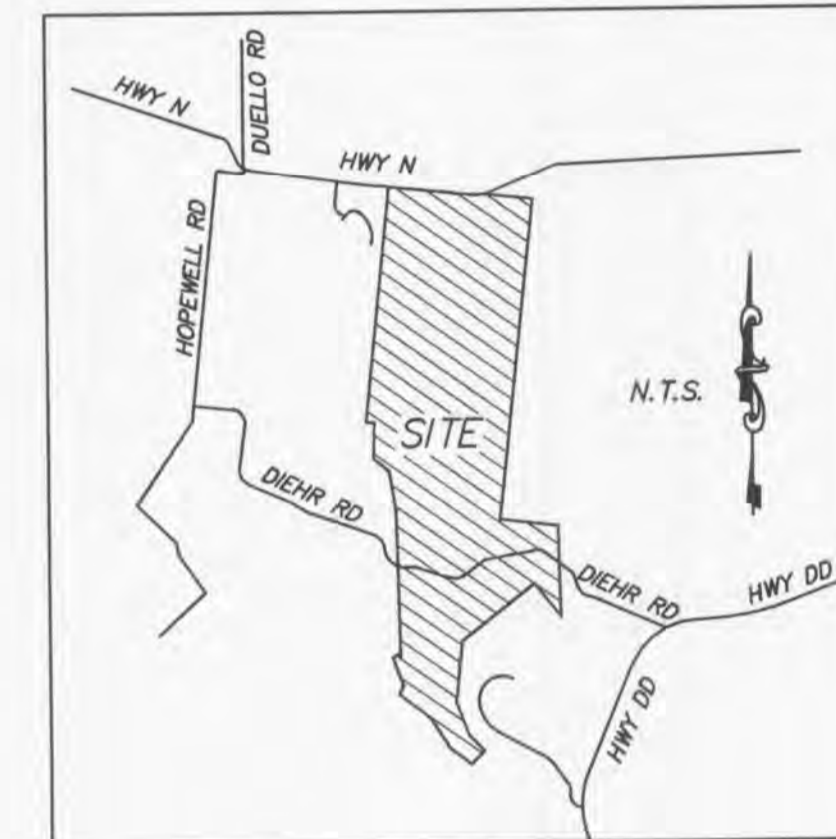
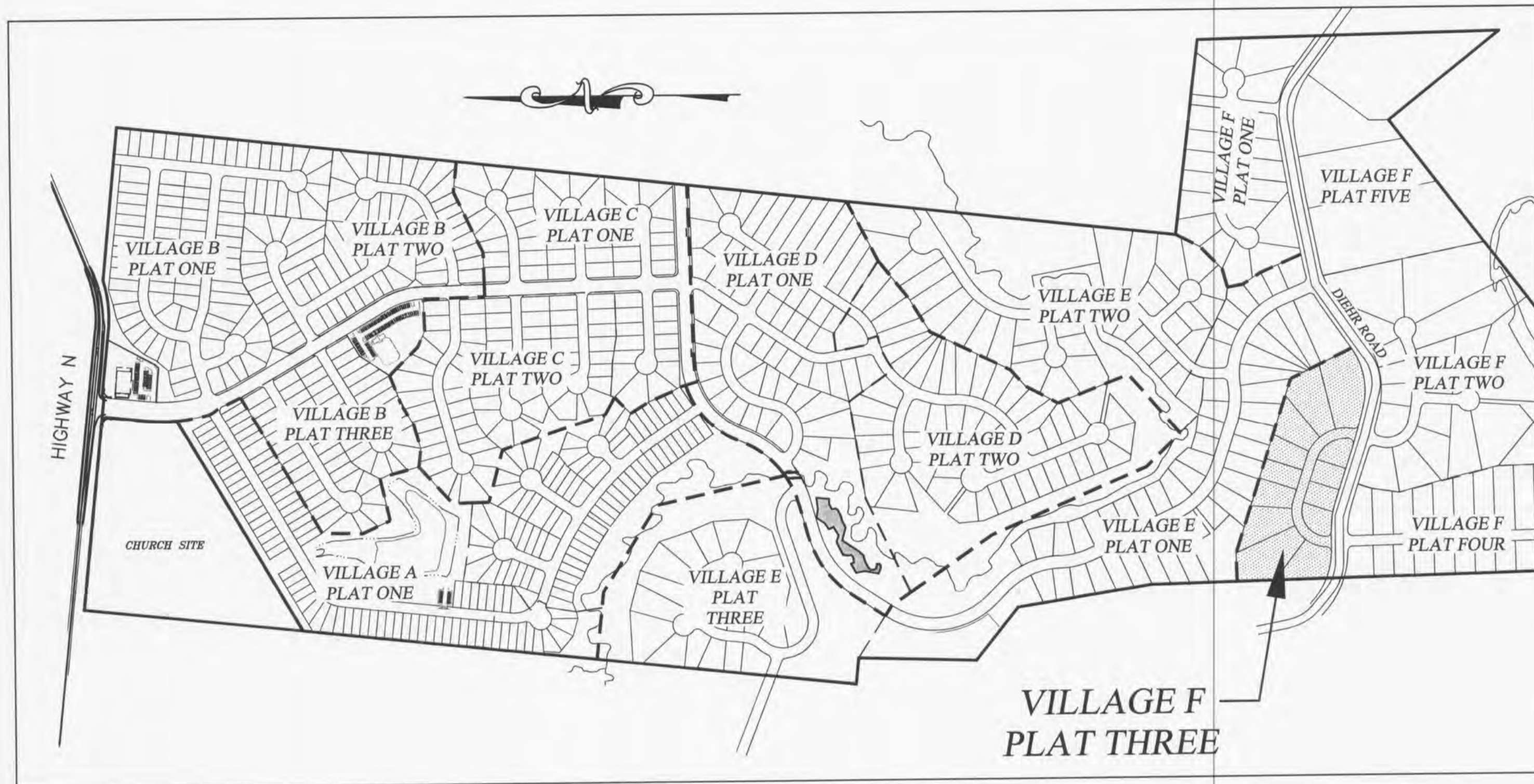


A SET OF CONSTRUCTION PLANS FOR Wyndgate Village F - Plat Three

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

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

PROJECT TITLE
**WYNDGATE VILLAGE F
PLAT THREE**

PRS No. 01267.MCSO.02R

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

St. Peters
110 West Adams, Suite 201
Branson, MO 65616
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

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

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 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 #000228

DOUGLAS S. TIEMANN
PROFESSIONAL ENGINEER LICENSE E-23345

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 "TT" 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) | (M 50) Sanitary Structure | R.C.P. Reinforced Concrete Pipe |
| — Sanitary Sewer (Existing) | (S 50) 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 | |
| ⊕ Tee & Valve | ● Single Water Meter Setting | C.O. Clean Out |
| ⊕ Hydrant | ● Curb Inlet | V.T. Vent Trap |
| ⊕ Cap | S.C.I. Skewed Curb Inlet | T.B.R. To Be Removed |
| ⊕ Lot or Building Number | D.C.I. Double Curb Inlet | T.B.R.&R To Be Removed & Relocated |
| — 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
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE JUNE 11, 2013
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 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

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

CONTACT:
Mr. Jeremy Roth
314-338-0237 Office
314-338-0175 Fax

City of O'Fallon Cover Sheet

P+Z No. 3203
City No.
Page No.
1 of 25