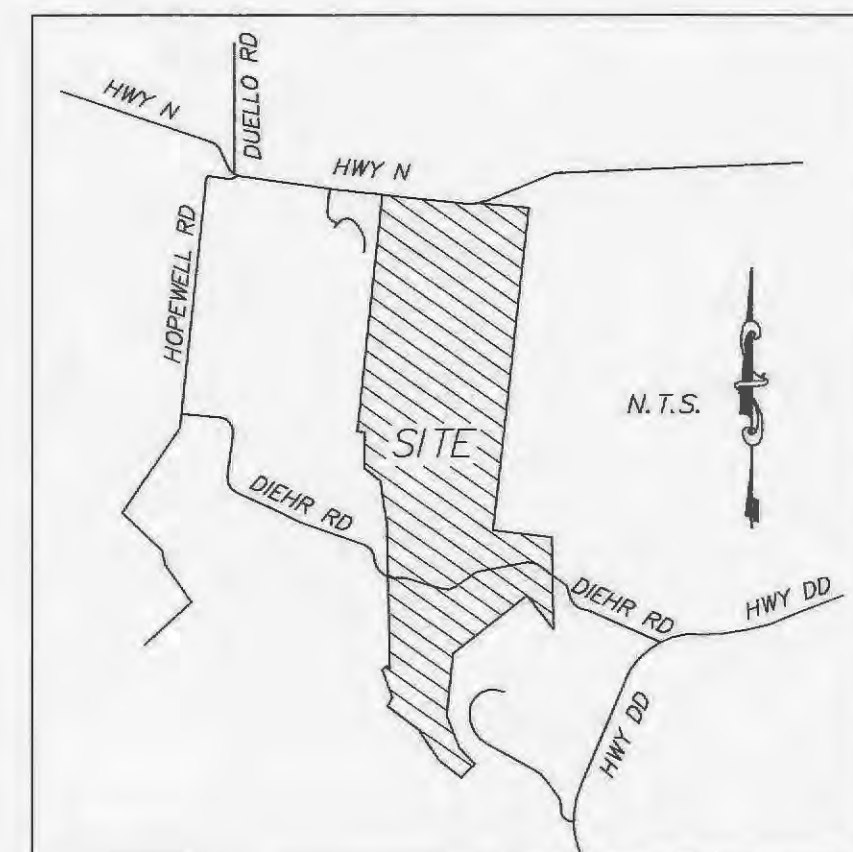




Plan View

A SET OF CONSTRUCTION PLANS FOR Wyndgate Village B 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 B Plat Two DCSD PHASE 13 8-06-14

Conditions of Approval From Planning and Zoning

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. 63368
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

PROJECT TITLE
**WYNDGATE VILLAGE B
PLAT TWO**

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 1-800-706-3916

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
PICKETT, RAY & SILVER, INC.
NO LICENSE 600225

DOUGLAS S. TIEMAN
PROFESSIONAL ENGINEER LICENSE E-23045

CONTACT:
Mr. Jeremy Roth
314-336-0248 Office
314-336-0175 Fax

Developer / Owner Information
McBride Wyndgate, LLC
16081 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017

City of O'Fallon Cover Sheet

P+Z No. 3203

City No.

Page No.

1 of 24

Drawing Index

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN
- 4 GRADING PLAN
- 5 EROSION CONTROL PLAN
- 6 STREET PROFILES
- 7-8 SANITARY SEWER PROFILES
- 9 STORM SEWER PROFILES
- 10 DRAINAGE AREA MAP
- 11 WATER LAYOUT
- 12 LANDSCAPE PLAN
- 13-14 PAVEMENT DETAILS
- 15 STORM SEWER & SIDEWALK DETAILS
- 16-20 SANITARY SEWER DETAILS
- 21-22 WATER DETAILS
- 23-24 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

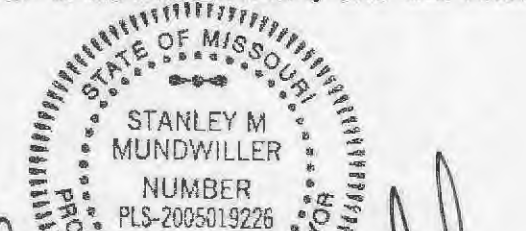
Site

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 |
| — 6" W- 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 |

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



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

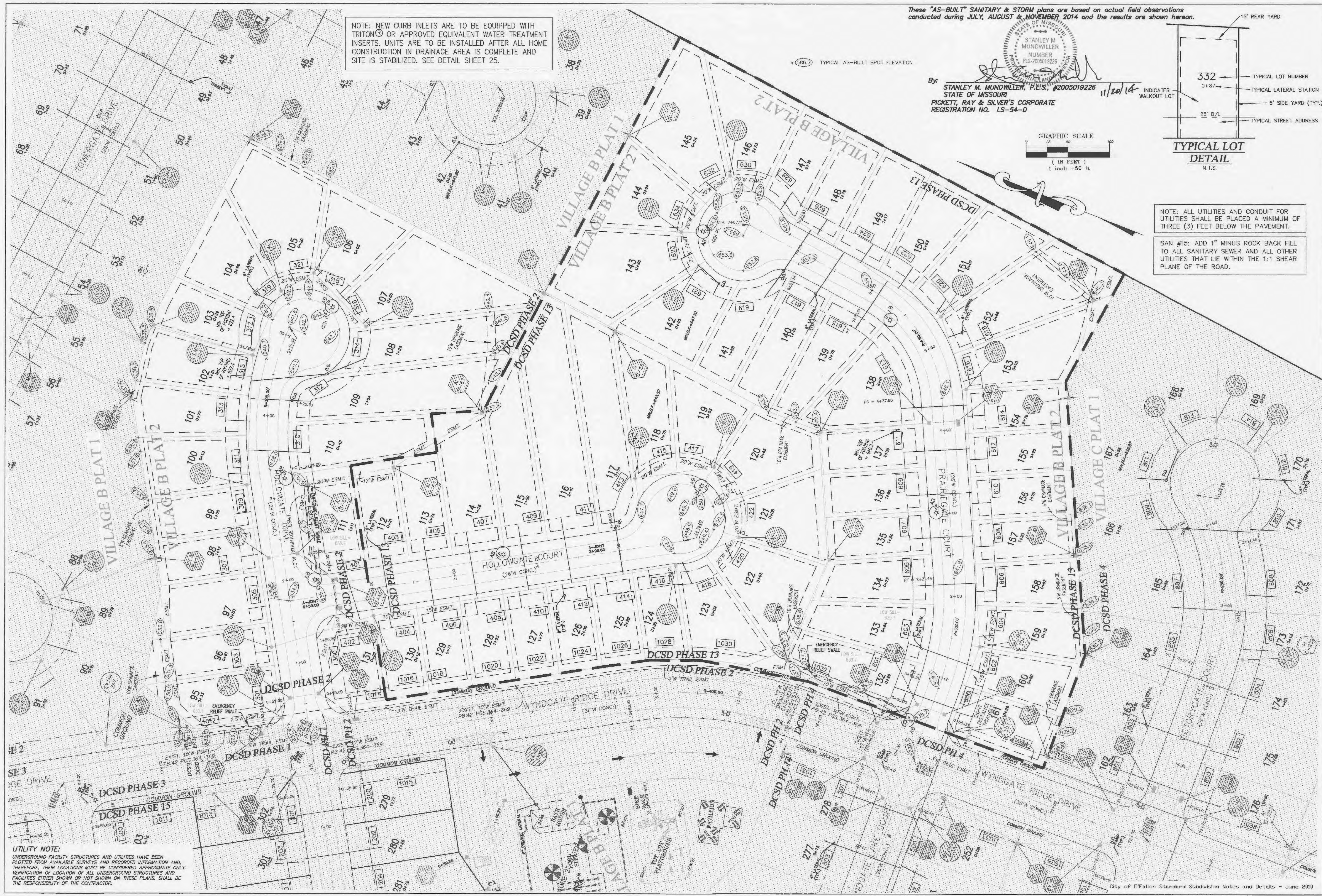
CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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 16.31 acres.
The area of land disturbance is 2.35± acres.
Number of proposed lots is 67.
Building setback information. Front 25'
Side 6'
Rear 15'

* The estimated sanitary flow in gallons per day is 24,790

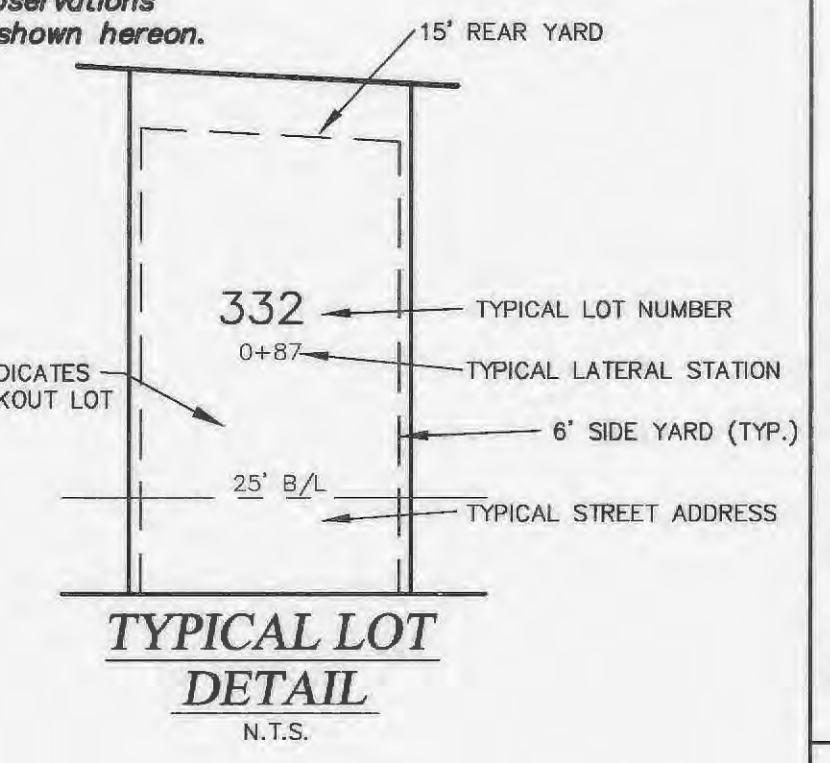
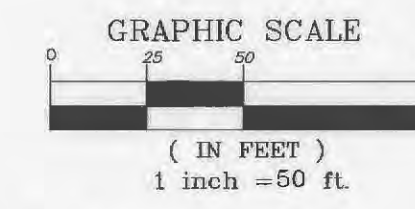


NOTE: NEW CURB INLETS ARE TO BE EQUIPPED WITH TRITON® OR APPROVED EQUIVALENT WATER TREATMENT INSERTS. UNITS ARE TO BE INSTALLED AFTER ALL HOME CONSTRUCTION IN DRAINAGE AREA IS COMPLETE AND SITE IS STABILIZED. SEE DETAIL SHEET 25.

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

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

11/20/14



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

SAN #15: ADD 1" MINUS ROCK BACK FILL TO ALL SANITARY SEWER AND ALL OTHER UTILITIES THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.

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.

PROJECT TITLE
 WYNDGATE VILLAGE B
 PLAT TWO

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 St. Peters
 82 Richmond Center Court
 St. Peters, MO 65276
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-708-3918

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 #000000

DOUGLAS S. TIEMANN
 PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information
 McBride Wyndgate, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63077
 CITY OF O'FALLON SITE PLAN

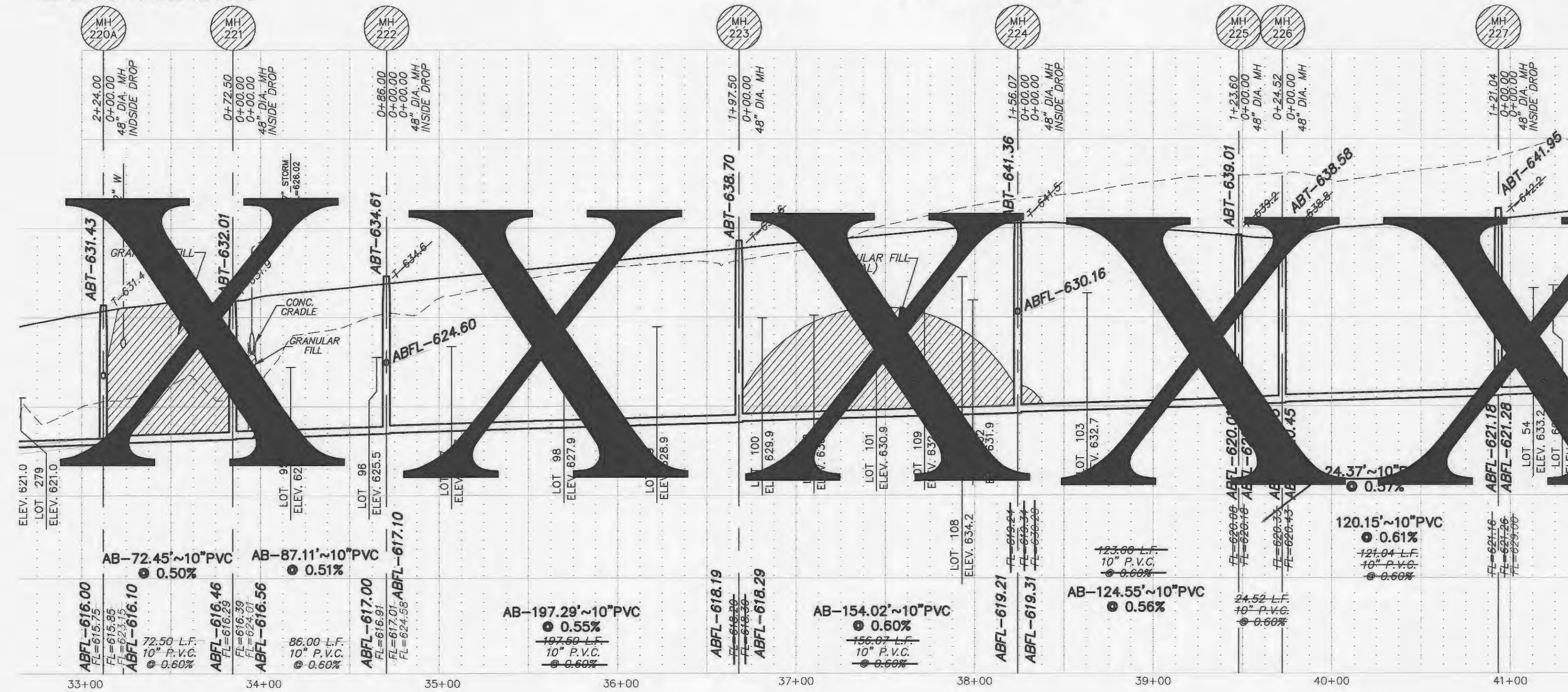
P+Z No. 3203
 City No. 14-452-AB
 Page No. 3 of 24
 City of O'Fallon Standard Subdivision Notes and Details - June 2010

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

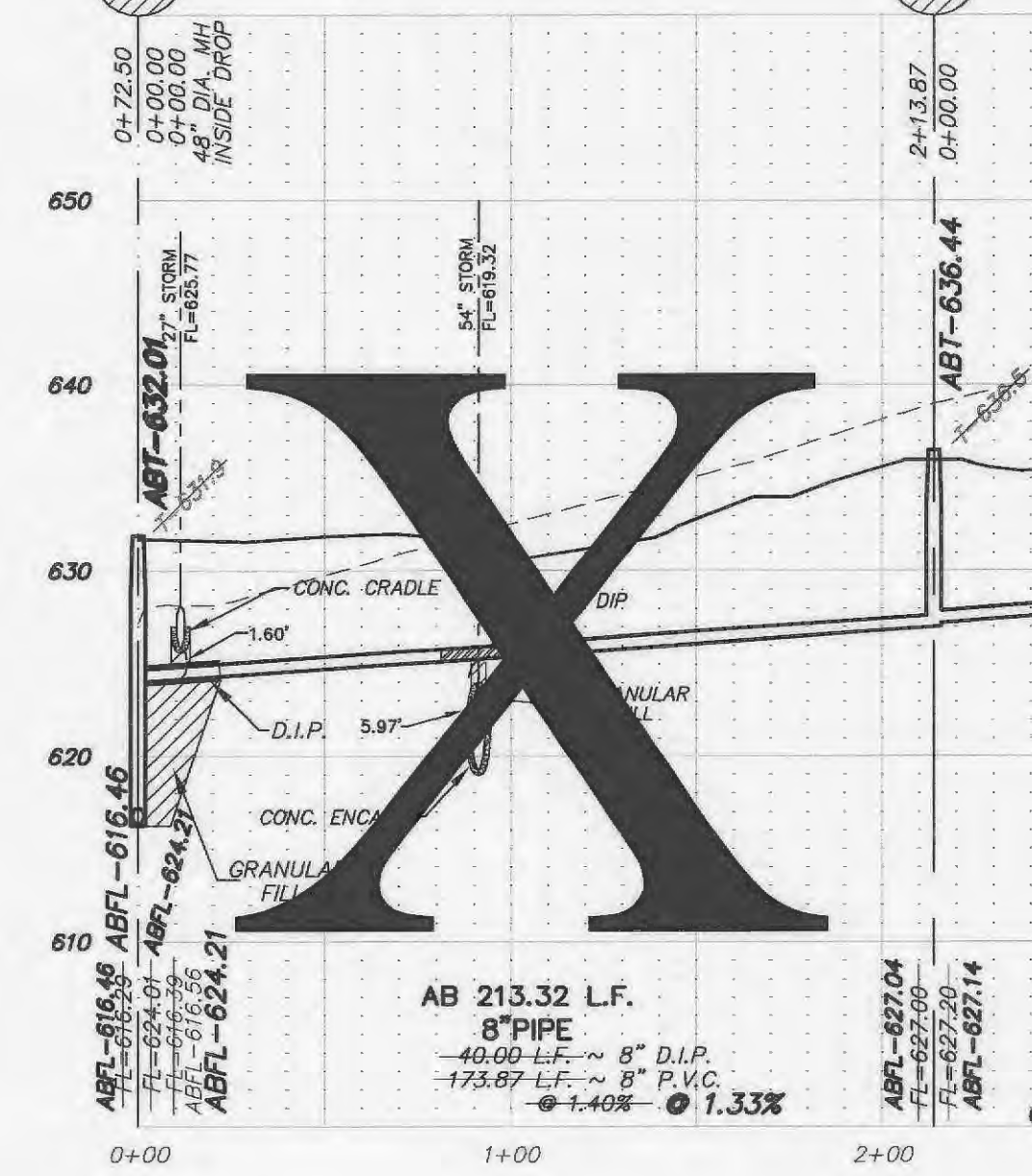
NOTE FOR ALL NEW CONSTRUCTION:
ALL SANITARY LATERALS CROSSING UNDER THE PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
SAN #15: ADD 1" MINUS ROCK BACK FILL TO ALL SANITARY SEWER AND ALL OTHER UTILITIES THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.

DCSD PHASE 1

DCSD PHASE 2



DCSD PHASE 2



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

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.

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 CRADLE.

STANLEY M. MUNDWILLER
REGISTERED PROFESSIONAL ENGINEER
NUMBER PLS-2005019226
STATE OF MISSOURI
11/20/14

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-34-D

PROJECT TITLE

WYNDGATE VILLAGE B
FLAT TWO

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
Branch: St. Peters, MO 65276
110 West Adams, Suite 201
Branch: Branson, MO 65619

PRS No. 01267.MCS0.04F

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 HEREON. 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
MI LICENSE #00035

DOUGLAS S. TIEMANN
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information

McBride Wyndgate, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63077

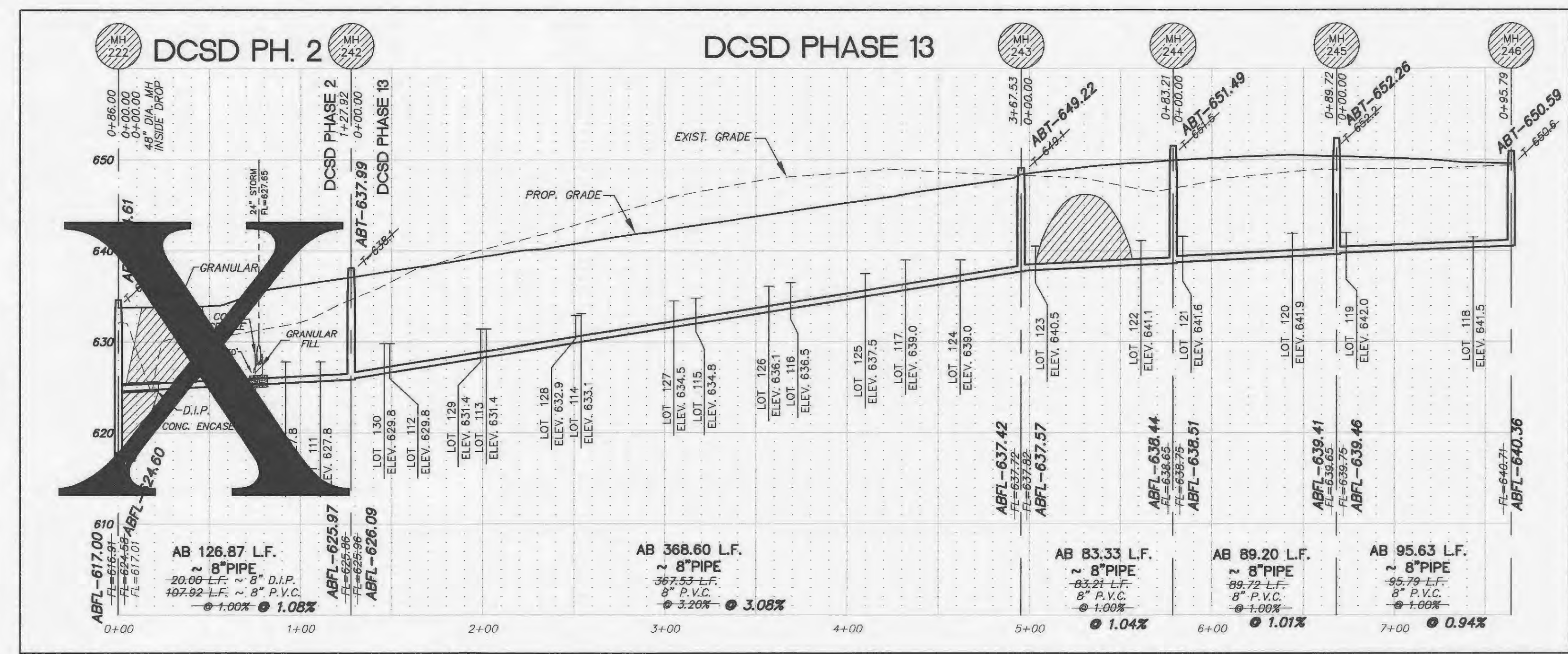
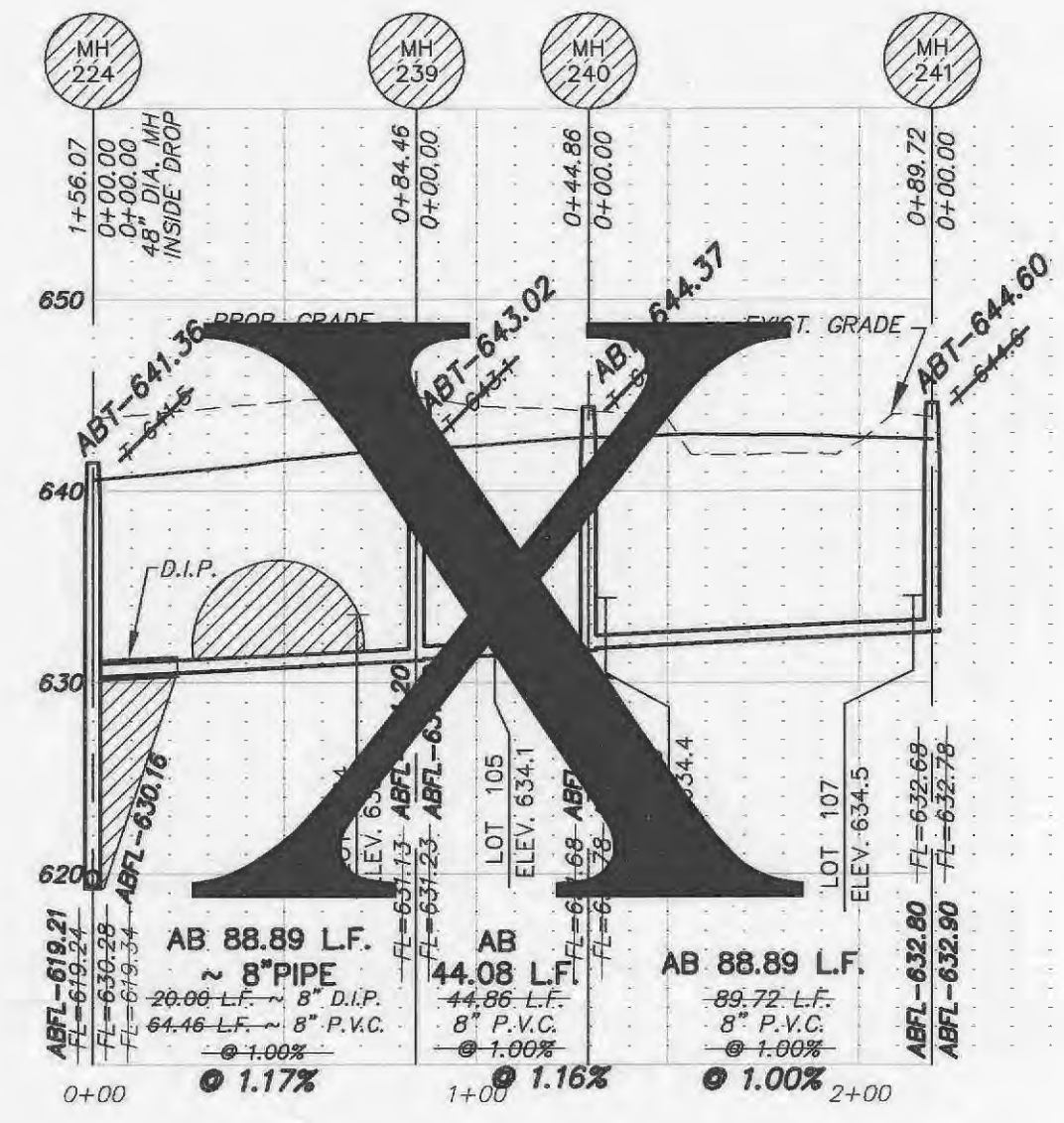
CITY OF O'FALLON - Duckett Creek Sanitary Sewer Profiles

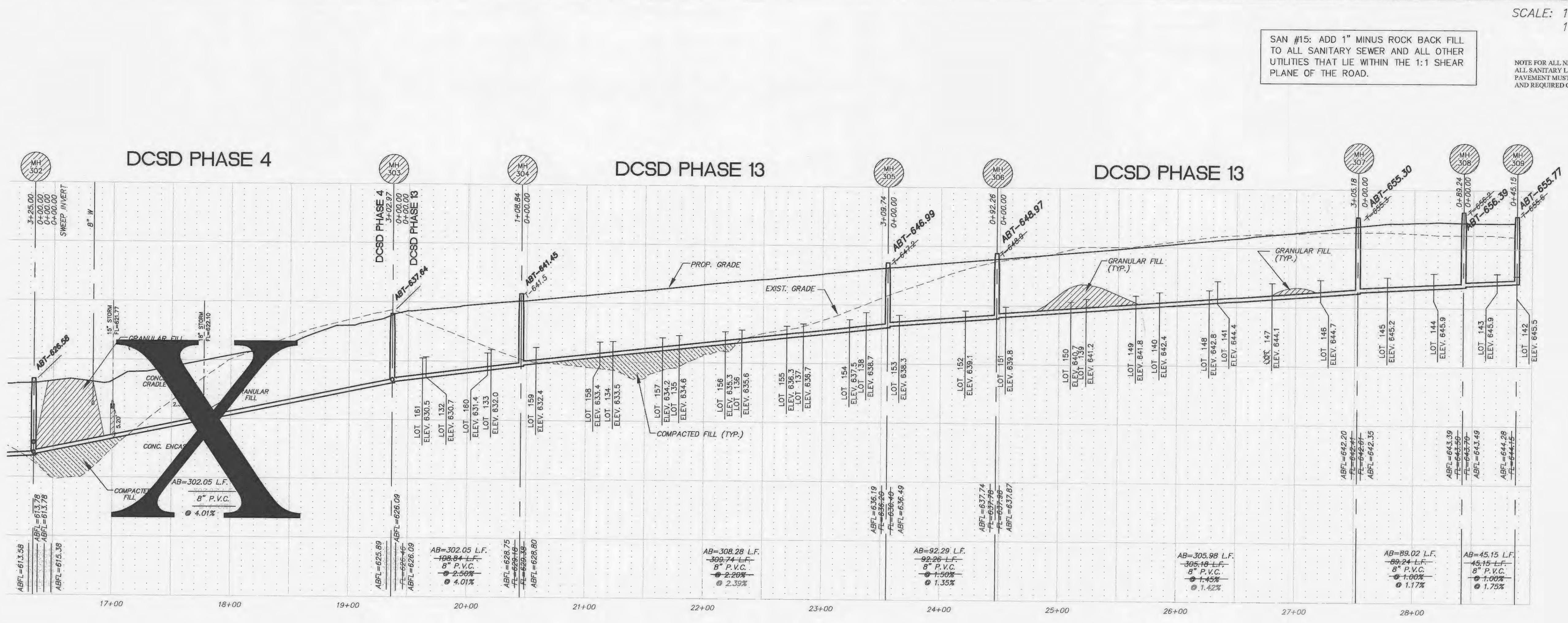
P+Z No. 3203

City No. 14-452-AB

Page No.

7 of 24





SAN #15: ADD 1" MINUS ROCK BACK FILL TO ALL SANITARY SEWER AND ALL OTHER UTILITIES THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.

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

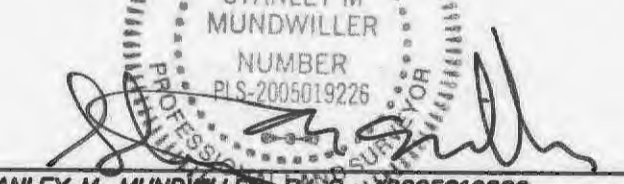
NOTE FOR ALL NEW CONSTRUCTION: ALL SANITARY LATERALS CROSSING UNDER THE PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

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 OVERDING, 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.

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 CRADLE.

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

By: 
 STANLEY M. MUNDWILLER - P.E., #2005019226
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-34-D
 11/20/14

PROJECT TITLE
 WYNDGATE VILLAGE B
 PLAT TWO

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 St. Peters, Missouri
 22 Richmond Center Court
 St. Peters, MO 63376
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-708-3918

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 HEREON. ATTACHED RESPONSIBILITY IS DECLARED FOR ALL OTHER ENGINEERING PLANS WORKED ON THIS PROJECT AND SPECIALLY EXCLUDES REVISIONS AFTER THE DATE UNLESS REAUTHENTICATED.

PICKETT, RAY & SILVER, INC
 MISSOURI LICENSE #000325
 DOUGLAS S. TIEMANN
 PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information
 McBride Wyndgate, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 CITY OF OFALLON - Duckett Creek Sanitary Sewer Profiles

P+Z No. 3203
 City No. 14-452-AB

Page No.
 8 of 24

