

HAMPTON WOODS

VILLAGE B ~ PHASE ONE

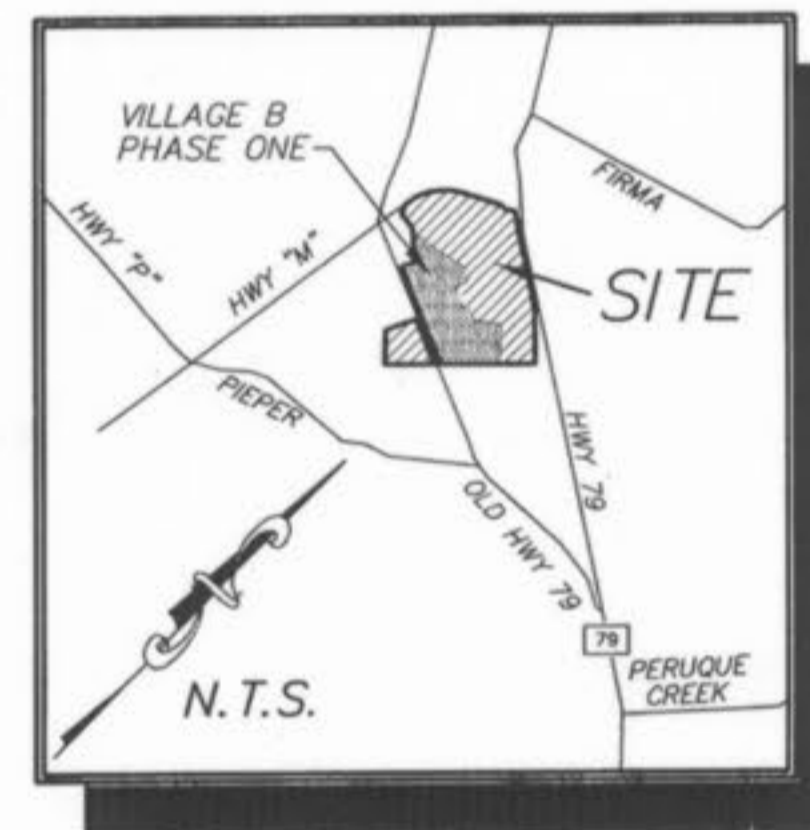
A TRACT OF LAND BEING PART OF
U.S. SURVEY 1790, AND FRAC. SEC. 16,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2-3	SITE PLANS
4-5	SANITARY SEWER PROFILES
6-8	STORM SEWER PROFILES

IMPROVEMENT PLANS (78 LOTS) "AS-BUILTS"

LOCATION MAP



- Area of Site = 80.55 Acres.
Area of Village B ~ Phase One = 25.95 Acres.
- Village B ~ Phase One Lots: 78
- LOT DATA:
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 = 10,929 sq.ft. (EXCLUDES R.O.W. & COMMON GROUND)
- 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 OFALLON WATER
ELECTRIC - AMEREN UE
TELEPHONE - CENTURYTEL
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.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 134B paint (of equivalent as approved by the City).
- Developer to provide City construction inspectors with soil reports prior to or during site soil testing.
- All sign locations and sizes must be approved separately through the Planning Division.
- No building permits will be issued for lots within the existing 100-year floodplain until the city receives the LDMR from FEMA.
- 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.

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
—EX W— 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	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. 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 Dissipator	(TYP) Typical
⊙ Asphalt Pavement	M.H. Manhole	U.N.O. Unless Noted Otherwise
⊙ Concrete Pavement	C.P. Concrete Pipe	U.L.P. Use In Place
⊙ Proposed Swale		

SEWER MEASUREMENTS

The existing sewer lengths, sizes, flowlines, depths of structures and sewers and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement plans.

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 (ENTIRE SITE)

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

PROJECT BENCH MARK

B.M. #1
RM 70 (U.S.G.S.) ELEVATION = 505.026
STANDARD DISK STAMPED "N 149 1935" SET IN TOP
OF WEST END OF THE BASE OF SOUTH PIER OF
NORFOLK SOUTHERN RAILWAY OVER STATE HIGHWAY 79

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LAND SURVEYORS

HAMPTON WOODS
VILLAGE B ~ PHASE ONE
COVER SHEET

209 FOX HILL ROAD
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Prepared For:
SUMMIT POINTE L.C.

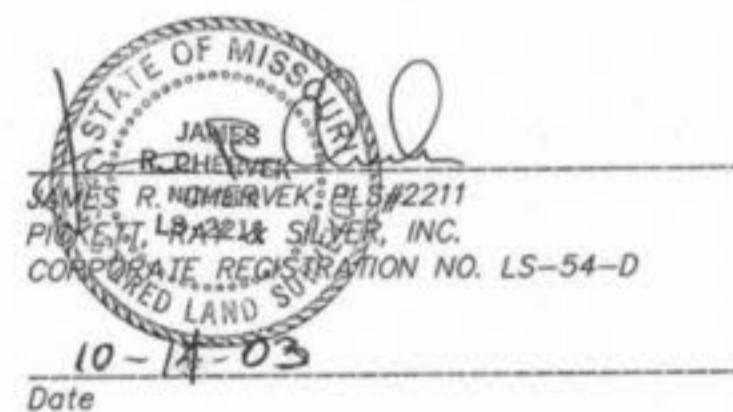
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2	09-18-02	REV. PER CITY OF OFALLON		

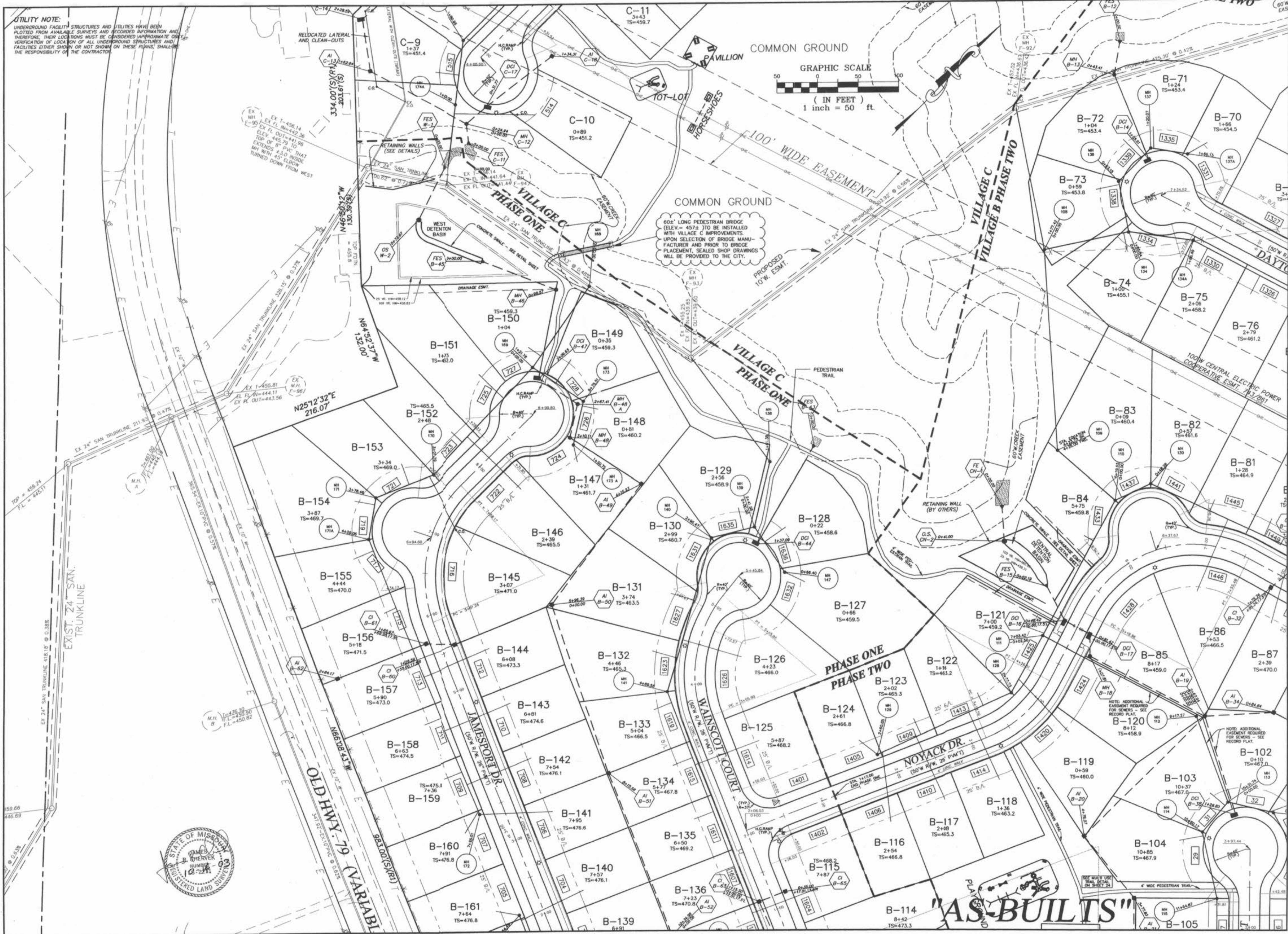
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TASK #	6		

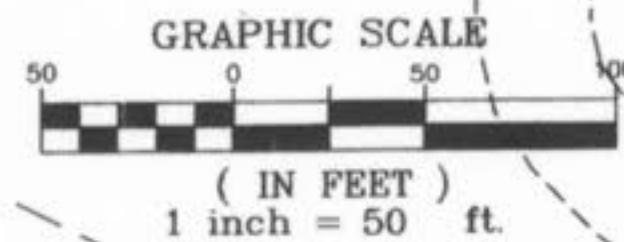
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VILLAGE B ~ PHASE ONE
COVER SHEET
SHEET 1 OF 8
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Hampton Woods Village B Phase 1
1023103





UTILITY NOTE:
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE AND VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



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HAMPTON WOODS
 VILLAGE B - PHASE ONE
 SITE PLAN
 Prepared For:
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 ST. CHARLES, MO 63301
 636-990-9300

NO.	DATE	REV.	PER CLIENT
01	09-28-08	REV.	PER CITY OF TALLON
02	11-18-08	REV.	PER CITY OF TALLON
03	12-20-08	REV.	PER MODOT
04	02-24-09	REV.	PER BRIDGE PER CLIENT
05	03-18-09	REV.	PER MODOT
06	04-14-09	REV.	PER MODOT

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TASK #	6	BOOK	806-C

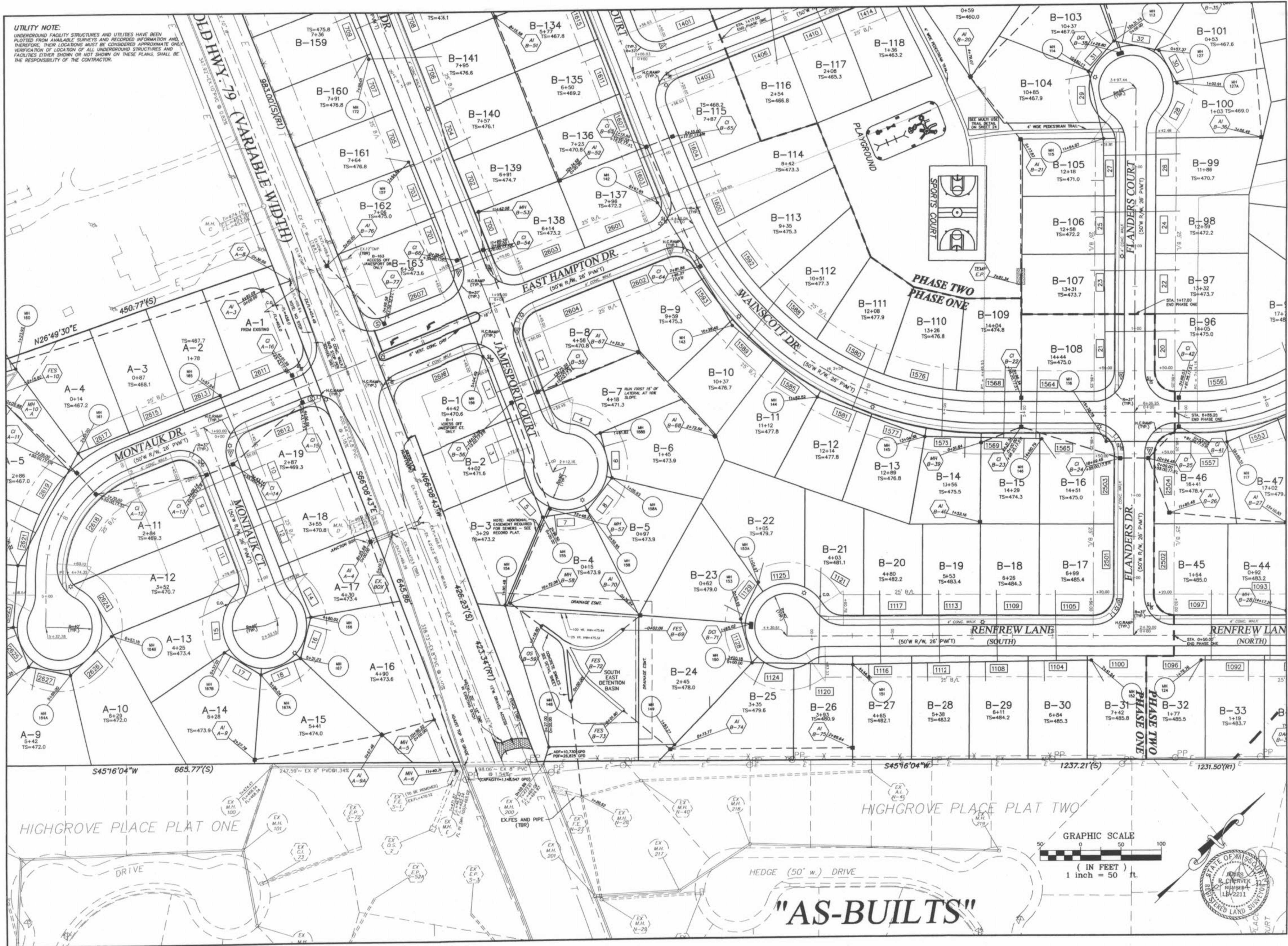
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 VILLAGE B PHASE ONE
 SITE PLAN
 SHEET 2 OF 8
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"AS-BUILT"

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HAMPTON WOODS
 VILLAGE B - PHASE ONE
 SITE PLAN

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NO.	DATE	REVISIONS
1	09-26-02	REV. PER CLIENT
2	11-15-02	REV. PER CITY OF FALLON
3	12-20-02	REV. PER CITY OF FALLON
4	02-24-03	REV. PER WOODOT
5	03-18-03	REV. BRIDGE PER CLIENT
6	04-14-03	REV. PER WOODOT

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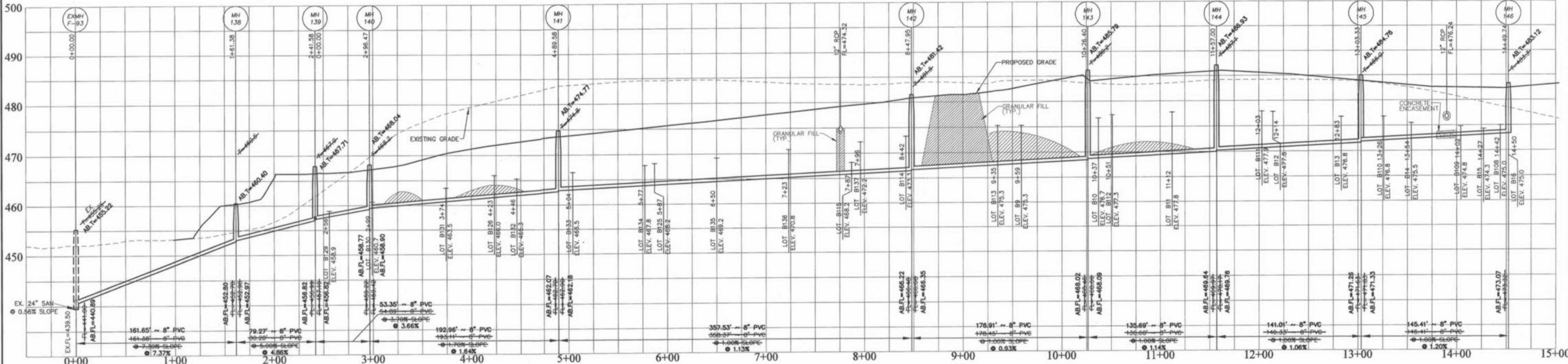
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 VILLAGE B PHASE ONE
 SITE PLAN

SHEET 3 OF 8

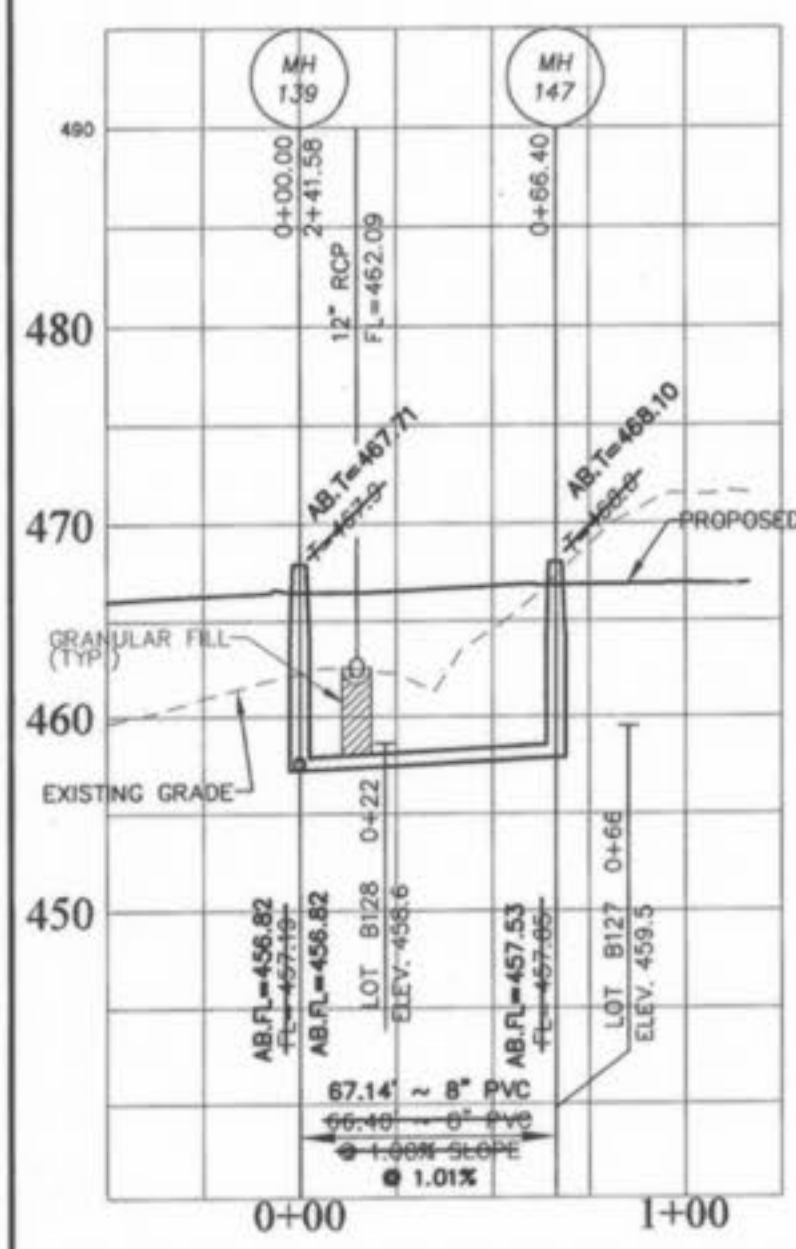
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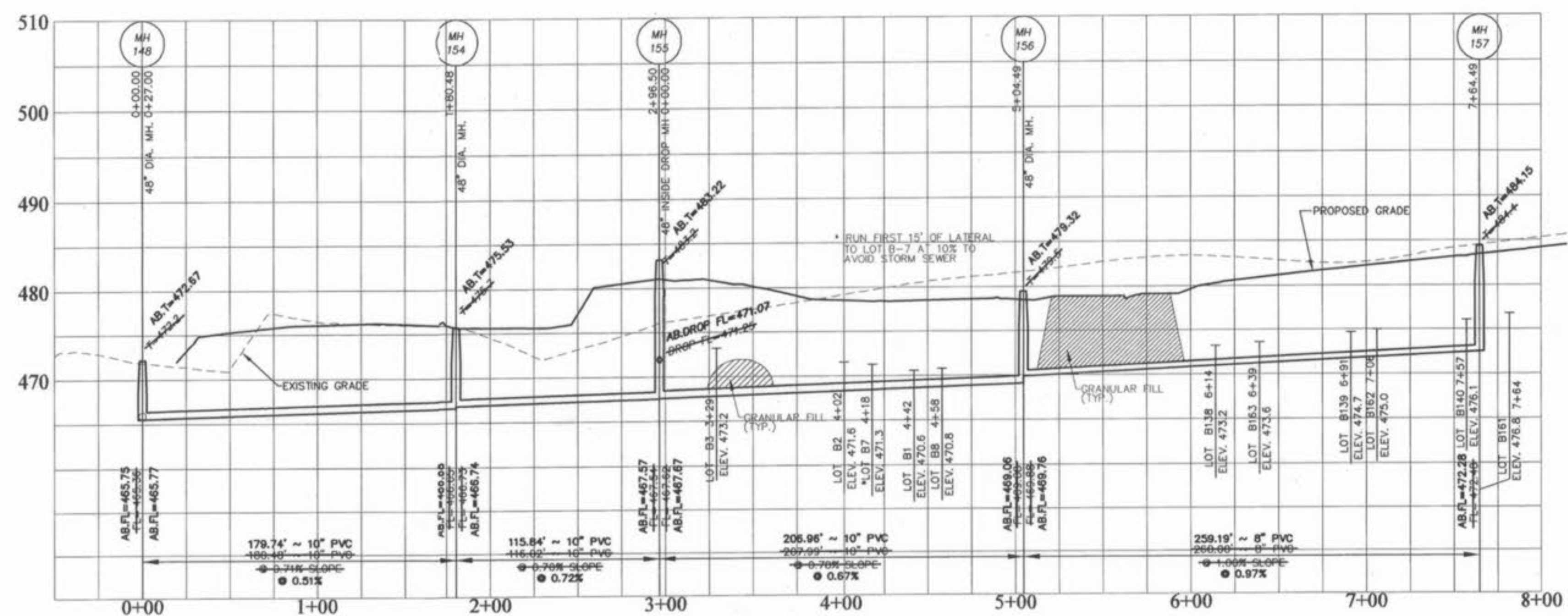
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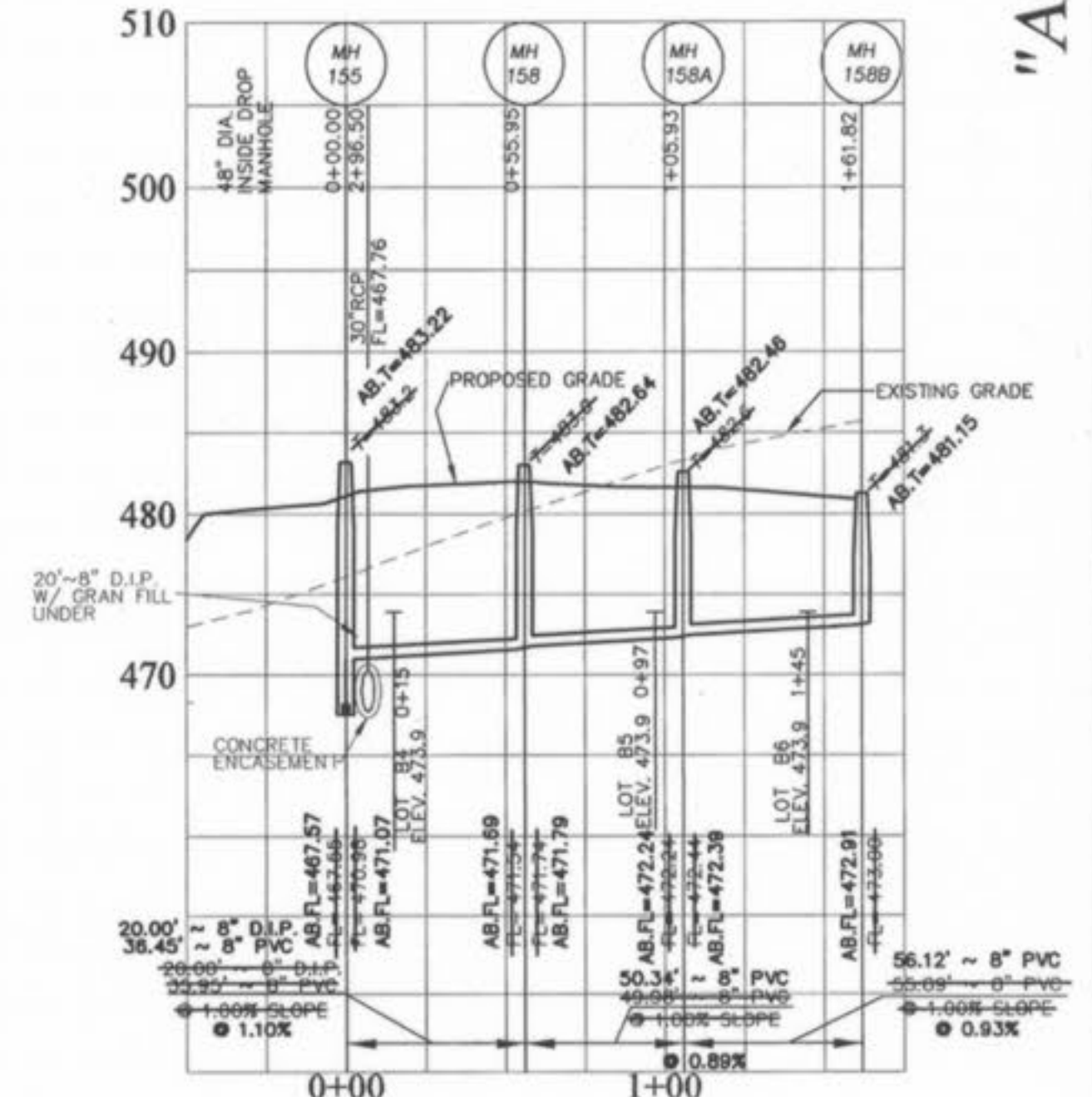
VILLAGE B SAN. SEWERS
PHASE 1



VILLAGE B SAN. SEWERS
PHASE 1



VILLAGE B SAN. SEWERS
PHASE 1



VILLAGE B SAN. SEWERS
PHASE 1



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

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**HAMPTON WOODS
VILLAGE B / PHASE 1 "AS-BUILTS"
SANITARY SEWER PROFILES**

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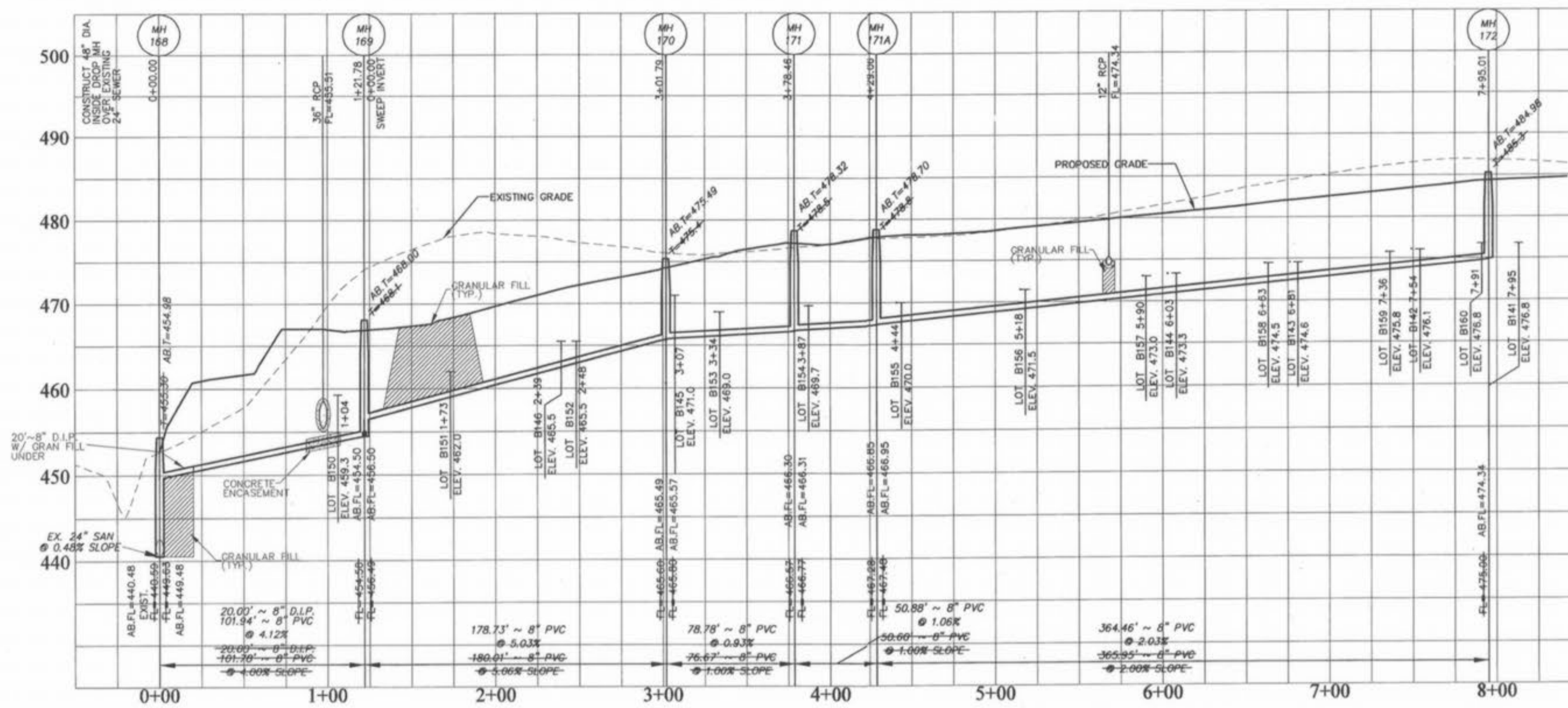
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2	08-02-02	REV.	PER CITY COMMENTS
3	08-27-02	REV.	PER CITY COMMENTS

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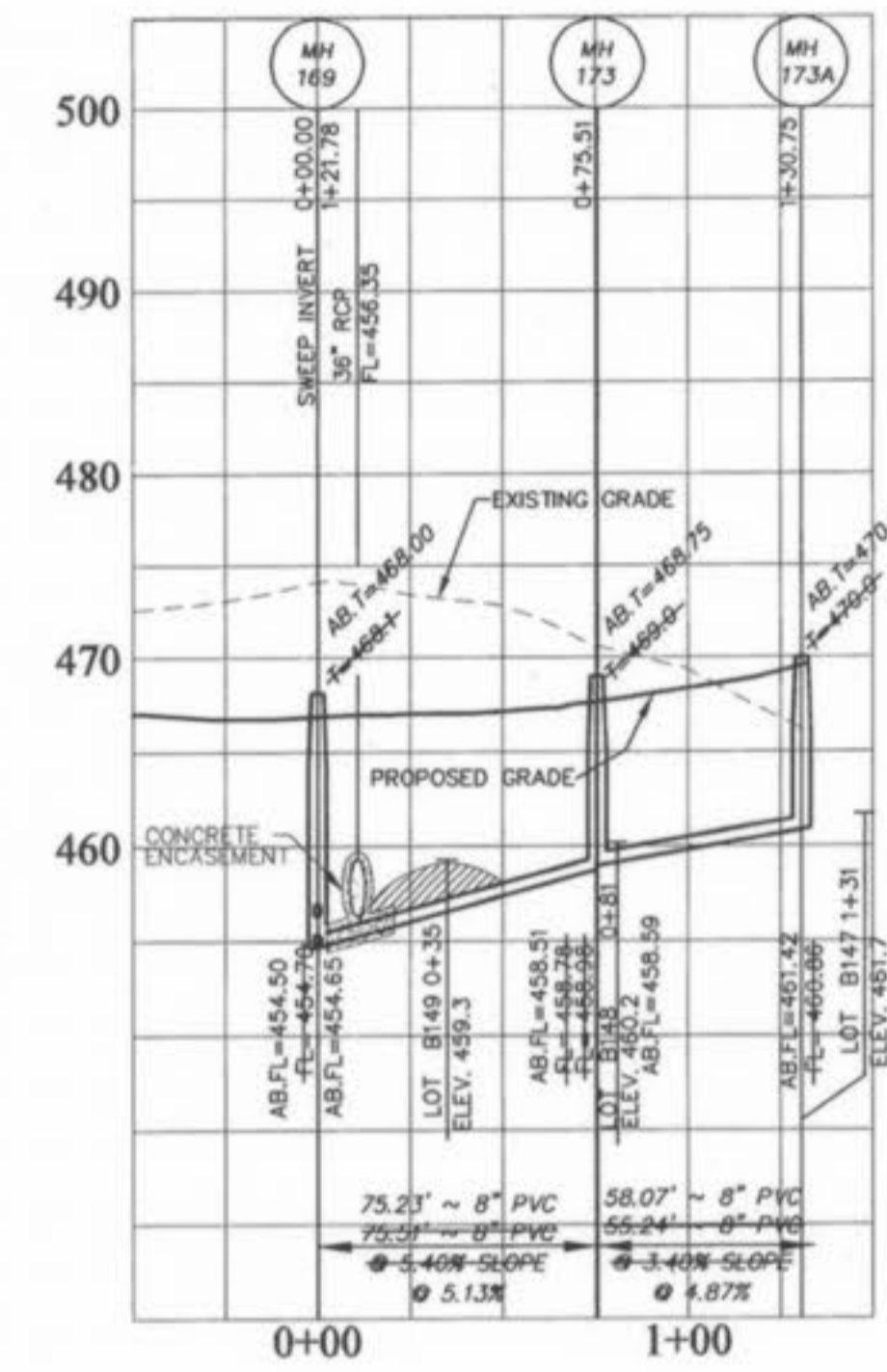
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TASK # 6 FIELD BOOK 806-C

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SAN. SEWER PROFILES
"AS-BUILTS"
SHEET 4 OF 8
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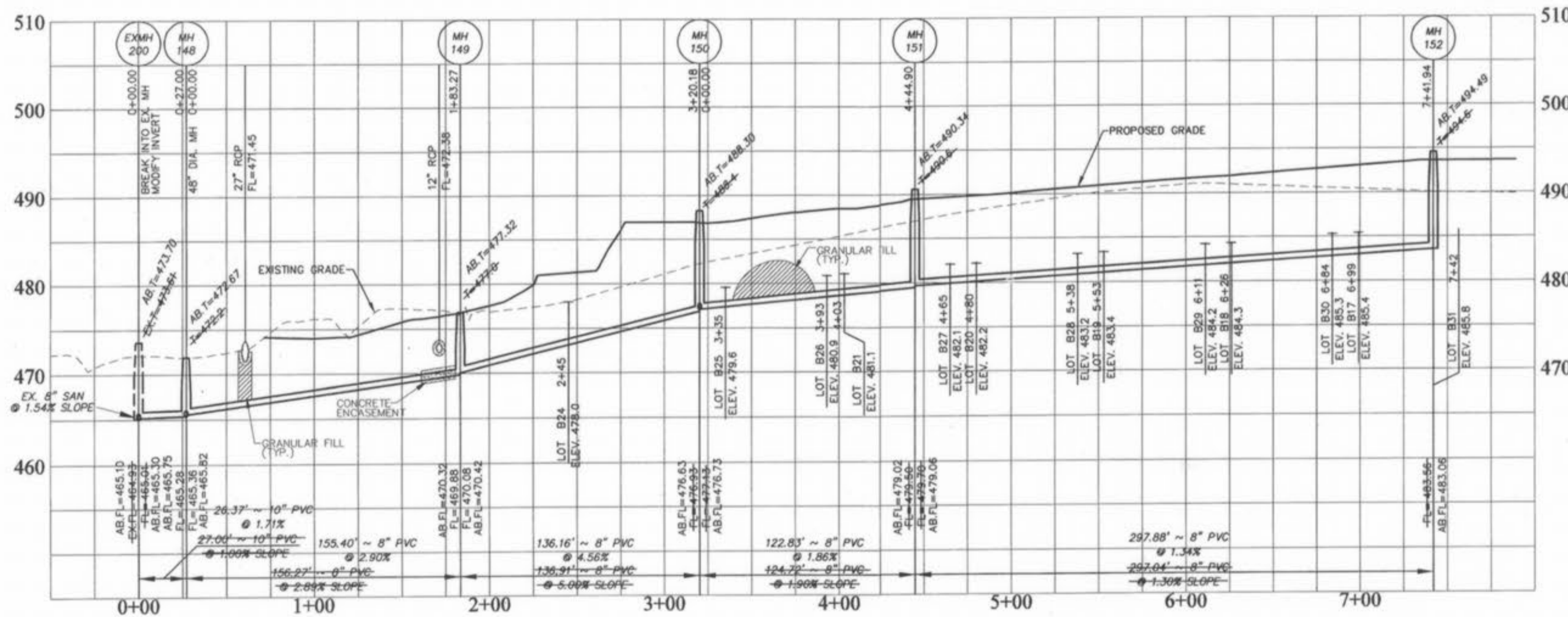


VILLAGE B SAN. SEWERS
PHASE 1

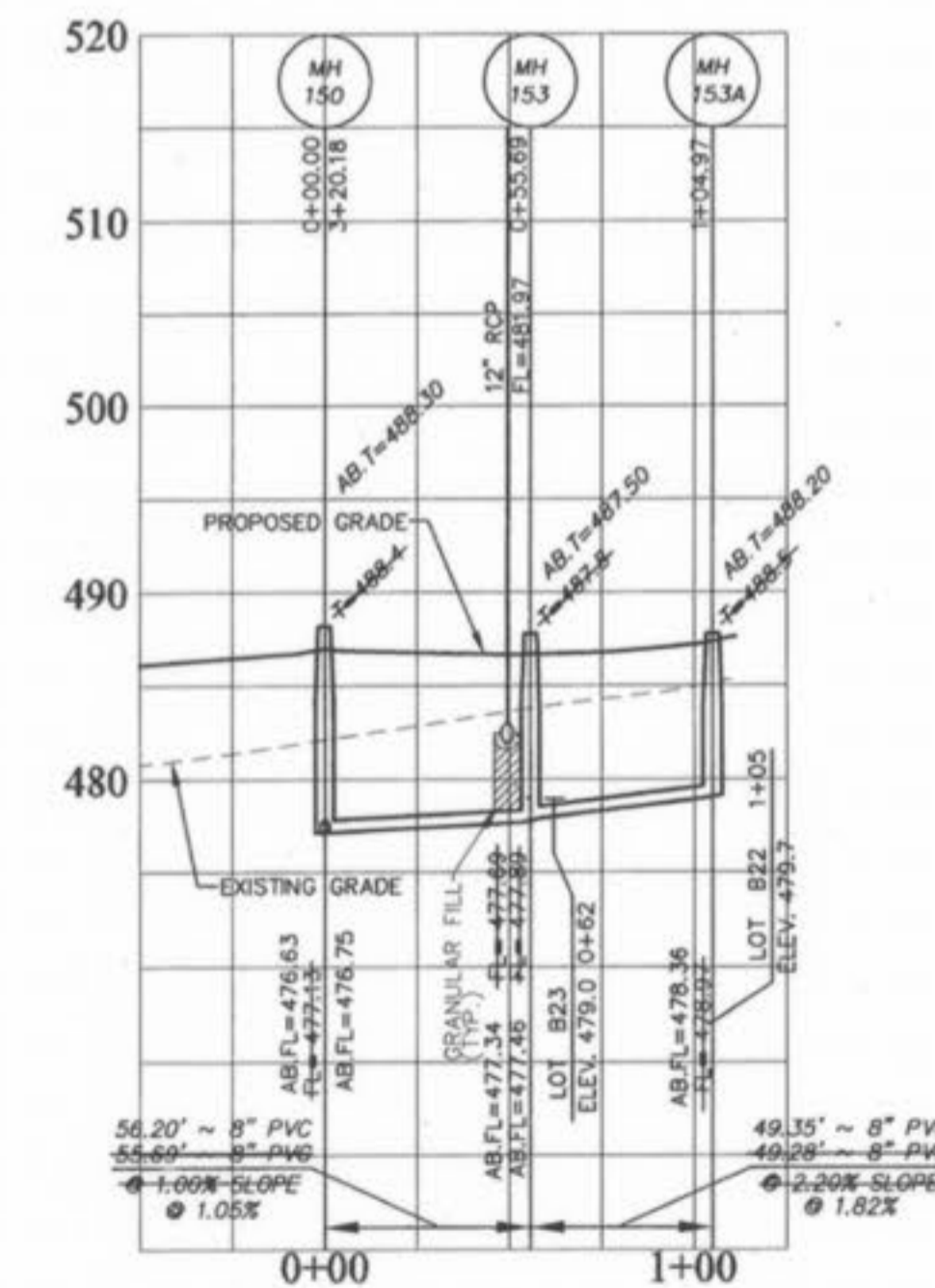


VILLAGE B SAN. SEWERS
PHASE 1

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



VILLAGE B SAN. SEWERS
PHASE 1



VILLAGE B SAN. SEWERS
PHASE 1



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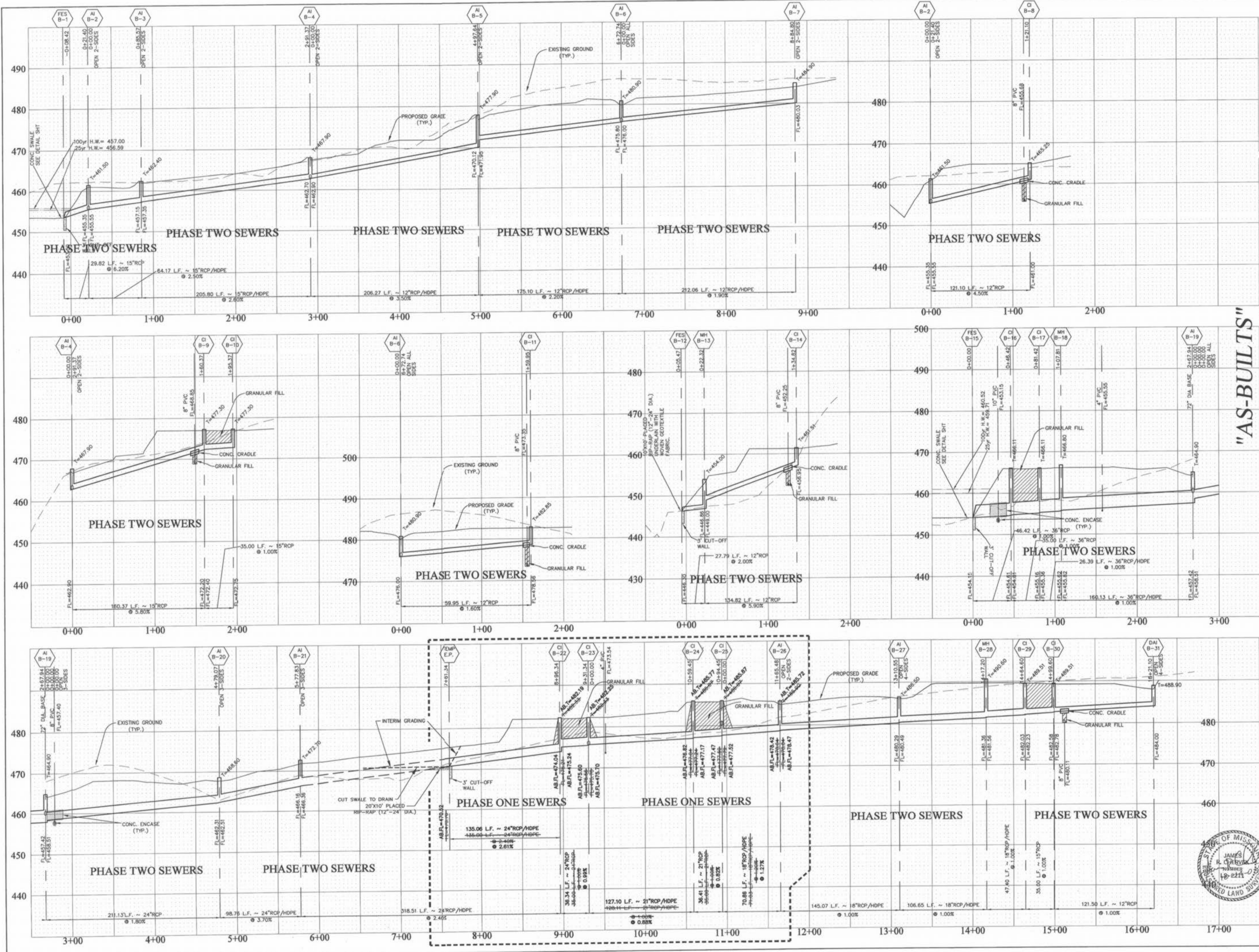
**HAMPTON WOODS
VILLAGE B / PHASE 1 "AS-BUILTS"
SANITARY SEWER PROFILES**
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1	07-29-02	REV. PER CITY COMMENTS
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SAN. SEWER PROFILES
"AS-BUILTS"
SHEET 5 OF 8



"AS-BUILTS"

If the storm and sanitary sewers are parallel and in the same trench, the proposed sanitary sewer (concrete) shall be installed in concrete from the full depth of the sanitary sewer trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete cradle.
 If the storm and sanitary sewers are parallel and in the same trench, the proposed sanitary sewer (concrete) shall be installed in concrete from the full depth of the sanitary sewer trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete cradle.
 All sanitary lateral street crossings, if trenchcut, shall be backfilled with granular material (appropriate).
 Storm sewer flows which create over-velocity in proposed sanitary sewer (concrete) shall be installed in concrete from the full depth of the sanitary sewer trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete cradle.



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HAMPTON WOODS
 VILLAGE B - PHASE ONE "AS-BUILTS"
 STORM SEWER PROFILES

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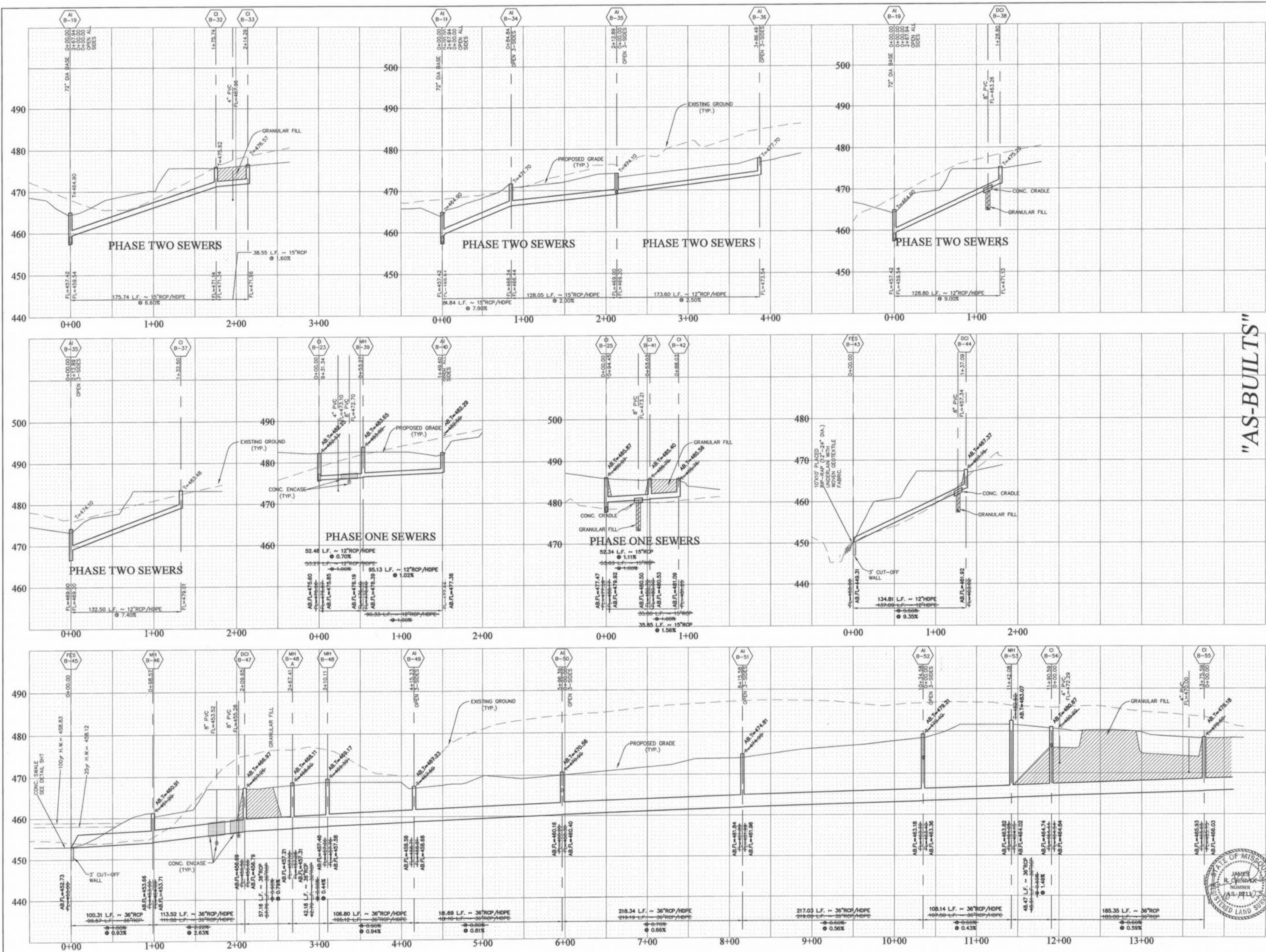
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1.	8/27/02	REV.	PER CITY OF OTTALON
2.	09-18-02	REV.	PER CITY OF OTTALON

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TASK # 6	BOOK

HAMPTON WOODS
 STORM SEWER PROFILES
 "AS-BUILTS"
 SHEET 6 OF 8

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"AS-BUILTS"

If the storm and sanitary sewers are parallel and in the same trench or overpass, the upper pipe shall be placed on a shelf and the lower pipe shall be bedded in compacted granular fill to the flow line of the upper pipe.
 All sanitary lateral street crossings, if trenched, shall be backfilled with granular material (aggregate).
 Storm sewer pipes which cross over existing or proposed sanitary sewer tranches shall be cradled 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 cradle.

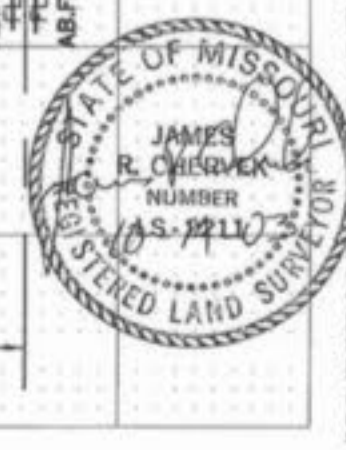
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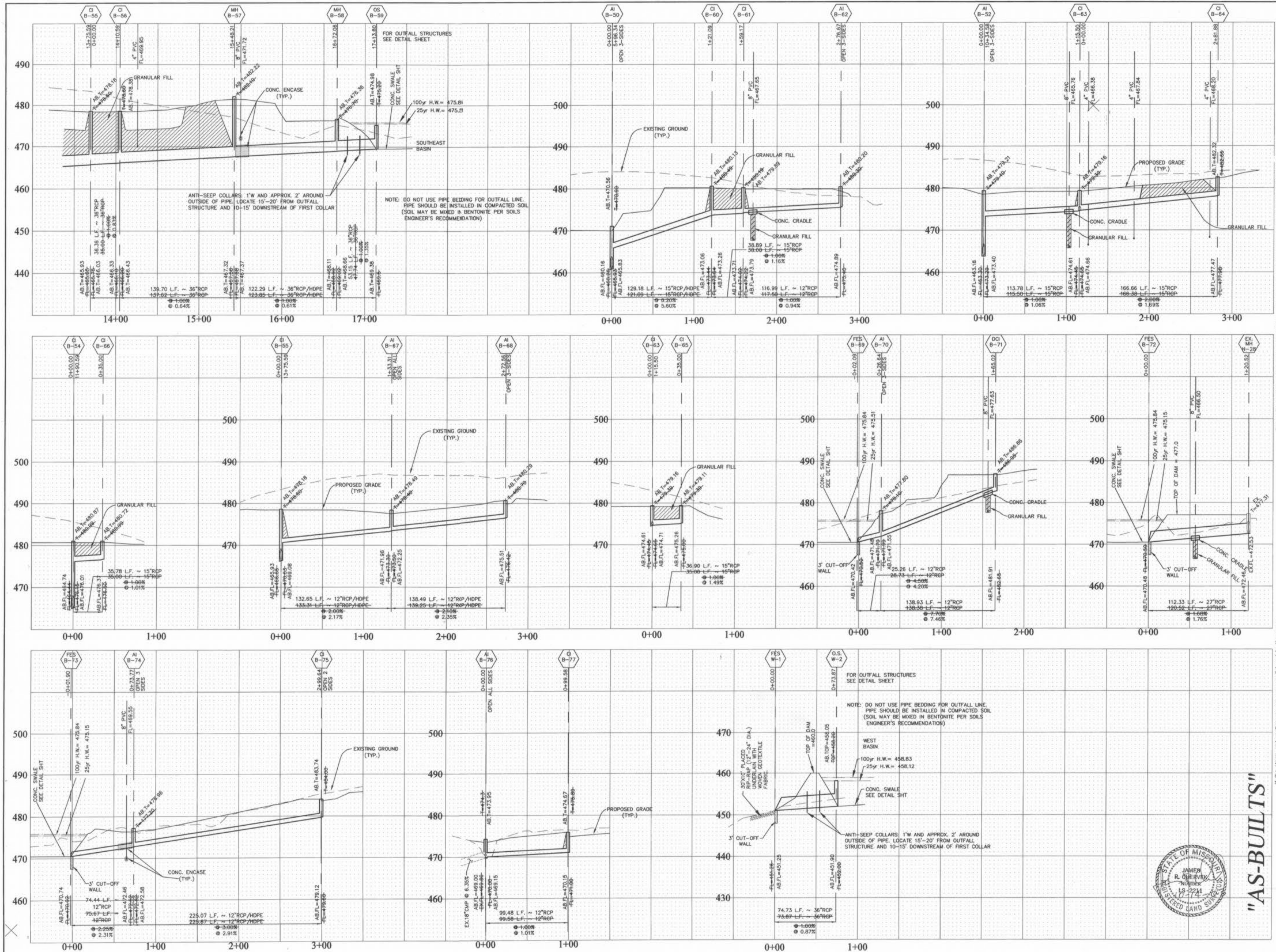
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 HAMPTON WOODS STORM SEWER PROFILES "AS-BUILTS"
 SHEET 7 OF 8



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HAMPTON WOODS
 VILLAGE B - PHASE ONE "AS-BUILTS"
 STORM SEWER PROFILES
 Prepared For:
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 SUMMIT POINT, MO 63081
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Storm sewer pipes which cross over existing or proposed sanitary sewer trenches shall be cradled 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 cradle.

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

If the storm and sanitary sewers are parallel and in the same trench or over, the upper pipe shall be placed on a shelf and backfilled with granular fill to the size line of the upper pipe.

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 VILLAGE B - PHASE ONE "AS-BUILTS"
 STORM SEWER PROFILES
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 STORM SEWER PROFILES
 "AS-BUILTS"
 SHEET 8 OF 8
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"AS-BUILTS"
 HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 10'

