SEE SHT 4.3 FOR CONTINUATION

SEE SHT 4.6 FOR CONTINUATION

SEE SHT 4.7 FOR CONTINUATION

WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE

AREA INLET TOP=642.99' INV.=637.97

12" PVC

SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ZONE OF INFLUENCE NOTE:
★ – DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1–14.3 FOR ADDITIONAL INFORMATION.

FENCE NOTE:
ANY FENCE THAT ABUTS PAUL RENAUD BLVD OR LAKE SAINT LOUIS BLVD SHALL BE IDENTICAL IN SIZE, TYPE AND COLOR IN ORDER TO MAINTAIN A COHESIVE APPEARANCE

WYNDGATE VILLAGE C PLAT ONE BK 43/PG 93

48"IRON FENCE

WALL

44" FENCE

AREA INLET TOP=631.16' INV.=624.19'

15" PVC

12" PVC

AREA INLET TOP=625.89' INV. 620.54'

LIGHT STANDARD (TYP)

PLAYGROUND AREA

COMMON GROUND

RETENTION BASIN F
SEE SHEETS 10.9–10.10 FOR DETAILS OF BASIN AREA AND STRUCTURES

DETENTION BASIN D
SEE SHEETS 10.5 FOR DETAILS OF BASIN AREA AND STRUCTURES

FUTURE PHASE(S) PHASE 1

FAR MEADOW DRIVE (50' PUBLIC R/W, 26' CONC. PVMT)

HAVER HILL DRIVE (50' PUBLIC R/W, 26' CONC. PVMT)

PAUL RENAUD BLVD (60' PUBLIC R/W, 40' CONC. PVMT)

OVERTON HEATH COURT (50' PUBLIC R/W, 26' CONC. PVMT)

BRETTON TRAILS DRIVE (50' PUBLIC R/W, 26' CONC. PVMT)

SAWMILL GLEN COURT (50' PUBLIC R/W, 26' CONC. PVMT)

KIMBALL GROVE COURT (50' PUBLIC R/W, 26' CONC. PVMT)

BRISCOE GLEN COURT (50' PUBLIC R/W, 26' CONC. PVMT)

PROPOSED DRAINAGE EASEMENT

PROPOSED CLASS A UNDERDRAIN

25' BUILDING LINE

25' SIGHT DISTANCE TRIANGLE (TYP)

4'W CONC. WALK

COVER SIDEWALK WITH EASEMENT (TYP)

LANDSCAPE ISLAND (TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION)

LANDSCAPE ISLAND (TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION)

5' WIDE PEDESTRIAN TRAIL

PROPOSED DRAINAGE EASEMENT

10'X10' HEAVY STONE REVETMENT

10'X15' HEAVY STONE REVETMENT

10'X20' HEAVY STONE REVETMENT

10'X25' HEAVY STONE REVETMENT

10'X10' HEAVY STONE REVETMENT

10'X10' HEAVY STONE REVETMENT

10'X10' HEAVY STONE REVETMENT

POOL

BIKE

52 SPACES

COMMON GROUND

LANDSCAPE ISLAND (TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION)

PROPOSED BOLLARDS

8' WIDE ASPHALT WALKING TRAIL

PEDESTRIAN PATH DRAIN SEE SHT DTL–8

EXISTING TREES (TO REMAIN)

PROPOSED 10' WIDE STORM SEWER EASEMENT

40' X 40' TSCL

PROPOSED DRAINAGE

FENCE COR. S70°36'20"E 6.31'

N82°55'01"W

PROPOSED SANITARY LATERAL @ 2% MIN (TYP)

SEE SHT 14.1 FOR SECTIONS (TYP)

SEE SHT 14.1 FOR SECTIONS (TYP)

TRAFFIC CALMING CHICANE

PROPOSED CLASS A UNDERDRAIN

LIGHT STANDARD (TYP)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	5-7-2015 City Comments
3	6-26-2015 City & PWSD #2 Comments
4	11-5-2015 City Comments
5	12-10-2015 City Comments

PROJECT TITLE

The Villages at Shady Creek

O'FALLON, MISSOURI

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 12/10/2015
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

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SITE PLAN

P+Z No. P&Z NO
City No. 15-162-SP
Date: 12/10/2015
Job No. 14-03-087

Page No.
4.5
IMP

"Final Plan" Approval Date: January 8, 2015 (26–14.01)

Drawing name: V:\14030387 GR\FP\TH\Drawings\Engineering\Improvements\30878MP.dwg Plotted on: Dec 15, 2015 - 9:37am Plotted by: bmoller