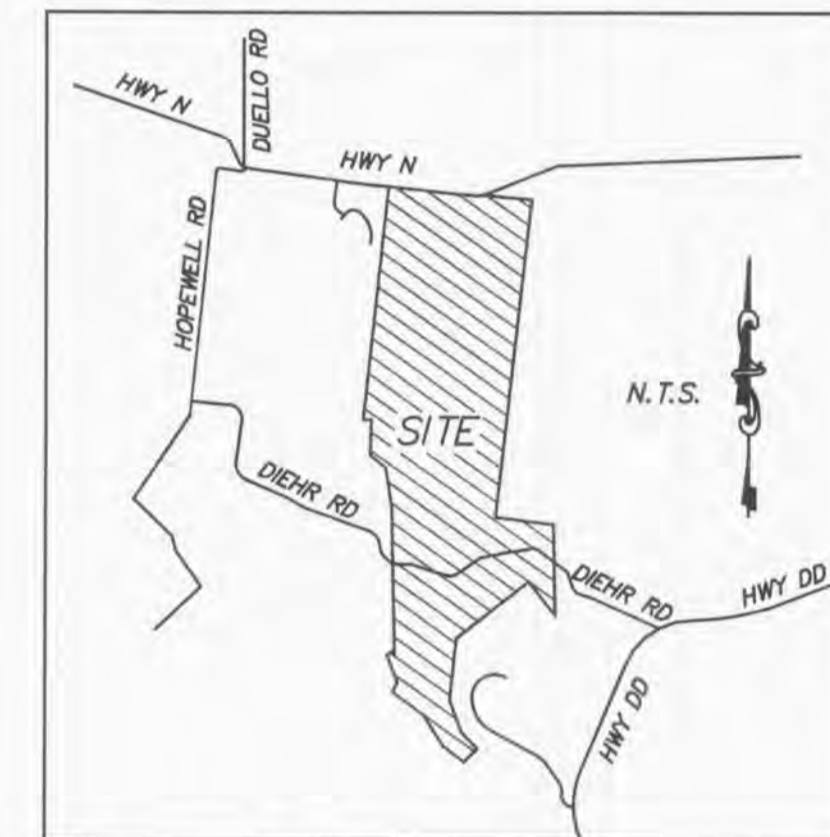


A SET OF CONSTRUCTION PLANS FOR Wyndgate Village E Plat Three

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

PROJECT TITLE
**WYNDGATE VILLAGE E
PLAT THREE**

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, Missouri
22 Richmond Center Court
St. Peters, MO 65576
Phone (636) 397-1211 Fax (636) 397-1104
www.prsa.com 1-800-708-3918

ENGINEER'S 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. MO
LICENSE #000325**

DOUGLAS S. TEMANN
PROFESSIONAL ENGINEER LICENSE E-23345

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
Culvre 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

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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 36+92.18.
The cross is located at the PC of the curve located
72.95 feet west of the centerline-centerline intersection
of Paul Renaud Boulevard and Autumn Gate Court.
Elev. - 578.87

Legend

| | | |
|-----------------------------|----------------------------------|-------------------------------------|
| — Sanitary Sewer (Proposed) | (M/S) Sanitary Structure | R.C.P. Reinforced Concrete Pipe |
| — Sanitary Sewer (Existing) | (S/S) 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 |
| 6" Water Line & Size | ⊙ Light Standard | V.C.P. Vitrified Clay Pipe |
| -EX- Existing water line | ⊙ Double Water Meter Setting | |
| Tee & Valve | ⊙ Single Water Meter Setting | C.O. Clean Out |
| Hydrant | C.I. Curb Inlet | V.T. Vent Trap |
| Cap | S.C.I. Skewed Curb Inlet | T.B.R. To Be Removed |
| 18 Lot or Building Number | D.C.I. Double Curb Inlet | T.B.R.&R. To Be Removed & Relocated |
| -x- Existing Fence Line | G.I. Grate Inlet | T.B.P. To Be Protected |
| Existing Tree Line | A.I. Area Inlet | T.B.A. To Be Abandoned |
| Street Sign/Stop Sign | D.A.I. Double Area Inlet | B.C. Base Of Curb |
| Existing Contour | C.C. Concrete Collar | T.C. Top Of Curb |
| Proposed Contour | F.E.S. Flared End Section | T.W. Top Of Wall |
| Rip-Rap | E.P. End Pipe | B.W. Base Of Wall |
| End of Lateral | E.D. Energy Dissipater | (TYP) Typical |
| Asphalt Pavement | M.H. Manhole | U.N.O. Unless Noted Otherwise |
| Concrete Pavement | C.P. Concrete Pipe | U.I.P. Use In Place |
| Proposed Swale | S.A.S. Sinkhole Access Structure | ⊙ 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 21.78 acres.
The area of land disturbance is 2.5± acres.
Number of proposed lots is 20.
Building setback information. Front 25'
Side 6'
Rear 15'
* The estimated sanitary flow in gallons per day is 7,400

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DATE: JUNE 26, 2014
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Developer / Owner Information
McBride Wyndgate, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017

CONTACT:
M. Leary, Roth
314-338-0237 Office
314-338-0775 Fax

City of O'Fallon Cover Sheet

P+Z No. 3203

City No. 14-123-SP

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