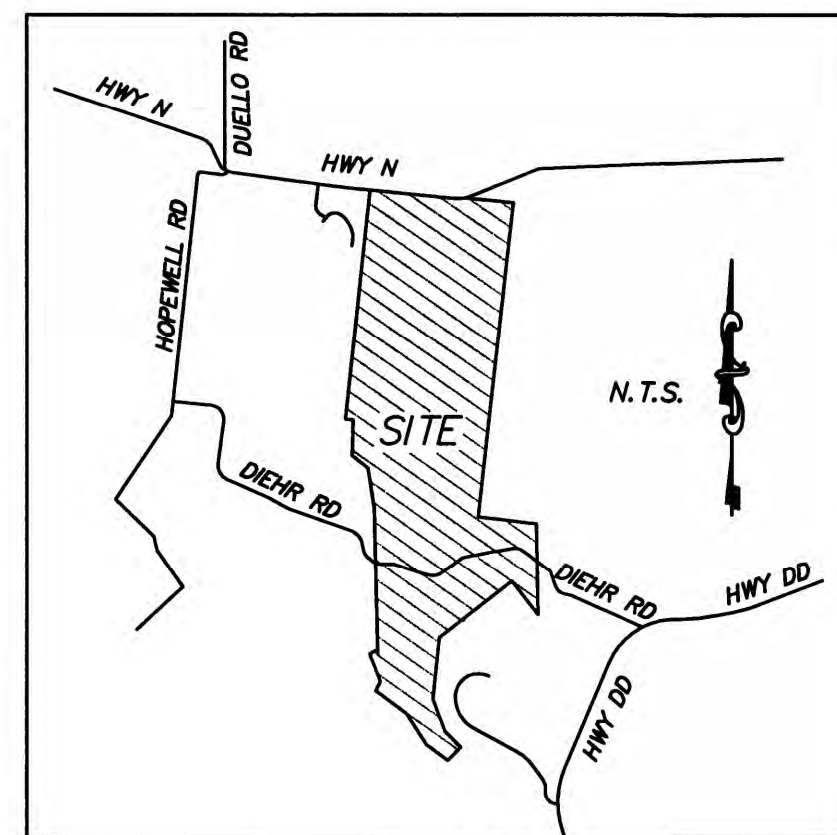


A SET OF CONSTRUCTION PLANS FOR Wyndgate Village E Plat Three

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



Locator Map

AS-BUILTS Wyndgate Village E Plat Three DCSD PHASE 9 11-18-14

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

PROJECT TITLE
**WYNDGATE VILLAGE E
PLAT THREE**

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, Missouri, Suite 201
110 West Adams, Suite 201
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-3916

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PROJECT AND SPECIFICALLY EXCLUDES
REVISIONS AFTER THIS DATE UNLESS
SPECIALLY NOTED.
PICKETT, RAY & SILVER, INC
NO LICENSE NUMBER

Douglas S. Tieman
PROFESSIONAL ENGINEER LICENSE E-2345

Developer / Owner Information
McBride Wyndgate, LLC
16091 Swindley Ridge Road, Suite 300
Chesterfield, Missouri 63077
CONTACT: Jeremy Roth
314-336-0237 Office
314-336-0175 Fax

P+Z No. 3203

City No. 15-44-AB

Page No.

1 of 30

PRS No. 01267.MCSO.07R

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- 12 STORM SEWER PROFILES
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- 15-16 WATER LAYOUT
- 17-18 LANDSCAPE PLAN
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- 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
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

Site

Cut cross "+" at the centerline of Paul Renaud Boulevard
at Station 36+92.18.
The cross is located at the PC of the curve located
72.95 feet west of the centerline-centerline intersection
of Paul Renaud Boulevard and Autumn Gate Court.
Elev. - 578.87

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 | C.O. Clean Out |
| ⊙ Tee & Valve | ⊙ Single Water Meter Setting | V.T. Vent Trap |
| ⊙ Hydrant | C.I. Curb Inlet | T.B.R. To Be Removed |
| ⊙ Cap | S.C.I. Skewed Curb Inlet | T.B.R.&R To Be Removed & Relocated |
| 18 Lot or Building Number | D.C.I. Double Curb Inlet | T.B.P. To Be Protected |
| — Existing Fence Line | G.I. Gate Inlet | T.B.A. To Be Abandoned |
| ⊙ Existing Tree Line | A.I. Area Inlet | B.C. Base Of Curb |
| ⊙ Street Sign/Stop Sign | D.A.I. Double Area Inlet | T.C. Top Of Curb |
| ⊙ Existing Contour | C.C. Concrete Collar | T.W. Top Of Wall |
| ⊙ Proposed Contour | F.E.S. Flared End Section | B.W. Base Of Wall |
| ⊙ Rip-Rap | E.P. End Pipe | (TYP) Typical |
| ⊙ End of Lateral | E.D. Energy Dissipater | U.N.O. Unless Noted Otherwise |
| ⊙ Asphalt Pavement | M.H. Manhole | U.I.P. Use in Place |
| ⊙ Concrete Pavement | C.P. Concrete Pipe | ⊙ Street Sign/Yield Sign |
| ⊙ Proposed Swale | S.A.S. Sinkhole Access Structure | |

* 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

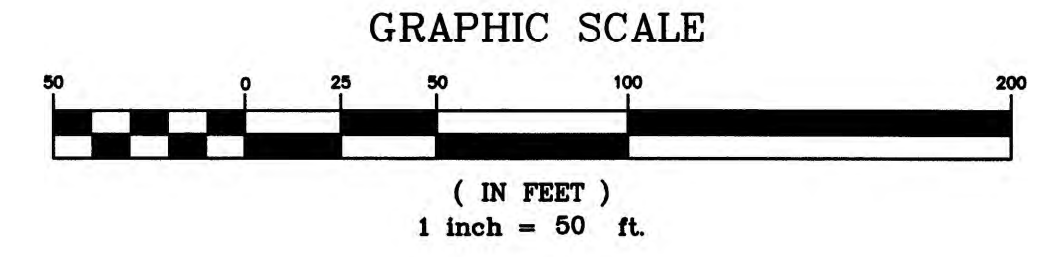
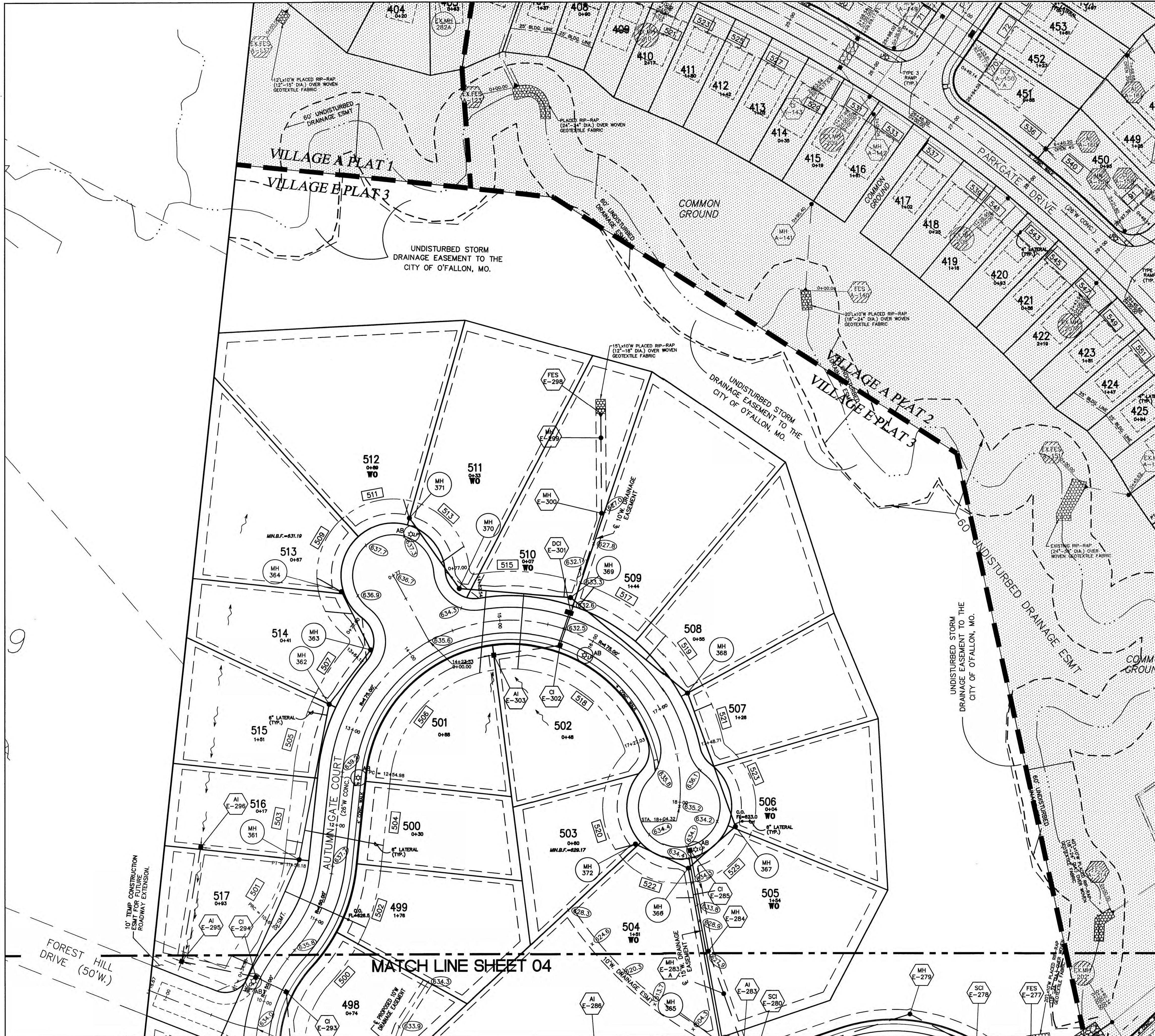
* The area of this phase of development is 21.78 acres.
The area of land disturbance is 2.5± acres.
Number of proposed lots is 20.
Building setback information. Front 25'
Side 6'
Rear 15'

* The estimated sanitary flow in gallons per day is 7,400

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during NOVEMBER, DECEMBER 2014 & JANUARY 2015 and the results are shown hereon.

By: *Stanley M. Mundviller* 2/11/15
STANLEY M. MUNDVILLER, 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



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 IS COMPLETE AND SITE IS STABILIZED. SEE DETAIL SHEET 30.

AS-BUILTS


Wyndgate Village E Plat Three

DCSD PHASE 9

11-18-14

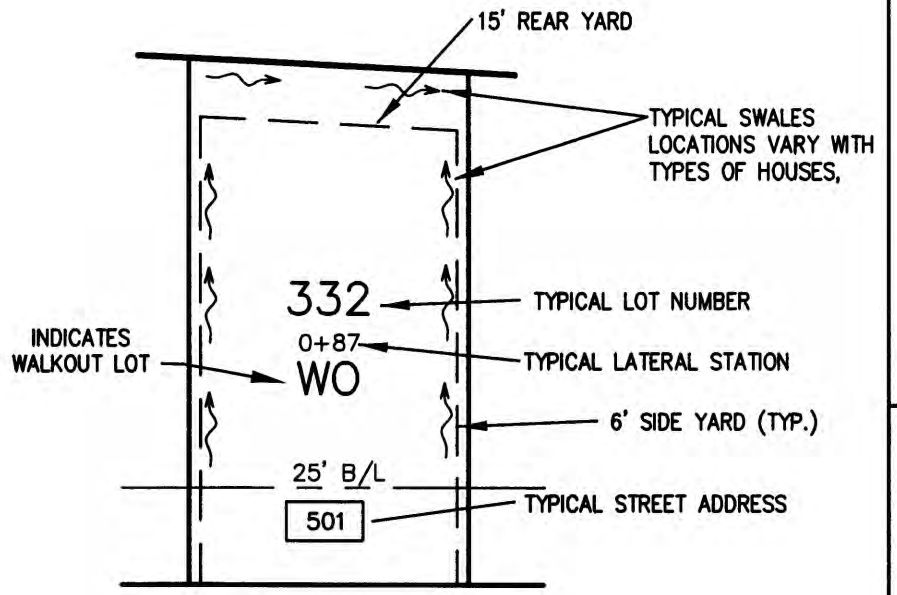
⊗(586.7) TYPICAL AS-BUILT SPOT ELEVATION

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By: 
 STANLEY M. MUNDWILLER, P.E., #2005019226
 STATE OF MISSOURI

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

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
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 St. Peters, MO 65376
 Phone (636) 397-1211 1-800-708-3816
 Fax (636) 397-1104
 www.prsd.com

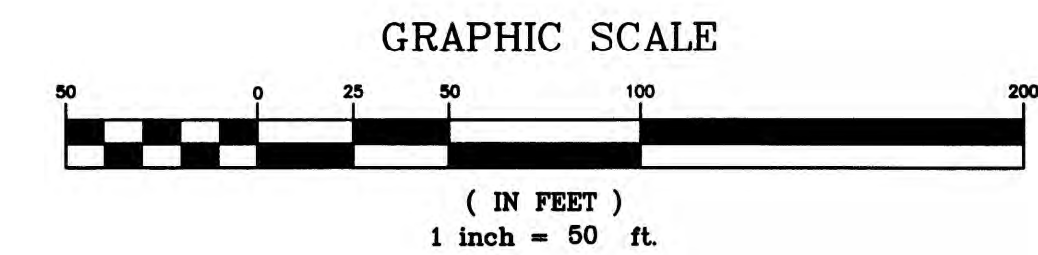
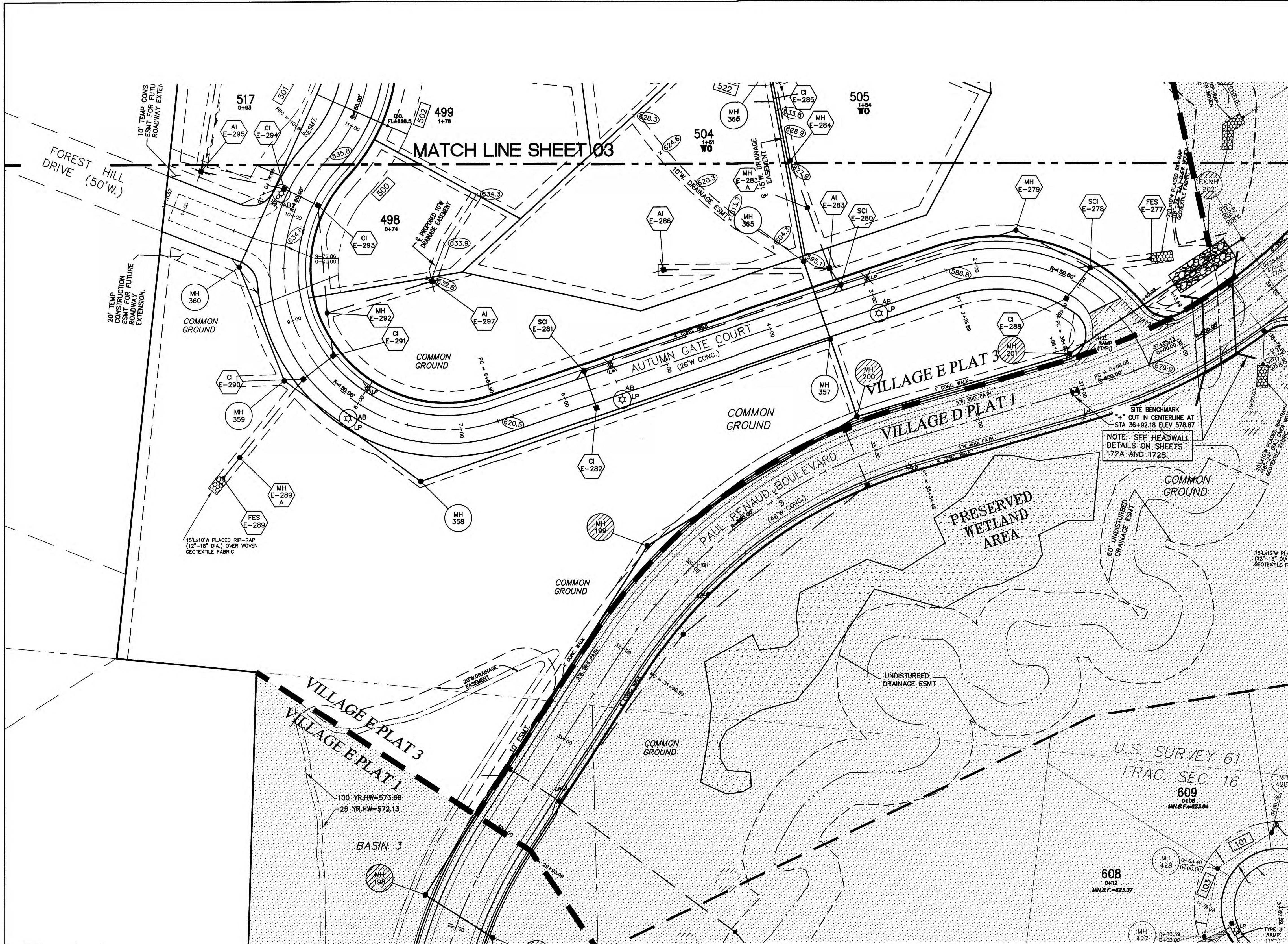
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 PICKETT, RAY & SILVER, INC.
 MO LICENSE #000285

DEVELOPER / OWNER INFORMATION
 Developer / Owner Information
 McBride Wyndgate, LLC
 16081 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63077

CITY OF O'FALLON SITE PLAN

P+Z No. 3203
City No. 15-44-AB
Page No. 3 of 30

PRs No. 01267.MCSO.07R



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

SIGHT DISTANCE EASEMENT NOTE: ALL EXISTING OBSTRUCTIONS WITHIN THE LINE OF SIGHT EASEMENT SHALL BE REMOVED OR MODIFIED AND NO FUTURE OBSTRUCTIONS WILL BE ALLOWED WITHIN THE LINE OF SIGHT EASEMENT TO ENSURE ADEQUATE LINE OF SIGHT.

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 30.

AS-BUILTS


Wyndgate Village E Plat Three

DCSD PHASE 9

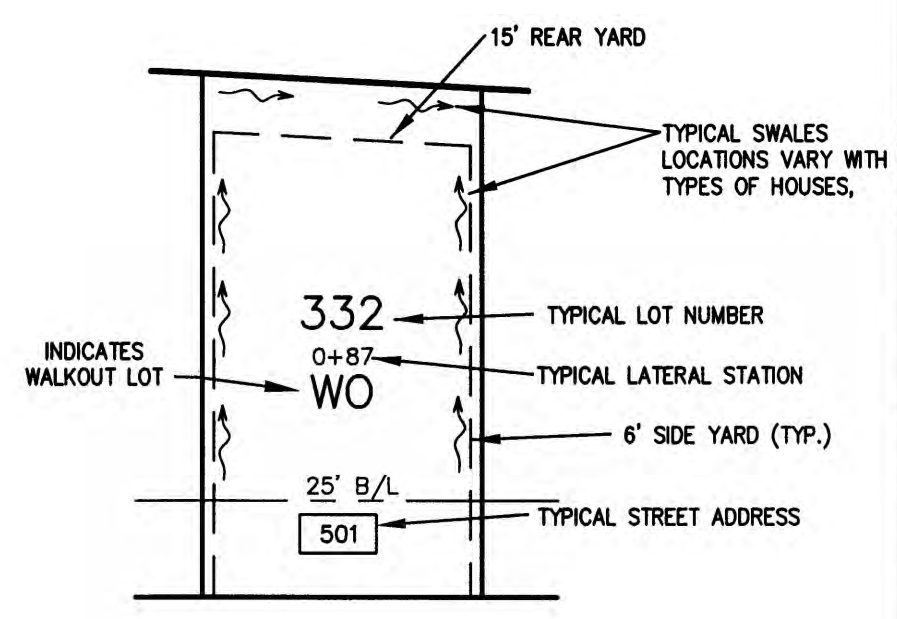
11-18-14

586.7 TYPICAL AS-BUILT SPOT ELEVATION

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By:  2/11/15
 STANLEY M. MUNDWILER, P.L.S., #2005019226
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

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TYPICAL LOT DETAIL
 N.T.S.

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

PROJECT TITLE
**WYNDGATE VILLAGE E
 PLAT THREE**

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 CIVIL ENGINEERING, LAND SURVEYING,
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 St. Peters, Missouri
 110 West Main Street, Suite 201
 St. Peters, MO 65076
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-708-3918

ENGINEERS AUTHENTICATION
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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 OFALLON SITE PLAN

P+Z No. 3203

City No. 15-44-AB

Page No.

4 of 30

City of D'Fallon Number 14-123-SP

AS-BUILTS

Wyndgate Village E Plat Three

DCSD PHASE 9

11-18-14


NOTE FOR ALL NEW CONSTRUCTION:
ALL SANITARY MAINS AND LATERALS
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IF THE STORM SEWER AND SANITARY SEWERS OR WATER MAIN IS
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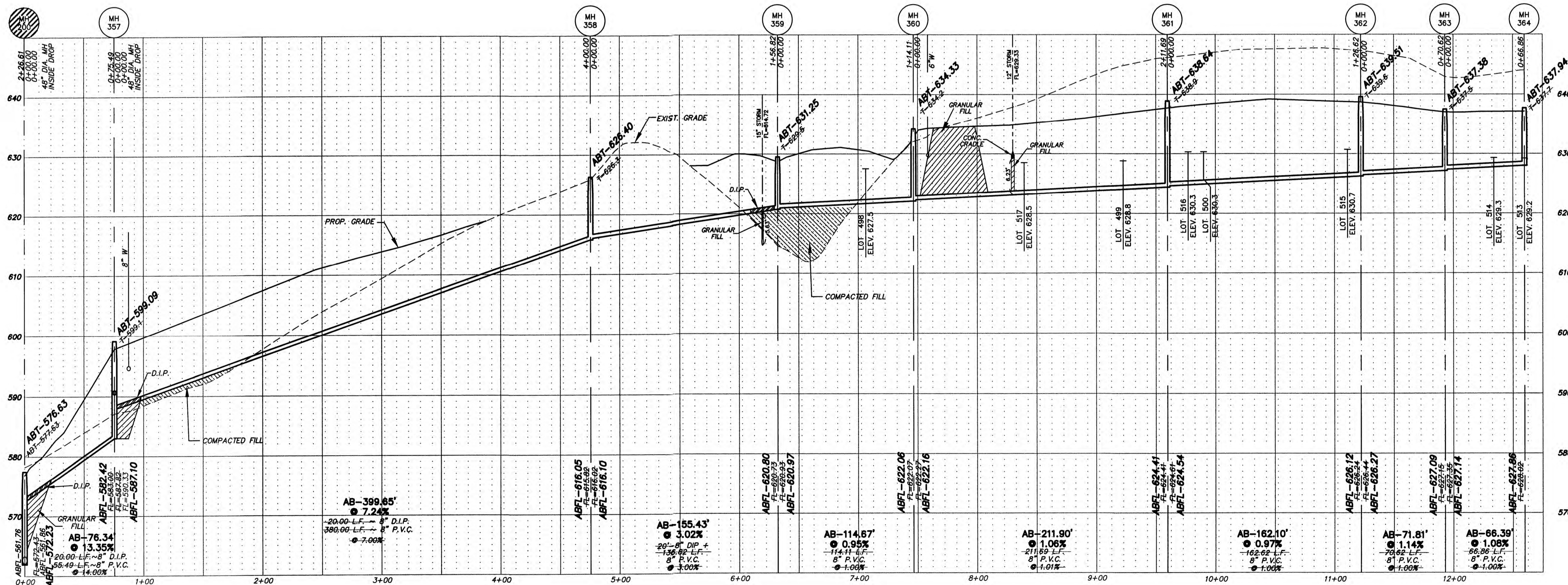
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H.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER AND/OR WATER MAIN
TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED WITH GRANULAR FILL
TO THE BOTTOM OF THE CONCRETE CRADLE.

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

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 By Stanley M. Mundwiller 2/11/15
 STANLEY M. MUNDWILLER, P.E., #2005019226
 STATE OF MISSOURI

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



DUCKETT CREEK SANITARY SEWER PHASE 9

PROJECT TITLE
**WYNDGATE VILLAGE E
PLAT THREE**

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
Branson
110 West Adams, Suite 201
Branson, MO 64616
St. Peters
22 Richmond Center Court
St. Peters, MO 65076
Phone (636) 397-1211
www.prs3.com
Fax (636) 397-1104
1-800-708-3918

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PICKETT, RAY & SILVER, INC.
NO LICENSE #00000

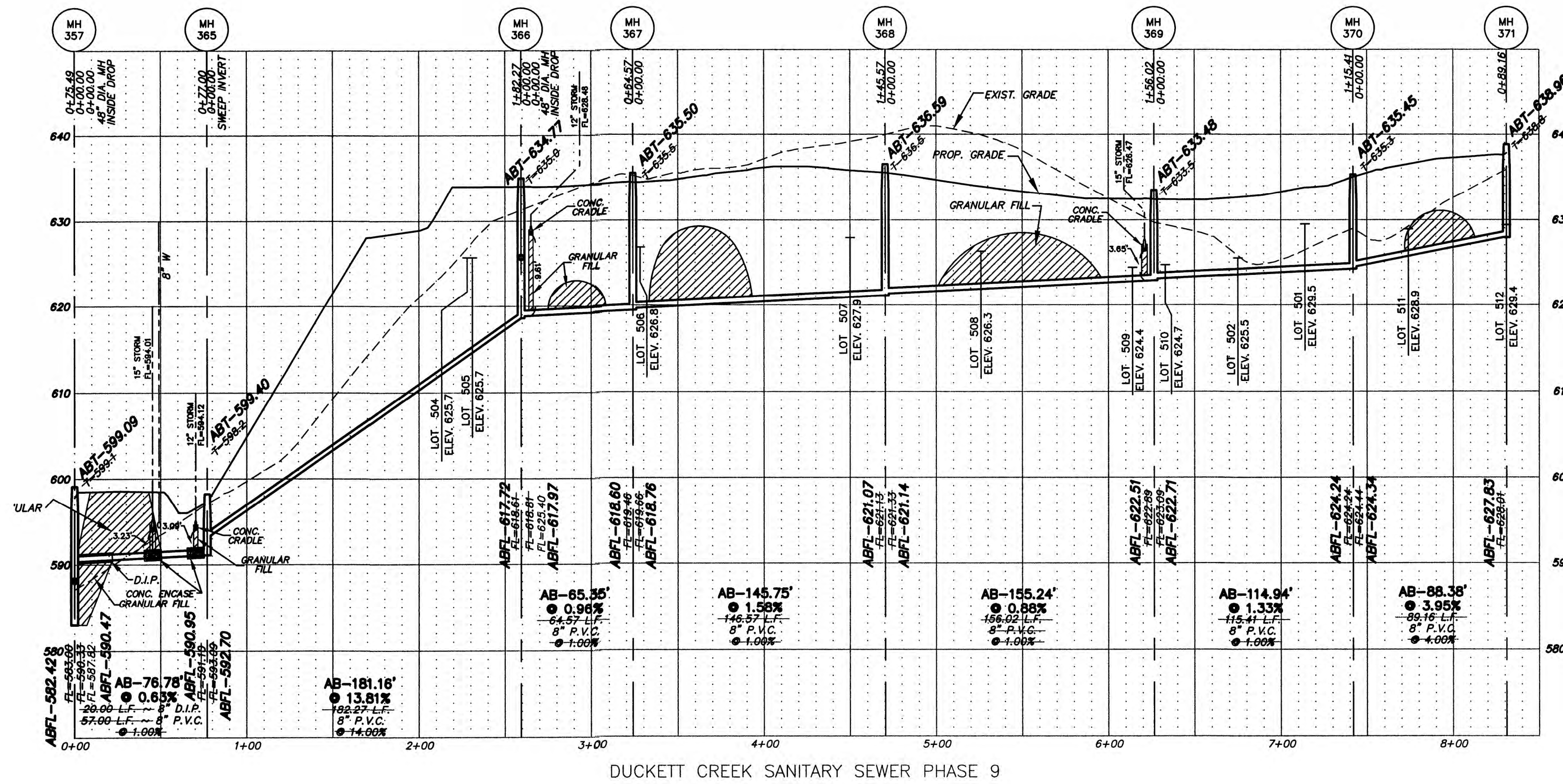
DOUGLAS S. TIEMANN
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information
McBride Wyndgate, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63077
CITY OF OFALLON - Duckett Creek Sanitary Sewer Profiles

P+Z No. 3203
City No. 15-44-AB

Page No.
10 of 30

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

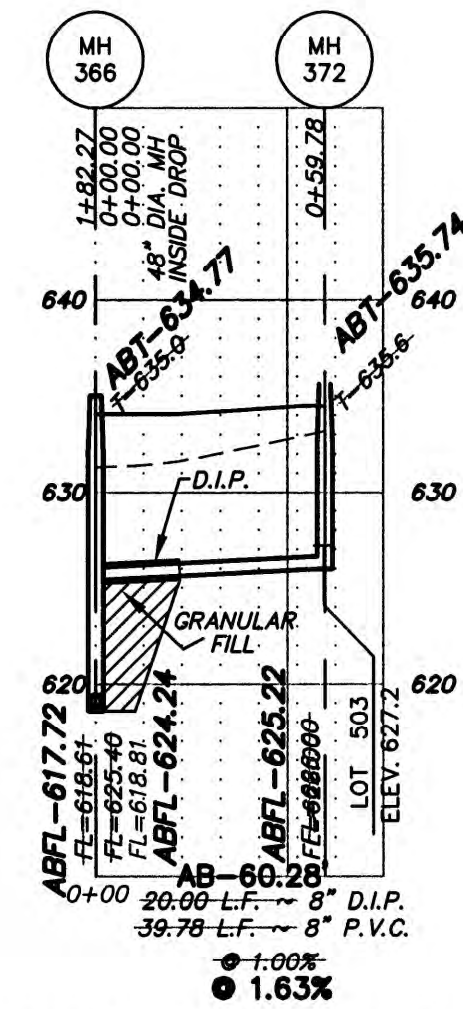


AS-BUILTS
Wyndgate Village E Plat Three
DCSD PHASE 9
11-18-14

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STATE OF MISSOURI
#2005019226

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



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CITY OF O'FALLON - Duckett Creek Sanitary Sewer Profiles

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City No. 15-44-AB

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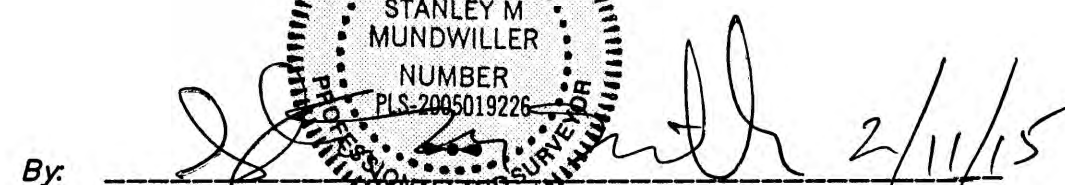
AS-BUILTS

Wyndgate Village E Plat Three

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By: 
 STANLEY M. MUNDWILLER
 NUMBER PLS. 2005019226
 STATE OF MISSOURI

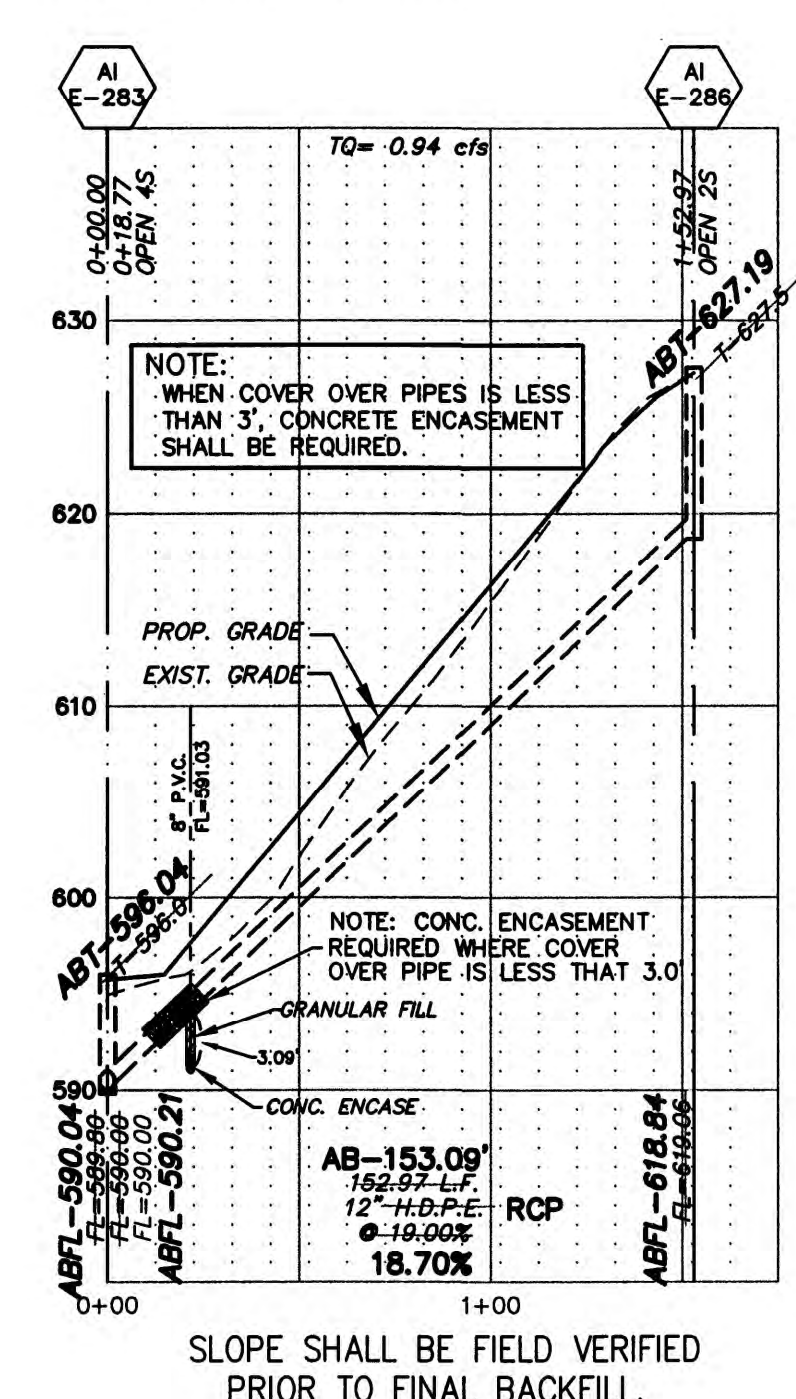
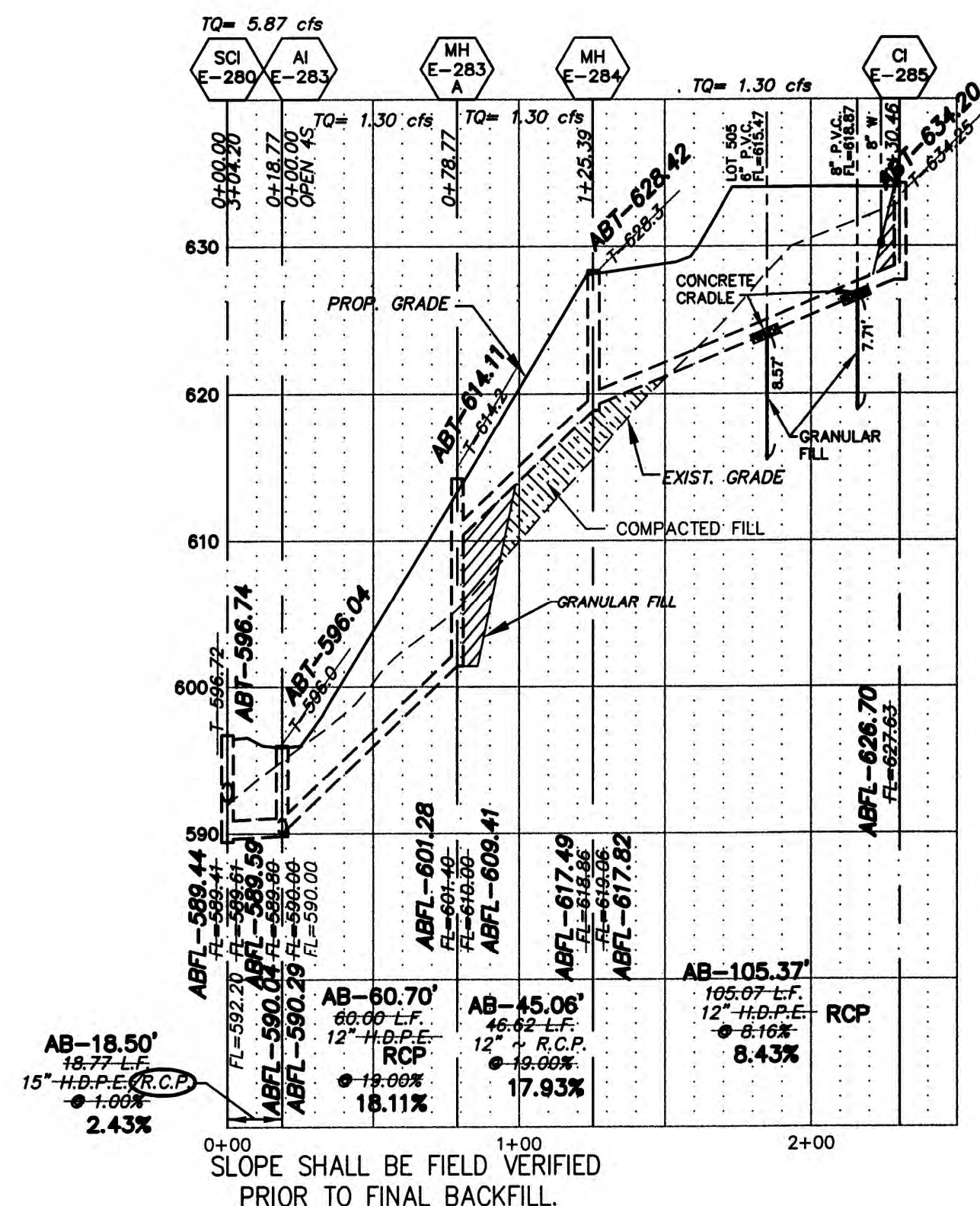
PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

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.

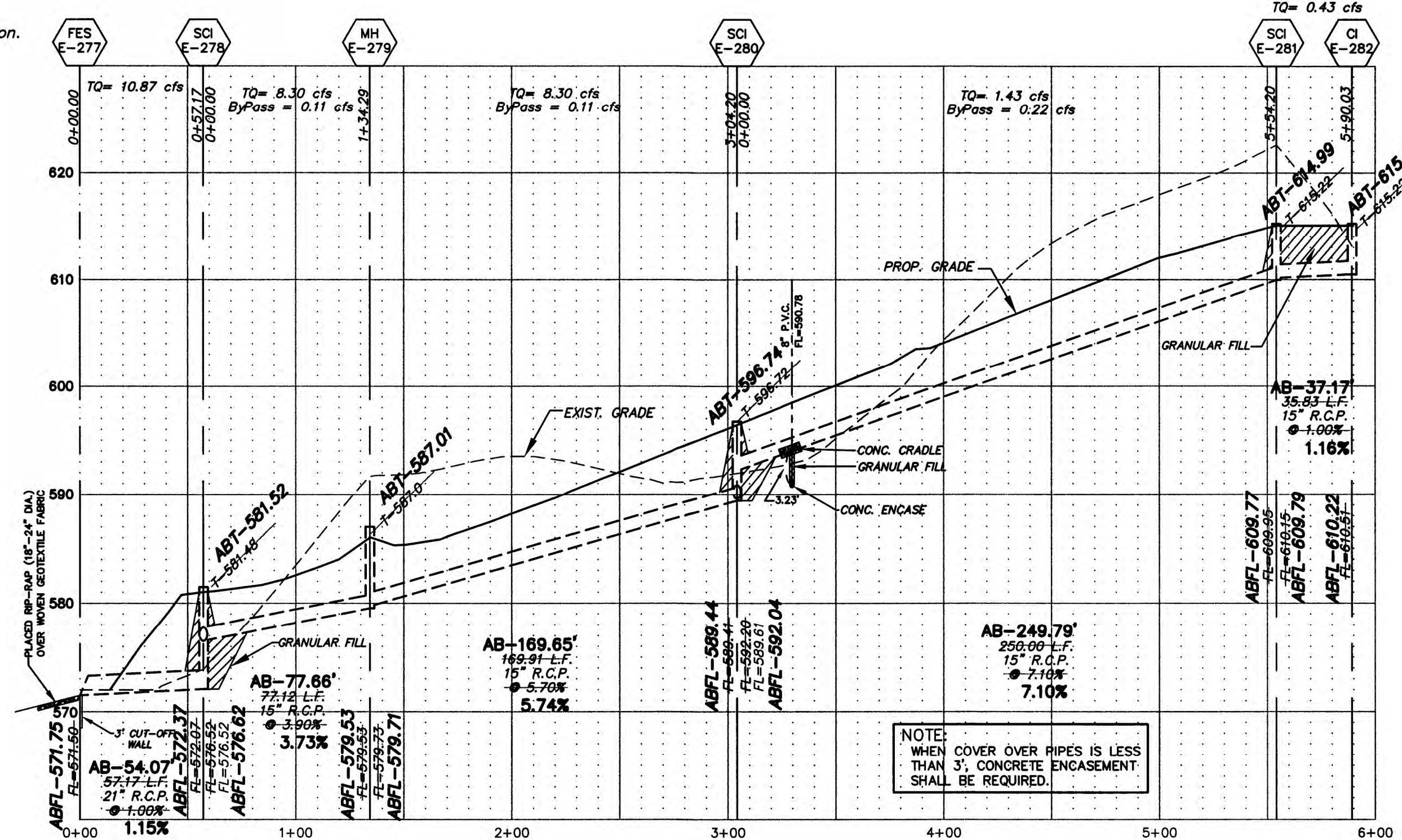
NOTE: DURING INSTALLATION, IF ANY PIPE RUN IS INSTALLED AT 20% SLOPE OR GREATER, CONCRETE COLLARS WILL BE REQUIRED TO BE INSTALLED AT EACH PIPE JOINT. SLOPE SHALL BE FIELD VERIFIED PRIOR TO FINAL BACKFILL.

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

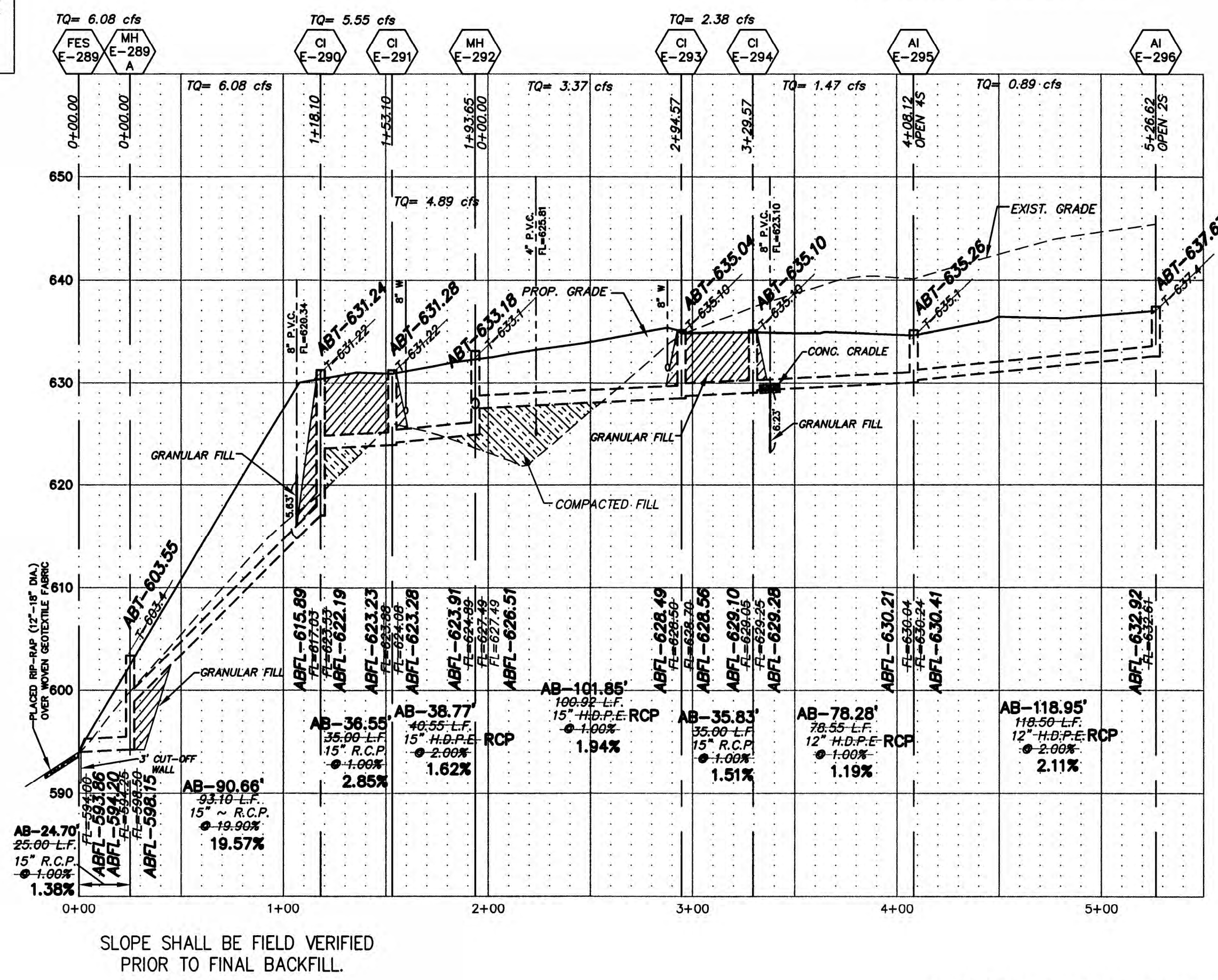
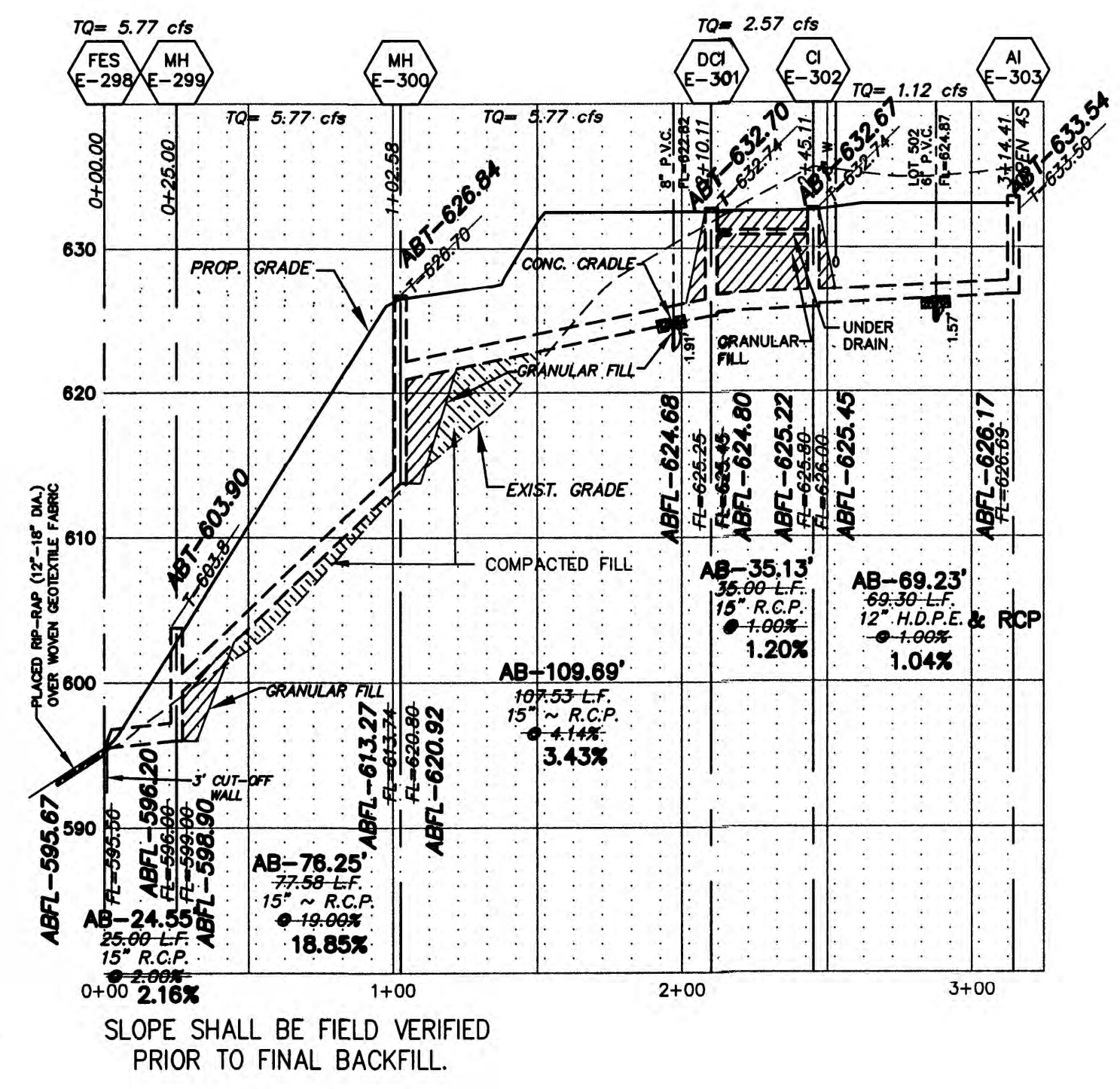
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