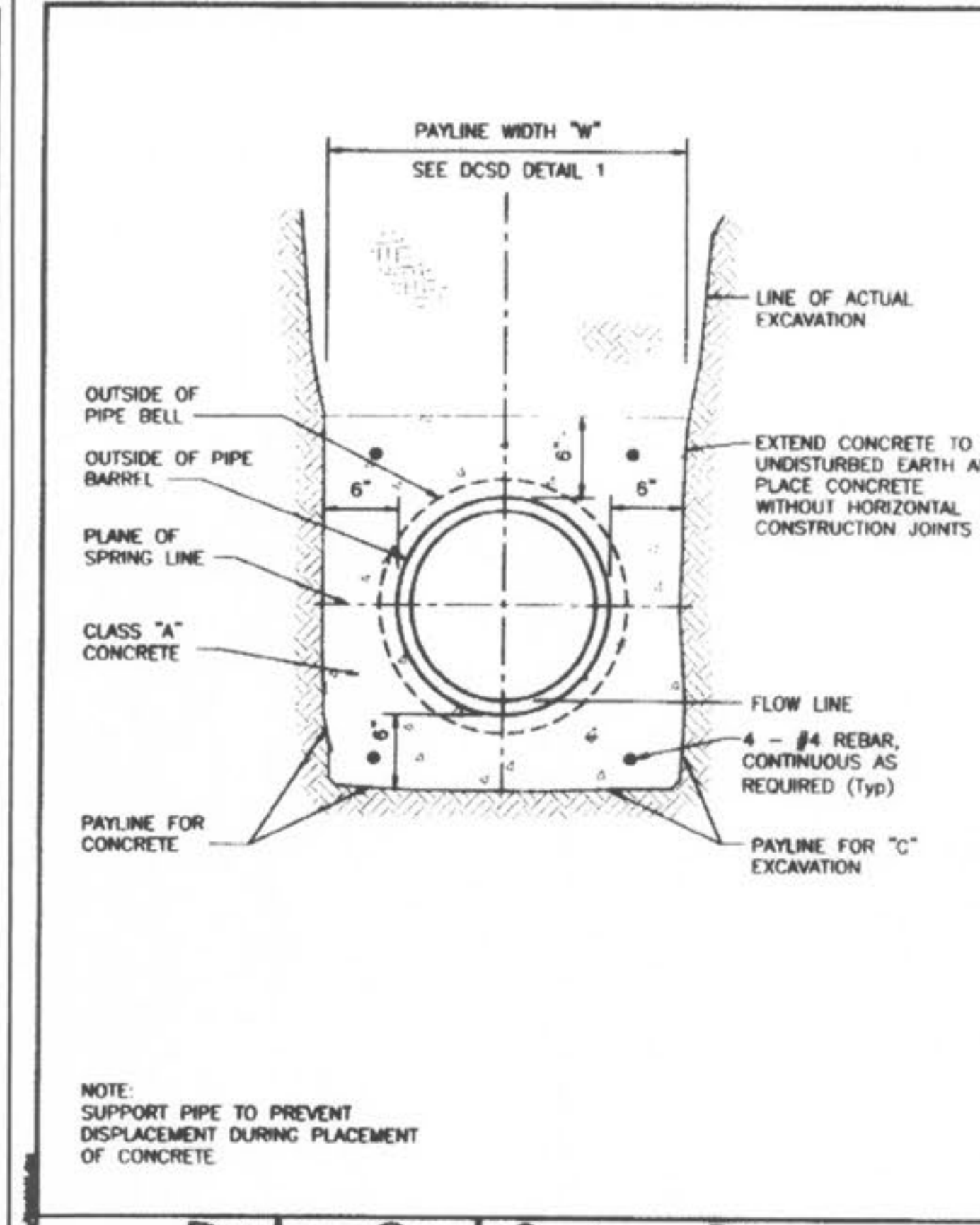
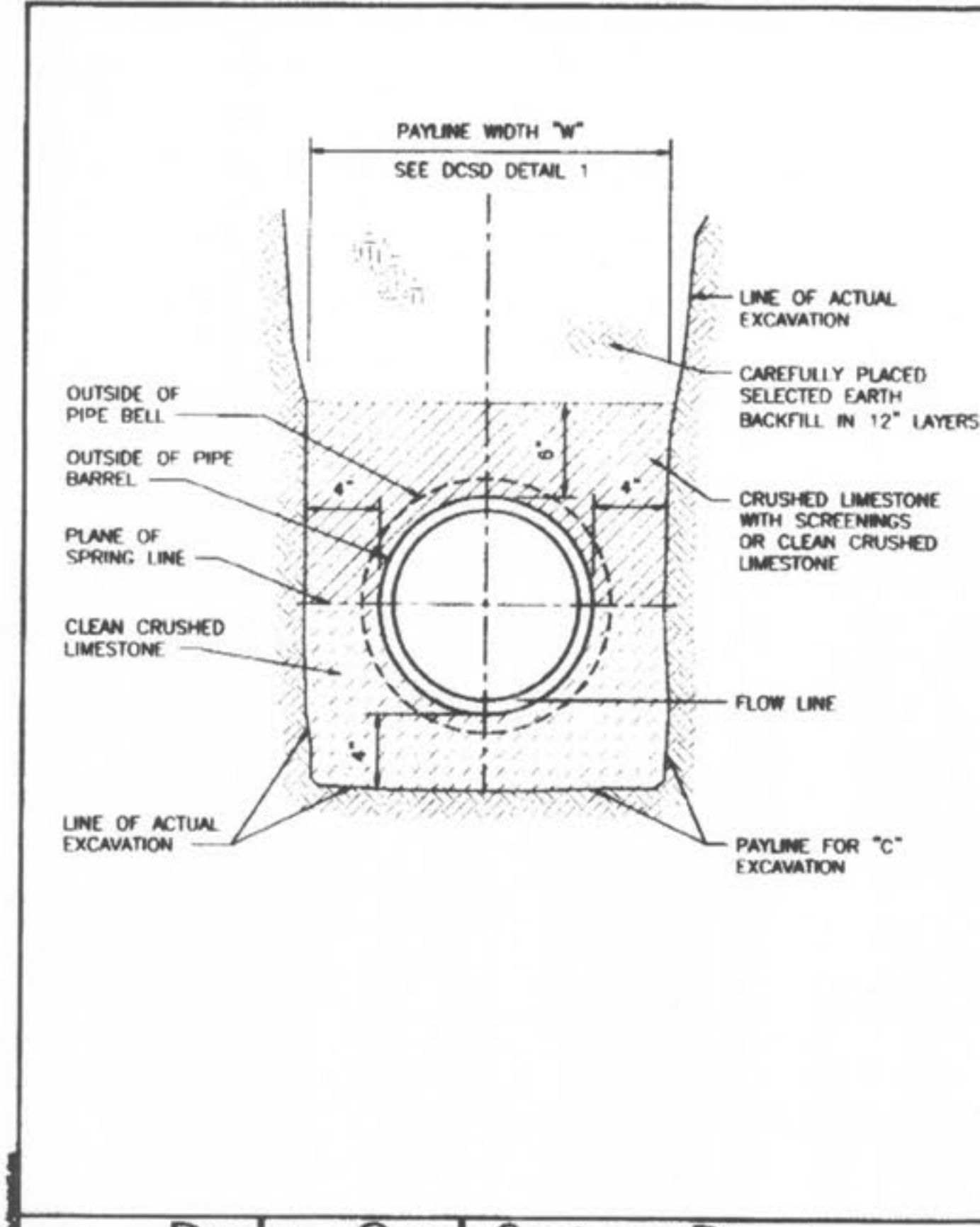
Prepared For:
SUMMIT POINTE, L.C.

ROUND PIPE				HORIZONTAL ELLIPTICAL PIPE			
INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"W" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CU. FT. PER FT. CONCRETE ENCASEMENT	INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"W" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CU. FT. PER FT. CONCRETE ENCASEMENT
4	30	2.50	3.28				
6	30	2.50	3.59				
8	30	2.50	3.87				
10	30	2.50	4.09				
12	30	2.50	4.25				
15	36	3.00	5.55				
18	36	3.00	5.77	14 x 23	41	3.42	5.94
21	39	3.25	6.61				
24	42	3.50	7.39	19 x 30	49	4.08	7.68
27	45	3.75	8.18	22 x 34	53	4.42	8.61
30	49	4.08	9.30	24 x 38	58	4.83	9.70
33	53	4.42	10.53	27 x 42	62	5.17	10.71
36	56	4.67	11.43	29 x 45	66	5.50	11.72
39	DISCONTINUED			32 x 49	71	5.92	13.14
42	63	5.25	13.38	34 x 53	75	6.25	14.05
48	70	5.83	15.67	38 x 60	83	6.92	16.18
54	77	6.42	18.15	43 x 68	92	7.67	18.81
60	84	7.00	20.73	48 x 76	101	8.42	21.59
66	91	7.58	23.45	53 x 83	109	9.08	24.35
72	98	8.17	26.37	58 x 91	118	9.83	27.45
78	105	8.75	29.39	63 x 98	126	10.50	30.50
84	112	9.33	32.57	68 x 106	135	11.25	33.91
90	119	9.92	35.90	72 x 113	143	11.92	36.99
96	126	10.50	39.37	77 x 121	152	12.67	40.69
102	133	11.08	42.99	82 x 128	160	13.33	44.45
108	140	11.67	46.75	87 x 136	168	14.00	47.79
114	147	12.25	50.66	92 x 143	176	14.67	51.70
120	154	12.83	54.72	97 x 151	185	15.42	56.01
126	161	13.42	58.92				
132	168	14.00	63.27	106 x 166	202	16.83	64.48
144	182	15.17	72.40	116 x 180	218	18.17	73.59

DUCKETT CREEK SANITARY DISTRICT
 PAYLINE WIDTHS OF TRENCH AND PAY-QUANTITIES OF CONCRETE
 DESIGNED BY: BSM
 CHECKED BY: MDOB
 DATE: 12-21-99
 SHEET NO. 1



DUCKETT CREEK SANITARY DISTRICT
 PAYLINE LIMITS FOR EXCAVATION
 DESIGNED BY: BSM
 CHECKED BY: MDOB
 DATE: 12-21-99
 SHEET NO. 2



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 DUCKETT CREEK SANITARY SEWER DETAILS
 Prepared For: **SUMMIT POINTE, L.C.**
 239 FOX HILL ROAD
 ST. CHARLES, MO. 63301
 (636) 940-9300

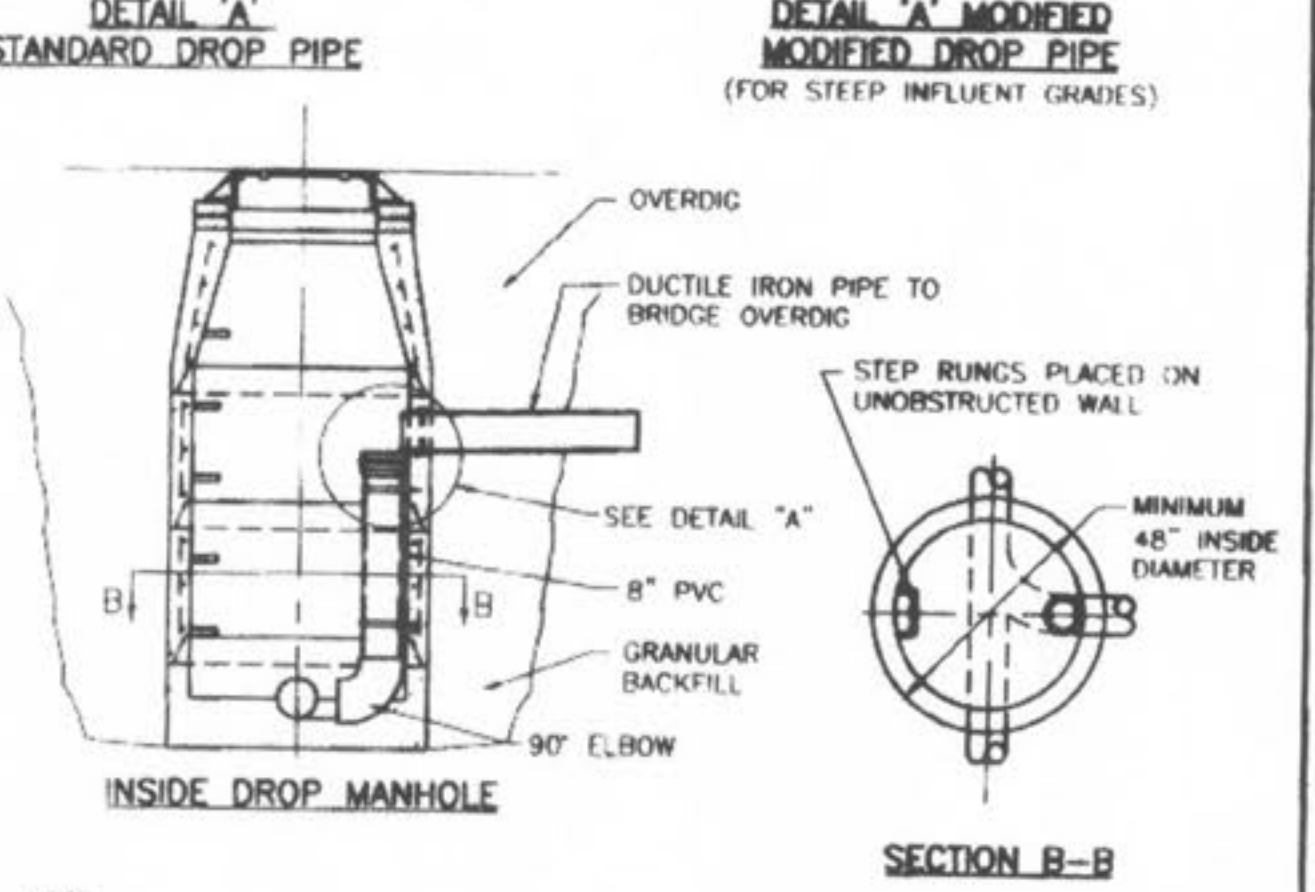
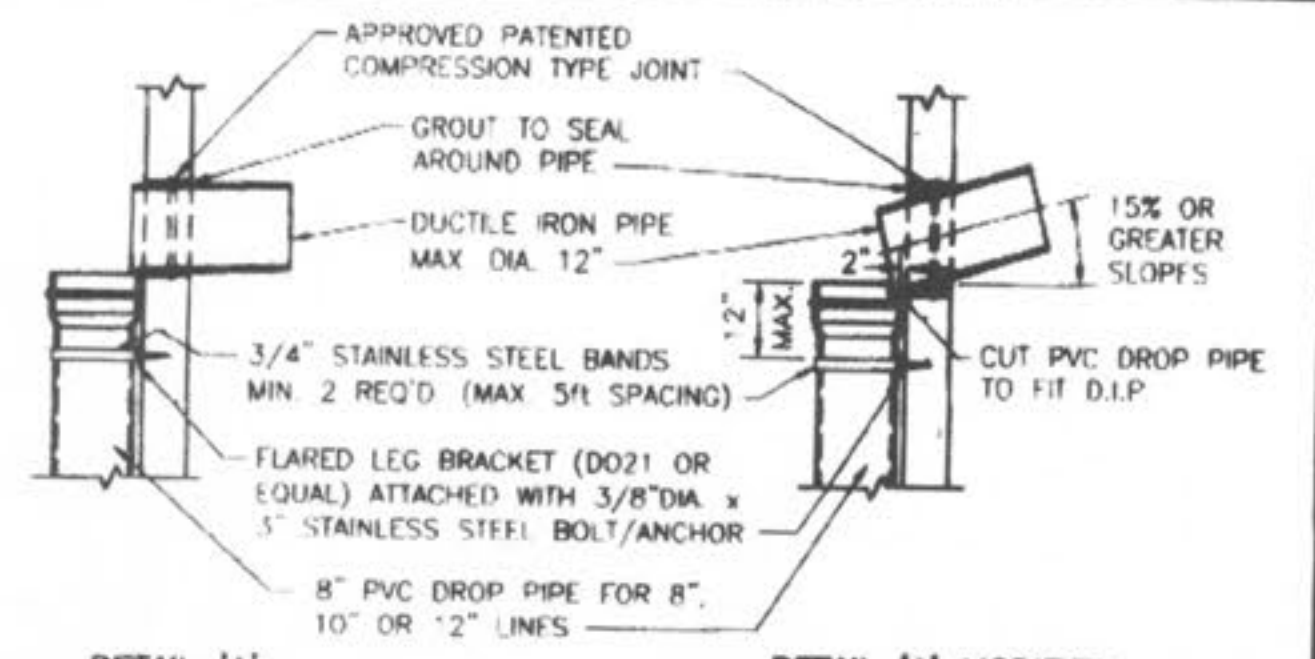
REVISIONS	NO.	DATE	REVISION PER CITY	REVISION PER CITY OF O'FALLON
1	10/25/04			
2	02/19/05			
3				
4				
5				
6				

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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 DUCKETT CREEK SANITARY SEWER DETAILS
 SHEET 165 OF 174
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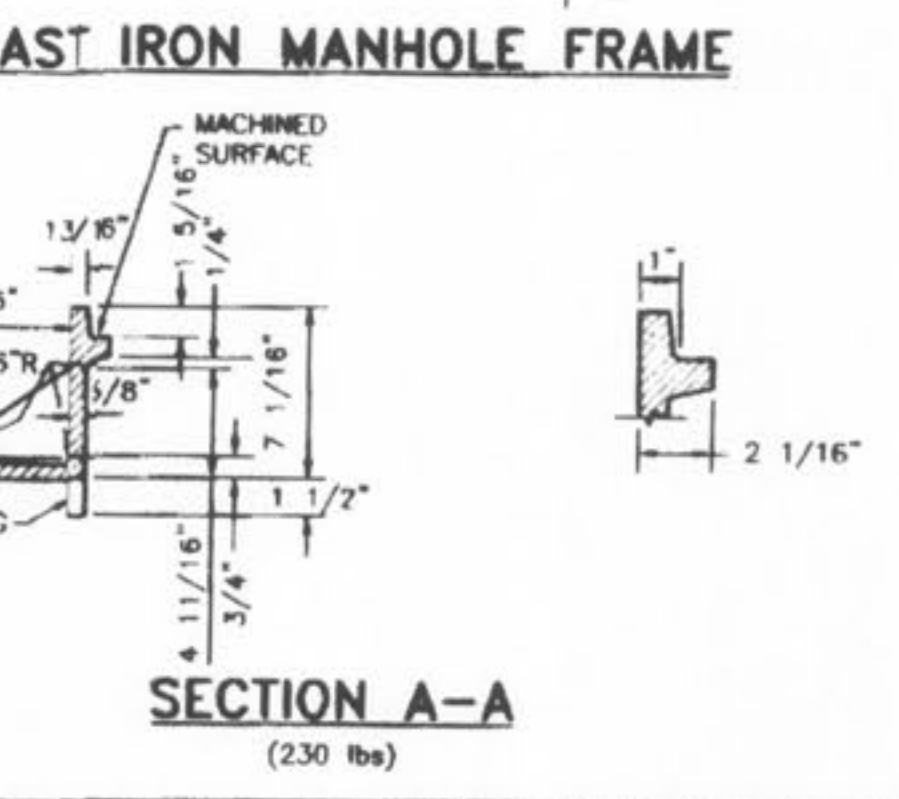
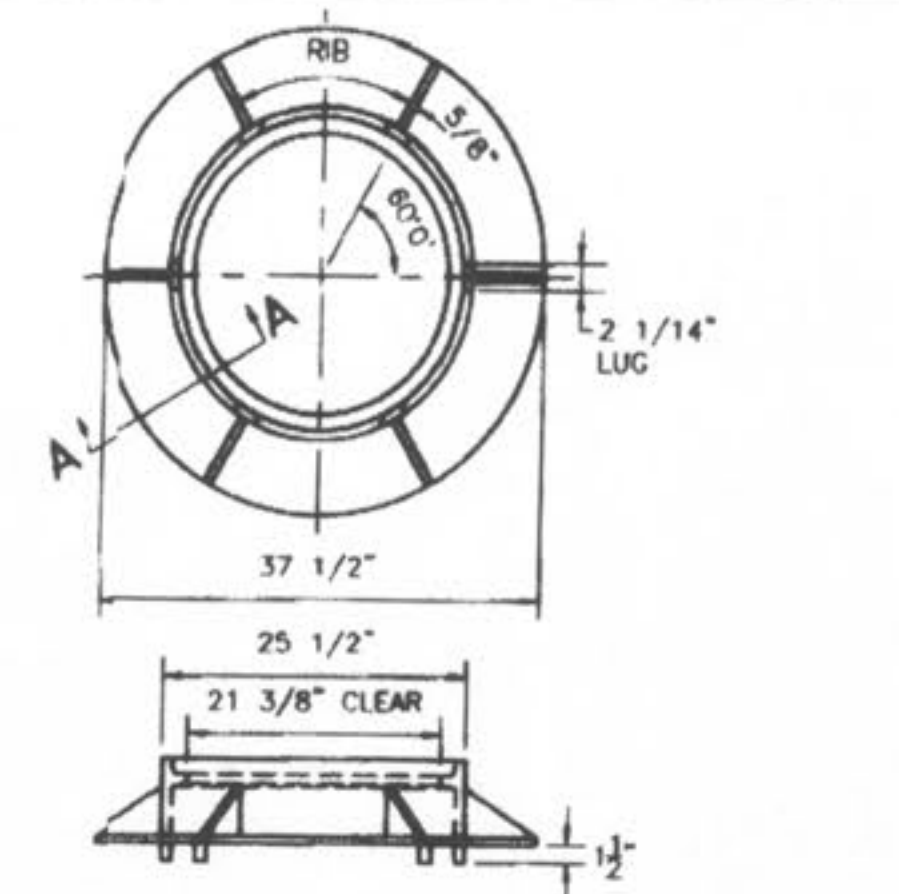
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NOTE: ALL INVERTS SHALL HAVE POSITIVE DRAINAGE THROUGH MANHOLE.

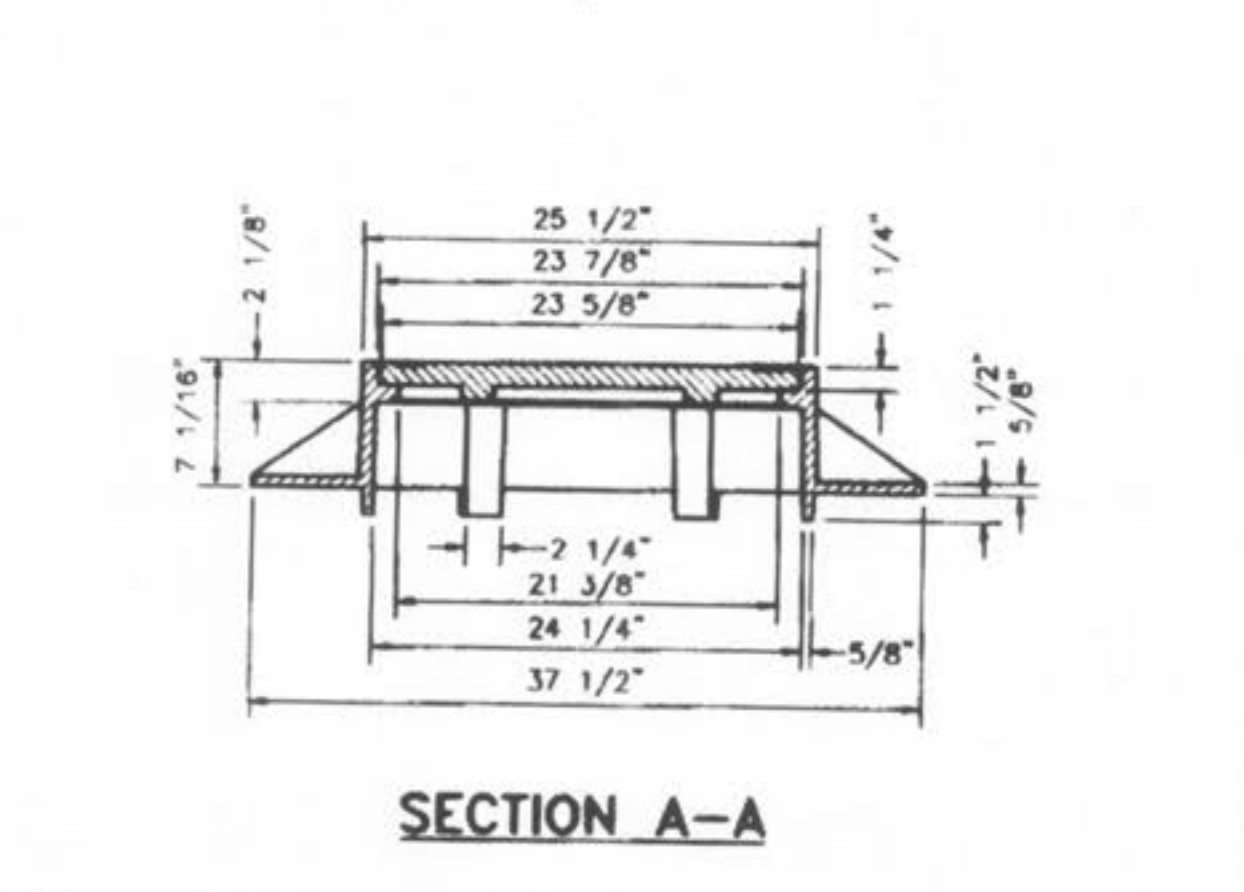
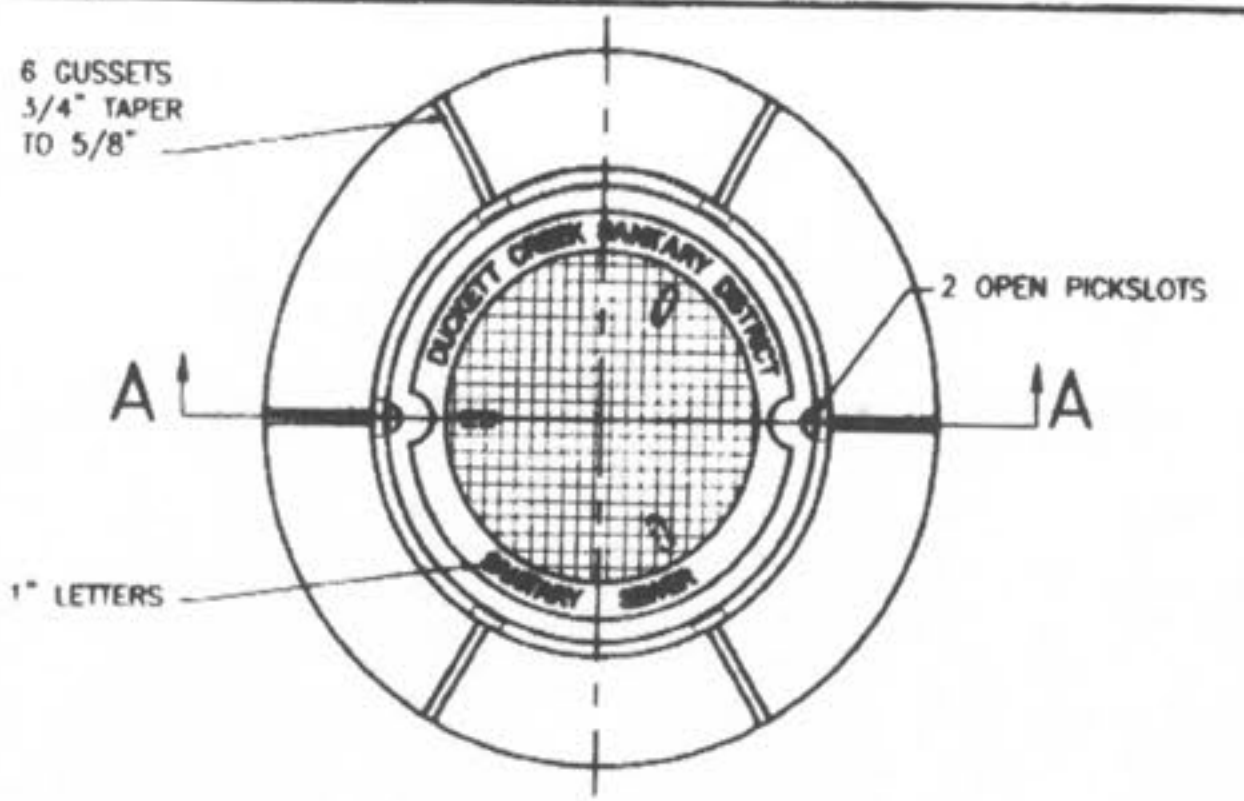
Duckett Creek Sanitary District

INSIDE DROP MANHOLE	Rev. No.	BSM	App. No.	KLA	Sheet No.
	01	MOOB	01-10-00		10



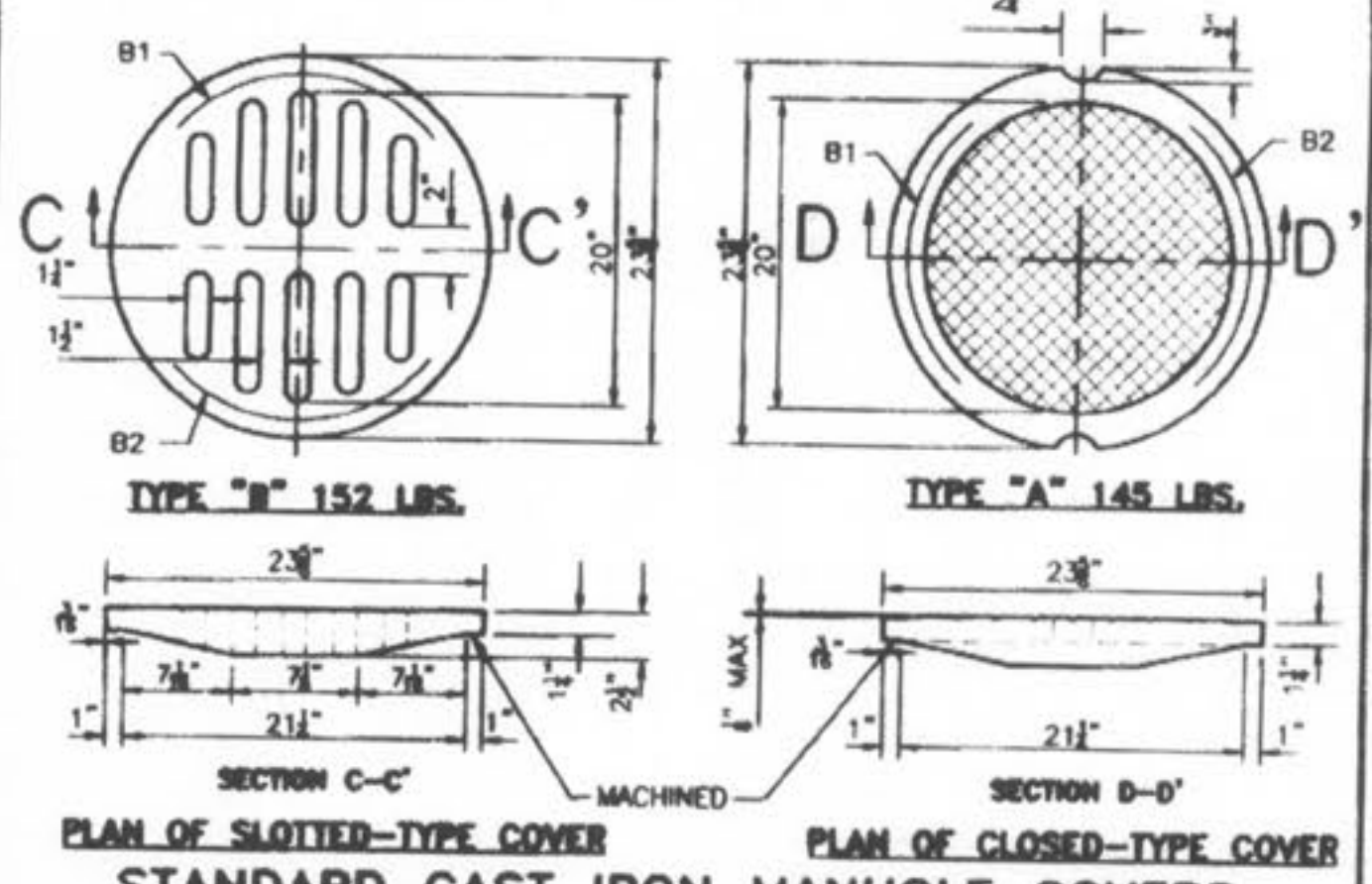
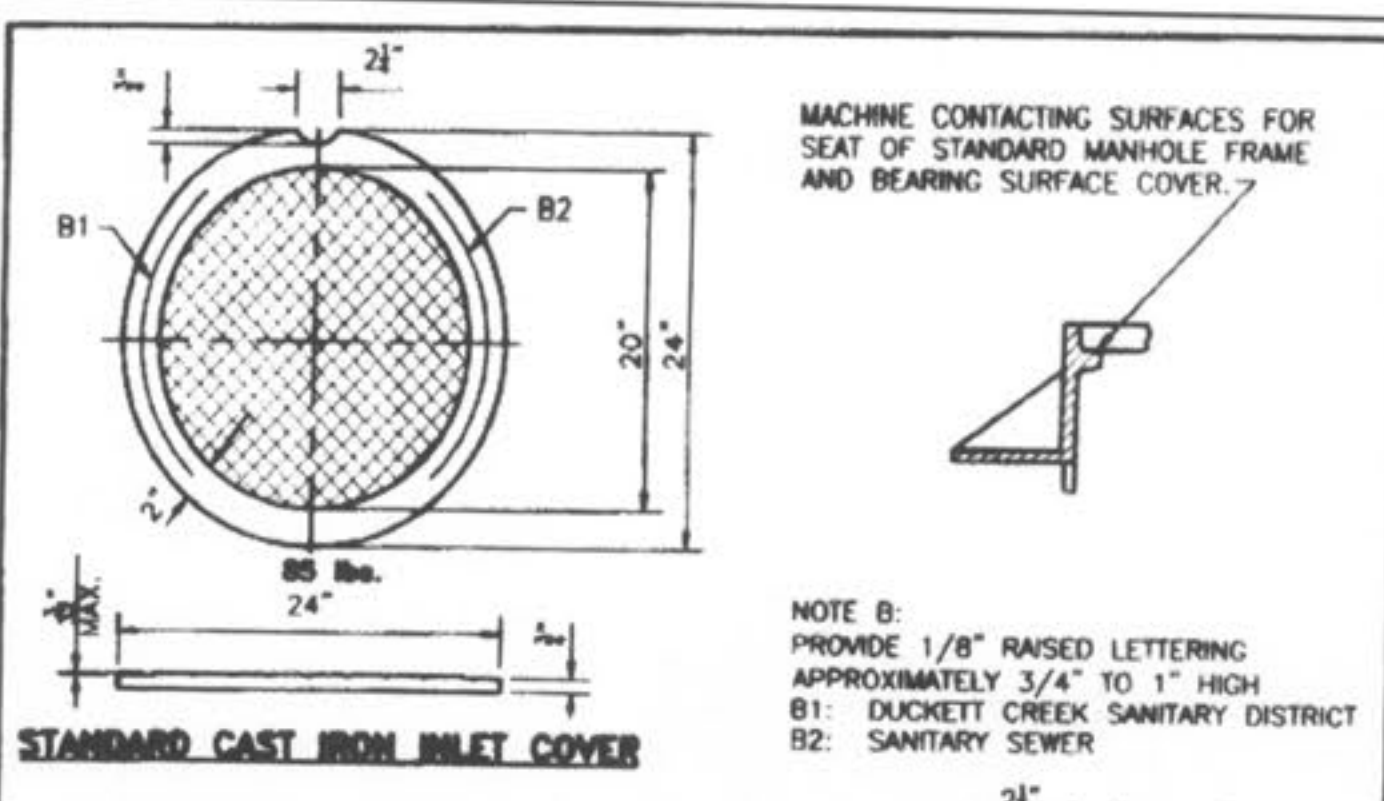
Duckett Creek Sanitary District

CAST IRON MANHOLE FRAME	Rev. No.	BSM	App. No.	KLA	Sheet No.
	01	MOOB	01-14-00		11



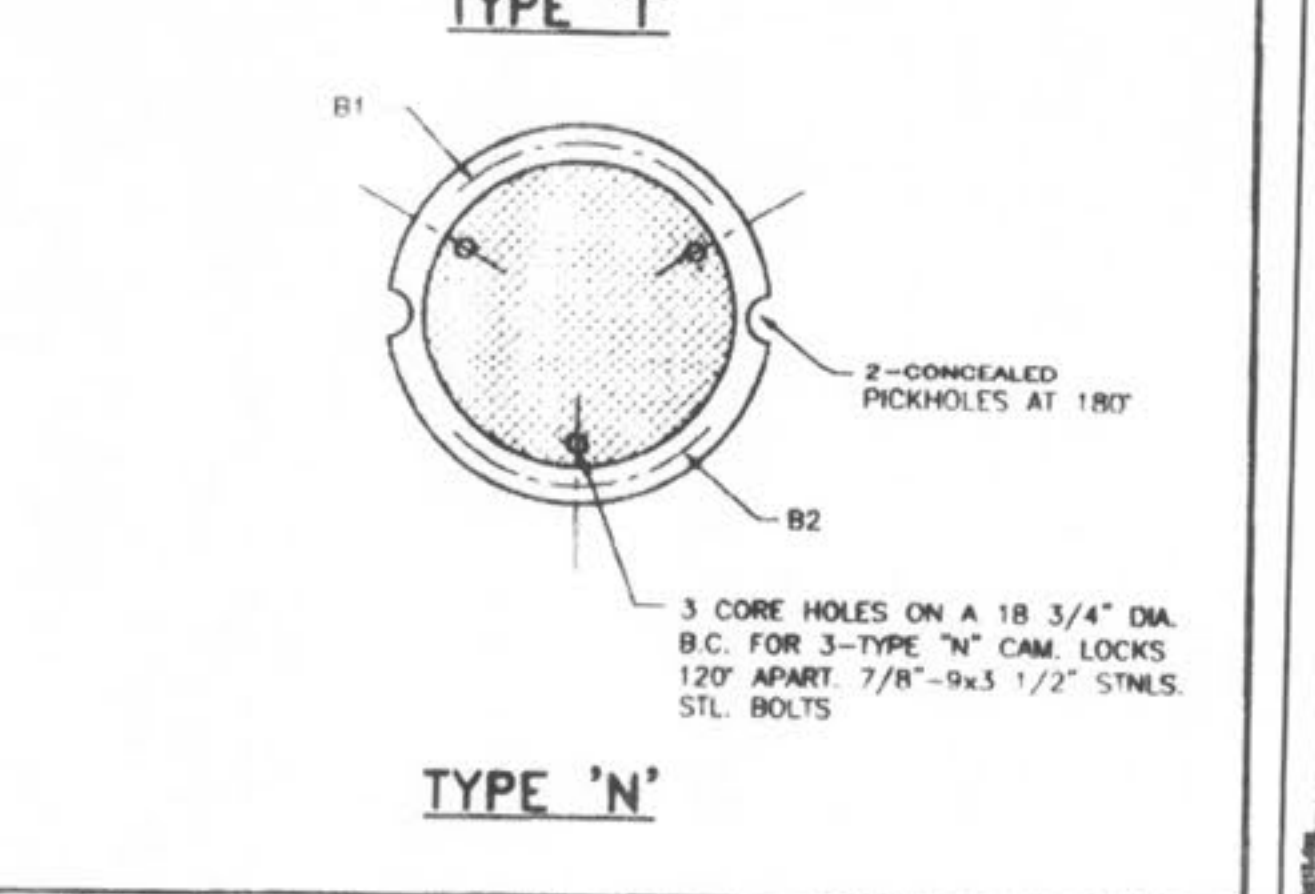
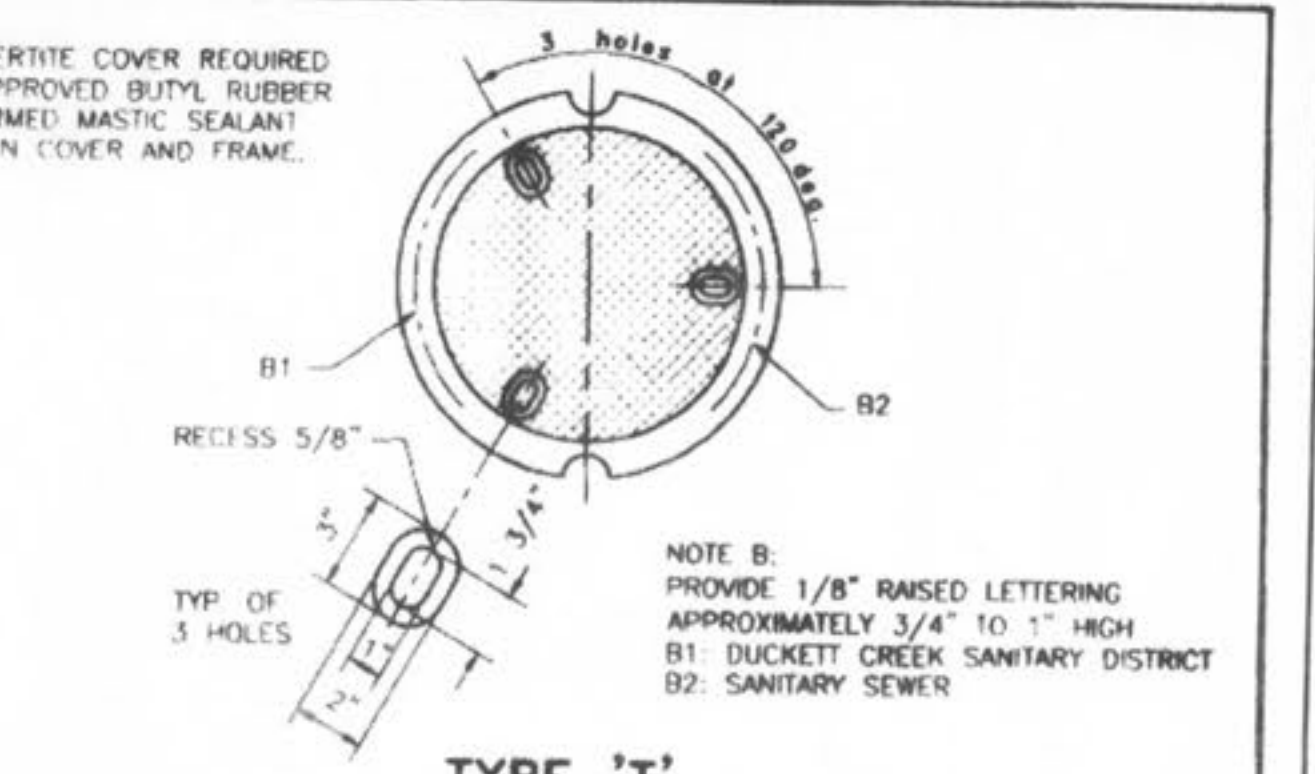
Duckett Creek Sanitary District

MANHOLE FRAME AND COVER	Rev. No.	BSM	App. No.	KLA	Sheet No.
	01	MOOB	01-14-00		12



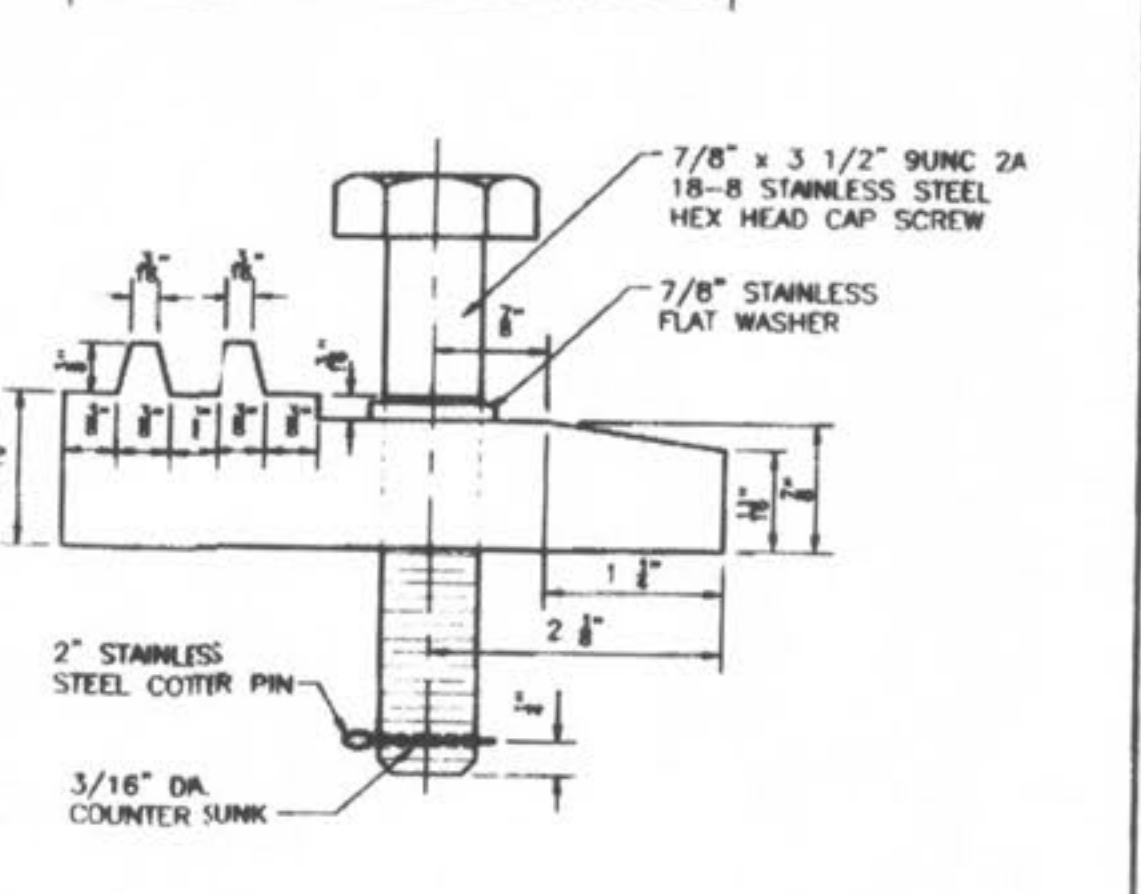
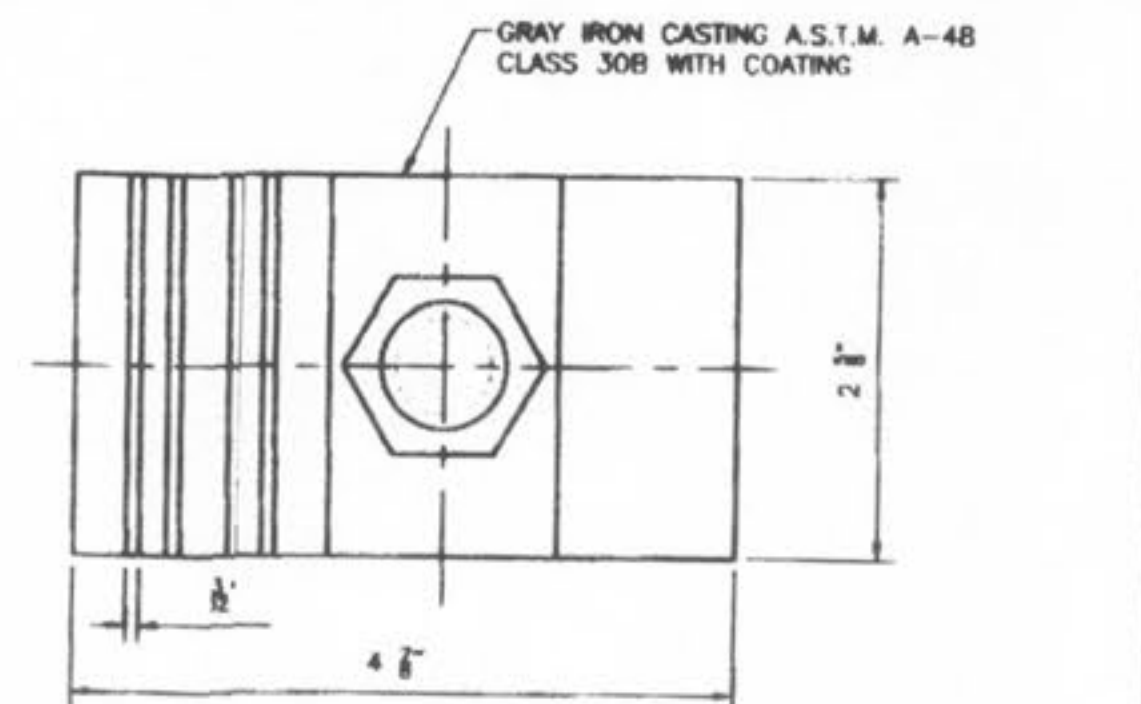
Duckett Creek Sanitary District

CAST IRON COVERS MANHOLES AND INLETS	Rev. No.	BSM	App. No.	KLA	Sheet No.
	01	MOOB	12-22-00		13



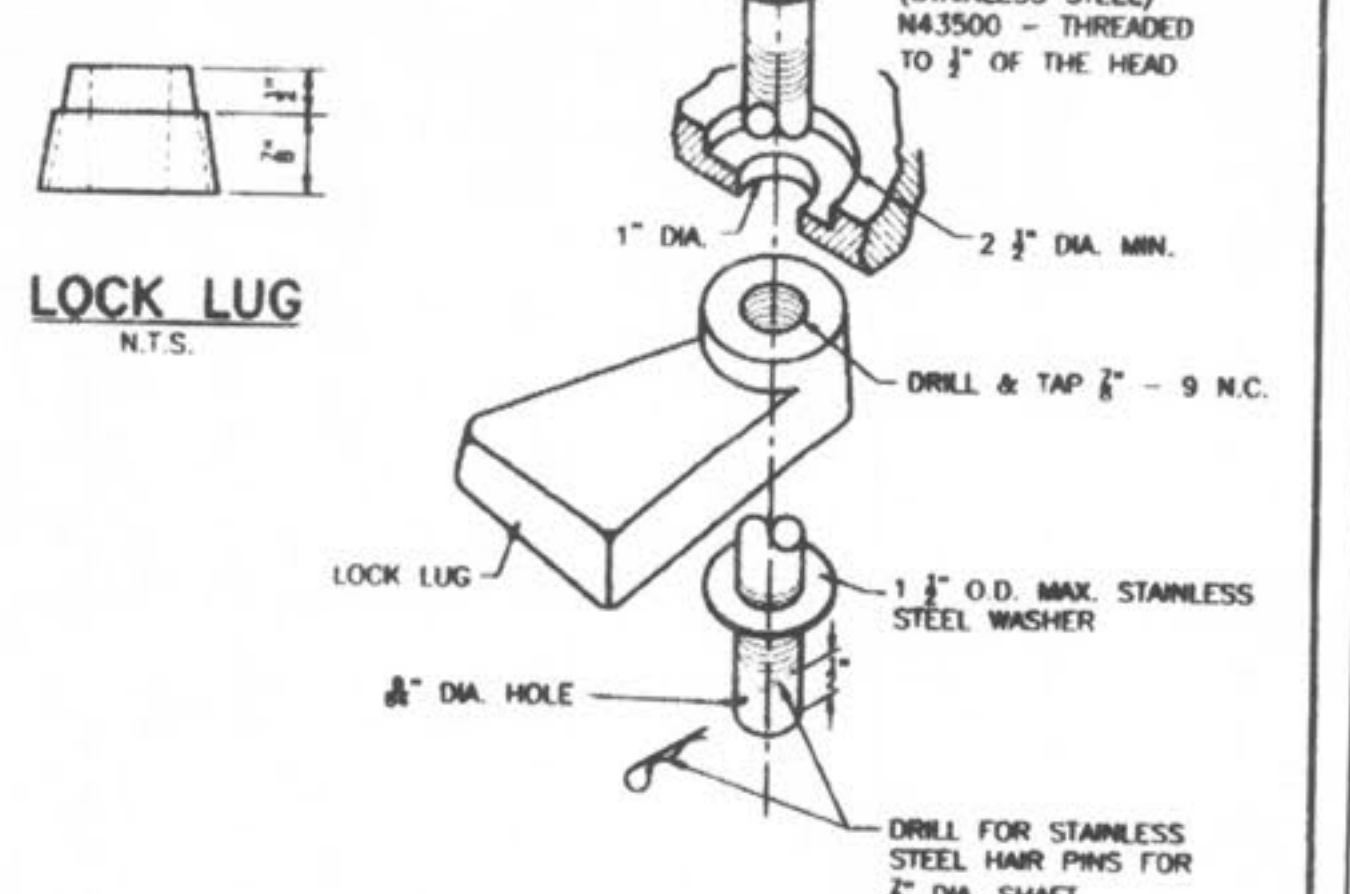
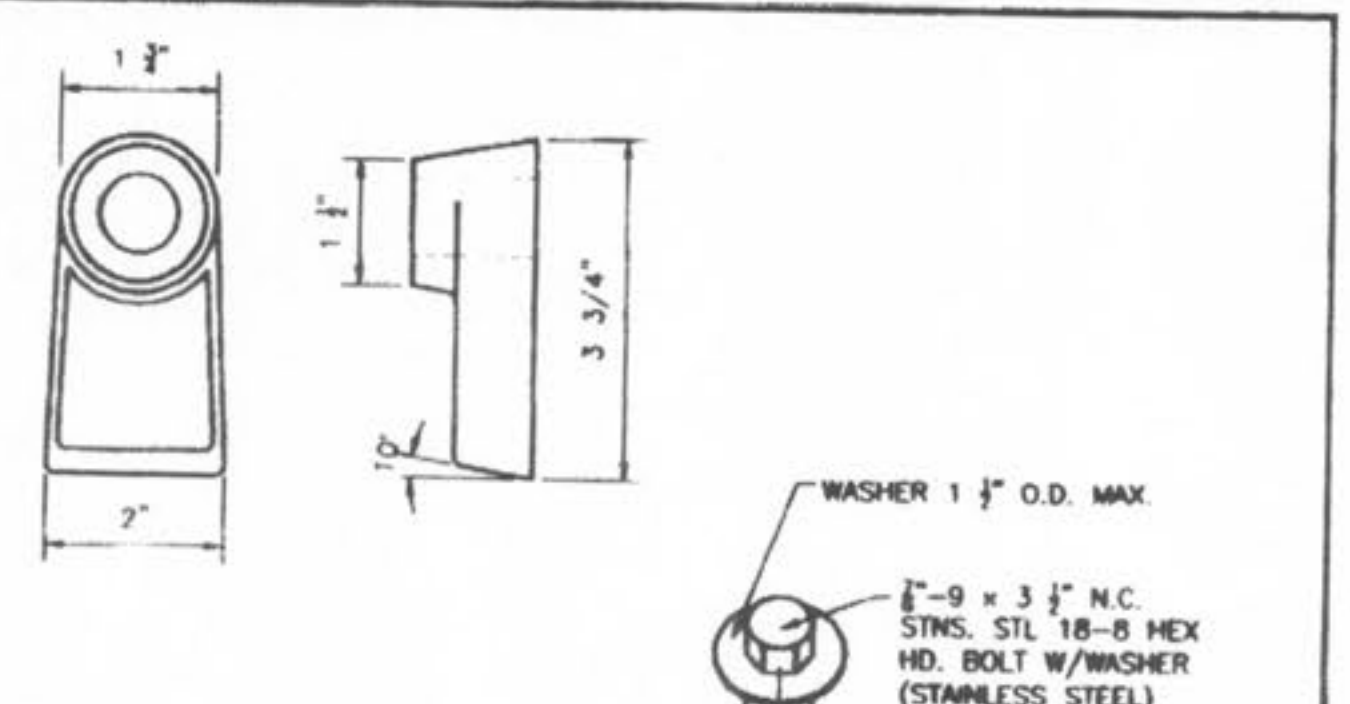
Duckett Creek Sanitary District

CAST IRON MANHOLE COVERS (LOCK TYPE)	Rev. No.	BSM	App. No.	KLA	Sheet No.
	01	MOOB	12-27-00		14



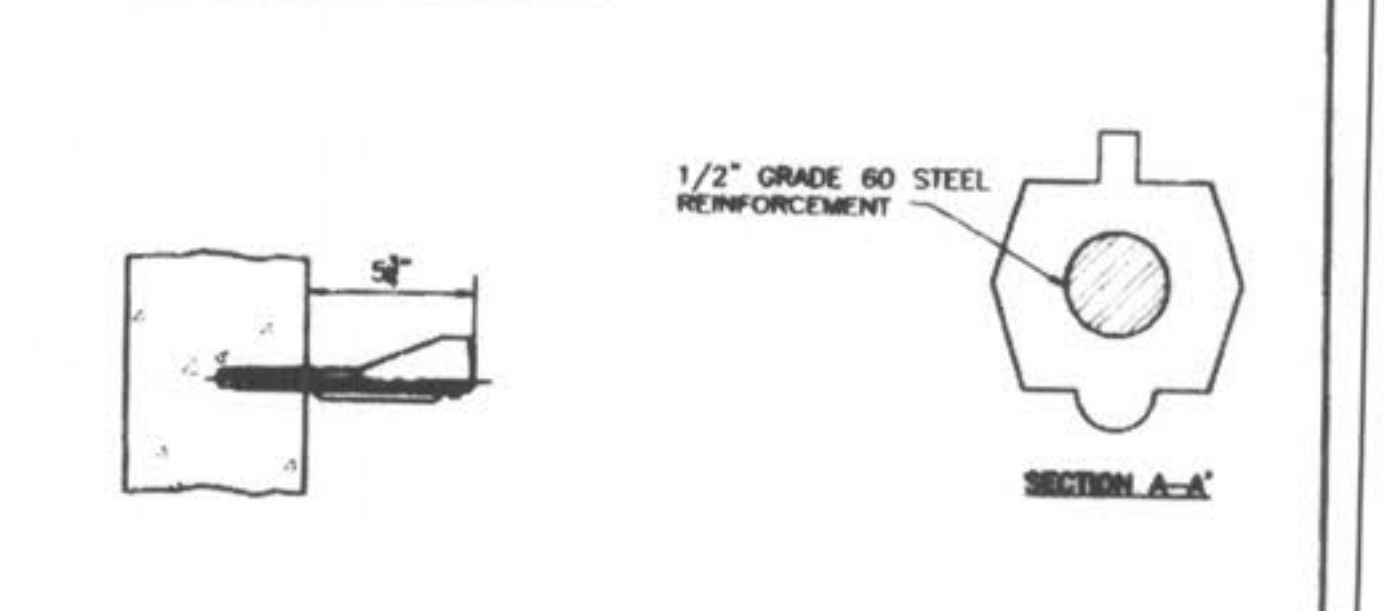
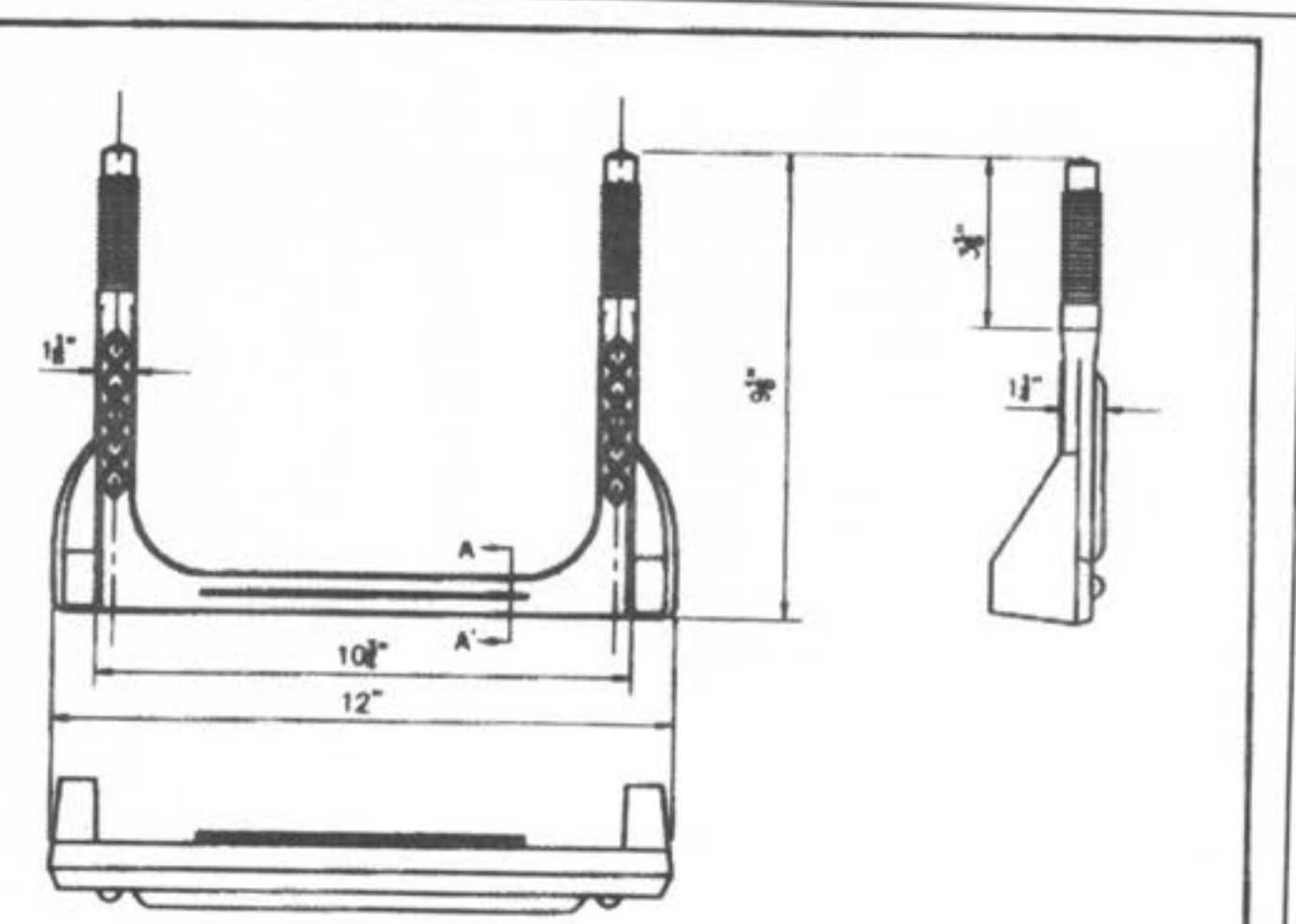
Duckett Creek Sanitary District

LOCKING DEVICE FOR TYPE "T" LOCK TYPE MANHOLE COVER	Rev. No.	BSM	App. No.	KLA	Sheet No.
	01	MOOB	12-27-00		15



Duckett Creek Sanitary District

LOCKING DEVICE FOR TYPE "N" LOCK TYPE MANHOLE COVER	Rev. No.	BSM	App. No.	KLA	Sheet No.
	01	MOOB	12-28-00		16



Duckett Creek Sanitary District

MANHOLE STEP PRECAST MANHOLE	Rev. No.	BSM	App. No.	KLA	Sheet No.
	01	MOOB	1-3-01		18

PICKETT RAY & SILVER
333 Mid Rivers Mall Drive
St. Paul, MD 21086-63376
Phone (836) 997-1211
Fax (836) 997-1104
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

WYNDGATE DUCKETT CREEK SANITARY SEWER DETAILS
219 FOX HILL ROAD
ST. CHARLES, MD. 21031
(836) 940-3500
Prepared For:
SUMMIT POINTE, L.C.

REVISIONS	NO.	DATE	REVISIONS PER CITY	REVISIONS PER CITY OF OTTAWA
	1	10/25/04		
	2	02/18/05		
	3			
	4			
	5			
	6			

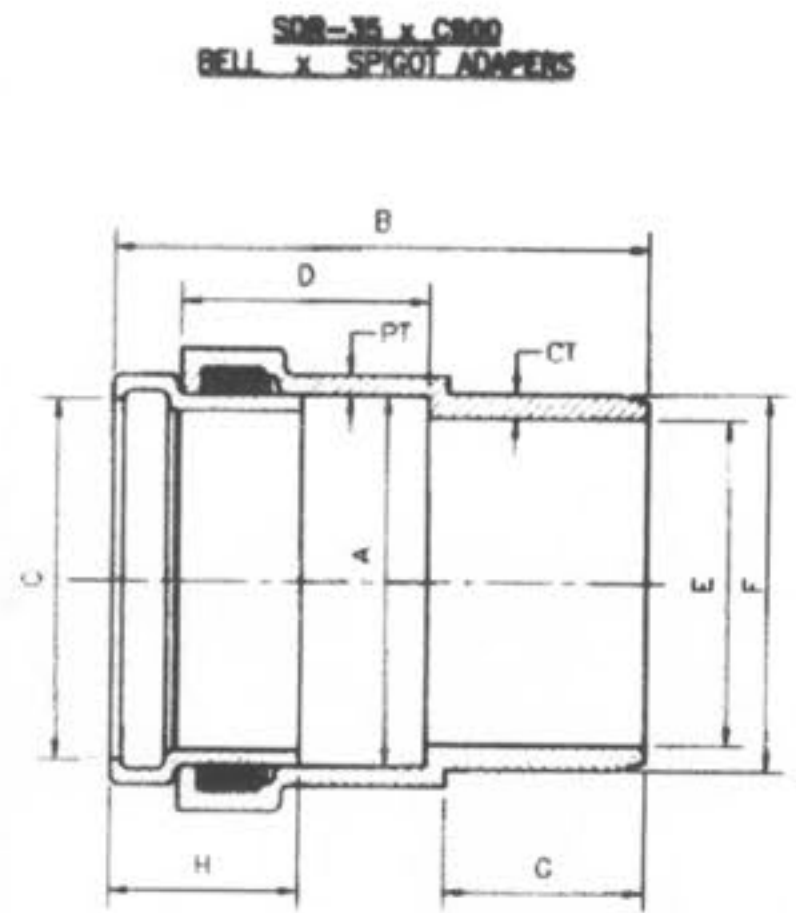
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DRAWN	J.E.E.	DATE	6-29-04
CHECKED	D.W.D.	DATE	6-29-04
PROJECT #	01267.SUPO.02R	TASK #	2
FIELD BOOK			

WYNDGATE DUCKETT CREEK SANITARY SEWER DETAILS
SHEET 166 OF 174
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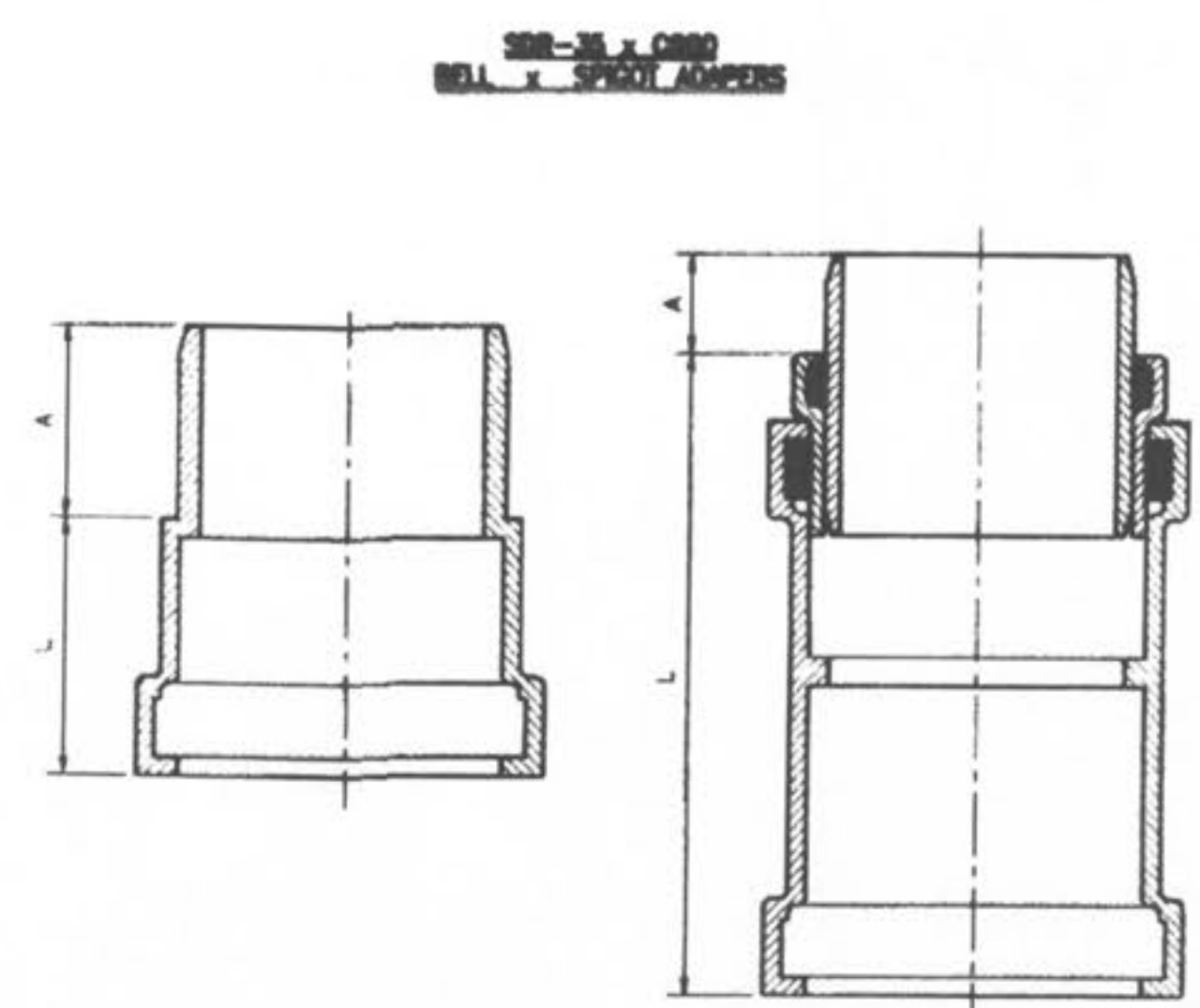




SIZE	CATALOG NO.	A	B	C	D	E	F	G	H	CT	PT
4"	334-040	4.56	8.23	4.25	4.10	3.94	4.80	2.72	2.7	.32	.25
6"	334-060	6.68	9.93	6.31	4.57	5.88	6.90	3.72	3.5	.45	.36

DUCKETT CREEK SANITARY DISTRICT

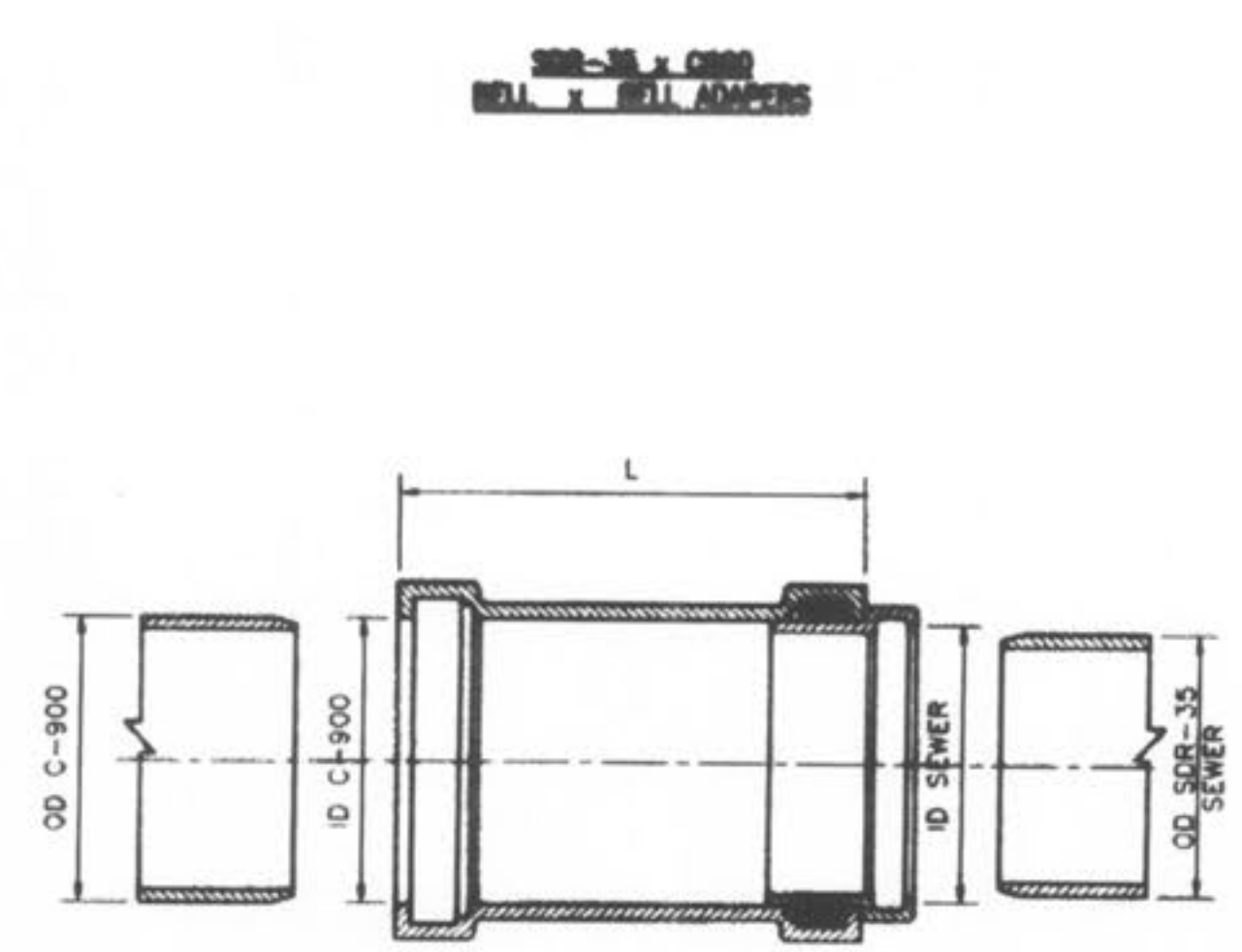
SDR-35 x C900 BELL AND SPIGOT ADAPTERS
 BSM KLA
 MDOB 1-3-01 19A



SIZE	CATALOG NO.	A	L	STYLE
4"	335-040	3.2	10.0	FABRICATED
6"	335-060	2.9	3.5	MANCO
8"	335-080	4.0	12.5	FABRICATED

DUCKETT CREEK SANITARY DISTRICT

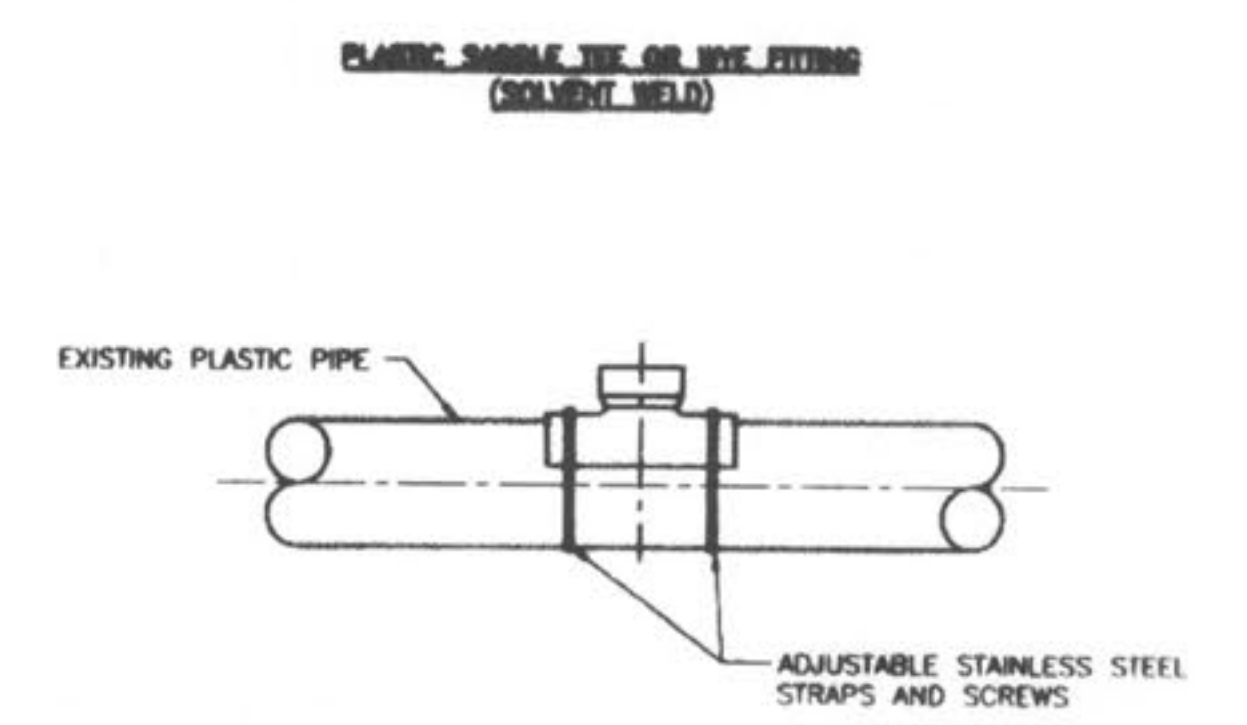
SDR-35 x C900 BELL AND SPIGOT SPECIAL 4", 6" & 8" ADAPTERS
 BSM KLA
 MDOB 1-3-01 19B



SIZE	CATALOG NO.	OD C900 SEWER	ID C900 SEWER	L	CTN QTY	CTN WT
4x4	337-040	4.80	4.215	4.86	4.25	10.0
6x6	337-060	6.90	6.275	6.96	6.32	11.13
8x8	337-080	9.05	8.400	9.13	8.45	12.50

DUCKETT CREEK SANITARY DISTRICT

SDR-35 x C900 BELL AND BELL 4", 6" & 8" ADAPTERS
 BSM KLA
 MDOB 1-3-01 19C

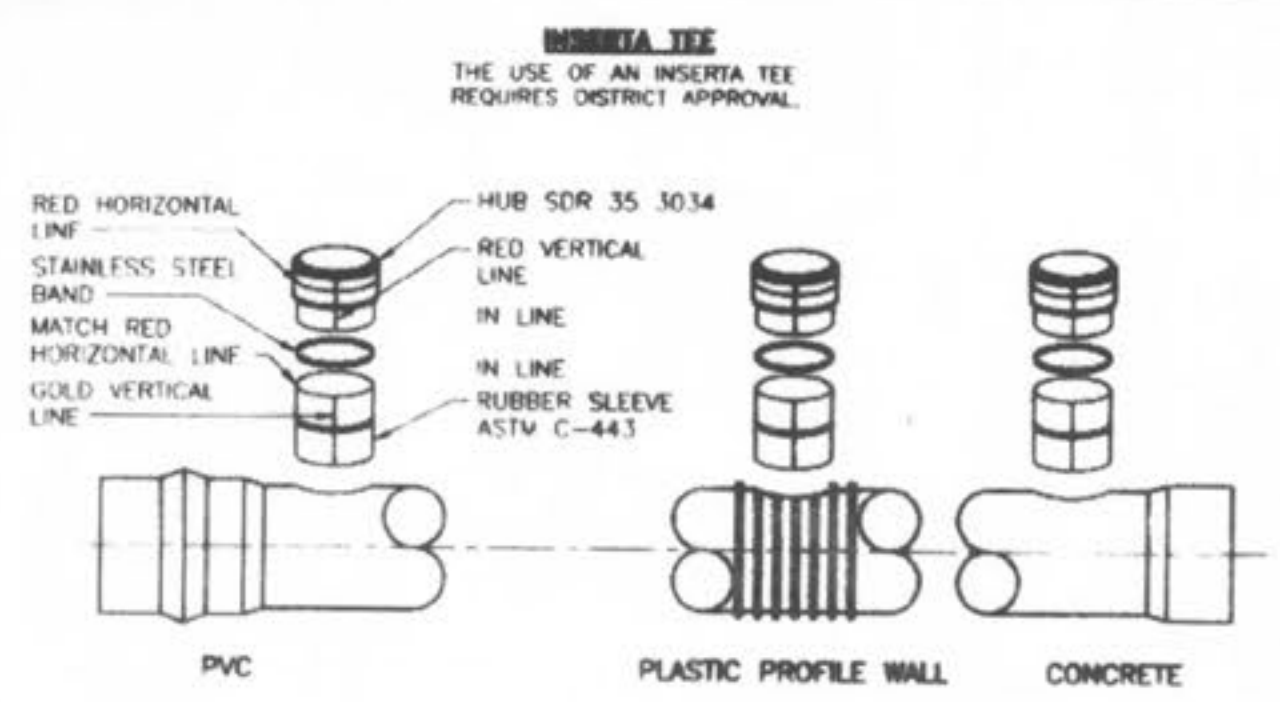


WHEN CONNECTION TO A PLASTIC PIPE IS ALLOWED AND A CONNECTION IS LARGER THAN 6" IN DIAMETER, A SOLVENT WELD WYE OR TEE FITTING OF A SIMILAR MATERIAL MUST BE USED. (EXAMPLE: 10" x 8")
 THIS IS ACCOMPLISHED BY CAREFULLY CUTTING A HOLE WITH A SAW IN THE MAIN AT THE REQUIRED LOCATION AFTER CUTTING AND SHAPING THE HOLE TO THE SIZE OF THE FITTING. THE FOLLOWING STEPS SHOULD BE TAKEN.

- CLEAN AND DRY BOTH INSIDE THE SADDLE WYE SURFACE AND PIPE SURFACE TO BE SOLVENT CEMENTED.
- APPLY A LIBERAL, HEAVY COAT OF ONE-STEP SOLVENT CEMENT TO THE INSIDE SURFACE OF THE SADDLE WYE AND TO THE EXTERIOR WELDING SURFACE TO THE PIPE.
- WITHOUT DELAY, MATE THE SURFACES AND STRIP DOWN TIGHTLY. A BEAD OF SOLVENT SHOULD APPEAR AFTER THE SADDLE HAS BEEN STRAPPED DOWN TIGHTLY.
- USING A RAG OR PAPER TOWEL, WIPE AWAY ANY EXCESS SOLVENT CEMENT OFF PIPE AND SADDLE.
- ALLOW 30-60 MINUTES FOR SET-UP TIME BEFORE BACKFILLING. CURE TIME DEPENDS ON SIZE FIT OF MATERIALS BEING INSTALLED AND VARIOUS COLD DAMP CONDITIONS.
- DISCARD OLD SOLVENT IF IT BECOME GELLED OR LUMPY.
- A CLEAN, DRY BEDDING MATERIAL IS REQUIRED AROUND THE COMPLETED CONNECTION BEFORE BACKFILLING. THE BEDDING MATERIAL SHOULD BE ONE OF THE FOLLOWING:
 - A. 1 TO 3 CEMENT TO SAND MIX
 - B. "PRE-MIX" CONCRETE.
 - C. DCSO APPROVED BEDDING FOR SANITARY SEWERS.

DUCKETT CREEK SANITARY DISTRICT

8" & LARGER CONNECTION TO PLASTIC MAIN
 BSM KLA
 MDOB 1-4-01 20A

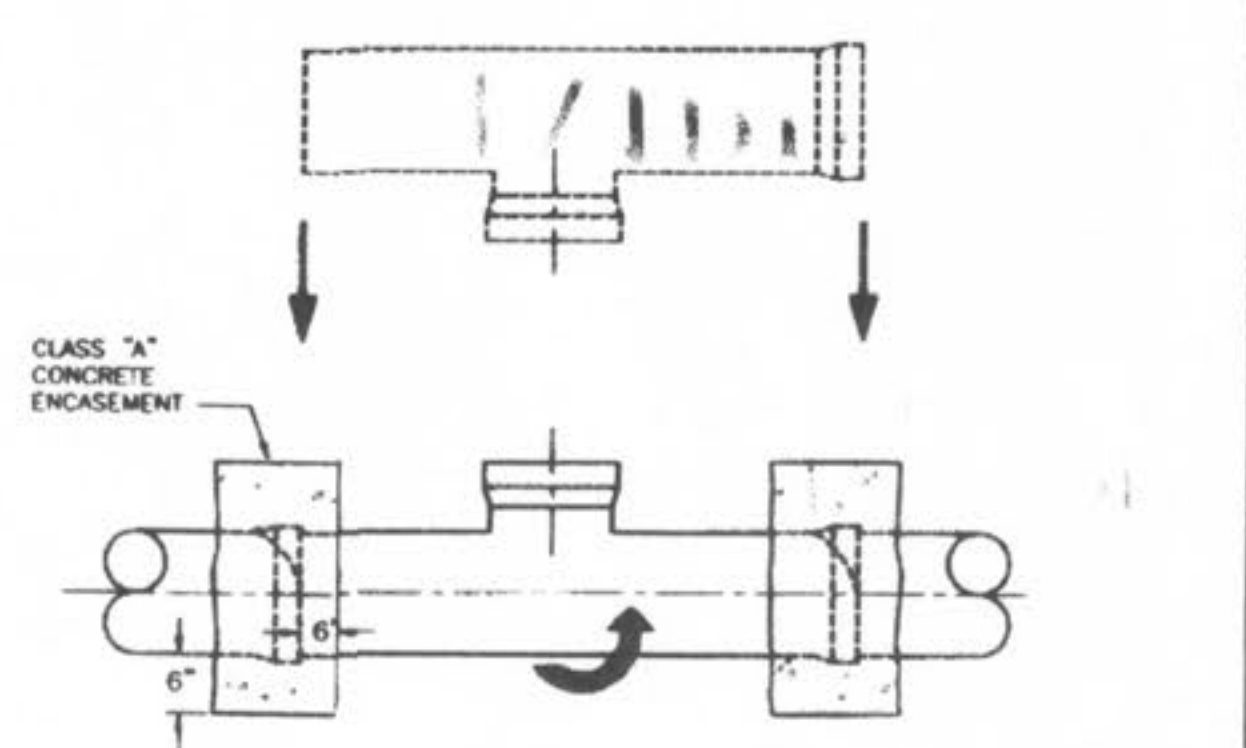


- INSTALLATION PROCEDURE:**
- CORE THE PROPER SIZE HOLE.

TEE SIZE:	4"	6"	8"	10"	12"	15"
BIT SIZE:	4"	6"	8"	10"	12"	15"
 - INSERT THE RUBBER SLEEVE (1) IN THE CORED HOLE WITH THE GOLD VERTICAL LINE ON THE RUBBER SLEEVE (2) FACING TO THE SIDE OF THE MAIN LINE. THE UPPER SEGMENT SHOULD BE ON TOP OF THE WALL OR RIB AND THE LOWER SEGMENT (PVC, PROFILE WALL, AND POLYETHYLENE PIPE ONLY) SHOULD BE ON THE INSIDE OF THE PIPE.
 - APPLY THE INSERTA TEE SOLUTION SUPPLIED TO THE INSIDE OF THE RUBBER SLEEVE AND TO THE OUTSIDE OF THE PVC HUB ADAPTER. CAUTION - DO NOT USE AN OIL BASED LUBRICANT.
 - PLACE THE PVC HUB ADAPTER (3) INTO THE RUBBER SLEEVE. MAKE SURE THAT THE RED VERTICAL LINE (4) ON THE PVC HUB ADAPTER IS IN LINE WITH THE GOLD VERTICAL LINE (2) ON THE RUBBER SLEEVE.
 - PLACE THE 2x4 BOARD ONTO THE TOP OF THE PVC HUB ADAPTER.
 - THE RED HORIZONTAL LINE (5) AT THE TOP OF THE HUB ADAPTER IS A DEPTH MARK. THIS TELLS THE INSTALLER HOW FAR TO DRIVE THE ADAPTER INTO THE RUBBER SLEEVE. DRIVE THE PVC HUB ADAPTER INTO THE RUBBER SLEEVE TO WHERE THE HORIZONTAL RED LINE (5) ON THE PVC HUB ADAPTER (3) MEETS THE TOP OF THE RUBBER SLEEVE (6).
 - PLACE THE STAINLESS STEEL BAND (7) AROUND THE TOP OF THE RUBBER SLEEVE AND TIGHTEN DOWN.
 - INSTALL PIPE IN NORMAL MANNER.

DUCKETT CREEK SANITARY DISTRICT

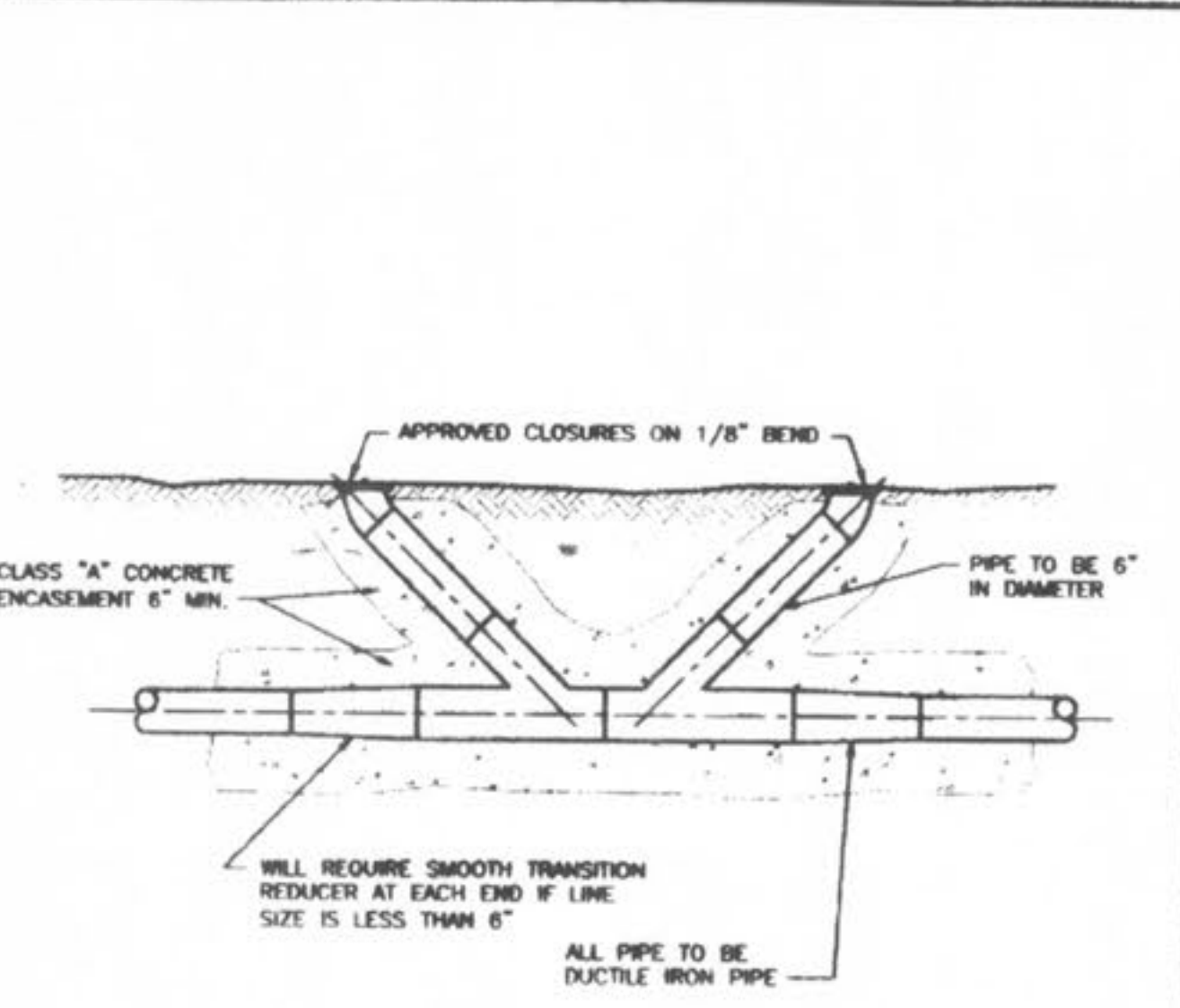
INSERTA TEE DETAILS AND SPECIFICATIONS
 BSM KLA
 MDOB 1-4-01 20B



- NOTES:**
- WHEN A CONNECTION IS ALLOWED LARGER THAN 6" DIAMETER A SADDLE MAY BE USED IF THE I.D. OF THE CONNECTION PIPE IS NOT GREATER THAN ONE HALF (1/2) OF THE I.D. OF THE MAIN SEWER. (EXAMPLE: 24" x 10")
 - IF THE I.D. OF THE CONNECTOR PIPE IS GREATER THAN ONE HALF (1/2) THE I.D. OF THE MAIN SEWER THE WYE OR TEE MUST BE "ROLL-IN". (EXAMPLE: 15" x 8")
 - THIS IS ACCOMPLISHED BY BREAKING AWAY AND REMOVING ONE SECTION OF PIPE. THE TOP HALF OF THE BELL ON THE PIPE LYING ADJACENT TO THE GAP IS CAREFULLY BROKEN OFF. THE TOP HALF OF THE BELL ON THE MAIN REPLACEMENT SECTION (WITH A "TEE" WYE) FITTING IS ALSO BROKEN OFF. THE REPLACEMENT PIPE IS THEN PLACED IN THE LINE GAP WITH THE STUB POINTED IN THE WRONG DIRECTION. THE BROKEN BELLS ON THE REPLACEMENT AND ADJOINING PIPE MAKE IT POSSIBLE FOR THE REPLACEMENT SECTION TO FIT INTO THE SEWER LINE WITHOUT DISTURBING THE ADJOINING PIPE SECTIONS. THE REPLACEMENT SECTION IS THEN ROTATED TO THE DESIRED POSITION AND THE BROKEN BELLS ARE ENCASED WITH A 6" CLASS "A" CONCRETE ENCASEMENT.
 - I.D. OF MAIN SEWER SHALL NOT BE DECREASED BY A ROLL-IN CONNECTION.

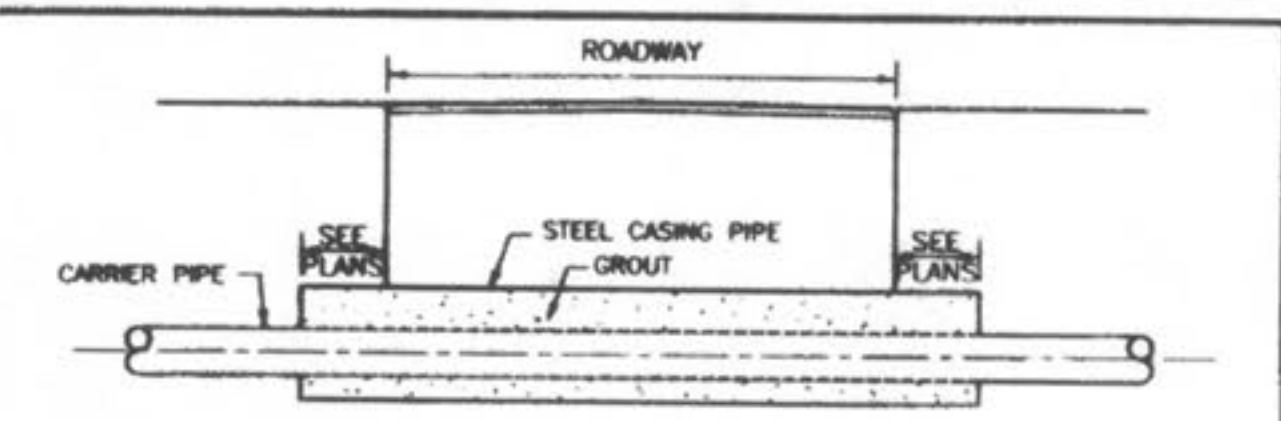
DUCKETT CREEK SANITARY DISTRICT

"ROLL-IN" (FOR EXISTING CLAY OR CONCRETE PIPE)
 BSM KLA
 MDOB 1-5-01 21



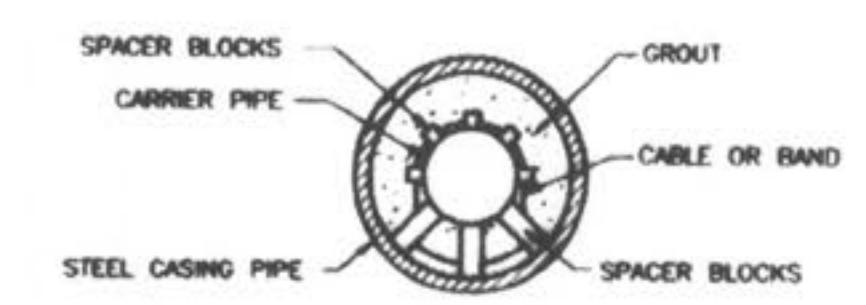
DUCKETT CREEK SANITARY DISTRICT

FORCE MAIN CLEANOUT (6" DIA. & SMALLER)
 BSM KLA
 MDOB 1-5-01 22



- NOTES:**
- INSIDE DIAMETER OF CASING PIPE TO BE MINIMUM OF 4" GREATER THAN COUPLING DIAMETER OF CARRIER PIPE.
 - ENCASEMENTS TO BE INSTALLED UNDER THE ROAD BY MEANS OF JACKING IT THROUGH, OR BY DRY BORING A HOLE THAT WILL RECEIVE THE CASING WITH A SNUG FIT.
 - THE OUTSIDE DIAMETER OF THE CASING SHALL NOT BE LESS THAN, NOR MORE THAN ONE INCH GREATER THAN THE BORED HOLE.
 - THE ANNULAR SPACE BETWEEN THE CASING PIPE AND THE BORED HOLE SHALL BE FILLED WITH GROUT.

SUPPORT OF CARRIER PIPE OR FORCE MAIN IN CASING



DUCKETT CREEK SANITARY DISTRICT

ROADWAY BORING DETAIL
 BSM KLA
 MDOB 1-5-01 23

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
 DUCKETT CREEK
 SANITARY SEWER DETAILS**
 Prepared For:
SUMMIT POINTE, L.C.
 239 FOX HILL ROAD
 ST. CHARLES, MO. 63301
 (636) 940-9500

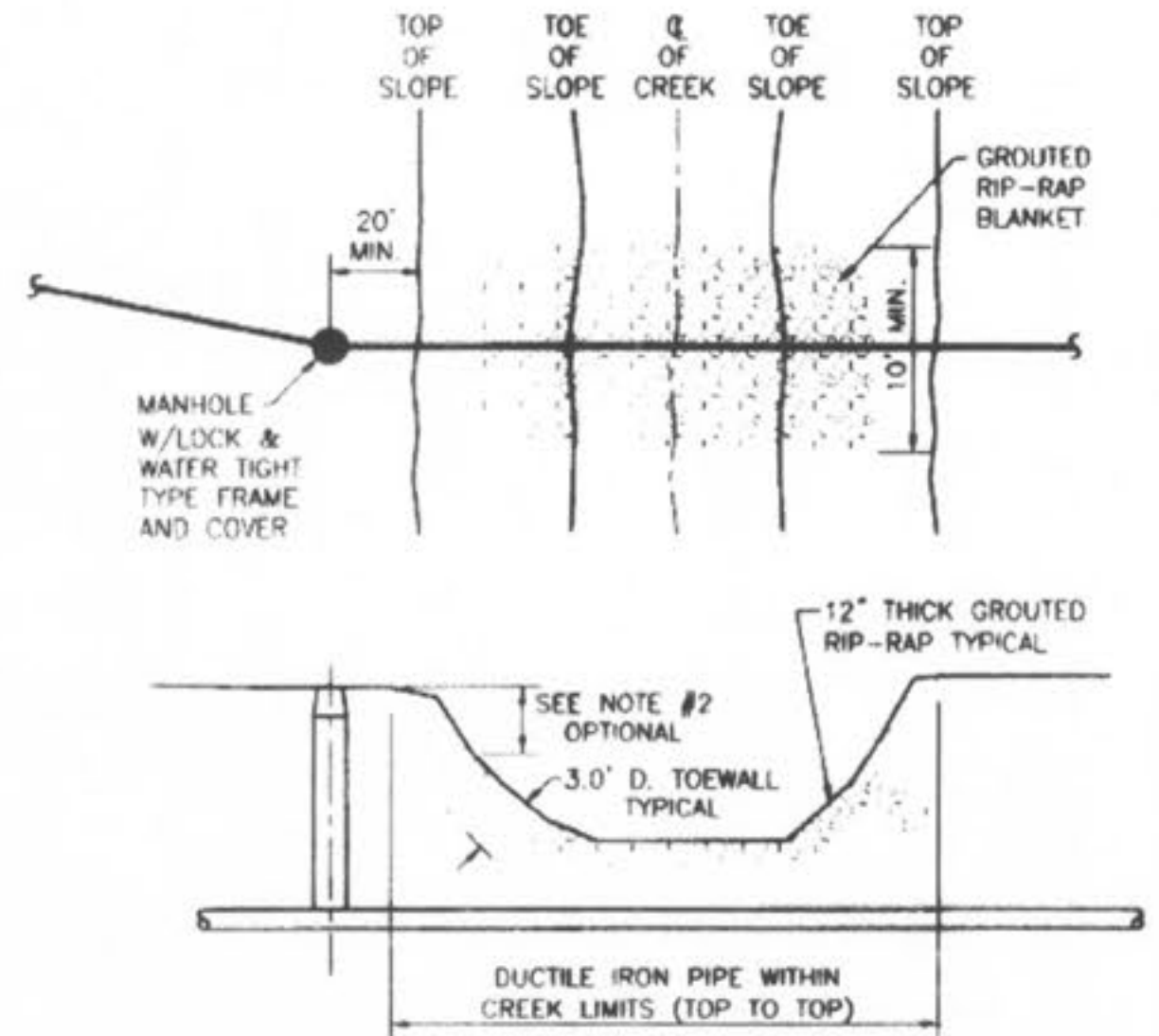
REVISIONS	NO.	DATE	BY	REVISION PER CITY OF FALLON
1	10/25/04			REVISED PER CITY OF FALLON
2	02/19/06			REVISED PER CITY OF FALLON

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CHECKED	D.W.D.	DATE	6-29-04
PROJECT #	01267.SUP0.02R	TASK #	2
FIELD BOOK			

**WYNDGATE
 DUCKETT CREEK
 SANITARY SEWER DETAILS**
 SHEET 167 OF 174
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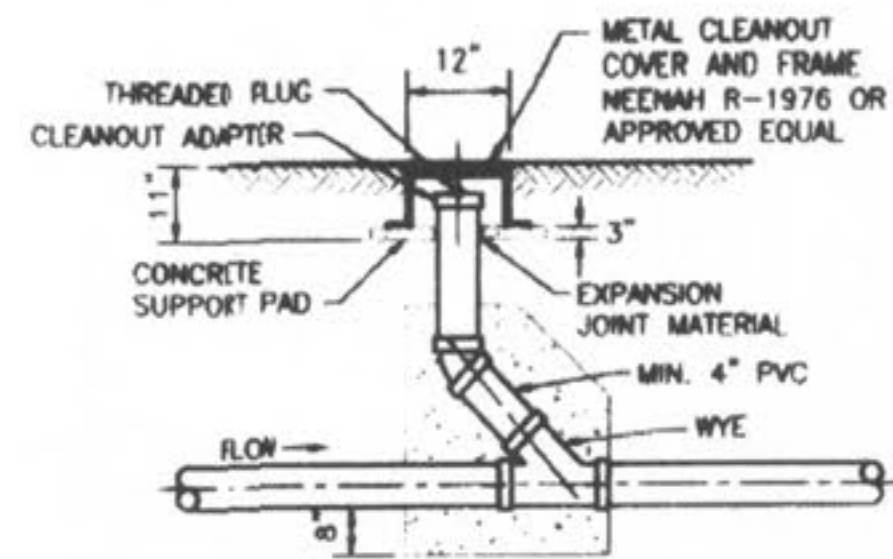
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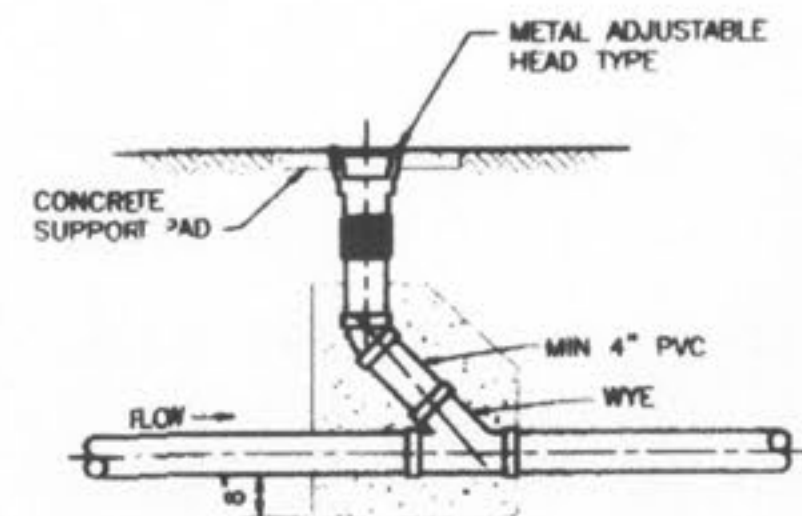
- NOTES:
1. GROUTED RIP-RAP IS REQUIRED AT ALL CREEK CROSSINGS WHERE THE EMBANKMENTS CROSSED ARE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL RATIO SLOPE; AND ALSO WHERE THERE IS 3 FEET OR LESS COVER OVER THE TOP OF THE SEWER MAIN.
 2. PLACE RIP-RAP ON LOWER 3/4 OF SLOPE. GRADE UPPER 1/4 OF SLOPE AT 1 VERTICAL TO 2 HORIZONTAL SLOPE FOR SOG OR 1 VERTICAL TO 2.5 HORIZONTAL SLOPE FOR SEED AND STRAW.
 3. RIP-RAP TO BE "MSD 5" GRADATION, MINIMUM 12" THICK, GROUTED WITH 8 SACK MIX, SAND-CEMENT SLURRY, BROOM FINISH.
 4. INCORPORATE A 3 FEET DEEP TOE WALL ON EMBANKMENT'S UPPER EDGE OF RIP-RAP.
 5. TOP SURFACE OF RIP-RAP SHOULD NOT BE HIGHER THAN ADJACENT GROUND SURFACE.
 6. IF PIPE HAS LESS THAN 12" COVER, A PAVED CHANNEL MAY BE REQUIRED.
 7. DUCTILE IRON PIPE IS REQUIRED WITHIN THE CREEK LIMITS.

DUCKETT CREEK SANITARY DISTRICT

TYPICAL CREEK CROSSING	DESIGN NO. BSM	APP. NO. KLA	SHEET NO. 24
	DATE: MOOB	DATE: 1-8-01	



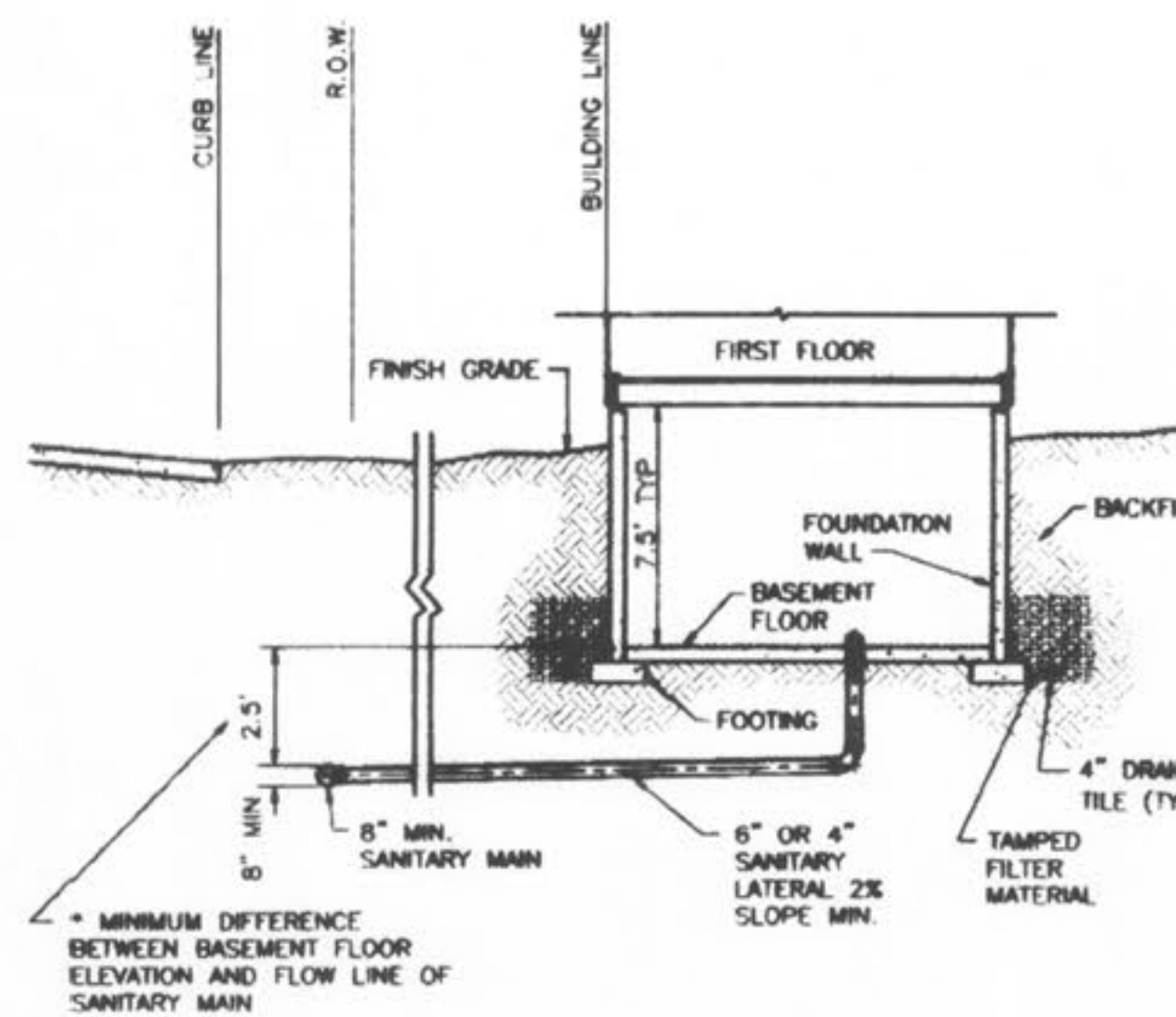
METAL FRAME AND COVER TYPE CLEANOUT



ADJUSTABLE HEAD TYPE CLEANOUT

DUCKETT CREEK SANITARY DISTRICT

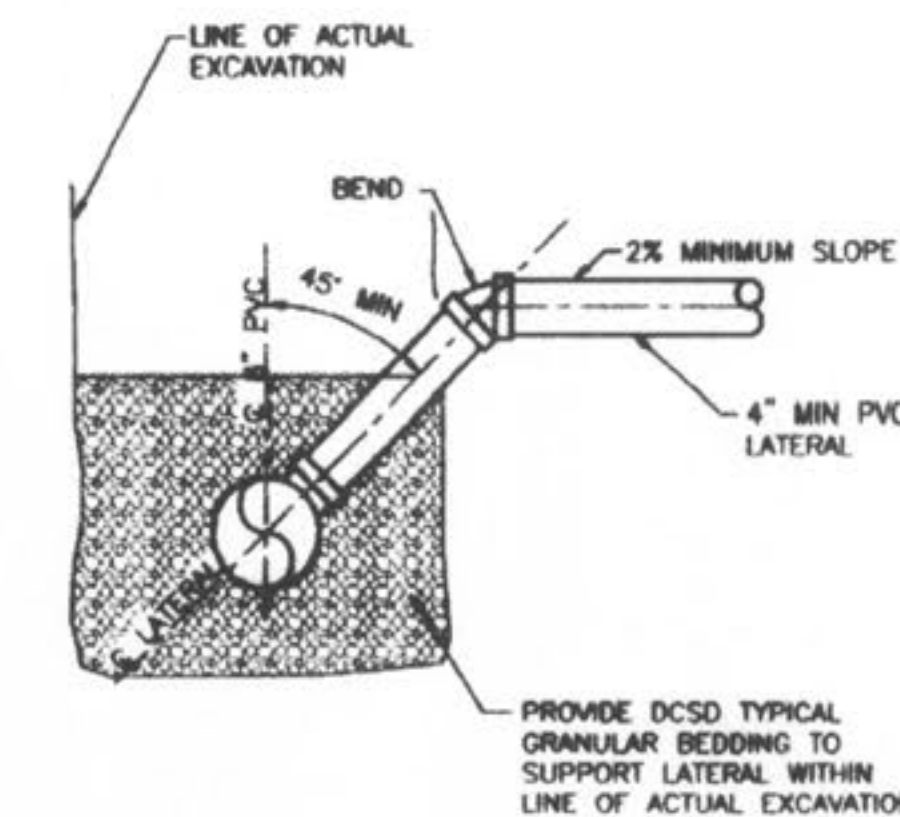
TYPICAL SEWER LATERAL CLEANOUT DETAILS	DESIGN NO. BSM	APP. NO. KLA	SHEET NO. 25
	DATE: MOOB	DATE: 1-8-01	



*NOTE: DIFFERENCE IN DEPTH INCREASES WITH PIPE SIZE

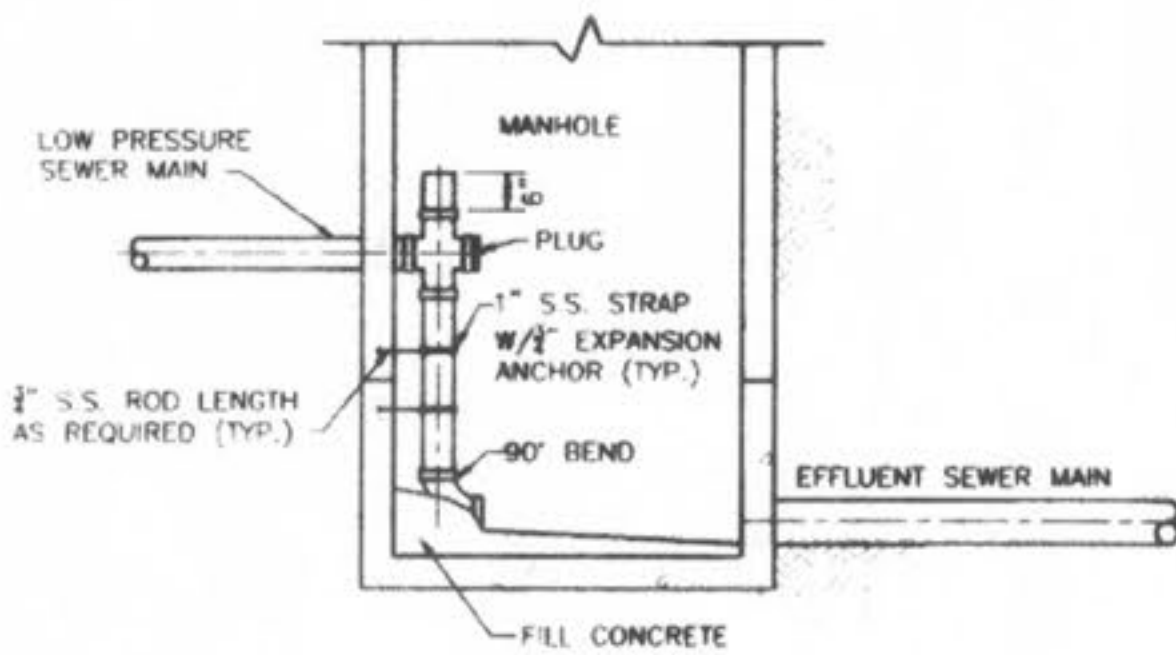
DUCKETT CREEK SANITARY DISTRICT

TYPICAL SANITARY SEWER LATERAL PROFILE	DESIGN NO. BSM	APP. NO. KLA	SHEET NO. 26
	DATE: MOOB	DATE: 1-9-01	



DUCKETT CREEK SANITARY DISTRICT

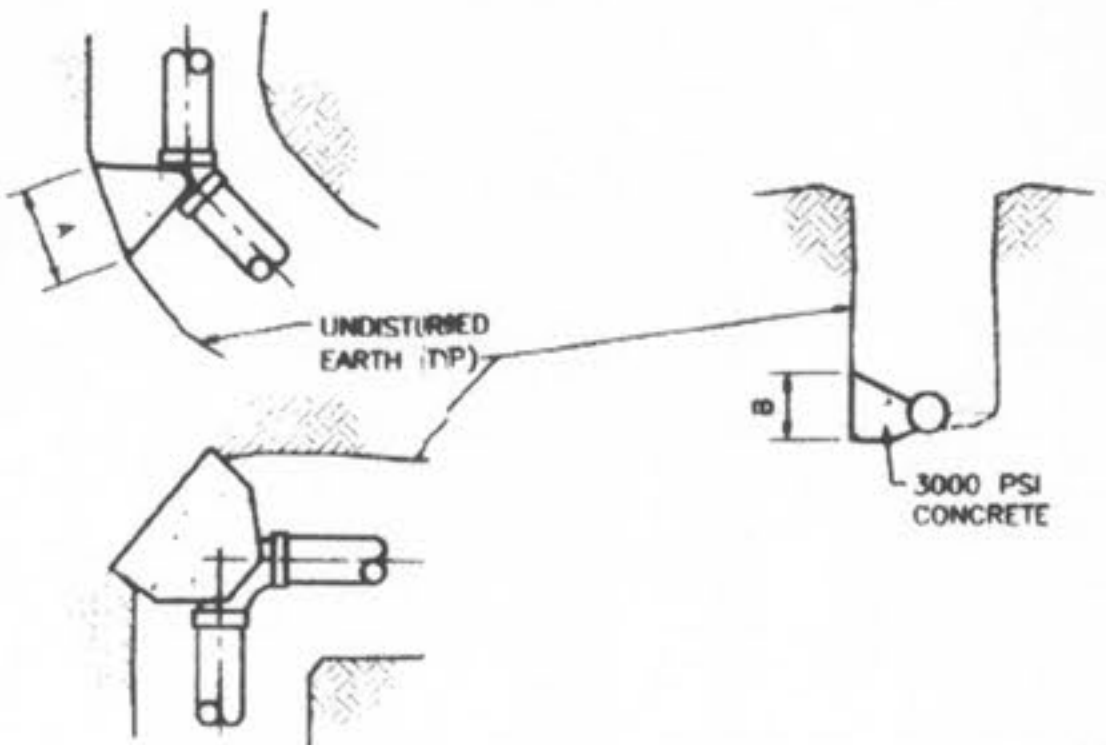
SANITARY SEWER LATERAL RISER DETAIL	DESIGN NO. BSM	APP. NO. KLA	SHEET NO. 27
	DATE: MOOB	DATE: 1-9-01	



NOTE: INVERT-BOTTOM SHALL BE WORKED TO PROVIDE POSITIVE DRAINAGE THROUGH MANHOLE

DUCKETT CREEK SANITARY DISTRICT

LOW PRESSURE SEWER MAIN CONNECTION AT MANHOLE	DESIGN NO. BSM	APP. NO. KLA	SHEET NO. 28
	DATE: MOOB	DATE: 1-9-01	



MAIN SIZE	A x B	A x B	A x B	A x B
2"	.5' x 1'	.5' x 1'	1' x 1'	1' x 1'
4"	1' x 1'	1' x 1'	1.5' x 1'	1' x 1'
6"	1' x 1'	1.5' x 1'	2' x 1'	1.5' x 1'
8"	1' x 1'	2' x 1'	2' x 1'	2' x 1'

DUCKETT CREEK SANITARY DISTRICT

THRUST BLOCK DETAIL AND SIZE SCHEDULE	DESIGN NO. BSM	APP. NO. KLA	SHEET NO. 29
	DATE: MOOB	DATE: 1-9-01	

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

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		FIELD BOOK	



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