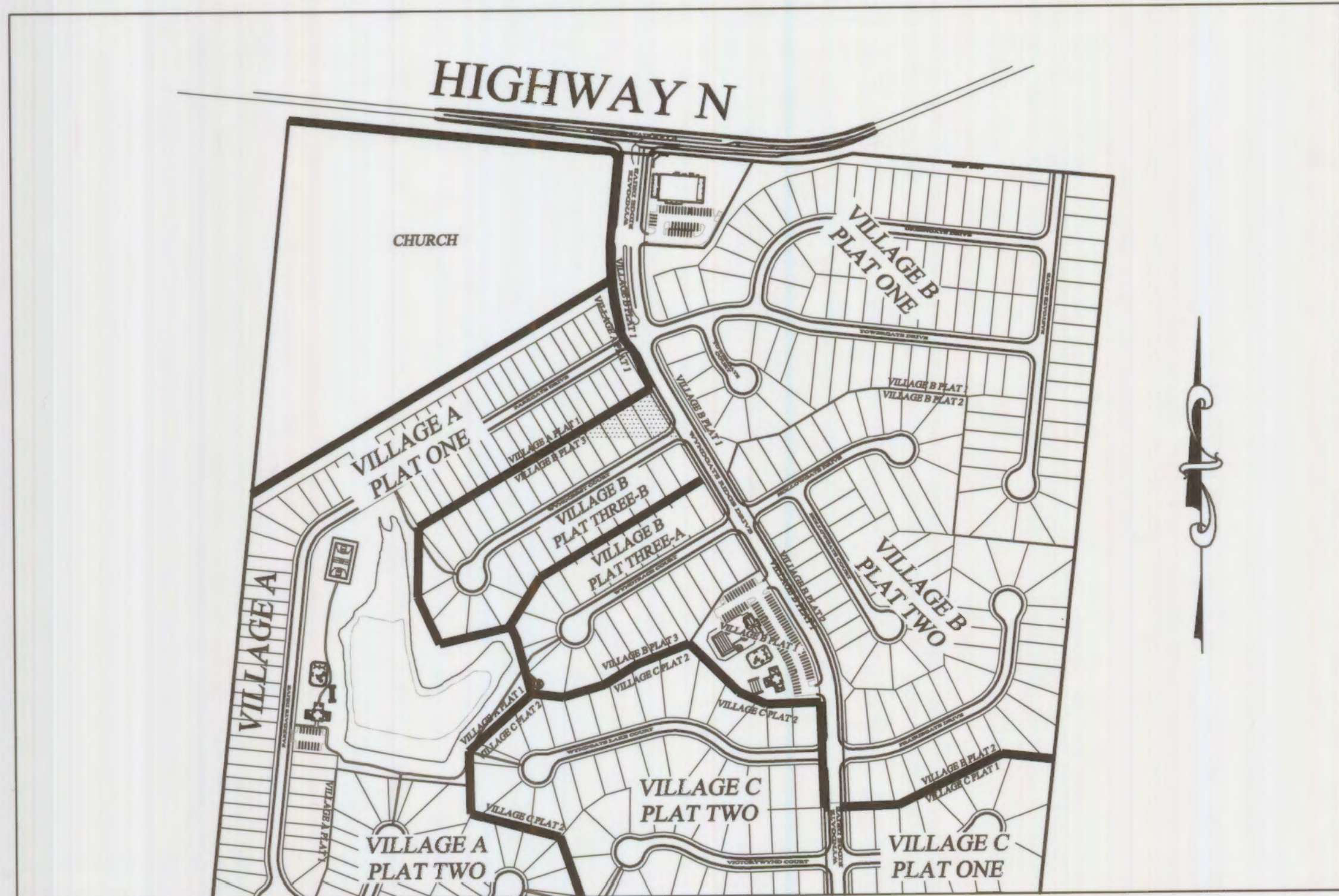
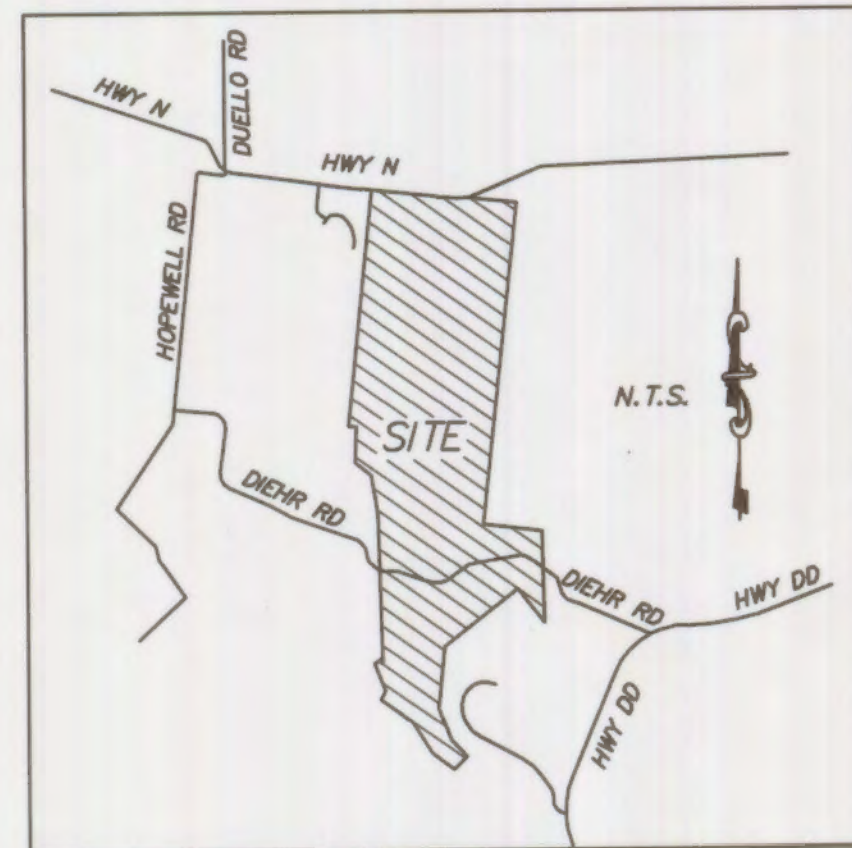


PROJECTS\01267\McBRIDE 2012\VILLAGEB-3\01267-AS BUILTS PLAN SHEETS VILLAGE B-3B



Plan View



Locator Map

# A SET OF CONSTRUCTION PLANS FOR Wyndgate Village B Plat Three

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

## AS-BUILTS Wyndgate Village B Plat Three-B DCSD PHASE 15 ~~01-10-14~~ 03-26-14

### Drawing Index

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN
- 4 GRADING PLAN
- 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 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 "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
--- 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 Callar	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	▽ Yield Sign

### 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. 63366  
636-281-2858


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

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

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

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

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2005, JULY & NOVEMBER 2013, JANUARY & MARCH 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-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 Standard Subdivision Notes and Details - June 2010

\* 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 11.63 acres.  
The area of land disturbance is 2.35± acres.  
Number of proposed lots is 54.  
Building setback information. Front 25'  
Side 6'  
Rear 15'

\* The estimated sanitary flow in gallons per day is 19,980

REVISED 03/15/2013 PER CITY COMMENTS

PROJECT TITLE

WYNDGATE VILLAGE B  
PLAT THREE

PRS No. 01267.MCSO.02R

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES

St. Peters  
110 West Adams, Suite 201  
St. Peters, MO 65076  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-3918

DESIGNER'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  
HEREIN ATTACHED. RESPONSIBILITY  
IS DISCLAIMED FOR ALL OTHER  
ENGINEERING PLANS INVOLVED IN THIS  
PROJECT AND SPECIFICALLY EXCLUDES  
REVISIONS AFTER THIS DATE UNLESS  
SPECIALLY NOTED.

DOUGLAS S. STEWART  
PROFESSIONAL ENGINEER LICENSE E-23045

Developer / Owner Information

McBride Wyndgate, LLC  
16091 Swingley Ridge Road, Suite 300  
Chesterfield, Missouri 63017

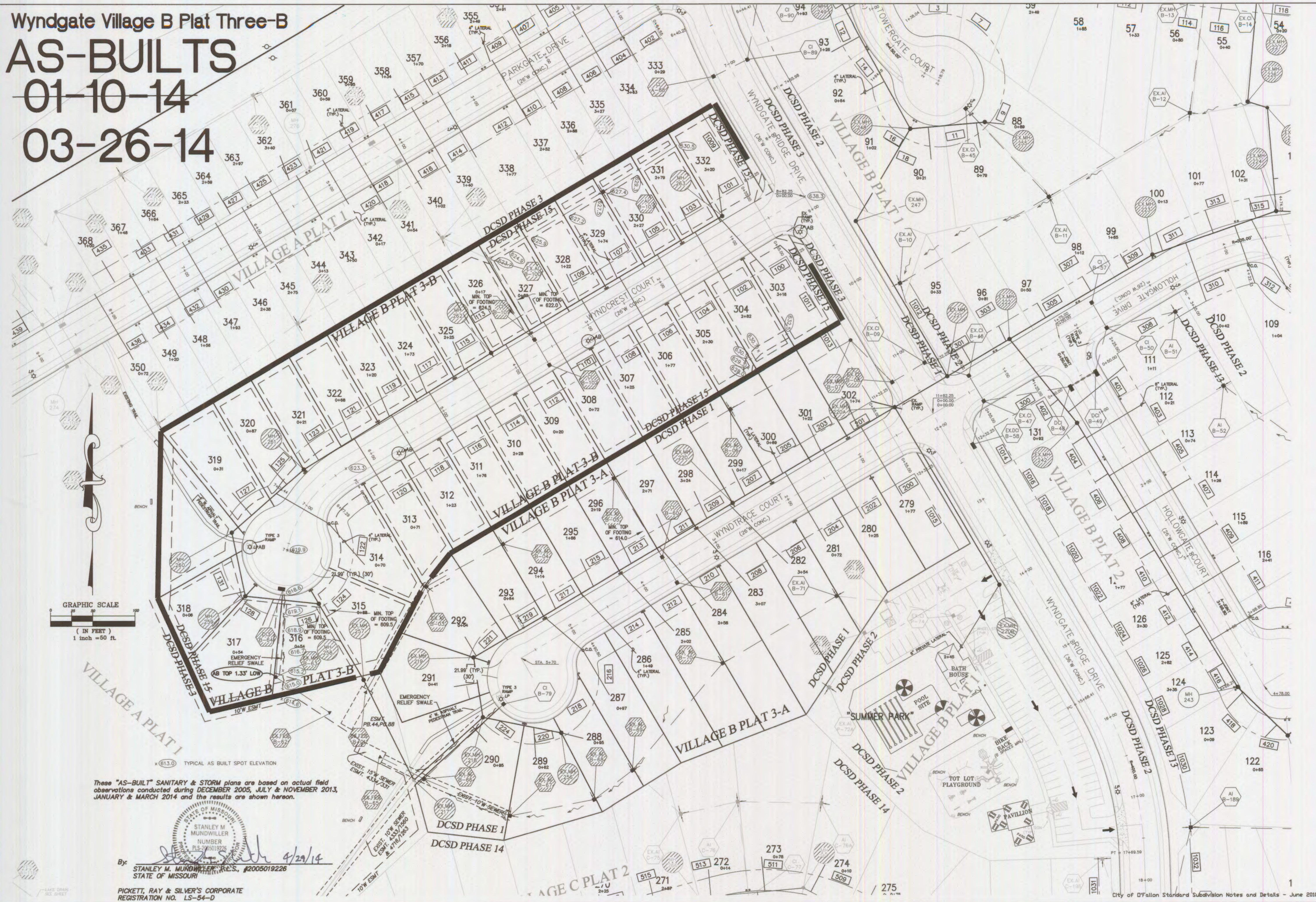
P+Z No. 3203

City No.

Page No.

1 of 23

Wyndgate Village B Plat Three-B  
**AS-BUILTS**  
~~01-10-14~~  
**03-26-14**



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

By: *Stanley M. Mundwiler* 4/29/14  
 STANLEY M. MUNDWILLER, P.E., #2005019226  
 STATE OF MISSOURI

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

PROJECT TITLE  
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 PLAT THREE**

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 St. Peters, MO 65259  
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 RESPONSIBILITY IS DISCLAIMED FOR ALL  
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 REVISIONS AFTER THIS DATE UNLESS  
 REAUTHENTICATED.  
 PICKETT, RAY & SILVER, INC.  
 NO LICENSE NUMBER

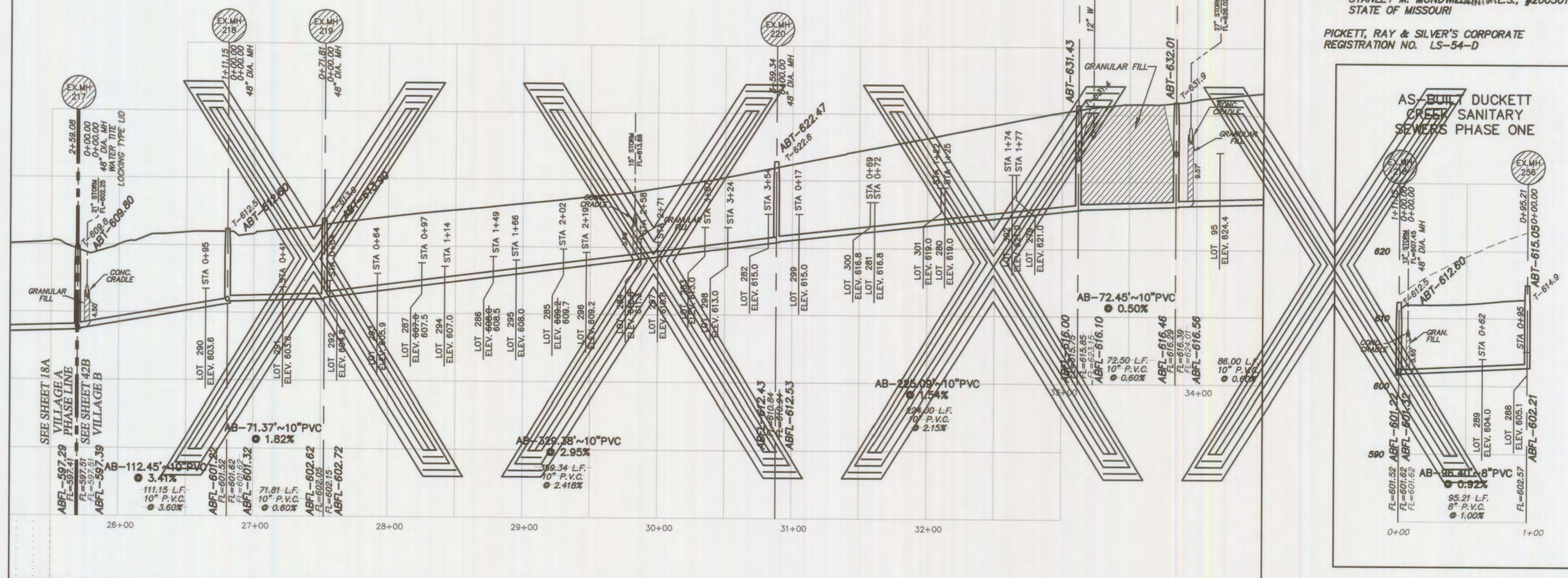
DOUGLAS S. TIDWELL  
 PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information  
 McBride Wyndgate, LLC  
 16091 Swingle Ridge Road, Suite 300  
 Chesterfield, Missouri 63071

P+Z No. 3203  
 City No.  
 Page No.  
**3 of 23**

# Wyndgate Village B Plat Three-B

AS-BUILT DUCKETT CREEK SANITARY SEWERS PHASE ONE

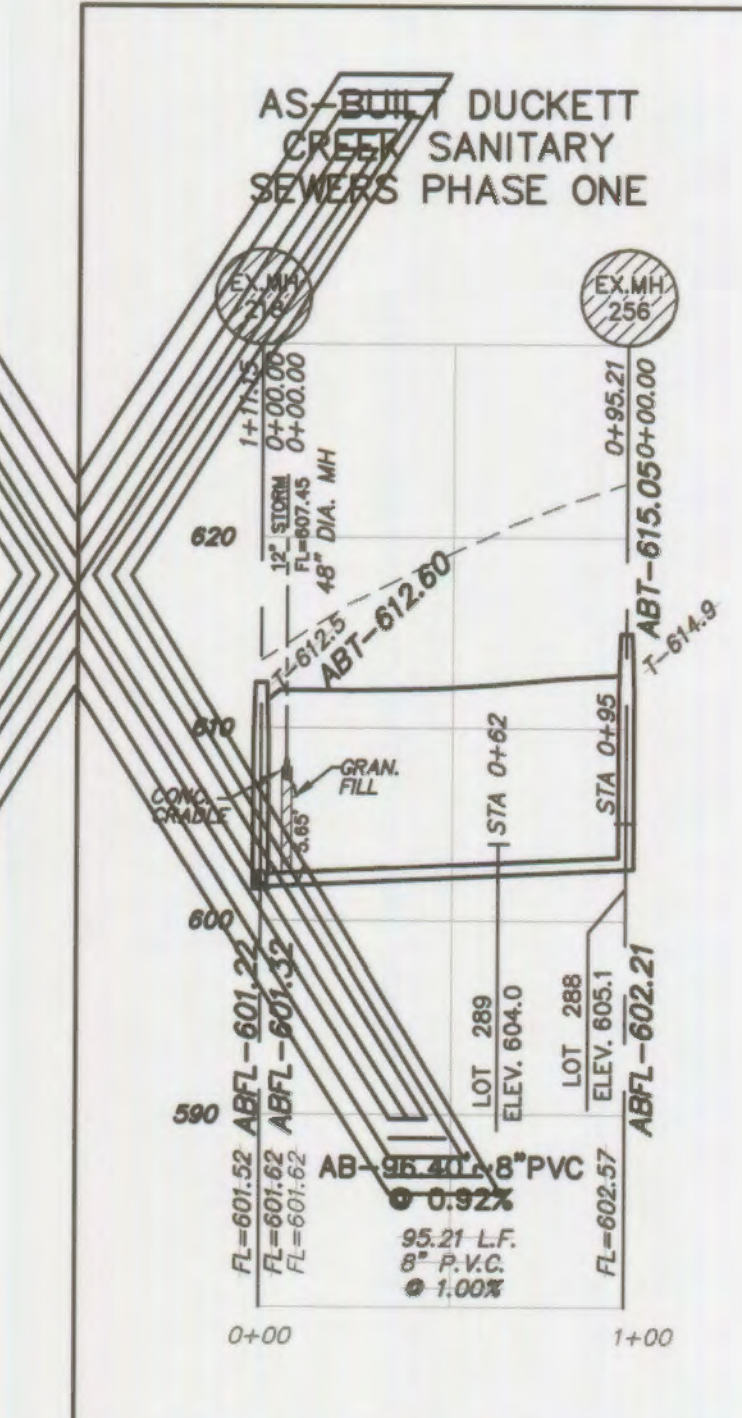


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SCALE: 1"=50' HORIZONTAL  
1"=10' VERTICAL

By: *Stanley M. Mundwiler* 4/29/14  
STANLEY M. MUNDWILLER, P.L.C.S., #2005019226  
STATE OF MISSOURI

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



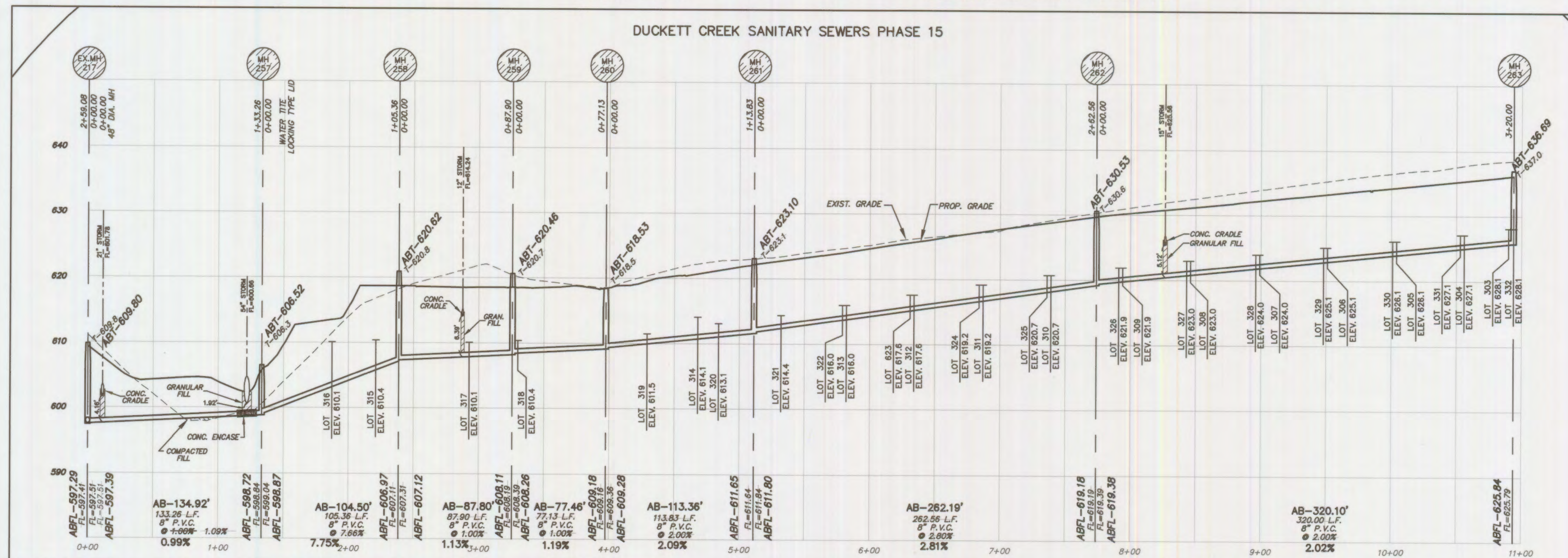
**AS-BUILTS**  
01-10-14  
03-26-14

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 SHELVE 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.

## DUCKETT CREEK SANITARY SEWERS PHASE 15



**PROJECT TITLE**  
WYNDGATE VILLAGE B  
PLAT THREE

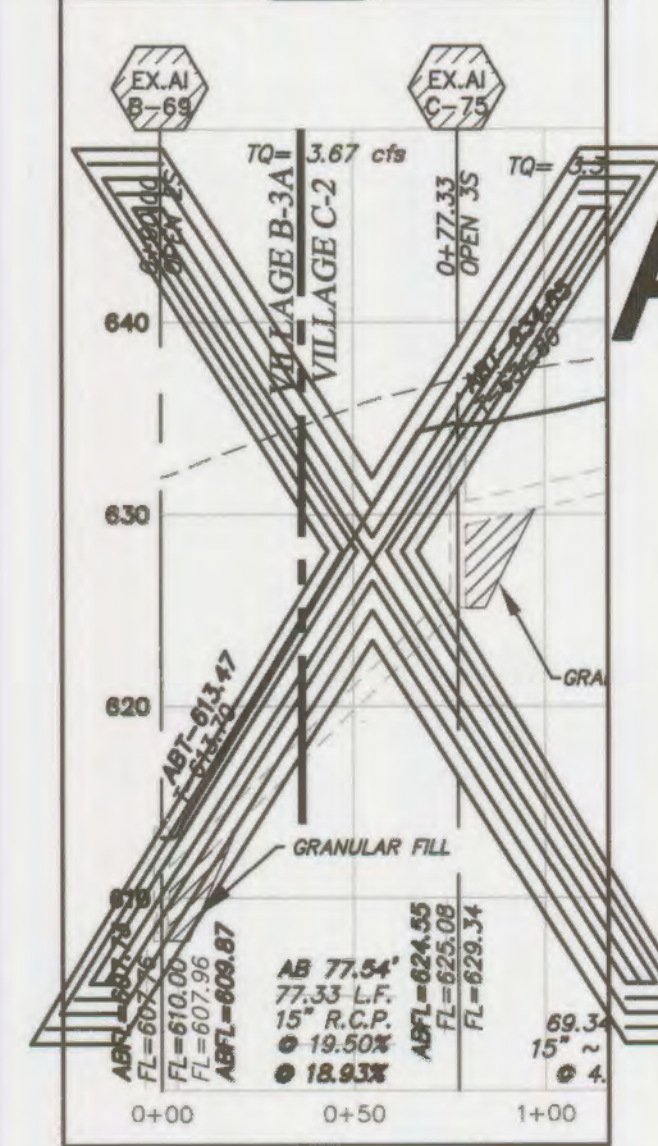
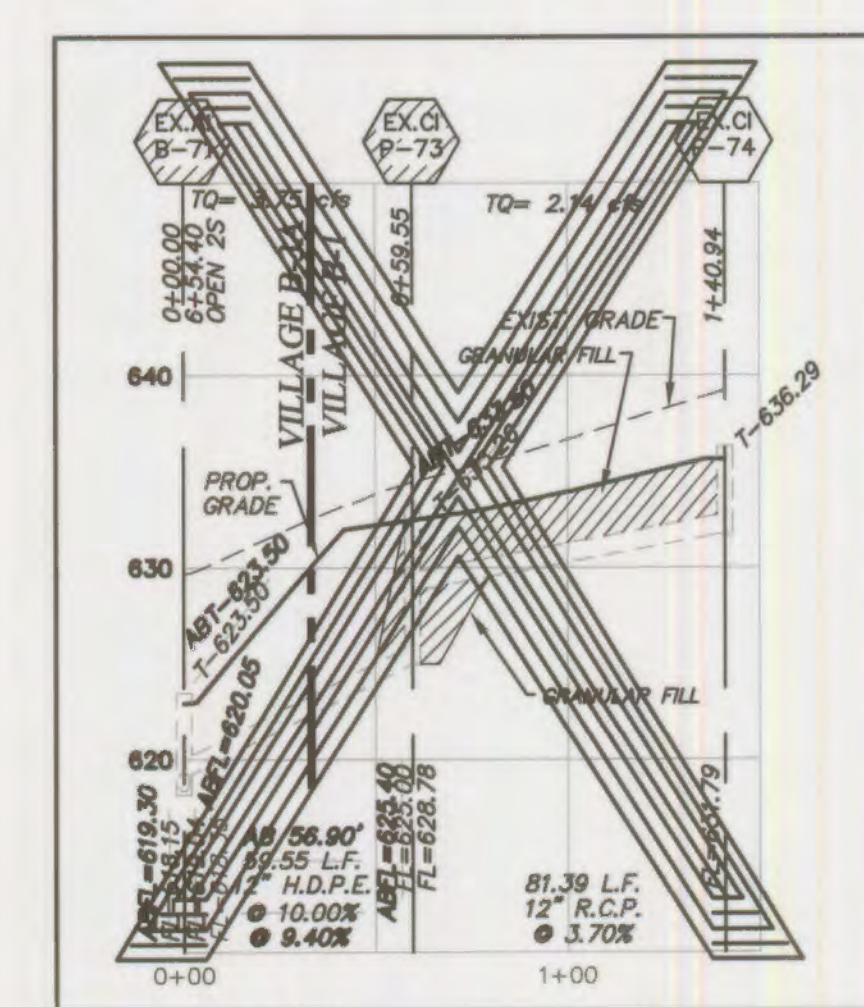
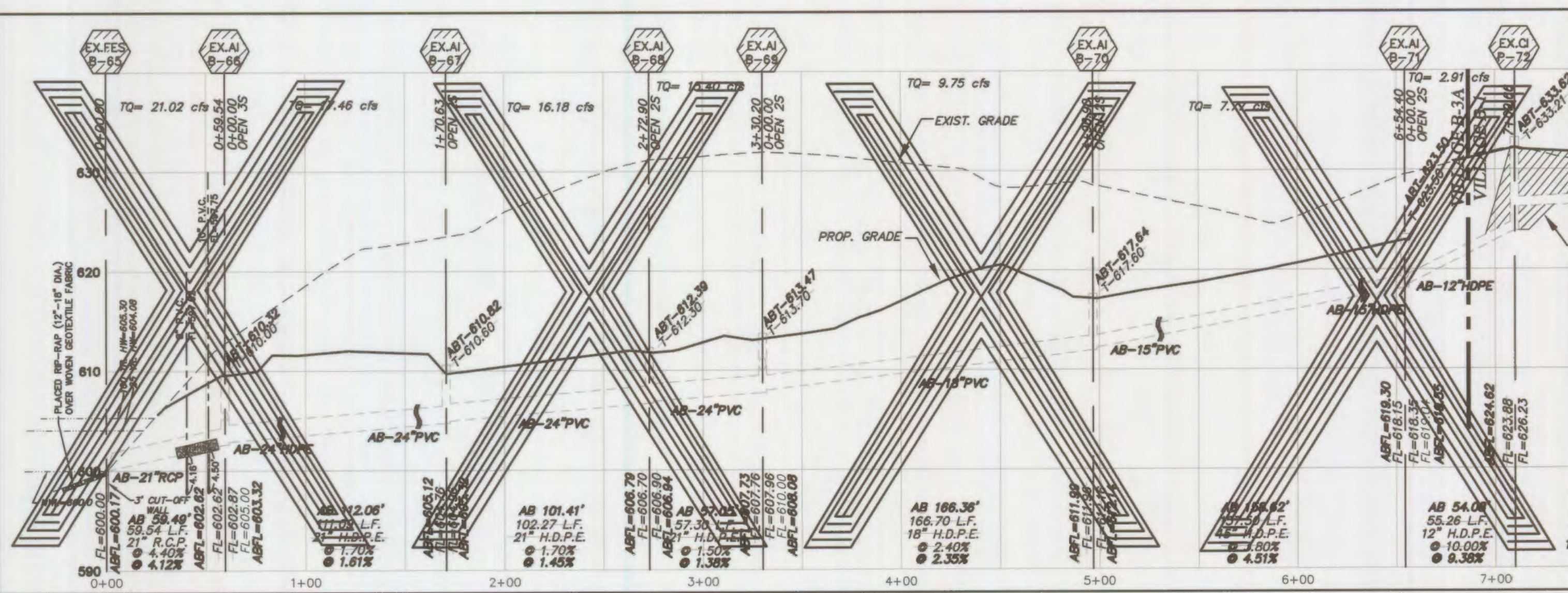
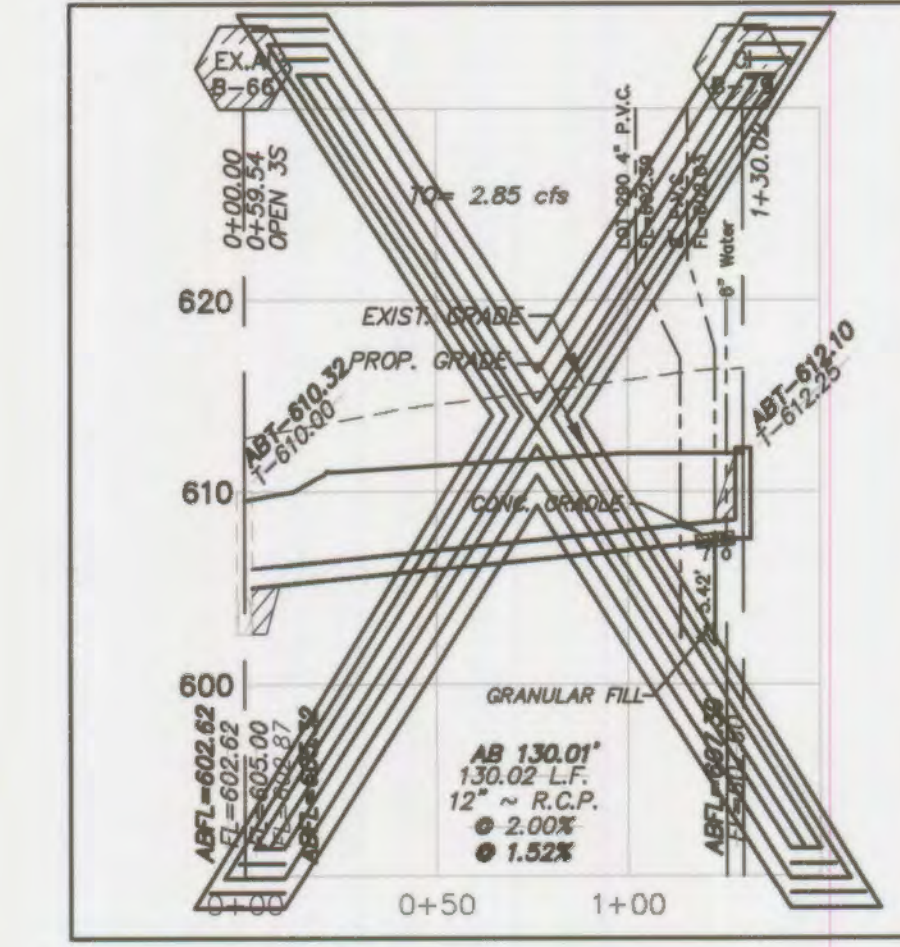
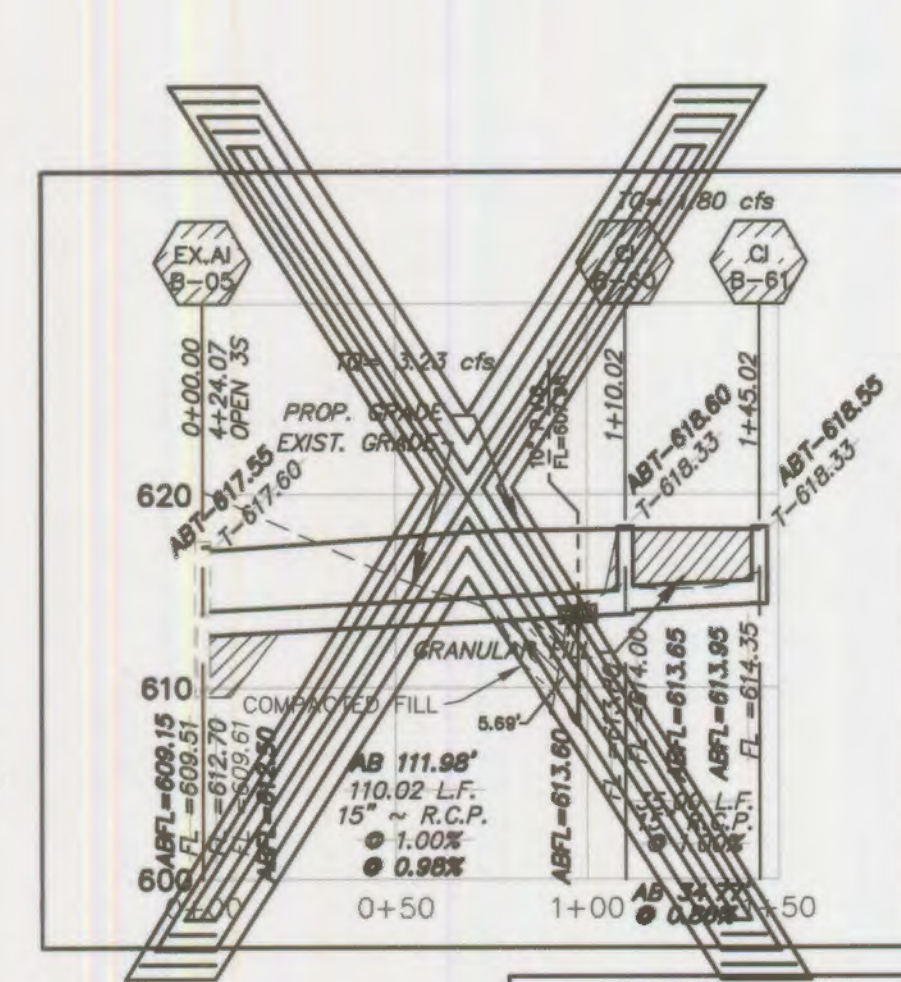
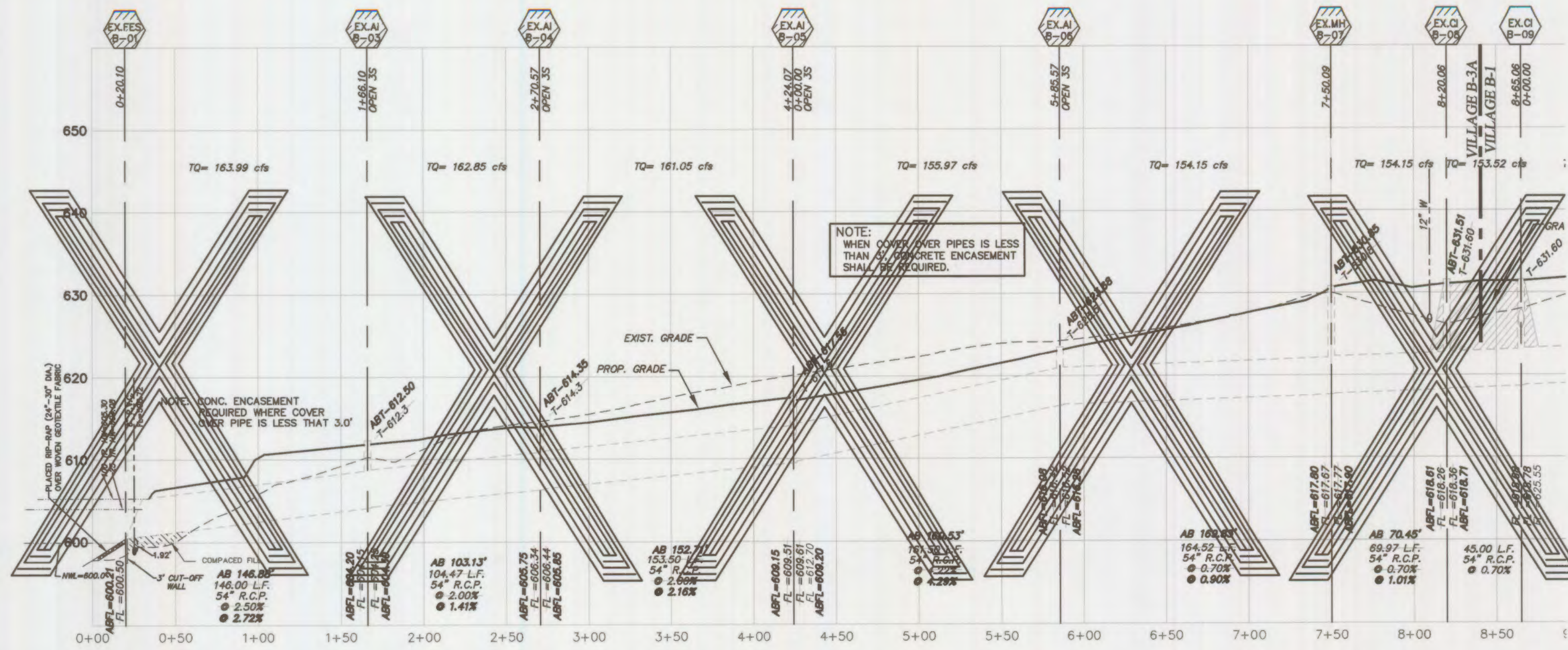
**PICKETT, RAY & SILVER INC.**  
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AND NATURAL RESOURCES SERVICES  
110 West Aspin, Suite 201  
Brentwood, MO 63015  
St. Peters, Missouri Court  
22 S. Main, MO 65254  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-3818

**DEVELOPER / OWNER INFORMATION**  
McBride Wyndgate, LLC  
16081 Swingle Ridge Road, Suite 300  
Chesterfield, Missouri 63077  
CITY OF OFALLON - Docket Creek Sanitary Sewer Profiles

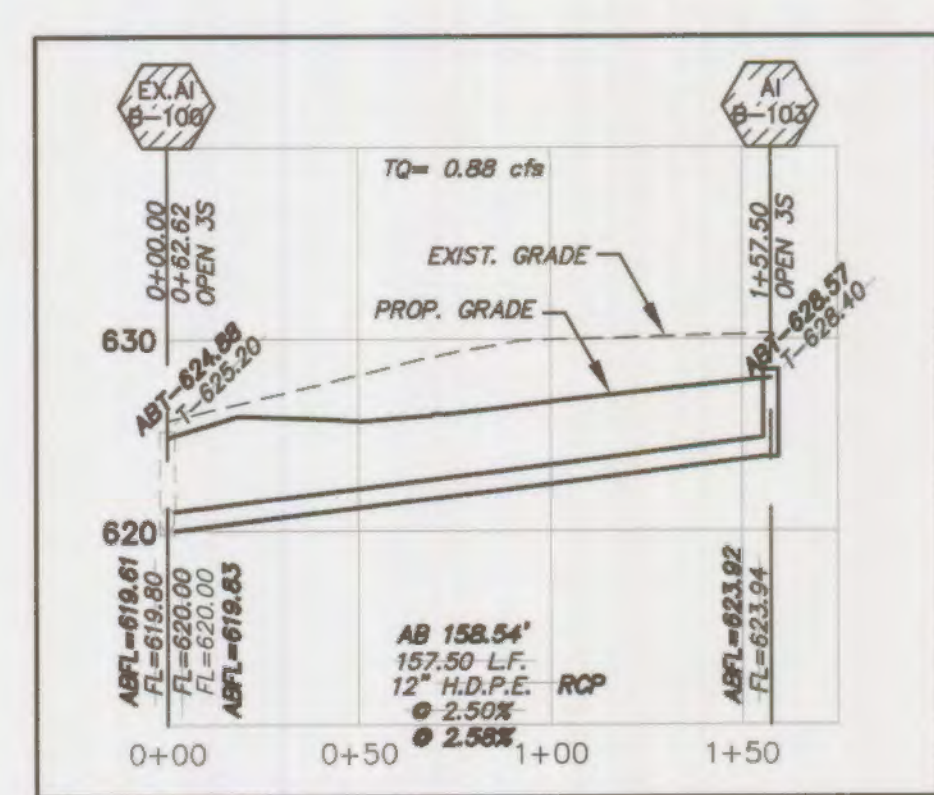
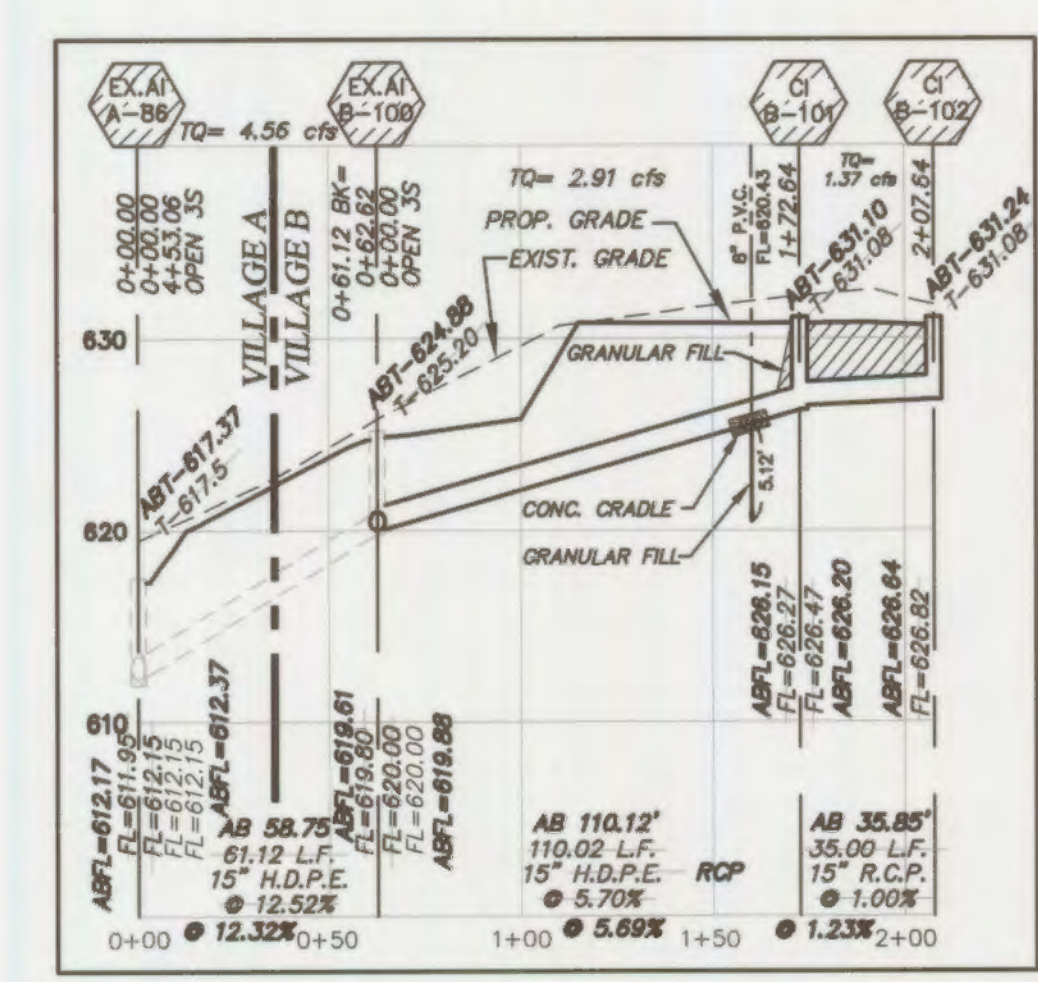
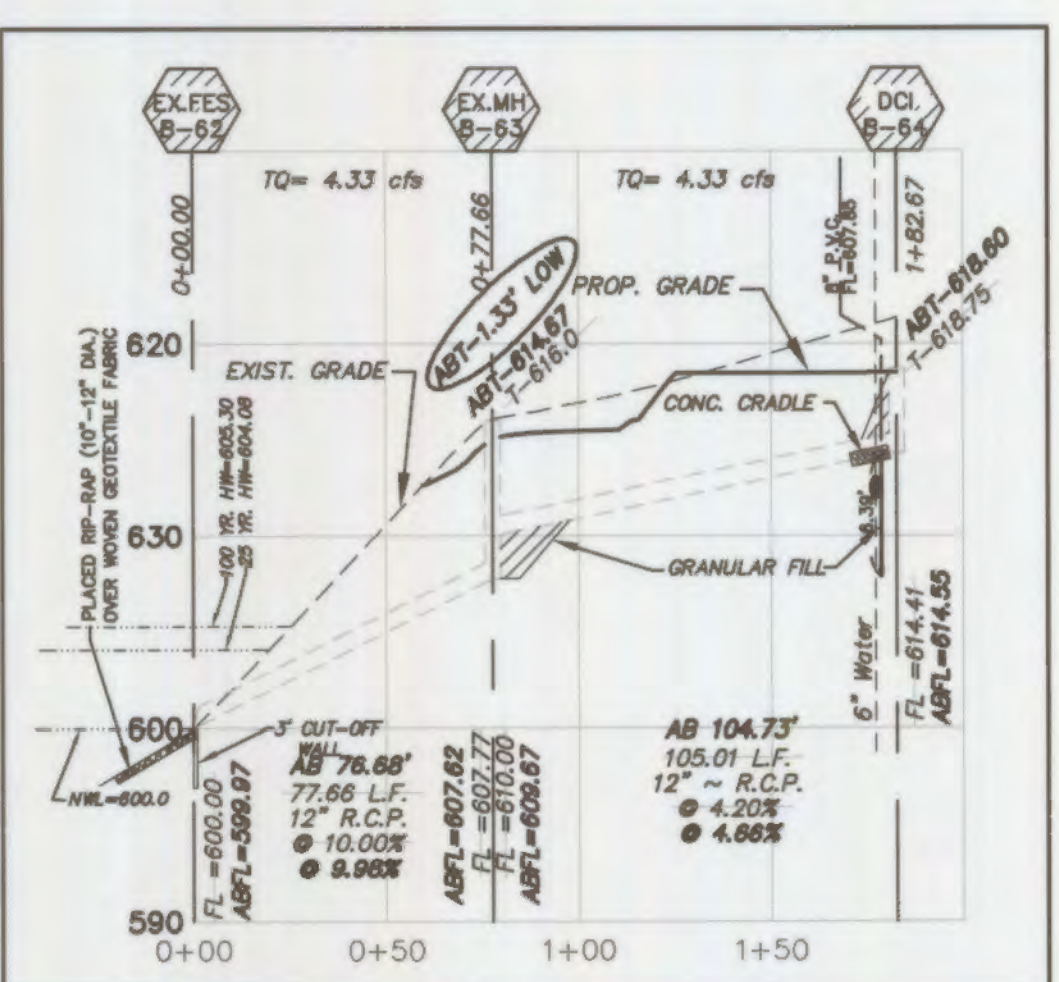
**P&Z No.** 3203  
**City No.**  
**Page No.** 7 of 23

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

# Wyndgate Village B Plat Three-B



## AS-BUILTS 01-10-14 03-26-14



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

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

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.

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.

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PROJECT TITLE  
**WYNDGATE VILLAGE B  
PLAT THREE**

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters, Missouri 65050  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-798-3818

ENGINEER AUTHORIZATION  
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 OTHERWISE NOTED.  
PICKETT, RAY & SILVER, INC.  
NO LICENSE NUMBER

DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-2345

Developer / Owner Information  
**McBride Wyndgate, LLC**  
16091 Swingley Ridge Road, Suite 300  
Chesterfield, Missouri 63077

P+Z No. 3203  
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Page No.

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