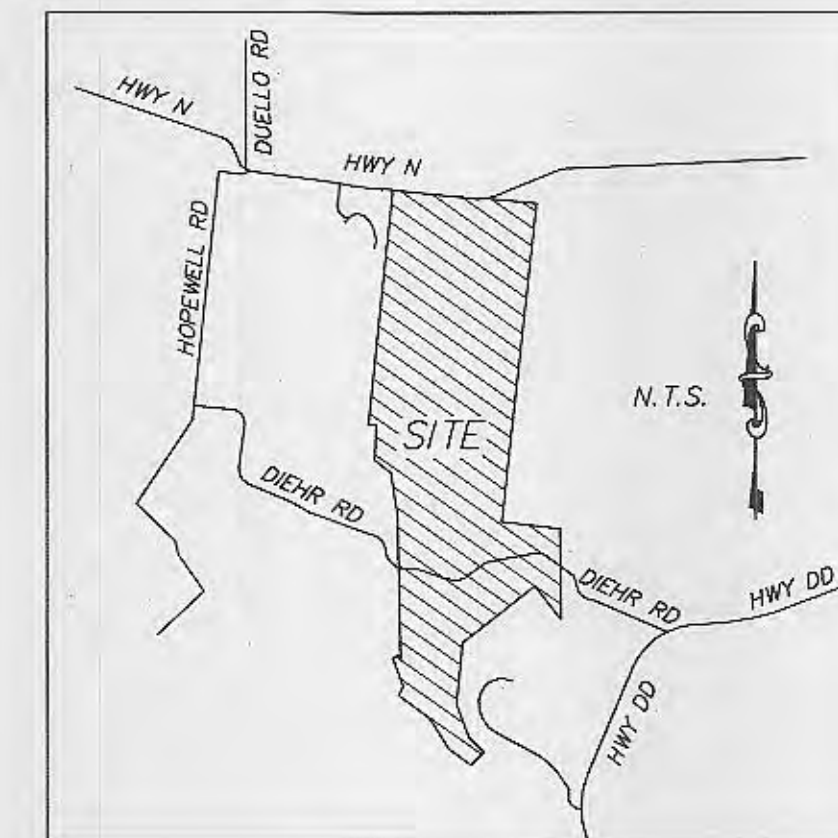
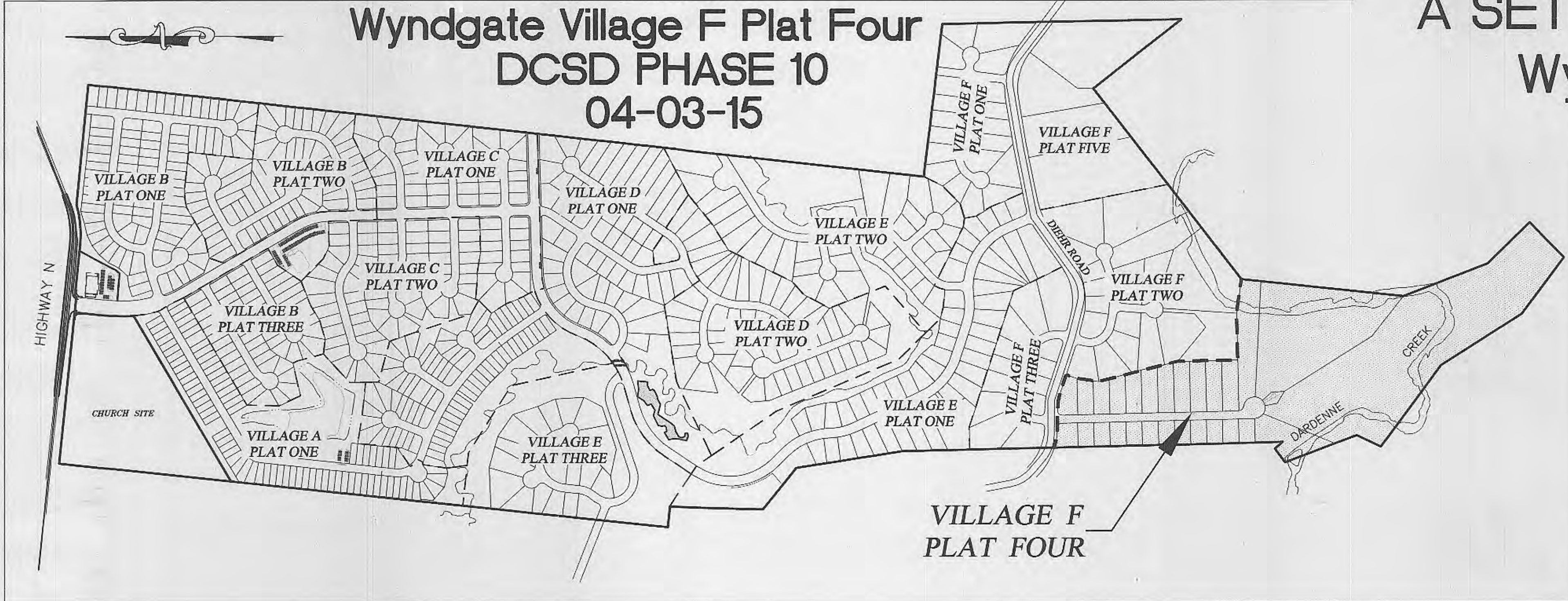


ASB

# AS-BUILTS Wyndgate Village F Plat Four DCSD PHASE 10 04-03-15

# A SET OF CONSTRUCTION PLANS FOR Wyndgate Village F - Plat Four

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

### 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 F  
PLAT FOUR**

**PICKETT, RAY & SILVER INC.**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters, Missouri, Suite 201  
110 West Main St.  
St. Peters, MO 65376  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs.com 1-800-708-9818

**ENGINEER'S AUTHENTICATION**  
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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. MO  
LICENSE #000323**

DOUGLAS S. TEBMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

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

P+Z No. 3203  
City No. 15-261-AB

Page No.  
**1 of 35**

### Drawing Index

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5-6	GRADING PLAN
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10	ENTRANCE DETAILS
11	TRAFFIC CONTROL PLAN
12	SANITARY SEWER PROFILES
13	LIFT STATION SITE PLAN
14-15	LIFT STATION DETAILS
16	STORM SEWER PROFILES
17-19	DRAINAGE AREA MAP
20-21	WATER LAYOUT
22-23	LANDSCAPE PLAN
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### 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 "TT" 60C 1936 616'.

Elev. 616.50

### Site

Cut cross "+" at the centerline of Paul Renaud  
Boulevard at Station 1+90.38.

The cross is located at the PC of the curve located  
190.38 feet north of the centerline-centerline intersection  
of Paul Renaud Boulevard and Diehr Road.

Elev. - 595.52

### Legend

	Sanitary Sewer (Proposed)		R.C.P. Reinforced Concrete Pipe
	Sanitary Sewer (Existing)		C.M.P. Corrugated Metal Pipe
	Storm Sewer (Proposed)		C.I.P. Cast Iron Pipe
	Storm Sewer (Existing)		P.V.C. Polyvinyl Chloride
	Water Line & Size		V.C.P. Vitrified Clay Pipe
	Existing water line		C.O. Clean Out
	Tee & Valve		V.T. Vent Trap
	Hydrant		T.B.R. To Be Removed
	Cap		T.B.R.&R. To Be Removed & Relocated
	Lot or Building Number		T.B.P. To Be Protected
	Existing Fence Line		T.B.A. To Be Abandoned
	Existing Tree Line		B.C. Base Of Curb
	Street Sign/Stop Sign		T.C. Top Of Curb
	Existing Contour		T.W. Top Of Wall
	Proposed Contour		B.W. Base Of Wall
	Rip-Rap		(TYP) Typical
	End of Lateral		U.N.Q. Unless Noted Otherwise
	Asphalt Pavement		U.I.P. Use In Place
	Concrete Pavement		S.A.S. Sinkhole Access Structure
	Proposed Swale		Street Sign/Yield Sign

### Conditions of Approval From Planning and Zoning

RE: (3203.01) Request for Consideration and Motion for Action on a Final Plan for Wyndgate - Summit Pointe, LLC  
property owner - proposed use: single family residential development

Dear Mr. Hughes:  
On July 1, 2004, the Planning and Zoning Commission approved the above referenced request.

The approval is conditional upon the following Staff recommendations being met:

- A Day Care Center has been shown as part of both the Area and Final Plan submissions. At this time no information has been supplied on the proposed Day Care; in addition, the layout and orientation of the proposed building and lot on the Final Plan are not the same as what was originally shown on the Area Plan. This change has created some issues that will need to be addressed. Therefore, a separate Site Plan Application will need to be submitted for the Day Care Center that demonstrates that the proposed development is in full compliance with all applicable Zoning Codes.
- A Site Plan will be required to be reviewed and approved by the Planning and Zoning Commission for the Amenity Package with details for the pool, cabana, sports court, bike racks, pedestrian bridge, parking lot (including handicapped parking) and signage.
- Provide the supporting calculations that demonstrate that the correct number of handicapped parking spaces based on the total number of spaces available at each amenity site have been provided.
- State approval will be necessary for the entrance onto Highway N.
- Check site distance at BB and U.
- Additional right of way may be needed for Diehr Road to upgrade it to collector status. This can be addressed at the time of construction plan submittal.
- Provide horizontal data for all proposed roadways.
- Eliminate note 27. Rock base for all roadways constructed with seven (7) inches of P.C.C. pavement will be required.
- Provide a detail for the proposed trail that demonstrates that it meets a minimum width of four (4) feet.
- Label the existing gravel curb cut on Highway N as "to be removed".
- The limited access portion of street UU shall be built to accommodate a 35 mph design speed.
- The existing water line that conflicts with lots 777 and 785 shall be relocated and the easement vacated.
- The fencing referred to in General Note 38 shall be white vinyl material.
- Provide a gravel drop off and pick up student area adjacent to the Highway N entrance as reviewed and approved on the Construction Site Plans.

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

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

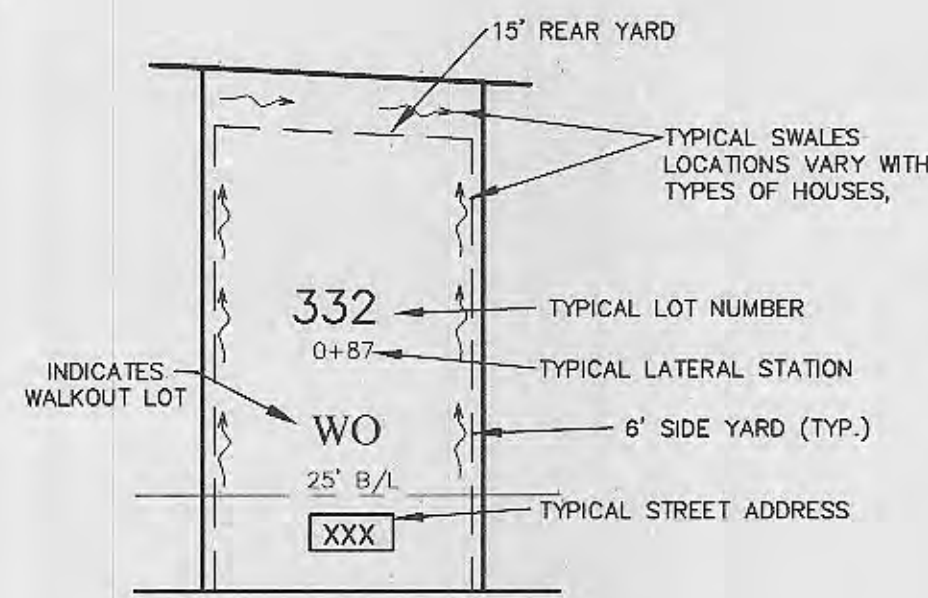
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

\* City of O'Fallon 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 45.93 acres.  
The area of land disturbance is 3.6± acres.  
Number of proposed lots is 27.  
Building setback information. Front 25' (Min.)  
Side 6'  
Rear 15'  
\* The estimated sanitary flow in gallons per day is 9,990

<b>TREE PRESERVATION</b>	
Overall (from Final Plan)	Existing Trees: 256.6 Acres Trees Saved: 141.2 Acres
Village F Plat Four:	Existing Trees: 22.14 Acres Trees Saved: 21.41 Acres





TYPICAL LOT  
DETAIL  
N.T.S.

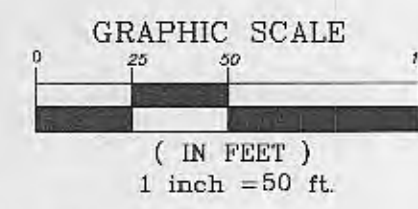
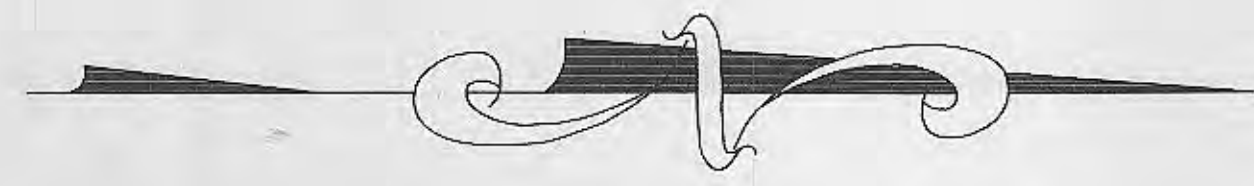


SIGHT DISTANCE EASEMENT NOTE: ALL EXISTING OBSTRUCTIONS WITHIN THE LINE OF SIGHT EASEMENT SHALL BE REMOVED OR MODIFIED AND NO FUTURE OBSTRUCTIONS WILL BE ALLOWED WITHIN THE LINE OF SIGHT EASEMENT TO ENSURE ADEQUATE LINE OF SIGHT.

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 35.

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

N/F  
JANICE M. FLAGG  
1711/1107  
ZONED ST. CHARLES  
COUNTY AGRICULTURE



AS-BUILTS  
Wyndgate Village F Plat Four  
DCSD PHASE 10  
04-03-15

N/F  
WILLOW WALK ESTATES  
PLAT ONE  
PB 44, PG 387  
COMMON GROUND "A"

N/F  
JANICE M. FLAGG  
1711/1107  
ZONED ST. CHARLES  
COUNTY AGRICULTURE



SEE SHEET 4

These "AS-BUILT" SANITARY & STORM SEWER plans are based on actual field observations conducted during FEBRUARY & MARCH 2015, and the results are shown hereon.

By: *[Signature]*  
STANLEY M. MUNDWILLER, P.L.S., #2005019286  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D



**PROJECT TITLE**  
WYNDGATE VILLAGE F  
PLAT FOUR

**DEVELOPER / OWNER INFORMATION**  
McBride Wyndgate, LLC  
16091 Swingley Ridge Road, Suite 300  
Chesterfield, Missouri 63077

**CITY OF O'FALLON SITE PLAN**

**P+Z No.** 3203  
**City No.** 15-261-AB  
**Page No.** 3 of 35

**ENGINEER'S AUTHENTICATION**  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREINER 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

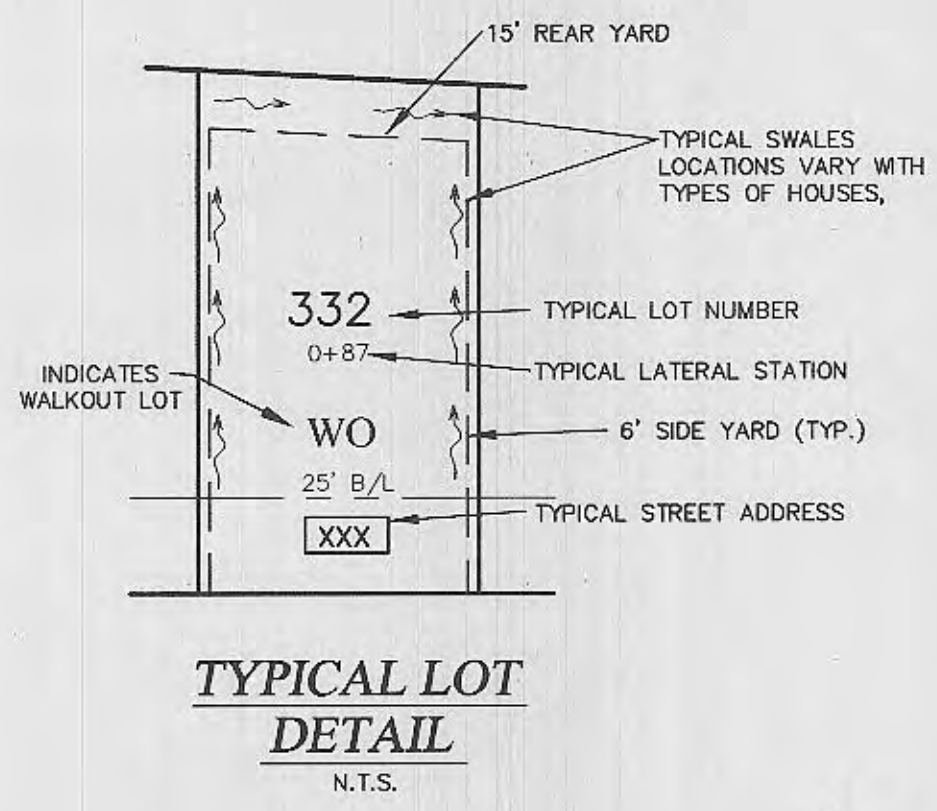
**PICKETT, RAY & SILVER, INC.**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
BRANSON  
ST. PETERS  
22 Richmond Center Court  
St. Peters, MO 63376  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-3918

**PRR No.** 01267.MCSO.08R

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.

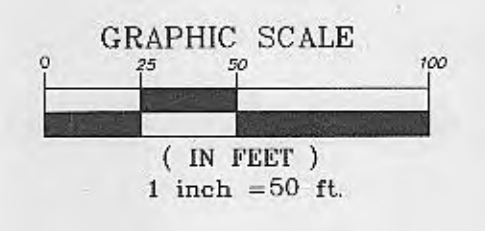


# AS-BUILTS Wyndgate Village F Plat Four DCSD PHASE 10 04-03-15



N/F LUTHERAN CHARITIES ASSOCIATION  
939/222  
ZONED ST. CHARLES COUNTY AGRICULTURE

N/F JANICE M. FLAGG  
1711/1107  
ZONED ST. CHARLES COUNTY AGRICULTURE



**SPEED LIMIT 25**  
R2-1

SEE SHEET 19 FOR OVERALL PLAN VIEW

SEE SHEET 3

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.

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

NOTE: SEE DRAINAGE AREA MAPS FOR REMAINDER OF SITE.

These "AS-BUILT" SANITARY & STORM SEWER plans are based on actual field observations conducted during FEBRUARY & MARCH 2015, and the results are shown hereon.

By: *Stanley M. Mundwiler* 5/21/15  
STANLEY M. MUNDWILLER, P.L.S., #2005019226  
STATE OF MISSOURI

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

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**PROJECT TITLE**  
WYNDGATE VILLAGE F PLAT FOUR

**DEVELOPER / OWNER INFORMATION**  
McBride Wyndgate, LLC  
16091 Swingley Ridge Road, Suite 300  
Chesterfield, Missouri 63077

**P+Z No.** 3203  
**City No.** 15-261-AB  
**Page No.** 4 of 35

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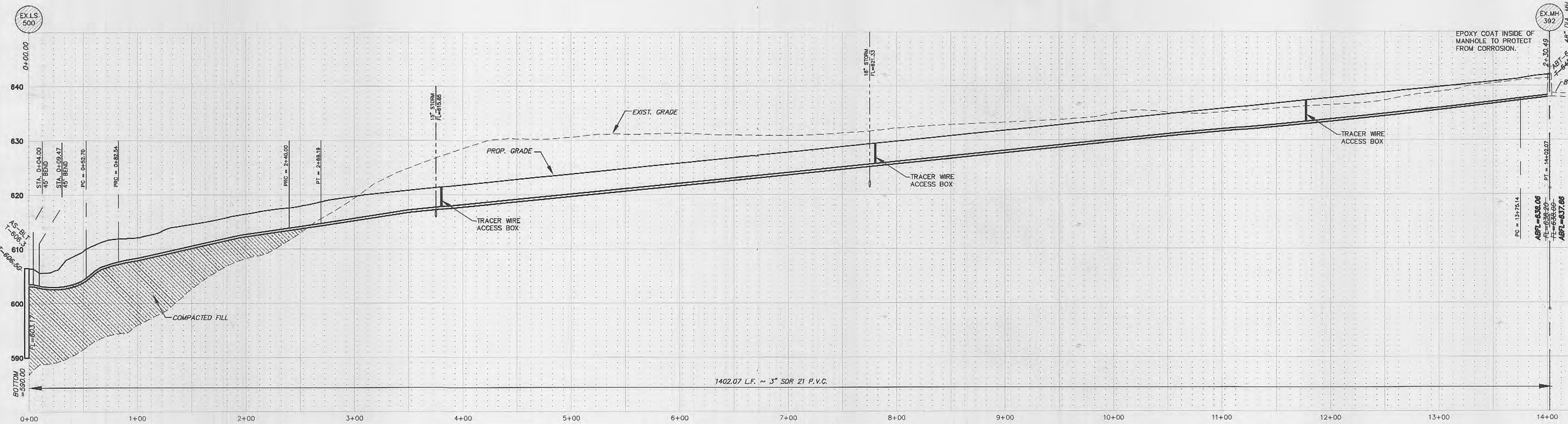
**ENGINEER**  
DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

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

**PRR No.** 01267.MCSO.08R



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



**AS-BUILTS**  
**Wyndgate Village F Plat Four**  
**DCSD PHASE 10**  
**04-03-15**

NOTE FOR ALL NEW CONSTRUCTION:  
ALL SANITARY MAINS & LATERALS  
CROSSING UNDER THE PAVEMENT SHALL  
HAVE PROPER ROCK BACKFILL AND  
REQUIRED COMPACTION.

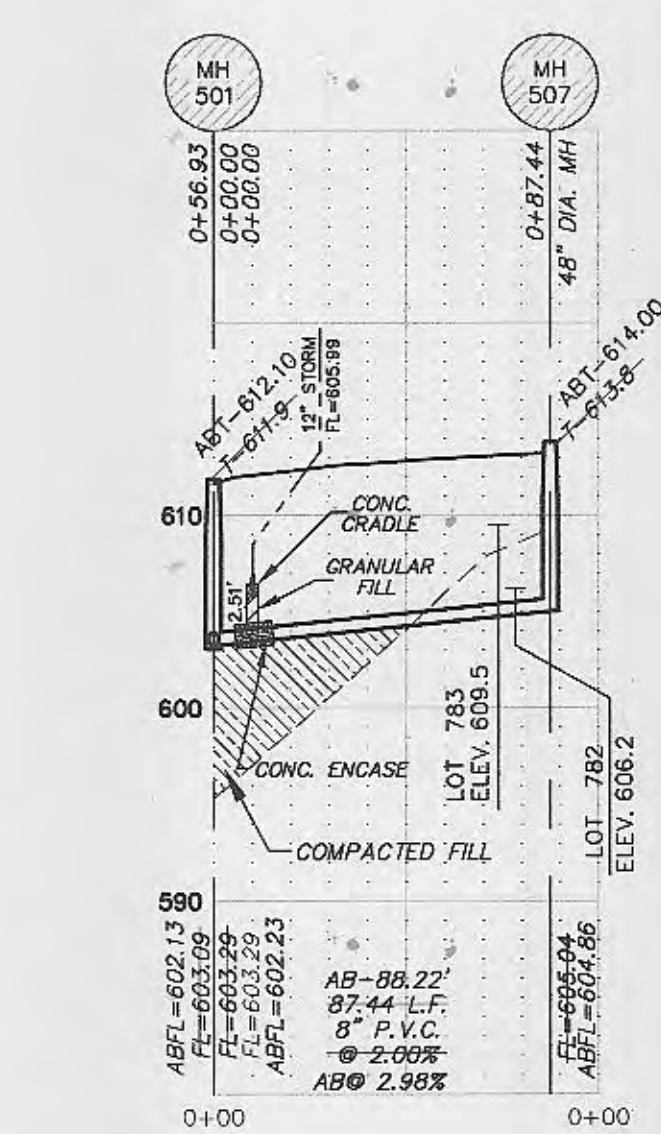
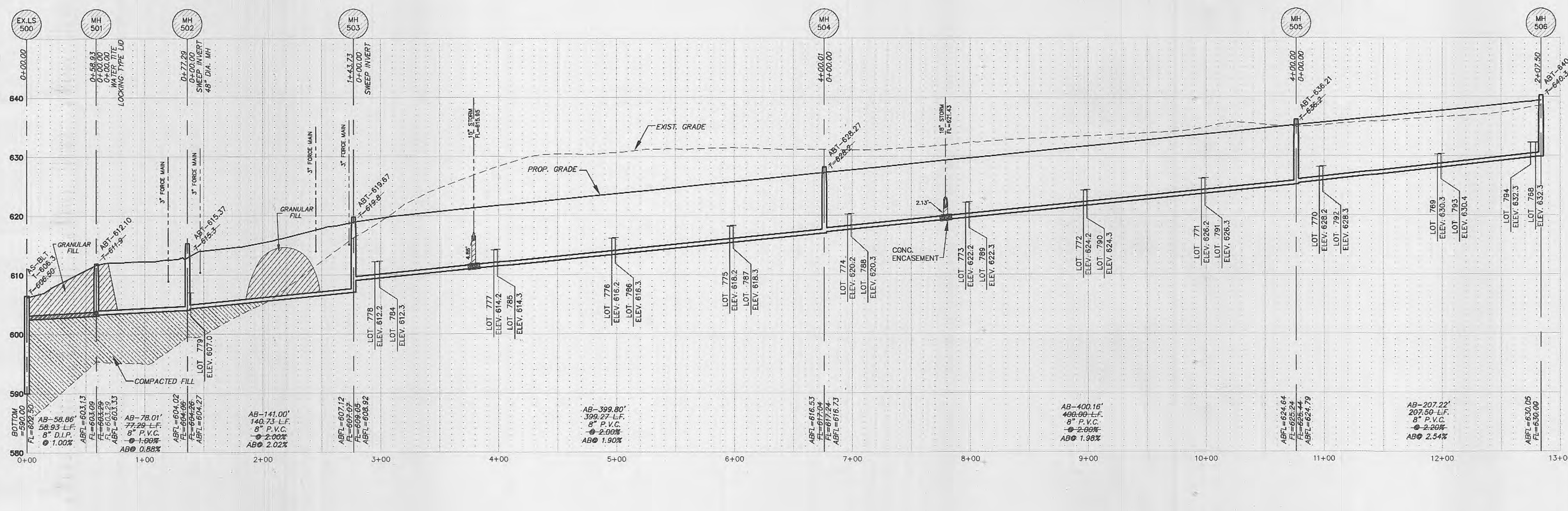
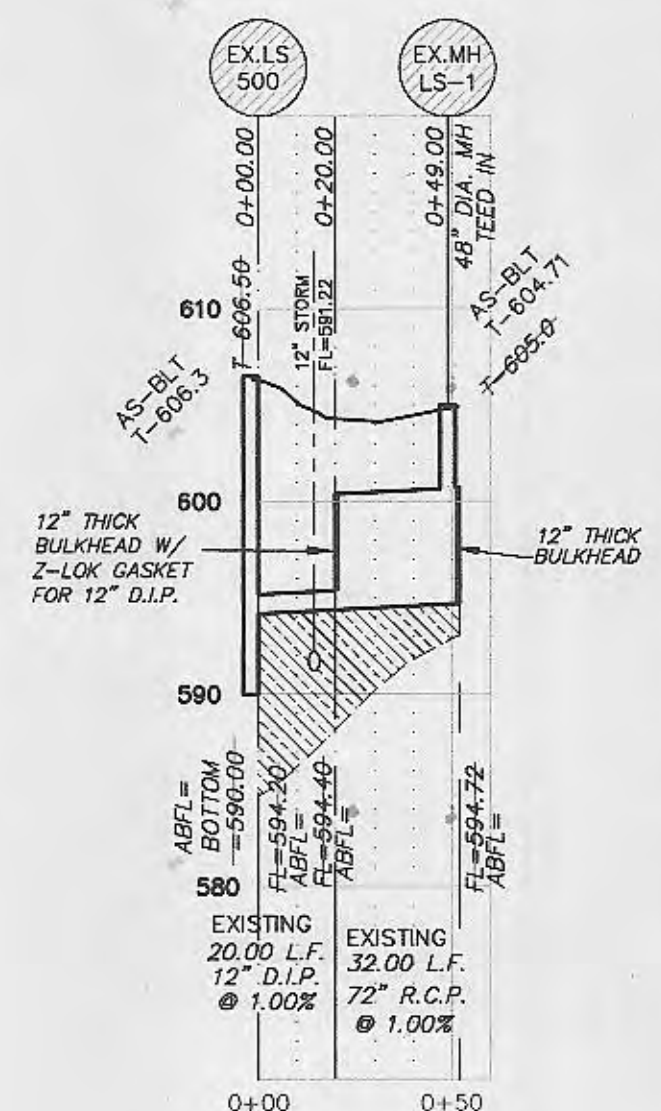
ALL SANITARY MAIN & LATERAL STREET CROSSINGS, IF TRENCHED,  
SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME  
TRENCH OR OVERDIG, THE UPPER SHALL BE PLACED ON A 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.

These "AS-BUILT" SANITARY & STORM SEWER plans are based on actual field observations  
conducted during FEBRUARY & MARCH 2015, and the results are shown hereon.

By: *[Signature]* 5/21/15  
STANLEY M. MUNDWILLER, P.L.S., #2005019226  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D



**PROJECT TITLE**  
**WYNDGATE VILLAGE F**  
**PLAT FOUR**

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
Blairton  
110 West Adams, Suite 201  
Blairton, MO 65516  
St. Peters  
82 Richmond Center Court  
St. Peters, MO 65376  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs.com 1-800-708-3818

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SPECIFICALLY NOTED OTHERWISE.  
PICKETT, RAY & SILVER, INC.  
MO LICENSE #000825

DOUGLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23345

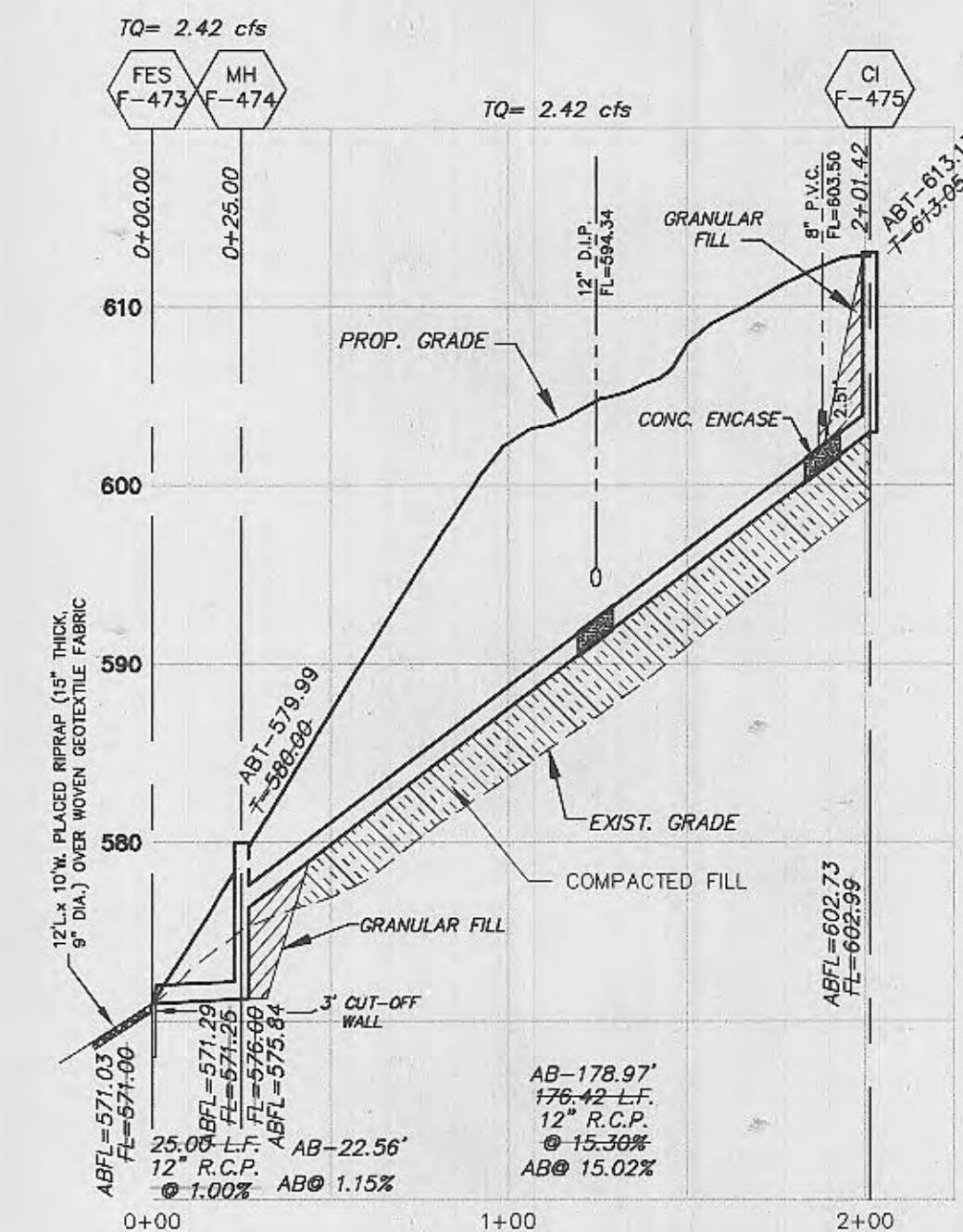
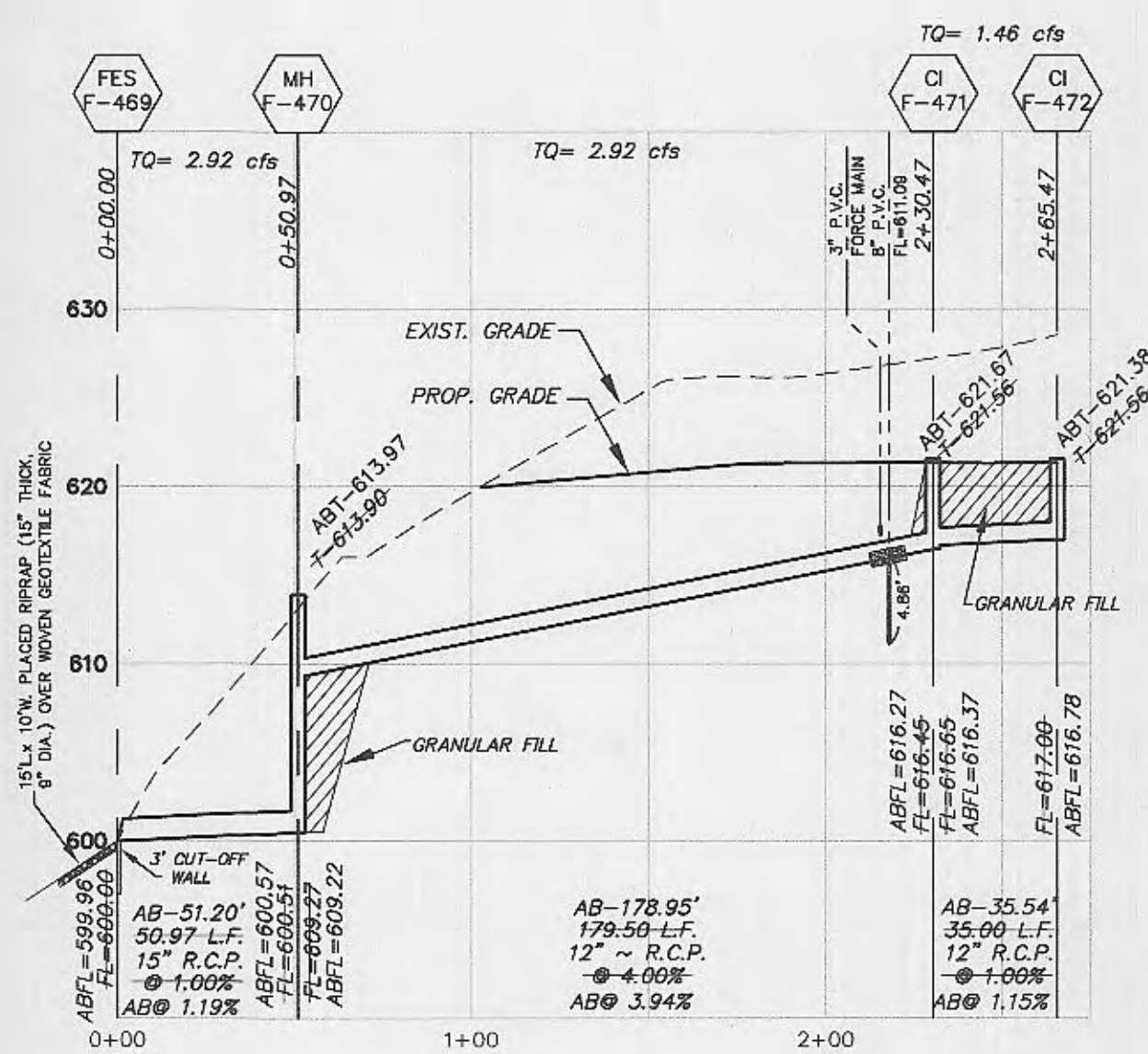
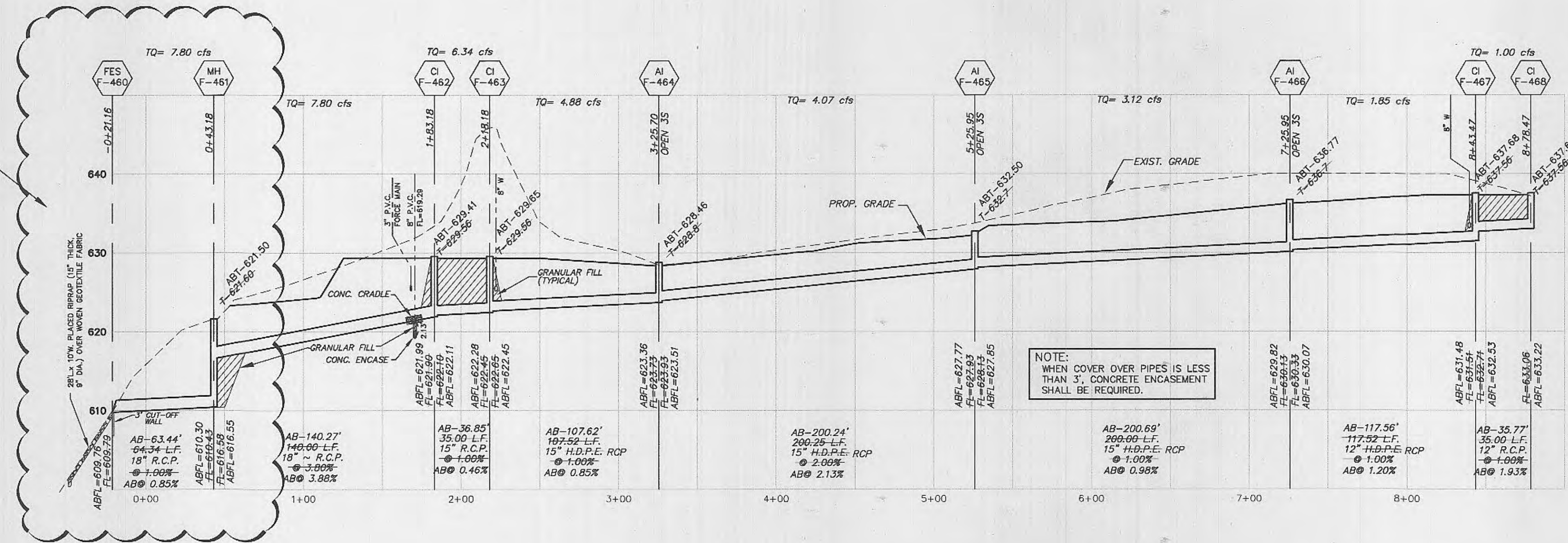
**Developer / Owner Information**  
**McBride Wyndgate, LLC**  
16091 Swingle Ridge Road, Suite 300  
Chesterfield, Missouri 63071  
**CITY OF OFALLON - Duckett Creek Sanitary Sewer Profiles**

P+Z No. 3203  
City No. 15-261-AB  
Page No.



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

REVISED 12/11/14



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.

## AS-BUILTS Wyndgate Village F Plat Four DCSD PHASE 10 04-03-15

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STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER AND/OR WATER MAIN TRENCHES SHALL BE CRADLED IN CONCRETE (OR ENCASED 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.

IF THE STORM SEWER AND SANITARY SEWERS OR WATER MAIN IS PARALLEL AND IN THE SAME TRENCH OR OVERDIG, THE UPPER PIPE SHALL BE PLACED ON A SHELF AND THE LOWER PIPE SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER PIPE.

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By: *Stanley M. Mundwiler* 5/21/15  
STANLEY M. MUNDWILER, P.L.S., #2005019226  
STATE OF MISSOURI

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

PROJECT TITLE  
**WYNDGATE VILLAGE F  
PLAT FOUR**

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
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110 West Adams, Suite 201  
St. Peters, MO 65276  
Phone (636) 397-1211  
www.prs.com 1-800-708-3916

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**PICKETT, RAY & SILVER, INC**  
NO LICENSE #00025

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 O'FALLON - Storm Sewer Profiles

P+Z No. 3203  
City No. 14-394-SP  
Page No.

16 of 35