

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 B (R-1)
 - 215 LOTS (SINGLE FAMILY)
 - BUILDING LINE SETBACK 25'
 - SIDE YARD SETBACK 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH - 52'
 - MINIMUM LOT SIZE - 5,720 SQ.FT. (EXCLUDES R.O.W. & COMMON GROUND)
 - AVERAGE LOT SIZE - 8,368 SQ.FT. (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 6,300 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 - 6,820 SQ.FT.
 - AVERAGE LOT SIZE - 10,496 SQ.FT. (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 7,035 SQ.FT.
 - VILLAGE D (R-1)
 - 114 LOTS (SINGLE FAMILY)
 - BUILDING LINE SETBACK - 25'
 - SIDE YARD SETBACK - 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH - 72'
 - MINIMUM LOT SIZE - 8,640 SQ.FT.
 - AVERAGE LOT SIZE - 14,313 SQ.FT. (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 8,700 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 - HORSEHOES PIT AREAS
 - 3 TOTLOT PLAYGROUNDS (AGES 2 - 5)
 - 1 - FOOTBRIDGE AND PEDESTRIAN TRAILS
 - BIKE RACKS AT ALL PAVILION & SPORTS COURTS
- THIS TRACT IS IN AND SERVED BY -
 - DUCKETT CREEK SANITARY DISTRICT
 - PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY
 - CUVRE 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 ENCRoACH 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 60' 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 MODO. 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 DISCHARGED 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 COAR'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 replaced.

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) = 375 additional trees
 Total trees required = 1294 trees

REVEGETATION SCHEDULE

Seeding Rates:
Permanent:
 Tall Fescue - 30 lbs./ac.
 Smooth Brome - 20 lbs./ac.
 Combined: Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.
Temporary:
 Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
 Oats - 120 lbs./ac. (2.75 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)

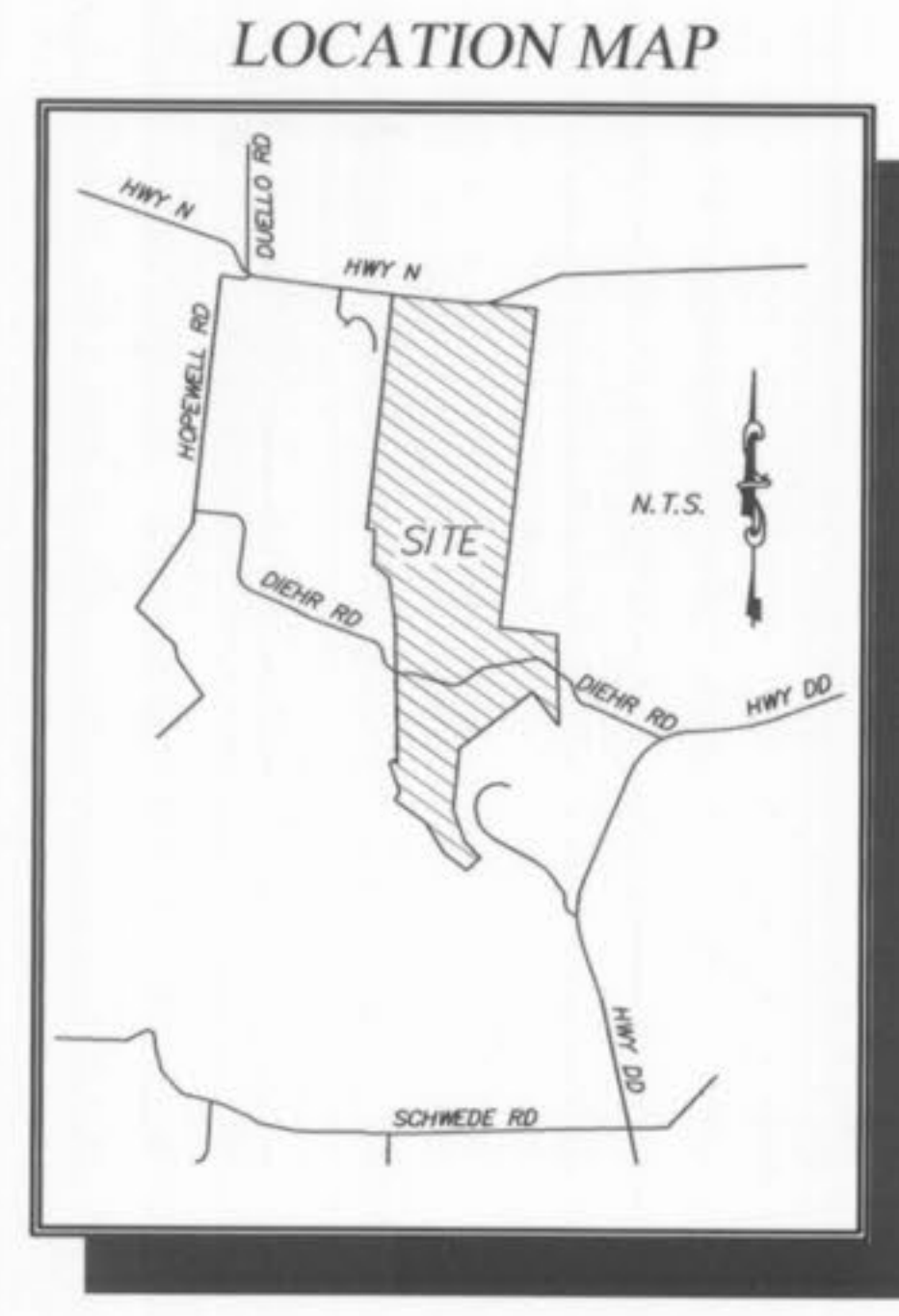
Fertilizer rates: Nitrogen 30 lbs./ac.
 Phosphate 30 lbs./ac.
 Potassium 30 lbs./ac.
 Lime 600 lbs./ac. ENM*

*ENM = effective neutralizing material as per State evolution of quarried rock.

POOL / BATHHOUSE PARKING CALCULATIONS
 1 PARKING SPACE / 10 UNITS
 794 LOTS = 80 PARKING SPACES REQUIRED
 = 83 PARKING SPACES PROVIDED

WYNDGATE IMPROVEMENT PLANS (794 LOTS) VILLAGE F-2 "AS-BUILTS"

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



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

MoDOT LOCATOR: 314-340-4100

PROJECT BENCH MARK
 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 "T1" 60C 1936 61c.
 Elev. 616.50

LEGEND

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line & Size
- Existing water line
- Tea & Valve
- Hydrant
- Cap
- 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
- Sanitary Structure
- Storm Structure
- Test Hole
- Power Pole
- Light Standard
- Double Water Meter Setting
- Single Water Meter Setting
- Curb Inlet
- Skewed Curb Inlet
- Double Curb Inlet
- Gate Inlet
- Area Inlet
- Double Area Inlet
- Concrete Collar
- Flared End Section
- End Pipe
- Energy Dissipator
- Manhole
- Concrete Pipe
- Sinkhole Access Structure
- 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. Vitrified 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

These "As-Built" Storm Sewer plans, are based on actual field measurements conducted during December 2005, and the results are shown.

By: 3-7-06
 JAMES R. OSHERVICK P.L.S., #2211
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

Sheet	Description
1	COVER SHEET
2	GENERAL NOTES & REVISION BLOCK
3	SITE MAP
4-8	EROSION CONTROL PLANS
9	EROSION DETAIL
10A	VILLAGE "A" COVER SHEET
11A-13A	VILLAGE "A" SITE PLAN
14A-16A	VILLAGE "A" GRADING PLAN
17A	VILLAGE "A" STREET PROFILES
18A-19A	VILLAGE "A" SANITARY SEWER PROFILES
20A-21A	VILLAGE "A" STORM SEWER PROFILES
22A-25A	VILLAGE "A" DRAINAGE AREA MAP
26A-28A	VILLAGE "A" WATER LAYOUT
29A	VILLAGE "A" DETENTION BASIN
30A	VILLAGE "A" WINTER PARK RECREATION AREA
31A	VILLAGE "A" LANDSCAPING PLAN
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
58C	VILLAGE "C" COVER SHEET
59C-60C	VILLAGE "C" SITE PLAN
61C-62C	VILLAGE "C" GRADING PLAN
63C-64C	VILLAGE "C" STREET PROFILES
65C-66C	VILLAGE "C" SANITARY SEWER PROFILES
67C-68C	VILLAGE "C" STORM SEWER PROFILES
69C-70C	VILLAGE "C" DRAINAGE AREA MAP
71C-72C	VILLAGE "C" WATER LAYOUT
73C	VILLAGE "C" LANDSCAPING PLAN
74D	VILLAGE "D" COVER SHEET
75D-77D	VILLAGE "D" SITE PLAN
78D-80D	VILLAGE "D" GRADING PLAN
81D-82D	VILLAGE "D" STREET PROFILES
83D-84D	VILLAGE "D" SANITARY SEWER PROFILES
85D-86D	VILLAGE "D" STORM SEWER PROFILES
87D-89D	VILLAGE "D" DRAINAGE AREA MAP
90D-92D	VILLAGE "D" WATER LAYOUT
93D	VILLAGE "D" RETAINING WALLS
94D	VILLAGE "D" LANDSCAPING PLAN
95E	VILLAGE "E" COVER SHEET
96E-99E	VILLAGE "E" SITE PLAN
100E-103E	VILLAGE "E" GRADING PLAN
104E-106E	VILLAGE "E" STREET PROFILES
107E	VILLAGE "E" DIEHR RD. ENTRANCE DETAIL
108E	VILLAGE "E" SIGHT DISTANCE EXHIBIT
109E-111E	VILLAGE "E" SANITARY SEWER PROFILES
112E-114E	VILLAGE "E" STORM SEWER PROFILES
115E-120E	VILLAGE "E" DRAINAGE AREA MAP
121E-124E	VILLAGE "E" WATER LAYOUT
125E-126E	VILLAGE "E" DETENTION BASIN
127E	VILLAGE "E" AUTUMN PARK/SPRING PARK REC. AREAS
128E	VILLAGE "E" MBR LANDSCAPING PLAN
129E-130E	VILLAGE "E" LANDSCAPING PLAN
131F	VILLAGE "F" COVER SHEET
132F-136F	VILLAGE "F" SITE PLAN SHEETS 134F-135F
137F-139F	VILLAGE "F" GRADING PLAN
140F-141F	VILLAGE "F" STREET PROFILES
142F-143F	VILLAGE "F" DIEHR RD. ENTRANCE DETAILS
144F-146F	VILLAGE "F" SANITARY SEWER PROFILES
147F	VILLAGE "F" LIFT STATION SITE PLAN
148F-149F	VILLAGE "F" LIFT STATION DETAILS
150F-151F	VILLAGE "F" STORM SEWER PROFILES
152F-154F	VILLAGE "F" DRAINAGE AREA MAP
155F-157F	VILLAGE "F" WATER LAYOUT
158F	VILLAGE "F" DETENTION BASIN
159F	VILLAGE "F" RETAINING WALLS
160F	VILLAGE "F" LANDSCAPING PLAN
161-164	TRAFFIC CONTROL PLANS
165-174B	GENERAL CONSTRUCTION DETAILS

P & Z NO. 3203

PICKETT RAY & SILVER
 333 Mid Rivers Mall Drive
 St. Peters, MO 65376
 Phone (636) 397-1211
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**CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS**

WYNDGATE COVER SHEET

Prepared For:
SUMMIT POINTE, L.C.
 239 FOX HILL ROAD
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SEE SHEET 2 FOR FURTHER REVISIONS.

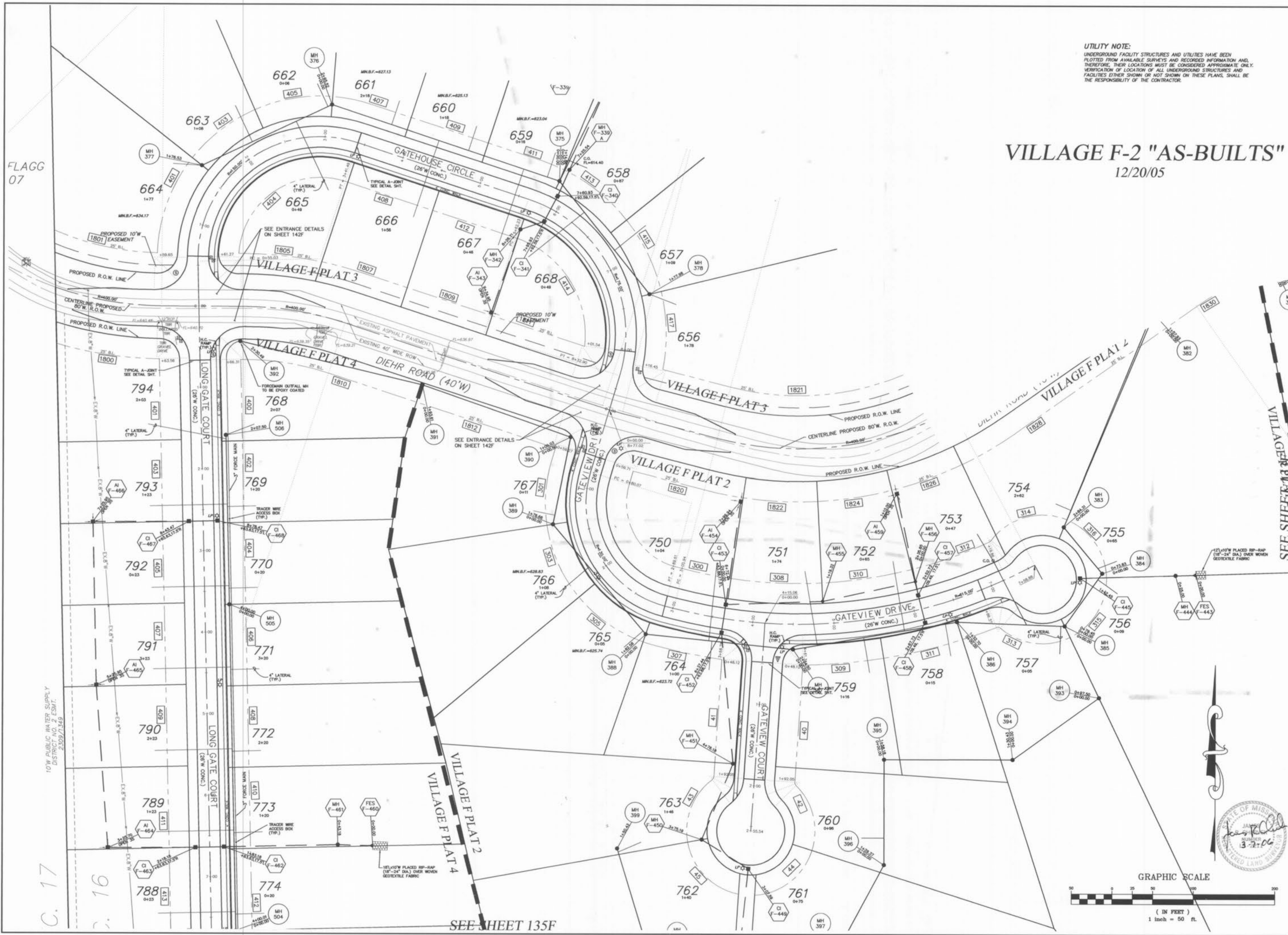
NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY
2	12/09/04	REVISED PER PRSD #2
3	12/20/04	REVISED PER DCSB
4	01/20/05	REVISED PER PRSD #2
5	02/03/05	REVISED PER DCSB
6	02/16/05	REVISED PER CITY OF O'FALLON
7	03/09/05	REVISED PER CITY OF O'FALLON
8	03/25/05	REVISED PER P.A.S.D. #2
9	04/06/05	REVISED PER CITY & CLIENT
10	04/15/05	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 reauthorized.

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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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.

VILLAGE F-2 "AS-BUILTS"

12/20/05

PICKETT RAY & SILVER
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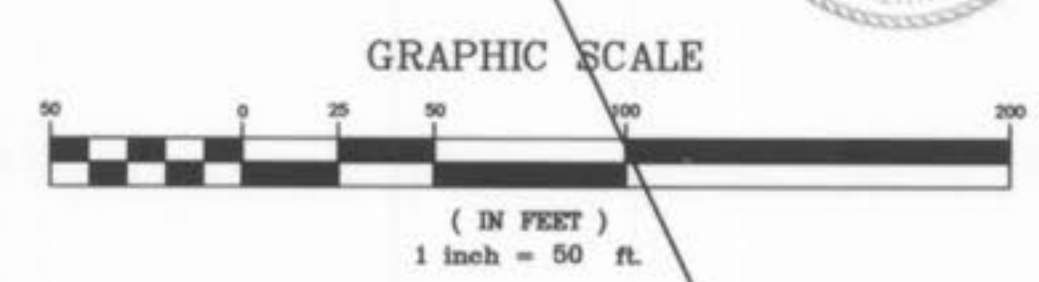
WYNDGATE VILLAGE F SITE PLAN
 Prepared For:
SUMMIT POINTE, L.C.
 239 FOX HILL ROAD,
 ST. CHARLES, MO 63101
 (636) 946-8977

REVISIONS NO.	DATE	DESCRIPTION
1	10/25/04	REVISED PER CITY
2	12/20/04	REVISED PER DCSD
3	02/03/05	REVISED PER CITY
4	02/16/05	REVISED PER CITY & CLIENT
5	04/09/05	SURPLUS A-JOINTS ELIMINATED
6	10/29/05	VILLAGE F-2 "AS-BUILTS"

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PICKETT, RAY & SILVER, INC

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

WYNDGATE VILLAGE F SITE PLAN
 SHEET 134F OF 174
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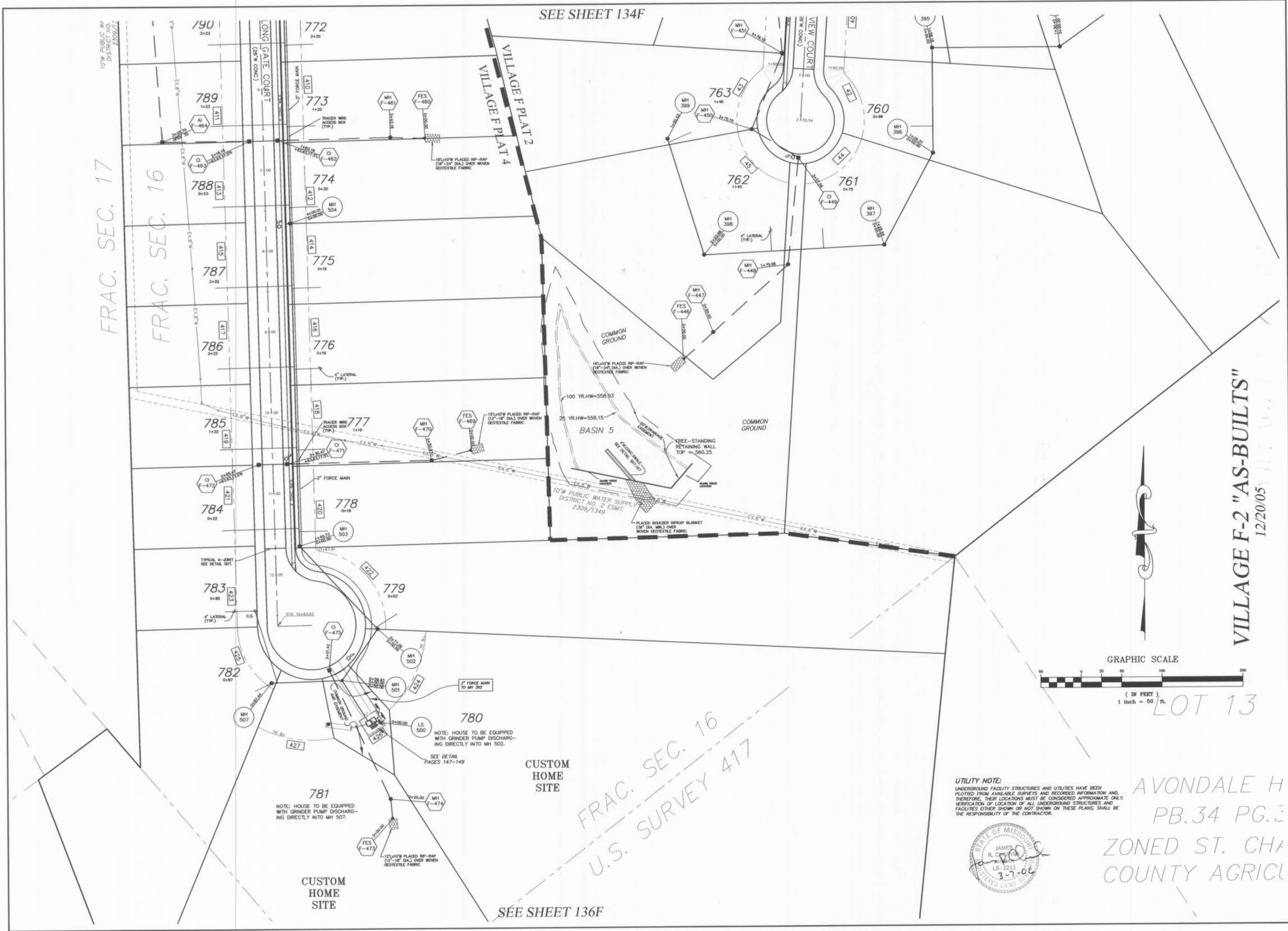
10" W. PUBLIC WATER SUPPLY DISTRICT NO. 2 ESMT. 2309/7349

C. 17
 C. 16

SEE SHEET 133F TO THE LEFT

SEE SHEET 135F

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WYNDGATE VILLAGE F SITE PLAN
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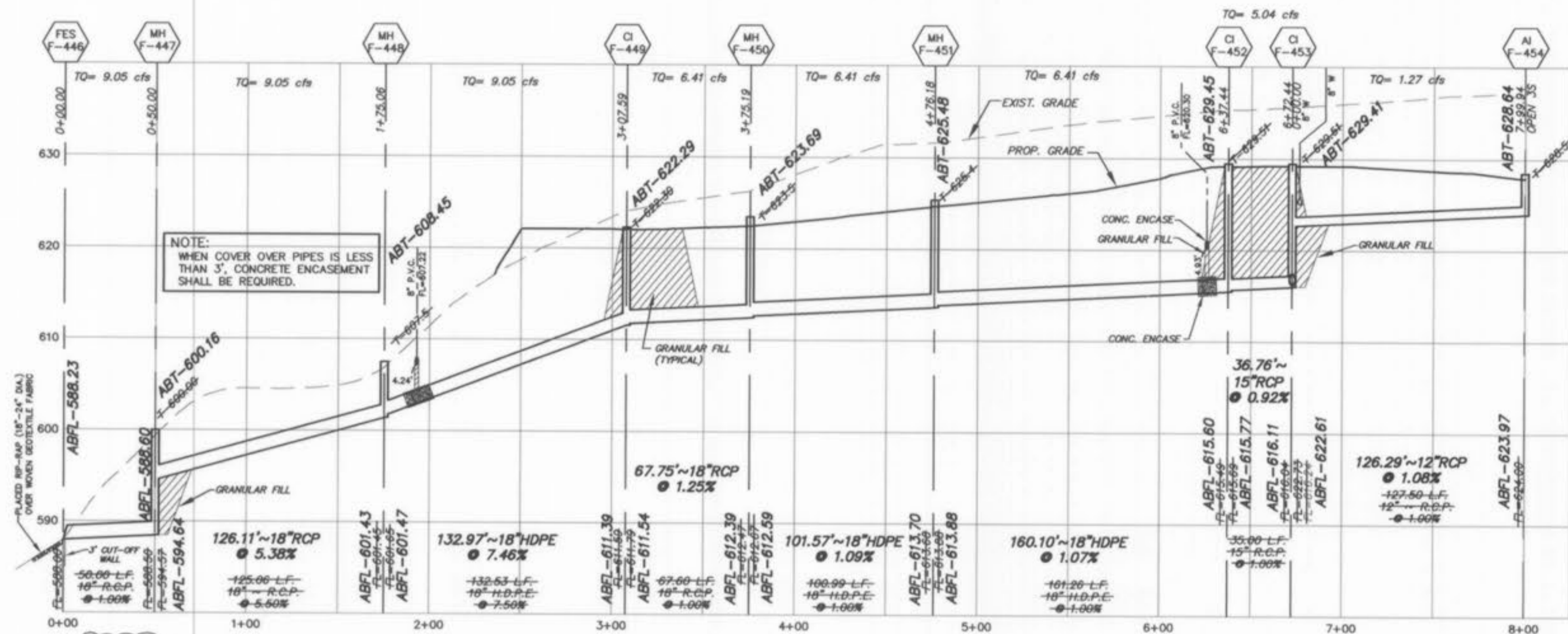
REVISIONS NO.	DATE	REVISED PER CITY
1	10/26/04	REVISED PER DCSB
2	12/20/04	REVISED PER DCSB
3	02/03/05	REVISED PER CITY OF FALLON
4	02/19/05	REVISED PER CITY & CLIENT
5	04/09/05	SURPLUS A-JOINTS ELIMINATED
6	10/28/05	VILLAGE F-2 "AS-BUILTS"
7	12/20/05	
8		
9		
10		

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PICKETT, RAY & SILVER, INC

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

WYNDGATE VILLAGE F SITE PLAN
 SHEET 135F OF 174
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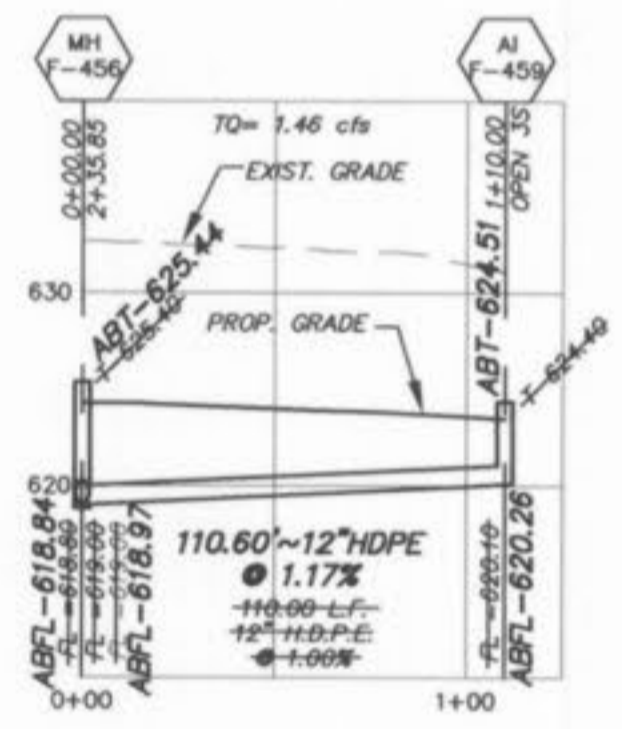
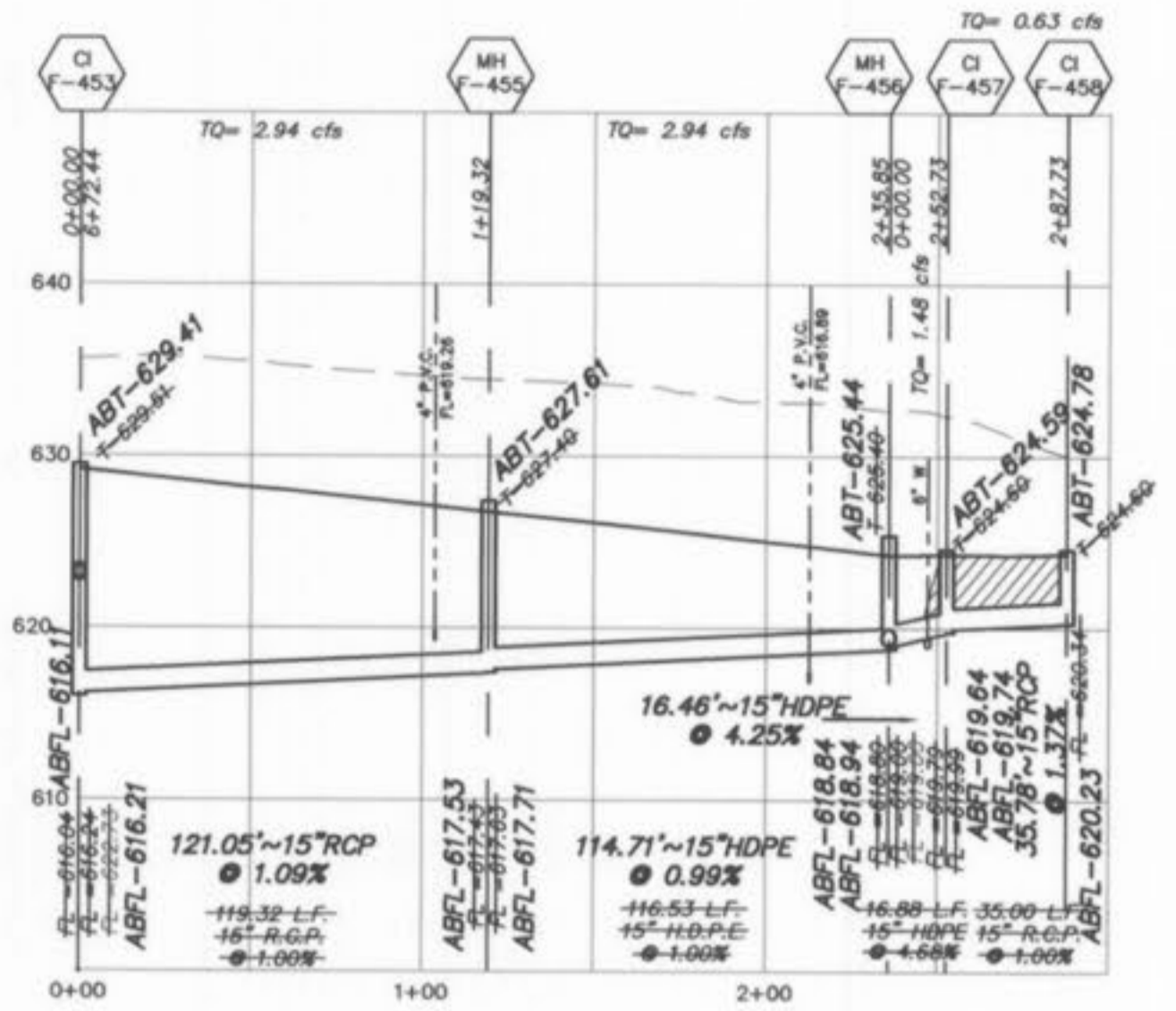


NOTE:
WHEN COVER OVER PIPES IS LESS
THAN 3' CONCRETE ENCASMENT
SHALL BE REQUIRED.

48.26' ~ 18\"/>

PIPE SLOPE VARIES BY MORE THAN 10% -
SEE AS-BUILT HYDRAULICS (BELOW).

UPP STR	LOW STR	L	SHA	UPPER FL	LOWER FL	PS	UPPER ST	DEPTH HY	UPPER HY	LOWER HY	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TD	PIPE CAP	REMARKS
MH 447	TE 446	48	18	588.60	588.23	0.77	600.36	15.27	590.09	589.73	0.2748	9.36	5.12	8.41	0.00	0.00	0.00		0.00	0.00	2.44	0.00	9.05	9.05	



"VILLAGE F-2 AS-BUILTS"

12/20/05

WYNDGATE
VILLAGE F
STORM SEWER PROFILES

Prepared For:
SUMMIT POINTE, L.C.

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Fax (636) 397-1104

REVISIONS	NO.	DATE	DESCRIPTION
1	10/25/04	REVISED PER CITY	
2	12/09/04	REVISED PER PSDS No. 2	
3	12/20/04	REVISED PER PSDS No. 2	
4	01/20/05	REVISED PER PSDS No. 2	
5	02/19/05	REVISED PER CITY OF FALLON	
6	12/20/05	VILLAGE F-2 AS-BUILTS	
7	6/22/06	AS-BUILT HYDRAULICS ADDED	

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

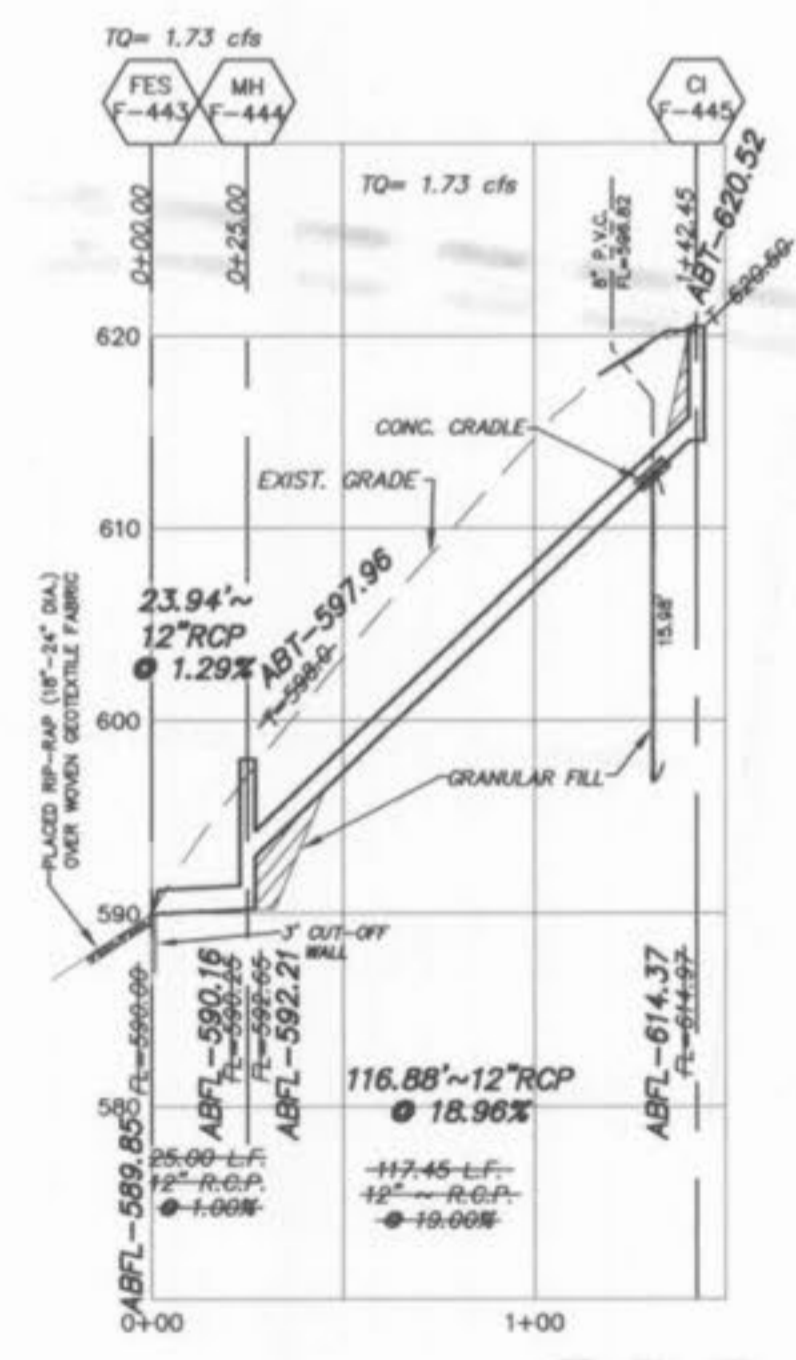
WYNDGATE
VILLAGE F
STORM SEWER PROFILES
SHEET 150F OF 174

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

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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 OVERING, 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.



"VILLAGE F-2 AS-BUILTS"

12/20/05

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

NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY
2	12/09/04	REVISED PER PWSD No. 2
3	12/20/04	REVISED PER DCSID
4	01/18/05	REVISED PER PWSD No. 2
5	02/18/05	REVISED PER CITY OF O'FALLON
6	02/28/05	REVISED PER CLIENT
7	12/20/05	VILLAGE F-2 AS-BUILTS

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

WYNDGATE VILLAGE F STORM SEWER PROFILES SHEET 151F OF 174
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PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mill Drive
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Phone (636) 397-1211
Fax (636) 397-1104

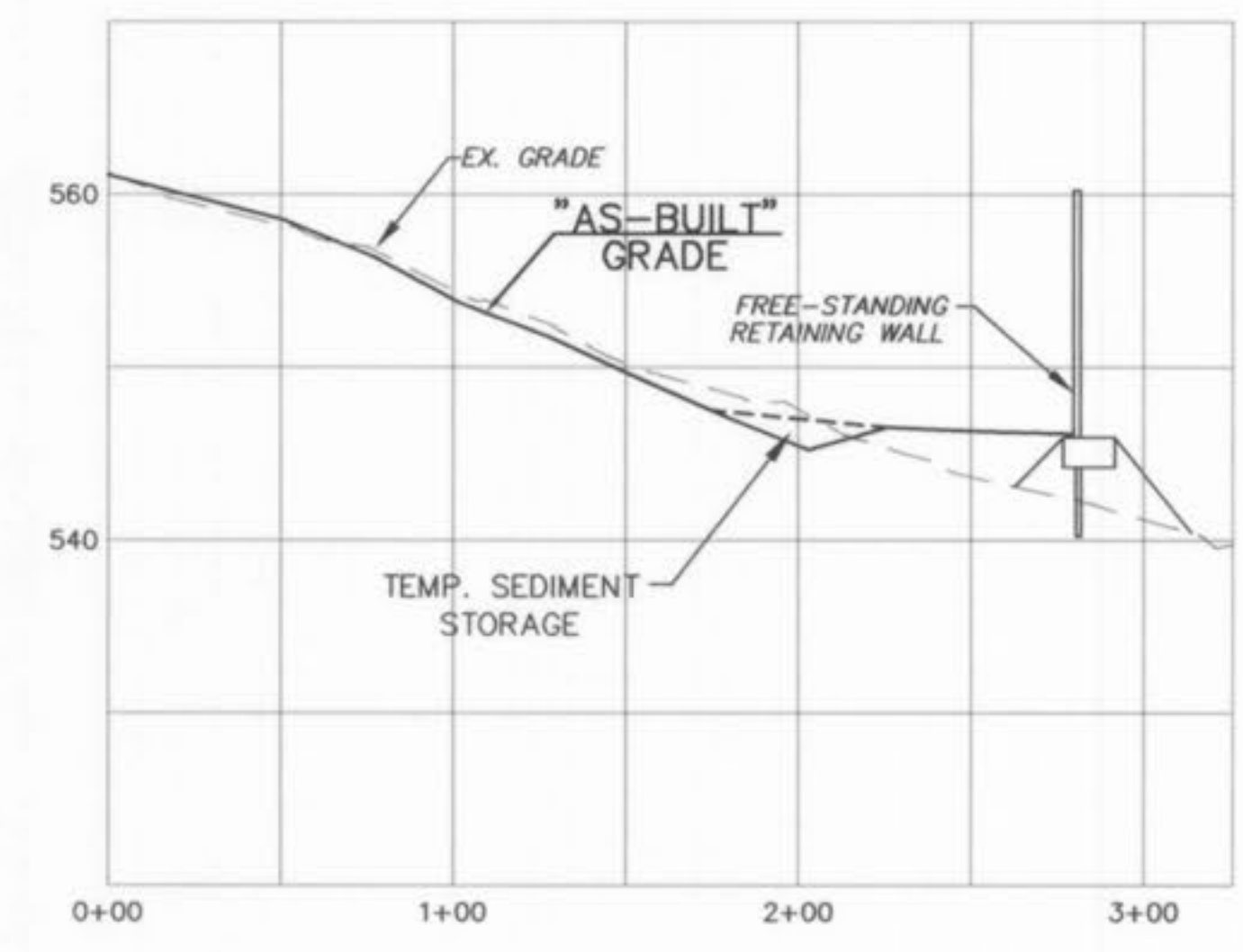
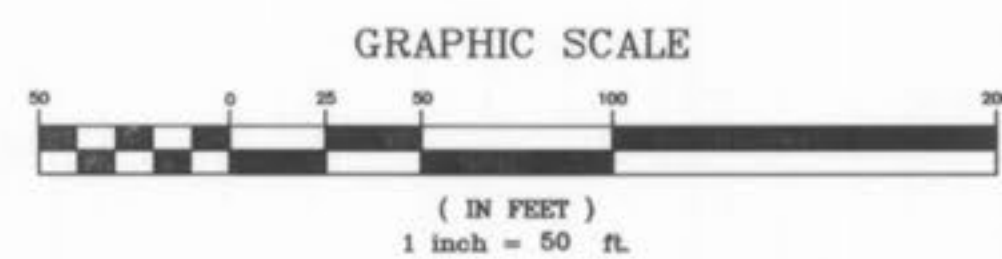
WYNDGATE VILLAGE F STORM SEWER PROFILES

Prepared For:
SUMMIT POINTE, L.C.

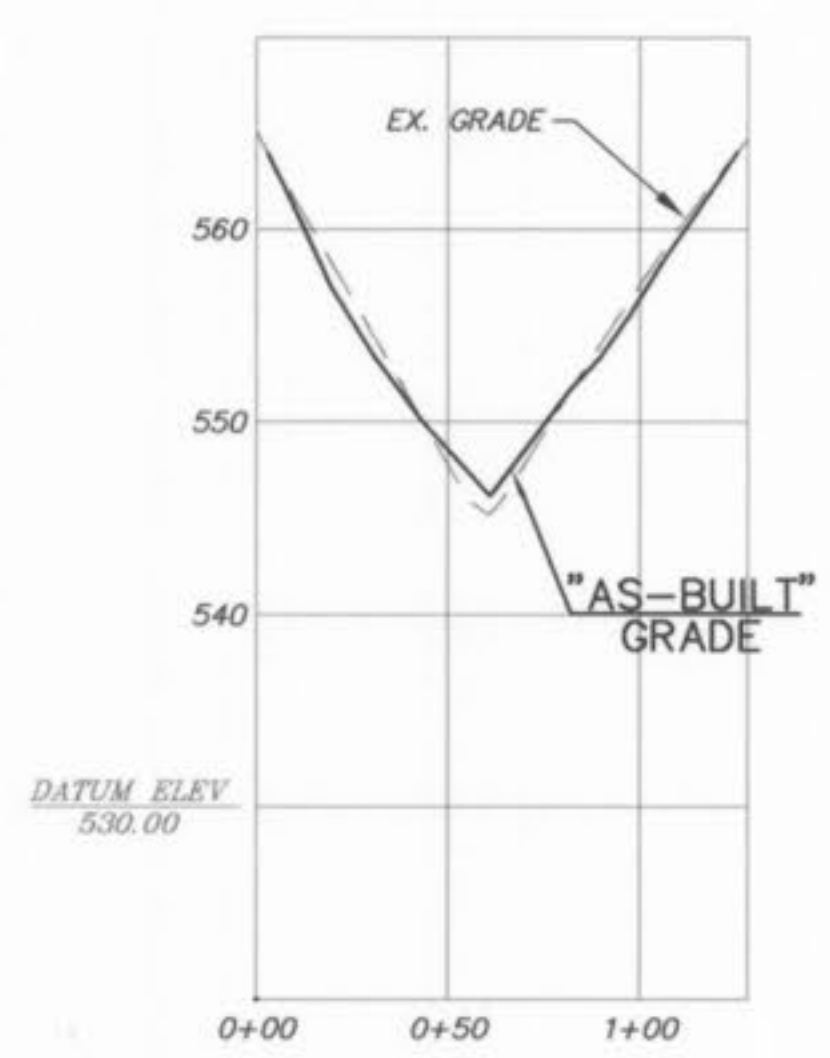
239 FOX HILL ROAD
ST. CHARLES, MO 63101
(636) 940-9580



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.



SECTION A-A



SECTION B-B

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

"AS-BUILTS"
DETENTION BASIN
 03-07-06



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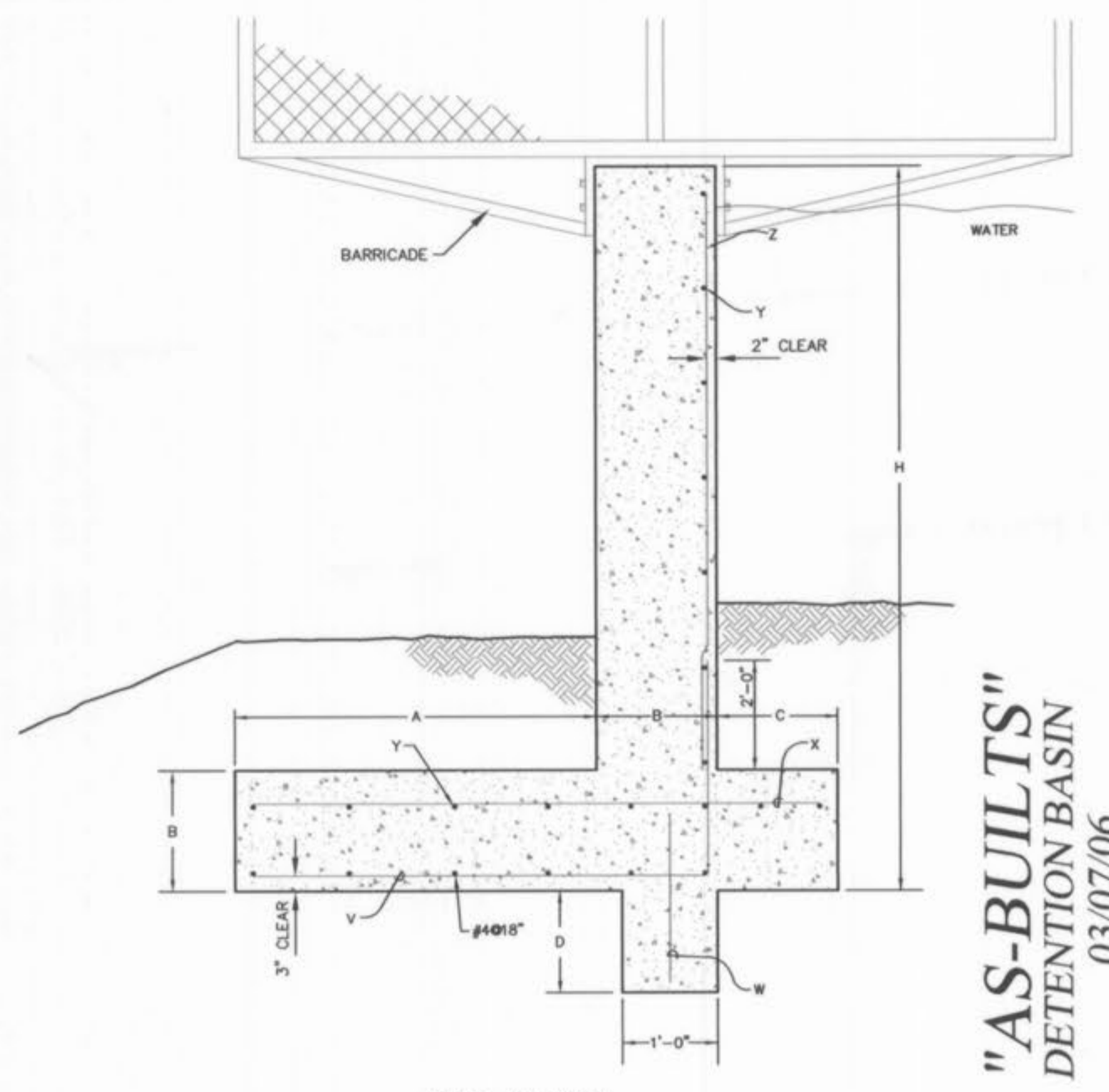
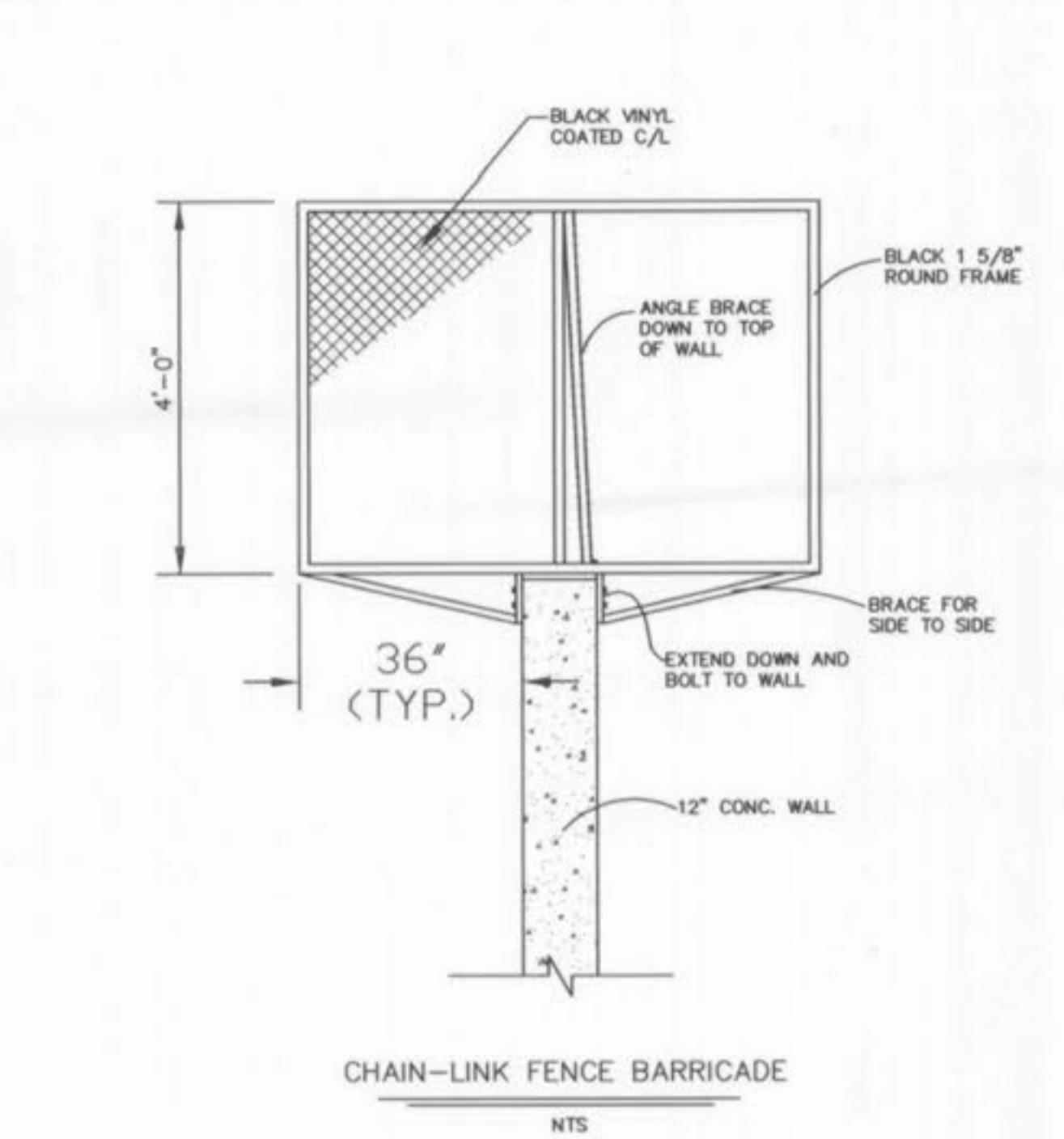
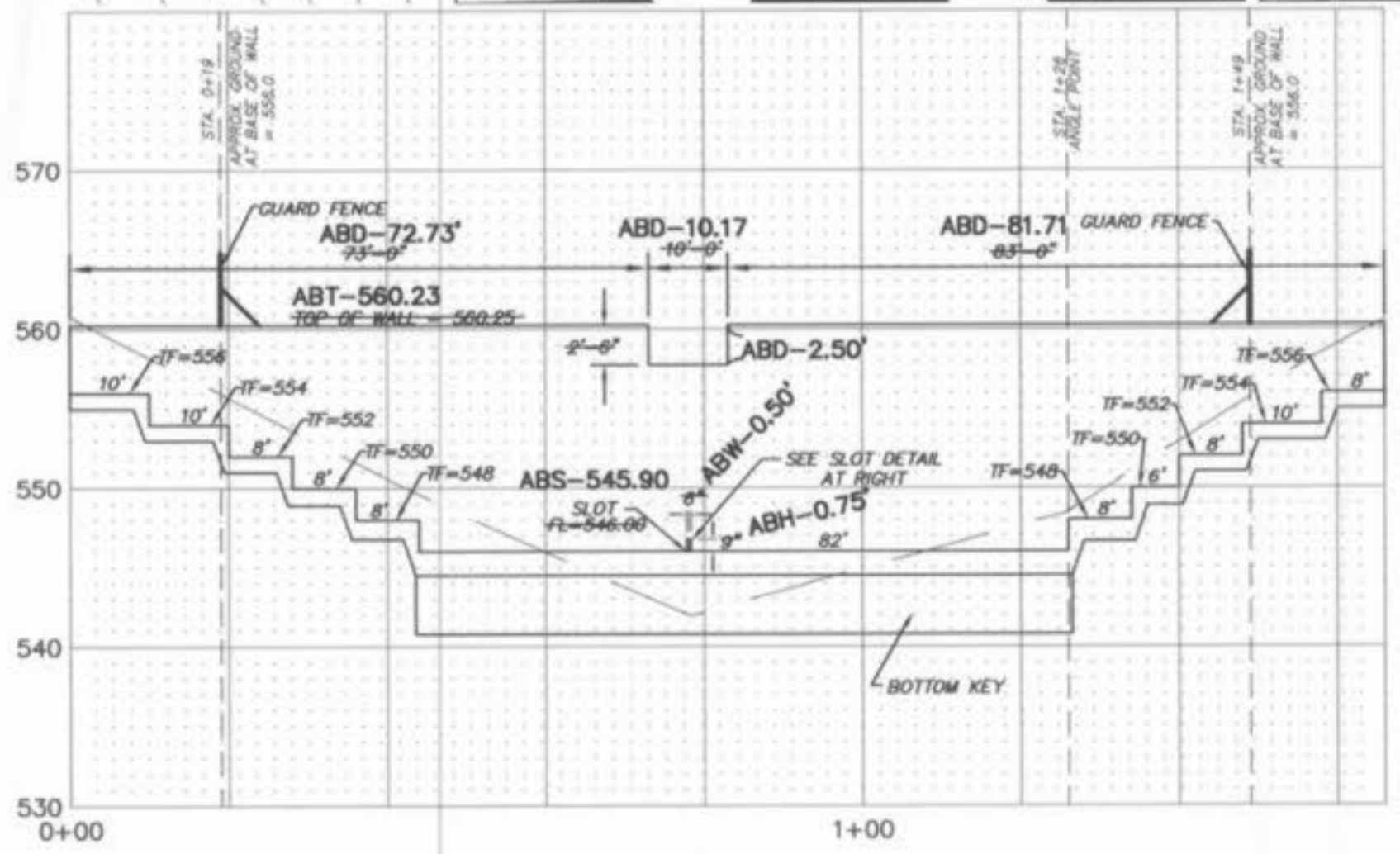
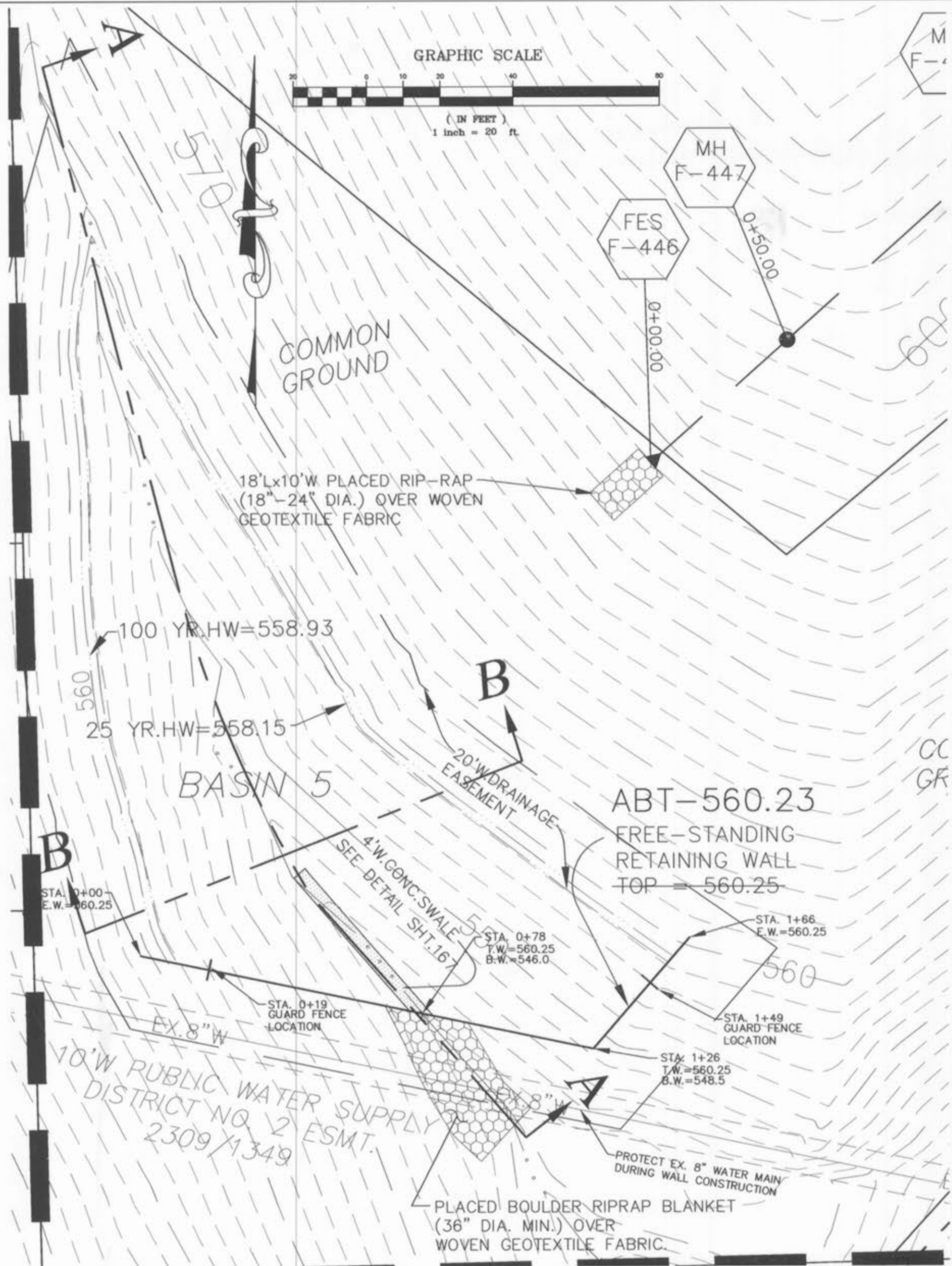
WYNDGATE VILLAGE F
 DETENTION BASIN
 Prepared For:
SUMMIT POINTE, L.C.
 219 FOX HILL ROAD
 ST. CHARLES, MO 63301
 (636) 940-9977

REVISIONS NO.	DATE	BY	REVISION
1	10/26/04	REVISED PER CITY	
6	02/16/05	REVISED PER CITY OF O'FALLON	
7	03/07/06	REVISED PER CITY OF O'FALLON	DETENTION AS-BUILTS

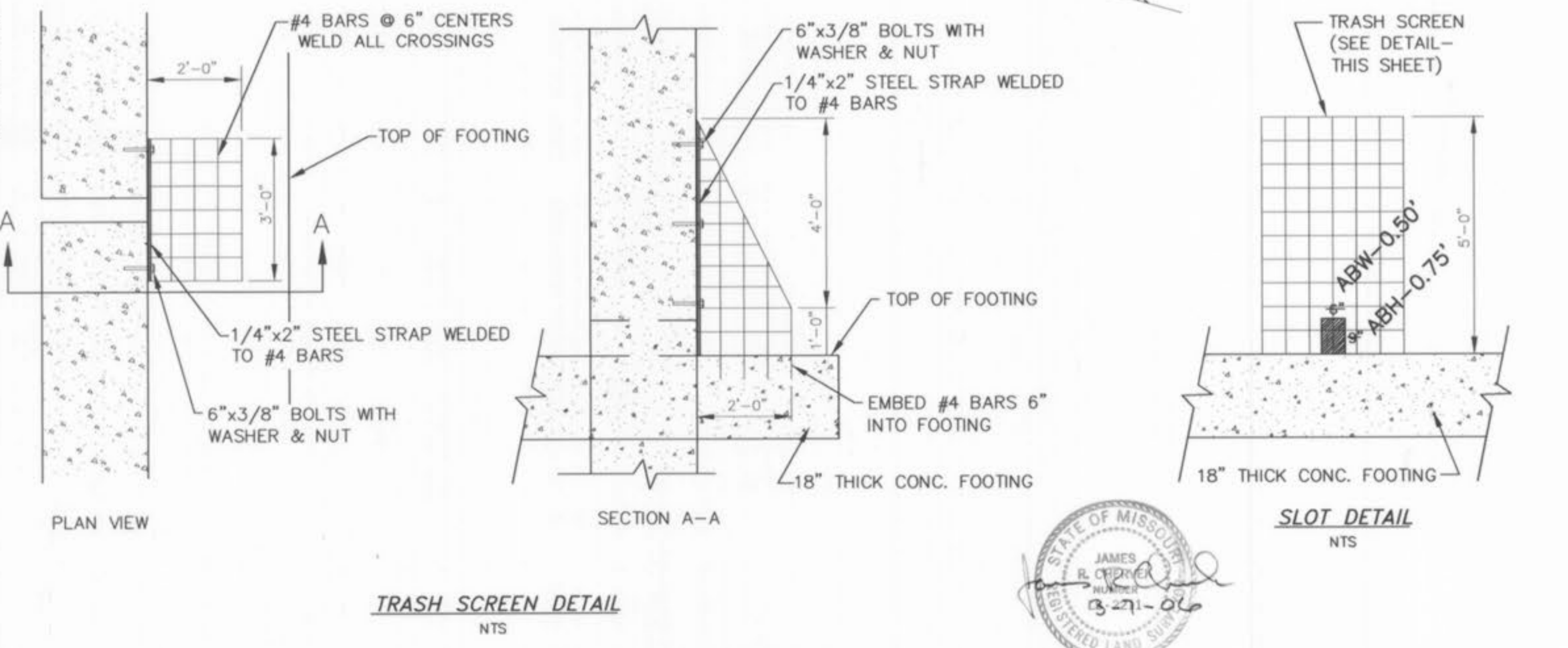
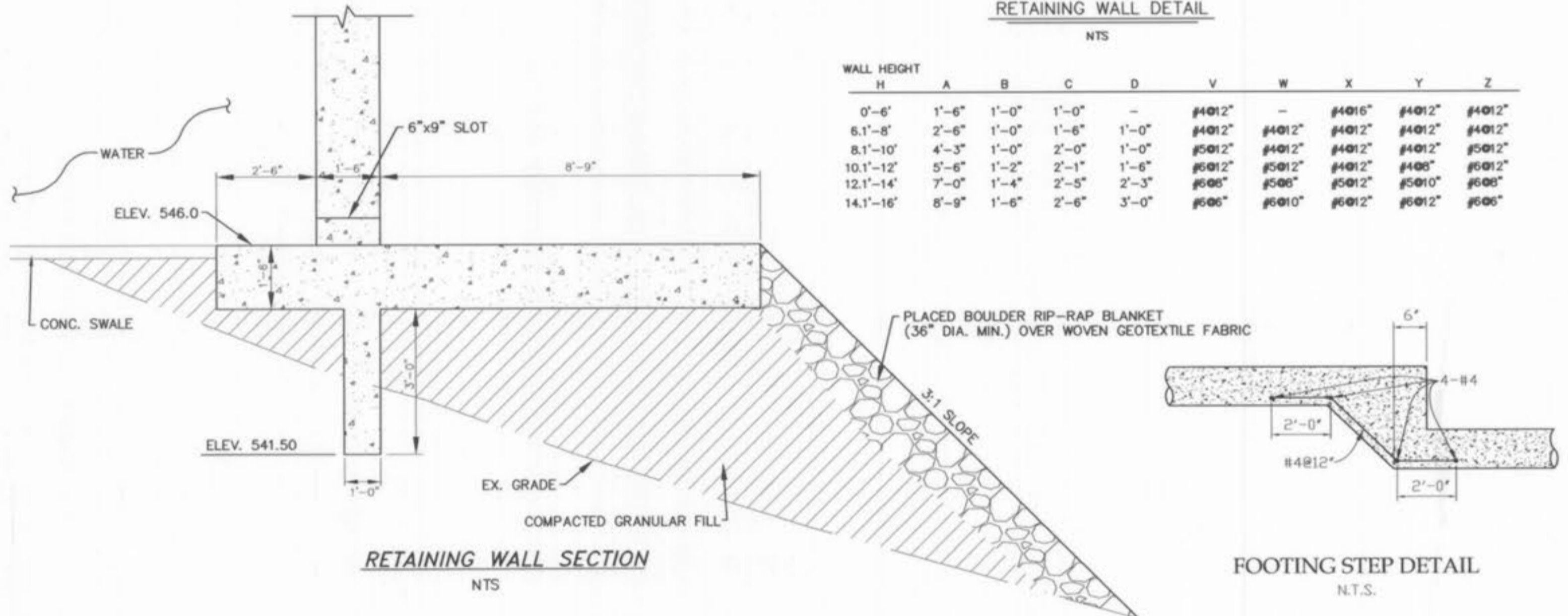
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CHECKED	DWD	DATE	6-29-04
PROJECT #	01267-SUPO.02R	TASK #	2
		FIELD BOOK	

WYNDGATE VILLAGE F
 DETENTION BASIN
 SHEET 158F OF 174
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WALL HEIGHT	H	A	B	C	D	V	W	X	Y	Z
0'-0"	1'-6"	1'-0"	1'-0"	-	-	#4@12"	-	#4@16"	#4@12"	#4@12"
6.1'-8"	2'-6"	1'-0"	1'-6"	1'-0"	-	#4@12"	#4@12"	#4@12"	#4@12"	#4@12"
8.1'-10"	4'-3"	1'-0"	2'-0"	1'-0"	-	#4@12"	#4@12"	#4@12"	#4@12"	#4@12"
10.1'-12"	5'-6"	1'-2"	2'-1"	1'-6"	-	#4@12"	#4@12"	#4@12"	#4@12"	#4@12"
12.1'-14"	7'-0"	1'-4"	2'-5"	2'-3"	-	#4@12"	#4@12"	#4@12"	#4@12"	#4@12"
14.1'-16"	8'-9"	1'-6"	2'-6"	3'-0"	-	#4@12"	#4@12"	#4@12"	#4@12"	#4@12"



"AS-BUILTS"
DETENTION BASIN

03/07/06

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WYNDGATE
VILLAGE F
RETAINING WALL

239 FOX HILL ROAD
ST. CHARLES, MO 63001
(636) 948-8977

Prepared For:
SUMMIT POINTE, L.C.

REVISIONS	NO.	DATE	REVISIONS PER CITY COMMENTS
	1	10/25/04	REVISIONS PER CITY OF FALLON
	2	02/19/05	REVISED PER CITY OF FALLON
	3	04/04/05	REVISED PER CITY OF FALLON

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JEE	6-29-04
CHECKED	DATE
DWD	6-29-04

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

WYNDGATE
VILLAGE F
RETAINING WALL
SHEET 159F OF 174

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