

HOMEFIELD PHASE III ON-SITE LIFT STATION & FORCE MAIN

SITE DEVELOPMENT NOTES

- AREA OF SITE - 119.34 ACRES
- EXISTING ZONING - "A" (AGRICULTURAL) - ST. CHARLES COUNTY.
EXISTING USE - VACANT
- PROPOSED ZONING - R-1 PUD & R-3 PUD, CITY OF OFALLON
- PRESENT OWNER - ADOLPHUS A. BUSCH IV, TRUST
8151 CLAYTON ROAD, SUITE 200
ST. LOUIS, MO 63117
ATTN: MR. ALLEN SKOP
- PROPOSED DEVELOPER - SUMMIT POINTE L.C.
239 FOX HILL ROAD
ST. CHARLES, MO 63301
- LOT DATA 444 LOTS/UNITS
VILLAGE V (R-3)
80 UNITS (CONDOMINIUMS)
BUILDING LINE SETBACK: 20' ALONG DEDICATED R.O.W.
MINIMUM 20' BETWEEN BUILDINGS

- PARKING**
NUMBER REQUIRED: 2 SPACES/UNITS 160
PARKING PROVIDED: 1 INTERIOR SPACE (GARAGE) +
1 EXTERIOR SPACE PER UNIT = 160
+ 135 ADDITIONAL SPACES (INCLUDES 40 POTENTIAL HANDICAPPED)
= 295
- VILLAGE W (R-1)**
55 LOTS (SINGLE FAMILY DETACHED COTTAGES)
BUILDING LINE SETBACK 25'
SIDE YARD SETBACK 6'
REAR YARD SETBACK 15'
MINIMUM LOT WIDTH 45'
MINIMUM LOT SIZE - 4950 SQ.FT.
AVERAGE LOT SIZE - 6160 SQ.FT.(EXCLUDES R.O.W. & COMMON GROUND)
SMALLEST LOT SIZE SHOWN - 5,620 SQ.FT.

- VILLAGE X (R-1)**
104 LOTS (SINGLE FAMILY)
BUILDING LINE SETBACK 25'
SIDE YARD SETBACK 6'
REAR YARD SETBACK 15'
MINIMUM LOT WIDTH - 52'
MINIMUM LOT SIZE - 5720 SQ.FT.
AVERAGE LOT SIZE - 8140 SQ.FT.(EXCLUDES R.O.W. & COMMON GROUND)
SMALLEST LOT SIZE SHOWN - 6,083 SQ.FT.
- VILLAGE Y (R-1)**
90 LOTS (SINGLE FAMILY)
BUILDING LINE SETBACK - 25'
SIDE YARD SETBACK - 6'
REAR YARD SETBACK 15'
MINIMUM LOT WIDTH - 72'
MINIMUM LOT SIZE - 7920 SQ.FT.
AVERAGE LOT SIZE - 11119 SQ.FT.(EXCLUDES R.O.W. & COMMON GROUND)
SMALLEST LOT SIZE SHOWN - 8,336 SQ.FT.

- VILLAGE Z (R-1)**
115 LOTS (SINGLE FAMILY)
BUILDING LINE SETBACK 25'
SIDE YARD SETBACK 6'
REAR YARD SETBACK 15'
MINIMUM LOT WIDTH 62'
MINIMUM LOT SIZE - 6820 SQ.FT.
AVERAGE LOT SIZE - 9820 SQ.FT.(EXCLUDES R.O.W. & COMMON GROUND)
SMALLEST LOT SIZE SHOWN - 7,163 SQ.FT.

- 7. SITE INFORMATION**
A. TOTAL AREA 119.34 ACRES
B. COMMON GROUND 15.19 ACRES
C. NET AREA 104.15 ACRES
D. ALLOWABLE LOTS -
(119.34 x 43,560) ÷ 10,000 = 519 LOTS
E. NET LOT AREA
(104.15 x 43,560) ÷ 444 = 10,217 SQ.FT./LOT
F. DENSITY CALCULATIONS 444 ÷ 119.34 = 3.72 LOTS/AC

- 8. THIS TRACT IS IN AND SERVED BY -**
CITY OF OFALLON SEWER
CITY OF OFALLON WATER
AMEREN UE
VERIZON
ST. CHARLES GAS CO.
OFALLON FIRE PROTECTION DISTRICT
FORT ZUMWALT SCHOOL DISTRICT
OFALLON POST OFFICE

- 9. SANITARY SEWERS SHALL BE BUILT PER CITY OF OFALLON SPECIFICATIONS.**
- 10. GRADING SHALL BE PER CITY OF OFALLON STANDARDS. 3:1 MAX SLOPE**

- 11. 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.**

- 12. A PORTION OF THIS SITE IS IN THE 100 YEAR FLOOD AS SHOWN ON FIRM MAP PANEL NUMBERS 29183C0235E AND 29183C0235E, DATED AUGUST 2, 1996**
- 13. THE PROPOSED UTILITIES AND SEWERS SHALL BE COVERED BY EASEMENTS GRANTED TO THE APPROPRIATE UTILITY COMPANIES AND MUNICIPALITIES.**
- 14. ALL PROPOSED UTILITIES ARE TO BE LOCATED UNDERGROUND**

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	FORCE MAIN PLAN
3	FORCE MAIN PROFILE
4	STRUCTURAL DETAILS
5	MECHANICAL DETAILS
6	SITE PLAN: LIFT STATION

AS-BUILTS

LOCATION MAP



LEGEND

—●— Sanitary Sewer (Proposed)	MA Sanitary Structure	R.C.P. Reinforced Concrete Pipe
—○— Sanitary Sewer (Existing)	MS Storm Structure	C.M.P. Corrugated Metal Pipe
--- Storm Sewer (Proposed)	TH Test Hole	C.I.P. Cast Iron Pipe
--- Storm Sewer (Existing)	CP Power Pole	P.V.C. Polyvinyl Chloride
—8"— Water Line & Size	LS Light Standard	V.C.P. Vitrified Clay Pipe
—Ex— Existing water line	DM Double Water Meter Setting	STOP Stop Sign
Tee & Valve	SM 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
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
		Yield Sign

SANITARY SEWER NOTES

- All manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards:
A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint
A.S.T.M.-D-3212. An appropriate rubber seal water stop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- All filled places, including trench back fills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C," (A.S.T.M.-D-698).
- All trench back fills under paved areas shall be granular back fill and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench back fills may be earth material (free of large clods or stones). All trench back fills shall be water jetted.
- All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus the vertical distance of 2 1/2 feet.
- All P.V.C. sanitary sewer is to be SDR-35 or equal with clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to the springline of the pipe. Immediate back fill over pipe shall consist of same size "clean" or minus stone from spring line of pipe to 12" above the top of pipe.
- All sanitary manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications 10 CSR-8.120 (7E).
- Brick will not be used in the construction of sanitary sewer manholes.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed. Structures shall have a 0.2' min. difference in invert elevation unless otherwise approved.
- The City of Ofallon shall be notified 48 hours prior to construction for coordination and inspection.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary or storm sewers, including house laterals.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary and storm sewer trench back fills shall be water jetted. Granular back fill will be used under pavement areas.
- All existing areas disturbed during construction of the sanitary sewer line shall be seeded and mulched to prevent erosion.
- All sanitary sewer laterals shall be a minimum of 4" in diameter per City of Ofallon.
- All construction methods and practices shall conform with current OSHA standards.
- Sod or erosion control blankets may be used in disturbed areas as directed by engineer.
- Abandonment of existing septic tanks shall be pump out and abandonment shall be done according to specification set out by Metropolitan St. Louis Sewer District (2000) and inspected by governing authority.

TO THE CITY OF OFALLON
These "AS-BUILTS" SANITARY SEWER plans are based
on actual field observations conducted during OCTOBER 2003
and the results are shown herein.

By:  11-12-03
JAMES R. CHERVIK, P.L.S., #2211
STATE OF MISSOURI

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

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

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

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
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**HOMEFIELD PHASE III
ON-SITE LIFT STATION & FORCE MAIN
COVER SHEET**

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

Prepared For:
SUMMIT POINTE L.C.

REVISIONS	NO.	DATE	CITY OF OFALLON COMMENTS
	1	4-10-03	CITY OF OFALLON COMMENTS
	2	4-15-03	CITY OF OFALLON COMMENTS
	3	4-24-03	CITY OF OFALLON COMMENTS
	4	11-10-03	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.

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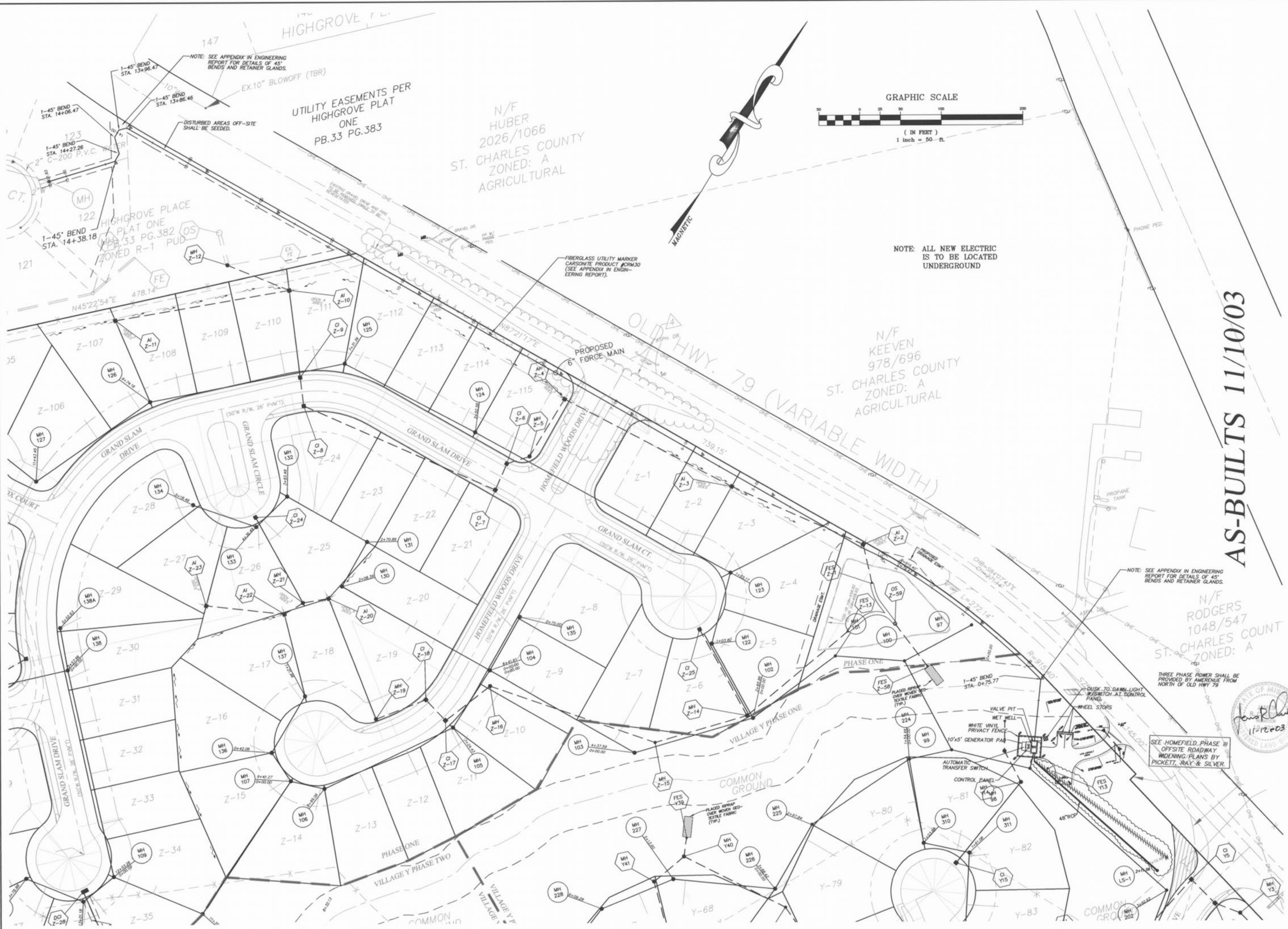
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CHECKED	DWD	DATE	03-18-03
PROJECT #	01216.SUPP.01R	TASK #	11
FIELD BOOK	X		

HOMEFIELD PHASE III
COVER SHEET
SHEET 1 OF 6

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PROJECTS 02/21/03 (DMS) 02/16/03 (DMS) 02/16/03 (DMS) 11/10/03

PROJECTS\01216\DWG\01216LS.DWG 11/10/03



AS-BUILTS 11/10/03

PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
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Phone (636) 397-1211
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HOMEFIELD PHASE III
ON-SITE LIFT STATION & FORCE MAIN
LIFT STATION & FORCE MAIN PLAN

Prepared For:
SUMMIT POINTE L.C.

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

REVISIONS	NO.	DATE	DESCRIPTION
1	1	4-10-03	CITY OF TALLON COMMENTS
2	2	4-15-03	CITY OF TALLON COMMENTS
3	3	4-24-03	CITY OF TALLON COMMENTS
4	4	11-10-03	AS-BUILTS

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TASK #	11	FIELD BOOK	806

HOMEFIELD PHASE III
ON-SITE LIFT STATION & FORCE MAIN
LIFT STATION & FORCE MAIN PLAN

SHEET 2 OF 6

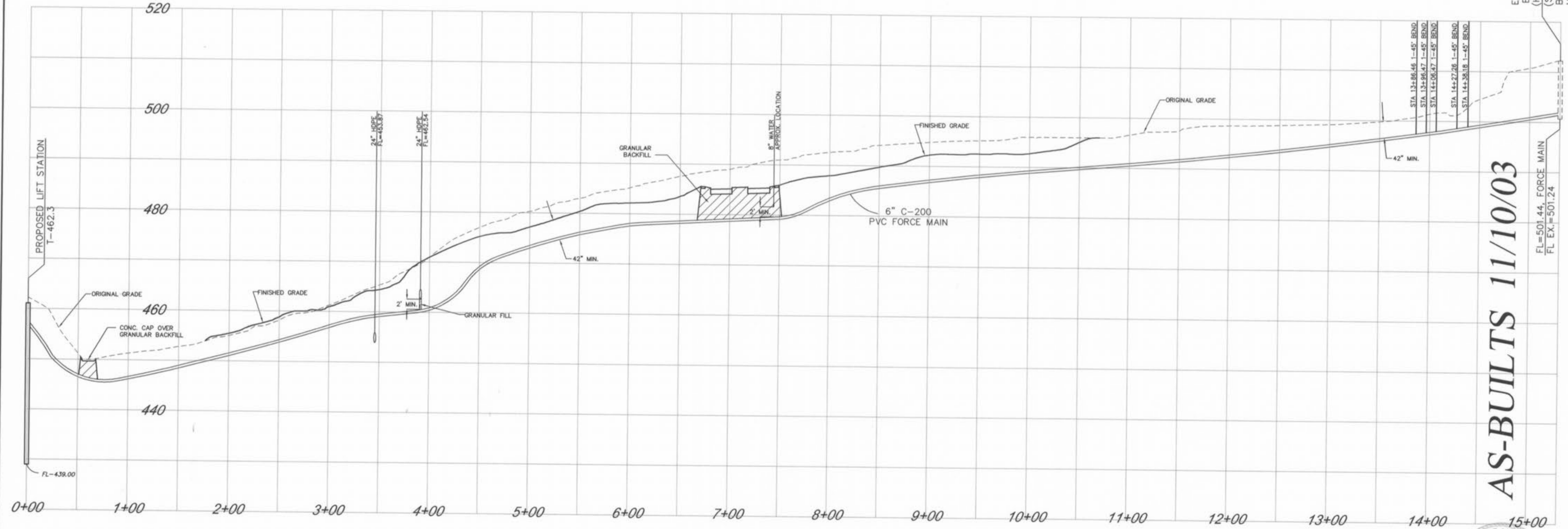
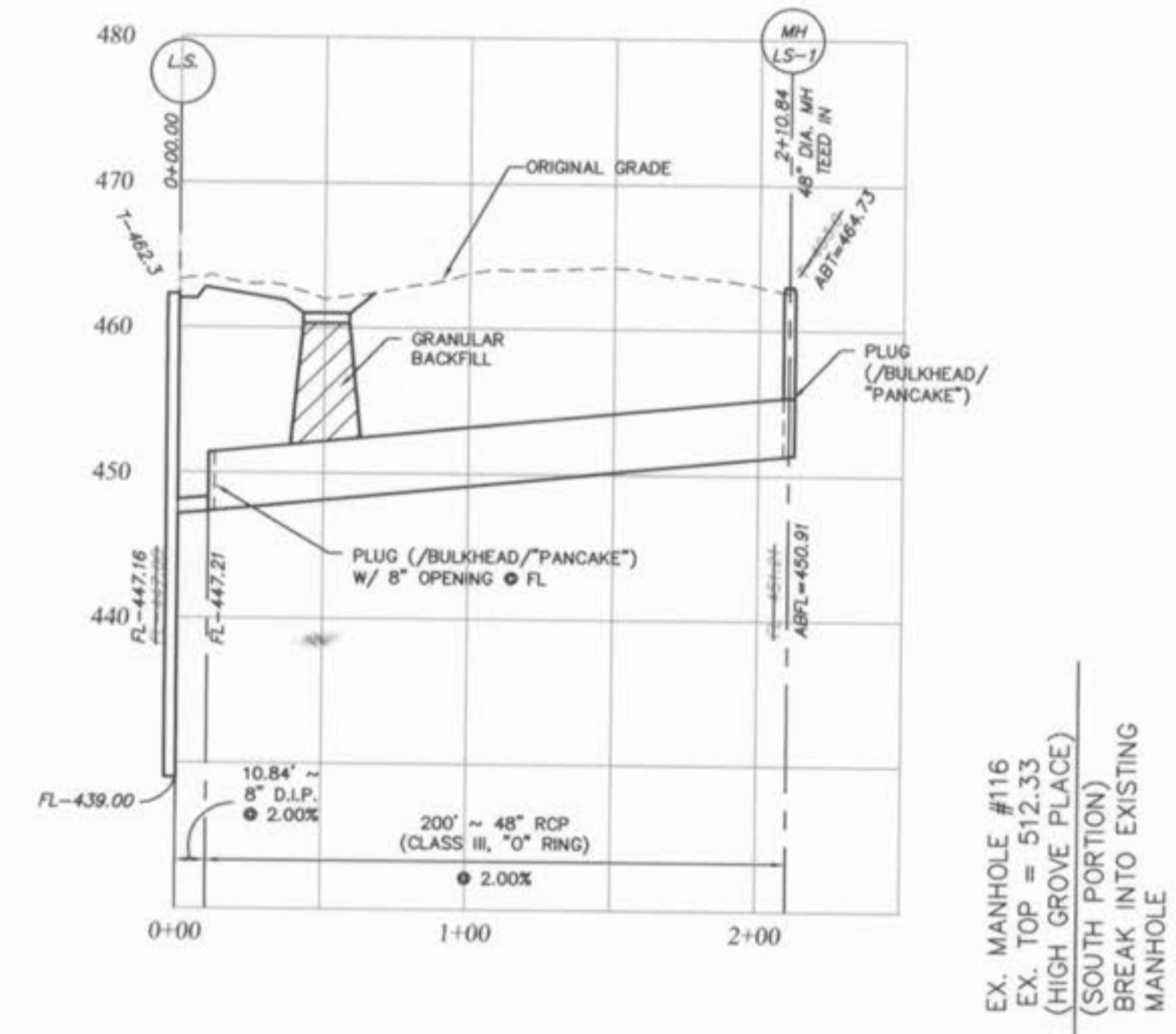
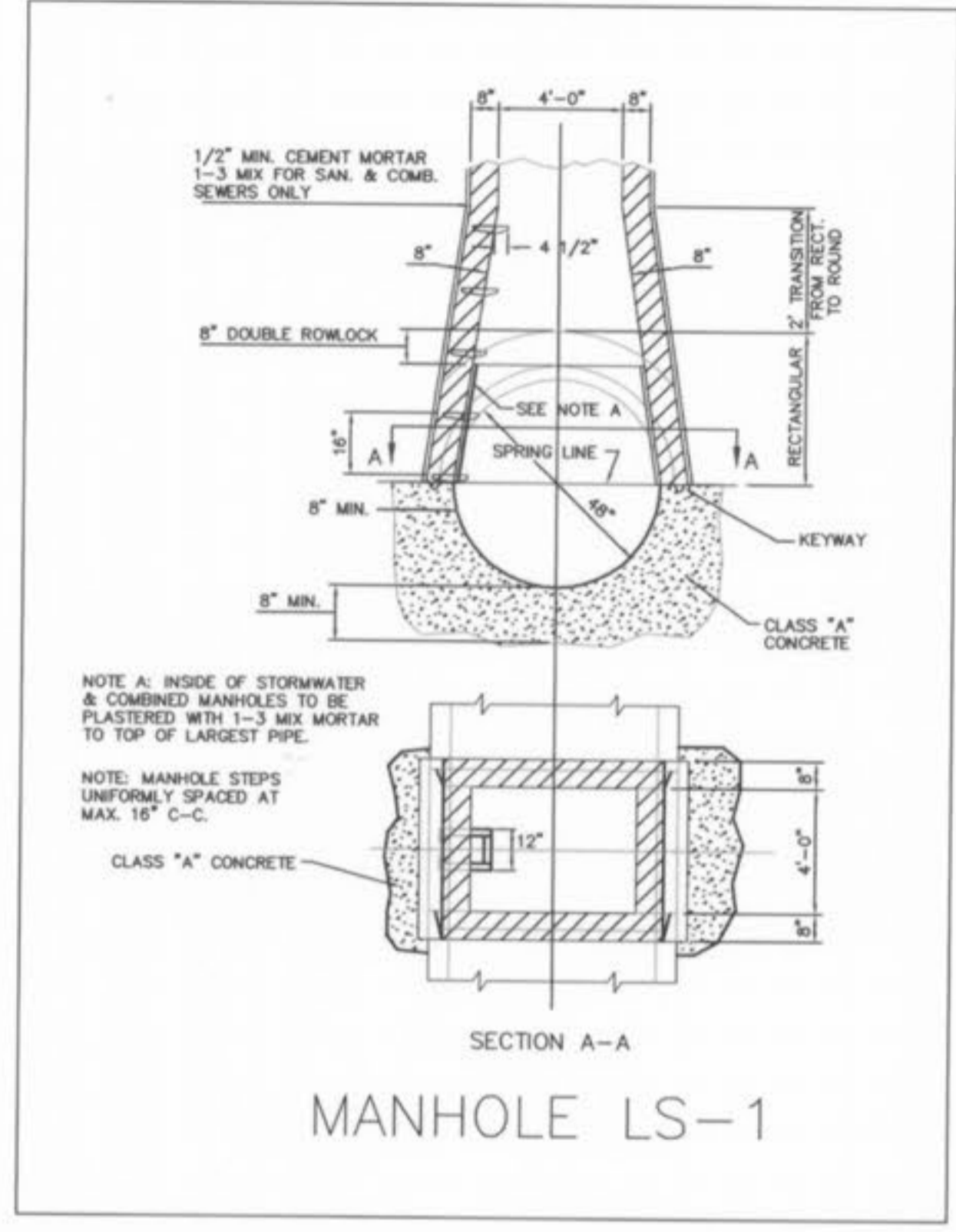
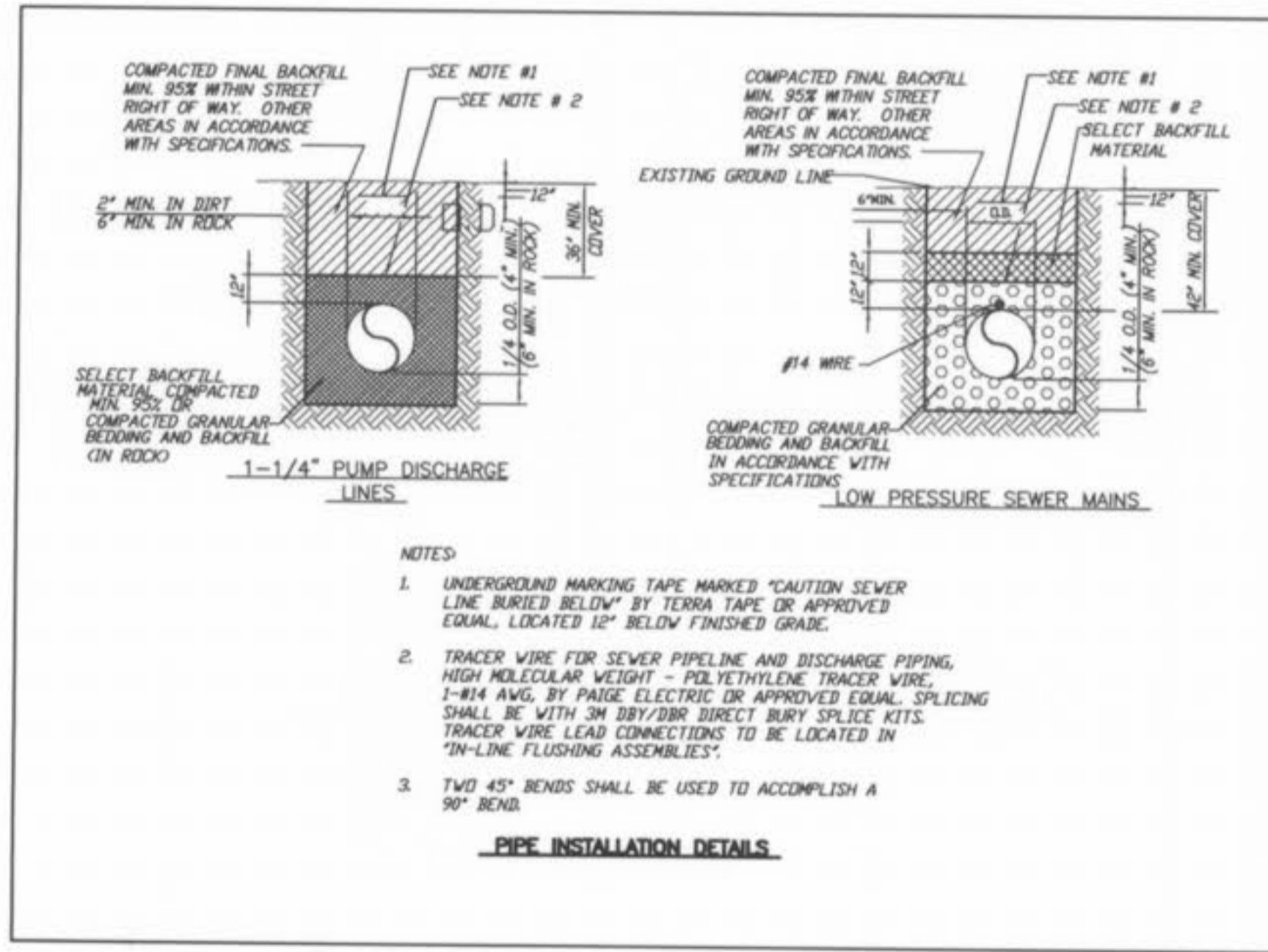
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Homefield III LHA Station

REVISIONS NO.	DATE	COMMENTS
1	4-10-03	CITY OF FALLON COMMENTS
2	4-16-03	CITY OF FALLON COMMENTS
3	4-24-03	CITY OF FALLON COMMENTS
4	11-10-03	AS-BUILTS

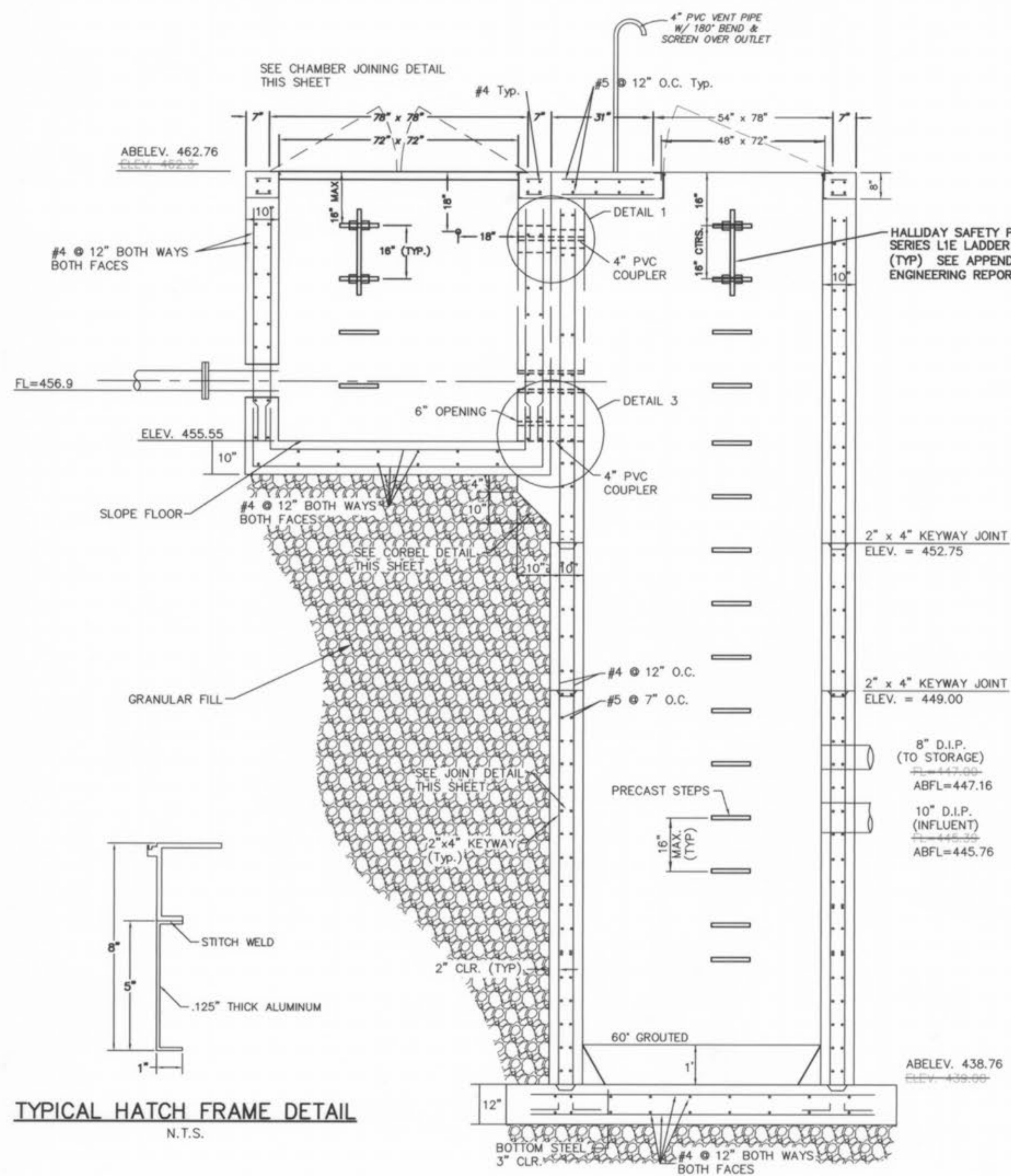
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DRAWN	JE	DATE	3/18/03
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PROJECT #	01216.SUP0.01R	TASK #	11 FIELD BOOK 806



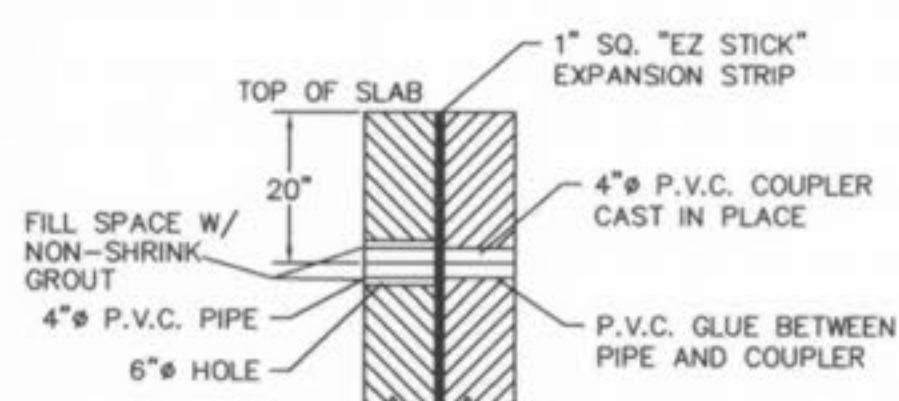
AS-BUILTS 11/10/03

4/12/03

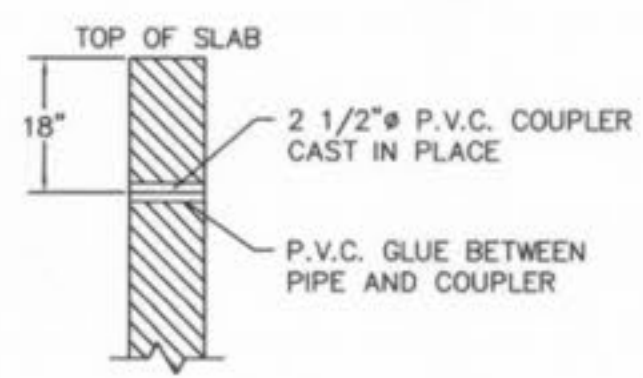


TYPICAL HATCH FRAME DETAIL
N.T.S.

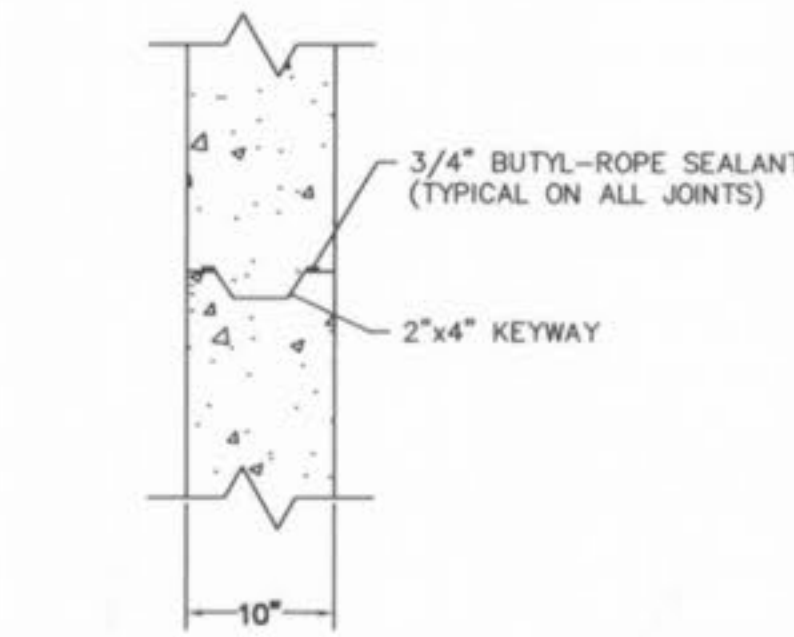
SECTION A-A
SCALE: 1" = 2'-0"



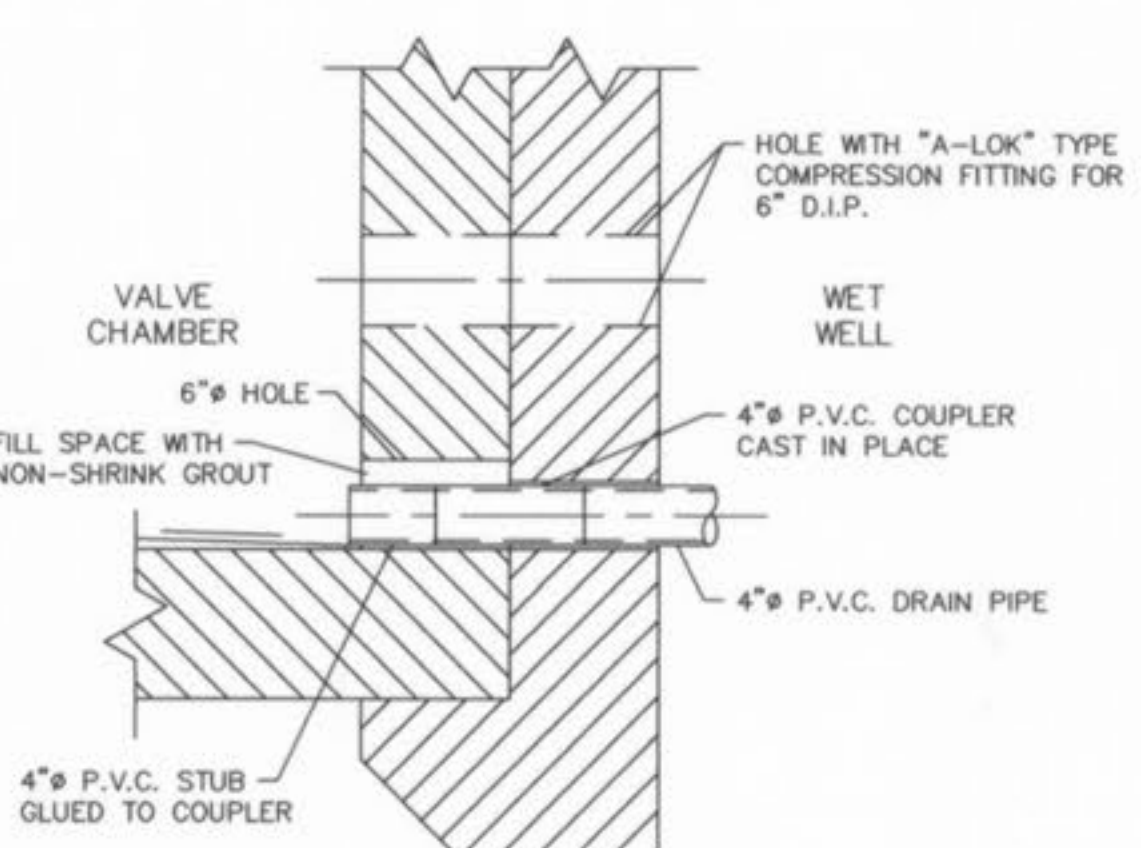
DETAIL 1
N.T.S.



DETAIL 2
N.T.S.

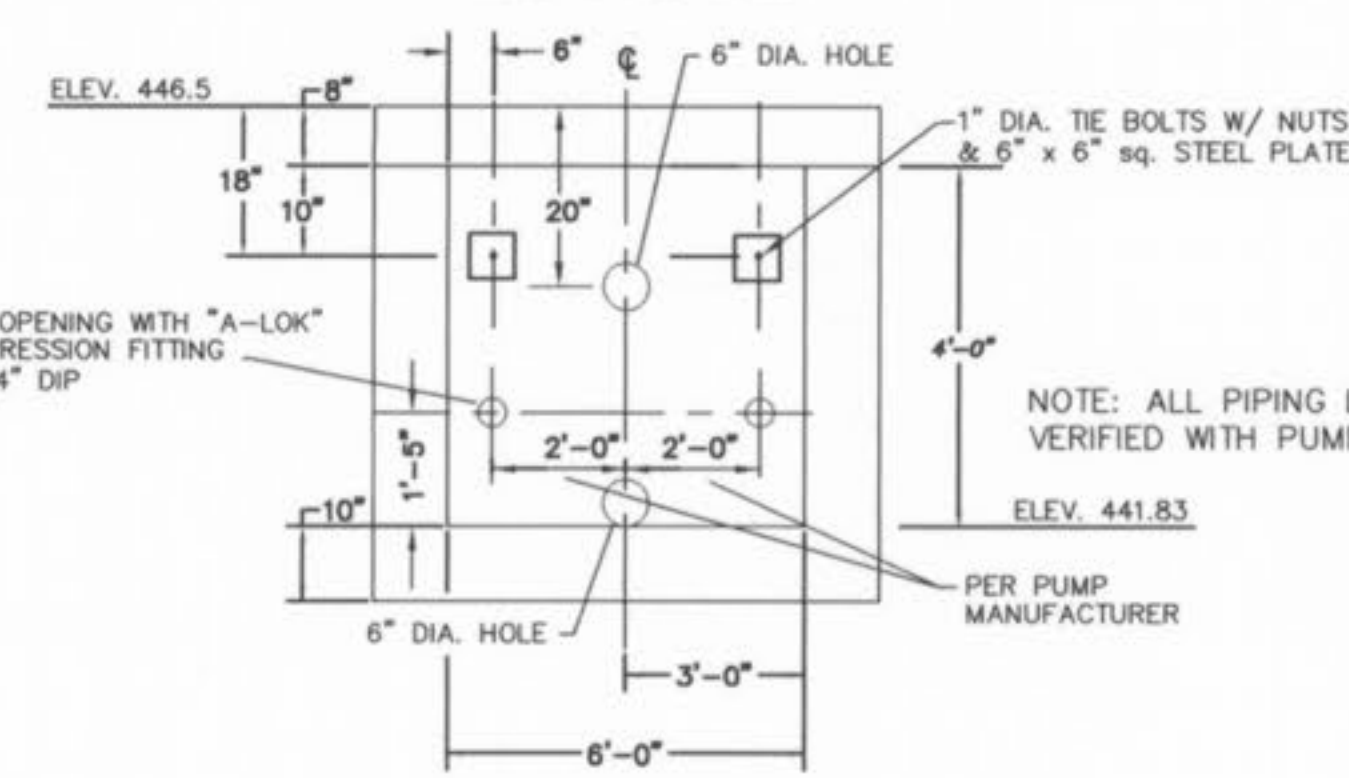


PRECAST WALL TYPICAL JOINT DETAIL
N.T.S.

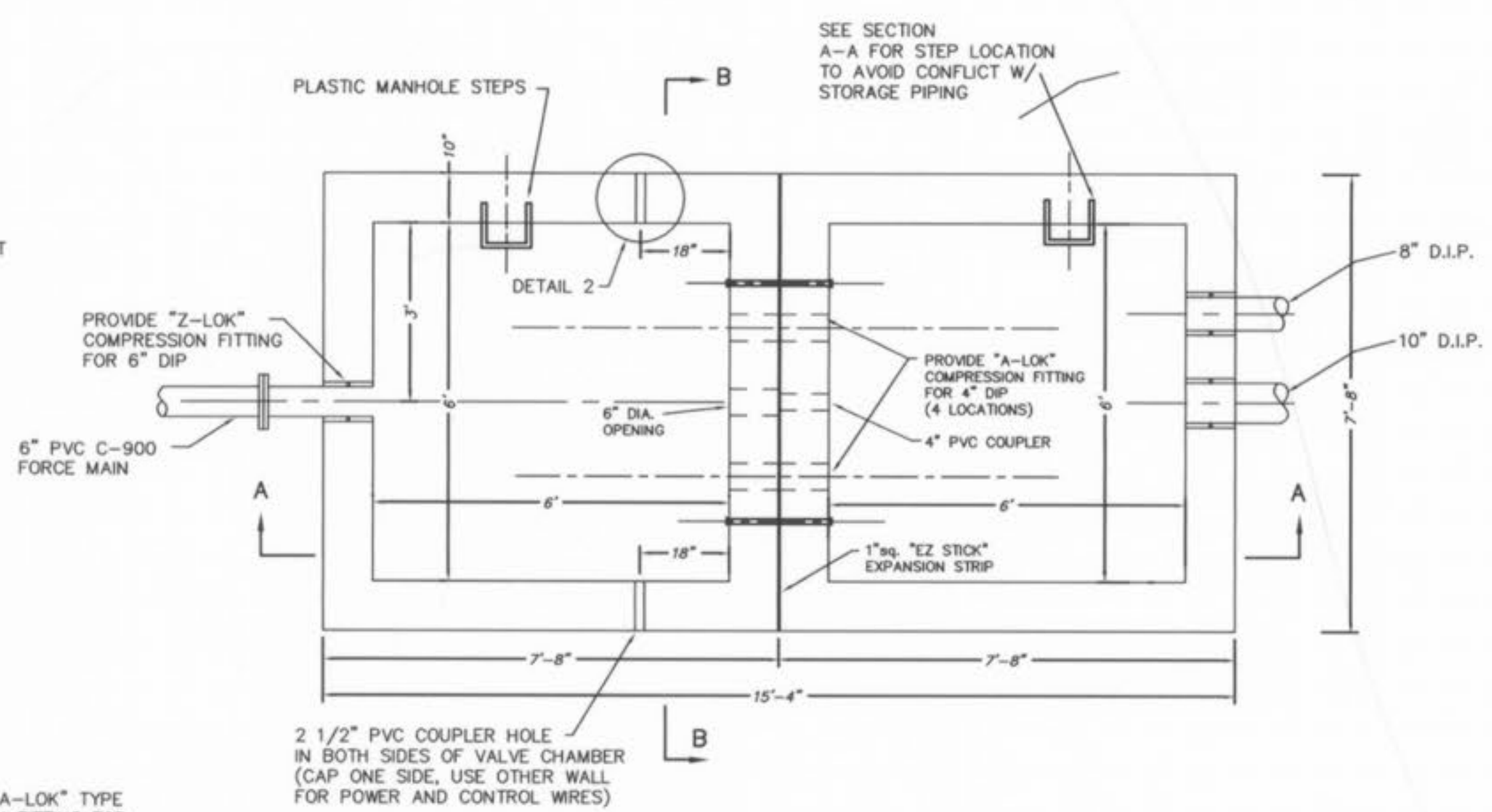


DETAIL 3
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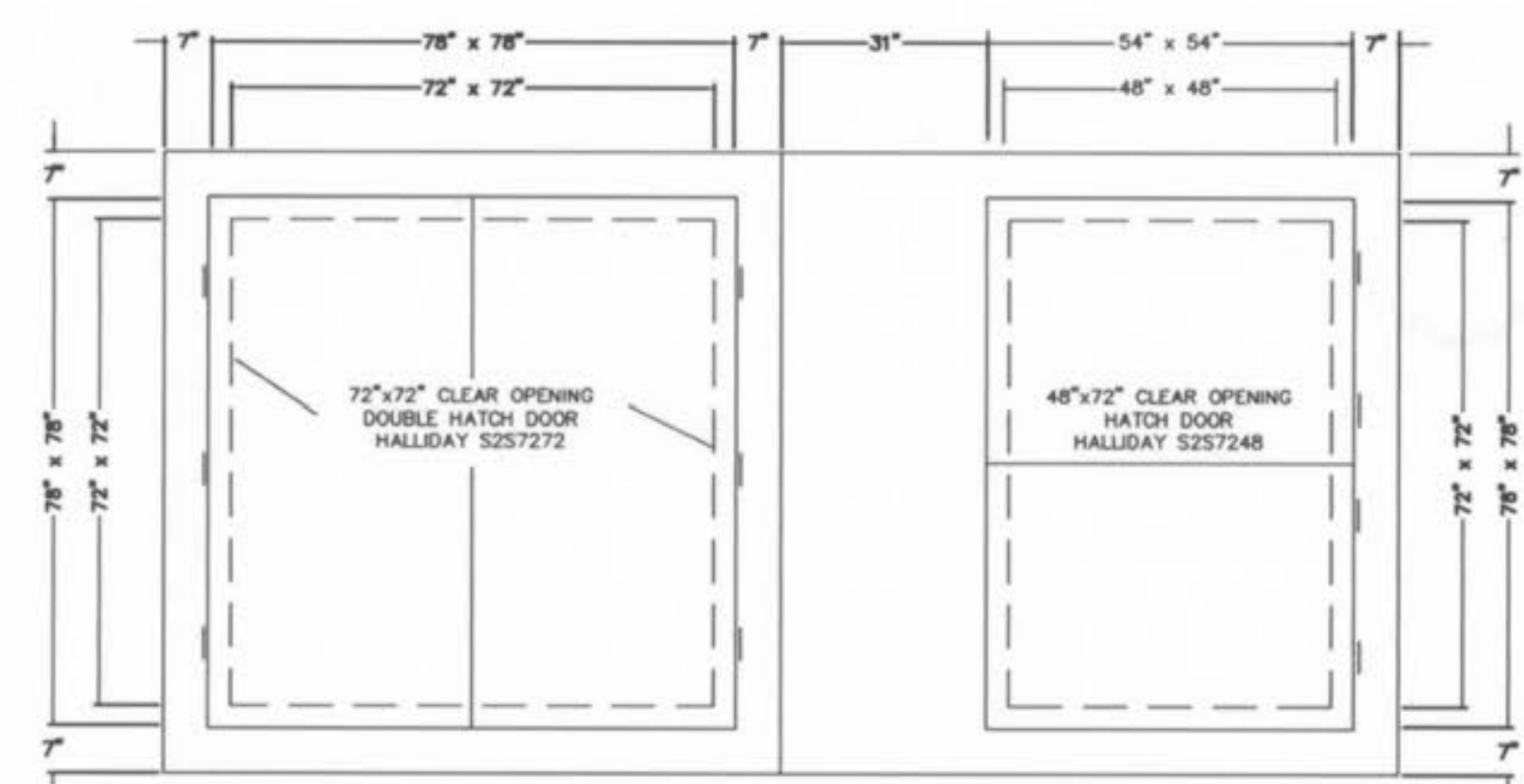
NOTE: 4" DIA. OPENINGS TO BE PLACED IN SAME LOCATION ON COMMON WALL OF WET WELL



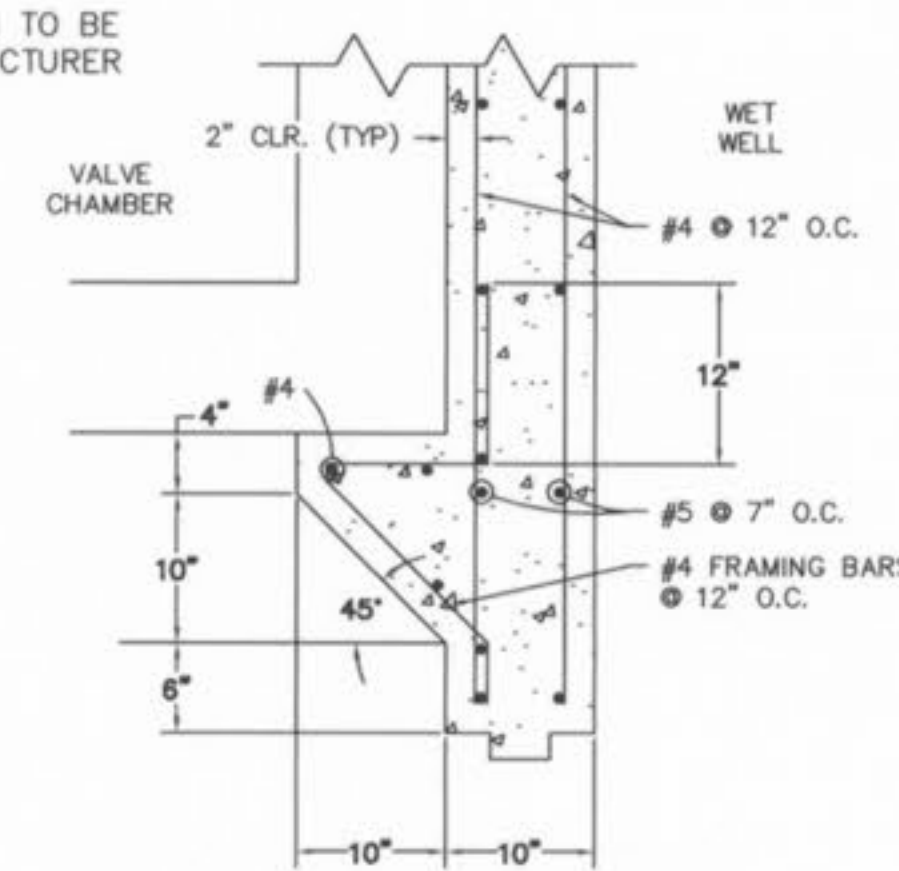
SECTION "B-B" VALVE CHAMBER WALL OPENING DETAIL
N.T.S.



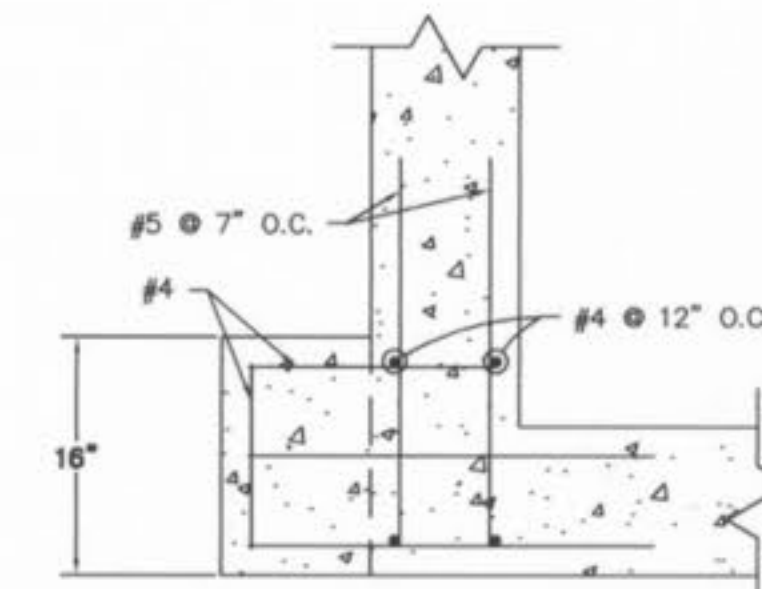
WET WELL & VALVE CHAMBER
N.T.S.



HATCH LOCATION DETAIL PLAN
N.T.S.



SECTION VIEW



CORBEL DETAIL
N.T.S.



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EXCAVATION SHOULD BE VERIFIED BY GEOTECHNICAL ENGINEER TO CONFIRM THAT SOILS ARE SUITABLE FOR PLACEMENT OF PUMP STATION.

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SUMMIT POINT L.C.
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ST. CHARLES, MO 63001
636-940-9300

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2	04-15-03	CITY OF FALLON COMMENTS
	11-10-03	AS-BUILTS

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TASK #	11	FIELD BOOK	806

HOMEFIELD PHASE III
STRUCTURAL DETAILS SHEET
SHEET 4 OF 6
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AS-BUILTS VILLAGE Z-1
11/10/03