

HAMPTON WOODS

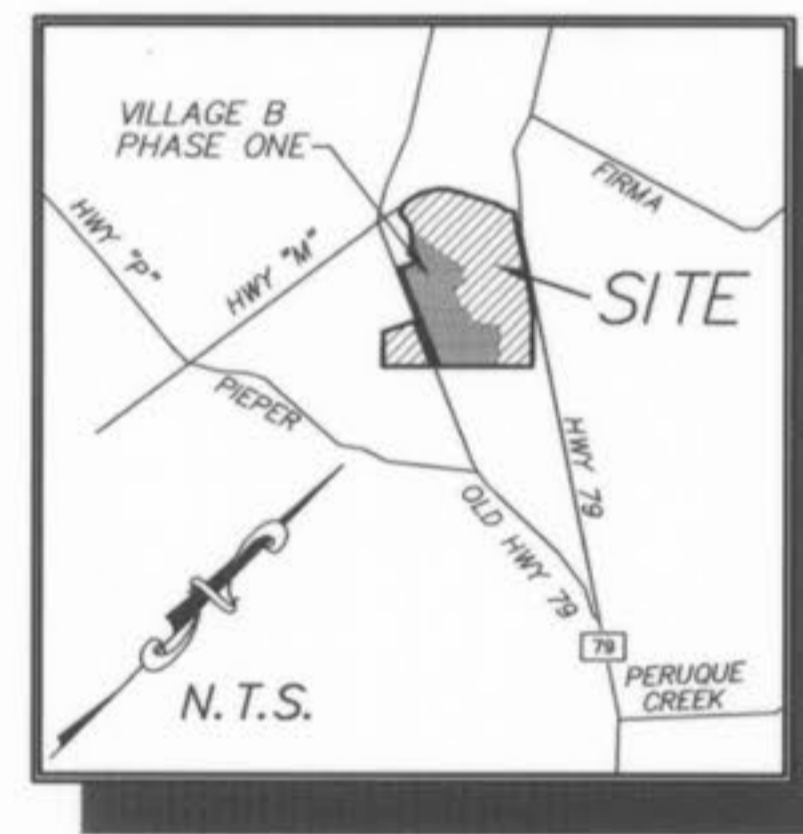
VILLAGE B ~ PHASE ONE

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

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 "C", 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 - 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.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbend Penetrating Sealer 50 and Carboline 1348B point (or 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 LOMR 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.

DRAWING INDEX

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13-15	STORM SEWER PROFILES
16-17	DRAINAGE AREA MAPS
18-19	WATER LAY-OUT
20-21	LANDSCAPE PLAN
22-31	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		
	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		(TYP) Typical
	Asphalt Pavement		Manhole		U.N.O. Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe		U.I.P. Use in Place
	Proposed Swale				

a/2/03
FILE COPY
APPROVED
C. J. Pickett

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 B ~ PHASE ONE
COVER SHEET
Prepared For:
SUMMIT POINTE L.C.
239 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 940-9300

REV. NO.	DATE	DESCRIPTION
1	08/27/02	REV. PER CITY OF OFALLON
2	09-18-02	REV. PER CITY OF OFALLON
3	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.00R	
TASK # 4	FIELD BOOK X
HAMPTON WOODS VILLAGE B ~ PHASE ONE COVER SHEET	
SHEET 1	OF 31
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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:
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 (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

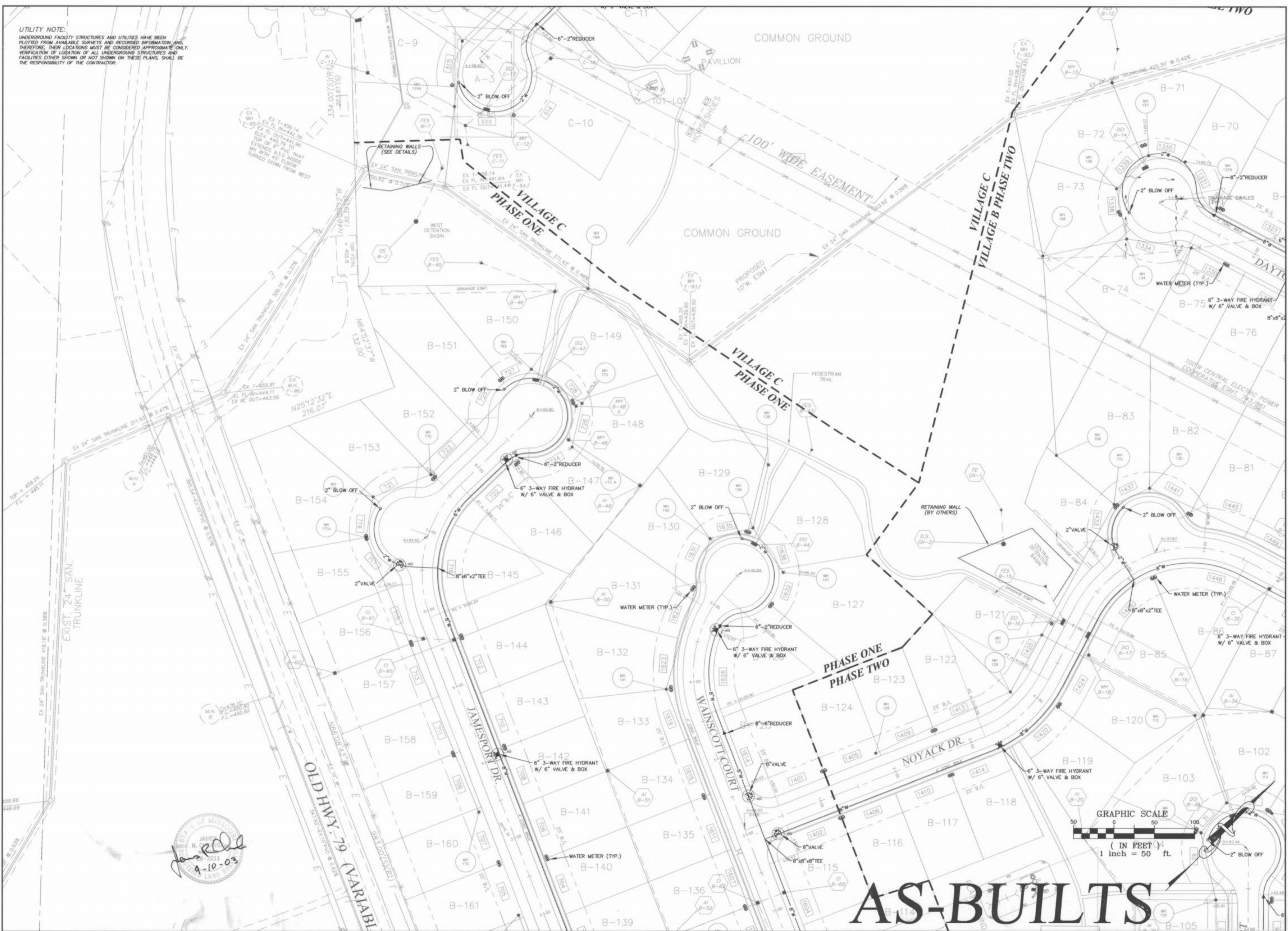
PROJECT BENCH MARK

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

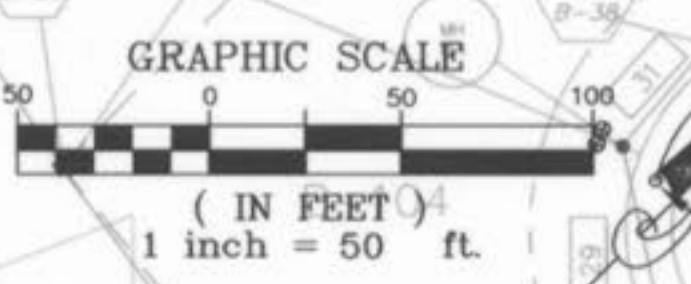


Hampton Woods Village B - Phase One

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.



Handwritten signature and date:
 [Signature]
 9-10-03



AS-BUILTS

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 B PHASE ONE
 WATER LAYOUT**

239 FOX HILL ROAD
 ST. CHARLES, MO 63301
 616-940-9300

Prepared For:
SUMMIT POINTE L.C.

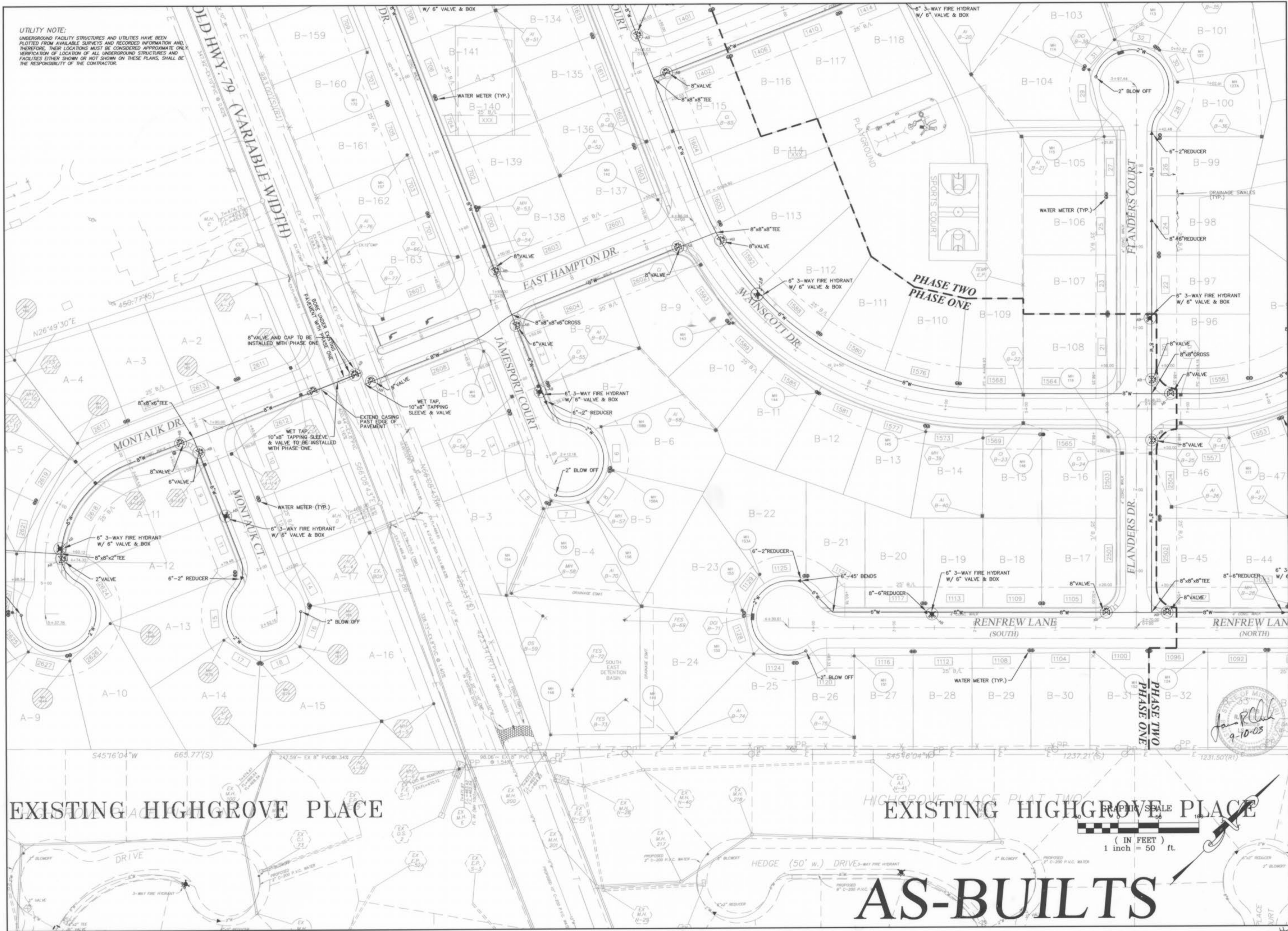
REVISIONS	NO.	DATE	DESCRIPTION	BY	CHKD.
1	12-16-02	12-16-02	AS-BUILTS		
2	01-20-03	01-20-03	CORRECTED AS-BUILTS		
3	03-12-03	03-12-03	REVISED AS-BUILTS PER CITY		
4	8/27/03	8/27/03	AS-BUILTS WATER		

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CHECKED	D.W.D.	DATE	05-02-02
PROJECT #	95067.SUPD.00R	FIELD BOOK	806

HAMPTON WOODS
 VILLAGE B
 WATER LAYOUT
 SHEET 18 OF 31

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EXISTING HIGHGROVE PLACE

EXISTING HIGHGROVE PLACE



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D.W.D.	05-02-02
PROJECT #	95067.SUPO.00R
TASK #	4 FIELD BOOK 806

HAMPTON WOODS
 VILLAGE B
 WATER LAYOUT
 SHEET 19 OF 31

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 Hampton Woods Village B Phase 1