

HAMPTON WOODS

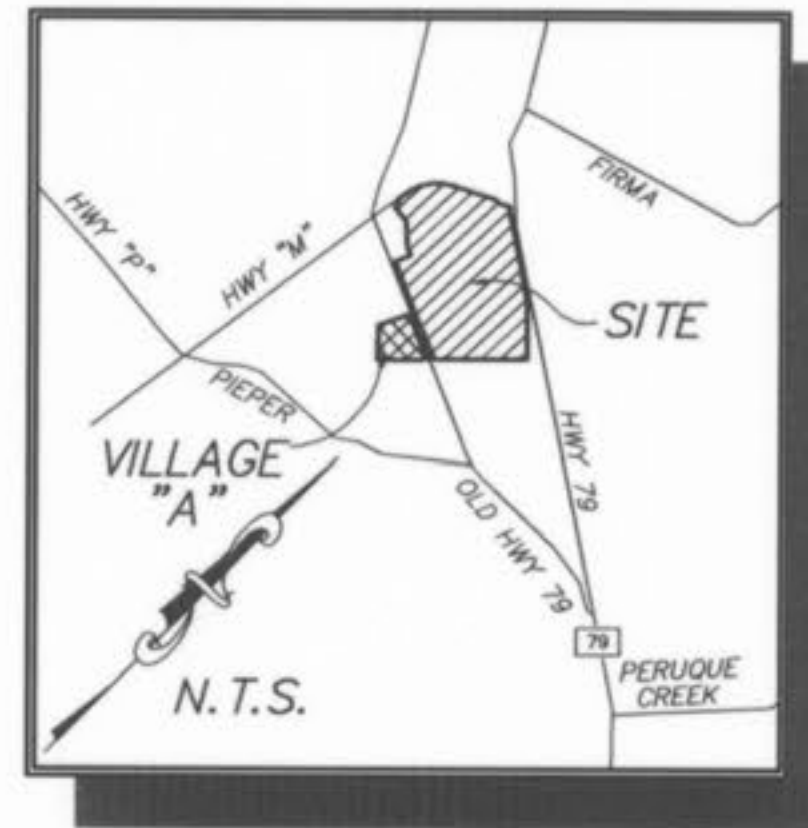
VILLAGE A

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 = 6.84 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, 1996.
- This tract is served by:
WATER - CITY OF OFFALLON WATER
ELECTRIC - AMEREN UE
TELEPHONE - VERIZON
SEWERS - CITY OF OFFALLON SEWER
GAS - ST. CHARLES GAS CO.
FIRE PROTECTION - OFFALLON FIRE PROTECTION DISTRICT
SCHOOL DISTRICT - FORT ZUMWALT SCHOOL DISTRICT
POST OFFICE - OFFALLON 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 Carboline Rustbond Penetrating Seder 5G and Carboline 13HB 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.

To The City of O'Fallon.
THESE "As-Built" WATER plans are based on actual field observations conducted during AUGUST 2003 and the results are shown hereon.

By:  9-9-03
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
Total trees required	=	284 trees

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	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
	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
	Existing Contour	D.A.I.	Double Area Inlet	B.C.	Base Of Curb
	Proposed Contour	C.C.	Concrete Collar	T.C.	Top Of Curb
	Rip-Rap	F.E.	Flared End Section	T.W.	Top Of Wall
	End of Lateral	E.P.	End Pipe	B.W.	Base Of Wall
	Asphalt Pavement	E.D.	Energy Dissipater	(TYP)	Typical
	Concrete Pavement	M.H.	Manhole	U.N.D.	Unless Noted Otherwise
	Proposed Swale	C.P.	Concrete Pipe	U.L.P.	Use In Place
					Yield Sign

PROJECT BENCH MARK

B.M. #1
RM. 70 (U.S.G.S.) ELEVATION = 505.026
STANDARD DISK STAMPED "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
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 65376
Phone (636) 397-1211
Fax (636) 397-1104

HAMPTON WOODS
VILLAGE A IMPROVEMENT PLANS
COVER SHEET

219 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 940-9300

Prepared For:
SUMMIT POINTE L.C.

REVISIONS	NO.	DATE	DESCRIPTION
	1	06-28-02	REVISED PER CLIENT
	2	07-30-02	REV. PER CITY OF OFFALLON
	3	08-16-02	REV. PER CITY OF OFFALLON
	4	08-28-02	REV. PER CITY OF OFFALLON
	5	12-18-02	AS-BUILTS
	6	01-20-03	CORRECTED AS-BUILTS
	7	03-12-03	CORRECTED AS-BUILTS PER CITY
		8/27/03	AS-BUILTS WATER

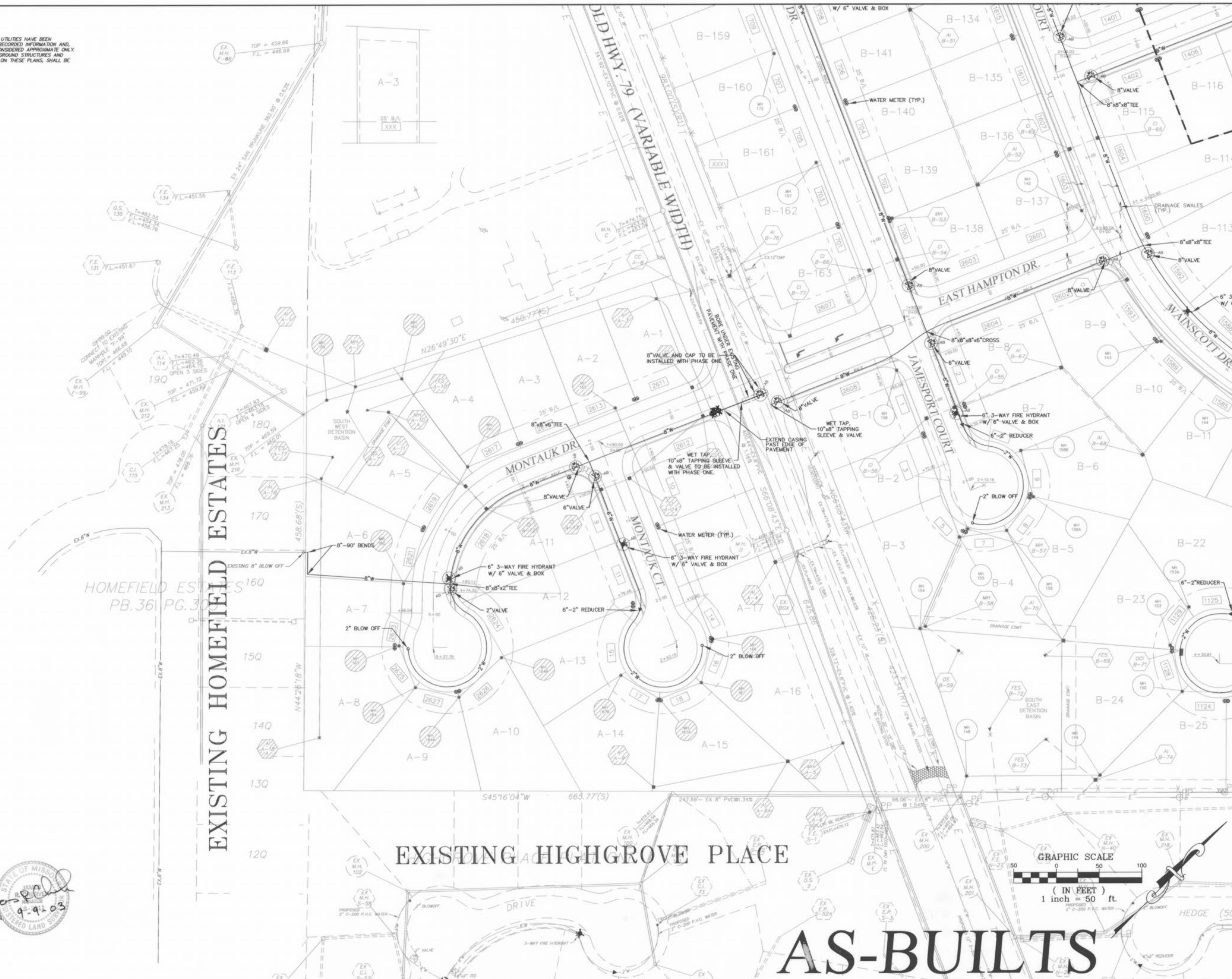
ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically 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.SUPO.DOR	
TASK # 4	FIELD BOOK X

HAMPTON WOODS
VILLAGE A IMPROVEMENT PLANS
COVER SHEET
SHEET 1 OF 19
© Copyright 2002 by Pickett, Ray & Silver, Inc.

HamptonWoods V.119C.H

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.



PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS
 333 Mid Rivers Mall Drive
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

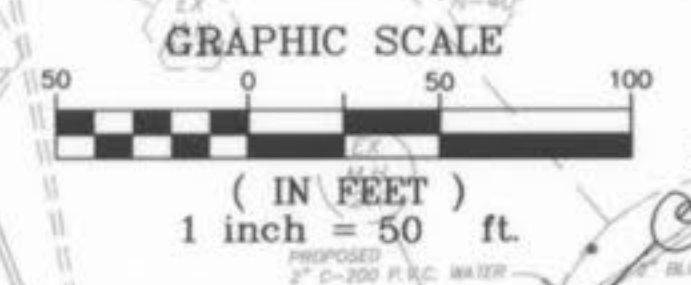
HAMPTON WOODS
 WATER LAYOUT
 Prepared For:
SUMMIT POINTE L.C.
 239 FOX HILL ROAD
 ST. CHARLES, MO 63051
 636-949-9200

NO.	DATE	AS-BUILTS	GWL
1	12-18-02	AS-BUILTS	GWL
2	01-20-03	CORRECTED AS-BUILTS	GWL
3	03-12-03	REVISED AS-BUILTS PER CITY	GWL
	8/27/03	AS-BUILTS WATER	GWL

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 ABK	DATE 05-02-02
CHECKED D.W.D.	DATE 05-02-02
PROJECT # 95067.SUP0.00R	TASK # 4 FIELD BOOK
SHEET 9 OF 19	

HAMPTON WOODS
 VILLAGE A
 WATER LAYOUT
 SHEET 9 OF 19
 © Copyright 2002 by Pickett, Ray & Silver Inc.



AS-BUILTS