

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.
 - 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.
 - VILLAGE F (R-1)
 - 81 LOTS (SINGLE FAMILY)
 - BUILDING LINE SETBACK - 25'
 - SIDE YARD SETBACK - 6'
 - REAR YARD SETBACK 15'
 - MINIMUM LOT WIDTH - 100'
 - MINIMUM LOT SIZE - 15,000 SQ.FT.
 - AVERAGE LOT SIZE - 32,128 SQ.FT.
 - (EXCLUDES R.O.W. & COMMON GROUND)
 - SMALLEST LOT SIZE SHOWN - 15,000 SQ.FT.
- AMENITIES
 - SWIMMING POOL
 - BATH HOUSE
 - 2 - SPORTS COURTS 60'x120' MIN.
 - 3 - PAVILIONS 30'x30' W/ BBQ GRILLS & TABLES
 - 3 - HORSESHOES PIT AREAS
 - 3 - TOT/LOTT 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
 - OTFALLON POST OFFICE
- STREETS SHALL BE BUILT PER CITY OF OTFALLON 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 OTFALLON STANDARDS
- STREET TREES, LANDSCAPING, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF OTFALLON 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 OTFALLON ZONING CODE.
- ALL SIDEWALKS AND TRAILS SHALL BE 4' WIDE MINIMUM.
- THIS PLAN 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 SHALL 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 ENCRUSH 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 MODOT. A 10' WIDE UTILITY EASEMENT SHALL BE PROVIDED ALONG DEDICATED HIGHWAY N ROW FOR BUS TRAFFIC
- 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 DISCHARGE 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 CCAR'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 OTFALLON 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 = 791 trees
Corner lots fronting two streets = 111 additional trees
Corner lots fronting three streets = 7 additional trees
Collector Road trees (30' spacing) = 3.5 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. (2.7 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. (4.356 lbs. per acre)

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

- ALL 26' WIDE STREETS SHALL HAVE THE MINIMUM CENTERLINE RADIUS OF 150'.
- THE EXISTING LAKE SHALL REACH A MINIMUM DEPTH OF TEN (10) FEET AT THE TIME IT IS TURNED OVER TO THE HOMEOWNERS ASSOCIATION AT THE END OF CONSTRUCTION.
- HANDICAPPED ACCESSIBLE PARKING SPACES HAVE BEEN PROVIDED IN ACCORDANCE WITH ADA GUIDELINES
- HANDICAPPED ACCESSIBLE PARKING SPACES REQUIRED PER CITY OF OTFALLON ZONING CODE ARTICLE XII, SECTION 40.4.5, 8a.:
 - A. POOL/BATHHOUSE: 84 PARKING SPACES TOTAL
 - 4 H.C. PARKING SPACES REQUIRED
 - 4 H.C. PARKING SPACES PROVIDED
 - B. LAKESIDE AMENITIES: 16 PARKING SPACES TOTAL
 - 1 H.C. PARKING SPACE REQUIRED
 - 1 H.C. PARKING SPACE PROVIDED
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS
- ANY PROPOSED PAVILIONS OR PLAYGROUND AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT
- FOR SEDIMENT AND SILTATION CONTROL MEASURES, SEE PREVIOUSLY APPROVED ROUGH GRADING PLANS
- ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER 5G AND CARBOLINE 134B PAINT (OR EQUIVALENT AS APPROVED BY THE CITY AND MODOT).
- DEVELOPER TO PROVIDE CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED BY SEPARATELY THROUGH THE PLANNING DIVISION.
- NO BUILDING PERMITS WILL BE ISSUED FOR LOTS WITHIN THE EXISTING 100-YEAR FLOODPLAIN UNTIL THE CITY RECEIVES THE LOWER FIRM FEMA.
- ALL UTILITIES SHALL BE UNDERGROUND
- A SOILS ENGINEER SHALL DETERMINE THE METHOD OF REVEGETATION OF AREAS DISTURBED BY CONSTRUCTION OF THE IMPROVEMENTS IN THESE PLANS IN THE DRAINAGE EASEMENT.
- ALL PAYING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF OTFALLON ORDINANCES.
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT SINGLE FAMILY AND TWO FAMILY DWELLING UNITS CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF OTFALLON AND/OR MODOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILT OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF OTFALLON AND/OR MODOT.
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% IF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. ENSURE THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE PROACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTATION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF OTFALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF OTFALLON.
- ENTIRE SITE IS STILL UNDER INVESTIGATION BY THE DEVELOPER'S SOILS CONSULTANT FOR SINKHOLES THAT MAY BE ON THE PROPERTY. THE RESULTING REMEDIATION OF DISCOVERED SINKHOLES WILL BE ADDRESSED BY THE SOILS CONSULTANT OF A SEPARATE SET OF PLANS. THE FINAL RESULTS OF THE SITE INVESTIGATION AND REMEDIATION WILL BE PLACED IN THE CITY'S FILES FOR THIS DEVELOPMENT.
- COPIES OF THE DOCUMENTATION TO THE CORPS OF ENGINEERS FOR THE PRESERVED WETLANDS AREA AS SHOWN ON THE PLANS WILL BE SUPPLIED TO THE CITY WHEN PREPARED.
- ALL MONUMENTS AND FENCES ARE BY SEPARATE PERMIT.

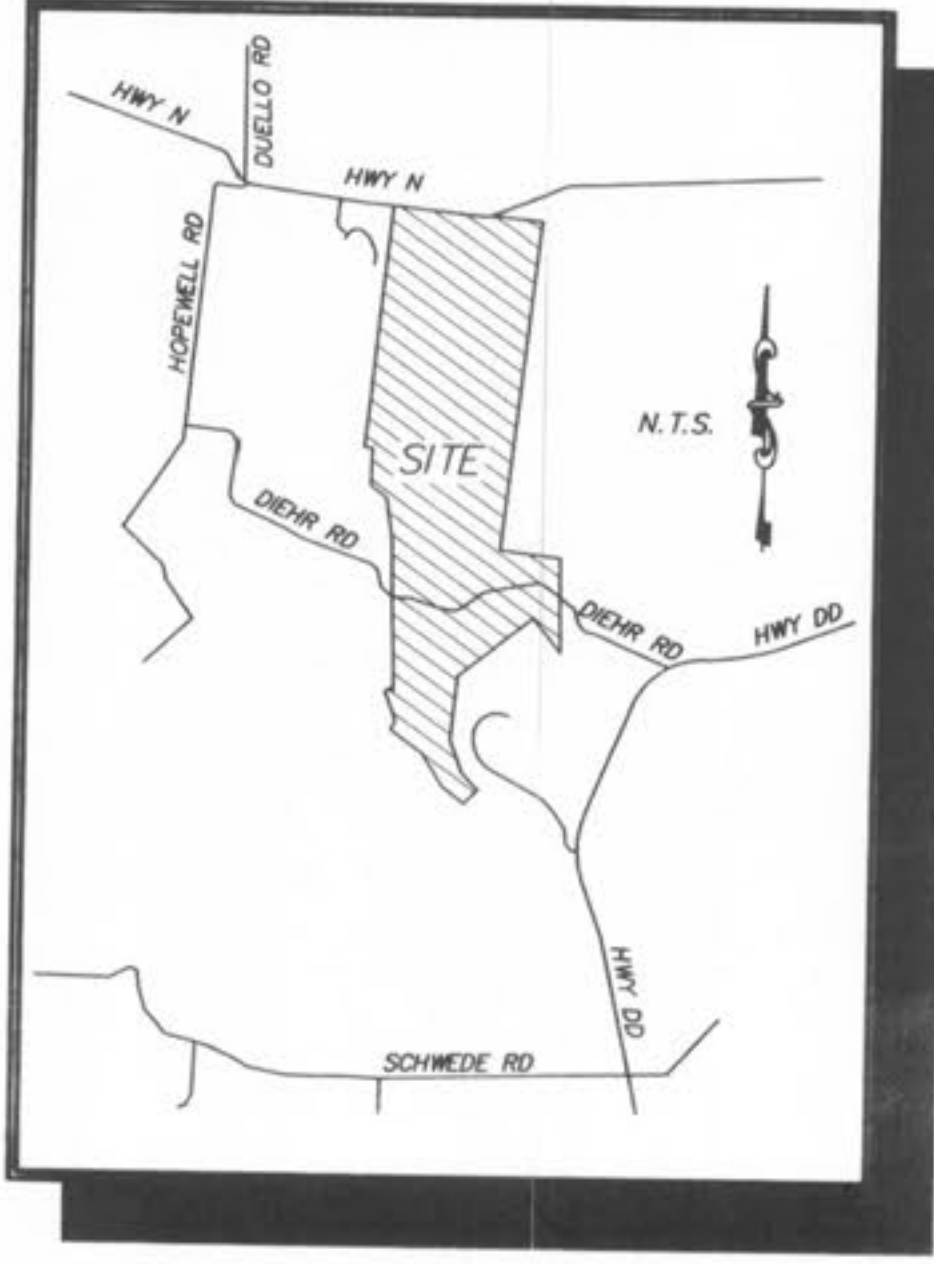
AS-BUILT PLANS

Duckett Creek Sanitary District

Phase Seven WYNDGATE IMPROVEMENT PLANS (794 LOTS)

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

LOCATION MAP



These "As-Built" Sanitary Sewer plans are based on actual field measurements conducted during Dec. 2005 and the results are shown hereon.

By: JAMES A. OVERHEK P.L.L.C., #2211
STATE OF MISSOURI
PICKETT RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-94-D

Call BEFORE you DIG
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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 616".
Elev. 616.50

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
Existing water line	Double Water Meter Setting		
Tea & Valve	Single Water Meter Setting	C.O.	Clean Out
Hydrant	Curb Inlet	V.T.	Vent Trap
Cap	S.C.I.	S.K.E.D.	To Be Removed
18 Lot or Building Number	D.C.I.	D.O.B.E.	To Be Removed & Relocated
Existing Fence Line	G.I.	T.B.P.	To Be Protected
Existing Tree Line	A.I.	T.B.A.	To Be Abandoned
Street Sign	D.A.I.	B.C.	Base Of Curb
Existing Contour	C.C.	T.C.	Top Of Curb
Proposed Contour	F.E.S.	T.W.	Top Of Wall
Rip-Rap	E.P.	B.W.	Base Of Wall
End of Lateral	E.D.	(TYP)	Typical
Asphalt Pavement	M.H.	U.N.O.	Unless Noted Otherwise
Concrete Pavement	C.P.	U.L.P.	Use In Place
Proposed Swale	S.A.S.	Yield Sign	

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PICKETT RAY & SILVER

CIVIL ENGINEERS
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LAND SURVEYORS

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Duckett Creek Sanitary District
Phase Seven
WYNDGATE
COVER SHEET

Prepared For:
SUMMIT POINTE, L.C.

239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 940-9380

REVISIONS	NO.	DATE	REVISIONS PER CITY	REVISIONS PER DESD #2	REVISIONS PER DESD #1	REVISIONS PER CITY OF OTFALLON	MOVIE MEAS PER CITY	REVISIONS PER P.W.S.D. #2	REVISIONS PER CITY & CLIENT	REVISIONS PER CITY
1	10/25/04									
2	12/09/04									
3	12/20/04									
4	02/03/05									
5	02/03/05									
6	02/03/05									
7	03/08/05									
8	03/25/05									
9	04/08/05									
10	04/13/05									

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.

WYNDGATE - PHASE 1
COVER SHEET

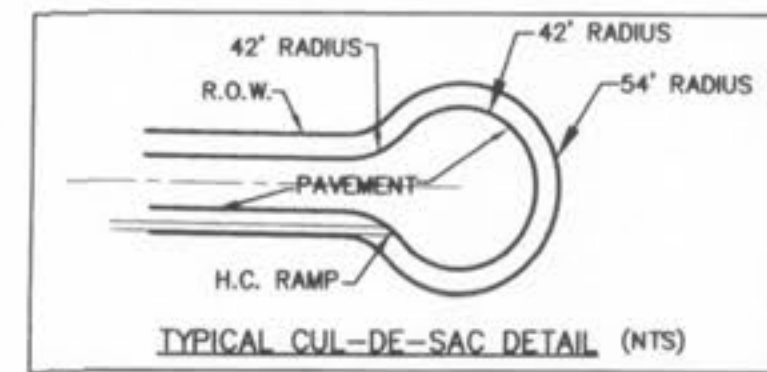
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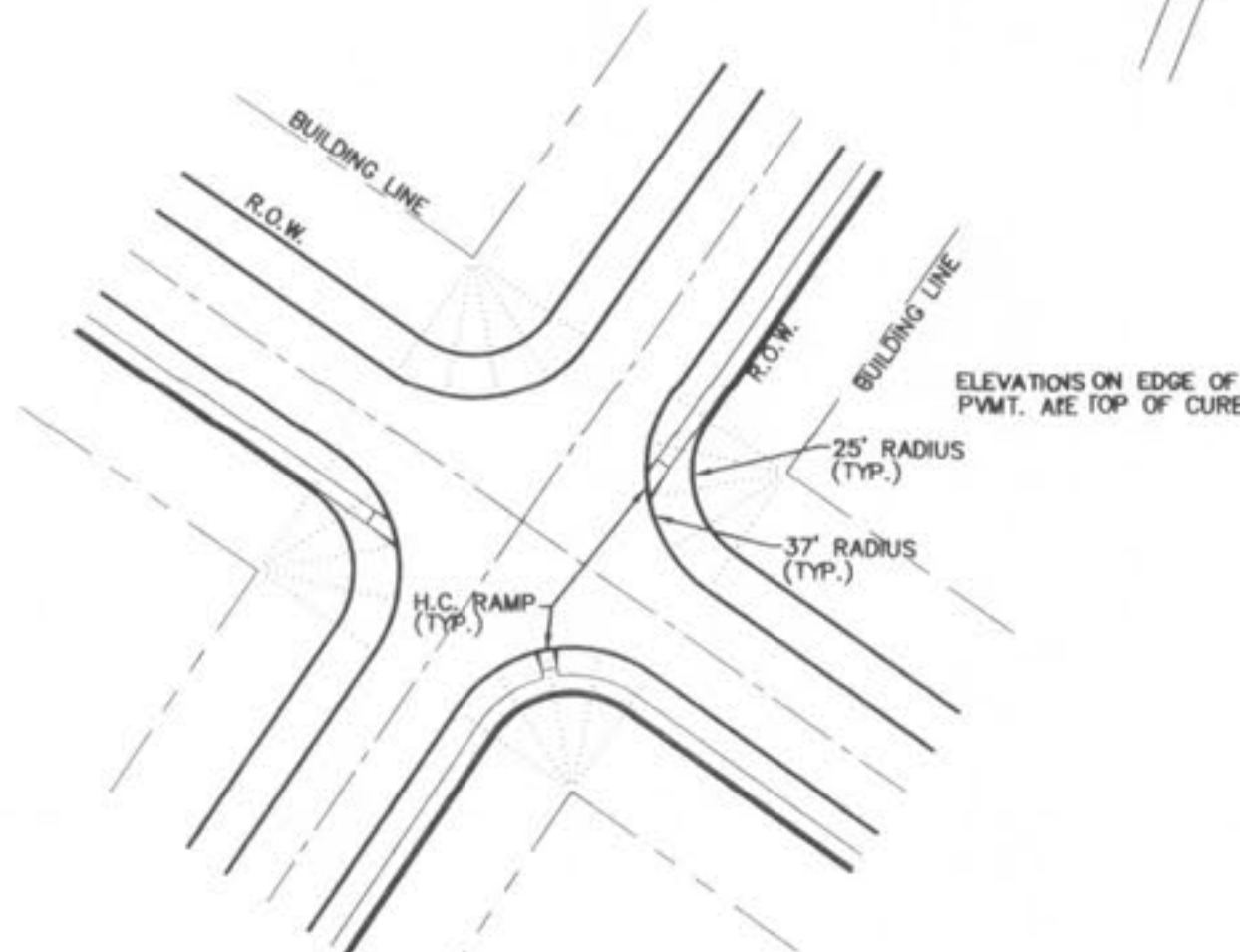
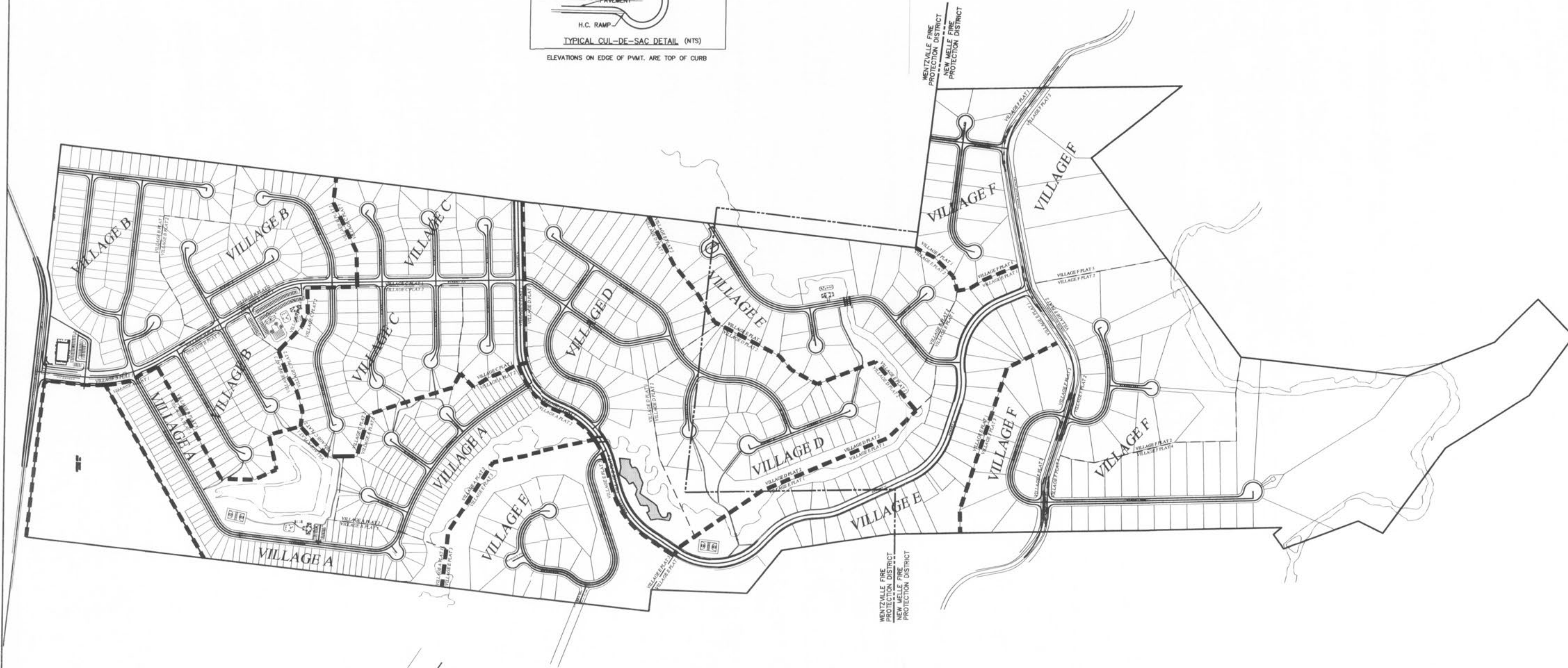
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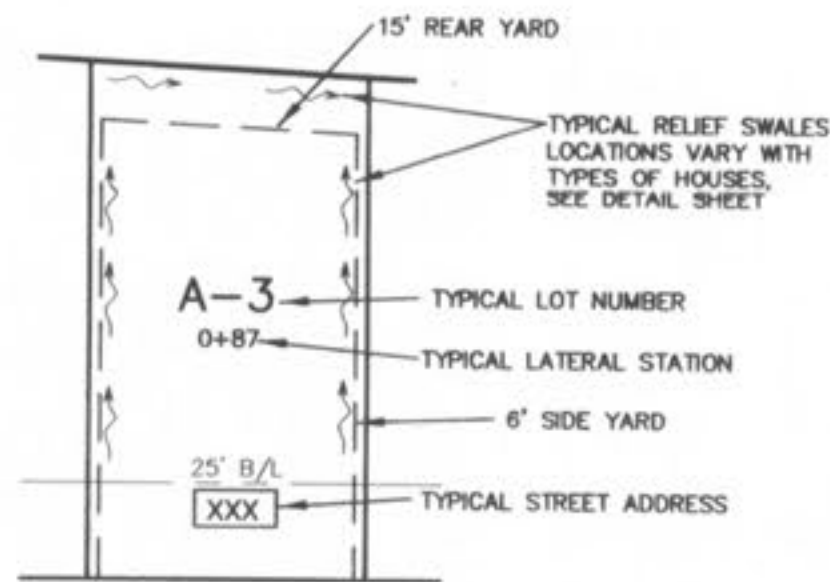
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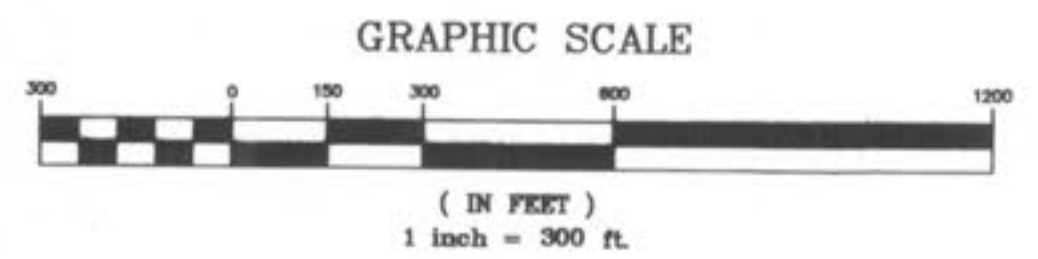
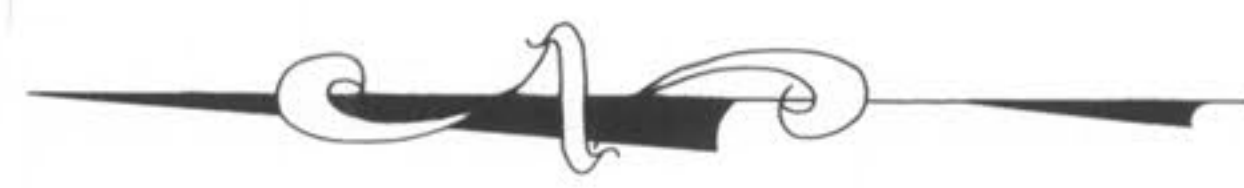
ELEVATIONS ON EDGE OF P.V.M.T. ARE TOP OF CURB



TYPICAL INTERSECTION DETAIL (NTS)



TYPICAL LOT DETAIL (N.T.S.)



AS-BUILT PLANS

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS
 333 Mid Rivers Mall Drive
 St. Peters, MO 65376
 Phone (636) 397-1211
 Fax (636) 397-1104

WYNDGATE
 SITE MAP
 Prepared For:
SUMMIT POINTE, L.C.
 239 FOX HILL ROAD
 ST. CHARLES, MO. 63301
 (636) 949-9300

REVISIONS NO.	DATE	REVISED PER CITY
1	10/25/04	REVISED PER CITY OF FALLON
6	02/19/06	REVISED PER CITY OF FALLON

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PICKETT, RAY & SILVER, INC

DRAWN	J.E.E.	DATE	6-29-04
CHECKED	D.W.D.	DATE	6-29-04
PROJECT #	01267.SUPO.02R	FIELD BOOK	

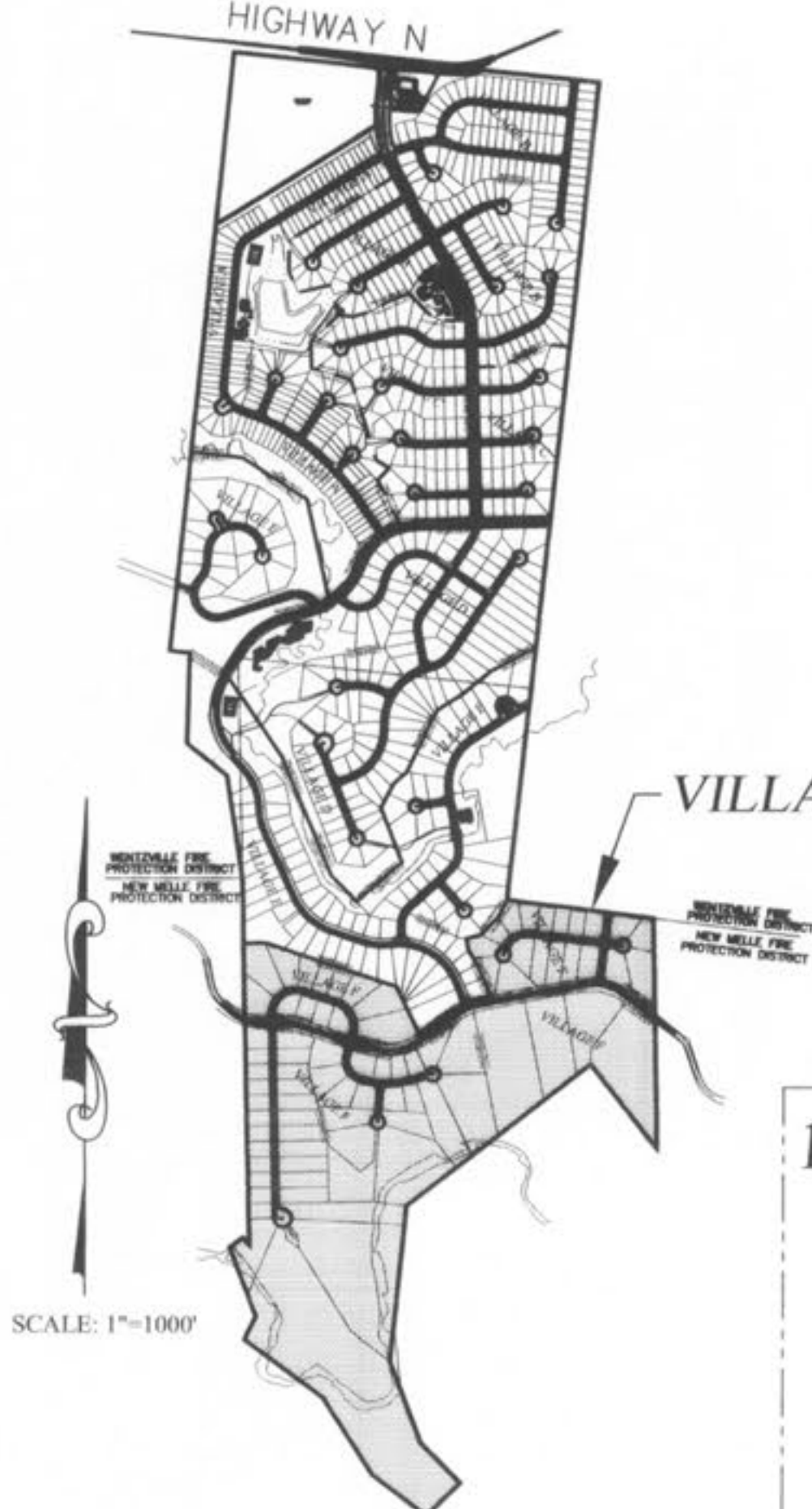
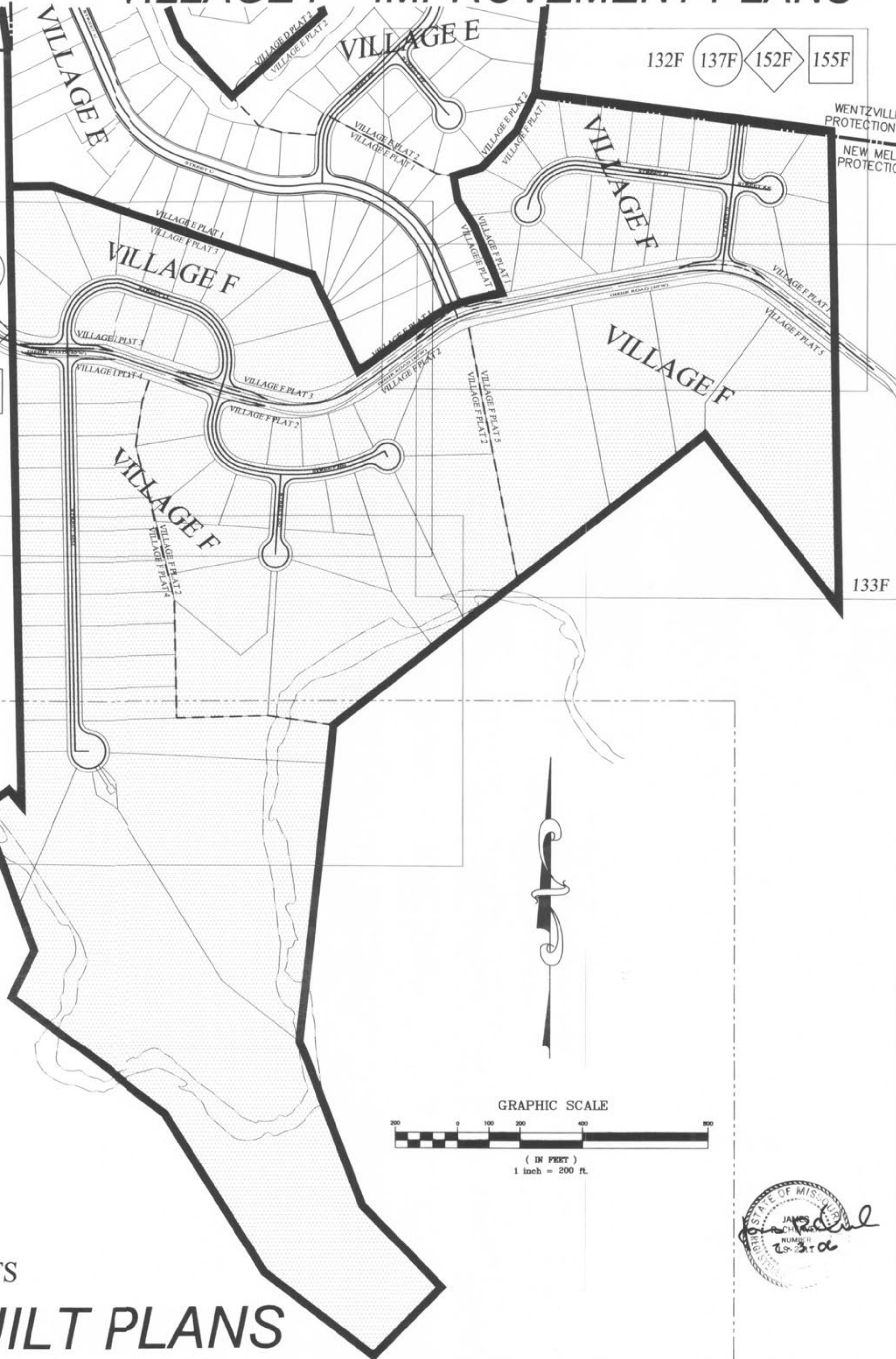
WYNDGATE VILLAGE F - IMPROVEMENT PLANS

DRAWING INDEX

Sheet	Description
131F	VILLAGE "F" COVER SHEET
132F-136F	VILLAGE "F" SITE PLAN
-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

REVISIONS		
NO.	DATE	
8	03/25/05	REVISED PER P.W.S.D #2
9	04/08/5	REVISED PER CITY OF O'FALLON & CLIENT

- WENTZVILLE FIRE PROTECTION DISTRICT
NEW MELLE FIRE PROTECTION DISTRICT
- (19 LOTS VILLAGE F PLAT 1)
 - (18 LOTS VILLAGE F PLAT 2)
 - (13 LOTS VILLAGE F PLAT 3)
 - (27 LOTS VILLAGE F PLAT 4)
 - (4 LOTS VILLAGE F PLAT 5)

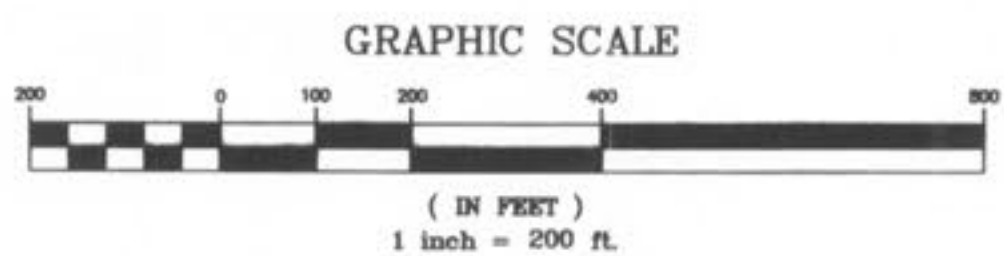


NOTE: ALL MONUMENTS AND FENCES ARE BY SEPARATE PERMIT.

NOTE:

- 132F SITE PLAN SHEETS
- 137F GRADING PLAN SHEETS
- 152F DRAINAGE PLAN SHEETS
- 155F WATER LAY-OUT PLAN SHEETS

AS-BUILT PLANS



PICKETT RAY & SILVER
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333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
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**WYNDGATE
VILLAGE F
COVER SHEET**

Prepared For:
SUMMIT POINTE, L.C.

239 FOX HILL ROAD
ST. CHARLES, MO. 63011
(636) 746-9586

REVISIONS	NO.	DATE	
	1	10/26/04	REVISED PER CITY
	6	02/18/05	REVISED PER CITY OF O'FALLON
	8	03/25/05	REVISED PER P.W.S.D #2
	9	04/08/05	REVISED PER CITY & CLIENT
	10	04/13/05	REVISED PER CITY

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

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PHASE 7 "AS-BUILTS"

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.

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 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS

Prepared For:
SUMMIT POINTE, L.C.

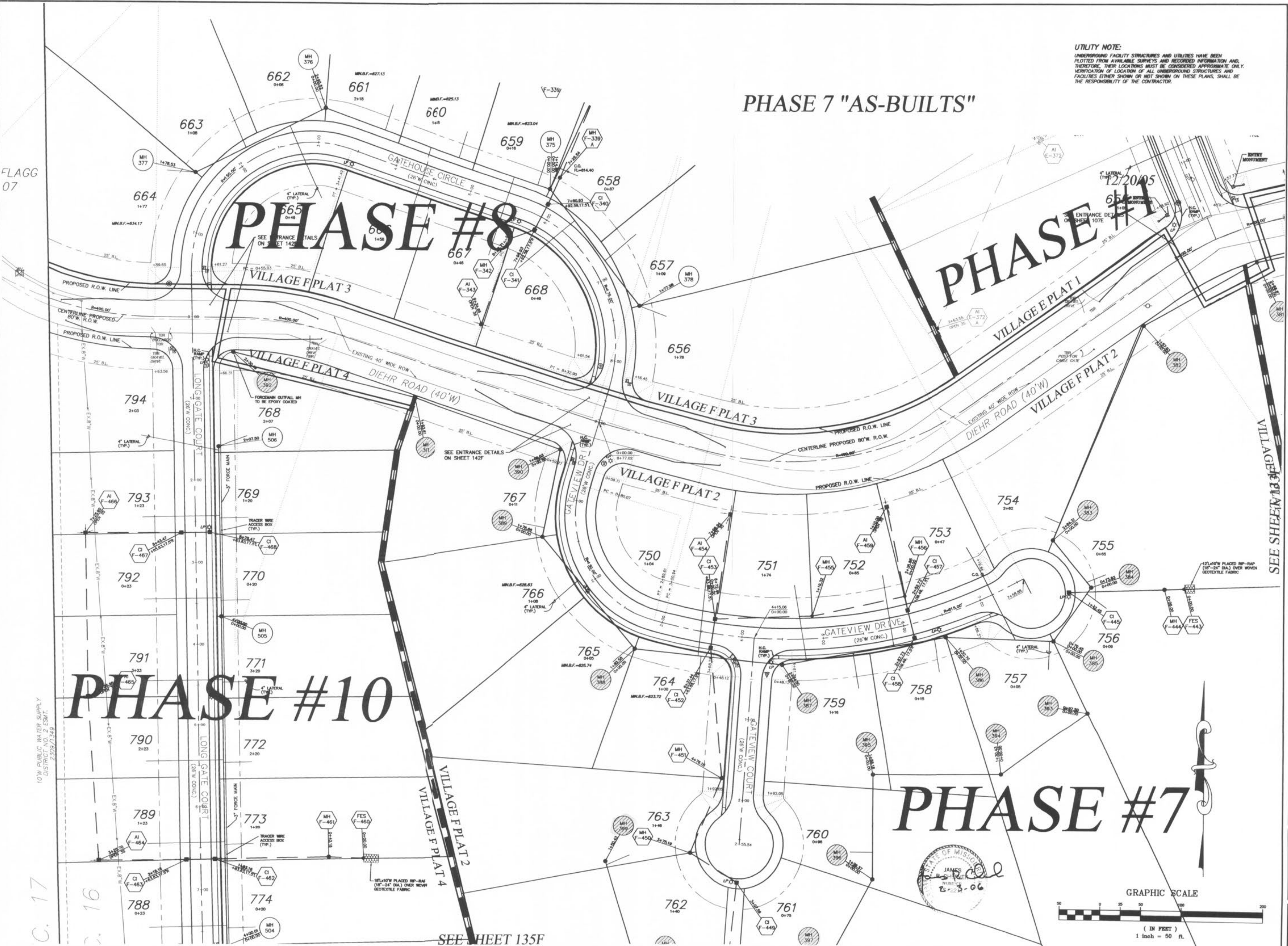
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1	10/25/04	REVISED PER CITY
2	12/20/04	REVISED PER DCSD
3	02/03/05	REVISED PER DCSD
4	02/18/05	REVISED PER CITY OF FALLON
5	04/09/05	REVISED PER CITY & CLIENT
6	10/28/05	SURPLUS A-JOINTS ELIMINATED
7	12/20/05	VILLAGE F-2 "AS-BUILTS"

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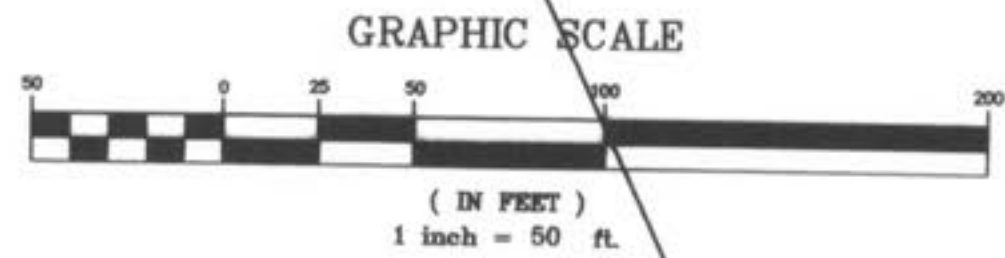
PROJ. # 01267-SUP0.02R
 TASK # 2
 FIELD BOOK

WYNDGATE VILLAGE F SITE PLAN
 SHEET 134F OF 174

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STATE OF MISSOURI
 JAMES R. SILVER
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FLAGG 07

10' W. PUBLIC WATER SUPPLY DISTRICT NO. 2 ESM. 2309/1349

C. 17
 3. 16

SEE SHEET 133F

SEE SHEET 135F

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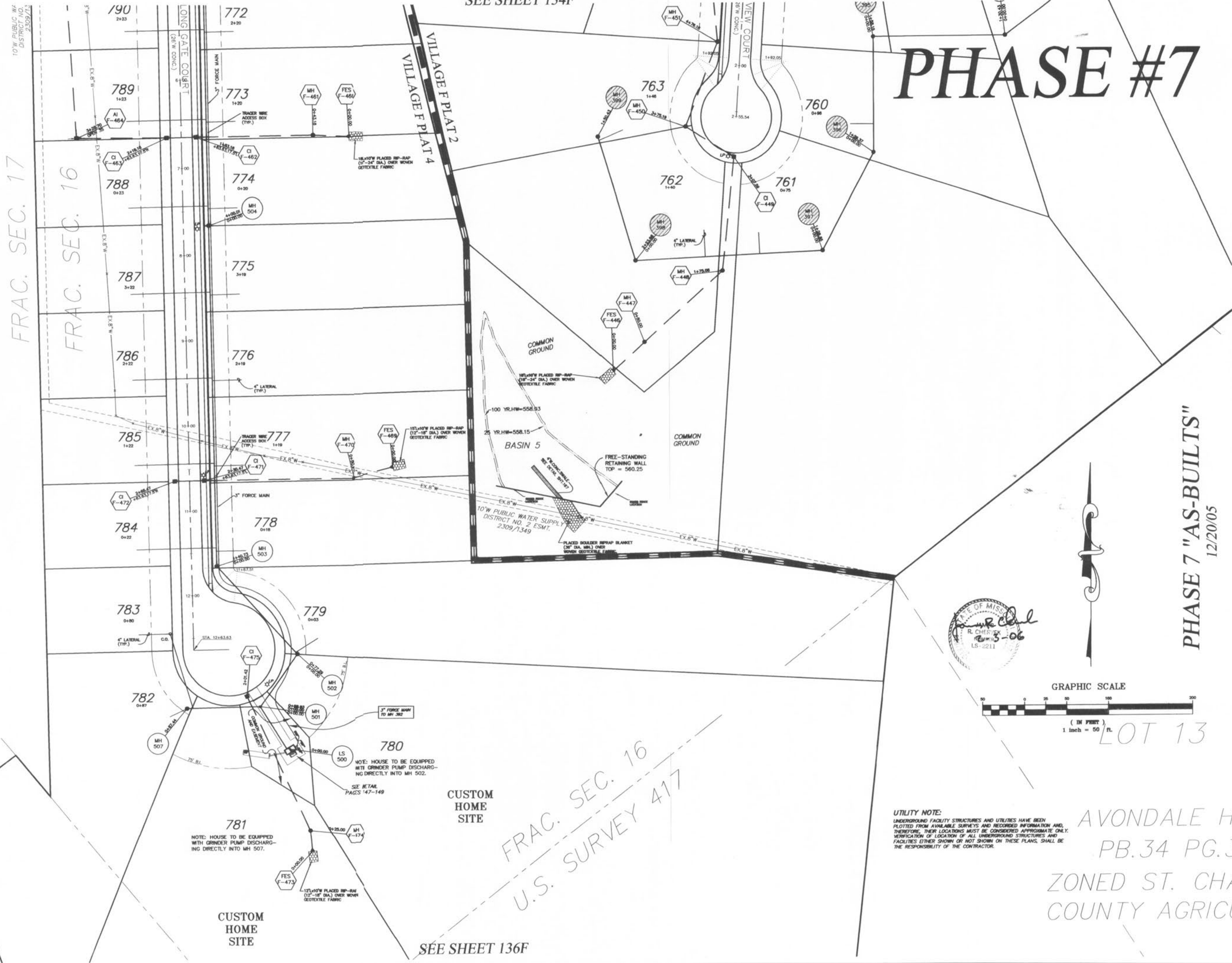
10' W. PUBLIC WF. DISTRICT NO. 2309/134

FRAC. SEC. 17

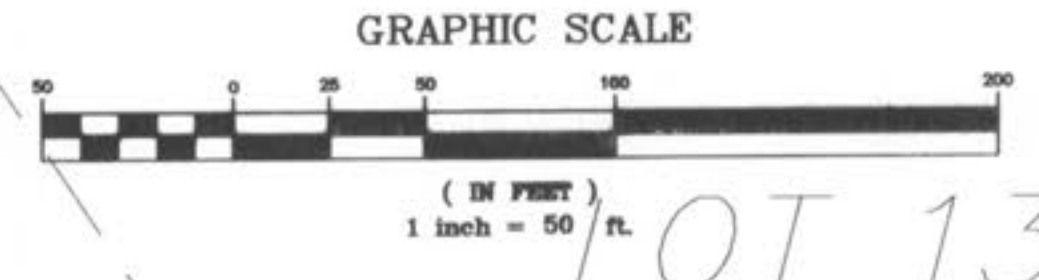
FRAC. SEC. 16

SEE SHEET 134F

PHASE #7



PHASE 7 "AS-BUILTS" 12/20/05



LOT 13

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AVONDALE H
 PB.34 PG. 3
 ZONED ST. CHA
 COUNTY AGRICL

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS
 333 Mid Rivers Mall Drive
 St. Peters, MO 65576
 Phone (636) 397-1211
 Fax (636) 397-1104

WYNDGATE VILLAGE F SITE PLAN
 Prepared For:
SUMMIT POINTE, L.C.
 219 FOX HILL ROAD
 ST. CHARLES, MO 63091
 (636) 946-8977

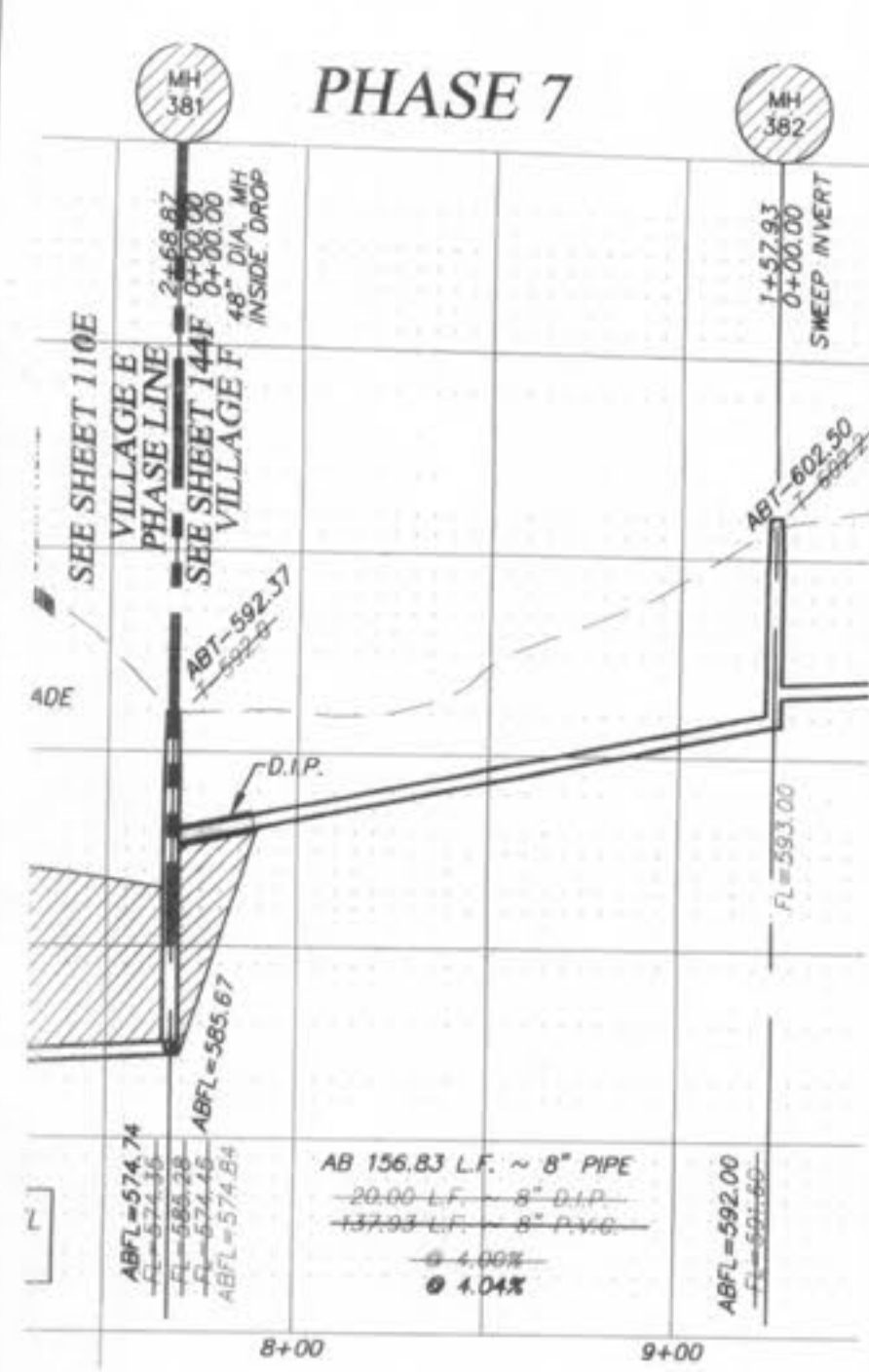
NO.	DATE	REVISIONS
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2	12/29/04	REVISED PER DCSD
3	02/05/05	REVISED PER CITY OF O'FALLON
4	02/18/05	REVISED PER CITY & CLIENT
5	4/29/05	SURPLUS A-JOINTS ELIMINATED
6	10/28/05	VILLAGE F-5 "AS-BUILTS"
7	12/20/05	

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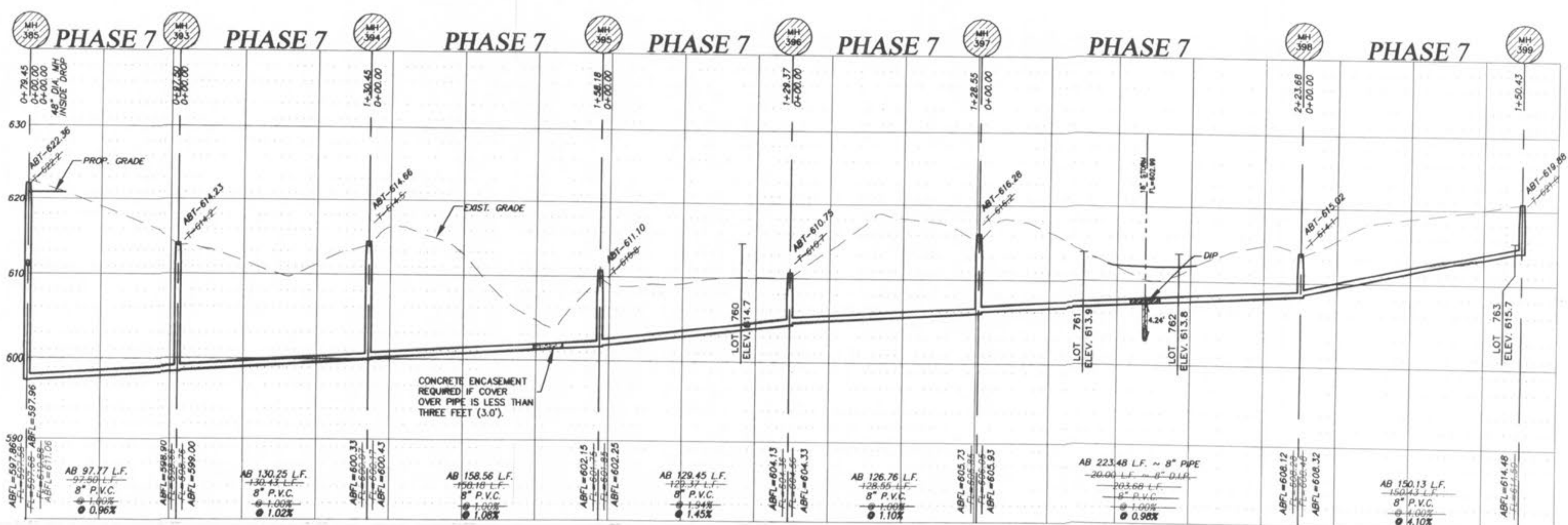
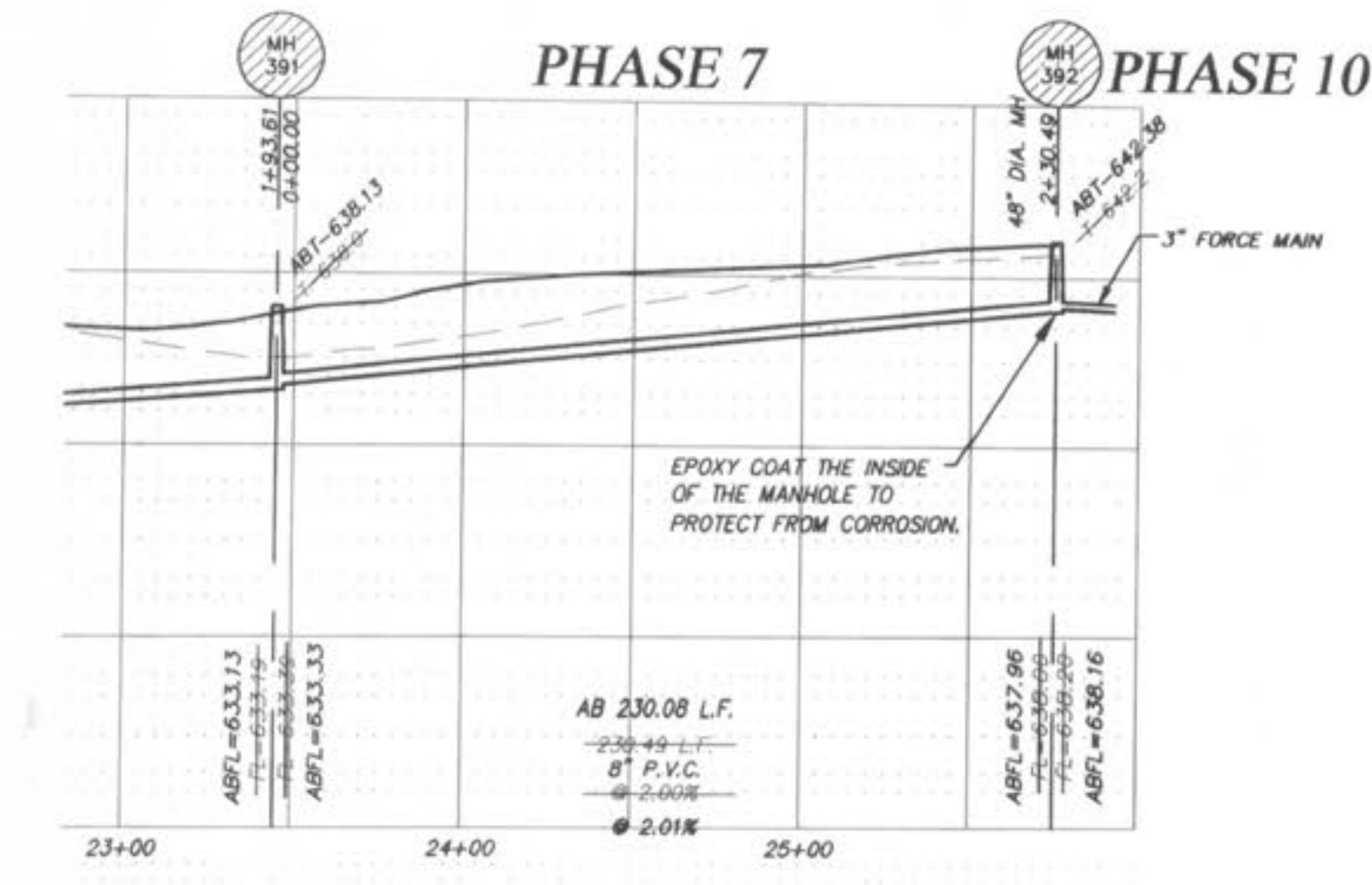
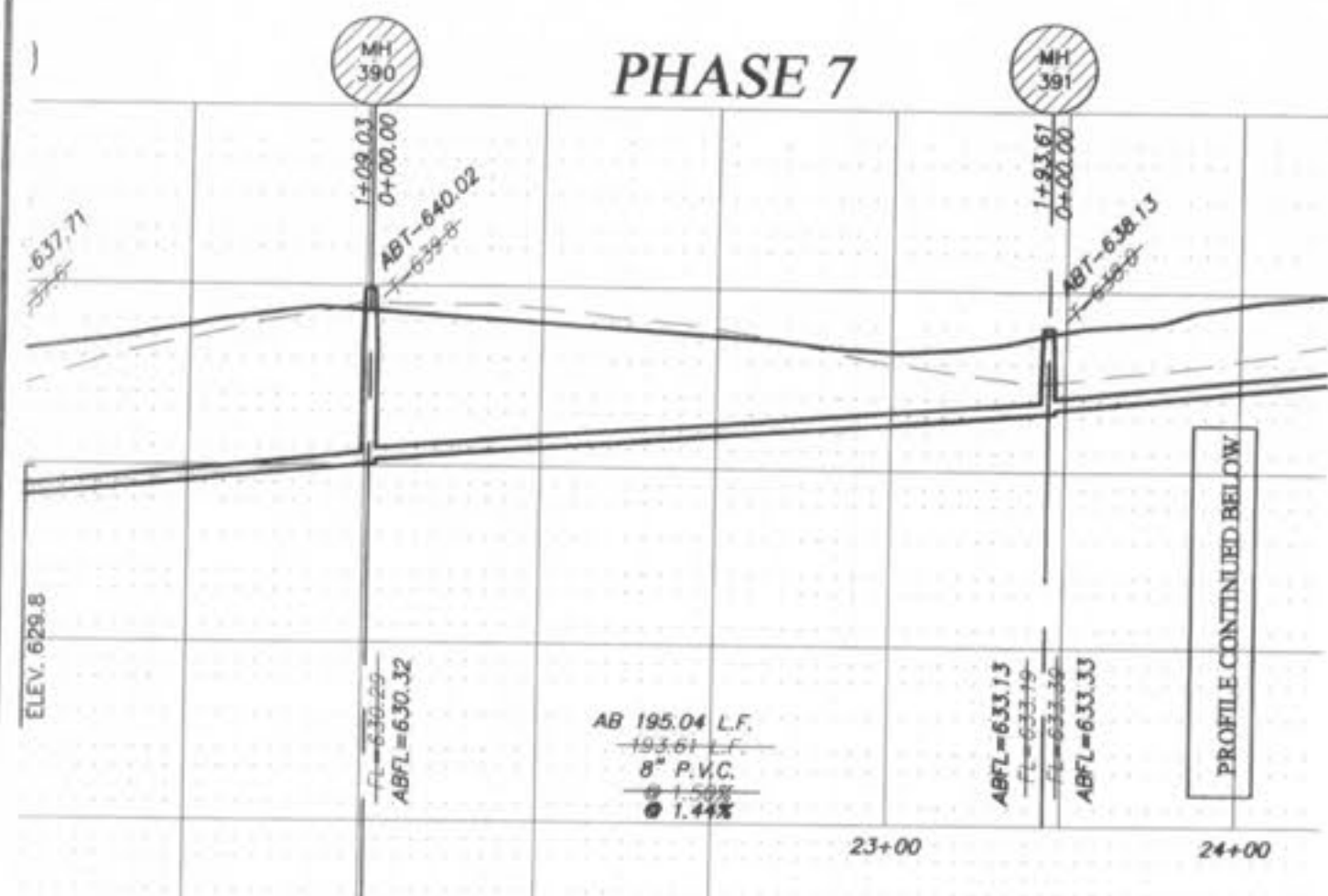
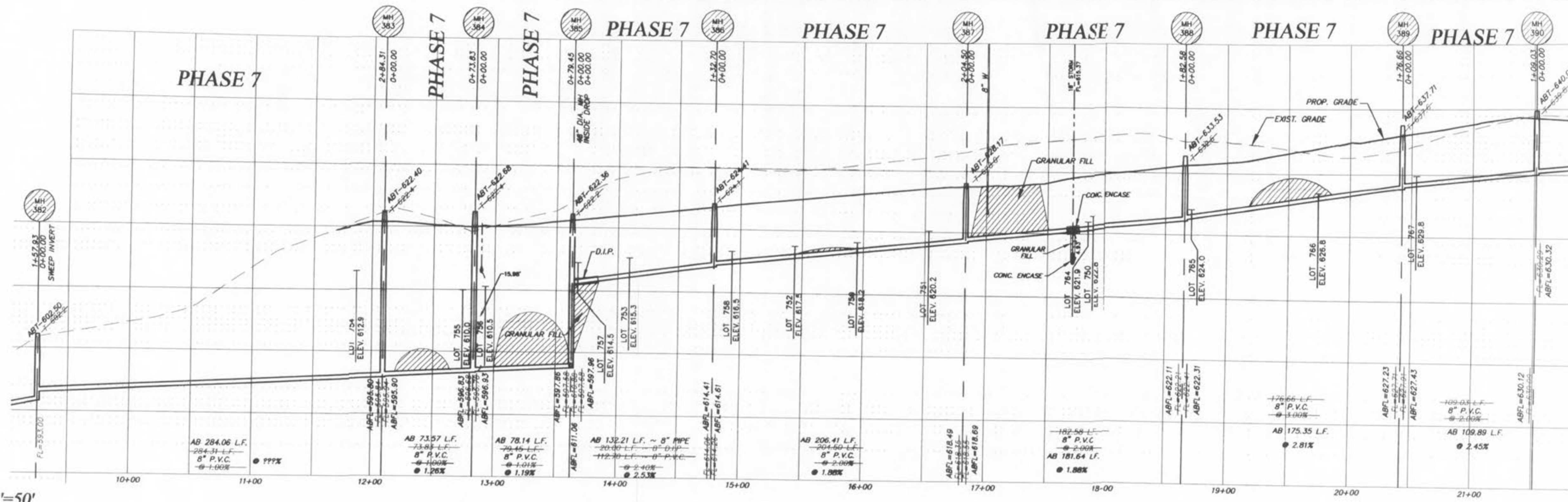
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CHECKED	DWD	DATE	6-29-04
PROJECT #	01267-SUPD.02R	TASK #	2
		FIELD BOOK	

WYNDGATE VILLAGE F SITE PLAN
 SHEET 135F OF 174
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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



"AS-BUILTS"

PHASE 7



STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED IN CONCRETE (OR ENCASED H.B.P.E.) THROUGH THE ENTIRE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CRADLE.

IF THE STORM AND SANITARY SEWERS ARE PARALLEL, AND IN THE SAME TRENCH OR OVERLAP, THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 65376
Phone (636) 397-1211
Fax (636) 397-1104

WYNDGATE VILLAGE F
SANITARY SEWER PROFILES
Prepared For:
SUMMIT POINTE, L.C.
259 FOX HILL ROAD
ST. CHARLES, MO. 63011
(636) 946-9300

REVISIONS	NO.	DATE	REVISION
	1	10/25/04	REVISED PER CITY
	3	02/05/05	REVISED PER DCSD
	6	02/18/05	REVISED PER CITY OF OTTAWA

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

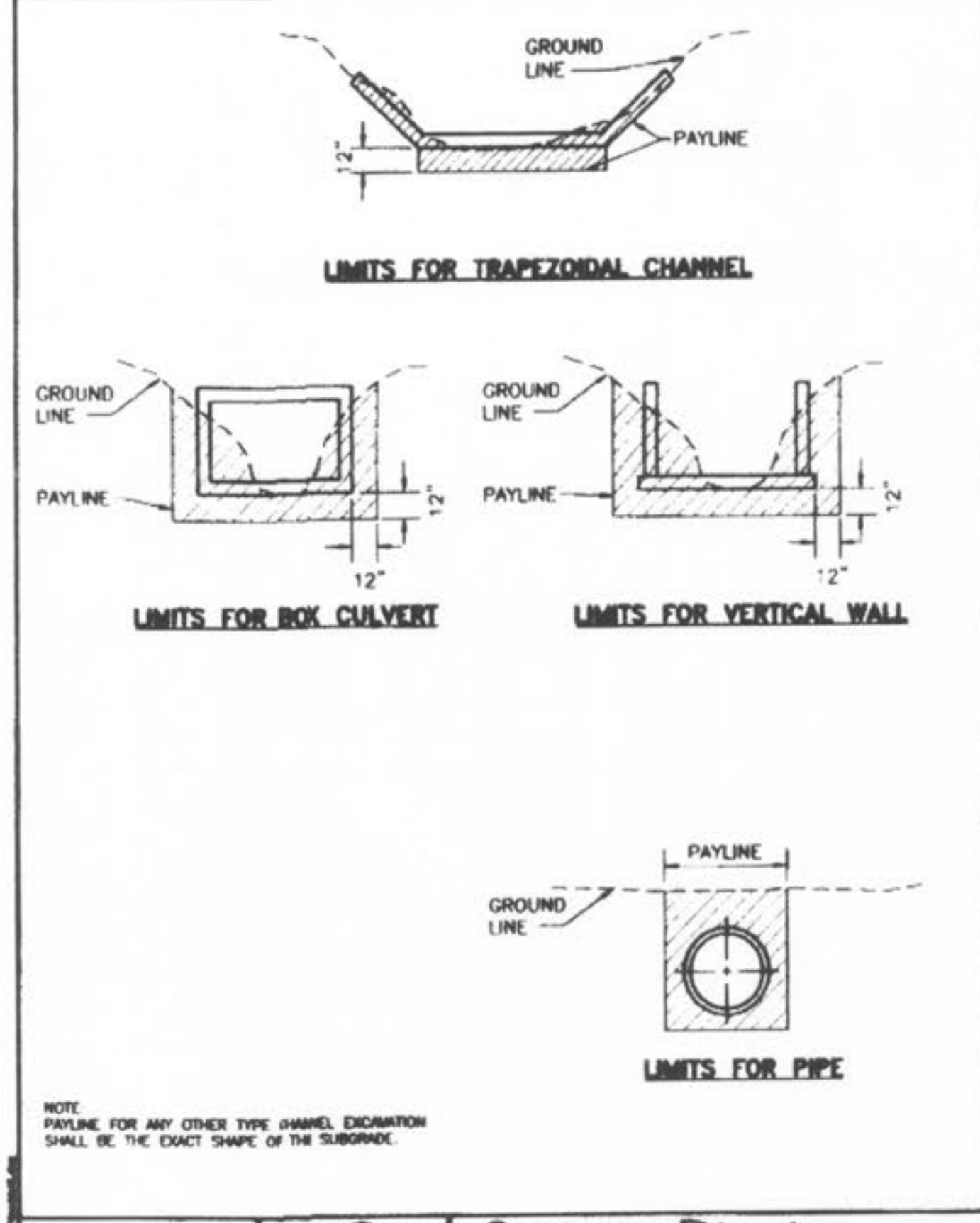
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ROUND PIPE				HORIZONTAL ELLIPTICAL PIPE			
INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"W" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CU. FT. PER FT. CONCRETE ENGAGEMENT	INSIDE DIAMETER OF PIPE (INCHES)	"W" PAYLINE WIDTH OF TRENCH (INCHES)	"W" PAYLINE WIDTH OF TRENCH (FEET)	PAY-VOLUMES CU. FT. PER FT. CONCRETE ENGAGEMENT
4	30	2.50	3.28				
6	30	2.50	3.59				
8	30	2.50	3.87				
10	30	2.50	4.09				
12	30	2.50	4.25				
15	36	3.00	5.55				
18	36	3.00	5.77	14 x 23	41	3.42	5.94
21	39	3.25	6.61				
24	42	3.50	7.39	19 x 30	49	4.08	7.68
27	45	3.75	8.18	22 x 34	53	4.42	8.61
30	49	4.08	9.30	24 x 38	58	4.83	9.70
33	53	4.42	10.53	27 x 42	62	5.17	10.71
36	56	4.67	11.43	29 x 45	66	5.50	11.72
39	DISCONTINUED			32 x 49	71	5.92	13.14
42	63	5.25	13.38	34 x 53	75	6.25	14.05
48	70	5.83	15.67	38 x 60	83	6.92	16.18
54	77	6.42	18.15	43 x 68	92	7.67	18.81
60	84	7.00	20.73	48 x 76	101	8.42	21.59
66	91	7.58	23.45	53 x 83	109	9.08	24.35
72	98	8.17	26.37	58 x 91	118	9.83	27.45
78	105	8.75	29.39	63 x 98	126	10.50	30.50
84	112	9.33	32.57	68 x 106	135	11.25	33.91
90	119	9.92	35.90	72 x 113	143	11.92	36.99
96	126	10.50	39.37	77 x 121	152	12.67	40.89
102	133	11.08	42.99	82 x 128	160	13.33	44.45
108	140	11.67	46.75	87 x 136	168	14.00	47.79
114	147	12.25	50.66	92 x 143	176	14.67	51.70
120	154	12.83	54.72	97 x 151	185	15.42	56.01
126	161	13.42	58.92				
132	168	14.00	63.27	106 x 166	202	16.83	64.48
144	182	15.17	72.40	116 x 180	218	18.17	73.59

DUCKETT CREEK SANITARY DISTRICT

PAYLINE WIDTHS OF TRENCH AND PAY-QUANTITIES OF CONCRETE

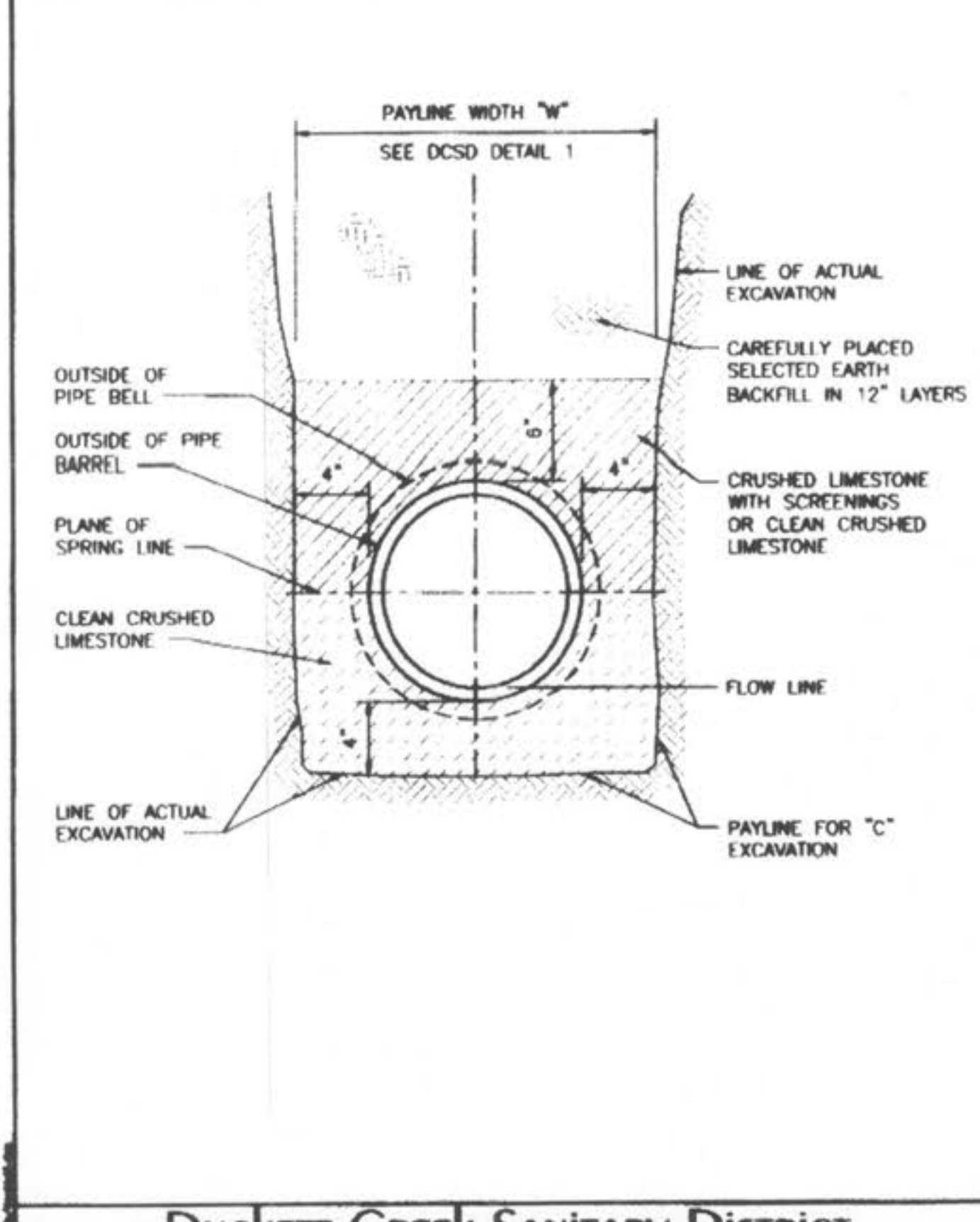
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DUCKETT CREEK SANITARY DISTRICT

PAYLINE LIMITS FOR EXCAVATION

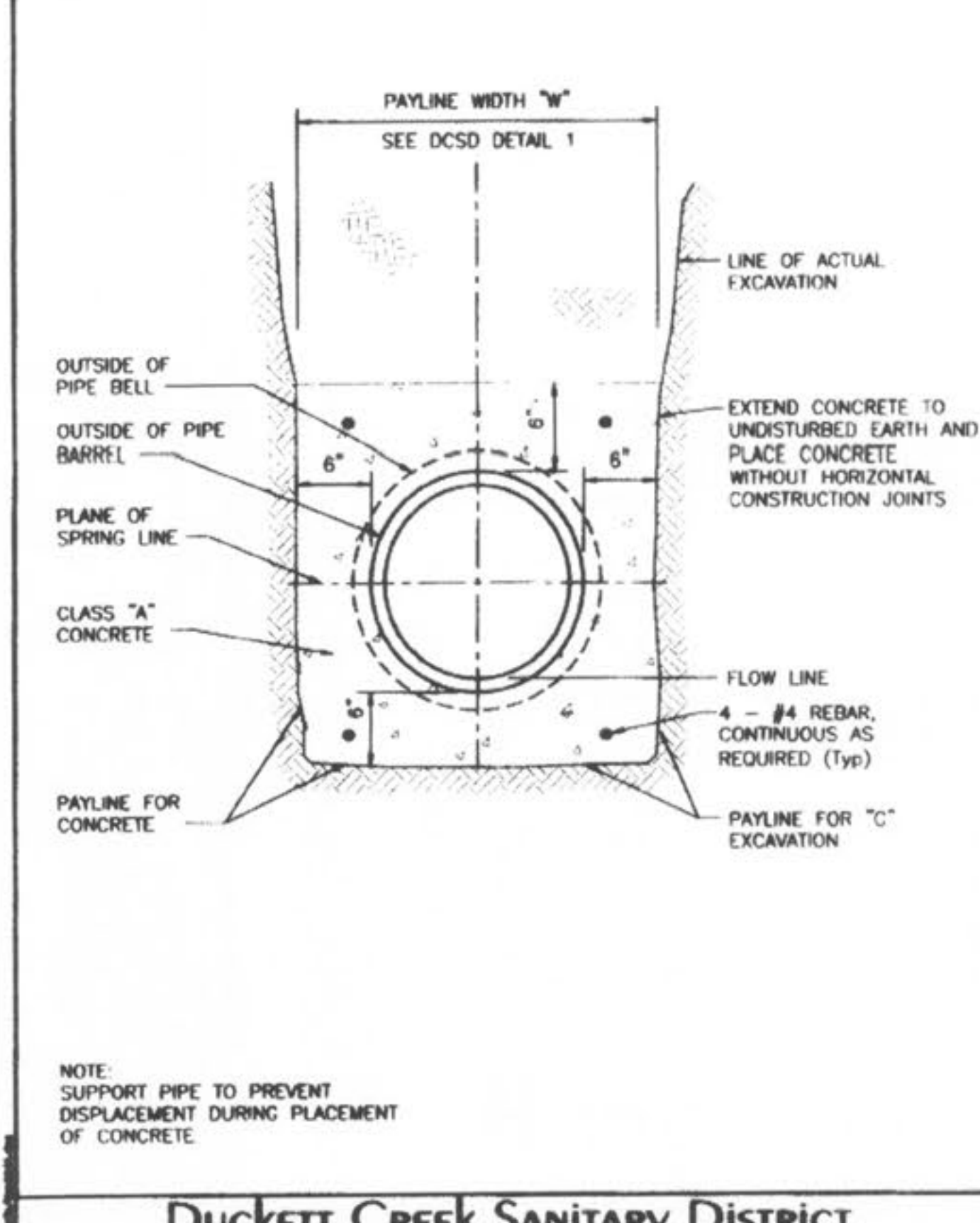
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DUCKETT CREEK SANITARY DISTRICT

PIPE BEDDING CLASS "C" (FOR ALL PIPE EXCEPT REINFORCED CONCRETE PIPE)

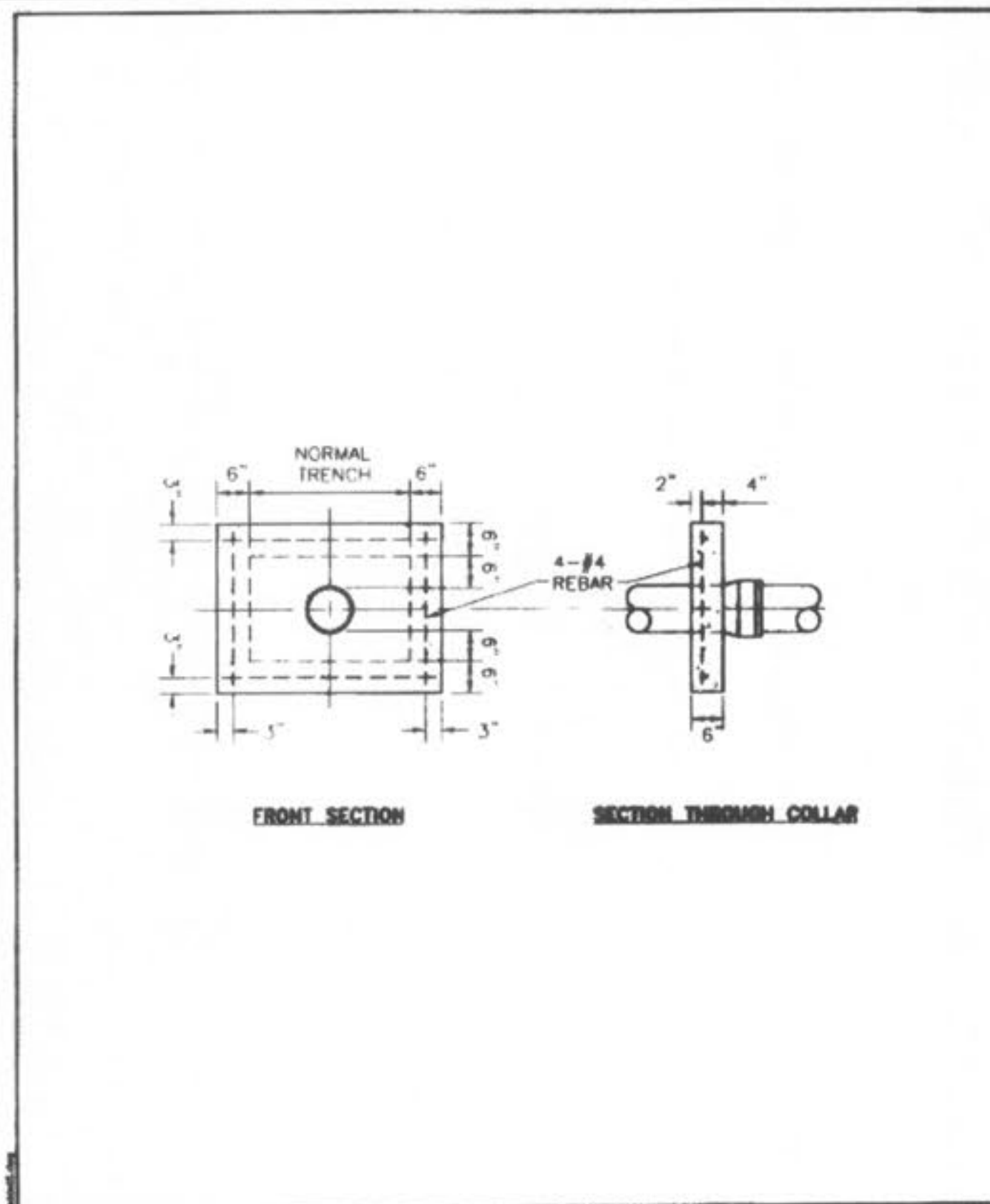
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DUCKETT CREEK SANITARY DISTRICT

TYPICAL CONCRETE ENCASEMENT

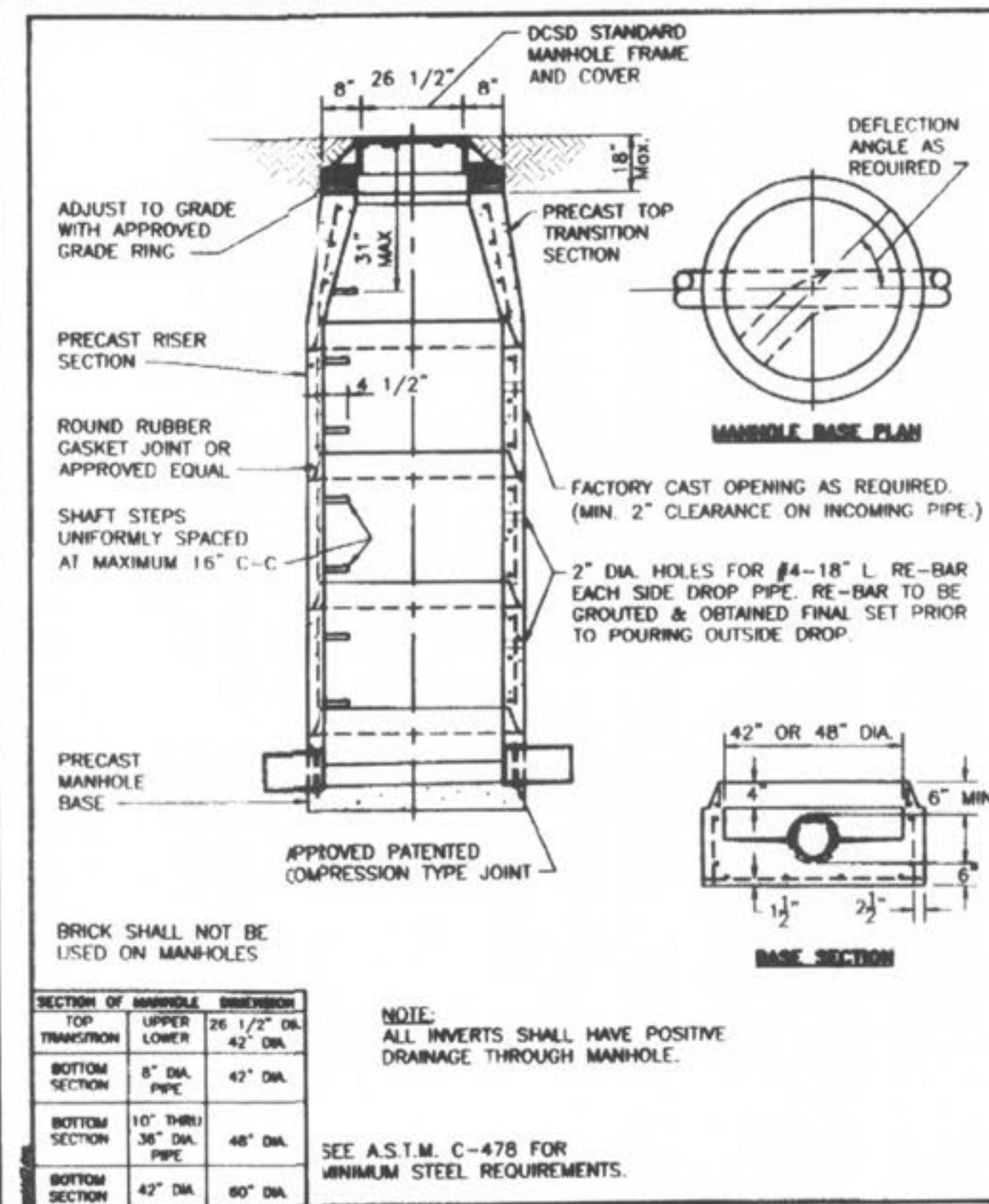
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DUCKETT CREEK SANITARY DISTRICT

CONCRETE ANTI-SLIP COLLAR FOR PVC PIPE ON PIPE SLOPES FROM 15% TO 50%

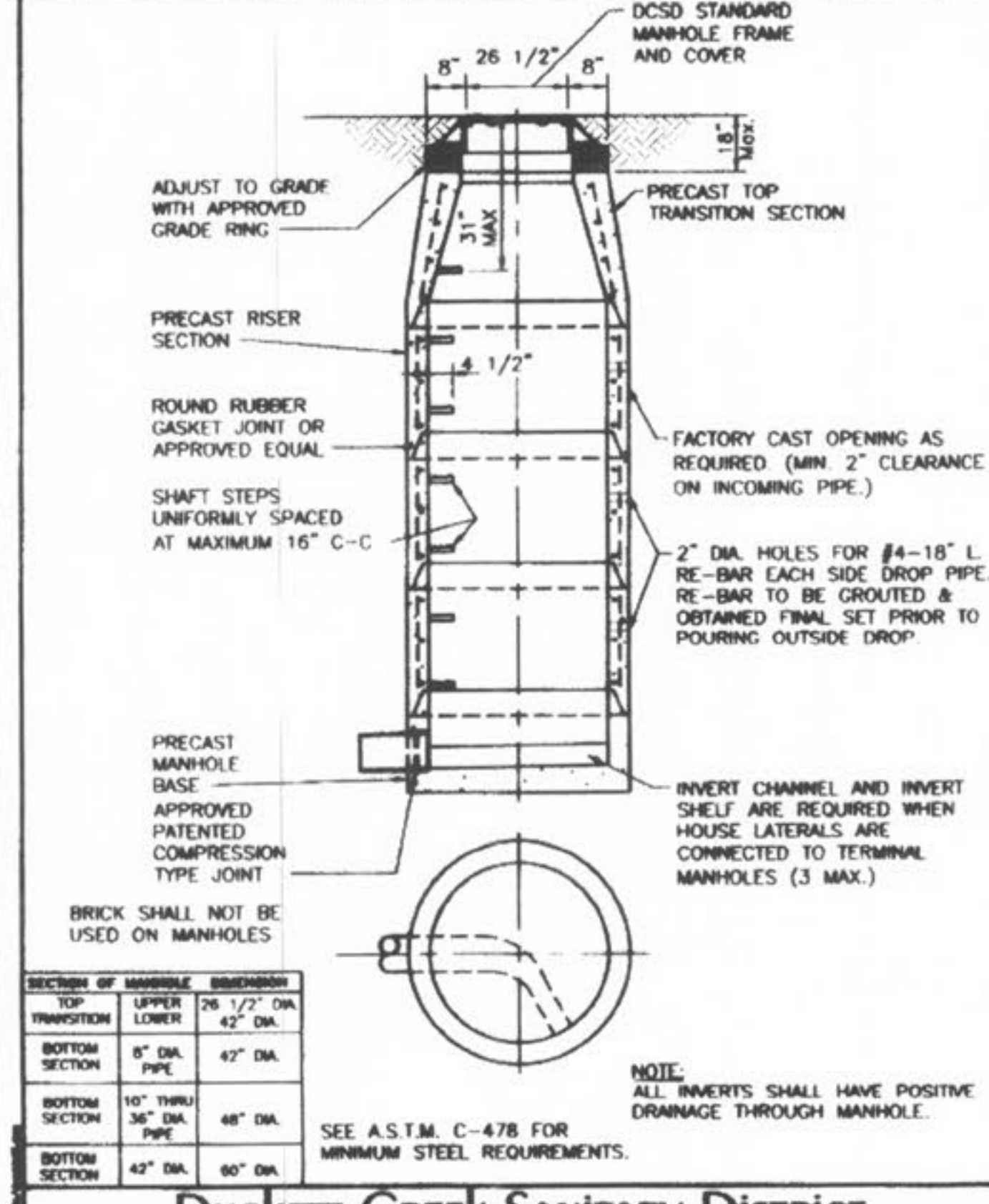
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DUCKETT CREEK SANITARY DISTRICT

PRE-CAST CONCRETE MANHOLE FOR SEWERS 8" THROUGH 18"

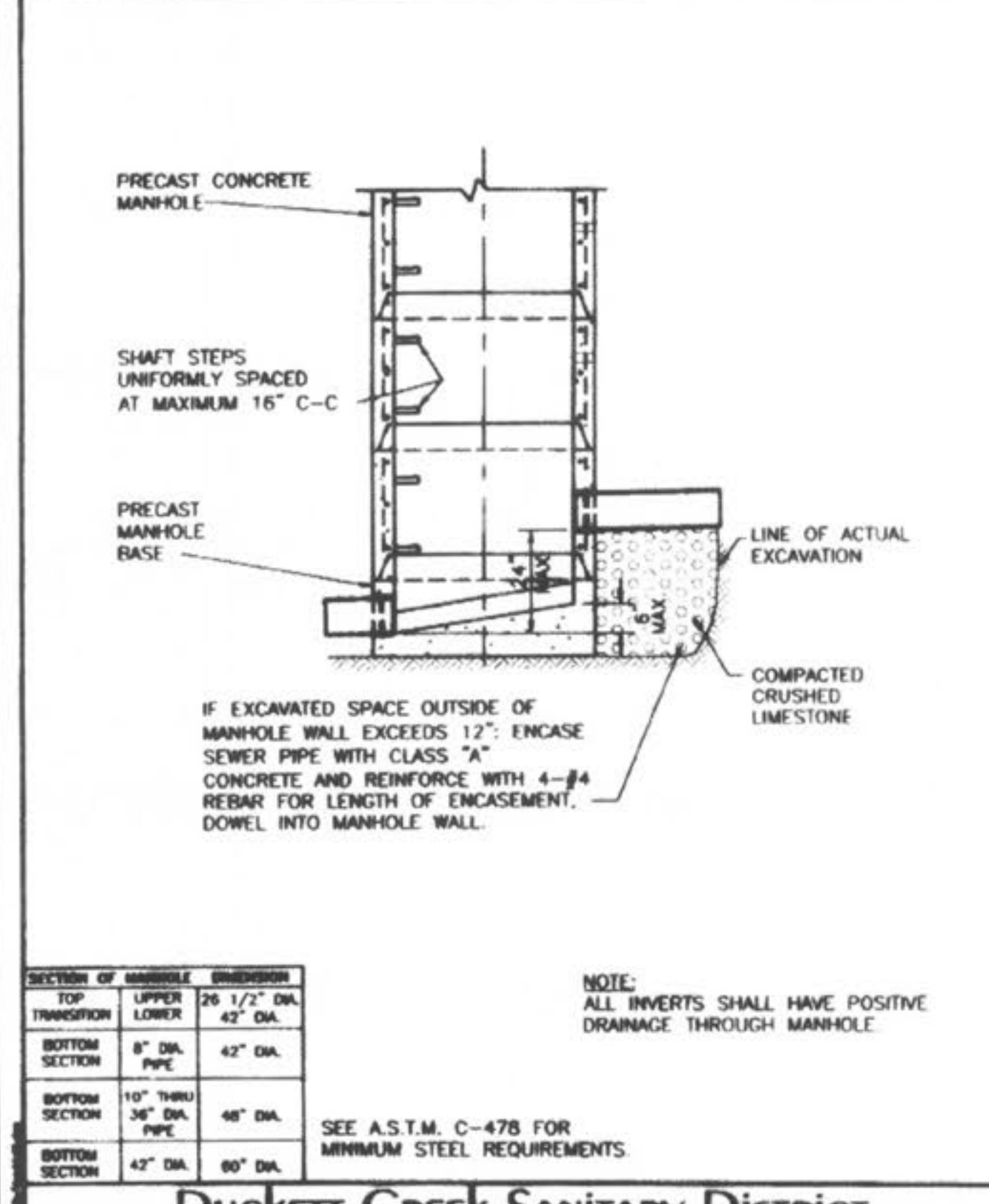
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DUCKETT CREEK SANITARY DISTRICT

TERMINAL MANHOLE FOR SEWERS 8" THROUGH 18"

Drawn By: BSM	App. By: KLA	Scale: 1"
Check By: MDOB	Date: 01-03-00	Sheet No. 8



DUCKETT CREEK SANITARY DISTRICT

INSIDE FOULWATER DROP MANHOLE (SWEEP INVERT)

Drawn By: BSM	App. By: KLA	Scale: 1"
Check By: MDOB	Date: 01-04-00	Sheet No. 9

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CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 387-1211
Fax (636) 387-1104

WYNDGATE DUCKETT CREEK SANITARY SEWER DETAILS

Prepared For: **SUMMIT POINTE, L.C.**

239 FOX HILL ROAD
ST. CHARLES, MO. 63011
(636) 940-9580

REVISIONS	DATE	REVISED PER CITY	REVISED PER CITY OF FALLON
1	10/25/04		
2	02/18/05		

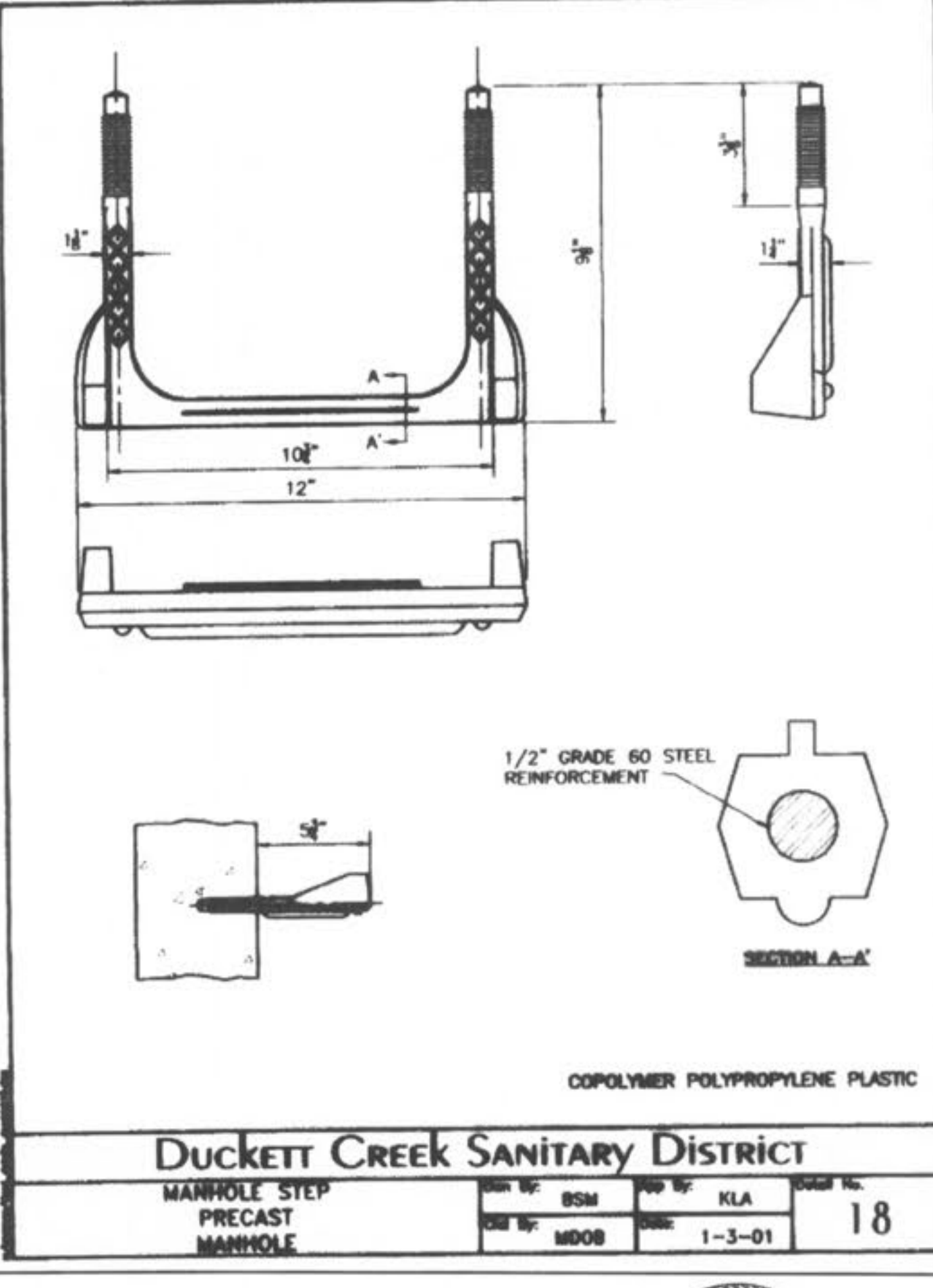
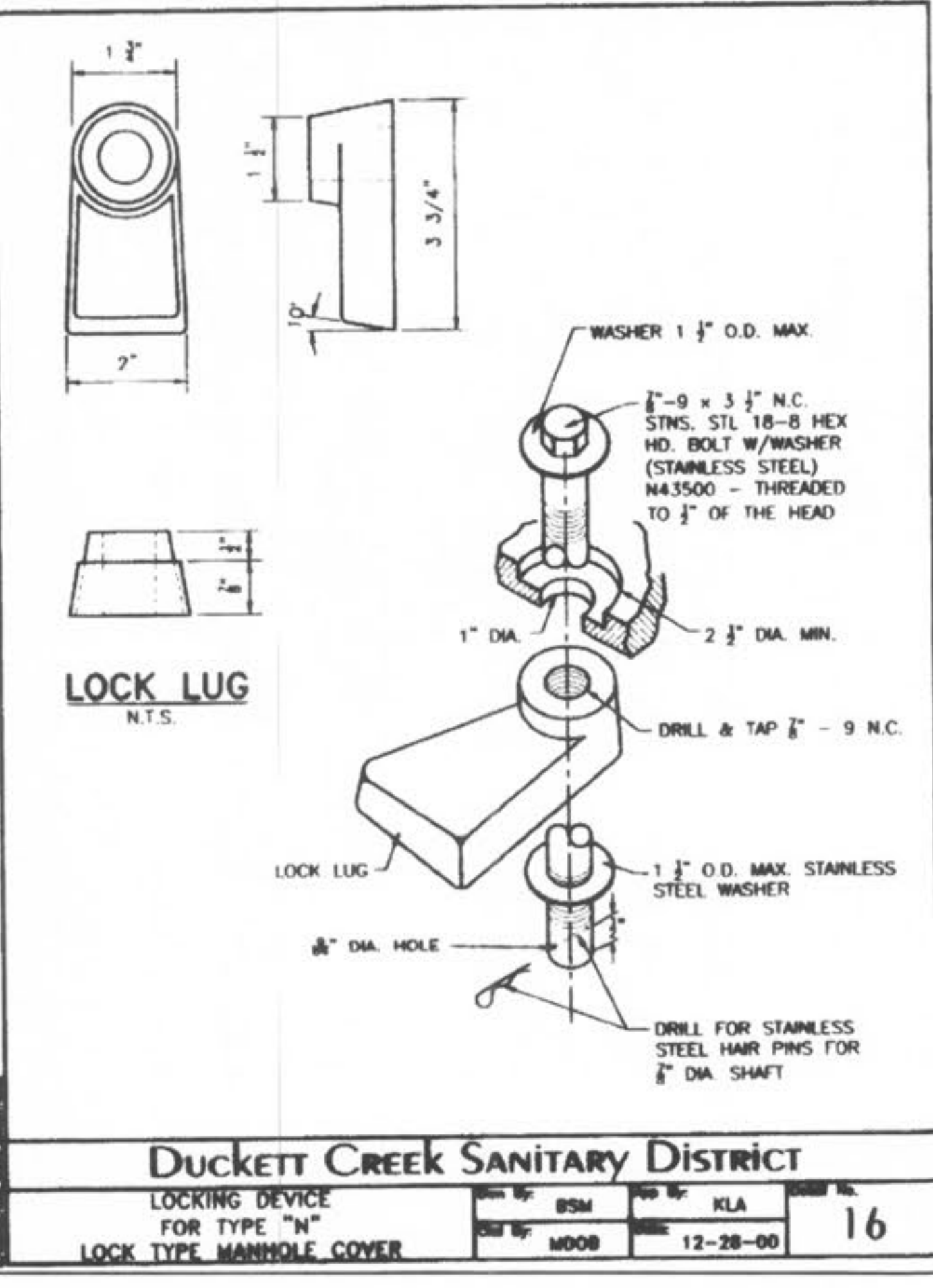
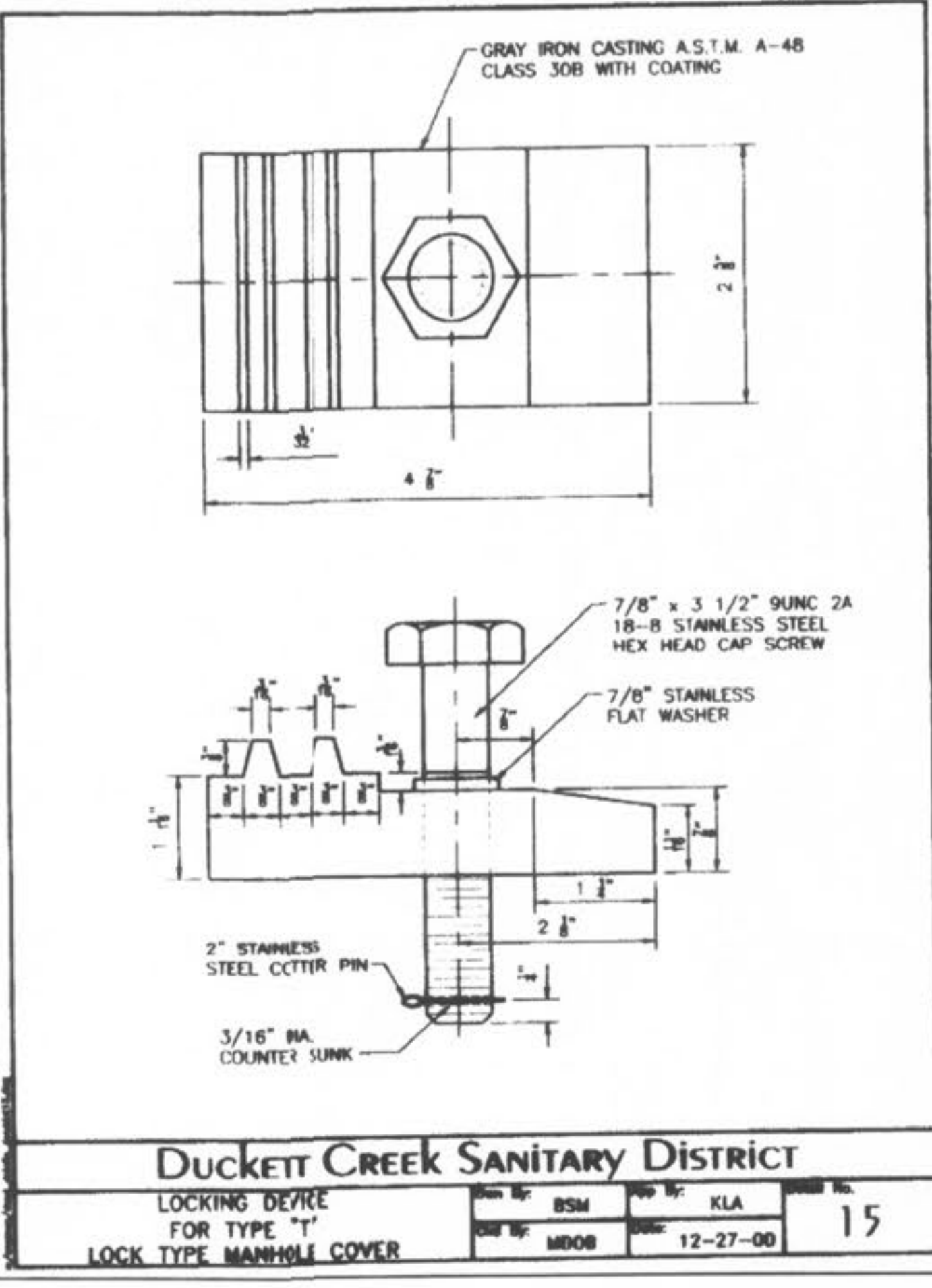
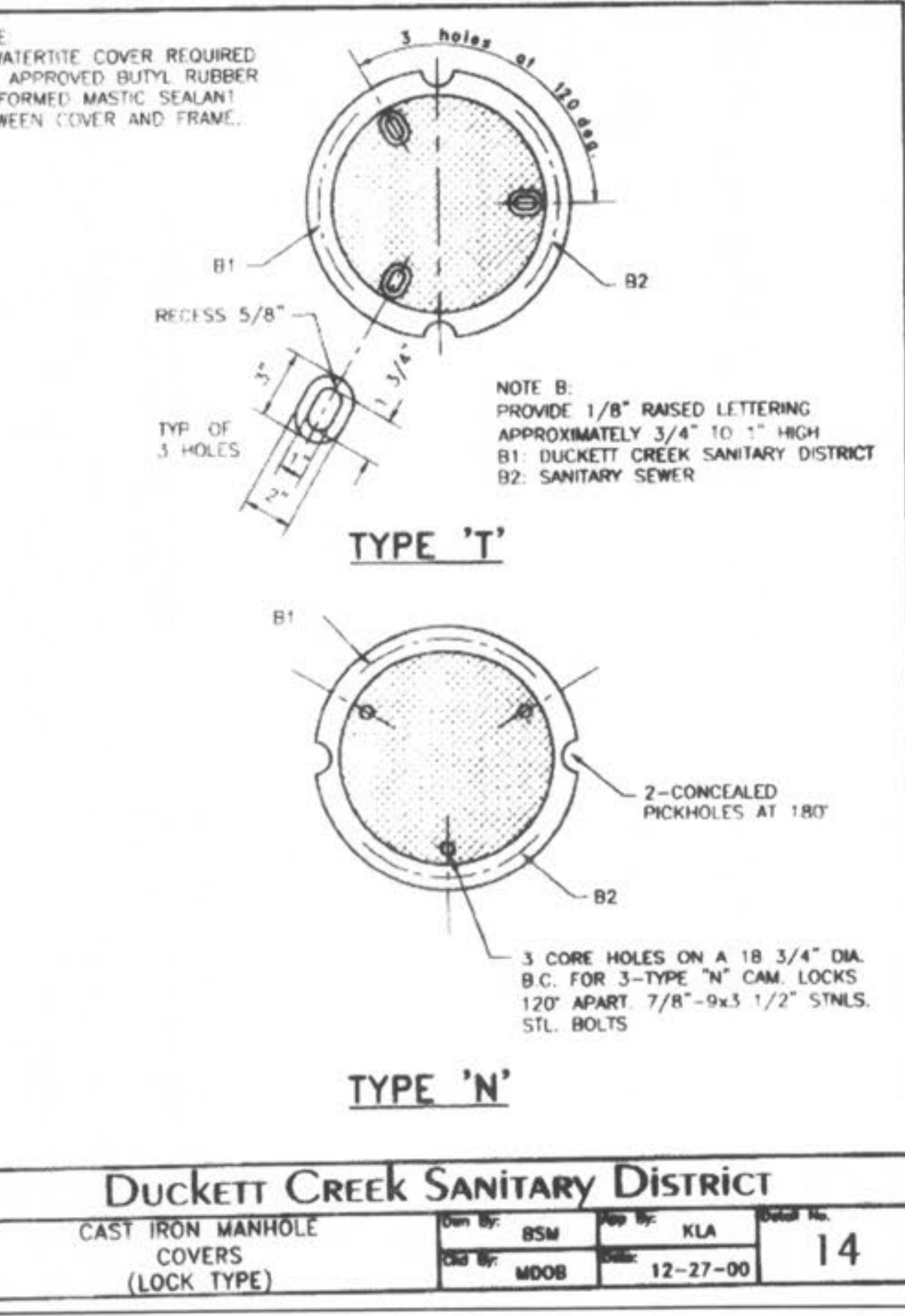
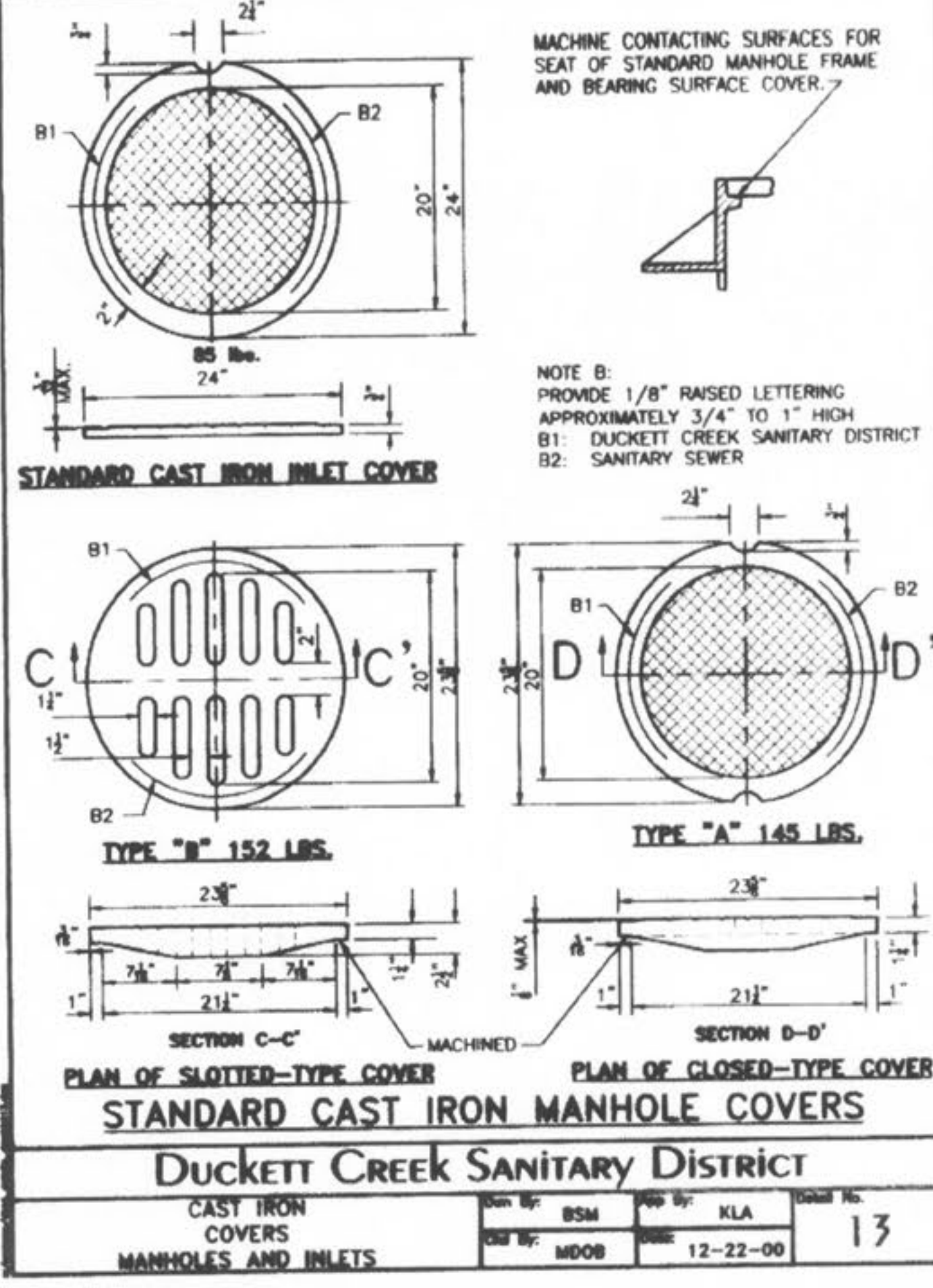
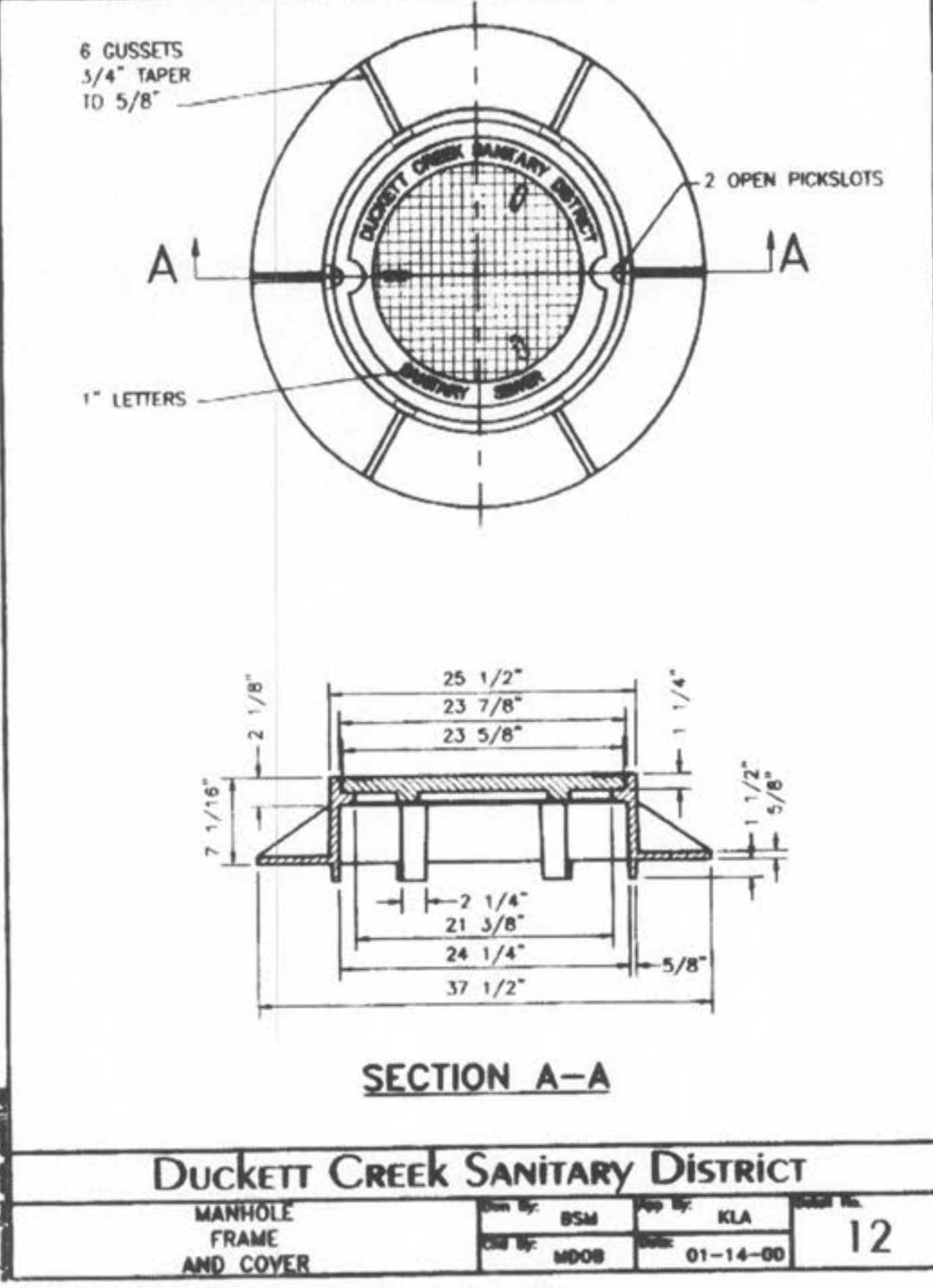
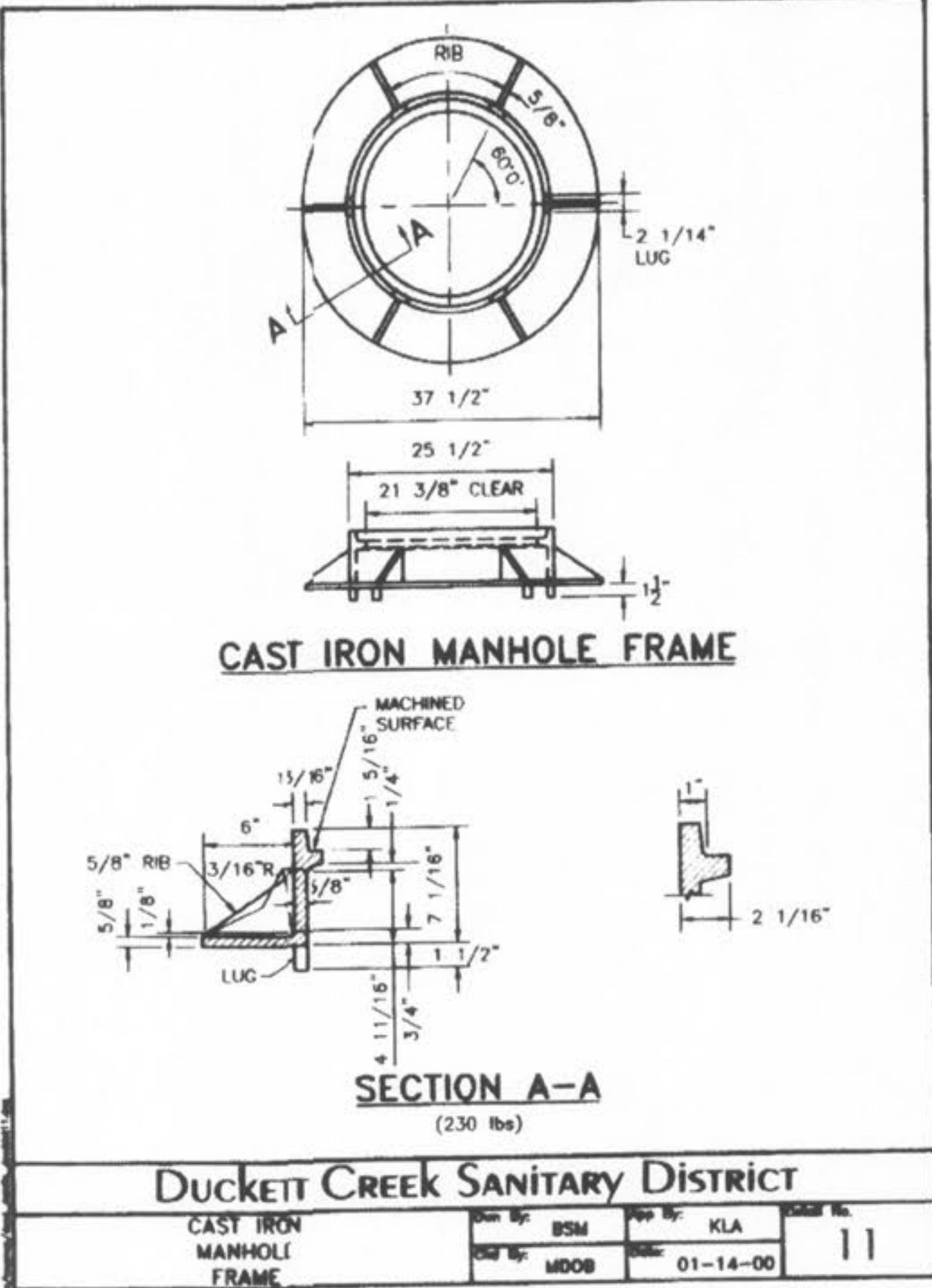
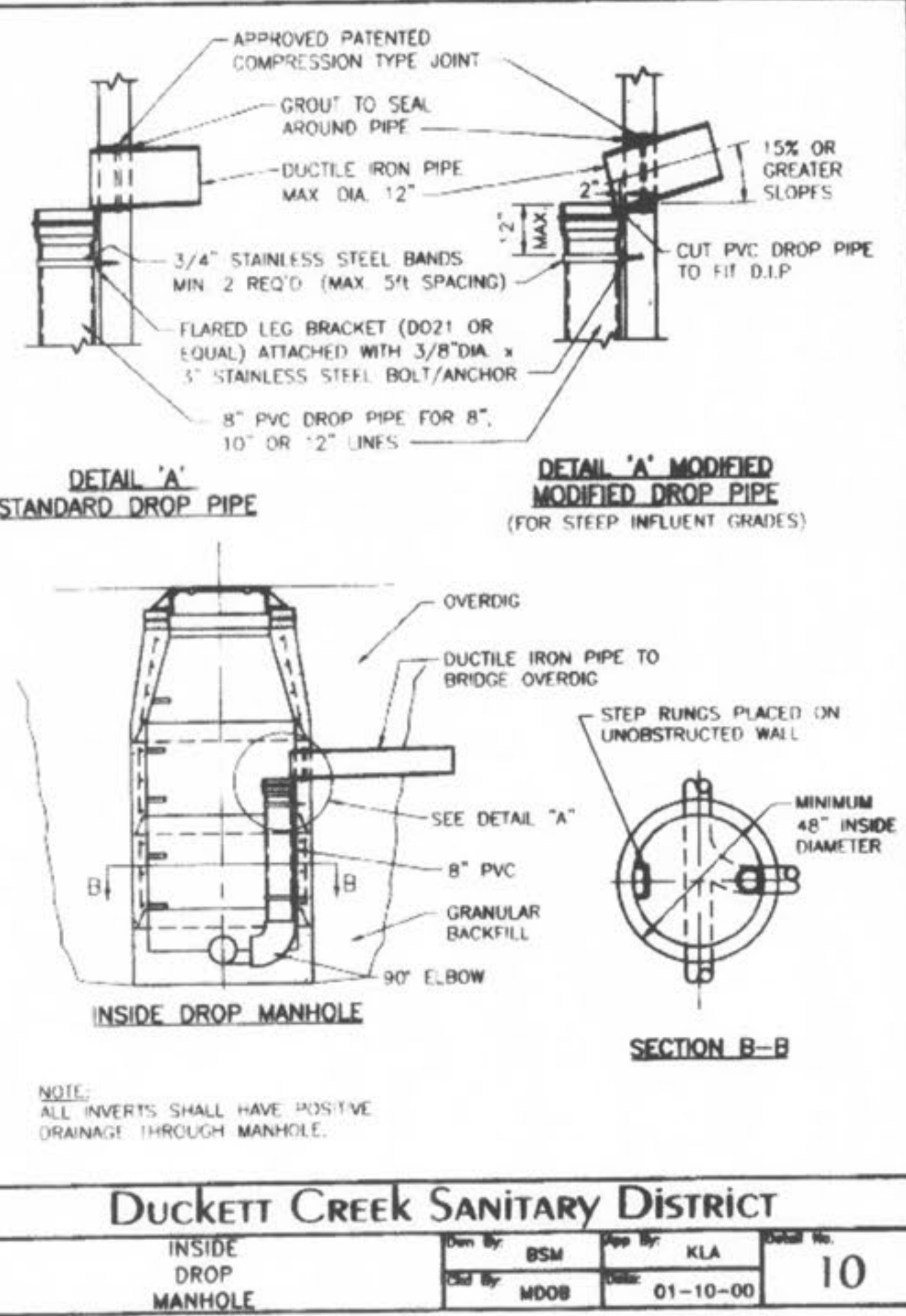
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PROJECT	# 01267.SJPO.02R		
TASK #	2	FIELD BOOK	

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PICKETT RAY & SILVER

353 Mid Rivers Mall Drive
St. Peters, MO 63378
Phone (636) 397-1211
Fax (636) 397-1104

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

WYNDGATE DUCKETT CREEK SANITARY SEWER DETAILS

239 FOX HILL ROAD
SUMMIT POINTE, MO. 65301
(636) 940-5800

Prepared For:
SUMMIT POINTE, L.C.

NO.	DATE	REVISIONS	PER CITY	REVISED PER CITY OF FALLON
1	10/25/04			
6	02/18/05			

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CHECKED	D.W.D.	DATE	6-29-04
PROJECT #	01267.SUP0.02R	TASK #	2
		FIELD BOOK	

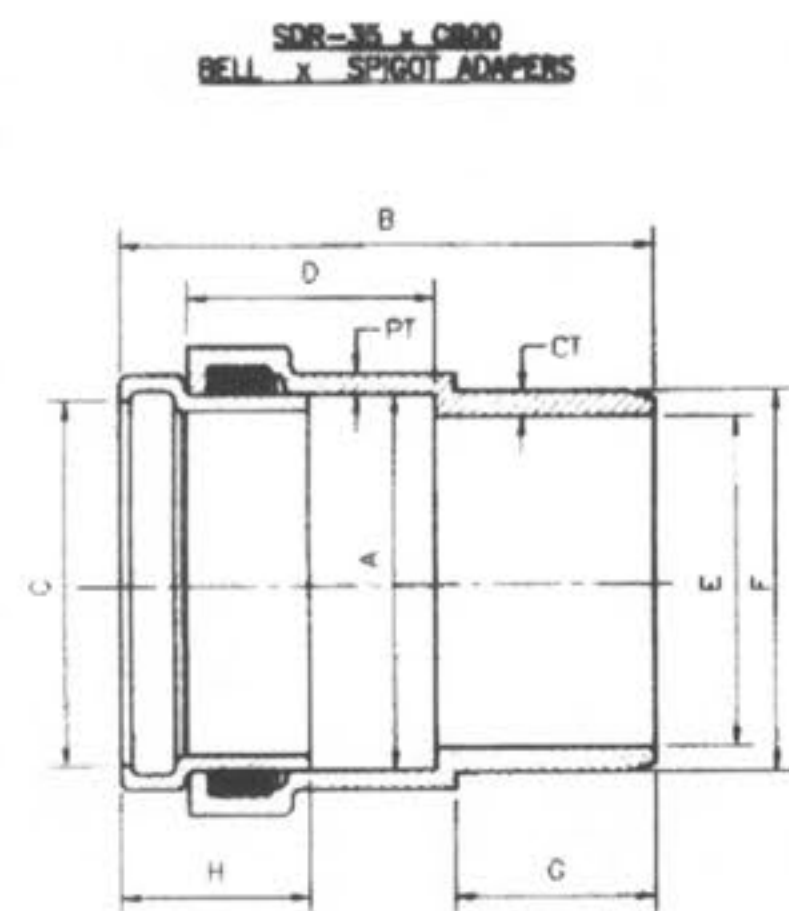
STATE OF MISSOURI

JAMES R. PICKETT

Professional Engineer

6-3-06

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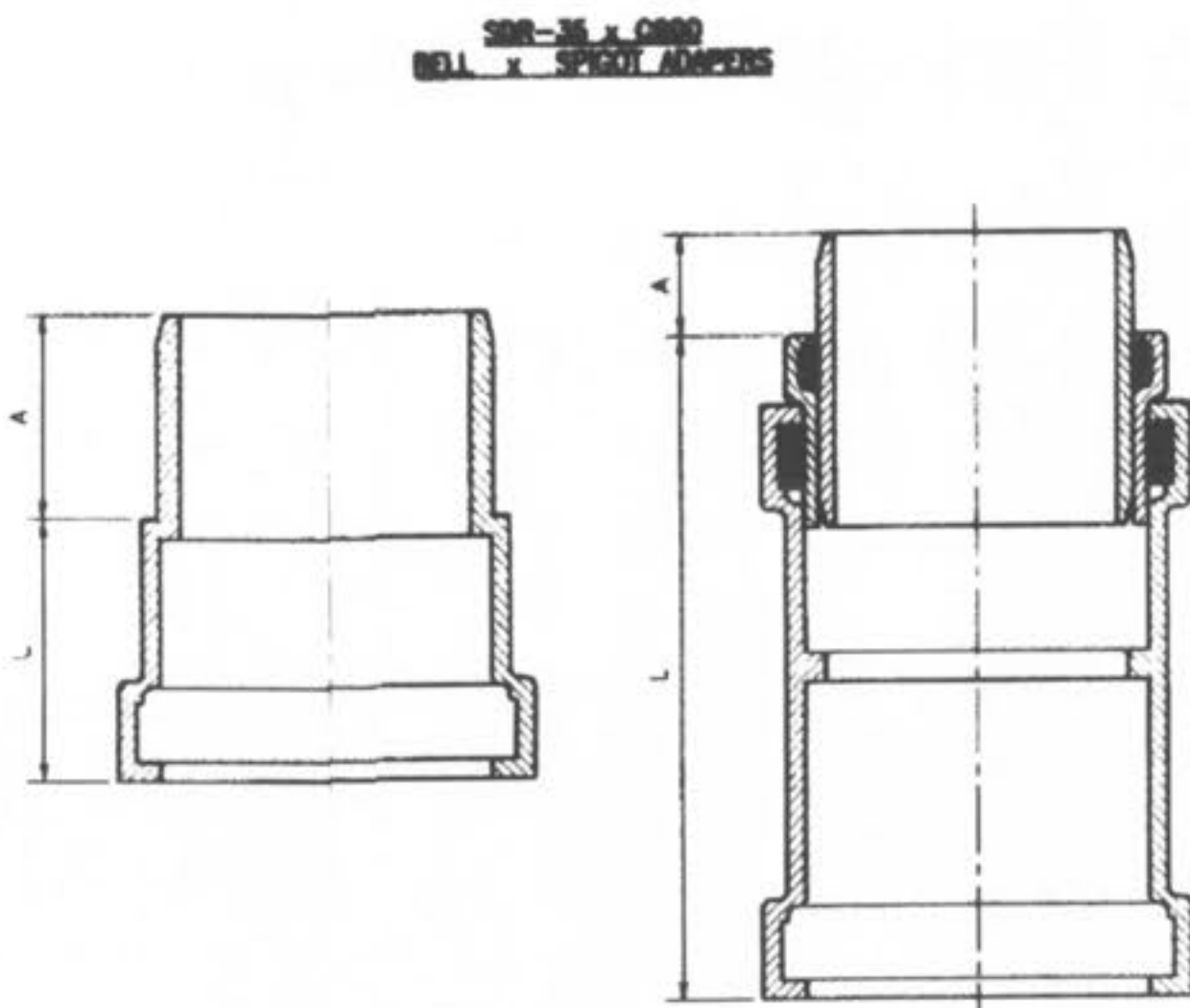


SIZE	CATALOG NO.	A	B	C	D	E	F	G	H	CT	PT
4"	334-040	4.56	8.23	4.25	4.10	3.94	4.80	2.72	2.7	.32	.25
6"	334-060	6.68	9.93	6.31	4.57	5.88	6.90	3.72	3.5	.45	.36

DUCKETT CREEK SANITARY DISTRICT

SDR-35 x C900
BELL AND SPIGOT
ADAPTERS

Drawn By: BSM	App. By: KLA	Scale: 1-3-01	Sheet No: 19A
Check By: MDOB	Date: 1-3-01		



HARCO STYLE FABRICATED STYLE

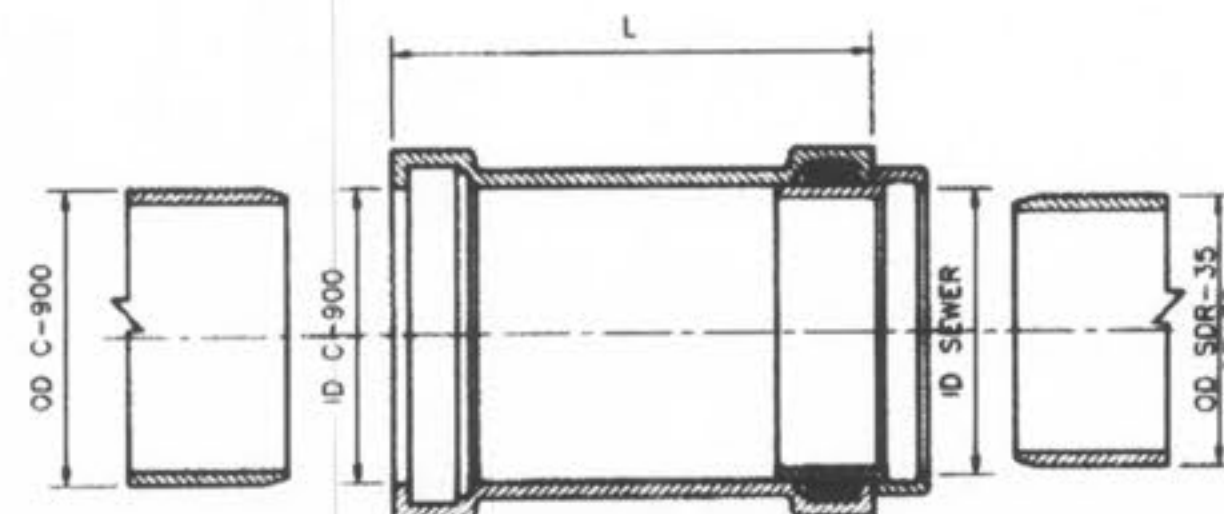
SIZE	CATALOG NO.	A	L	STYLE
4"	335-040	3.2	10.0	FABRICATED
6"	335-060	2.9	3.5	HARCO
8"	335-080	4.0	12.5	FABRICATED

DUCKETT CREEK SANITARY DISTRICT

SDR-35 x C900
BELL AND SPIGOT
SPECIAL 4", 6" & 8" ADAPTERS

Drawn By: BSM	App. By: KLA	Scale: 1-3-01	Sheet No: 19B
Check By: MDOB	Date: 1-3-01		

**SDR-35 x C900
BELL & BELL ADAPTERS**



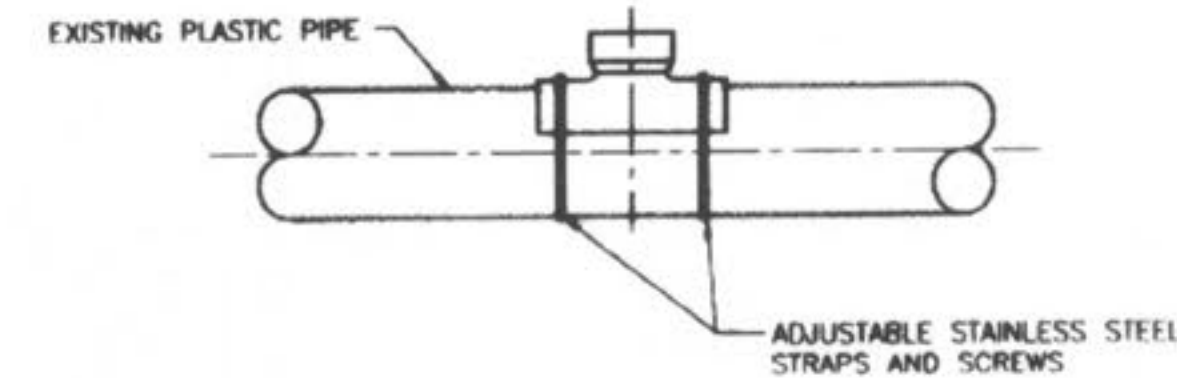
SIZE	CATALOG NO.	OD C900 SEWER	ID C900 SEWER	ID SDR-35 SEWER	L	CTN QTY	CTN WT
4x4	337-040	4.80	4.215	4.06	4.25	10	4
6x6	337-060	6.90	6.275	6.06	6.32	11	8
8x8	337-080	9.05	8.400	8.13	8.45	12	15

DUCKETT CREEK SANITARY DISTRICT

SDR-35 x C900
BELL AND BELL
4", 6" & 8" ADAPTERS

Drawn By: BSM	App. By: KLA	Scale: 1-3-01	Sheet No: 19C
Check By: MDOB	Date: 1-3-01		

**PLASTIC SADDLE TEE OR WYE FITTING
(SOLVENT WELD)**



WHEN CONNECTION TO A PLASTIC PIPE IS ALLOWED AND A CONNECTION IS LARGER THAN 6" IN DIAMETER, A SOLVENT WELD WYE OR TEE FITTING OF A SIMILAR MATERIAL MUST BE USED (EXAMPLE: 10" x 8")

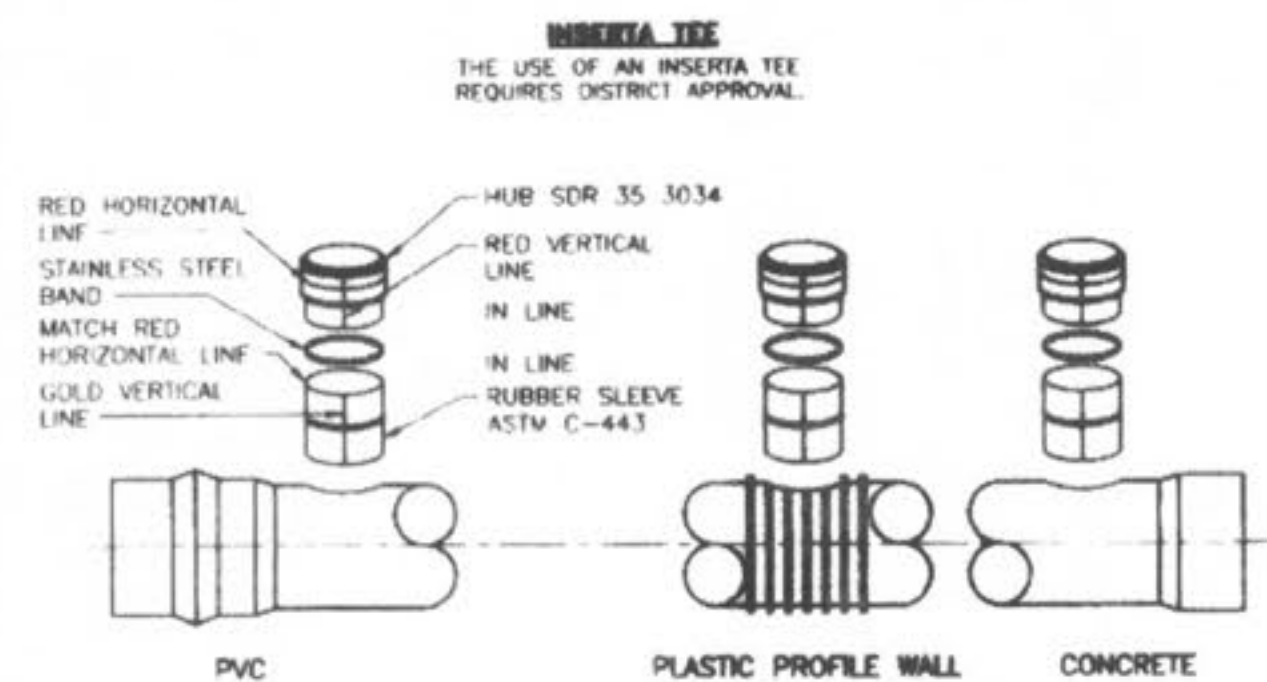
THIS IS ACCOMPLISHED BY CAREFULLY CUTTING A HOLE WITH A SAW IN THE MAIN AT THE REQUIRED LOCATION AFTER CUTTING AND SHAPING THE HOLE TO THE SIZE OF THE FITTING. THE FOLLOWING STEPS SHOULD BE TAKEN:

- CLEAN AND DRY BOTH INSIDE THE SADDLE WYE SURFACE AND PIPE SURFACE TO BE SOLVENT CEMENTED.
- IMPORTANT:** APPLY A LIBERAL, HEAVY COAT OF ONE-STEP SOLVENT CEMENT TO THE INSIDE SURFACE OF THE SADDLE WYE AND TO THE EXTERIOR WELDING SURFACE TO THE PIPE.
- WITHOUT DELAY, MATE THE SURFACES AND STRAP DOWN TIGHTLY. A BEAD OF SOLVENT SHOULD APPEAR AFTER THE SADDLE HAS BEEN STRAPPED DOWN TIGHTLY.
- USING A RAG OR PAPER TOWEL, WIPE BEAD AND ANY EXCESS SOLVENT CEMENT OFF PIPE AND SADDLE.
- ALLOW 30-60 MINUTES FOR SET-UP TIME BEFORE BACKFILLING. CURE TIME DEPENDS ON SIZE FIT OF MATERIALS BEING INSTALLED AND VARIOUS COLD DAMP CONDITIONS.
- DISCARD OLD SOLVENT IF IT BECOME JELLED OR LUMPY.
- A CLEAN, DRY BEDDING MATERIAL IS REQUIRED AROUND THE COMPLETED CONNECTION BEFORE BACKFILLING. THE BEDDING MATERIAL SHOULD BE ONE OF THE FOLLOWING:
 - 1 TO 3 CEMENT TO SAND MIX
 - "TWE-ABC" CONCRETE
 - DCSD APPROVED BEDDING FOR SANITARY SEWERS

DUCKETT CREEK SANITARY DISTRICT

8" & LARGER
CONNECTION TO
PLASTIC MAIN

Drawn By: BSM	App. By: KLA	Scale: 1-4-01	Sheet No: 20A
Check By: MDOB	Date: 1-4-01		



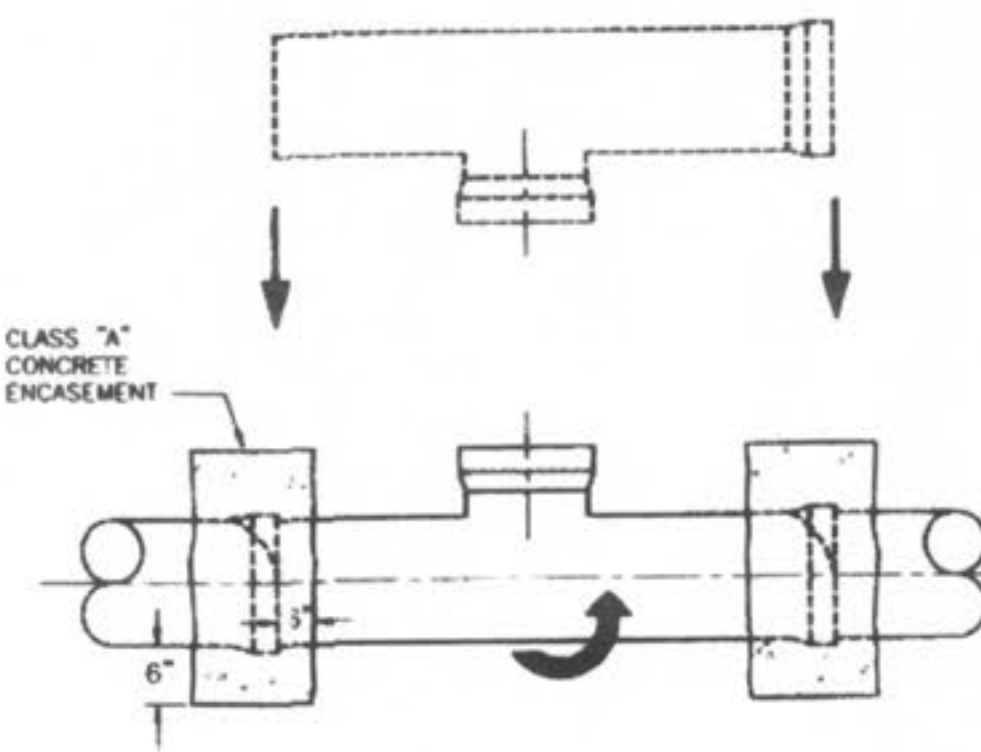
INSTALLATION PROCEDURE:

- CORE THE PROPER SIZE HOLE. TEE SIZE: 4" 6" 8" 10" 12" 15" BIT SIZE: 4 1/2" 6 1/2" 8 1/2" 10 1/2" 12 1/2" 15 1/2"
- INSERT THE RUBBER SLEEVE (1) IN THE CORED HOLE WITH THE GOLD VERTICAL LINE ON THE RUBBER SLEEVE (2) FACING TO THE SIDE OF THE MAIN LINE. THE UPPER SEGMENT SHOULD BE ON TOP OF THE WALL OR RISER AND THE LOWER SEGMENT (PVC, PROFILE WALL, AND POLYETHYLENE PIPE ONLY) SHOULD BE ON THE INSIDE OF THE PIPE.
- APPLY THE INSERTA TEE SOLUTION SUPPLIED TO THE INSIDE OF THE RUBBER SLEEVE AND TO THE OUTSIDE OF THE PVC HUB ADAPTER. **CAUTION - DO NOT USE AN OIL BASED LUBRICANT.**
- PLACE THE PVC HUB ADAPTER (3) INTO THE RUBBER SLEEVE. MAKE SURE THAT THE RED VERTICAL LINE (4) ON THE PVC HUB ADAPTER IS IN LINE WITH THE GOLD VERTICAL LINE (2) ON THE RUBBER SLEEVE.
- PLACE THE 2x4 BOARD ONTO THE TOP OF THE PVC HUB ADAPTER.
- THE RED HORIZONTAL LINE (5) AT THE TOP OF THE HUB ADAPTER IS A DEPTH MARK THIS TELLS THE INSTALLER HOW FAR TO DRIVE THE ADAPTER INTO THE RUBBER SLEEVE. DRIVE THE PVC HUB ADAPTER INTO THE RUBBER SLEEVE TO WHERE THE HORIZONTAL RED LINE (5) ON THE PVC HUB ADAPTER (3) MEETS THE TOP OF THE RUBBER SLEEVE (2).
- PLACE THE STAINLESS STEEL BAND (7) AROUND THE TOP OF THE RUBBER SLEEVE AND TIGHTEN DOWN.
- INSTALL PIPE IN NORMAL MANNER.

DUCKETT CREEK SANITARY DISTRICT

INSERTA TEE
DETAILS AND
SPECIFICATIONS

Drawn By: BSM	App. By: KLA	Scale: 1-4-01	Sheet No: 20B
Check By: MDOB	Date: 1-4-01		



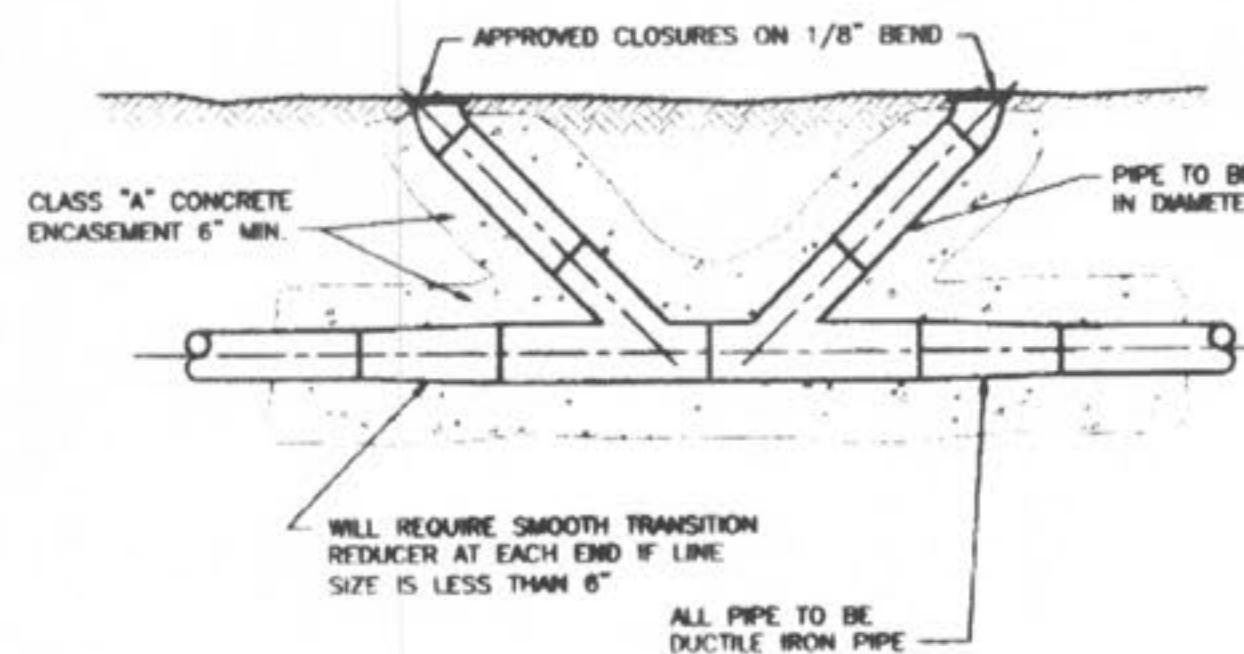
NOTES:

- WHEN A CONNECTION IS ALLOWED LARGER THAN 6" DIAMETER A SADDLE MAY BE USED IF THE I.D. OF THE CONNECTION PIPE IS NOT GREATER THAN ONE HALF (1/2) OF THE I.D. OF THE MAIN SEWER. (EXAMPLE: 24" x 10")
- IF THE I.D. OF THE CONNECTION PIPE IS GREATER THAN ONE HALF (1/2) THE I.D. OF THE MAIN SEWER THE WYE OR TEE MUST BE "ROLLED IN" (EXAMPLE: 15" x 8")
- THIS IS ACCOMPLISHED BY BREAKING AWAY AND REMOVING ONE SECTION OF PIPE. THE TOP HALF OF THE BELL ON THE PIPE LYING ADJACENT TO THE GAP IS CAREFULLY BROKEN OFF. THE TOP HALF OF THE BELL ON THE MAIN REPLACEMENT SECTION (WITH A "TEE" WYE) FITTING IS ALSO BROKEN OFF. THE REPLACEMENT PIPE IS THEN PLACED IN THE LINE GAP WITH THE STUB POINTED IN THE WRONG DIRECTION. THE BROKEN BELLS ON THE REPLACEMENT AND ADJOINING PIPE MAKE IT POSSIBLE FOR THE REPLACEMENT SECTION TO FIT INTO THE SEWER LINE WITHOUT DISTURBING THE ADJOINING PIPE SECTIONS. THE REPLACEMENT SECTION IS THEN INSTALLED TO THE DESIRED POSITION AND THE BROKEN BELLS ARE ENCASED WITH A 6" CLASS "A" CONCRETE ENCASUREMENT.
- I.D. OF MAIN SEWER SHALL NOT BE DECREASED BY A ROLL-IN CONNECTION.

DUCKETT CREEK SANITARY DISTRICT

"ROLL-IN"
(FOR EXISTING
CLAY OR CONCRETE PIPE)

Drawn By: BSM	App. By: KLA	Scale: 1-5-01	Sheet No: 21
Check By: MDOB	Date: 1-5-01		

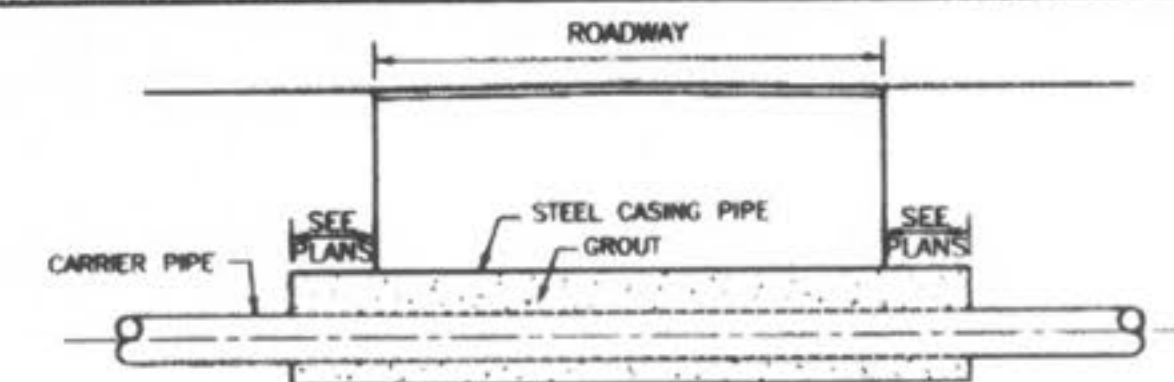


1800' MAXIMUM SPACING

DUCKETT CREEK SANITARY DISTRICT

FORCE MAIN
CLEANOUT
(6" DIA. & SMALLER)

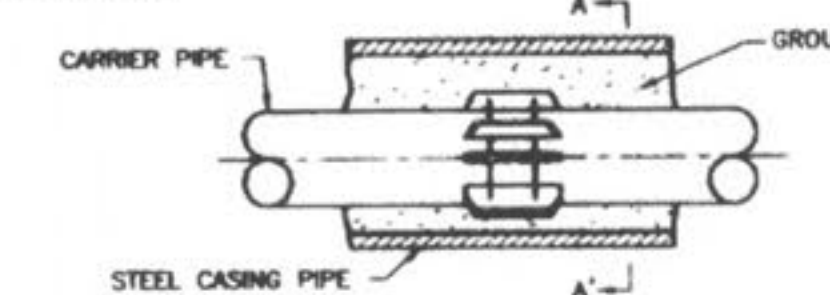
Drawn By: BSM	App. By: KLA	Scale: 1-5-01	Sheet No: 22
Check By: MDOB	Date: 1-5-01		



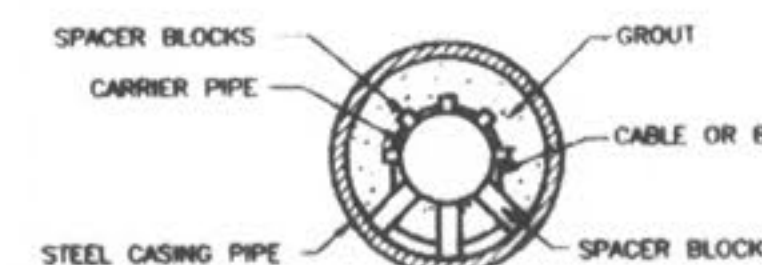
BORING DETAIL

NOTES:

- INSIDE DIAMETER OF CASING PIPE TO BE MINIMUM OF 4" GREATER THAN COLLUPEL DIAMETER OF CARRIER PIPE.
- ENCASMENTS TO BE INSTALLED UNDER THE ROAD BY MEANS OF JACKING IT THROUGH, OR BY DRY BORING A HOLE THAT WILL RECEIVE THE CASING WITH A SNUG FIT.
- THE OUTSIDE DIAMETER OF THE CASING SHALL NOT BE LESS THAN, NOR MORE THAN ONE INCH GREATER THAN THE BORED HOLE.
- THE ANNULAR SPACE BETWEEN THE CASING PIPE AND THE BORED HOLE SHALL BE FILLED WITH GROUT.



SUPPORT OF CARRIER PIPE OR FORCE MAIN IN CASING



SECTION A-A'

DUCKETT CREEK SANITARY DISTRICT

ROADWAY
BORING
DETAIL

Drawn By: BSM	App. By: KLA	Scale: 1-5-01	Sheet No: 23
Check By: MDOB	Date: 1-5-01		

PICKETT RAY & SILVER
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PLANNERS
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333 Mid Rivers Mall Drive
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**WYNDGATE
DUCKETT CREEK
SANITARY SEWER DETAILS**
Prepared For:
SUMMIT POINTE, L.C.

NO.	DATE	REVISIONS
1	10/25/04	REVISED PER CITY
6	02/18/05	REVISED PER CITY OF FALLON

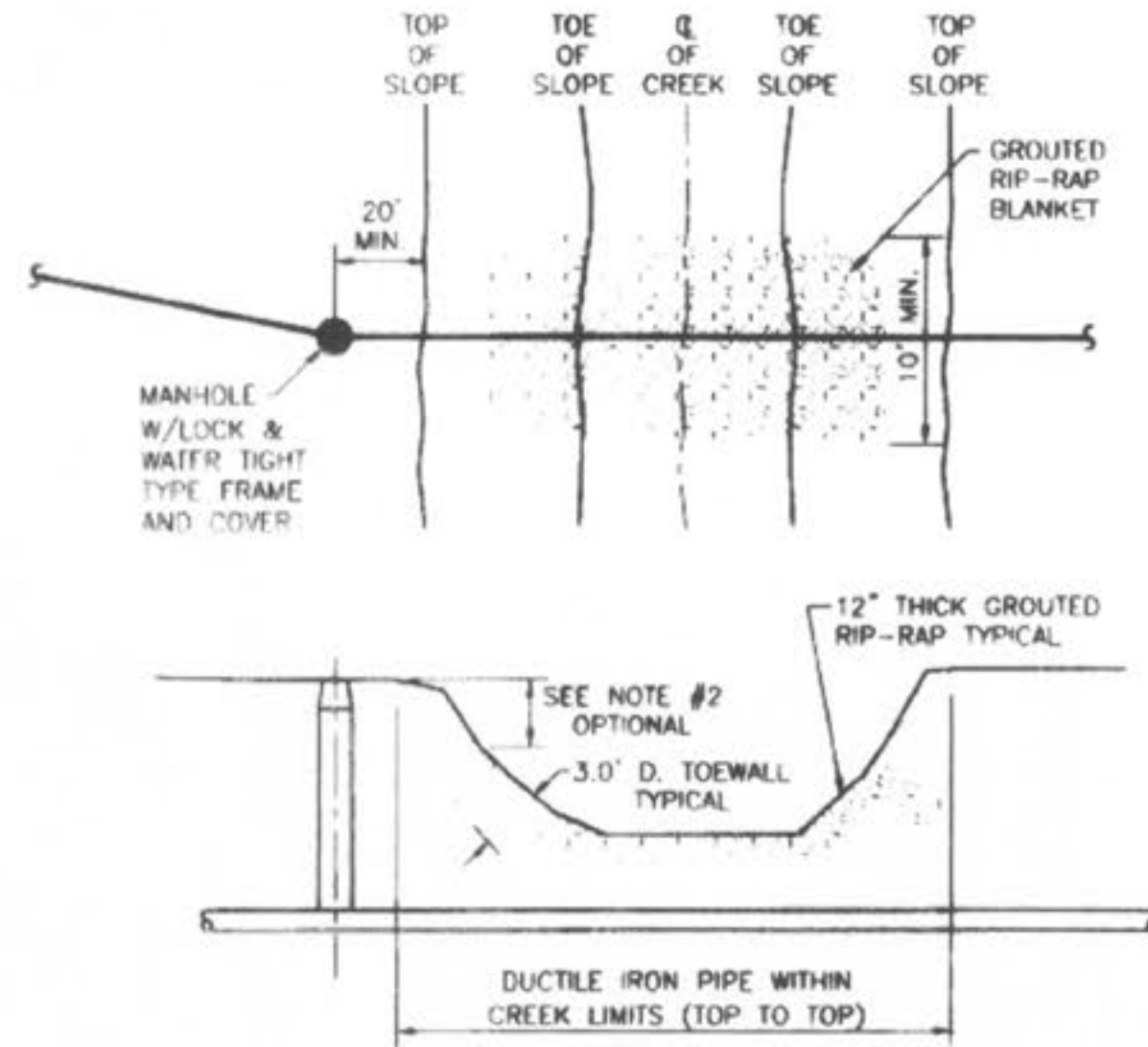
ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically 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.SUP.02R		
TASK #	2	FIELD BOOK	

**WYNDGATE
DUCKETT CREEK
SANITARY SEWER DETAILS**
SHEET 167 OF 174

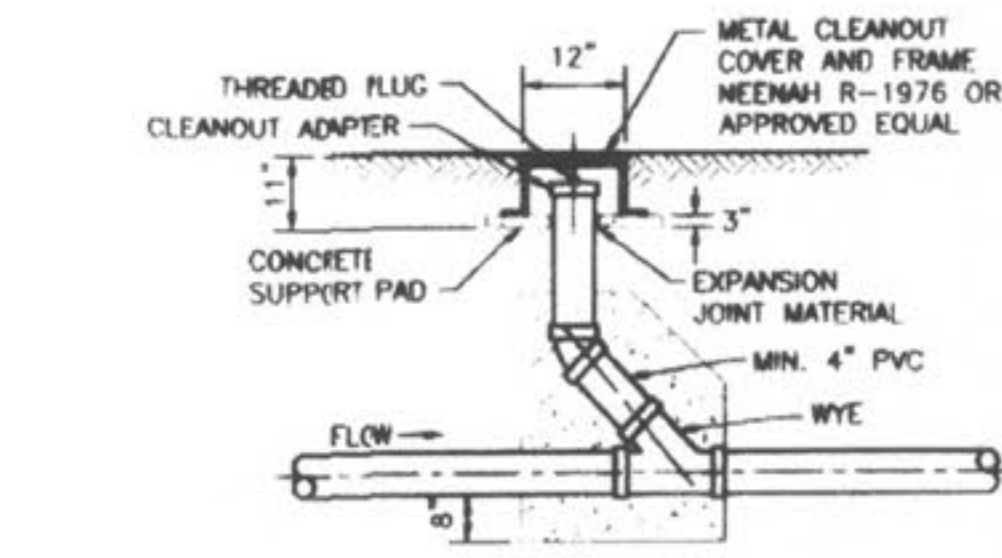
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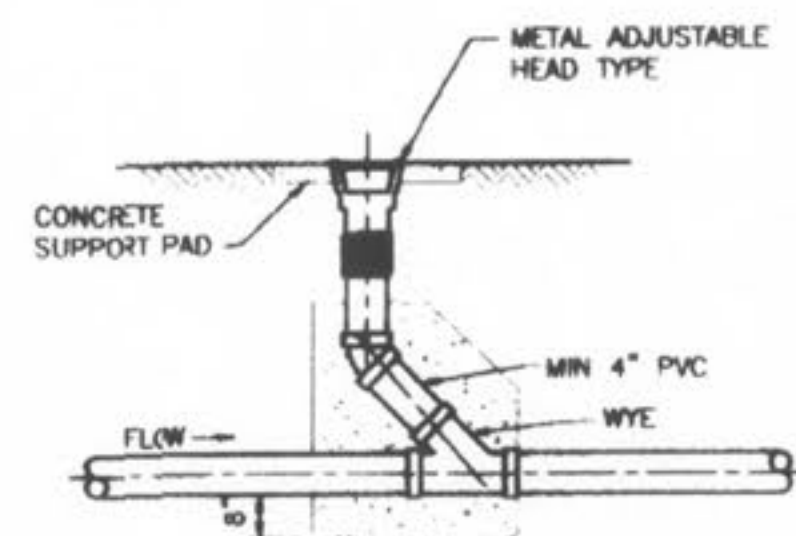
- NOTES:
- GROUTED RIP-RAP IS REQUIRED AT ALL CREEK CROSSINGS WHERE THE EMBANKMENTS CROSSED ARE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL RATIO SLOPE; AND ALSO WHERE THERE IS 3 FEET OR LESS COVER OVER THE TOP OF THE SEWER MAIN.
 - PLACE RIP-RAP ON LOWER 3/4 OF SLOPE. GRADE UPPER 1/4 OF SLOPE AT 1 VERTICAL TO 2 HORIZONTAL SLOPE FOR SOD OR 1 VERTICAL TO 2.5 HORIZONTAL SLOPE FOR SEED AND STRAW.
 - RIP-RAP TO BE "MSD 5" GRADATION, MINIMUM 12" THICK, GROUTED WITH 8 SACK MIX, SAND-CEMENT SLURRY, BROOM FINISH.
 - INCORPORATE A 3 FEET DEEP TOE WALL ON EMBANKMENT'S UPPER EDGE OF RIP-RAP.
 - TOP SURFACE OF RIP-RAP SHOULD NOT BE HIGHER THAN ADJACENT GROUND SURFACE.
 - IF PIPE HAS LESS THAN 12" COVER, A PAVED CHANNEL MAY BE REQUIRED.
 - DUCTILE IRON PIPE IS REQUIRED WITHIN THE CREEK LIMITS.

DUCKETT CREEK SANITARY DISTRICT

TYPICAL CREEK CROSSING	Drawn By: BSM	App By: KLA	Detail No. 24
	Check By: MDOB	Date: 1-8-01	



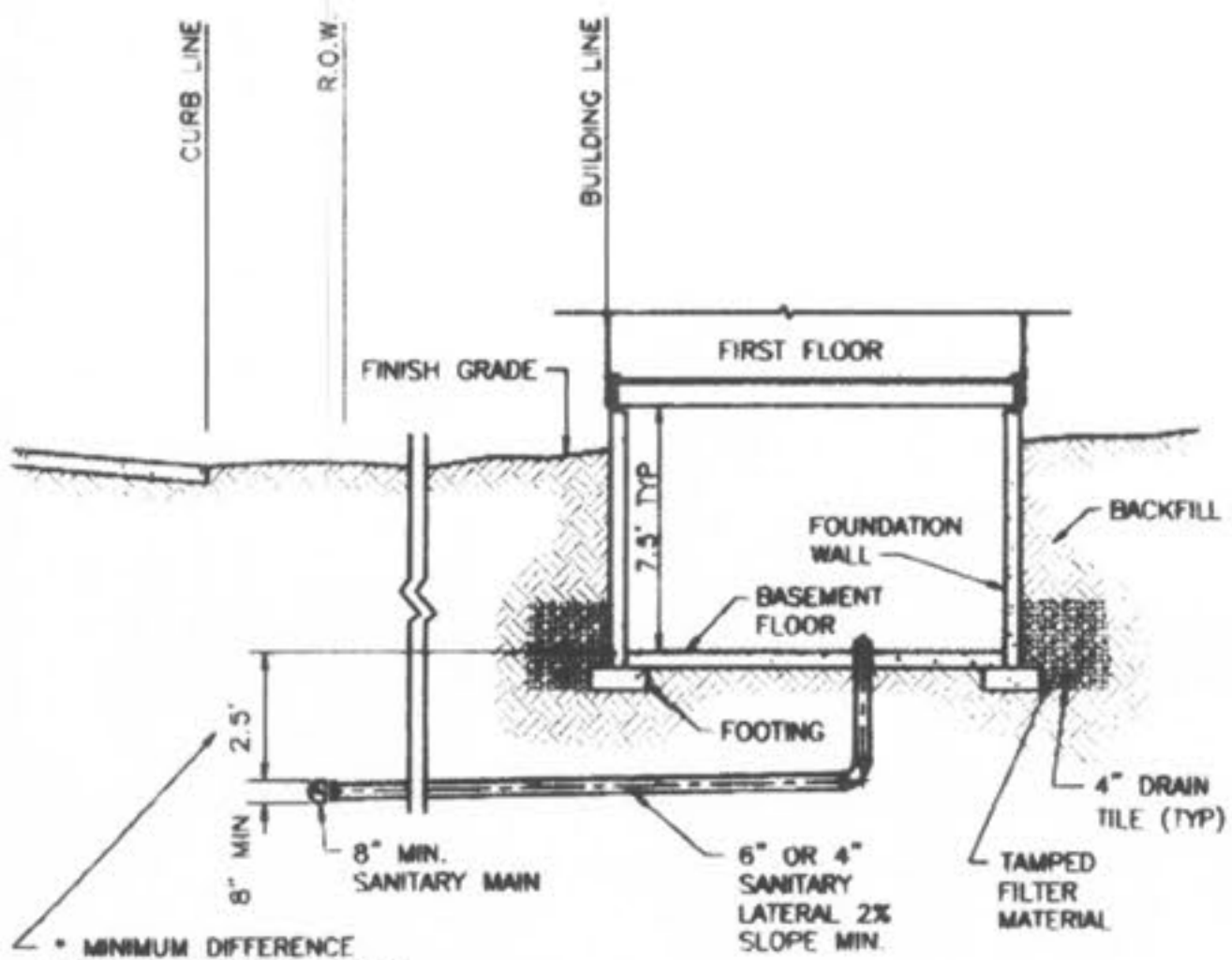
METAL FRAME AND COVER TYPE CLEANOUT



ADJUSTABLE HEAD TYPE CLEANOUT

DUCKETT CREEK SANITARY DISTRICT

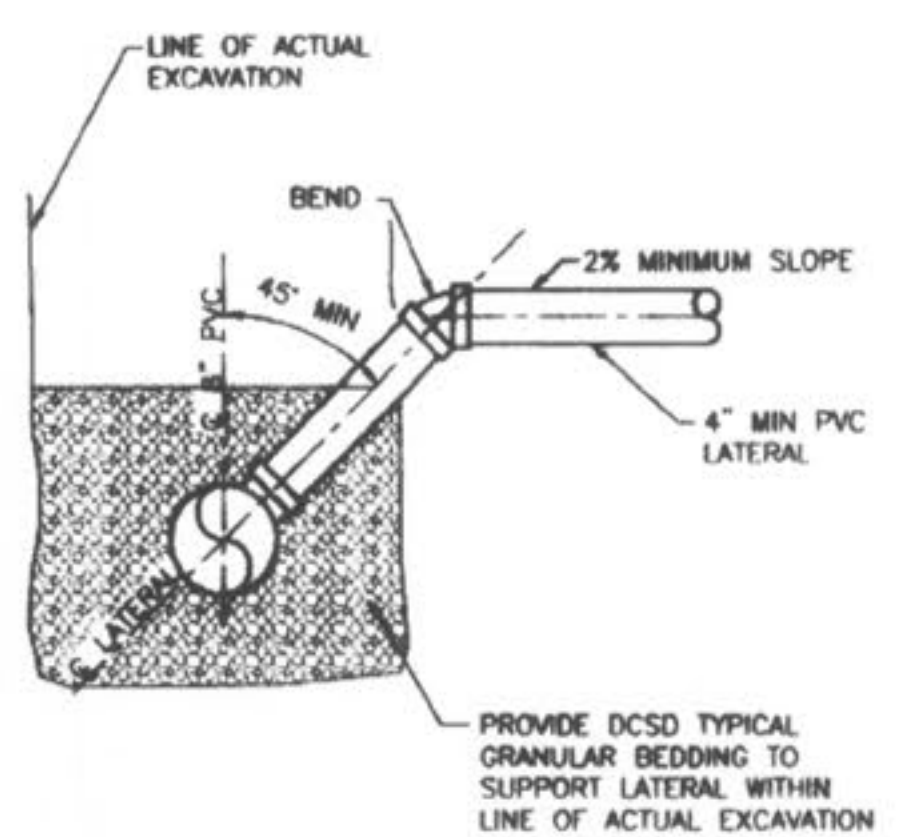
TYPICAL SEWER LATERAL CLEANOUT DETAILS	Drawn By: BSM	App By: KLA	Detail No. 25
	Check By: MDOB	Date: 1-8-01	



*NOTE: DIFFERENCE IN DEPTH INCREASES WITH PIPE SIZE.

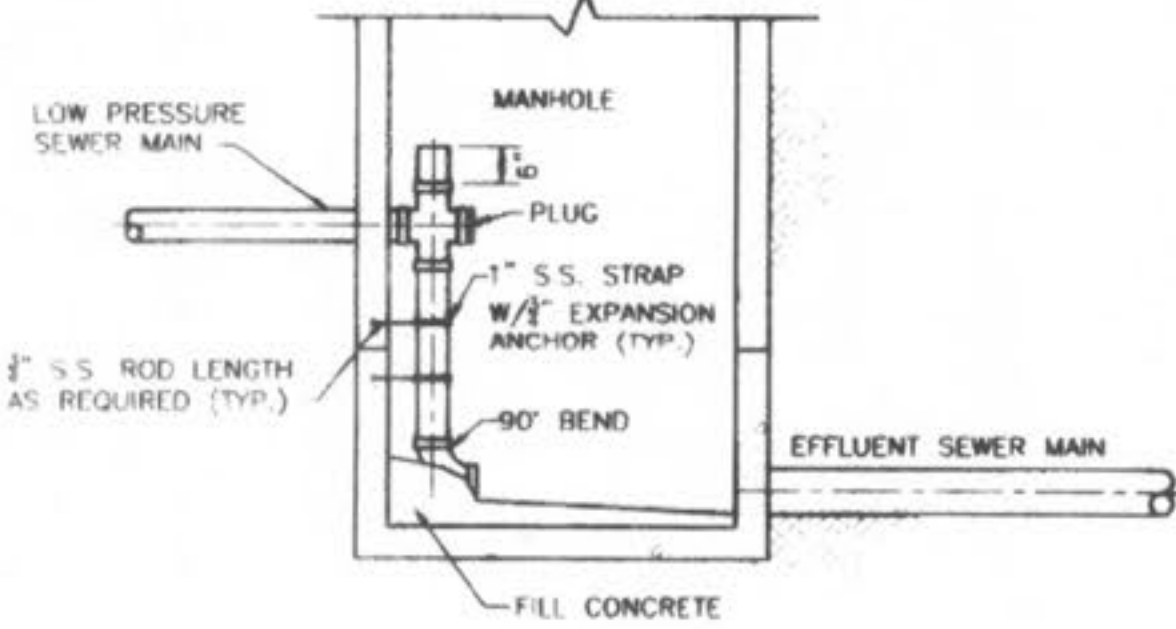
DUCKETT CREEK SANITARY DISTRICT

TYPICAL SANITARY SEWER LATERAL PROFILE	Drawn By: BSM	App By: KLA	Detail No. 26
	Check By: MDOB	Date: 1-9-01	



DUCKETT CREEK SANITARY DISTRICT

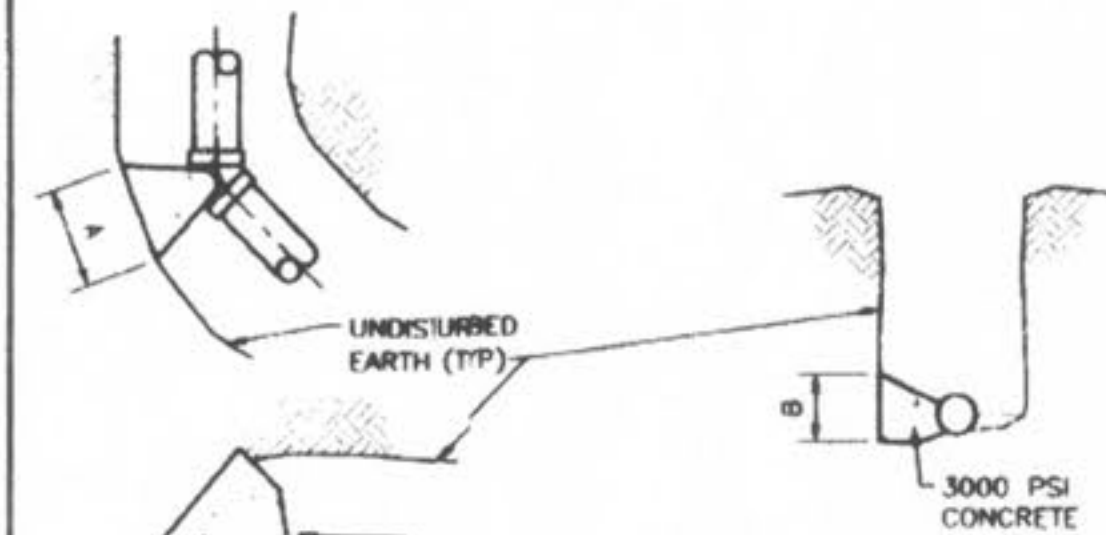
SANITARY SEWER LATERAL RISER DETAIL	Drawn By: BSM	App By: KLA	Detail No. 27
	Check By: MDOB	Date: 1-9-01	



NOTE: INVERT-BOTTOM SHALL BE WORKED TO PROVIDE POSITIVE DRAINAGE THROUGH MANHOLE.

DUCKETT CREEK SANITARY DISTRICT

LOW PRESSURE SEWER MAIN CONNECTION AT MANHOLE	Drawn By: BSM	App By: KLA	Detail No. 28
	Check By: MDOB	Date: 1-9-01	



MAIN SIZE	A x B	A x B	A x B	A x B
2"	5' x 1'	5' x 1'	1' x 1'	1' x 1'
4"	1' x 1'	1' x 1'	1.5' x 1'	1' x 1'
6"	1' x 1'	1.5' x 1'	2' x 1'	1.5' x 1'
8"	1' x 1'	2' x 1'	2' x 1'	2' x 1'

DUCKETT CREEK SANITARY DISTRICT

THRUST BLOCK DETAIL AND SIZE SCHEDULE	Drawn By: BSM	App By: KLA	Detail No. 29
	Check By: MDOB	Date: 1-9-01	

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**CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS**

**WYNDGATE
 DUCKETT CREEK
 SANITARY SEWER DETAILS**

Prepared For:
SUMMIT POINTE, L.C.

239 FOX HILL ROAD
 ST. CHARLES, MO. 63301
 (636) 940-9500

REVISIONS	NO.	DATE	REVISIONS PER CITY	REVISIONS PER CITY OF FALLON
1	10/25/04			
6	02/16/05			

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DRAWN	J.E.E.	DATE	6-29-04
CHECKED	D.W.D.	DATE	6-29-04
PROJECT #	01267.SUP0.02R	TASK #	2
FIELD BOOK			

WYNDGATE
 DUCKETT CREEK
 SANITARY SEWER DETAILS
 SHEET 168 OF 174

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