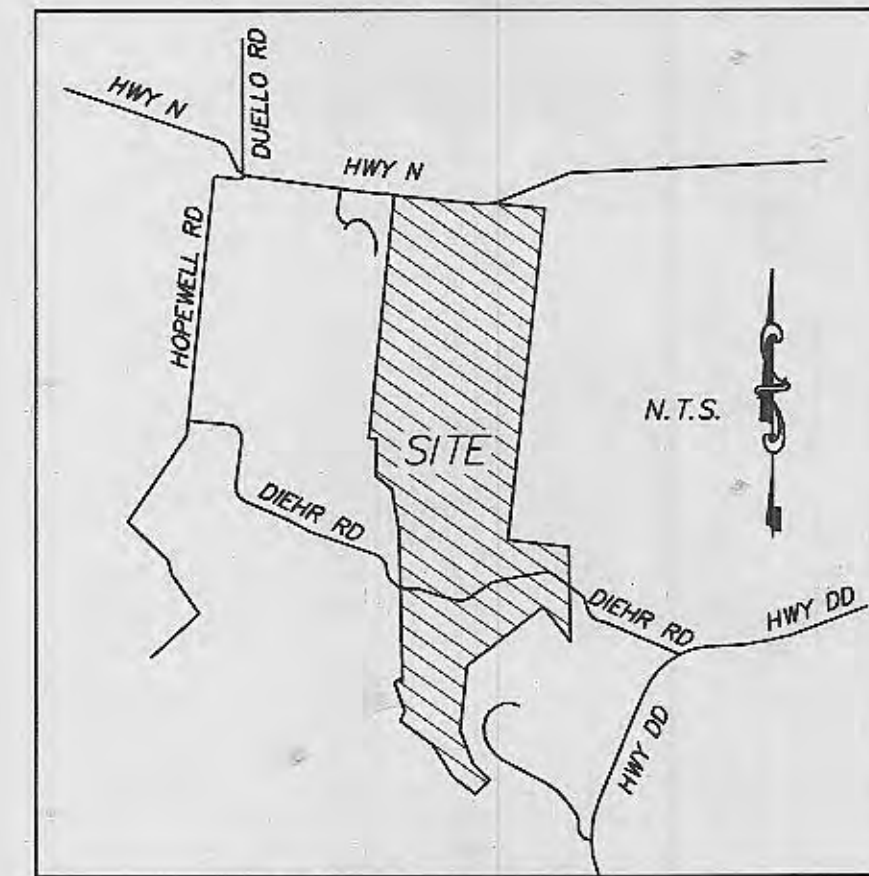


# A SET OF CONSTRUCTION PLANS FOR Wyndgate Village F - Plat Three

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 F Plat Three DCSD PHASE 8 ~~9-13-13~~ 10-31-13

### Utility Contacts

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

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

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

Electric  
Cuivre River Electric Co.  
P.O. Box 160  
Troy, MO. 63379-0160  
1-800-392-3709

Gas  
Laclede Gas Company  
6400 Graham Road  
St. Louis, MO. 63134  
314-522-2297

Telephone  
Century Tel  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
636-332-7261

Fire Protection  
Wentzville Fire District  
209 West Pearce Blvd.  
Wentzville, MO. 63385

### Drawing Index

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN
- 4 GRADING PLAN
- 5 EROSION CONTROL PLAN
- 6 STREET PROFILES
- 7-8 ENTRANCE DETAILS
- 9 ENTRANCE CONSTRUCTION DETAILS
- 10 SEWER PROFILES
- 11 DRAINAGE AREA MAP
- 12 WATER LAYOUT
- 13 LANDSCAPE PLAN
- 14-15 PAVEMENT DETAILS
- 16 STORM SEWER & SIDEWALK DETAILS
- 17-21 SANITARY SEWER DETAILS
- 22-23 WATER DETAILS
- 24-25 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 "IT" 60C 1936 616'.

Elev. 616.50

### Site

Cut cross "+" at the centerline - centerline  
intersection of Wyndgate Ridge Drive with Parkgate  
Drive and Towergate Drive

Elev. 639.91

### Legend

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

### Conditions of Approval From Planning and Zoning

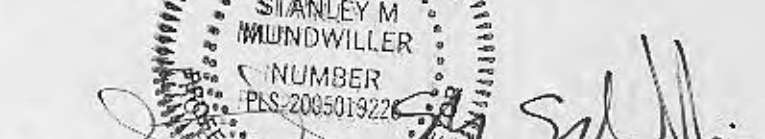
\* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31  
7:00 A.M. To 7:00 P.M. Monday Through Sunday  
June 1 Through September 30  
6:00 A.M. To 8:00 P.M. Monday Through Friday  
7:00 A.M. to 8:00 P.M. Saturday and Sunday

\* The area of this phase of development is 10.66 acres.  
The area of land disturbance is 1.5± acres.  
Number of proposed lots is 13.  
Building setback information. Front 25'  
Side 6'  
Rear 15'

\* The estimated sanitary flow in gallons per day is 4,810

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2005, JULY & OCTOBER 2012 and the results are shown hereon.

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

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

11/01/13

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

REVISED PER CITY COMMENTS 04/30/2013  
REVISED PER CITY COMMENTS 05/22/2013

PROJECT TITLE  
WYNDGATE VILLAGE F  
PLAT THREE  
F3ASB  
PRS No. 01267.MCSO.02R

PICKETT, RAY & SILVER INC  
CIVIL ENGINEERING, LAND SURVEYING,  
AND NATURAL RESOURCES SERVICES  
St. Peters  
22 Richmond Center Court  
St. Peters, MO 65376  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-3818

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  
PICKETT, RAY & SILVER, INC.  
MO LICENSE #000025

DEKLAS S. TIEMANN  
PROFESSIONAL ENGINEER LICENSE E-23245

Developer / Owner Information

McBride Wyndgate, LLC  
16081 Swingley Ridge Road, Suite 300  
Chesterfield, Missouri 63017

CONTACT:  
Mr. Jeremy Roth  
314-338-0772 Fax

City of O'Fallon Cover Sheet

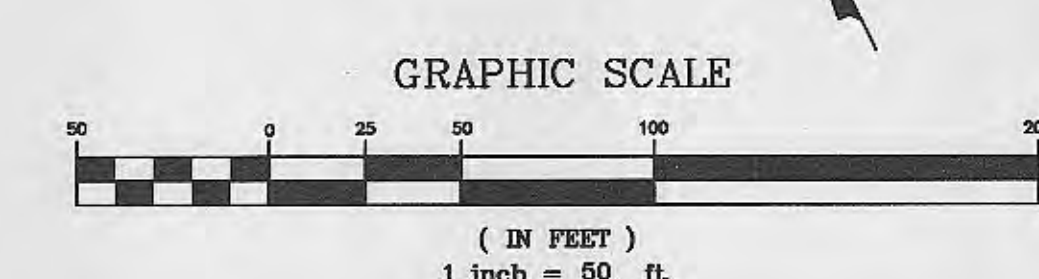
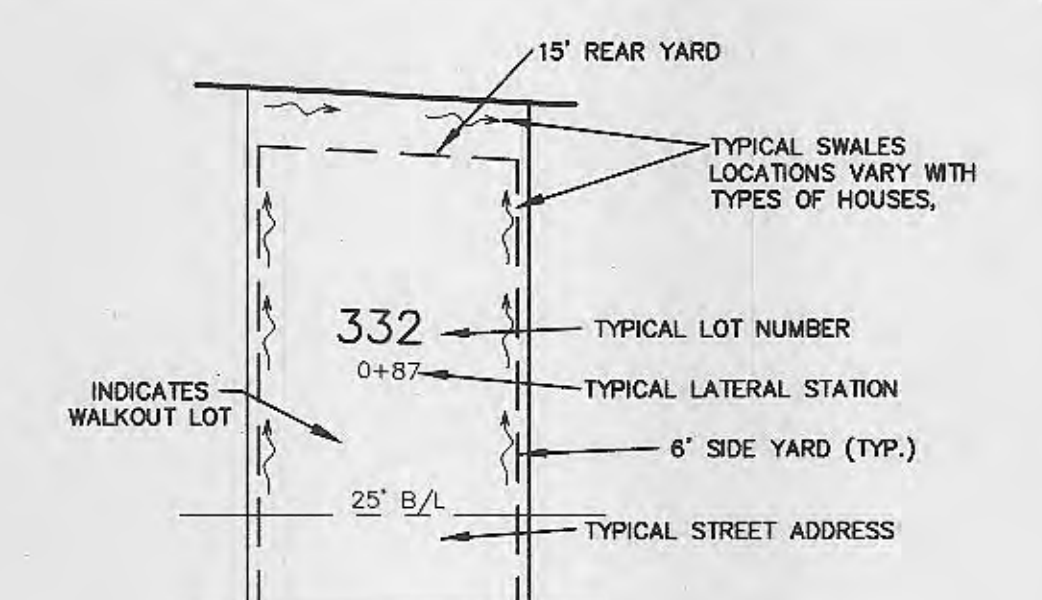
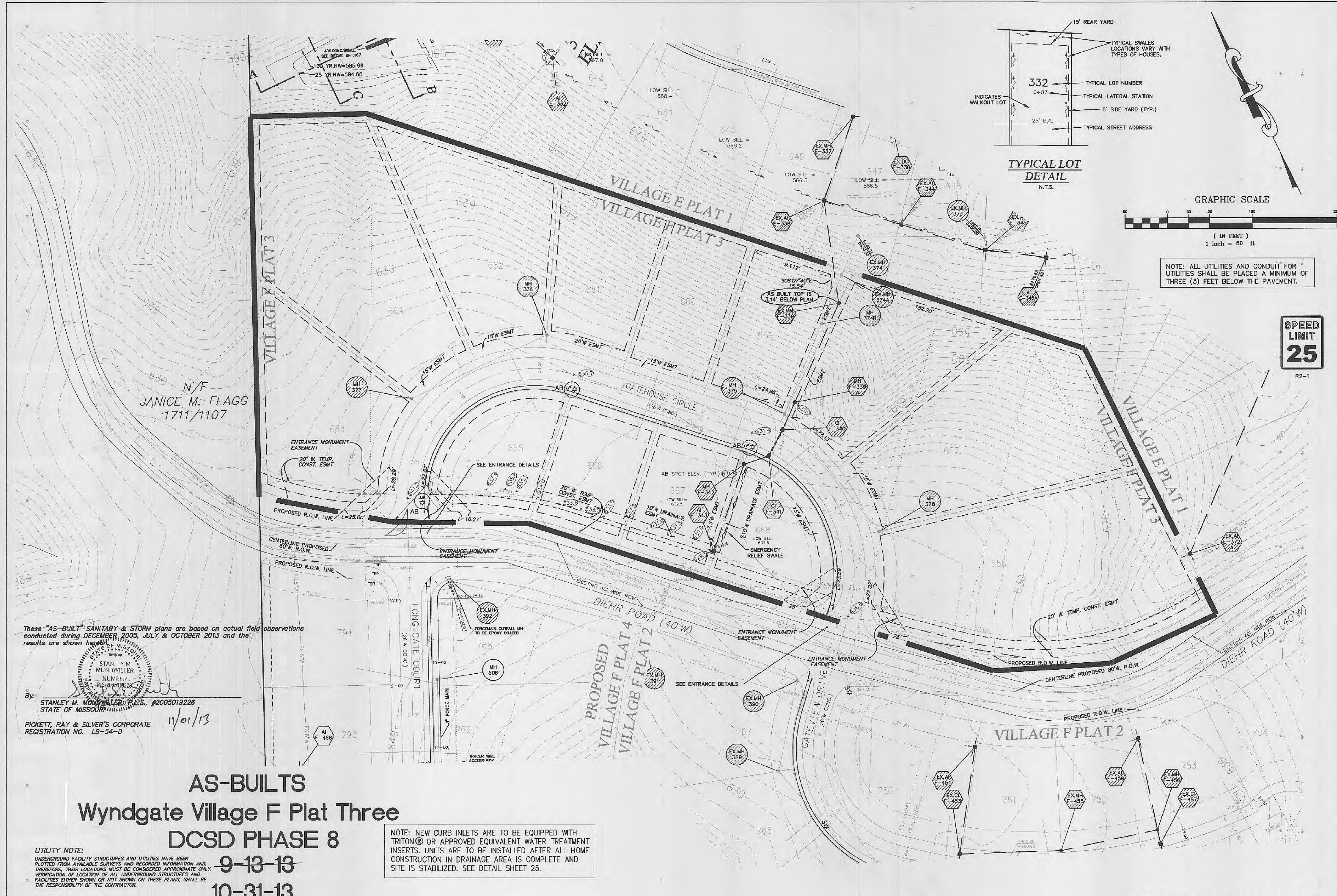
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City No.

Page No.

1 of 25





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

**SPEED LIMIT 25**  
R2-1

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER, 2005, JULY & OCTOBER 2013 and the results are shown herein.

By:   
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STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D 11/01/13

**AS-BUILTS  
Wyndgate Village F Plat Three  
DCSD PHASE 8**

9-13-13  
10-31-13

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 25.

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**  
WYNDGATE VILLAGE F PLAT THREE

**PICKETT, RAY & SILVER INC**  
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES  
Brentwood, Missouri  
110 West Adams, Suite 201  
St. Peters, MO 65276  
Phone (636) 397-1211 Fax (636) 397-1104  
www.prs3.com 1-800-708-3818

**ENGINEERS AUTHORIZATION**  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.  
PICKETT, RAY & SILVER, INC.  
NO LICENSE #000025

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

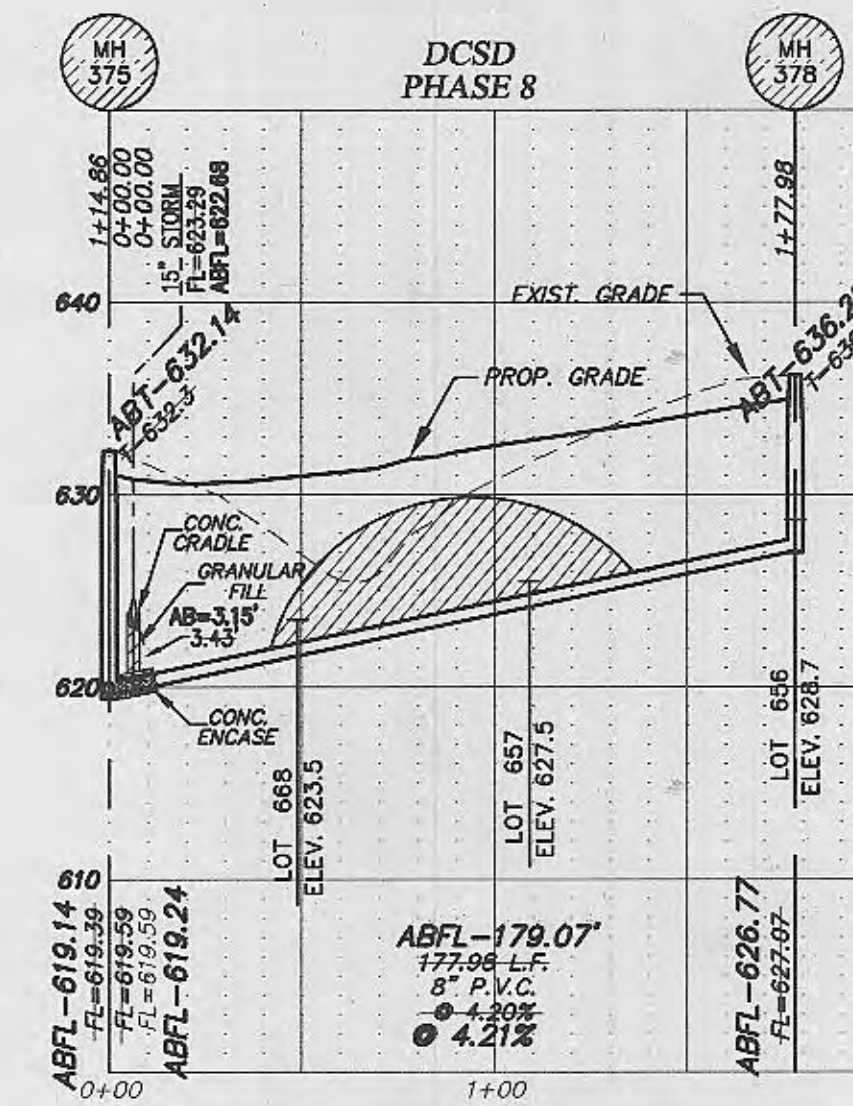
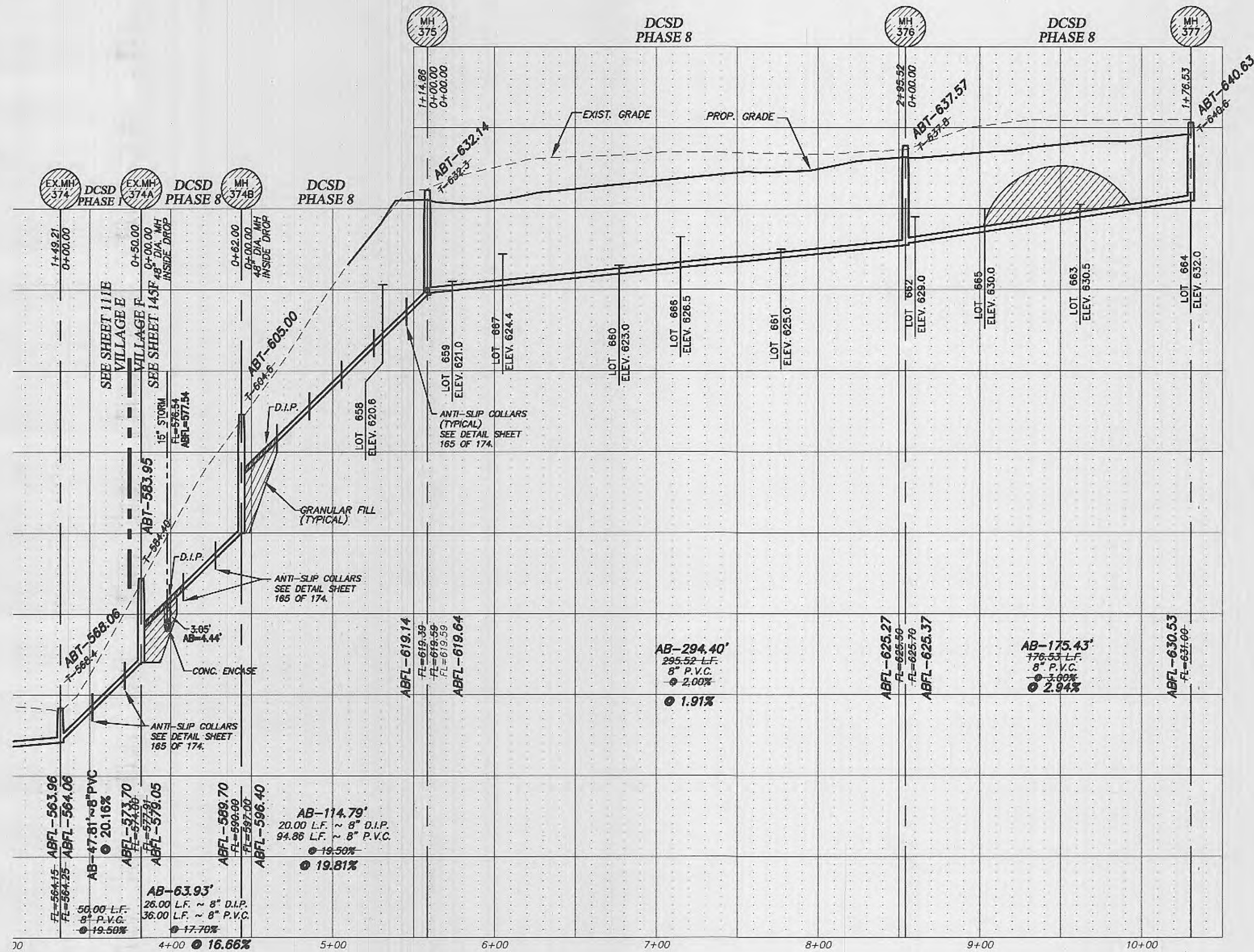
**CITY OF OFALLON SITE PLAN**

**P+Z No.** 3203  
**City No.**  
**Page No.** 3 of 25

City of Ofallon Standard Subdivision Notes and Details - June 2010



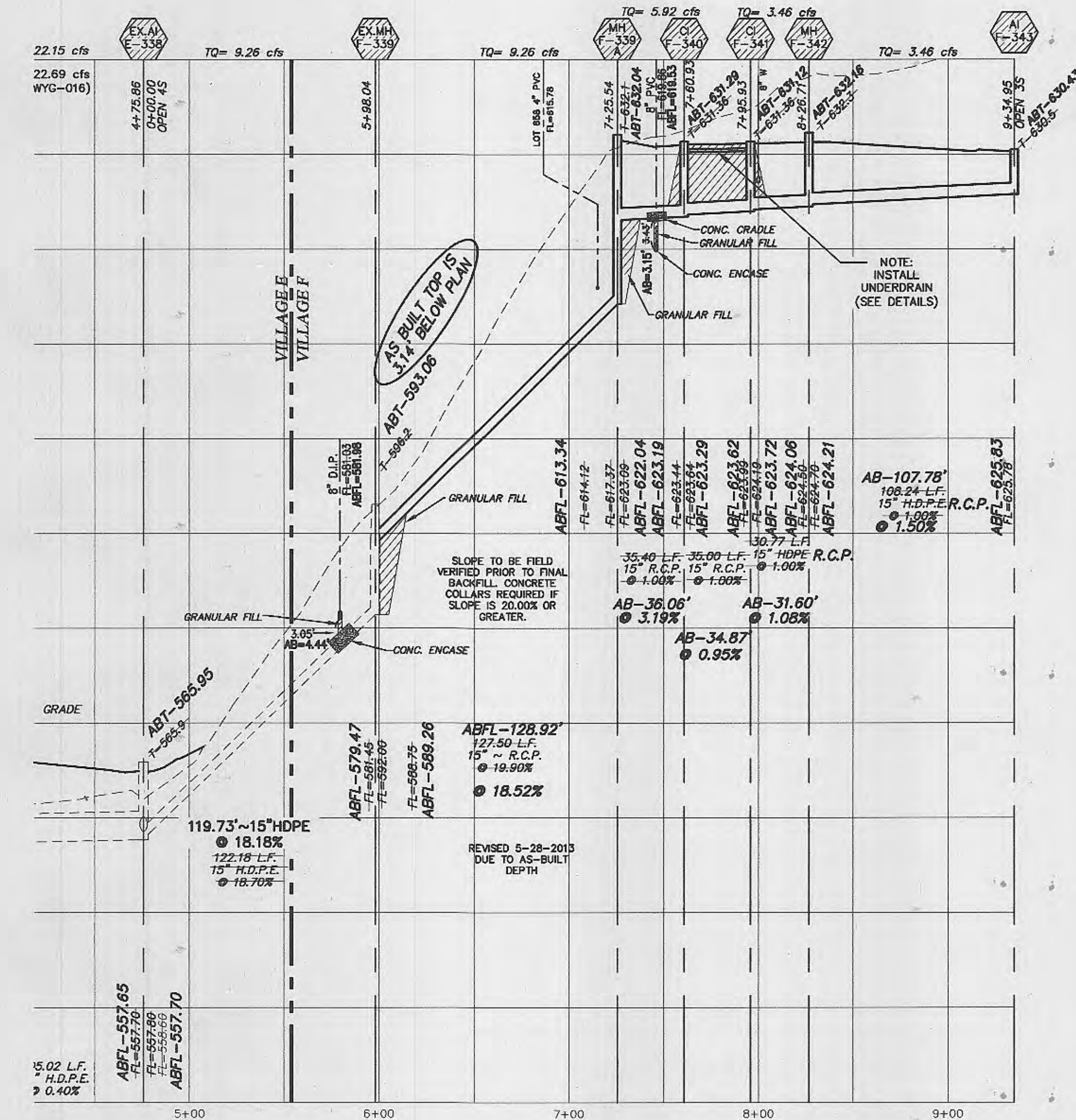
SCALE: 1"=50' HORIZONTAL  
1"=10' VERTICAL



# AS-BUILTS Wyndgate Village F Plat Three DCSD PHASE 8

9-13-13  
10-31-13

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NOTE FOR ALL NEW CONSTRUCTION  
ALL SANITARY LATERALS CROSSING UNDER  
THE PAVEMENT MUST HAVE PROPER ROCK  
BACKFILL AND REQUIRED COMPACTION.

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

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME  
TRENCH OR OVERDIE, 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 I.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 plans are based on actual field observations  
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By:   
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**DEVELOPER / OWNER INFORMATION**  
McBride Wyndgate, LLC  
16091 Swingley Ridge Road, Suite 300  
Chesterfield, Missouri 63071  
CITY OF OFALLON - Duckett Creek Sanitary Sewer Profiles  
CITY OF OFALLON - Storm Sewer Profiles

**P+Z No.** 3203  
**City No.**  
**Page No.** 10 of 25

City of Ofallon Standard Subdivision Notes and Details - June 2010