

Bill No. 4791, an Ordinance of the City of Wentzville, Missouri, Providing for the Dedication and Acceptance of All Public Improvements for Timber Trace Phase 6 and Matters Relating Thereto

WHEREAS, LK Properties II, LLP, (the "Developer and Owner") requests the City of Wentzville, Missouri (the "City") to dedicate as City property and to accept for maintenance of the improvements for the Timber Trace Phase 6 Site Improvements located in the Timber Trace Development (collectively, the "Public Improvements"); and

WHEREAS, the Engineering Department has inspected the Public Improvements and has determined the Public Improvements have been constructed in a manner consistent with the approved plans for construction and comply with the requirements and standards adopted by the City for such Public Improvements; and

WHEREAS, the Board of Aldermen believes that it is in the best interest of the City and its residents for the City to accept the dedication of Public Improvements as City property and to adopt such Public Improvements for public use and maintenance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, AS FOLLOWS:

Section 1: That such improvements to be dedicated to the City is the Public Improvements installed as part of the Timber Trace Phase 6 Plans attached as Exhibit "A" (the "Public Improvements").

Section 2: All of the City's requirements for construction and dedication of Public Improvements having been met, the City of Wentzville, Missouri, dedicates these Public Improvements as City Property and accepts such Public Improvements for public use and maintenance.

Section 3: By execution of this Ordinance, the Board of Aldermen of the City of Wentzville, Missouri, authorizes the Public Works Department of the City to take all reasonable steps in the future to maintain and repair the Public Improvements.

Section 4: The speed limit of all streets within said subdivision is hereby established at 25 M.P.H. and enforceable under Chapter 320 Speed Regulations of the Wentzville Municipal Code. Streets included within this development are as follows:

West Pine Creek Court
East Pine Creek Court
Knothole Lane
Tall Timber Drive

Section 5: Schedule III Stop Signs of the Municipal Traffic Code Table III B Stop Intersections shall be amended by adding a Stop Sign at the following locations:

Approach Street at Intersecting Street(s)
Knothole Lane at Tall Timber Drive

Direction of Travel
Eastbound

Tall Timber Drive at Great Oaks Boulevard

Southbound

Section 6: City requirements for installation of street lights have been met, and the City is authorized to pay Ameren for maintenance and operation of Ameren-owned street lights within the Subdivision.

Section 7: By execution of this Ordinance, the Board of Aldermen of the City of Wentzville, Missouri, authorizes the Director of Public Works or the Director of Engineering to release all remaining funds held as part of the following guarantee agreements which guaranteed the installation of all infrastructure improvements contained in the Timber Trace Phase 6 Site Improvement Plan:

1. Agreement Guaranteeing Construction of Improvements
2. Agreement Guaranteeing Grading, Sediment and Erosion Control Best Management Practices

These guarantee agreements are attached hereto as Exhibit "B" and are collectively referred to as the "Guarantee Agreements." The Director of Public Works or Director of Engineering is authorized to release the Guarantee Agreements associated with Timber Trace Phase 6 in accordance with Sections 410.140(g)(2)(b) and 515.020(c).

Section 8: This Ordinance shall be in full force and effect from and after its passage and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI THIS 12 DAY OF March, 2025.


Mayor, Nickolas Guccione

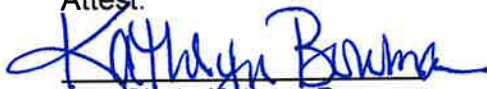
Attest:


City Clerk, Kathryn Bowman

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE, MISSOURI THIS 13 DAY OF March, 2025.


Mayor, Nickolas Guccione

Attest:


City Clerk, Kathryn Bowman

Approved as to Form:


Attorney



AS-BUILTS

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	EXISTING CONDITIONS
3-4	SITE PLAN
5-6	WATER LAYOUT
7-8	GRADING PLAN
9-10	SEDIMENT & EROSION CONTROL PLAN
11-12	STREET PROFILES
13	INTERSECTION WARNINGS
14-15	SANITARY SEWER PROFILES
16-17	STORM SEWER PROFILES
18-19	DRAINAGE AREA MAP
20-21	100 YEAR OVERLAND FLOW
22-24-26	DETENTION BASINS
26-27	LANDSCAPING PLANS
28-29	SITE DISTANCE

[illegible]

2. Light Source

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF MINNEAPOLIS STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, CURRENT EDITION
2. NO CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY OF MINNEAPOLIS ENGINEERING DIVISION AND A PRELIMINARY CONSTRUCTION MEETING HAS BEEN COORDINATED WITH THE ENGINEERING DIVISION

- [illegible]

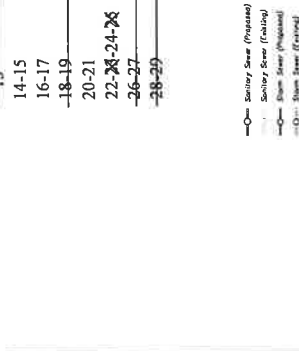
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH PROPER LOCATION, ALIGNMENT AND GRADE OF ALL PROPOSED IMPROVEMENTS.
15. THE CONTRIBUTION OF ALL PARTICIPANTS SHALL NOT INCLUDE ANY TESTING SURVEY INSTRUMENTS OR EQUIPMENT NOTED ON THE PLANS OR FIELD DURING CONSTRUCTION. INITIAL AND RE-TESTING SHALL BE DONE BY A PROFESSIONAL ENGINEER.

ST. CHARLES COUNTY PARKS & RECREATION	
Operating	4-0073-031-00
Capital	4-0073-032-00
Grassroots	4-0073-033-00
Operating	4-0073-034-00
Capital	4-0073-035-00
Operating	4-0073-036-00
Capital	4-0073-037-00
Operating	4-0073-038-00
Capital	4-0073-039-00
Operating	4-0073-040-00
Capital	4-0073-041-00
Operating	4-0073-042-00
Capital	4-0073-043-00
Operating	4-0073-044-00
Capital	4-0073-045-00
Operating	4-0073-046-00
Capital	4-0073-047-00
Operating	4-0073-048-00
Capital	4-0073-049-00
Operating	4-0073-050-00
Capital	4-0073-051-00
Operating	4-0073-052-00
Capital	4-0073-053-00
Operating	4-0073-054-00
Capital	4-0073-055-00
Operating	4-0073-056-00
Capital	4-0073-057-00
Operating	4-0073-058-00
Capital	4-0073-059-00
Operating	4-0073-060-00
Capital	4-0073-061-00
Operating	4-0073-062-00
Capital	4-0073-063-00
Operating	4-0073-064-00
Capital	4-0073-065-00
Operating	4-0073-066-00
Capital	4-0073-067-00
Operating	4-0073-068-00
Capital	4-0073-069-00
Operating	4-0073-070-00
Capital	4-0073-071-00
Operating	4-0073-072-00
Capital	4-0073-073-00
Operating	4-0073-074-00
Capital	4-0073-075-00
Operating	4-0073-076-00
Capital	4-0073-077-00
Operating	4-0073-078-00
Capital	4-0073-079-00
Operating	4-0073-080-00
Capital	4-0073-081-00
Operating	4-0073-082-00
Capital	4-0073-083-00
Operating	4-0073-084-00
Capital	4-0073-085-00
Operating	4-0073-086-00
Capital	4-0073-087-00
Operating	4-0073-088-00
Capital	4-0073-089-00
Operating	4-0073-090-00
Capital	4-0073-091-00
Operating	4-0073-092-00
Capital	4-0073-093-00
Operating	4-0073-094-00
Capital	4-0073-095-00
Operating	4-0073-096-00
Capital	4-0073-097-00
Operating	4-0073-098-00
Capital	4-0073-099-00
Operating	4-0073-100-00
Capital	4-0073-101-00
Operating	4-0073-102-00
Capital	4-0073-103-00
Operating	4-0073-104-00
Capital	4-0073-105-00
Operating	4-0073-106-00
Capital	4-0073-107-00
Operating	4-0073-108-00
Capital	4-0073-109-00
Operating	4-0073-110-00
Capital	4-0073-111-00
Operating	4-0073-112-00
Capital	4-0073-113-00
Operating	4-0073-114-00
Capital	4-0073-115-00
Operating	4-0073-116-00
Capital	4-0073-117-00
Operating	4-0073-118-00
Capital	4-0073-119-00
Operating	4-0073-120-00
Capital	4-0073-121-00
Operating	4-0073-122-00
Capital	4-0073-123-00
Operating	4-0073-124-00
Capital	4-0073-125-00
Operating	4-0073-126-00
Capital	4-0073-127-00
Operating	4-0073-128-00
Capital	4-0073-129-00
Operating	4-0073-130-00
Capital	4-0073-131-00
Operating	4-0073-132-00
Capital	4-0073-133-00
Operating	4-0073-134-00
Capital	4-0073-135-00
Operating	4-0073-136-00
Capital	4-0073-137-00
Operating	4-0073-138-00
Capital	4-0073-139-00
Operating	4-0073-140-00
Capital	4-0073-141-00
Operating	4-0073-142-00
Capital	4-0073-143-00
Operating	4-0073-144-00
Capital	4-0073-145-00
Operating	4-0073-146-00
Capital	4-0073-147-00
Operating	4-0073-148-00
Capital	4-0073-149-00
Operating	4-0073-150-00
Capital	4-0073-151-00
Operating	4-0073-152-00
Capital	4-0073-153-

- | 4-01-2024, 10:00-10:17 AM | |
|--|--|
| 23/08/2024 | 23/08/2024 |
| 1. <u>DATE</u> 23/08/2024 | 1. <u>DATE</u> 23/08/2024 |
| 2. <u>COUNTRY</u> / <u>STATE</u> | 2. <u>COUNTRY</u> / <u>STATE</u> |
| 3. <u>ORGANISM</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> | 3. <u>ORGANISM</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> |
| 4. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 4. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 5. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 5. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 6. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 6. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 7. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 7. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 8. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 8. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 9. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 9. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 10. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 10. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 11. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 11. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 12. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 12. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 13. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 13. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 14. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 14. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 15. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 15. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 16. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 16. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 17. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 17. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 18. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 18. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 19. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 19. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 20. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 20. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 21. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 21. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 22. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 22. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 23. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 23. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 24. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 24. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 25. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 25. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 26. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 26. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 27. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 27. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 28. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 28. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 29. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 29. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 30. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 30. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 31. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 31. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 32. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 32. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 33. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 33. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 34. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 34. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 35. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 35. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 36. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 36. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> |
| 37. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> <u>OF</u> <u>PODS</u> | 37. <u>POD</u> <u>NUMBER</u> <u>OF</u> <u>PODS</u> < |

[illegible]

- [illegible]



These "AS-BUILT" plots are based on actual field observations conducted during DECEMBER 2019, FEBRUARY 2021, JANUARY & NOVEMBER 2021 and JANUARY 2022 and the results are shown hereon.

by KARL A. SOCCENTE, P.C., FRODOUILLON
STATE OF MASSACHUSETTS

KARL A. SOGNETTE, P.C., #0000125038
STATE OF MISSOURI

PHOENIX RAY & SILVER'S CORPORATE
#0000000000, MO. NO. 15-24-0

BUILTS

ING INDEX

Description	TER SHEET	ERTING CONDITIONS-	PLAN
-------------	-----------	--------------------	------

EET PROFILES
 INTERSECTION WARNINGS-
 TITUTARY SEWER PROFILES
 RM SEWER PROFILES
 IMAGE AREA MAP
 YEAR OVERLAND FLOW
 ENTION BASINS
 DISCAPING PLANS
 DISTANCE
 GEND

	Structure	RCP	Applied Coatings Pkg
Primary Structure		C.P.	Composites Metal Pkg
Secondary Structure		C.P.	CAR Auto Pkg
of Base		P.V.C.	Polymyl Chloride
and Age			

Concrete Color	7 C	Top Of Curb
Finish Top Surface	2 H	Top Of Walk
End Pipe	B W	Base Of Wall
Energy Dissipater	(199)	Typical
Monomer	11 M	House Note Otherwise

These "15-min" plots are based on actual field observations conducted during DECEMBER 2019, FEBRUARY 2020, JANUARY & NOVEMBER 2021, and JANUARY 2022 and the results are shown hereout.

14-00000
Karl & Son Corp. P.C. PRODUCTIONS
STATE OF MISSISSIPPI
PROFFITT, RAY & SILVER'S CORPORATE
ATTORNEYS, NEW YORK, N.Y. 10020

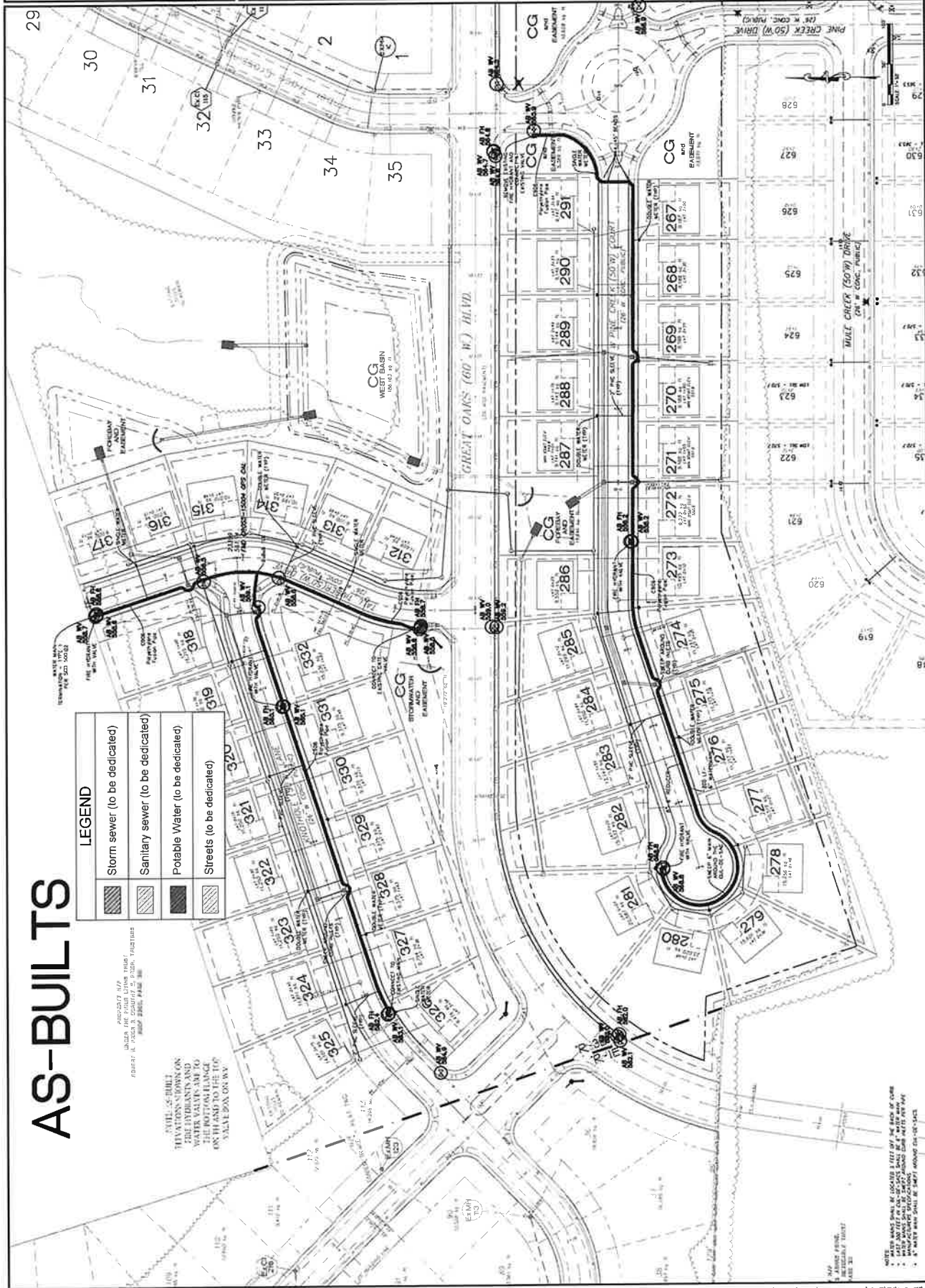
[illegible]

AS-BUILTS

LEGEND	
	Storm sewer (to be dedicated)
	Sanitary sewer (to be dedicated)
	Potable Water (to be dedicated)
	Streets (to be dedicated)

THAT THE TOWN OF TIVATON, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:

THAT THE TOWN OF TIVATON, MISSOURI, HAS ADOPTED THE FOLLOWING RESOLUTION:



Ray & Silver
Beyond Standard

22 Richmond Center Court
St. Peters, MO 65076
Phone (636) 387-1104
Fax (636) 387-1101
www.rayandsilver.com

BL. Peters

WATER PLAN
TIMBER TRAIL
PHASE 6
WENTZVILLE, MISSOURI

Address: 10101 W. Highway 100
St. Peters, MO 65076
Phone: (636) 387-1104

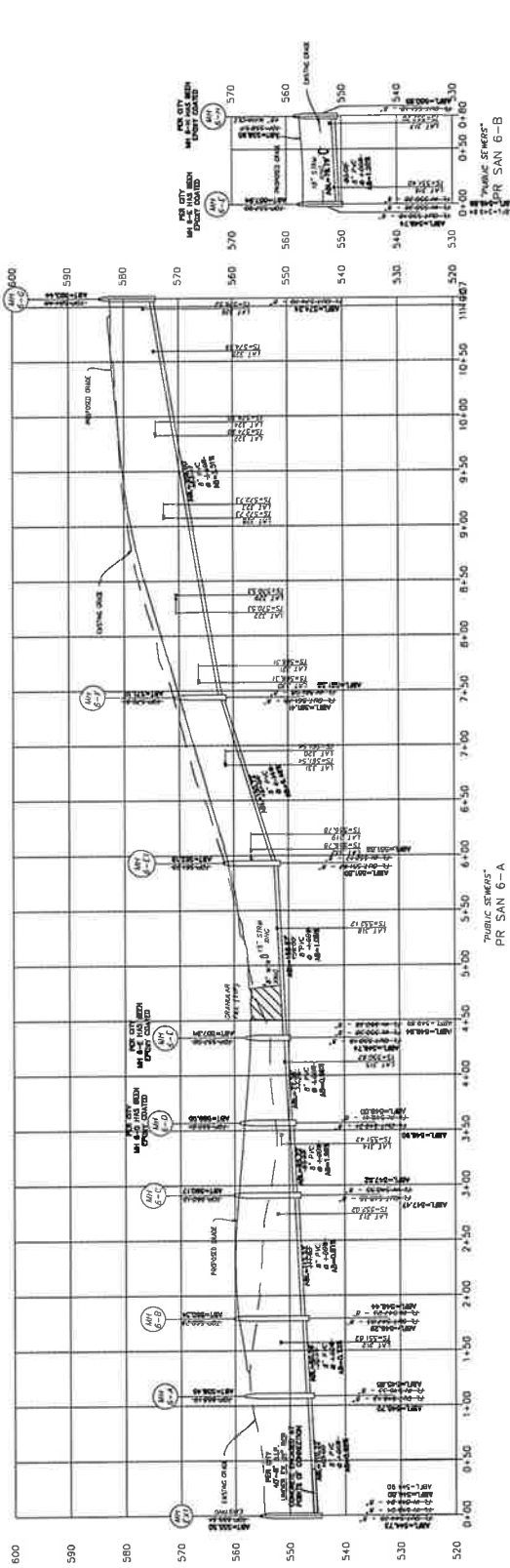
PREPARED FOR:
LK PROPERTIES II LLP

DATE: 10/16/2024 AS BUILTS

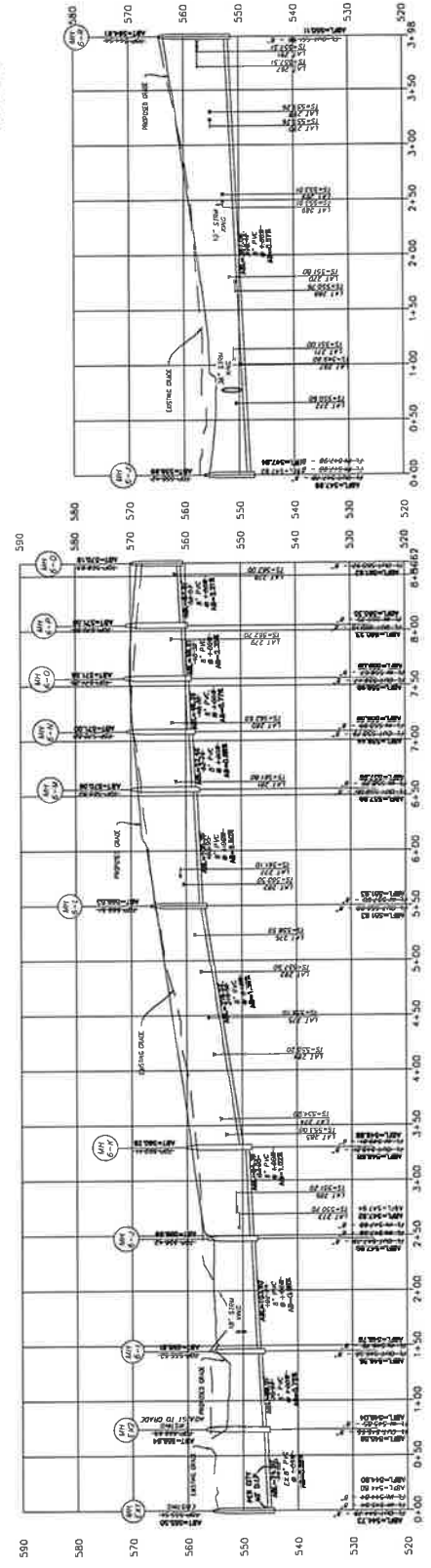
SEAL
KANSAS
10/16/2024

PROJECT: 10101 W. Highway 100
SHEET: 05 OF 29
TASK: 1.001

AS-BUILTS



"PUBLIC STREETS"
PR SAN 6-A



"PUBLIC STREETS"
PR SAN 6-C

"PUBLIC STREETS"
PR SAN 6-D

Ray & Silver
 Civil Engineering
 22 Richmond Center Court
 St. Peters, MO 63376
 Phone (636) 397-1211
 www.ras.com

IMPROVEMENT PLANS
 SANITARY PROFILES
 PHASE 6
 TIMBER TRACE
 WENTZVILLE, MISSOURI

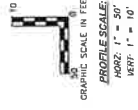
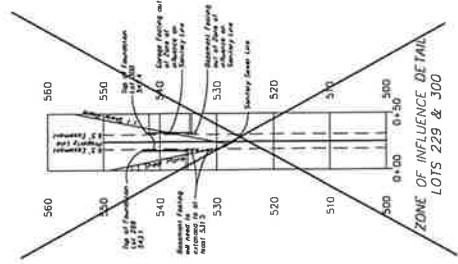
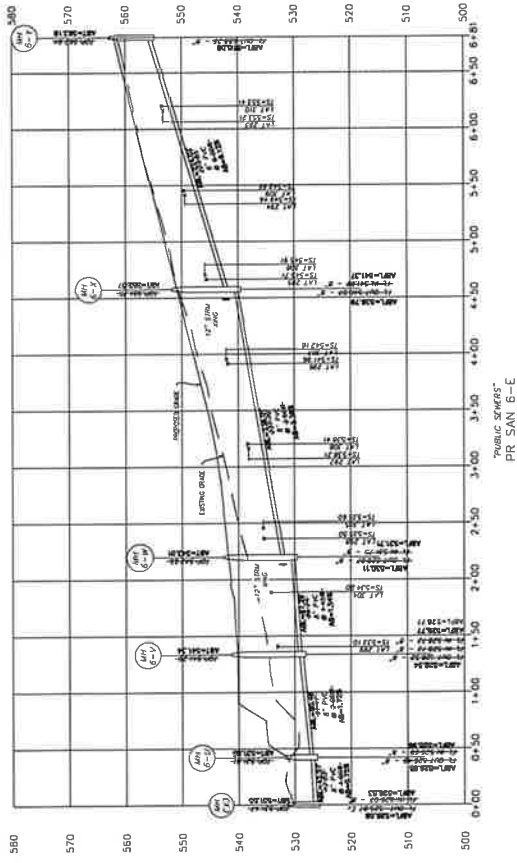
Prepared For: LK PROPERTIES II, LLP
 Address: 82 BIRCH, MO 63376
 Contact: Mr. Jeffrey Anderson
 Phone: (636) 397-4473

PROJECT INFORMATION

DATE	01/27/18
DESIGNED BY	RAY & SILVER
PROJECT #	18044400.004
PLAN #	1103
BOOK	

TIMBER TRACE
 PHASE 6
 SANITARY PROFILES

AS-BUILTS



IMPROVEMENT PLANS

PREPARED FOR:
LK PROPERTIES II, LLP
Address: 5015 S. 2nd St.
Wentzville, Missouri 63375
Contact: Mr. Jeffrey Schmitt
Phone: (636) 337-4471

Pickett
Ray & Silver
Beyond Standard
Engineering & Surveying
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 387-1104
www.prs.com



DATE	01/29/24
BY	AS
CHECKED	01/29/24
PROJECT	#2024-001-001
TITLE	AS-BUILTS
NO.	1001

SHEET 15 OF 29
© 2024 Pickett Ray & Silver, Inc. All Rights Reserved.

BL. Pelegrin
22 Richmond Center Court
St. Peters, MO 65570
Phone (636) 397-1811
www.rps.com

Pickett
Ray & Silver
Beyond Standard

IMPROVEMENT PLANS
STORM PROFILES
TIMBER TRACE
PHASE 6
WENTZVILLE, MISSOURI

PREPARED FOR:
LK PROPERTIES II LLP

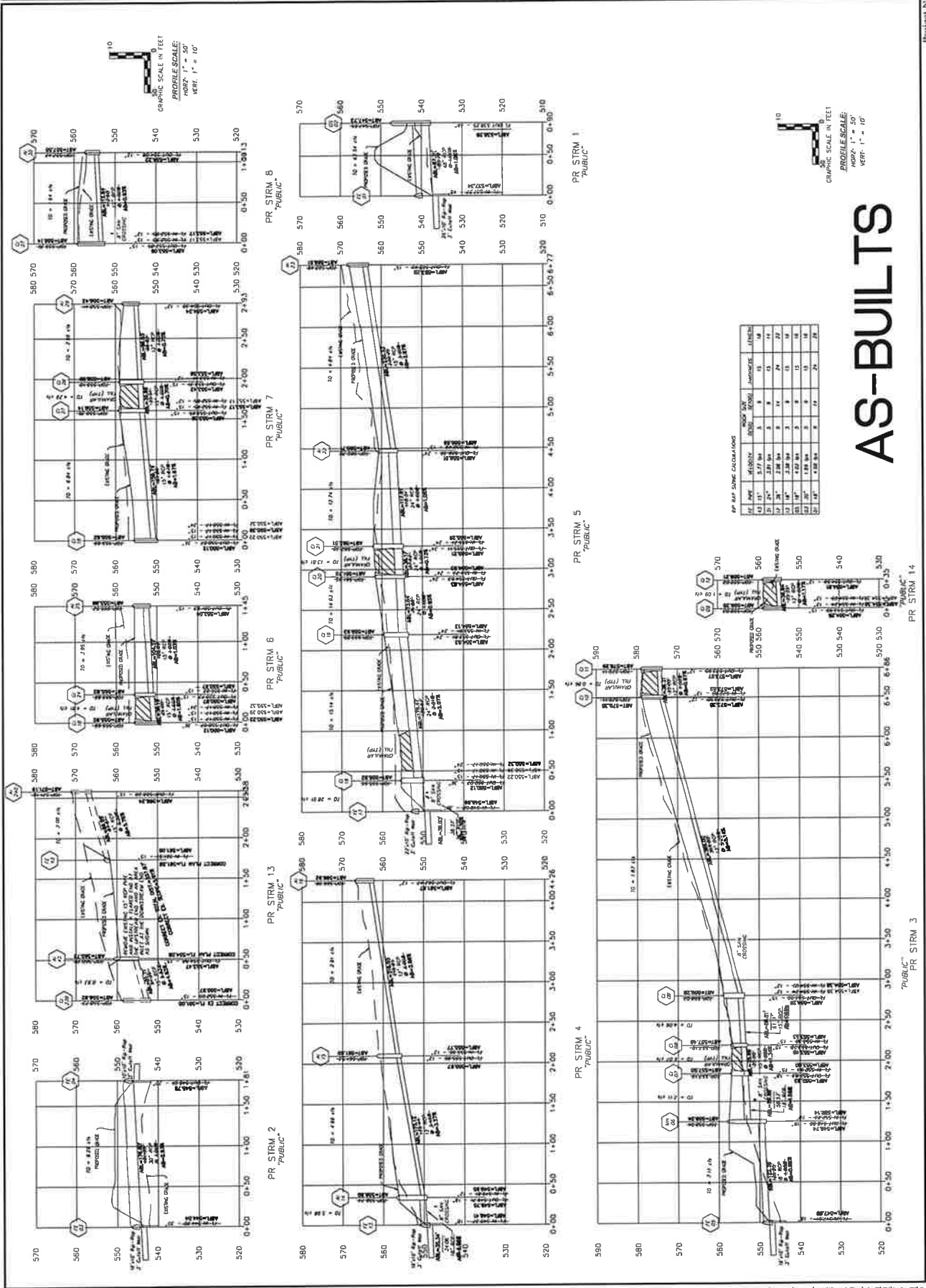
Contract: Mr. Jeffrey Schmitt
Address: 30 West 300
St. Peters, MO 65570
Phone: (636) 397-4471

10/16/2024 AS-BUILTS

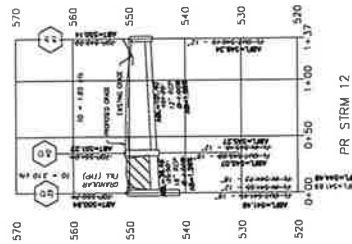
SEAL OF THE STATE OF MISSOURI
JANUARY 10, 2025
10/16/2024

DATE: 10/16/24
BY: J. Pelegrin
CHECKED: J. Pelegrin
PROJECT: 24044-000-000
SHEET: 16 OF 29

PROJECT: 24044-000-000
SHEET: 16 OF 29
DATE: 10/16/24
BY: J. Pelegrin
CHECKED: J. Pelegrin
PROJECT: 24044-000-000



AS-BUILT HYDRAULICS

[illegible]

A. A. J. J. J. J.

DATE	NAME	STATE
1968	...	...
1969	...	...
1970	...	...
1971	...	...
1972	...	...
1973	...	...
1974	...	...
1975	...	...
1976	...	...
1977	...	...
1978	...	...
1979	...	...
1980	...	...
1981	...	...
1982	...	...
1983	...	...
1984	...	...
1985	...	...
1986	...	...
1987	...	...
1988	...	...
1989	...	...
1990	...	...
1991	...	...
1992	...	...
1993	...	...
1994	...	...
1995	...	...
1996	...	...
1997	...	...
1998	...	...
1999	...	...
2000	...	...
2001	...	...
2002	...	...
2003	...	...
2004	...	...
2005	...	...
2006	...	...
2007	...	...
2008	...	...
2009	...	...
2010	...	...
2011	...	...
2012	...	...
2013	...	...
2014	...	...
2015	...	...
2016	...	...
2017	...	...
2018	...	...
2019	...	...
2020	...	...
2021	...	...
2022	...	...
2023	...	...
2024	...	...
2025	...	...
2026	...	...
2027	...	...
2028	...	...
2029	...	...
2030	...	...
2031	...	...
2032	...	...
2033	...	...
2034	...	...
2035	...	...
2036	...	...
2037	...	...
2038	...	...
2039	...	...
2040	...	...
2041	...	...
2042	...	...
2043	...	...
2044	...	...
2045	...	...
2046	...	...
2047	...	...
2048	...	...
2049	...	...
2050	...	...
2051	...	...
2052	...	...
2053	...	...
2054	...	...
2055	...	...
2056	...	...
2057	...	...
2058	...	...
2059	...	...
2060	...	...
2061	...	...
2062	...	...
2063	...	...
2064	...	...
2065	...	...
2066	...	...
2067	...	...
2068	...	...
2069	...	...
2070	...	...
2071	...	...
2072	...	...
2073	...	...
2074	...	...
2075	...	...
2076	...	...
2077	...	...
2078	...	...
2079	...	...
2080	...	...
2081	...	...
2082	...	...
2083	...	...
2084	...	...
2085	...	...
2086	...	...
2087	...	...
2088	...	...
2089	...	...
2090	...	...
2091	...	...
2092	...	...
2093	...	...
2094	...	...
2095	...	...
2096	...	...
2097	...	...
2098	...	...
2099	...	...
2100	...	...

DATE	01/29/10
KAS	

150	150
-----	-----

TASK # 001

TIMBER TRACE

PHASE 6
STUDY PROGRAM

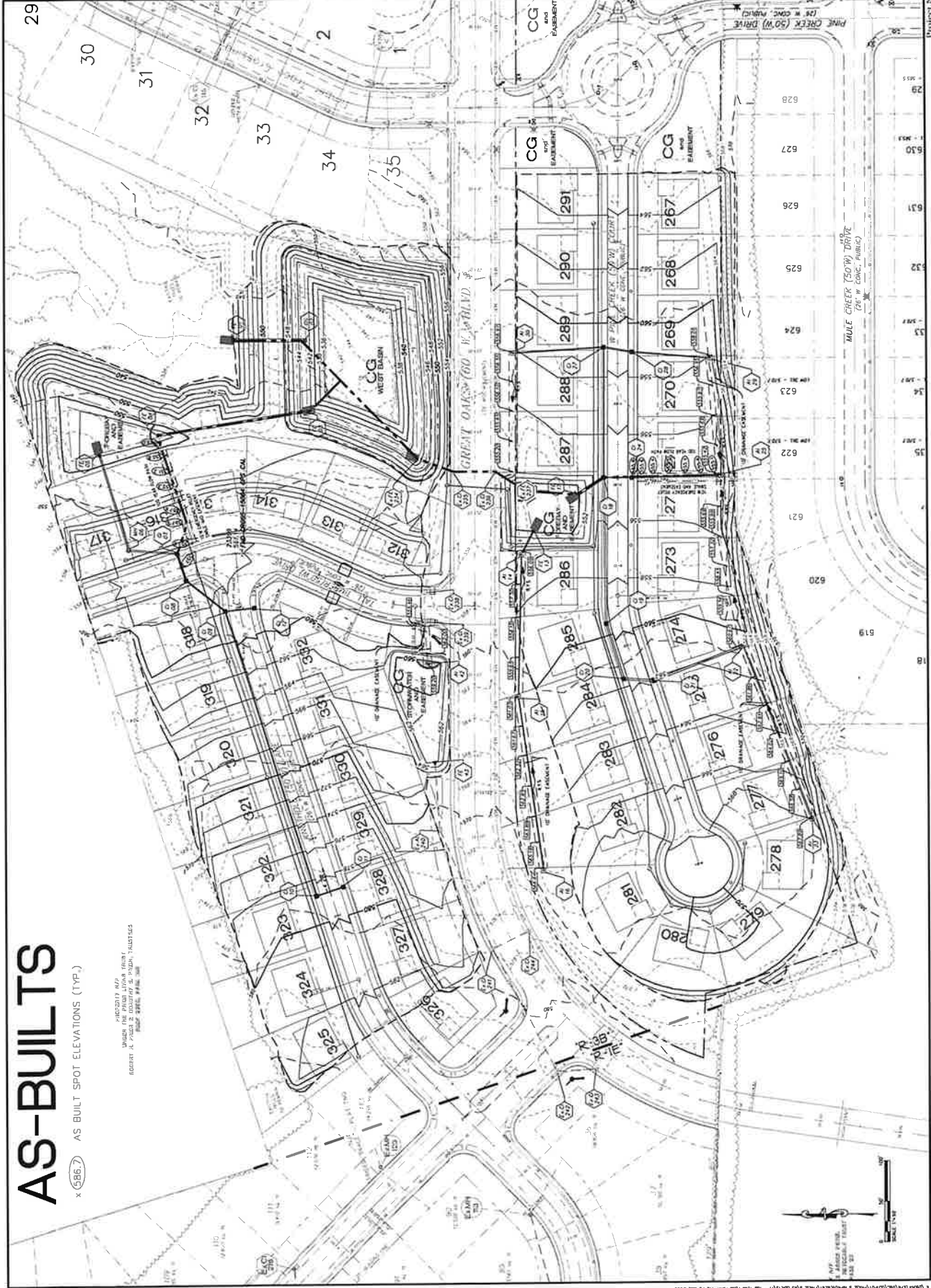
7 OF 13 PAGES

ber ENG-2018-0

AS-BUILTS

x 586.7 AS BUILT SPOT ELEVATIONS (TYP.)

PROJECT 2017 MAP
 UNDER THE 2018 LEGAL MAP ACT
 REBUILT & FILLING
 MAP 2886, PAGE 308



IMPROVEMENT PLANS
 100 YEAR FLOW PATH
 TIMBER TRACE
 PHASE 6
 WENTZVILLE, MISSOURI

Contact: Mr. Jeffrey Schmitt
 Address: 1000 N. 240
 Phone: (630) 397-4471

PREPARED FOR:
 K&K PROJECTS II LLP

DATE: 01/18/2024 AS-BUILTS

Pickett & Silver
 Beyond Standard

22 Richmond Center Court
 St. Peters, MO 63376
 Phone: (630) 397-1104
 Fax: (630) 397-1211
 www.psb.com

DATE: 01/18/24
 CHECKED: 01/18/24
 DRAWN: 01/18/24
 TALK: 1:00 PM
 BOSS

PROJECT: 2017 MAP
 UNDER THE 2018 LEGAL MAP ACT
 REBUILT & FILLING
 MAP 2886, PAGE 308

100 YEAR OVERLAND FLOW CALCULATIONS

AS-BUILTS

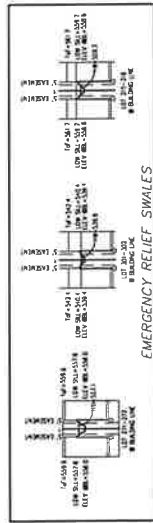
* 586.7 AS BUILT SPOT ELEVATIONS (TYP.)

LOT NUMBERS	TRIBUTARY AREA (AC)	100YR FLOW (CFS)	DEPTHS OF FLOW (FT)	CHANNEL SLOPE	CL. ELEV. (FT)	FRONT LOT CL. ELEV. (FT)	MAX. ELEV. AT IN. (FT)	MAIN DRAIN POINT ELEV. (FT)	HIGH WATER ELEV. (FT)	LOW WATER ELEV. (FT)	MIN. TOP OF FOUNDATION (FT)
271-272	7.56	3.60	27.22	1.01	555.4	555.4	555.4	555.4	557.1	557.6	559.6
301-302	1.97	3.60	7.09	0.50	538.4	538.4	538.4	538.4	539.9	540.4	542.4
312-316	2.73	3.60	9.83	0.60	558.6	558.6	558.6	558.6	559.2	559.7	561.7

CULVERT ID	CULVERT DIAMETER	CULVERT SLOPE	100 YR FLOW	100 YR FLOW AREA	CULVERT CAPACITY
FE4 - FE3	24"	1.00%	23.82 CFS	23.82 CFS	27.82 CFS
FE20 - FE200	72"	1.21%	418.48 CFS	418.48 CFS	482.24 CFS
FE232 - FE236	30"	2.65%	64.04 CFS	64.04 CFS	66.82 CFS
CE36 - CE35	30"	1.93%	66.21 CFS	66.21 CFS	57.11 CFS
CE33 - FE234	36"	3.51%	81.18	81.18	125.33 CFS

Flow determined with Paragage as part of the delineator analysis.

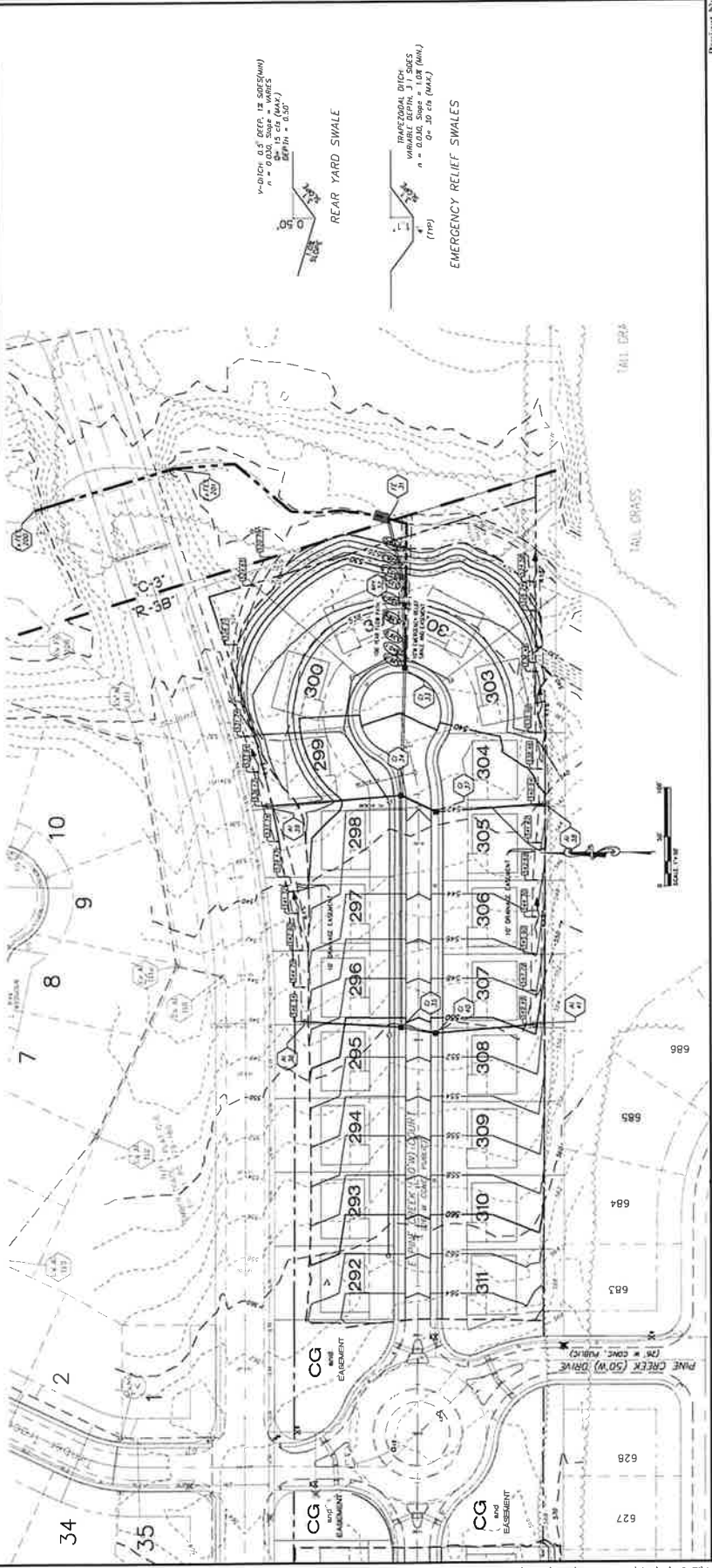
Culvert Capacity determined using Manning equation (ft/s).



EMERGENCY RELIEF SWALES

100 YEAR REAR YARD SWALE CALCULATIONS

LOT NUMBER	DRAINAGE AREA	100YR FLOW	100YR FLOW AREA	DEPTHS OF FLOW	SWALE ELEVATION	CONCRETE ELEVATION
292	1.39	5.00	4.26	0.21	566.64	566.65
293	1.65	5.54	2.34	0.16	563.89	564.15
294	1.93	6.51	1.77	0.28	562.60	563.10
295	2.11	7.60	2.92	0.18	561.03	561.81
296	2.30	8.28	2.52	0.28	568.15	568.43
297	2.87	10.33	3.73	0.28	567.89	568.17
298	3.89	14.00	2.86	0.33	565.10	565.93
299	4.90	17.64	3.11	0.36	562.94	563.80
300	5.30	18.72	3.65	0.36	560.67	561.53
301	5.53	19.84	3.20	0.37	568.41	568.18
302	5.81	20.92	0.74	0.30	565.89	566.18
303	5.75	20.48	0.73	0.30	565.18	565.48
304	5.75	20.48	0.73	0.30	565.18	565.48
305	5.75	20.48	0.73	0.30	565.18	565.48
306	5.75	20.48	0.73	0.30	565.18	565.48
307	5.75	20.48	0.73	0.30	565.18	565.48
308	5.75	20.48	0.73	0.30	565.18	565.48
309	5.75	20.48	0.73	0.30	565.18	565.48
310	5.75	20.48	0.73	0.30	565.18	565.48
311	5.75	20.48	0.73	0.30	565.18	565.48
312	5.75	20.48	0.73	0.30	565.18	565.48
313	5.75	20.48	0.73	0.30	565.18	565.48
314	5.75	20.48	0.73	0.30	565.18	565.48
315	5.75	20.48	0.73	0.30	565.18	565.48
316	5.75	20.48	0.73	0.30	565.18	565.48
317	5.75	20.48	0.73	0.30	565.18	565.48
318	5.75	20.48	0.73	0.30	565.18	565.48
319	5.75	20.48	0.73	0.30	565.18	565.48
320	5.75	20.48	0.73	0.30	565.18	565.48

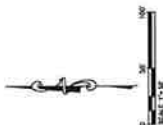


THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PICKETT RAY & SILVER. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF PICKETT RAY & SILVER IS STRICTLY PROHIBITED.

PREPARED FOR:
LK PROPERTIES II LLP
WENTZVILLE, MISSOURI
100 YEAR FLOW PATH
PHASE 6
TIMBER TRACE

Checked by: Mr. Jeffrey Schmitt
Address: 10000 N. Highway 100
Phone: (630) 397-4471

Pickett Ray & Silver
Beyond Standard
22 Richmond Center Court
St. Charles, MO 63375
Phone: (630) 297-1111
www.prsinc.com



UNCLASSIFIED TOP SECRET 2-1015 JAN 2022



AS-BUILTS

Project Number KNCI-2018-002A



Pickett
Ray & Silver

PREPARED FOR:
LK PROPERTIES II LLP

[illegible]

PROGRAM	NAS	DATE	DATE	FIELD	BOOK
01/03/18		01/03/18			
01/03/18		01/03/18			

