

# HAMPTON WOODS

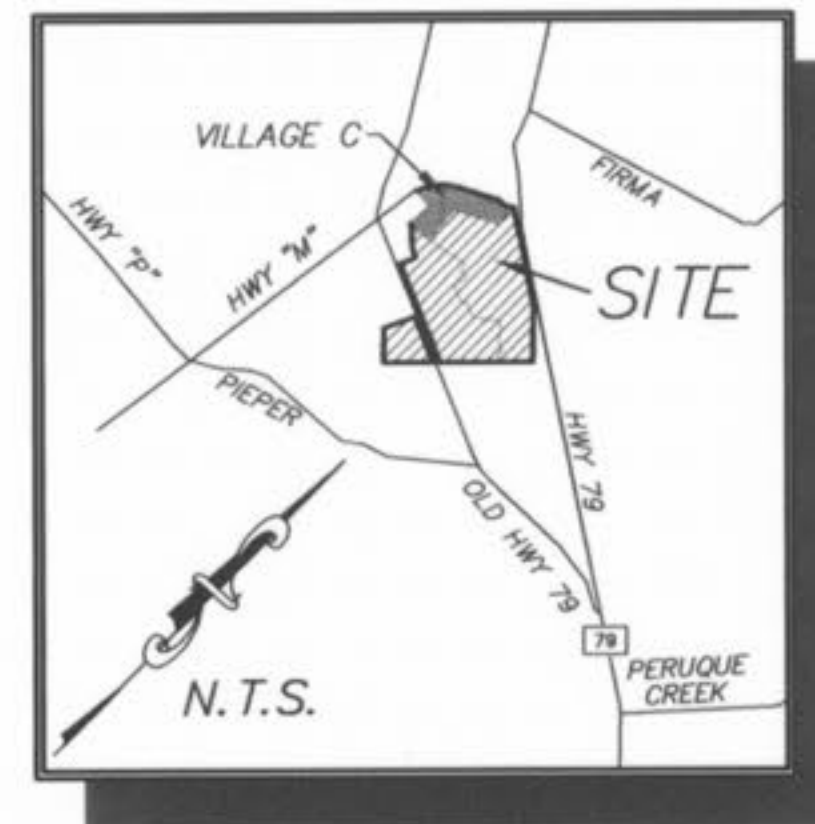
## VILLAGE C

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 (48 LOTS)

## "AS-BUILTS"

LOCATION MAP



- Area of Site = 80.55 Acres.  
Area of Village C = 11.47 Acres.
- LOT DATA: 48 LOTS  
VILLAGE C  
48 LOTS (SINGLE FAMILY - DETACHED VILLAS)  
BUILDING LINE SETBACK 20'  
SIDE YARD SETBACK 6'  
REAR YARD SETBACK 15'  
MINIMUM LOT WIDTH - 45'  
MINIMUM LOT SIZE - 4950 sq.ft.  
AVERAGE LOT SIZE - 6,587 sq.ft.  
SMALLEST LOT SIZE SHOWN - 5,399 sq.ft.  
THE TEN SMALLEST LOTS: 6, 7, 31 & SEVERAL @ 5,625 Sq. Ft.
- 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 O'FALLON WATER  
ELECTRIC - AMEREN UE  
TELEPHONE - CENTURYTEL  
SEWERS - CITY OF O'FALLON SEWER  
GAS - ST. CHARLES GAS CO.  
FIRE PROTECTION - O'FALLON FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT - FORT ZUMWALT SCHOOL DISTRICT  
POST OFFICE - O'FALLON 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 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.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer 50 and Carboline 138B 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.
- 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.
- Detention for Village B Phase One shall be completed prior to the development of Village C.
- All utilities shall be underground.

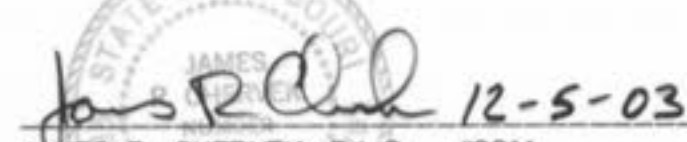
### DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE NOTES
3	SITE PLAN
4	GRADING PLAN
5-6	STREET PROFILES
7	SANITARY SEWER PROFILES
8	STORM SEWER PROFILES
9	DRAINAGE AREA MAPS
10	WATER LAY-OUT
11	LANDSCAPE PLAN
12-19	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
-8"- Water Line & Size	☆ Light Standard	V.C.P. Vitrified Clay Pipe
-EX- 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 Dissipater	(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		

TO THE CITY OF O'FALLON  
These "As-Built" WATER, SANITARY AND STORM SEWER plans  
are based on actual field measurements conducted during  
OCTOBER 2003 and the results are shown hereon.

By:  12-5-03  
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>

#### PROJECT BENCH MARK

B.M. #1  
RM 70 (U.S.G.S.) ELEVATION = 505.026  
STANDARD DISK STAMPED "H 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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LAND SURVEYORS  
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St. Peters, MO 63376  
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Fax (636) 397-1104

**HAMPTON WOODS**  
VILLAGE C  
COVER SHEET

Prepared For:  
**SUMMIT POINTE L.C.**  
239 FOX HILL ROAD  
ST. CHARLES, MO 63301  
(636) 940-9300

NO.	DATE	REV. PER CLIENT
1	09-26-02	REV. PER CITY OF O'FALLON
2	11-15-02	REV. PER CITY OF O'FALLON
3	12-20-02	REV. PER WOODOT
4	02-24-03	REV. PER CLIENT
5	07-02-03	REV. PER CITY OF O'FALLON
6	10/07/03	AS-BUILTS

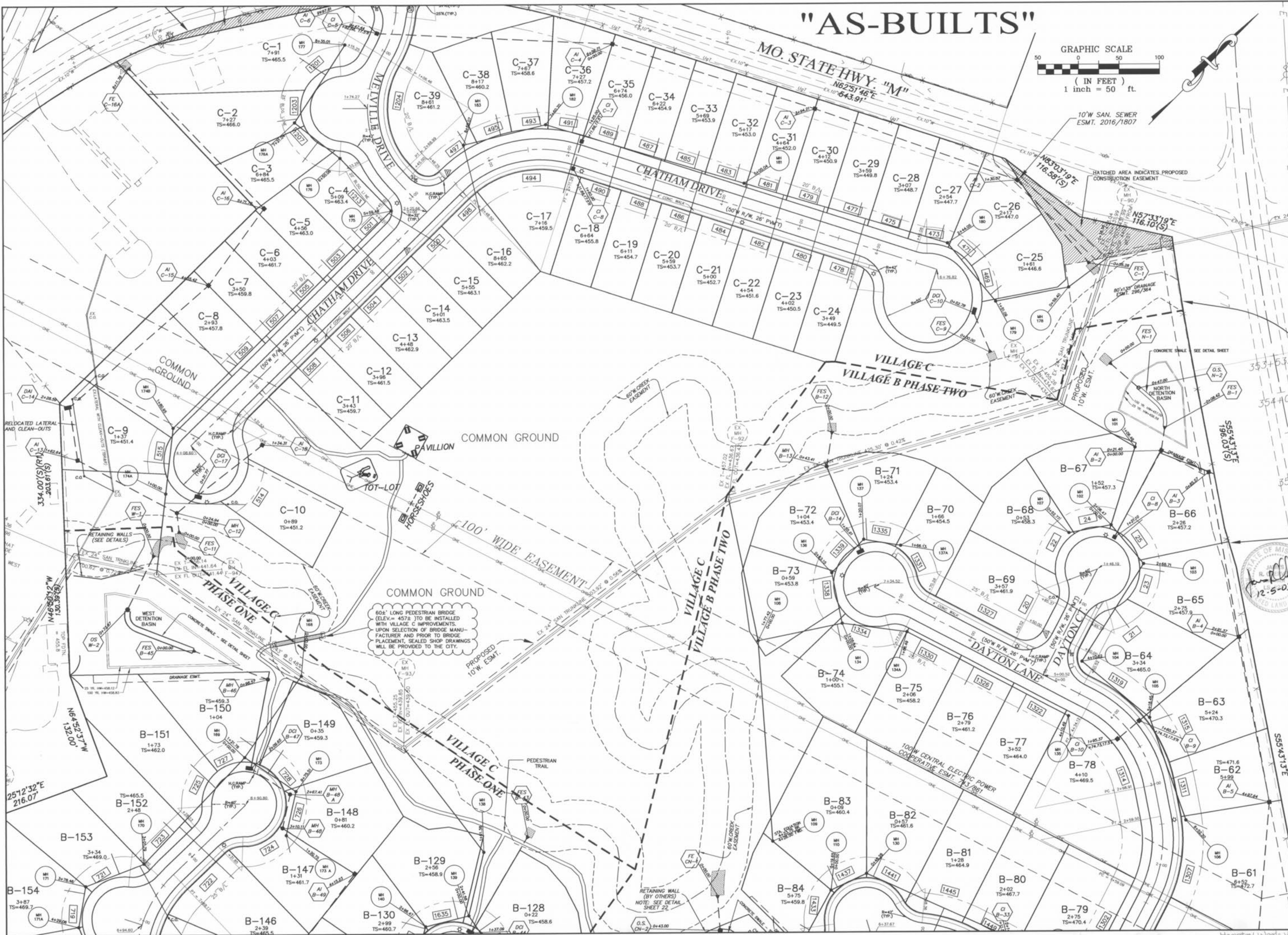
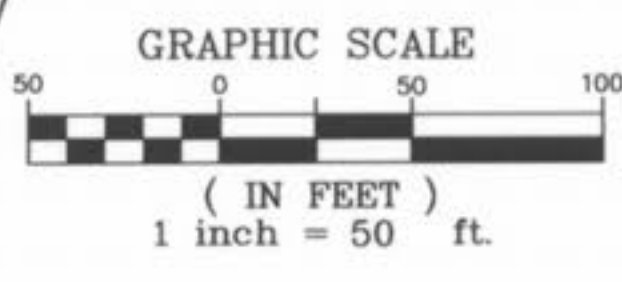
**ENGINEERS AUTHENTICATION**  
The responsibility for professional  
engineering liability on this project  
is hereby limited to the set of plans  
authenticated by the seal, signature,  
and date hereunder attached.  
Responsibility is disclaimed for all  
other engineering plans involved in  
this project and specifically excludes  
revisions after this date unless  
reauthenticated.  
PICKETT, RAY & SILVER, INC.

DRAWN	ABK	DATE	06-17-02
CHECKED	DWD	DATE	06-17-02
PROJECT #	95067.SUPO.00R	FIELD BOOK	X

HAMPTON WOODS  
VILLAGE C  
COVER SHEET  
SHEET 1 OF 19  
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Hampton Woods Village C Approved 12-23-03 ABK  
As-BUILTS

# "AS-BUILTS"



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**HAMPTON WOODS**  
 VILLAGE C  
 SITE PLAN

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

REVISIONS	NO.	DATE	REV. PER CITY OF OTTAWA
	1	12/13/02	REV. PER CITY OF OTTAWA
	2	7/07/03	REV. PER CITY OF OTTAWA
	3	10/10/03	"AS-BUILTS"

**DESIGNER'S AUTHORIZATION**  
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DRAWN	ABK	DATE	5-02-02
CHECKED	DWD	DATE	5-02-02
PROJECT #	95067.SUPO.OOR	TASK #	4
FIELD BOOK	806		

HAMPTON WOODS  
 VILLAGE B PHASE TWO  
 SITE PLAN

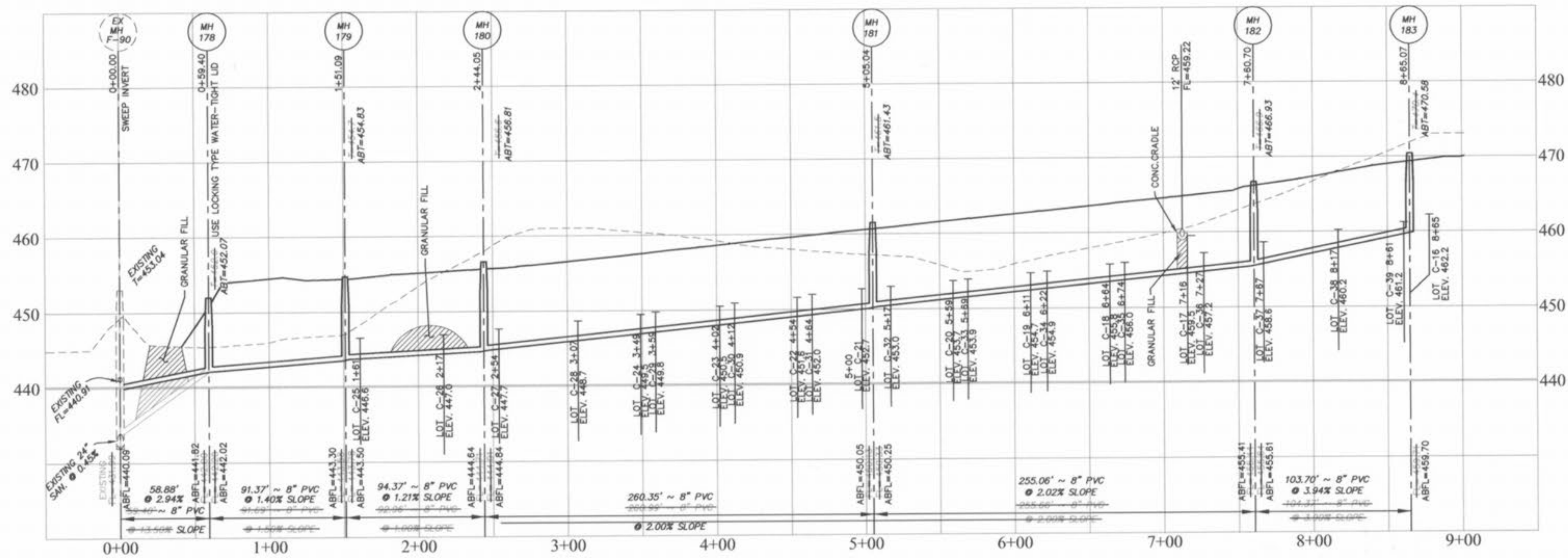
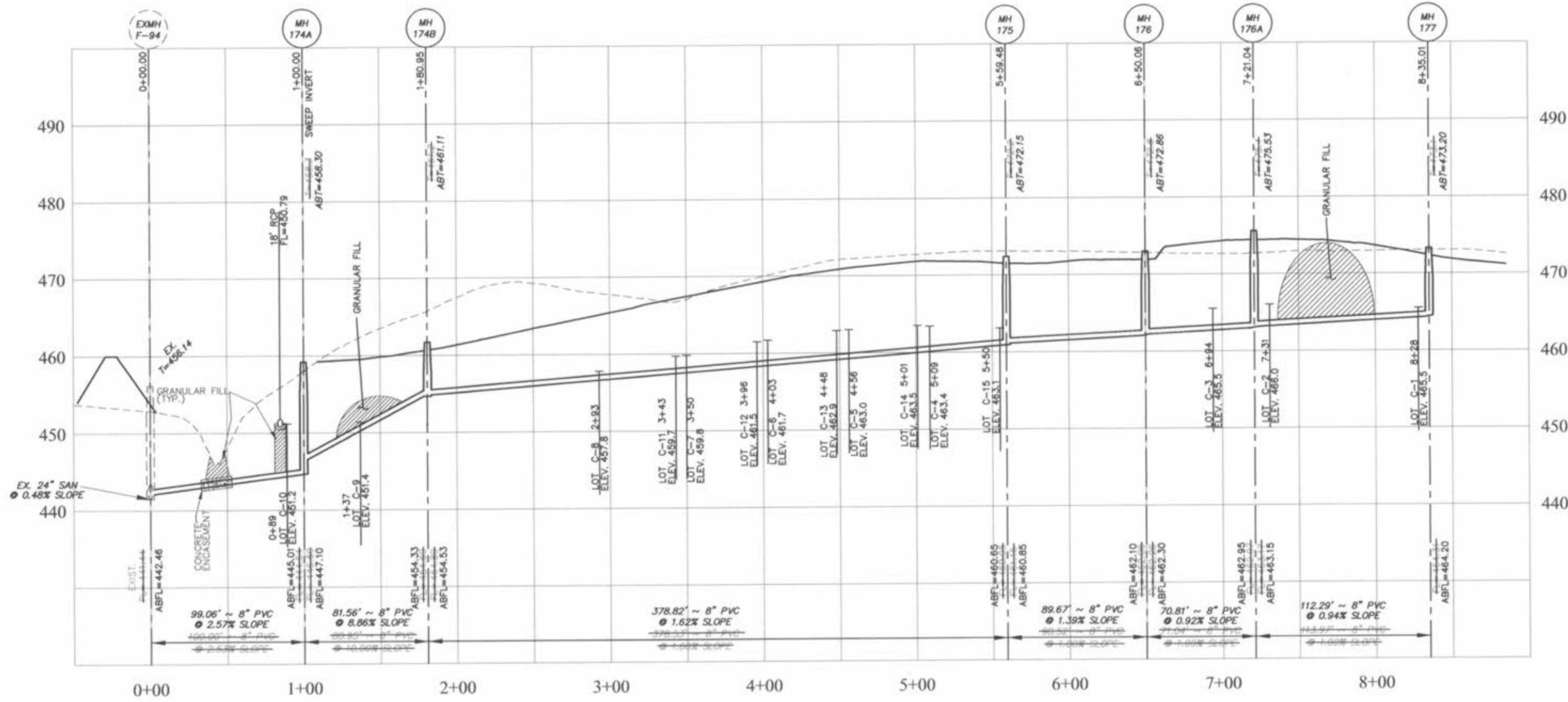
SHEET 3 OF 19

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 FILE NUMBER 402



Hampton Woods Village C  
 As-Built

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



"AS-BUILTS"

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HAMPTON WOODS  
VILLAGE C  
SANITARY SEWER PROFILES  
Prepared For:  
SUMMIT POINTE L.C.  
255 FOX HILL ROAD  
STY CHARLES, MO 63301  
636-949-9300

NO.	DATE	REV.	PER CITY COMMENTS
1	07-29-02	REV.	PER CITY COMMENTS
2	08-02-02	REV.	PER CITY COMMENTS
3	08-13-02	REV.	PER CITY COMMENTS
4	09-26-02	REV.	PER CLIENT
5	11-15-02	REV.	PER CITY OF O'FALLON
6	10-10-03	AS-BUILTS	

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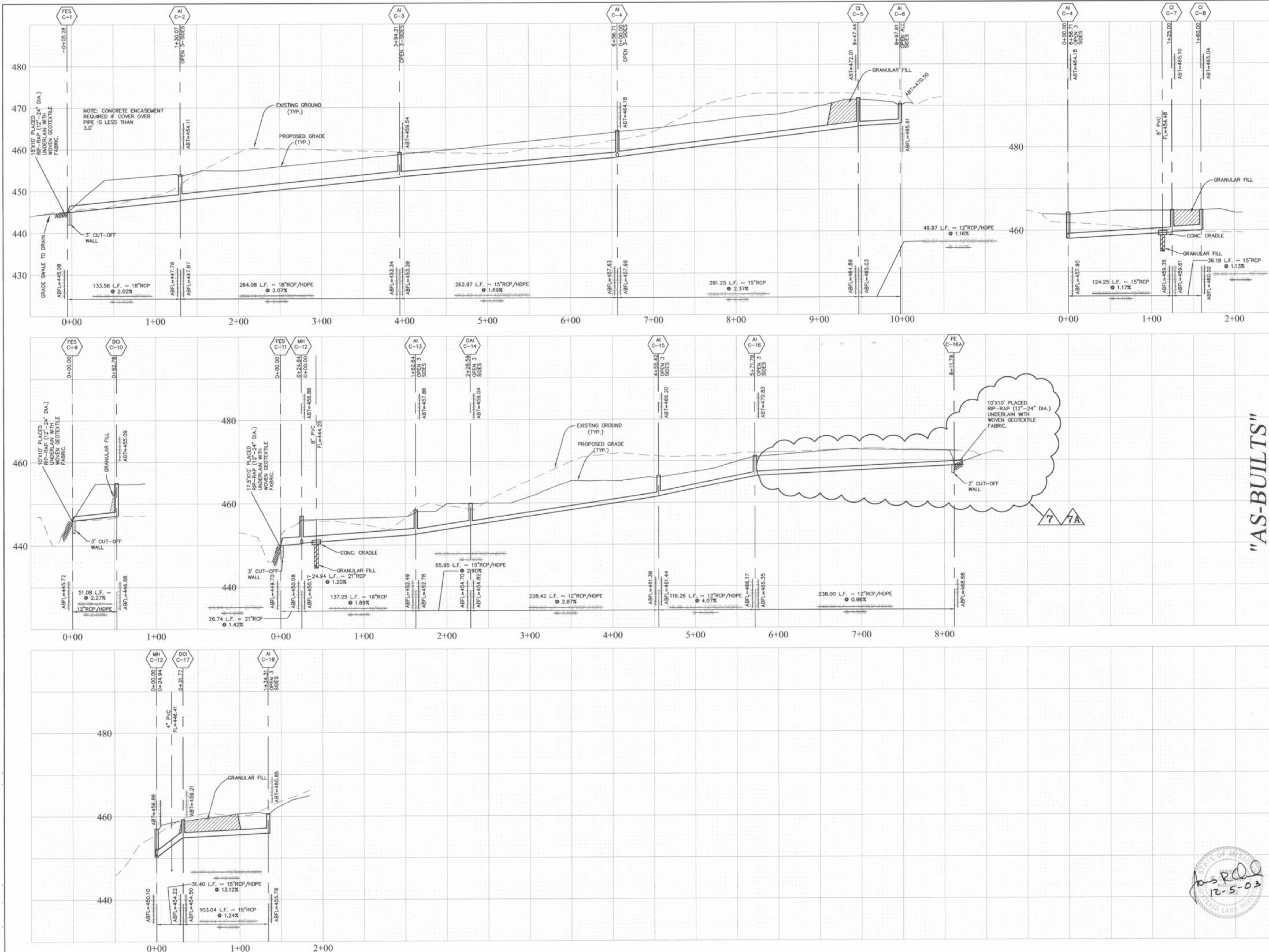
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PROJECT # 95067.SUPO.OOR	TASK # 4 FIELD BOOK X

HAMPTON WOODS  
SAN. SEWER PROFILES  
SHEET 7 OF 19  
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Hampton Woods Village C  
As-Built

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"AS-BUILTS"

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

*As BUILT*  
2-5-03

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**HAMPTON WOODS**  
VILLAGE C  
STORM SEWER PROFILES  
Prepared For:  
**SUMMIT POINTE L.C.**  
239 FOX HILL ROAD  
ST. PETERS, MO 63301  
636-340-3300

NO.	DATE	REVISIONS
1	09/26/02	REVISED PER CITY
2	11/15/02	REVISED PER CITY OF FALLON
3	06/17/03	REVISED PER CLIENT
4	07-02-03	REV. PER CITY OF FALLON
5	10/10/03	AS-BUILTS
6	12/05/03	REVISED TOP ON DCI C-10

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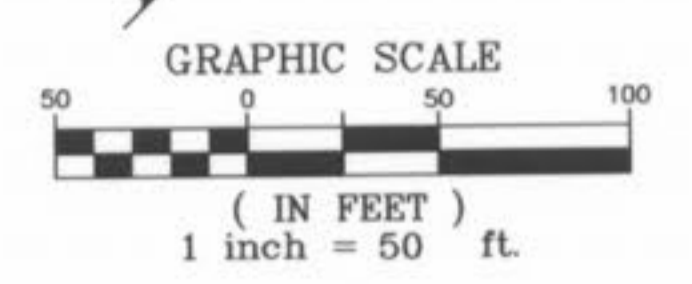
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CHECKED	DATE
DWD	6/17/02
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TASK # 4	FIELD BOOK X

HAMPTON WOODS  
STORM SEWER PROFILES  
SHEET 8 OF 19  
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Hampton Woods Village C  
AS-BUILTS

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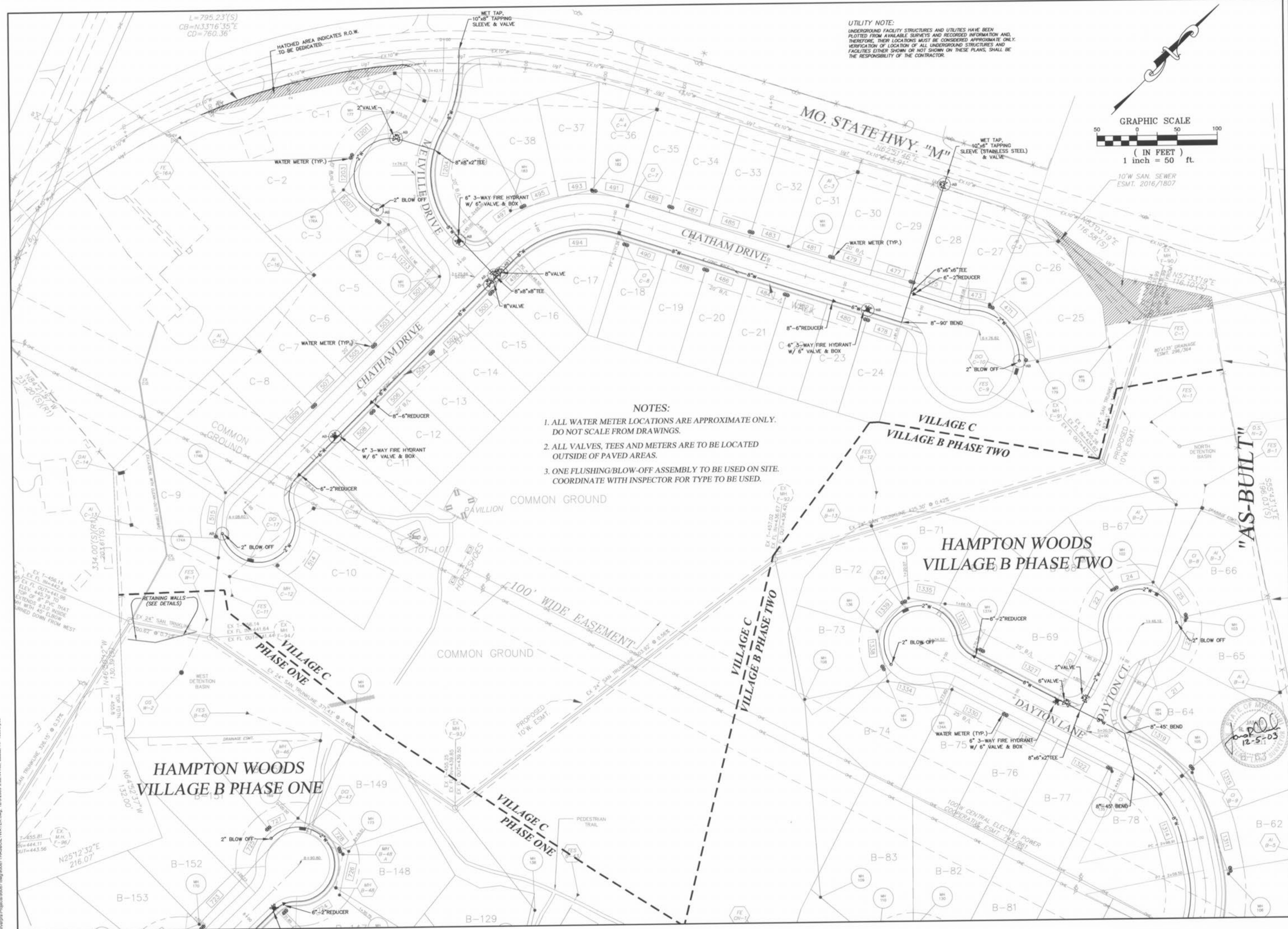
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 CD=760.36'

**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.



10'W SAN SEWER ESMT. 2016/1807

- NOTES:**
1. ALL WATER METER LOCATIONS ARE APPROXIMATE ONLY. DO NOT SCALE FROM DRAWINGS.
  2. ALL VALVES, TEES AND METERS ARE TO BE LOCATED OUTSIDE OF PAVED AREAS.
  3. ONE FLUSHING/BLOW-OFF ASSEMBLY TO BE USED ON SITE. COORDINATE WITH INSPECTOR FOR TYPE TO BE USED.



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**HAMPTON WOODS VILLAGE C WATER LAYOUT**

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

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

NO.	DATE	AS-BUILTS
1	10/07/03	AS-BUILTS

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DRAWN	DATE
MPB	10-07-03
CHECKED	DATE
JRC	10-07-03
PROJECT #	95067.SUPO.00R
TASK #	4 FIELD BOOK 806

HAMPTON WOODS VILLAGE B PHASE TWO WATER LAYOUT  
 SHEET 10 OF 19  
 FILE NUMBER 402

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