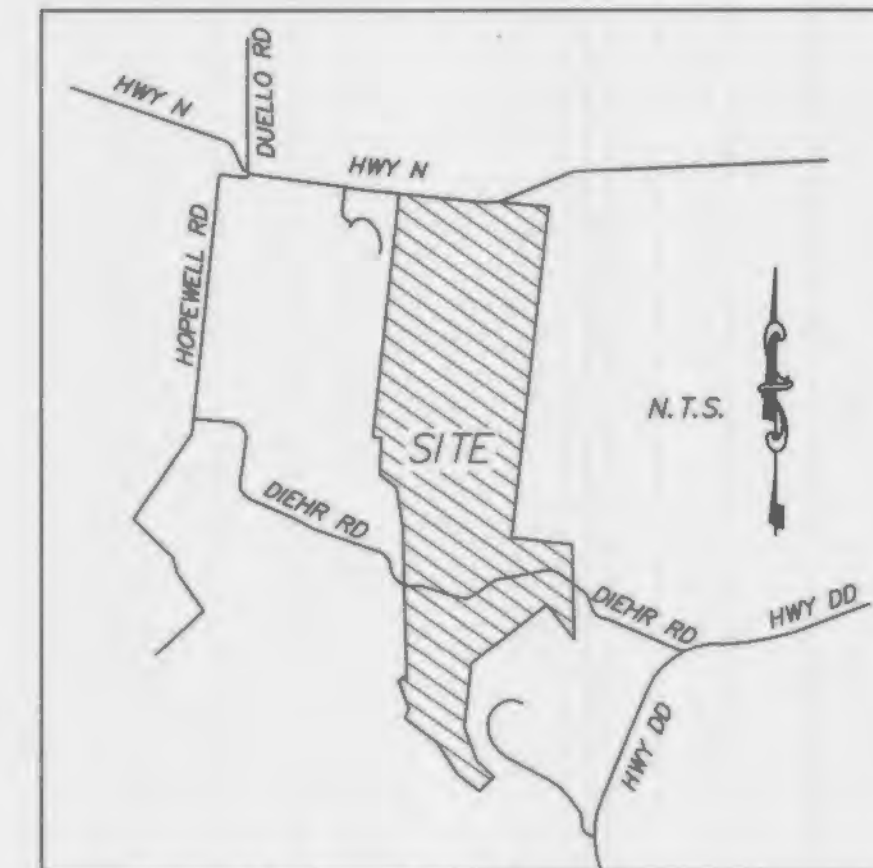


# A SET OF CONSTRUCTION PLANS FOR Wyndgate Village D Plat Two

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 D Plat Two-B DCSD PHASE 11 03-19-14

### Utility Contacts

Sanitary Sewers  
Duckett Creek Sanitary District  
3550 Highway K  
O'Fallon, MO. 63368  
636-441-1244

Water  
Public Water Supply District No. 2  
P.O. Box 967  
O'Fallon, MO. 63366  
636-561-3737 Ext. 131

Storm Sewer  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
636-281-2858

Electric  
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

### Drawing Index

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3-4 SITE PLAN
- 5-6 GRADING PLAN
- 7-8 EROSION CONTROL PLAN
- 9 STREET PROFILES
- 10-11 SANITARY SEWER PROFILES
- 12 STORM SEWER PROFILES
- 13-14 DRAINAGE AREA MAP
- 15-16 WATER LAYOUT
- 17-18 LANDSCAPE PLAN
- 19-20 PAVEMENT DETAILS
- 21 STORM SEWER & SIDEWALK DETAILS
- 22-26 SANITARY SEWER DETAILS
- 27-28 WATER DETAILS
- 29-30 EROSION CONTROL DETAILS

### Benchmarks Project

U.S.G.S BENCH MARK  
At Dardenne T.46N., R.2E. Near Approx. Corner  
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)	MA 20 Sanitary Structure	R.C.P. Reinforced Concrete Pipe
— Sanitary Sewer (Existing)	SD 20 Storm Structure	C.M.P. Corrugated Metal Pipe
--- Storm Sewer (Proposed)	⊕ Test Hole	C.I.P. Cast Iron Pipe
--- Storm Sewer (Existing)	⊙ Power Pole	P.V.C. Polyvinyl Chloride
— Water Line & Size	⊙ Light Standard	V.C.P. Vitrified Clay Pipe
-ex w- Existing water line	⊙ Double Water Meter Setting	
⊕ Tee & Valve	⊙ Single Water Meter Setting	C.O. Clean Out
⊕ Hydrant	C.I. Curb Inlet	V.T. Vent Trap
⊕ Cap	S.C.I. Skewed Curb Inlet	T.B.R. To Be Removed
18 Lot or Building Number	D.C.I. Double Curb Inlet	T.B.R.&R. To Be Removed & Relocated
-x- Existing Fence Line	G.I. Grate Inlet	T.B.P. To Be Protected
Existing Tree Line	A.I. Area Inlet	T.B.A. To Be Abandoned
Street Sign/Stop Sign	D.A.I. Double Area Inlet	B.C. Base Of Curb
Existing Contour	C.C. Concrete Collar	T.C. Top Of Curb
Proposed Contour	F.E.S. Flared End Section	T.W. Top Of Wall
Rip-Rap	E.P. End Pipe	B.W. Base Of Wall
End of Lateral	E.D. Energy Dissipater	(TYP) Typical
Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
Concrete Pavement	C.P. Concrete Pipe	U.I.P. Use in Place
Proposed Swale	S.A.S. Sinkhole Access Structure	⊙ Street Sign/Yield Sign

### Conditions of Approval From Planning and Zoning

\* 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

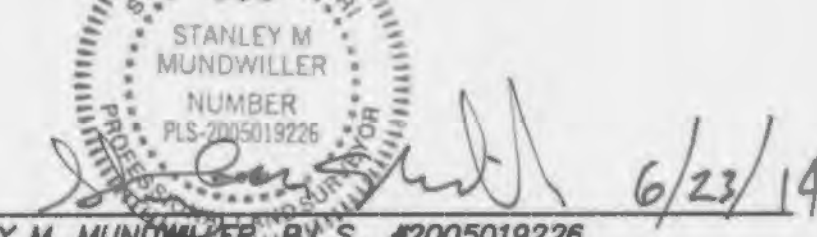
\* The area of this phase of development is 4.1± acres.

The area of land disturbance is 4.1± acres.  
Number of proposed lots is 55.

Building setback information. Front 25'  
Side 6'  
Rear 15'

\* The estimated sanitary flow in gallons per day is 20,350

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

By:  6/23/14  
STANLEY M. MUNDWILER, P.L.S. #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

REVISOR PER CITY COMMENTS  
PL-14-0816

PROJECT TITLE  
WYNDGATE VILLAGE D  
PLAT TWO  
PRS No. 01267.MCSO.02R

PICKETT, RAY & SILVER INC  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters  
22 Richmond Center Court  
St. Peters, MO 63376  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-9818

ENGINEERS AUTHENTICATION  
THE RESPONSIBILITY FOR  
PROFESSIONAL ENGINEERING LIABILITY  
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HEREUNDER ATTACHED. RESPONSIBILITY  
IS DISCLAIMED FOR ALL OTHER  
ENGINEERING PLANS INVOLVED IN THIS  
PROJECT AND SPECIFICALLY EXCLUDES  
REVISIONS AFTER THIS DATE UNLESS  
INDICATED OTHERWISE.  
PICKETT, RAY & SILVER, INC.  
NO LICENSE #000000

DOUGLAS S. TIDWELL  
PROFESSIONAL ENGINEER LICENSE E-23045

Developer / Owner Information  
McBride Wyndgate, LLC  
16091 Swingle Ridge Road, Suite 300  
Chesterfield, Missouri 63077  
CONTACT:  
Mr. Jeremy Roth Office  
314-339-0775 Fax

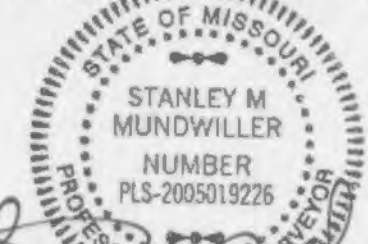
P+Z No. 3203

City No.

Page No.

1 of 30

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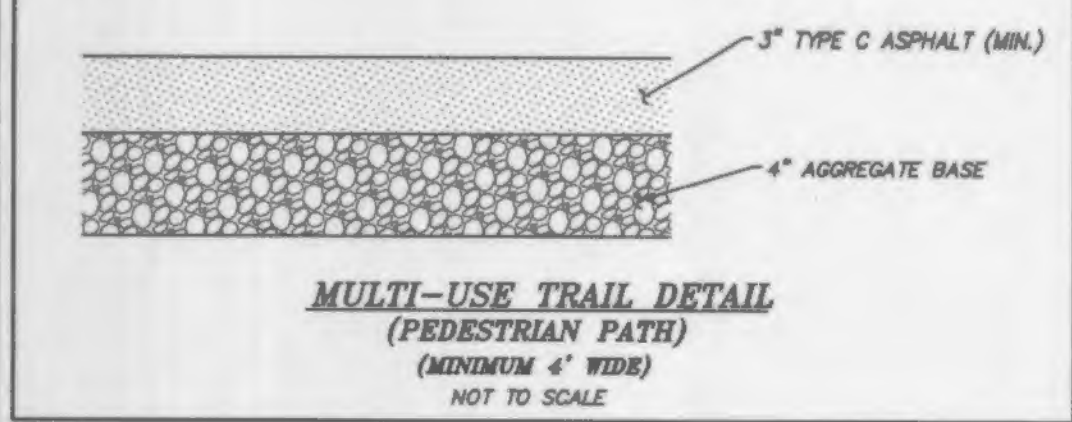
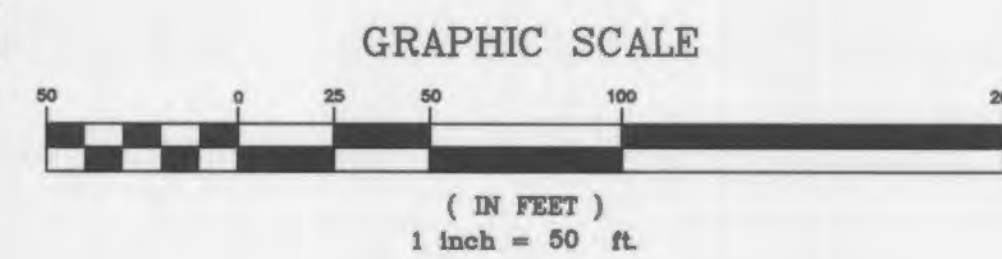


By *Stanley M. Mundwiler* 6/23/14  
 STANLEY M. MUNDWILER, P.E., #2005019226  
 STATE OF MISSOURI  
 PICKETT, RAY & SILVER'S CORPORATE  
 REGISTRATION NO. LS-54-D

# AS-BUILTS

## Wyndgate Village D Plat Two-B

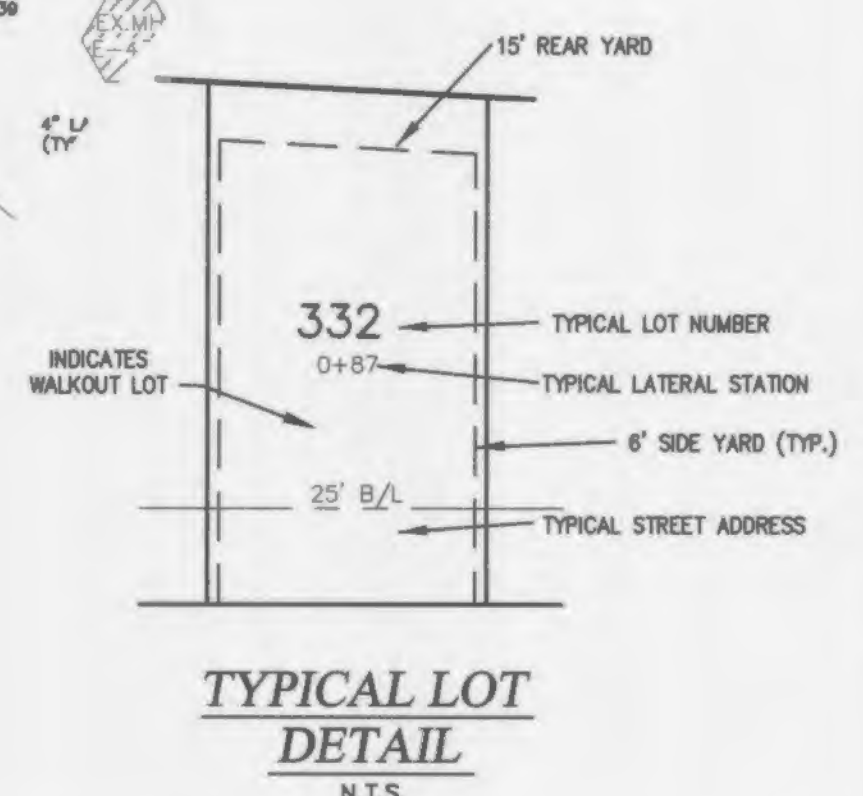
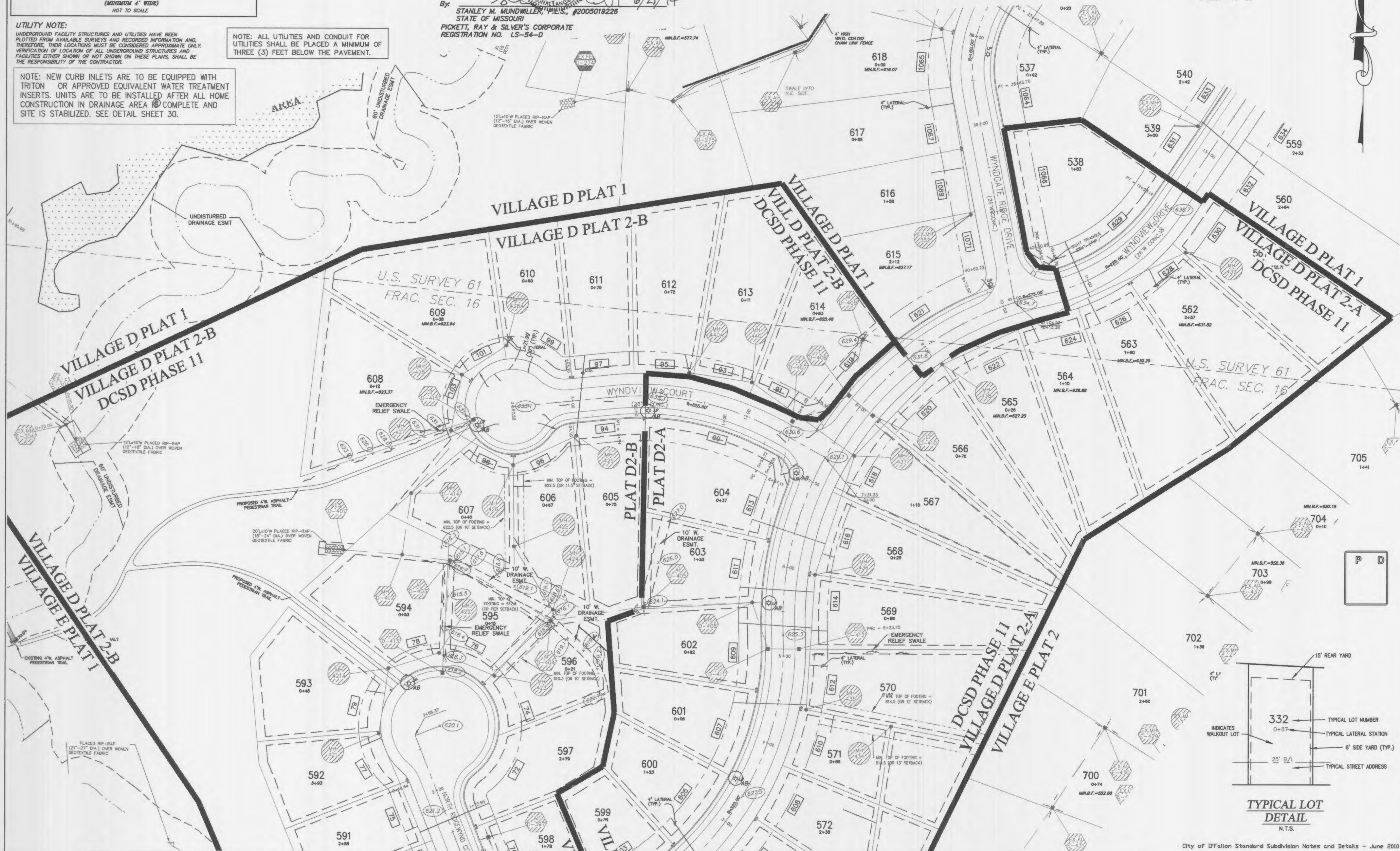
### 03-19-14



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 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.

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

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 COMPLETE AND SITE IS STABILIZED. SEE DETAIL SHEET 30.



**PROJECT TITLE**  
 WYNDGATE VILLAGE D  
 PLAT TWO

**PICKETT, RAY & SILVER INC**  
 CIVIL ENGINEERING, LAND SURVEYING,  
 AND NATURAL RESOURCES SERVICES  
 BRANSON  
 110 West Adams, Suite 201  
 Branson, Mo 64616  
 Phone (838) 387-1211 Fax (838) 387-1104  
 www.prs3.com 1-800-708-3818

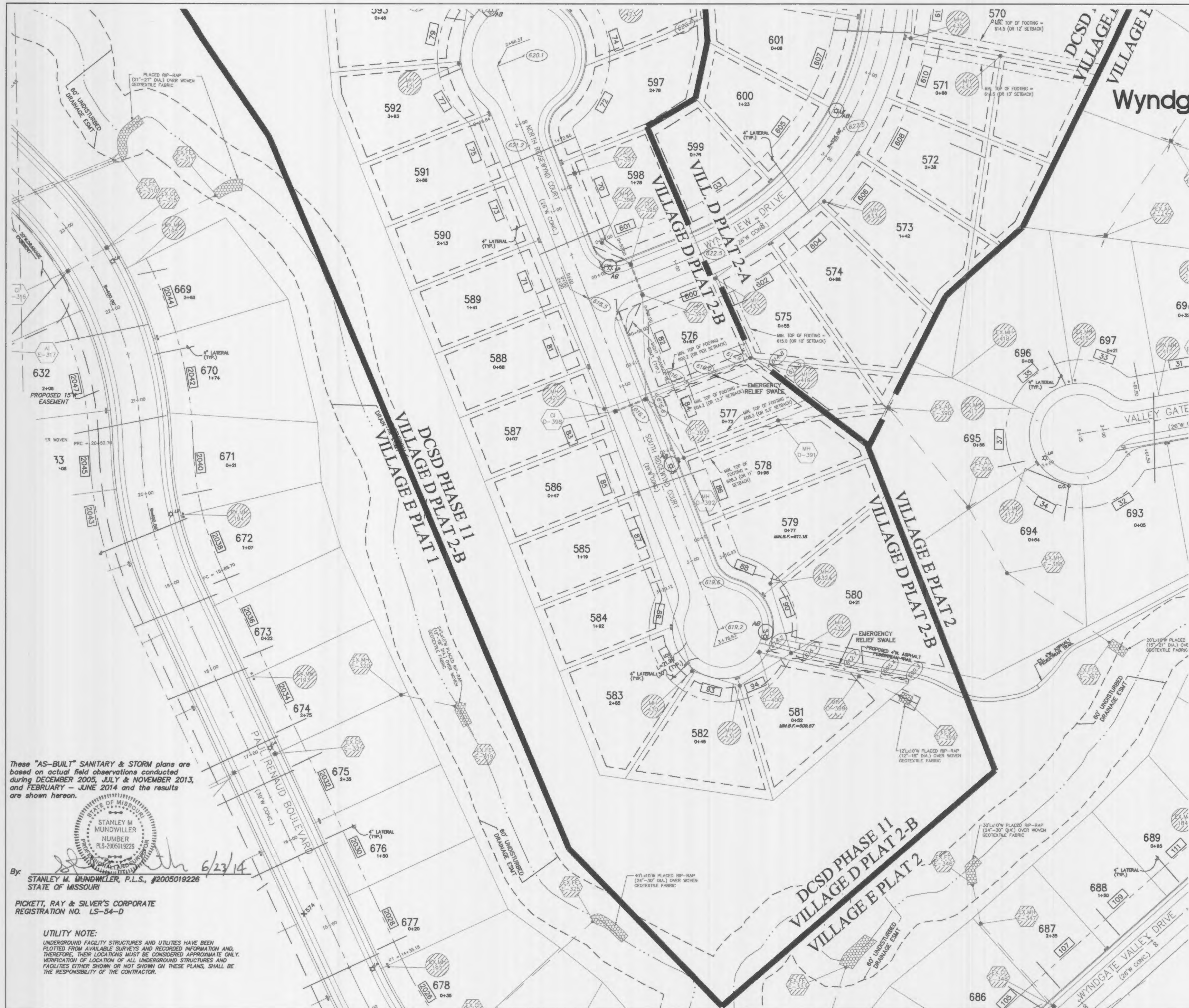
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 PICKETT, RAY & SILVER, INC.  
 NO LICENSE NUMBER

DOUGLAS S. TIEMANN  
 PROFESSIONAL ENGINEER LICENSE E-23345

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

P+Z No. 3203  
 City No.  
 Page No.  
 3 of 30

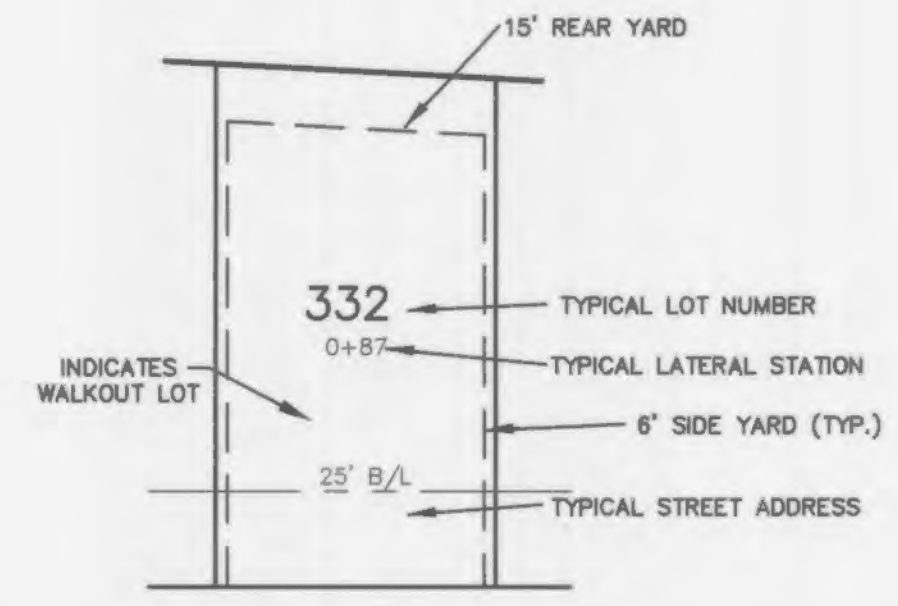
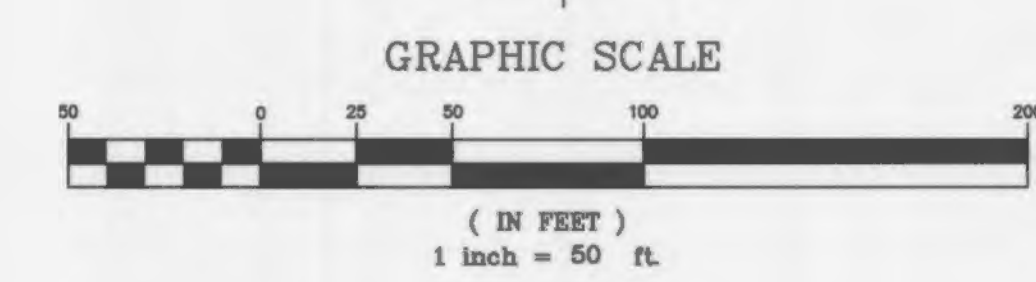
City of O'Fallon Standard Subdivision Notes and Details - June 2010



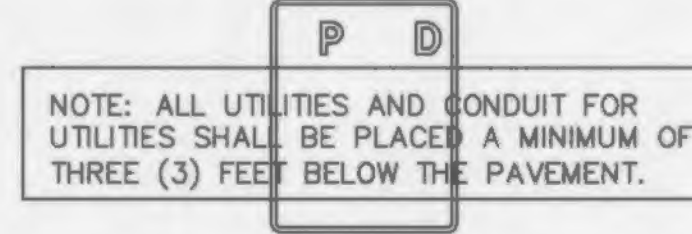
# AS-BUILTS

## Wyndgate Village D Plat Two-B

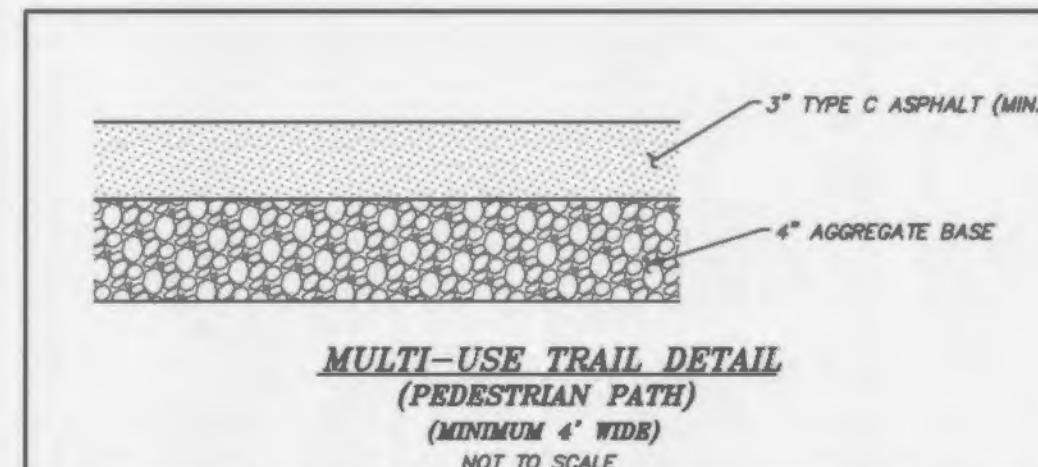
### 03-19-14



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

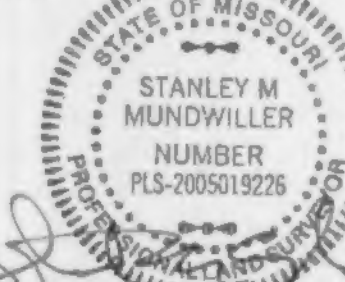


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**MULTI-USE TRAIL DETAIL**  
(PEDESTRIAN PATH)  
(MINIMUM 4' WIDTH)  
NOT TO SCALE

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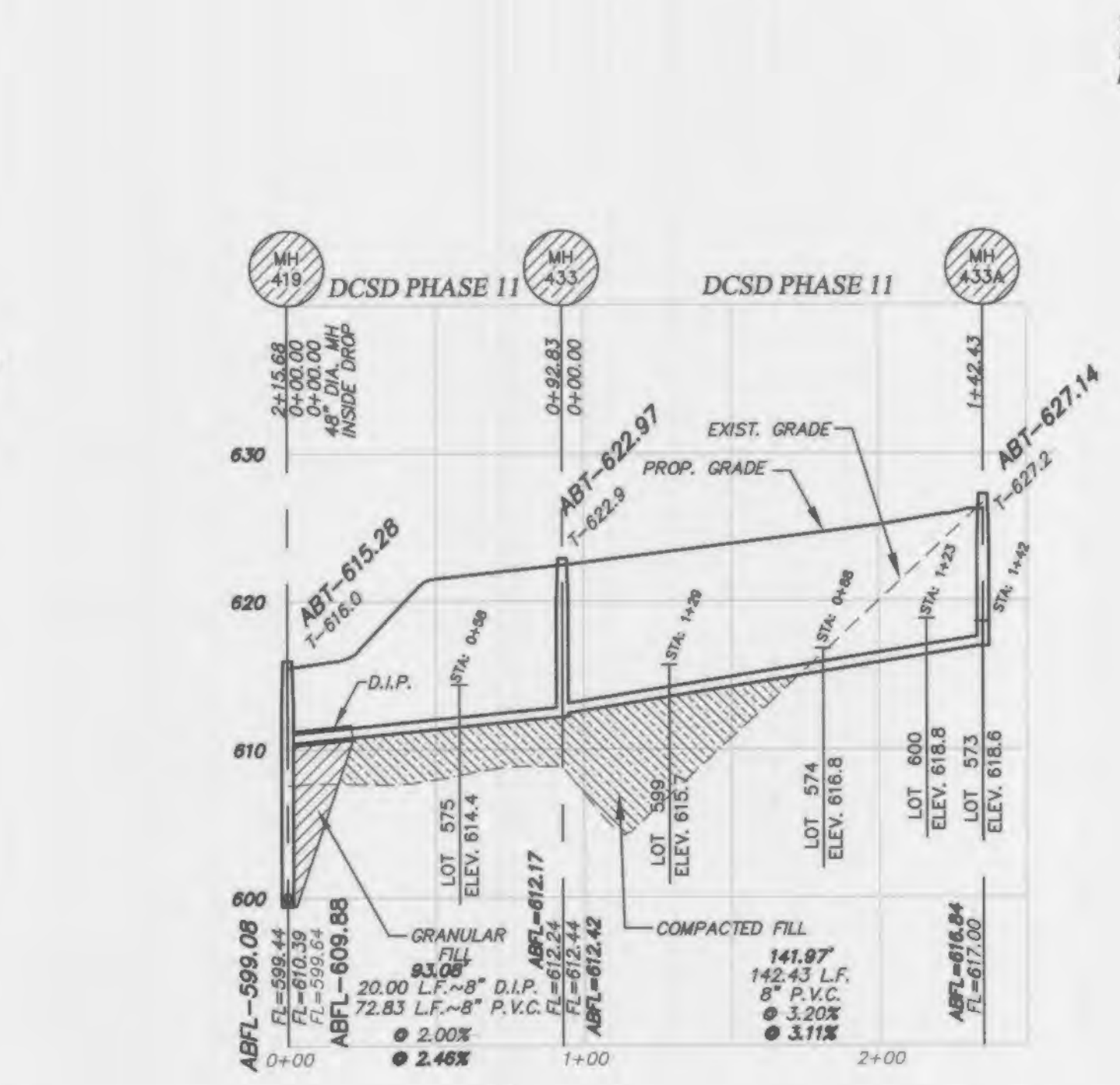
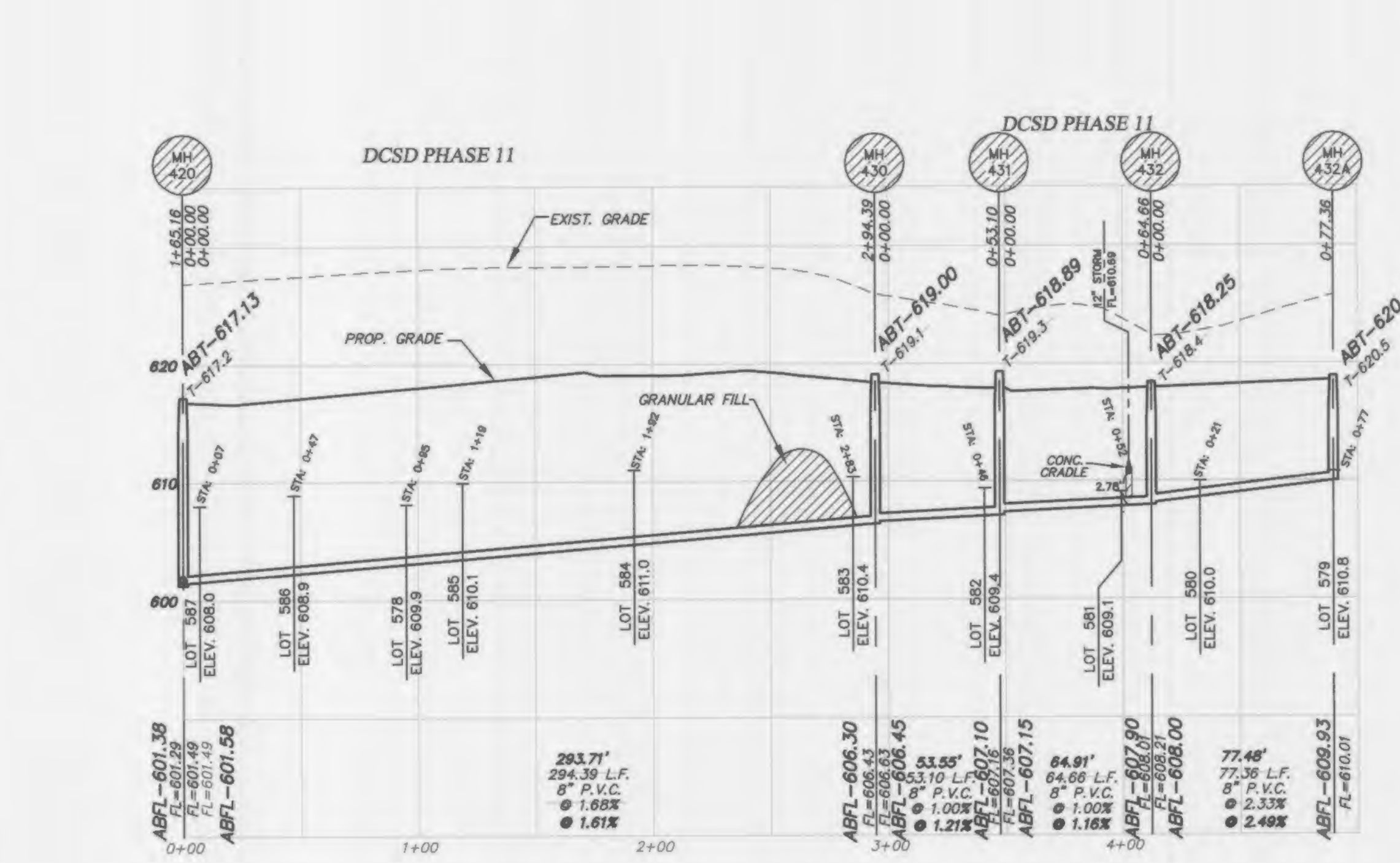
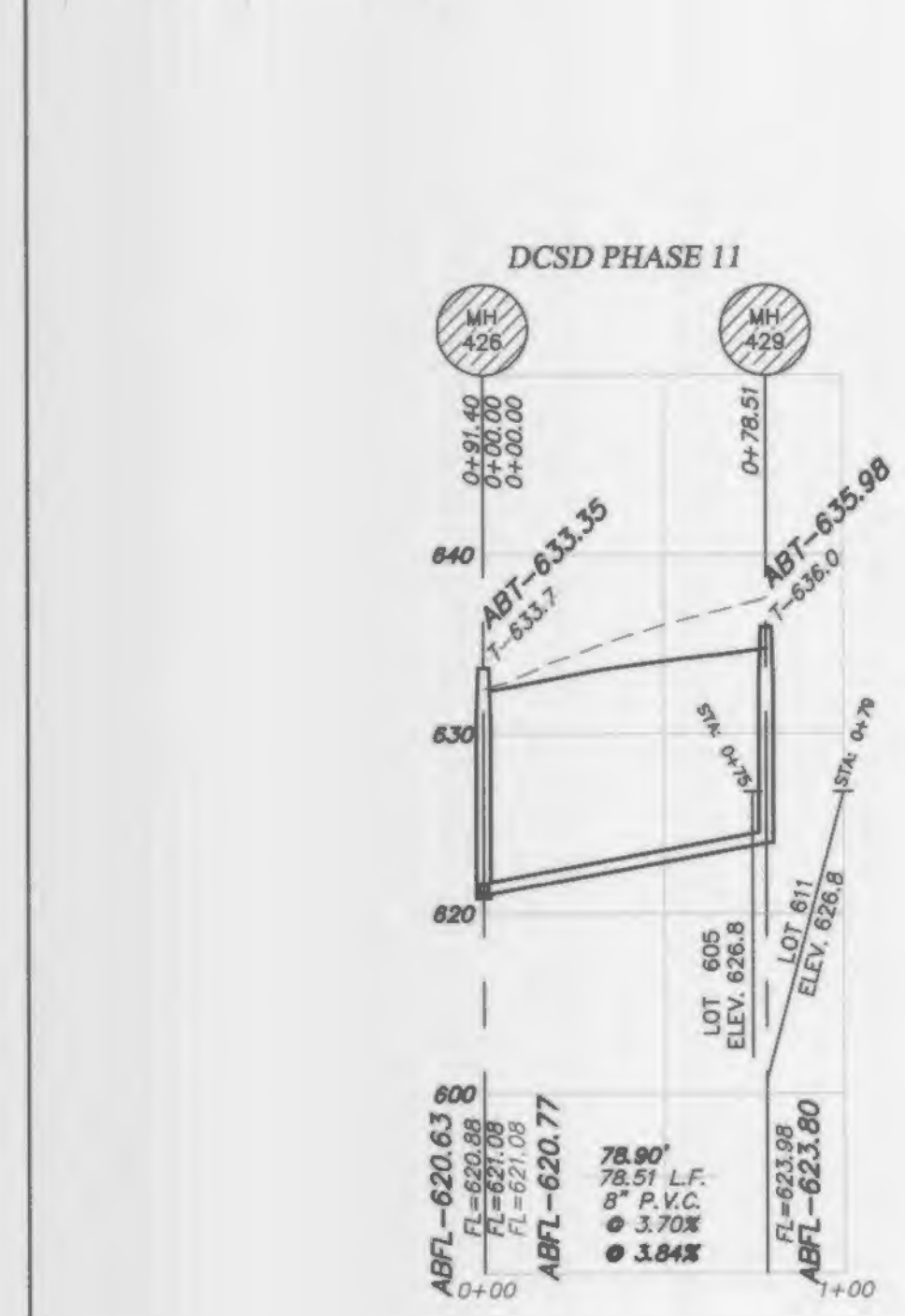


By: *[Signature]* 6/23/14  
STANLEY M. MUNDWILER, P.L.S., #2005019226  
STATE OF MISSOURI

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

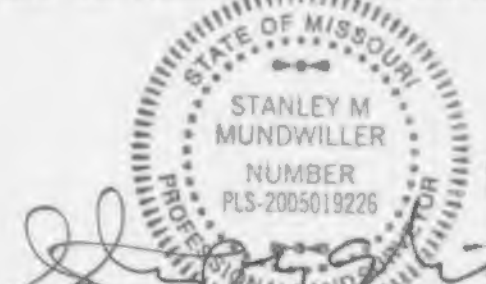
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<b>PROJECT TITLE</b> WYNDGATE VILLAGE D PLAT TWO	
<b>PICKETT, RAY &amp; SILVER INC</b> CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES Bl. Pickett 110 West Adams, Suite 201 Brentwood, Mo 63016 Phone (636) 397-1211 Fax (636) 397-1104 www.prs3.com 1-800-708-3818	
<b>ENGINEER'S AUTHENTICATION</b> THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED. PICKETT, RAY & SILVER, INC NO LICENSE NUMBER	
<b>DEVELOPER / OWNER INFORMATION</b> McBride Wyndgate, LLC 16091 Swingley Ridge Road, Suite 300 Crestfield, Missouri 63071 CITY OF O'FALLON SITE PLAN	
<b>P+Z No.</b> 3203	<b>City No.</b>
<b>Page No.</b> 4 of 30	



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

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



By: *Stanley M. Mundwiler* 6/23/14  
STANLEY M. MUNDWILER, P.E., #2005019226  
STATE OF MISSOURI

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

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 OVERDIG, THE UPPER SHALL BE PLACED ON A SHELVE AND  
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FLOW LINE OF THE UPPER.

STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER  
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# AS-BUILTS

## Wyndgate Village D Plat Two-A+B

### DCSD PHASE 11

#### 03-19-14

PROJECT TITLE  
**WYNDGATE VILLAGE D  
PLAT TWO**

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING,  
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Brentwood  
110 West Adams, Suite 201  
Brentwood, MO 63076  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs.com 1-800-708-3918

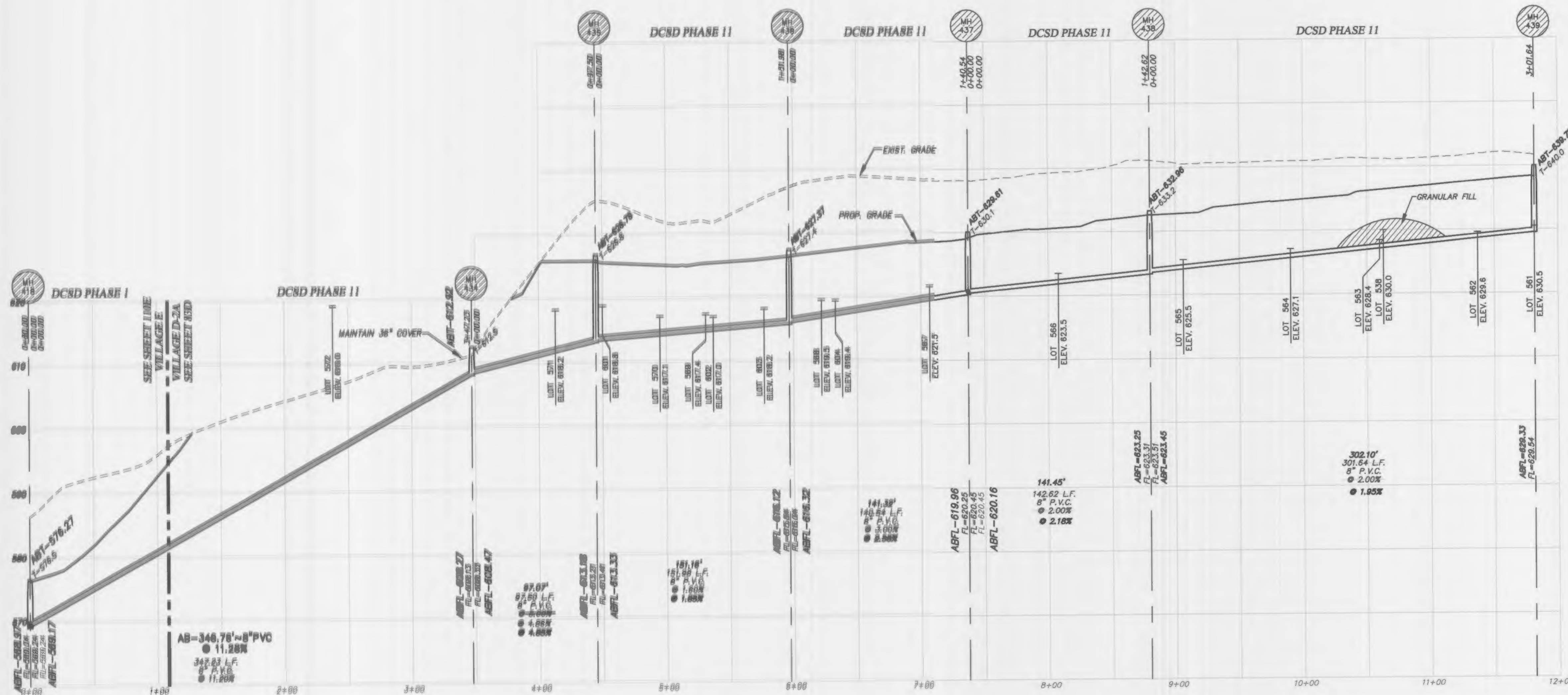
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REAUTHENTICATED.  
PICKETT, RAY & SILVER, INC  
MO LICENSE 600025

DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23245

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

CITY OF O'FALLON - Duckett Creek Sanitary Sewer Profiles

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



SCALE: 1"=50' HORIZONTAL  
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Branston  
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**PICKETT, RAY & SILVER, INC.**  
MO LICENSE #000085

DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-22345

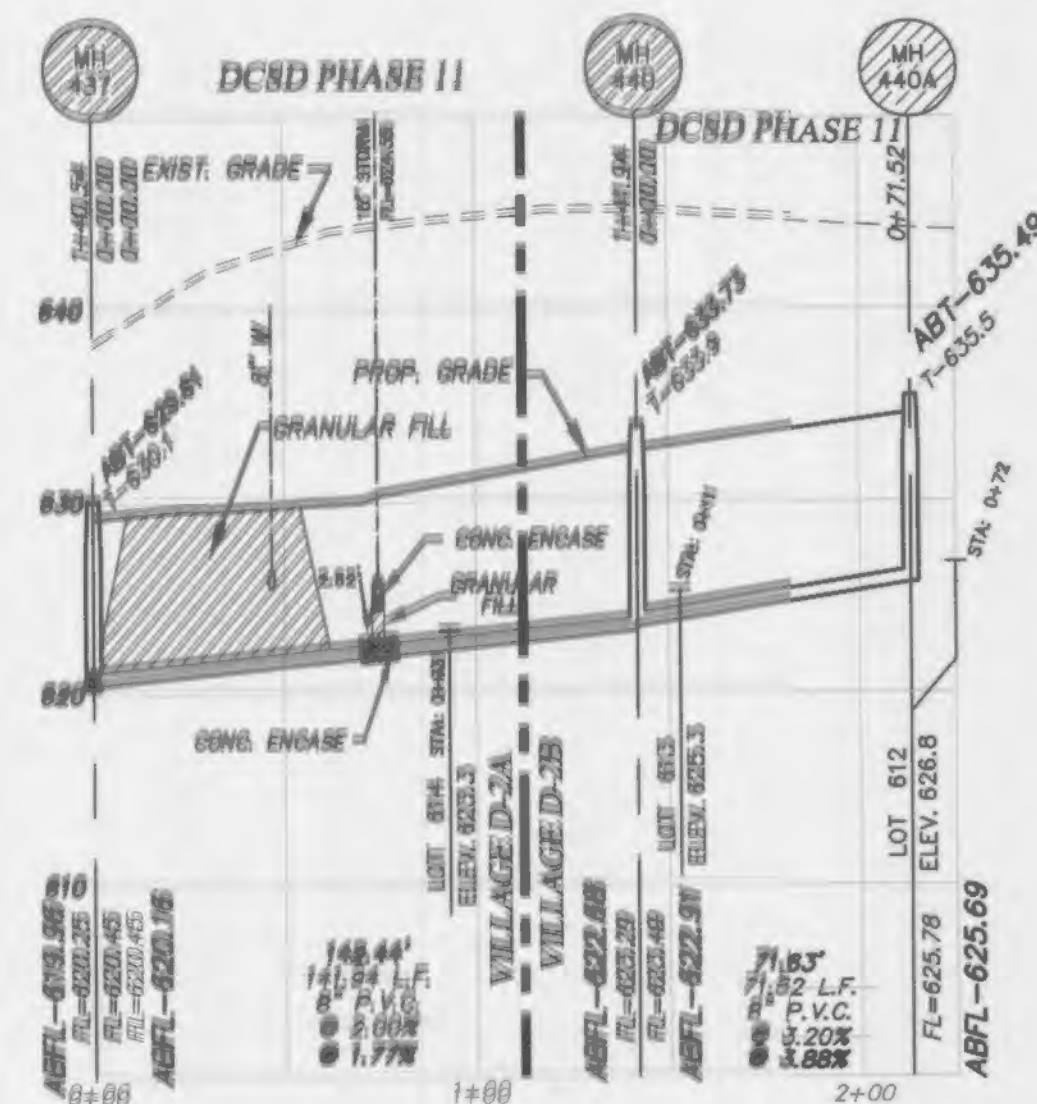
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Chesterfield, Missouri 63077  
**CITY OF OFALLON - Duckett Creek Sanitary Sewer Profiles**

P+Z No. 3203  
City No.  
Page No.  
11 of 30

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By *Stanley M. Mundwiler* 6/23/14  
STANLEY M. MUNDWILLER  
NUMBER  
PLS 000119226  
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-84-D



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**AS-BUILTS**  
**Wyndgate Village D Plat Two-A+B**  
**DCSD PHASE 11**  
**03-19-14**

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

NOTE: RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTOR FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFFSITE.

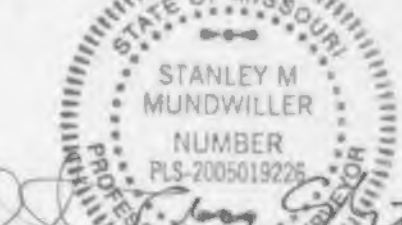
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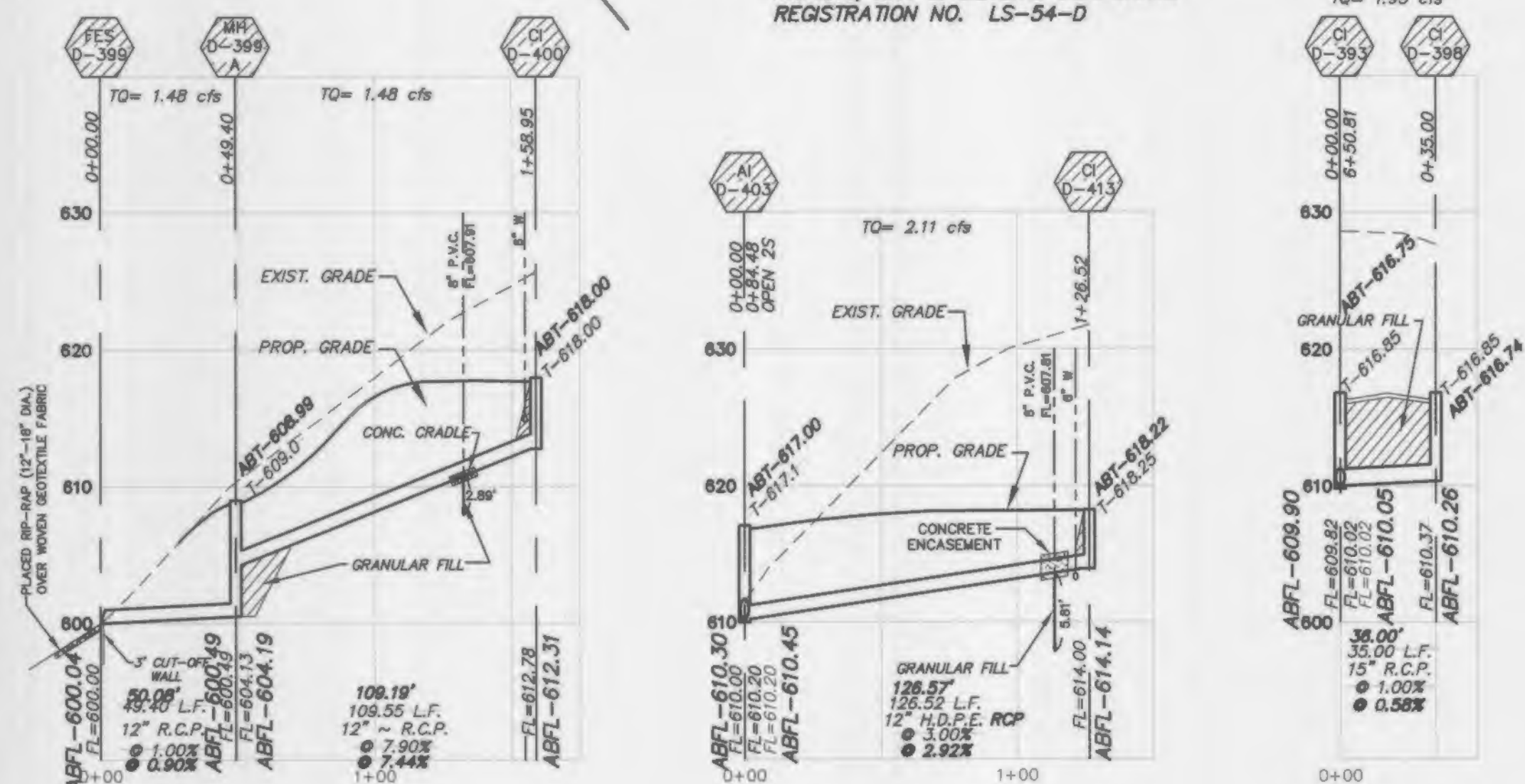
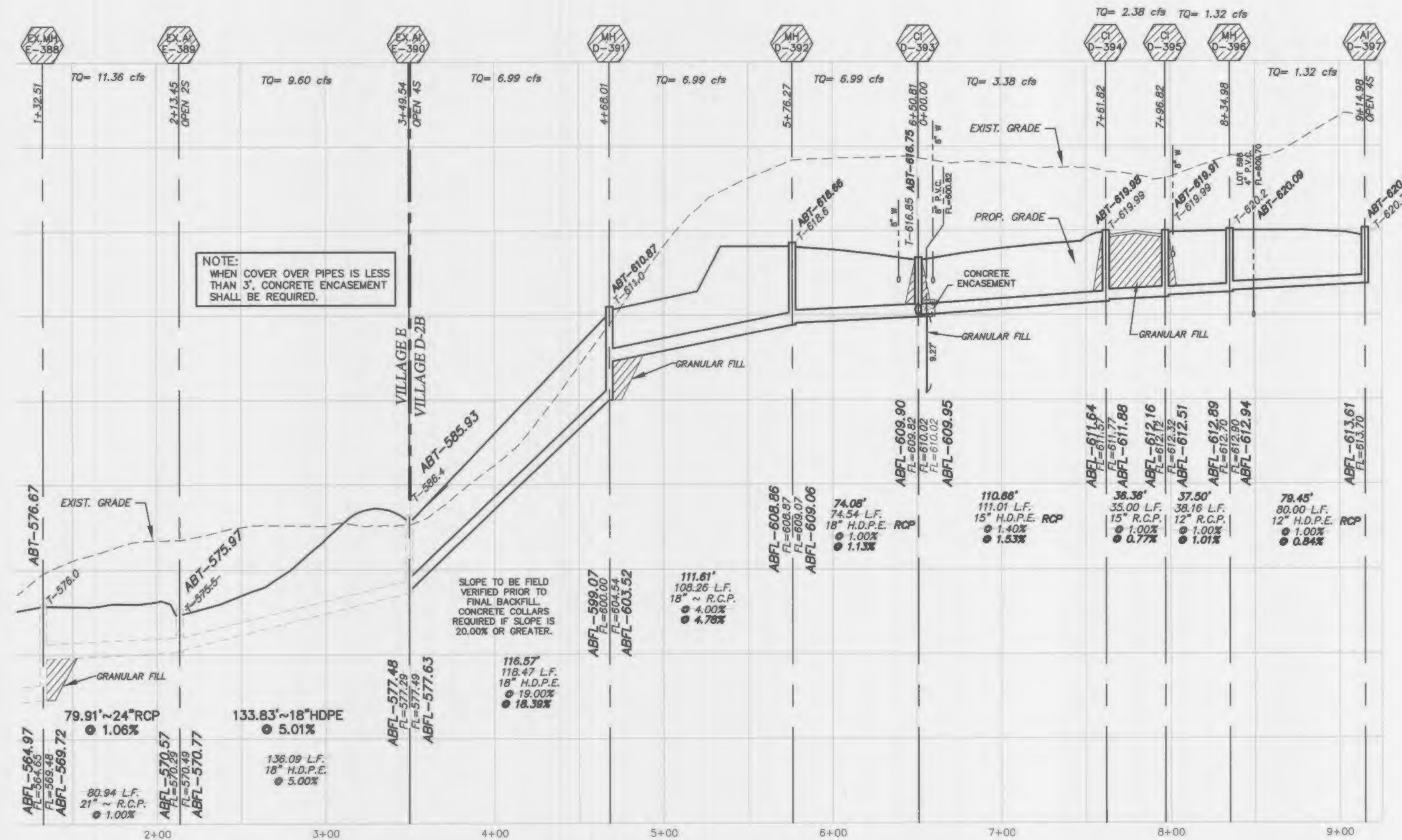
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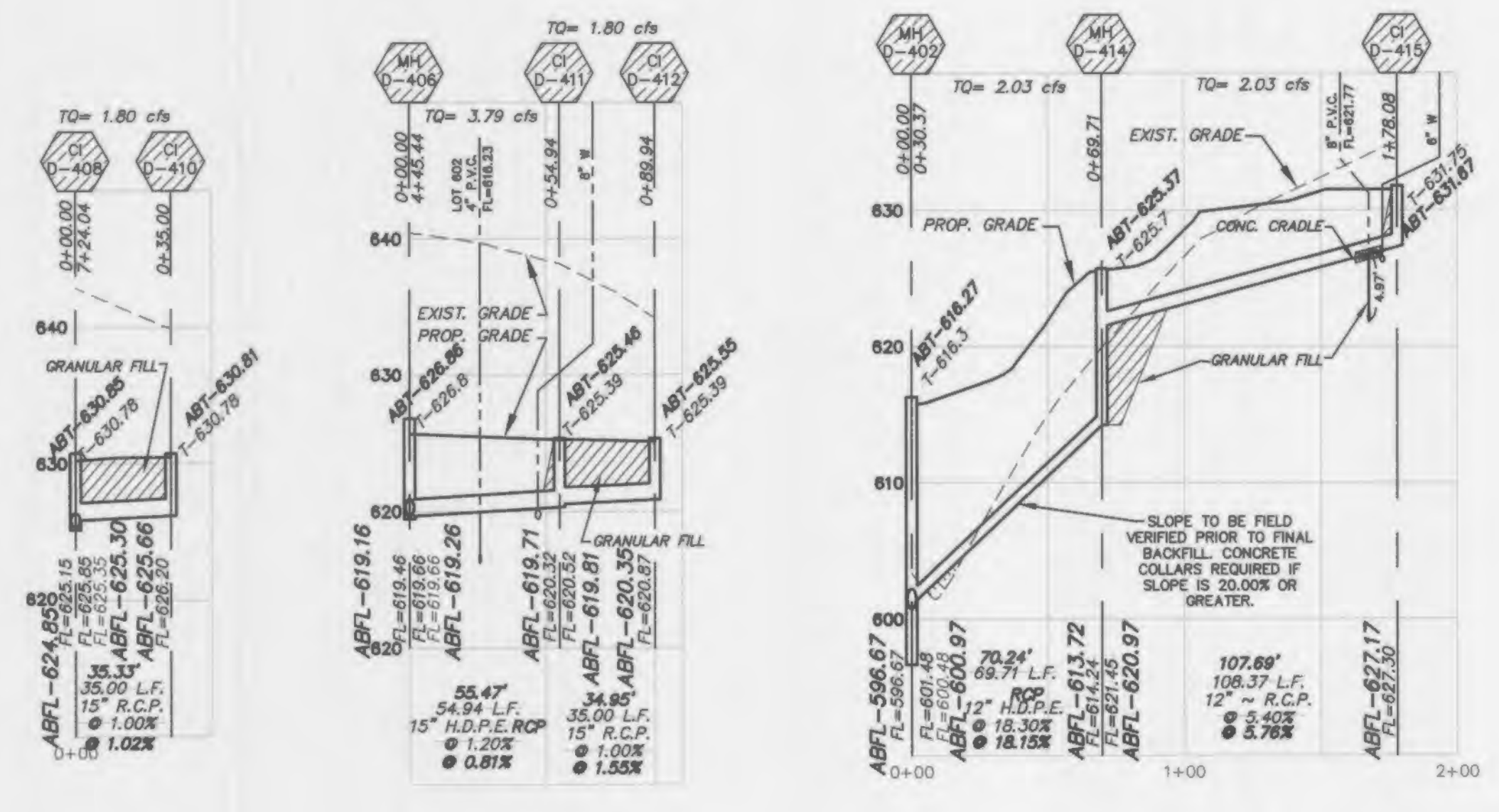
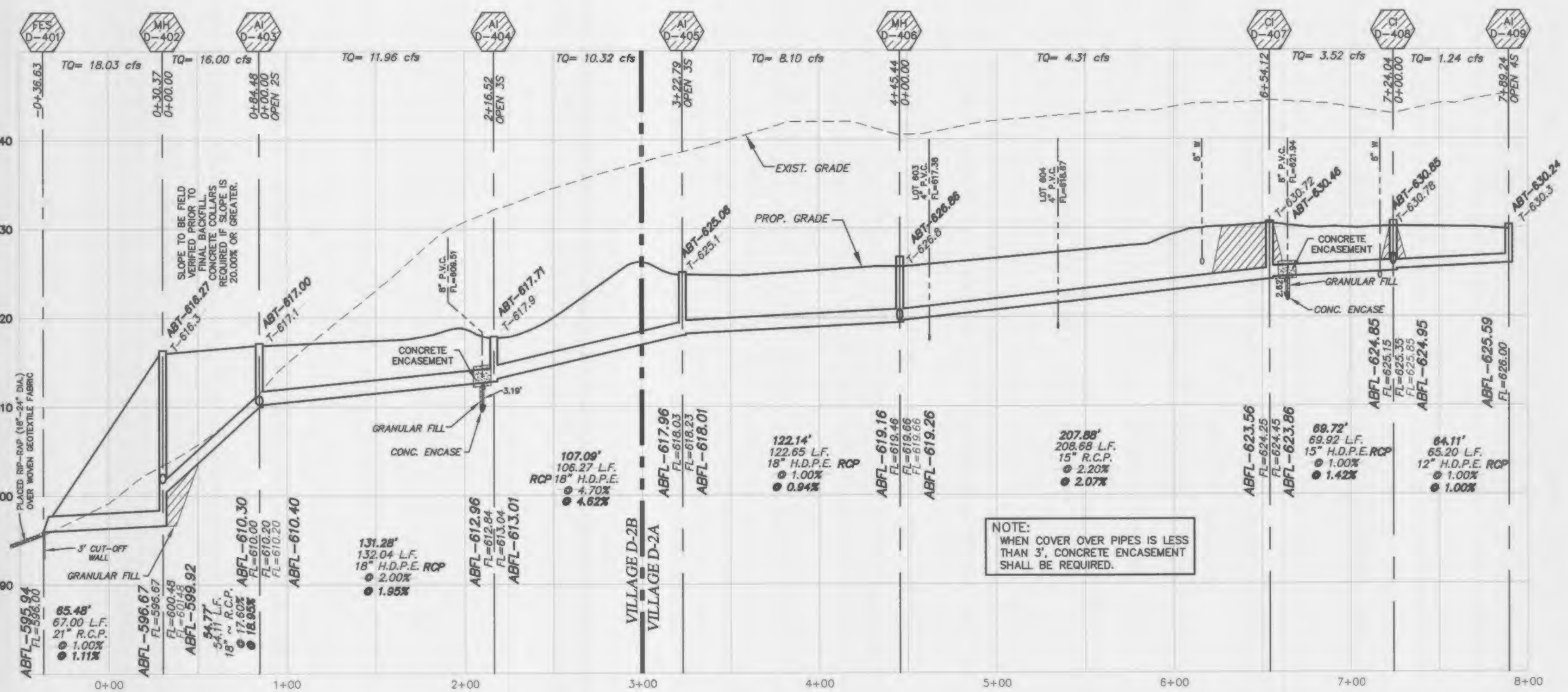


By: *Stanley M. Mundwiler* 6/27/14  
STANLEY M. MUNDWILER, P.E.  
STATE OF MISSOURI  
LICENSE NO. 2005019226

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



### AS-BUILTS Wyndgate Village D Plat Two-B 03-19-14



PROJECT TITLE  
**WYNDGATE VILLAGE D  
PLAT TWO**

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

ST. Peters  
82 Boardman Center Court  
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110 West Adams, Suite 201  
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ENGINEER'S AUTHENTICATION  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY IN THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREOF 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 #000285

DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information  
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