

# HAMPTON WOODS

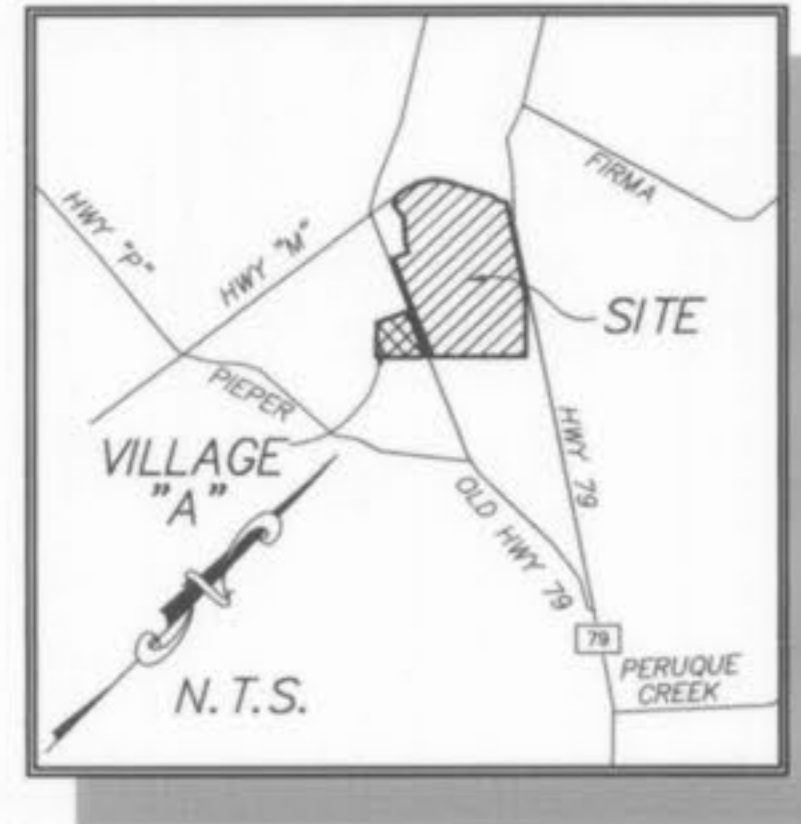
## VILLAGE A

A TRACT OF LAND BEING PART OF  
U.S. SURVEY 1790, AND FRAC. SEC. 16,  
TOWNSHIP 47 NORTH, RANGE 3 EAST,  
ST. CHARLES COUNTY, MISSOURI

### IMPROVEMENT PLANS (19 LOTS)

# AS-BUILTS

LOCATION MAP



- Area of Site = 80.55 Acres.  
Area of Village A = 5.84 Acres.
- Village A Lots: 19
- LOT DATA 19 LOTS/UNITS  
VILLAGE A  
19 LOTS (SINGLE FAMILY LOTS)  
BUILDING LINE SETBACK 25'  
SIDE YARD SETBACK 6'  
REAR YARD SETBACK 25'  
MINIMUM LOT WIDTH - 72'  
MINIMUM LOT SIZE - 7920 sq.ft.  
AVERAGE LOT SIZE - 12,405 sq.ft. (EXCLUDES R.O.W. & COMMON GROUND)  
SMALLEST LOT SIZE SHOWN - 9,375 sq.ft.  
THE TEN SMALLEST LOTS: 1, 2, 3, 4, 5, 7, 13, 17, 18 & 19.
- A portion of this site is in the Zone "X", 100 year flood plain as shown on FIRM MAP PANEL 29183C0230E, Dated August 2, 1998.
- This tract is served by:  
WATER - CITY OF OFALLON WATER  
ELECTRIC - AMEREN UE  
TELEPHONE - VERIZON  
SEWERS - CITY OF OFALLON SEWER  
GAS - ST. CHARLES GAS CO.  
FIRE PROTECTION - OFALLON FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT - FORT ZUMWALT SCHOOL DISTRICT  
POST OFFICE - OFALLON POST OFFICE
- Driveway locations shall not interfere with the sidewalk handicap ramps.
- Any proposed pavilions or playground areas will need a separate permit from the Building Department.
- City Approval of the construction site plans does not mean that single family and two family dwelling units can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.
- Developer to provide a drainage easement to the City for any creeks to remain in the development.
- For sediment and siltation control measures, see previously approved rough grading plans.
- Sidewalks, Curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- All sign post and backs and bracket arms shall be painted black using Corbin's Rustbond Penetrating Sealer 5G and Corbin's 13MB paint (or equivalent as approved by the City).
- Developer to provide City construction inspectors with soil reports prior to or during site soil testing.
- Prior to the issuance of building permits for more than 30% of the total units, building permits for all recreational amenities (including footbridge and trail system) shall be pulled and prior to the issuance of building permits for more than 40% of the total units, all recreational amenities shall be open for use.

This is to certify to The City of O'Fallon, that these "As-Built" SANITARY AND STORM SEWERS plans are based on actual field surveys conducted during DECEMBER 2002 and the results are shown hereon.

By:  3-12-03  
JAMES R. CHERVEK, P.L.S., #2211  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D

#### TREE PRESERVATION (ENTIRE SITE)

Existing trees = 17.50 Acres  
Trees Removed = 6.01 Acres = 34% of trees removed  
Per Ordinance, no trees need to be replaced.

#### STREET TREES

1 tree shall be provided for every lot street frontage.  
(corner lots shall require 2 trees, etc.)

230 lots	= 230 trees
25 corner lots	= 25 additional trees
46 lots fronting 2 streets	= 46 additional trees
4 lots fronting 3 streets	= 8 additional trees
<b>Total trees required</b>	<b>= 284 trees</b>

### DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE NOTES
3	SITE PLAN
4	GRADING PLAN
5	STREET PROFILE
6	SANITARY SEWER PROFILES
7	STORM SEWER PROFILES
8	DRAINAGE AREA MAP
9	WATER LAY-OUT
10	LANDSCAPE PLAN
11-19	CONSTRUCTION DETAILS

### LEGEND

	Sanitary Sewer (Proposed)		Sanitary Structure		R.C.P. Reinforced Concrete Pipe
	Sanitary Sewer (Existing)		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		Stop Sign
	Tee & Valve		Single Water Meter Setting		C.O. Clean Out
	Hydrant		Curb Inlet		V.T. Vent Trap
	Cap		Skewed Curb Inlet		T.B.R. To Be Removed
	Lot or Building Number		Double Curb Inlet		T.B.R. & R. To Be Removed & Relocated
	Existing Fence Line		Grate Inlet		T.B.P. To Be Protected
	Existing Tree Line		Area Inlet		T.B.A. To Be Abandoned
	Street Sign		Double Area Inlet		B.C. Base Of Curb
	Existing Contour		Concrete Collar		T.C. Top Of Curb
	Proposed Contour		Flared End Section		T.W. Top Of Wall
	Rip-Rap		End Pipe		B.W. Base Of Wall
	End of Lateral		Energy Dissipater		Typical
	Asphalt Pavement		Manhole		Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe		Use In Place
	Proposed Swale				Yield Sign

#### PROJECT BENCH MARK

S.M. #1  
RM 70 (U.S.G.S.) ELEVATION = 505.028  
STANDARD DISK STAMPED "1 149 1935" SET IN TOP  
OF WEST END OF THE BASE OF SOUTH PIER OF  
NORFOLK SOUTHERN RAILWAY OVER STATE HIGHWAY 79



**PICKETT RAY & SILVER**

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CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS

**HAMPTON WOODS**  
VILLAGE A IMPROVEMENT PLANS  
COVER SHEET

239 FOX HILL ROAD  
ST. CHARLES, MO 63301  
(636) 940-9100

Prepared For:  
**SUMMIT POINTE L.C.**

NO.	DATE	REVISIONS
1	06-28-02	REVISED PER CLIENT
2	07-30-02	REV PER CITY OF OFALLON
3	08-19-02	REV PER CITY OF OFALLON
4	08-26-02	REV PER CITY OF OFALLON
5	12-18-02	AS-BUILTS
6	01-20-03	CORRECTED AS-BUILTS
7	03-12-03	REVISED AS-BUILTS PER CITY

**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 reauthenticated.

PICKETT, RAY & SILVER, INC

DRAWN	DATE
ABK	05-02-02
CHECKED	DATE
DWD	05-02-02
PROJECT # 95067.SUP0.00R	
TASK # 4	FIELD BOOK X

HAMPTON WOODS  
VILLAGE A IMPROVEMENT PLANS  
COVER SHEET

SHEET 1 OF 19

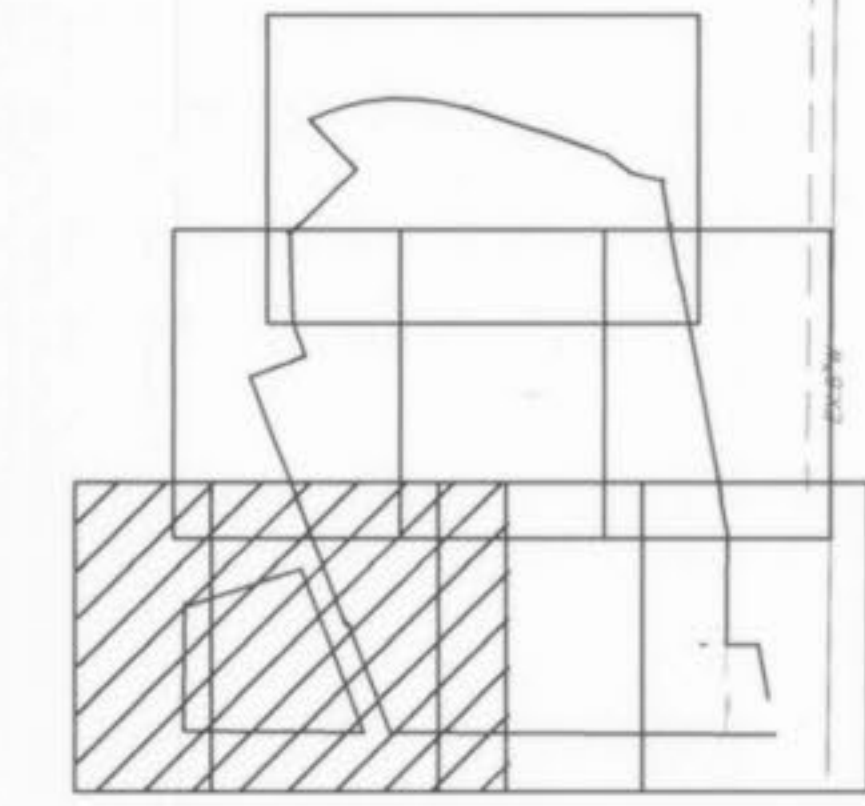
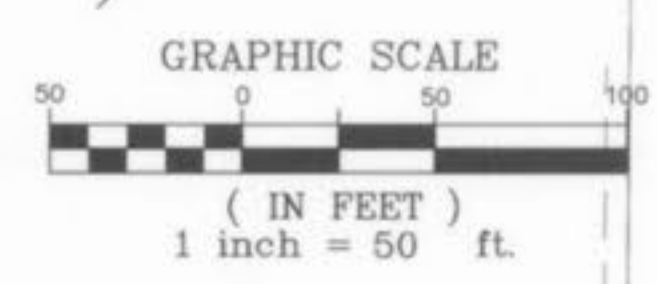
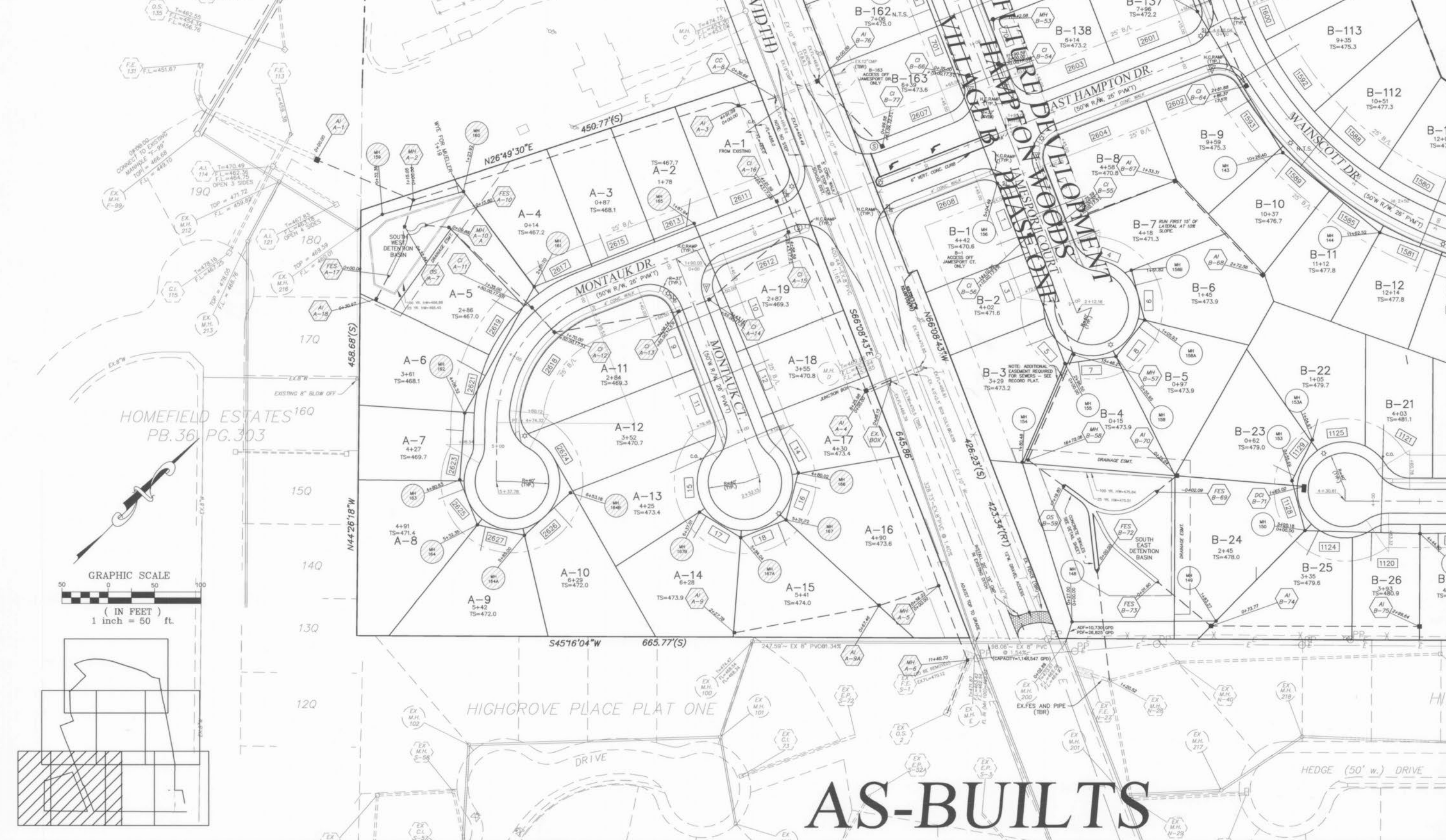
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Hampton Woods A asbuilts

**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.

This is to certify to The City of O'Fallon, that these "As-Built" SANITARY AND STORM SEWERS plans are based on actual field surveys conducted during DECEMBER 2002 and the results are shown hereon.

By: *[Signature]* 3-12-03  
 JAMES R. SCHERVEK, P.L.S., #2211  
 STATE OF MISSOURI  
 PICKETT, RAY & SILVER'S CORPORATE  
 REGISTRATION NO. LS-54-D



**PICKETT RAY & SILVER**  
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**HAMPTON WOODS VILLAGE A**  
 SITE PLAN  
 Prepared For:  
 SUMMIT POINTE L.C.

REVISIONS	NO.	DATE	AS-BUILTS	REVISED AS-BUILTS	PER CITY
1	12-18-02				
2	01-20-03				
3	03-12-03				

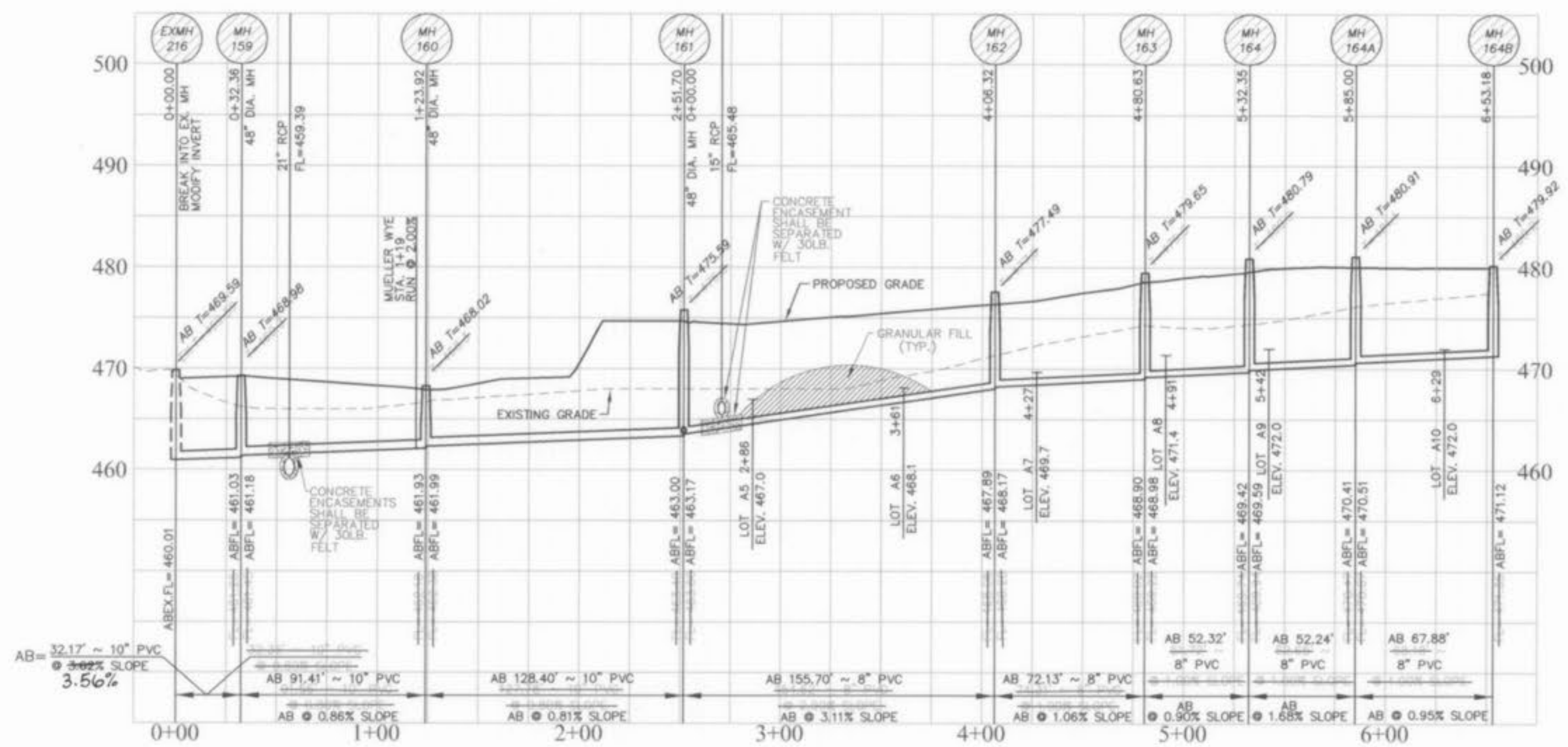
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DRAWN	ABK	DATE	05-02-02
CHECKED	D.W.D.	DATE	05-02-02
PROJECT #	95067.SUP0.00R	TASK #	4
		FIELD BOOK	806

HAMPTON WOODS  
 SITE PLAN  
 VILLAGE A  
 SHEET 3 OF 19  
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**AS-BUILTS**

EXMH216-MH164



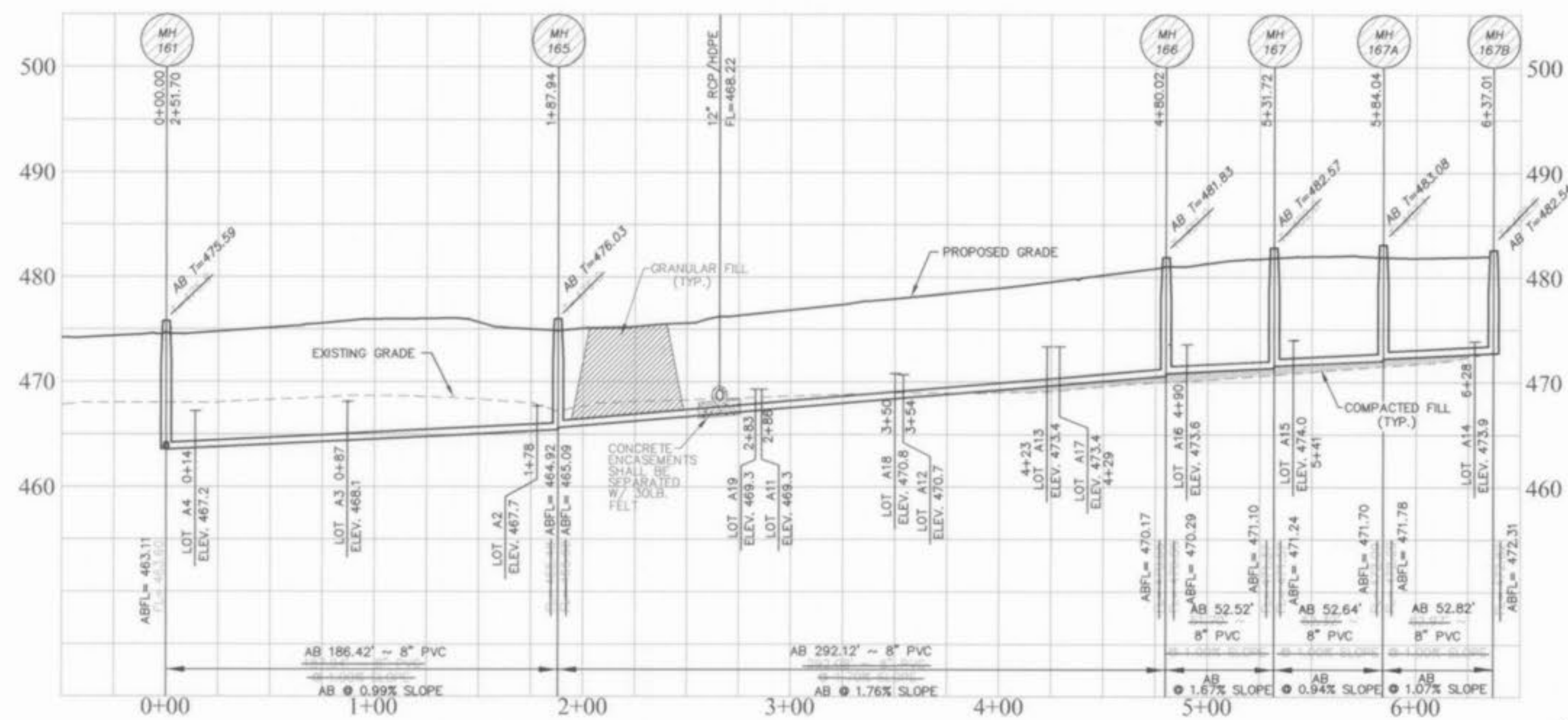
VILLAGE A SAN. SEWERS

This is to certify to THE CITY OF O'FALLON, that these "As-Built" SANITARY & STORM SEWERS plans are based on actual field surveys conducted during DECEMBER 2002 and the results are shown hereon.

By: *J.R. Pickett* 3-12-03  
 JAMES R. PUCKETT, P.L.S., #2211  
 STATE OF MISSOURI  
 PUCKETT, RAY & SILVER'S CORPORATE  
 REGISTRATION NO. LS-54-D

NOTE:  
 DISTANCES SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

MH161-MH167



VILLAGE A SAN. SEWERS

Note: Slopes are calculated using the actual length of pipe.

# AS-BUILTS

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

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HAMPTON WOODS  
 VILLAGE A  
 SANITARY SEWER PROFILES

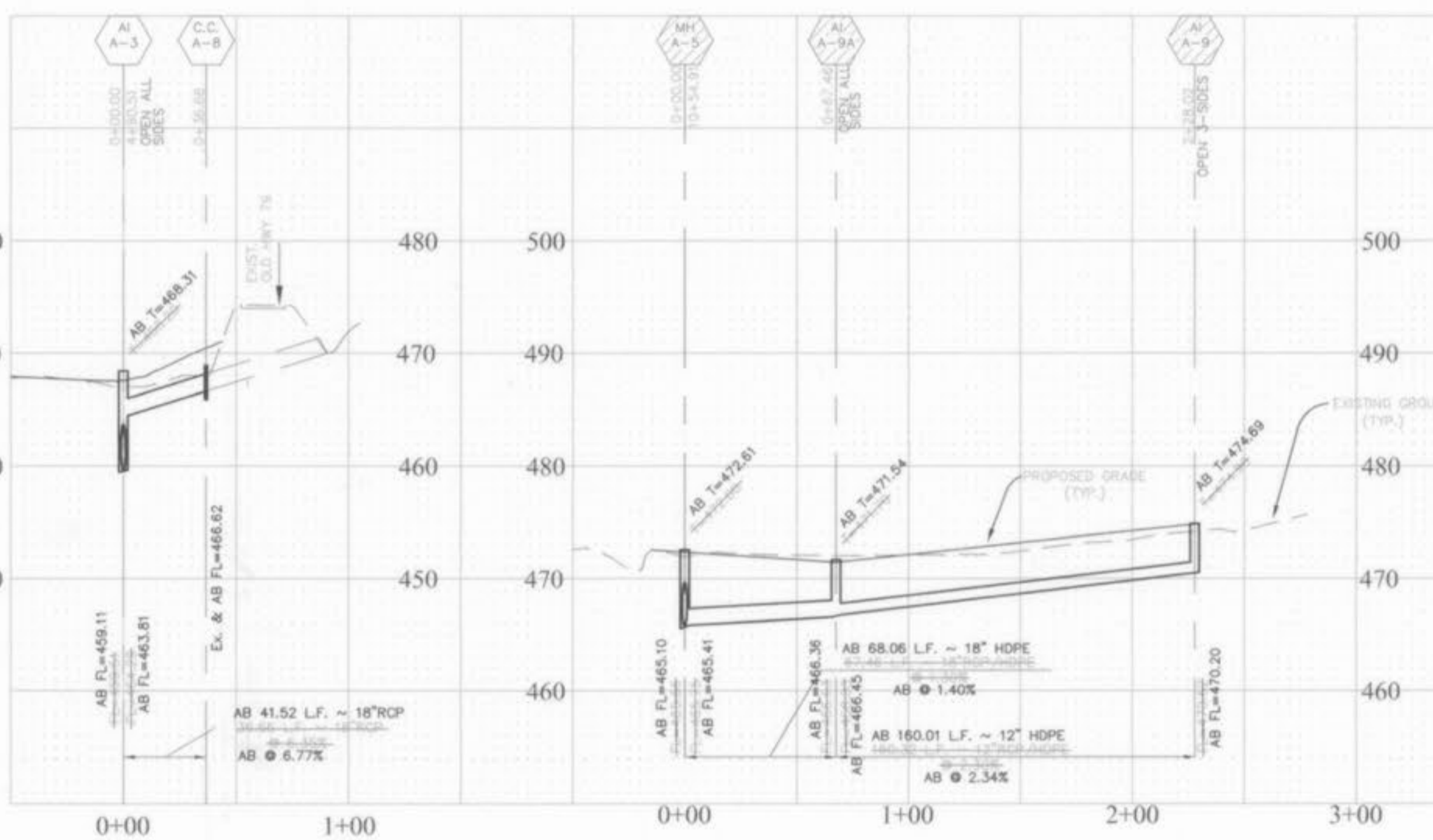
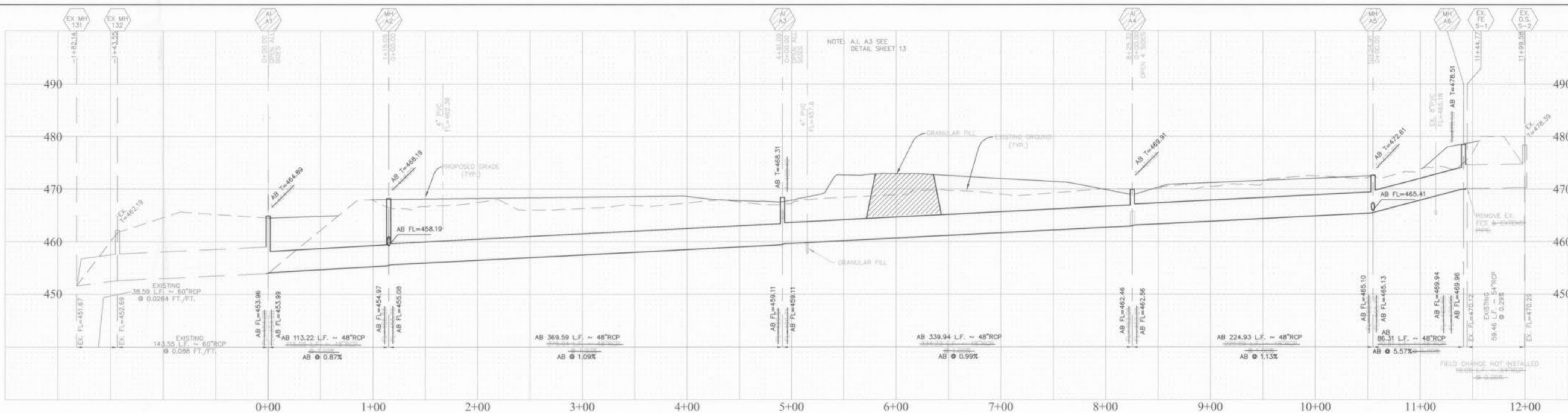
Prepared For:  
 SUMMIT POINTE L.C.  
 239 FOX HILL ROAD  
 ST. CHARLES, MO 63041  
 636-940-9000

NO.	DATE	REVISIONS
1	08-02-02	REV. PER CITY OF O'FALLON
2	08-16-02	REV. PER CITY OF O'FALLON
3	08-23-02	REV. PER CITY OF O'FALLON
4	08-26-02	REV. PER CITY OF O'FALLON
5	12-16-02	AS-BUILTS
6	01-30-03	CORRECTED AS-BUILTS
7	03-06-03	REVISED AS-BUILTS PER CITY

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 PUCKETT, RAY & SILVER, INC

DRAWN ABK	DATE JUNE, 2002
CHECKED DWD	DATE JUNE, 2002
PROJECT # 95067.SUPO.00R	TASK # 4 FIELD BOOK

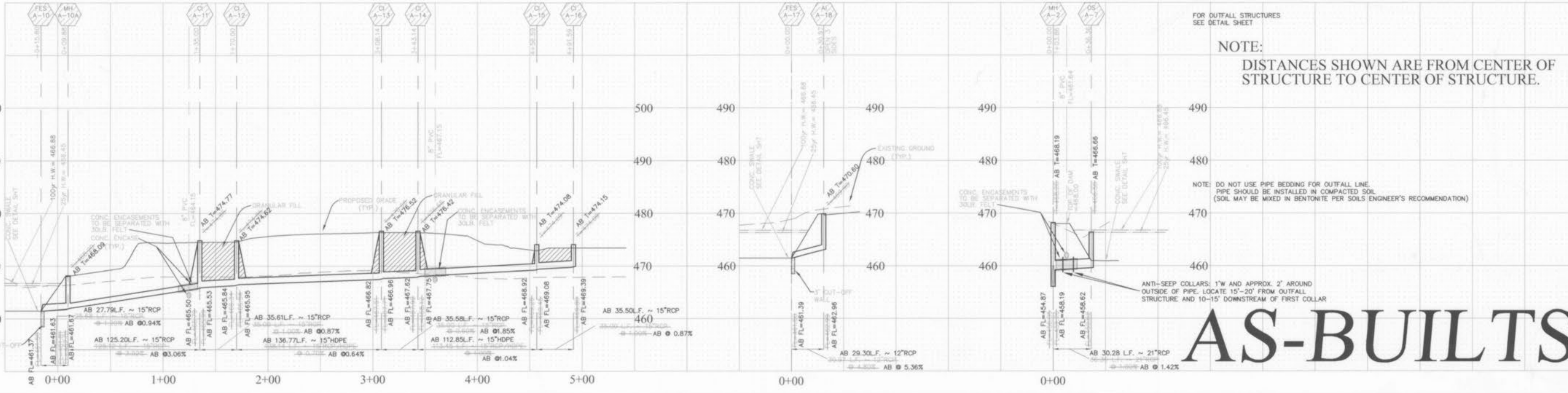
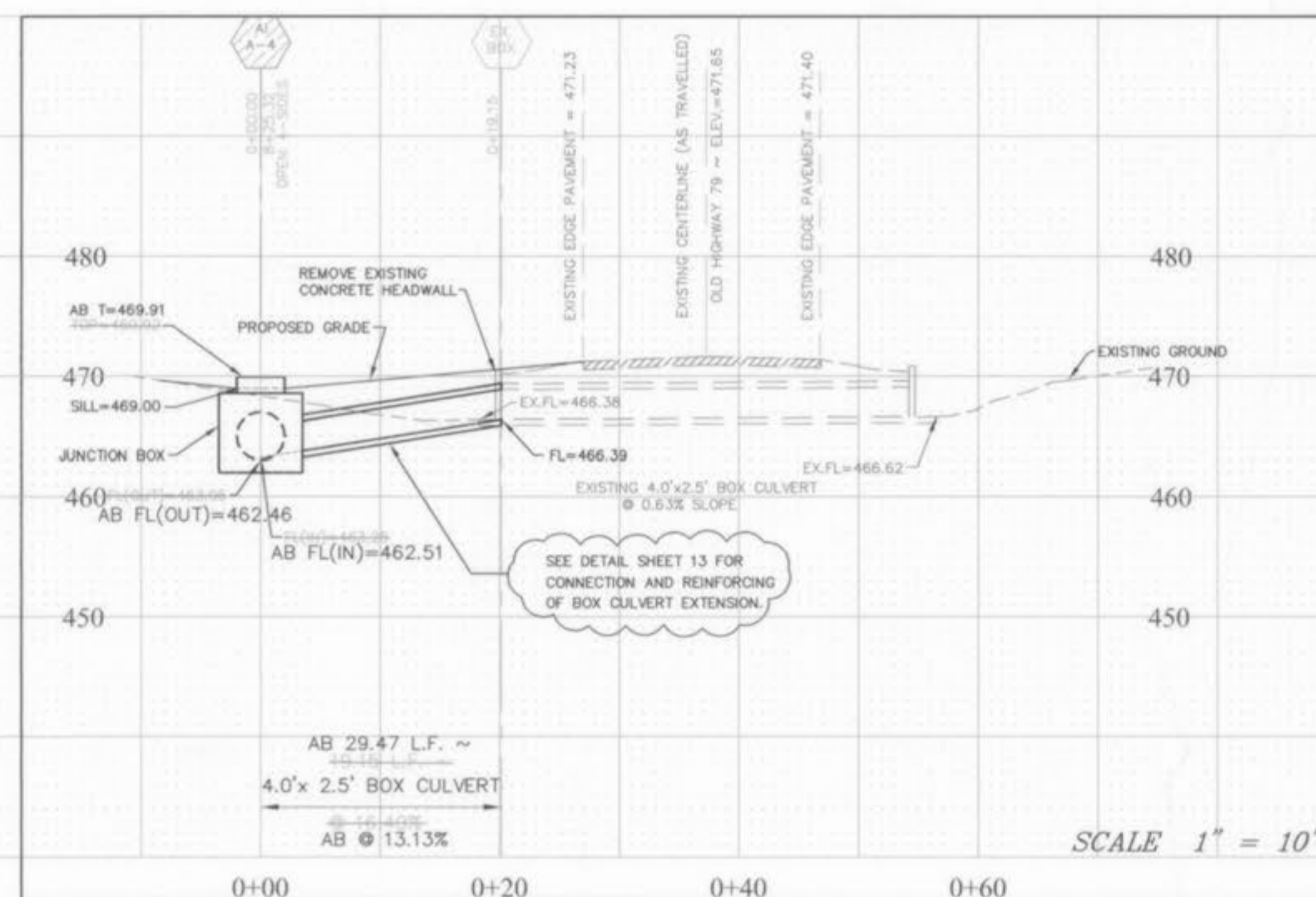
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 SAN. SEWER PROFILES  
 SHEET 6 OF 19  
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 STATE OF MISSOURI

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



NOTE:  
 DISTANCES SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

NOTE: DO NOT USE PIPE BEDDING FOR OUTFALL LINE. PIPE SHOULD BE INSTALLED IN COMPACTED SOIL (SOIL MAY BE MIXED IN BENTONITE PER SOILS ENGINEER'S RECOMMENDATION)

ANTI-SLEEP COLLARS: 1" W AND APPROX. 2" AROUND OUTSIDE OF PIPE. LOCATE 15'-20' FROM OUTFALL STRUCTURE AND 10'-15' DOWNSTREAM OF FIRST COLLAR

# AS-BUILTS

Storm sewer pipes which cross over existing or proposed sanitary sewer branches shall be confined in concrete through the full width of the sanitary sewer trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete grade.

All sanitary lateral street crossings, if trenching, shall be backfilled with granular material (aggregate).

Horizontal Scale 1" = 50'  
 Vertical Scale 1" = 10'

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**HAMPTON WOODS**  
 STORM SEWER PROFILES AS-BUILT  
 SITE PLAN

Prepared For:  
 SUMMIT POINTE L.C.

239 FOX HILL ROAD  
 ST. CHARLES, MO 63001  
 636-949-9500

REVISIONS	NO.	DATE	DESCRIPTION
1	07-30-02	PER CITY OF O'FALLON COMMENTS	
2	08-16-02	PER CITY OF O'FALLON COMMENTS	
3	08-28-02	PER CITY OF O'FALLON COMMENTS	
4	09-05-02	PER CITY OF O'FALLON COMMENTS	
5	12-16-02	AS-BUILTS GWM	
6	01-20-03	CORRECTED AS-BUILTS	
7	03-04-03	REVISE AS-BUILTS CITY COMMENTS	

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 PICKETT, RAY & SILVER, INC

DRAWN	DATE
ABK	05/02

CHECKED	DATE
DWD	05/02

PROJECT # 95067SUPO  
 TASK # 1 FIELD BOOK X

HAMPTON WOODS  
 STORM SEWER PROFILES  
 VILLAGE A  
 SHEET 7 OF 19

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