

HOMEFIELD PHASE III VILLAGES W, X & Y (294 LOTS)

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

"AS-BUILTS" VILLAGE-W



LOCATION MAP
N.T.S.

- Area of Site = 119.34 Acres.
Area of Villages w,x, & y = 86.01 Acres.
Area of Village Z Phase Two = 16.12 Acres.
- A portion of this site is in the 100 year flood plain as shown on FIRM Map panels 29183C0230E and 29183C0235E, dated August 2, 1996.
- This tract is served by:
WATER - CITY OF O'FALLON WATER
ELECTRIC - AMEREN UE
TELEPHONE - VERIZON
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, gazebos 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" (ADAAC) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans the ADAAC 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 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.
- LOT DATA 294 LOTS/UNITS

VILLAGE W (R-1)	
100 LOTS (SINGLE FAMILY DETACHED COTTAGES)	
BUILDING LINE SETBACK 25'	
SIDE YARD SETBACK 6'	
REAR YARD SETBACK 15'	
MINIMUM LOT WIDTH 35'	
MINIMUM LOT SIZE - 3850 SQ.FT.	
AVERAGE LOT SIZE - 5227 SQ.FT. (EXCLUDES R.O.W. & COMMON GROUND)	
SMALLEST LOT SIZE SHOWN - 4005 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 - 8,338 SQ.FT.	
- Pool and Recreational Area will be submitted separately for permit and approval
- All sign locations and sizes must be approved separately through the Planning Division.
- For Entrance from Old Hwy. 79 see plans approved for Homefield Phase III Off-Site Roadway Widening Plans.
- Developer shall provide landscaping within the eyebrow island.
- These plans are to be coordinated with "Homefield Onsite Lift Station & Force Main" plans and "Homefield Offsite Roadway Widening" plans by P.R.S.

TO CITY OF O'FALLON

These "As-Built" Sanitary, Storm Sewer & Water plans, are based on actual field measurements conducted during January 2004, and the results are shown hereon.

By: James R. Chervek 6-1-04
 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 = 15.2 Acres
 Trees Removed = 7.5 Acres = 49% 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.)
 409 lots = 409 trees
 Corner lots = 71 additional trees
 Total trees required = 480 trees

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE NOTES
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23,24 & 27	STORM SEWER PROFILES
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36-37	WATER PLANS
38-42	LANDSCAPE PLANS
43-51	CONSTRUCTION DETAILS
52	VOID

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.	V.T.	Vent Trap
Cap	S.C.I.	T.B.R.	To Be Removed
18 Lot or Building Number	D.C.I.	T.B.R.&R	To Be Removed & Relocated
Existing Fence Line	G.I.	T.B.P.	To Be Protected
Existing Tree Line	A.I.	T.B.A.	To Be Abandoned
Street Sign	D.A.I.	B.C.	Base Of Curb
Existing Contour	C.C.	T.C.	Top Of Curb
Proposed Contour	F.E.	T.W.	Top Of Wall
Rip-Rap	E.P.	B.W.	Base Of Wall
End of Lateral	E.D.	(TYP)	Typical
Asphalt Pavement	M.H.	U.N.O.	Unless Noted Otherwise
Concrete Pavement	C.P.	U.I.P.	Use In Place
Proposed Swale	NO PARKING		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 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

HOMEFIELD PHASE III
 VILLAGES W, X & Y
 COVER SHEET
 Prepared For:
 SUMMIT POINTE L.C.
 239 FOX HILL ROAD
 ST. CHARLES, MO 63301
 (636)940-9100

NO.	DATE	REV.	BY	DESCRIPTION
1	01-29-03	REV.	PER CITY OF O'FALLON	
2	04-15-03	REV.	PER CITY OF O'FALLON	
3	04-28-03	REV.	WATER PER CITY OF O'FALLON	
4	05-27-03	REV.	PER CLIENT	
5	06/07/04	REV.	PER CLIENT	
6	3/29/04	REV.	SUIT. 11 PER CLIENT	

ENGINEERS AUTHORIZATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized 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 reauthorized.
 PICKETT, RAY & SILVER, INC

DRAWN	DATE
ABK	11-18-02
CHECKED	DATE
DWD	11-18-02
PROJECT # 01216 SUPC.DIR	
TASK # 4	FIELD BOOK X

HOMEFIELD PHASE III
 VILLAGES W, X & Y
 COVER SHEET
 SHEET 1 OF 52
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 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS

**HOMEFIELD PHASE III
 VILLAGE W,X,&Y
 SITE PLAN**

Prepared For:
SUMMIT POINTE L.C.

NO.	DATE	REVISIONS
1	01-29-03	REV. PER CITY OF FALLON
2	04-15-03	REV. PER CITY OF FALLON
3	04-28-03	REV. WATER PER CITY OF FALLON
4	05-27-03	REV. PER CLIENT
5	12-10-03	REV. PER CLIENT
6	01-07-04	"AS-BUILT"
7	6-01-04	"AS-BUILT" REVISE TOP ELEVATION

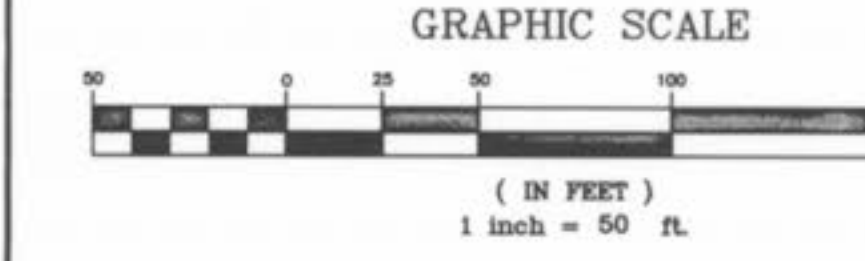
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CHECKED	DWD	DATE	11-18-02
PROJECT #	01216.SUPD.01R	TASK #	4
	FIELD BOOK		X

HOMEFIELD PHASE III
 SITE PLAN
SHEET 6 OF 52

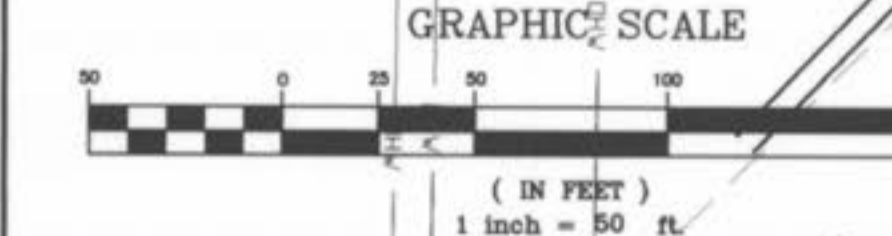
UTILITY NOTE:
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES OTHER SHOWN OR NOT SHOWN ON THESE PLANS,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



NORTH
 FORT ZUMWALT
 SCHOOL DISTRICT
 2355/1430
 ZONED R-PUD

SEE SHEET 7

Homefield Vill W App 8/5/04 ABK



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N/F
 UNION ELECTRIC COMPANY
 560/388
 UNZONED

5' W. LANDSCAPE/SCREENING EASEMENT BETWEEN VILLAGE V & VILLAGE W EXACT LOCATION TO BE DETERMINED ON FINAL PLAN.

SEE SHEET 6

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

**HOMEFIELD PHASE III
 VILLAGE W, X, & Y
 SITE PLAN**
 Prepared For:
SUMMIT POINTE L.C.

REVISIONS	NO.	DATE	DESCRIPTION
1	01-29-03	REV. PER CITY OF FALLON	
2	04-15-03	REV. PER CITY OF FALLON	
3	04-28-03	REV. WATER PER CITY OF FALLON	
4	05-27-03	REV. PER CLIENT	
5	12-10-03	REV. PER CLIENT	
6	01-07-04	*AS-BUILT* REV. PER CLIENT	
7	08-01-04	*AS-BUILT* REV. TOP ELEVATION	

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PROJECT #	01216.SUPD.OIR		
TASK #	4	FIELD BOOK	X

HOMEFIELD PHASE III
 SITE PLAN
 SHEET 7 of 52
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U.S. SURVEY 1
 FRAC. SEC. 1
 6-1-04



AS-BUILT 01/07/04
VILLAGE-W

MATCHLINE

MATCHLINE

Storm Sewer pipes which cross over existing or proposed sanitary sewer trenches shall be cradled or encased in concrete through the full width of the sanitary sewer trench plus 2' on either side of trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete cradle.

All sanitary lateral street crossings, if trenched, 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 flow line of the upper pipe.

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

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63276
Phone (636) 397-1211
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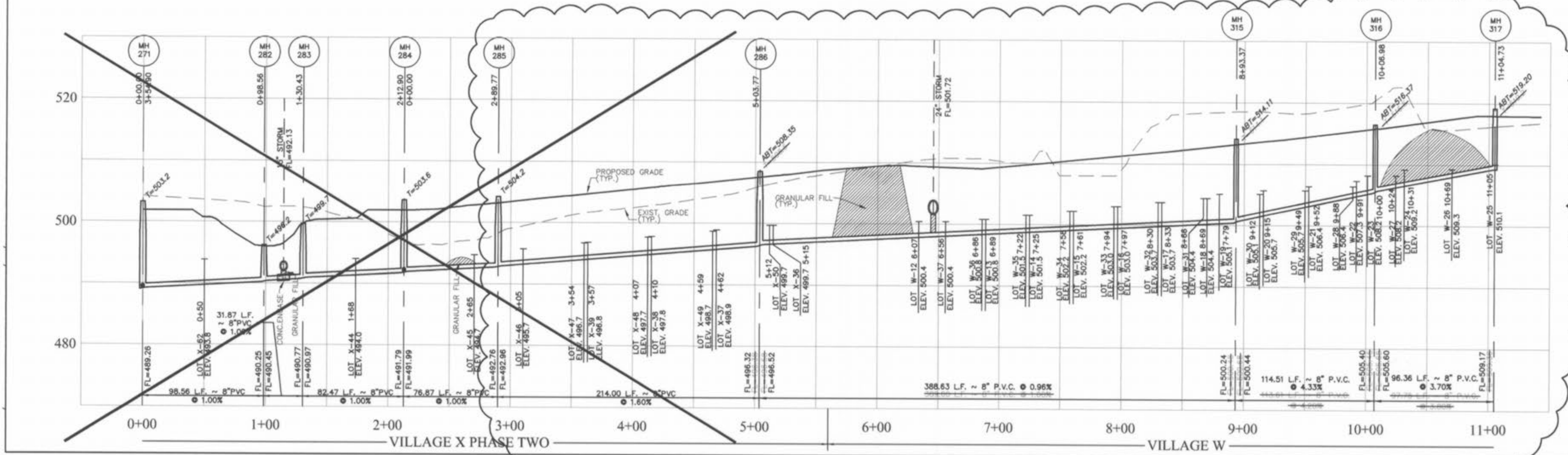
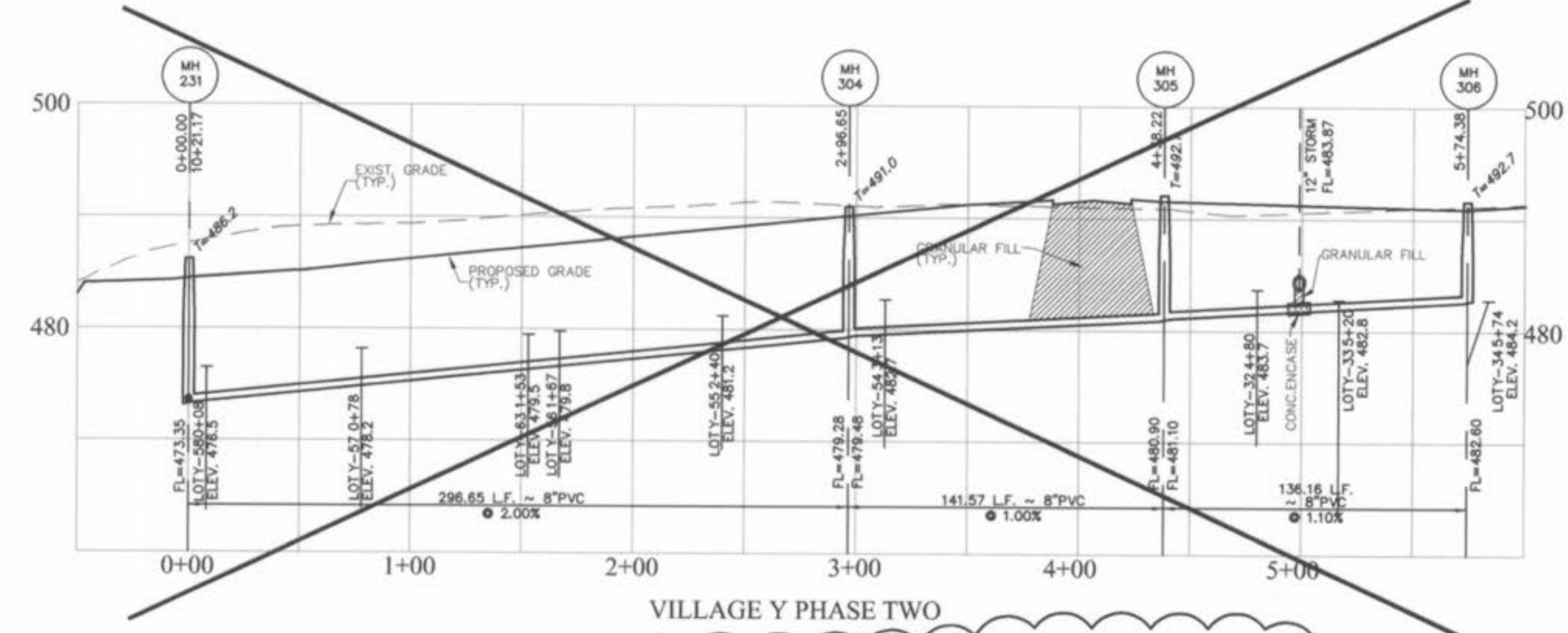
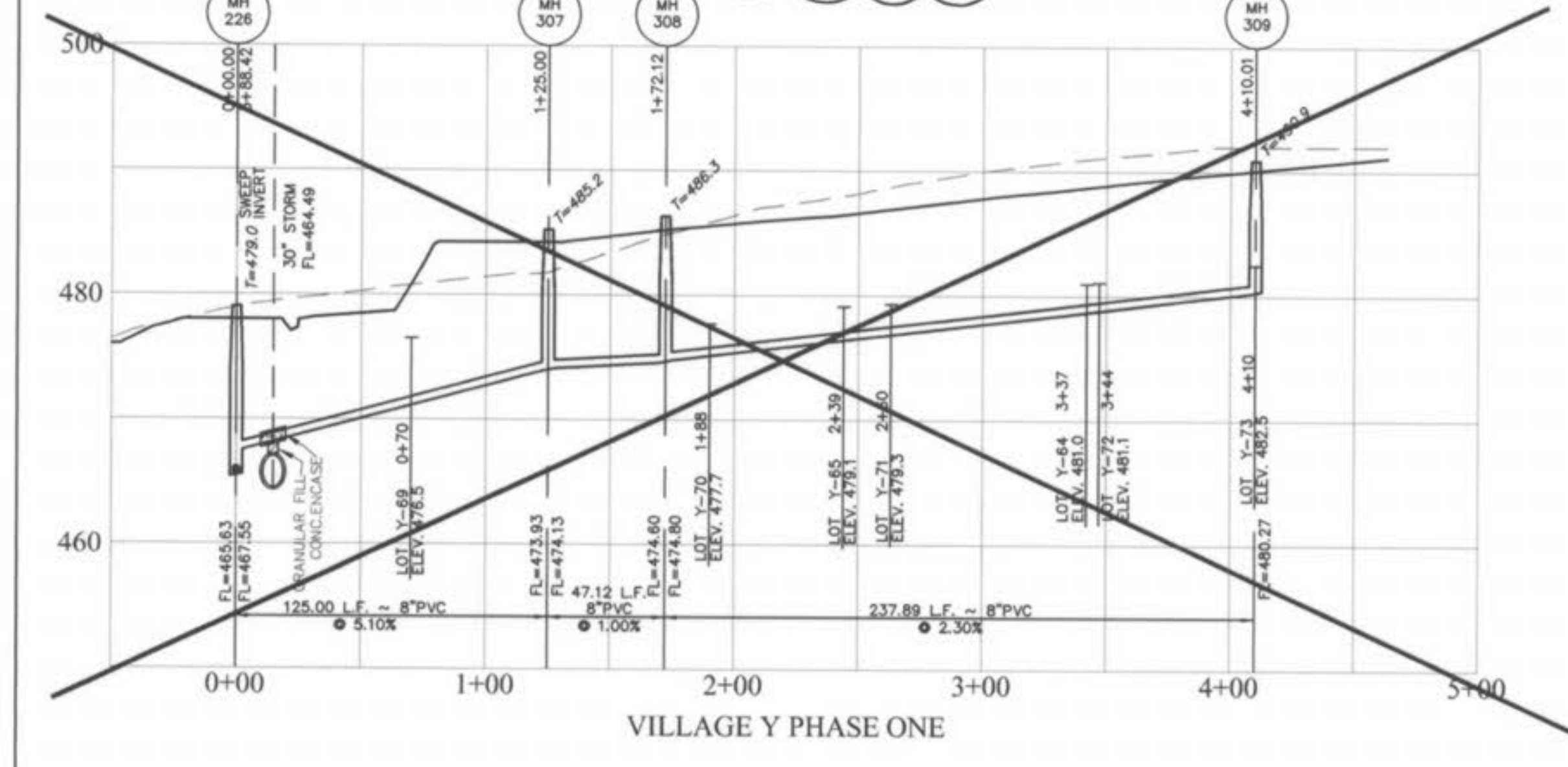
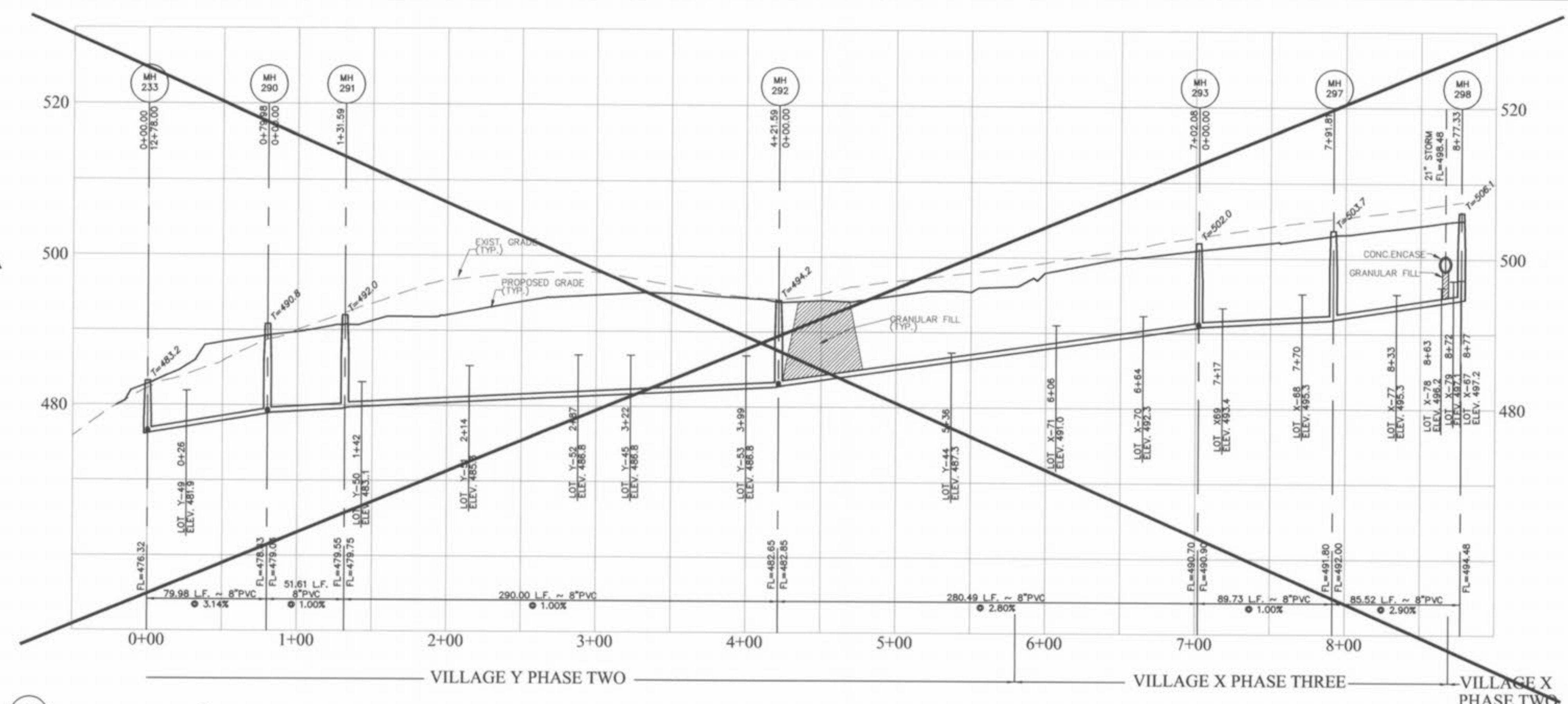
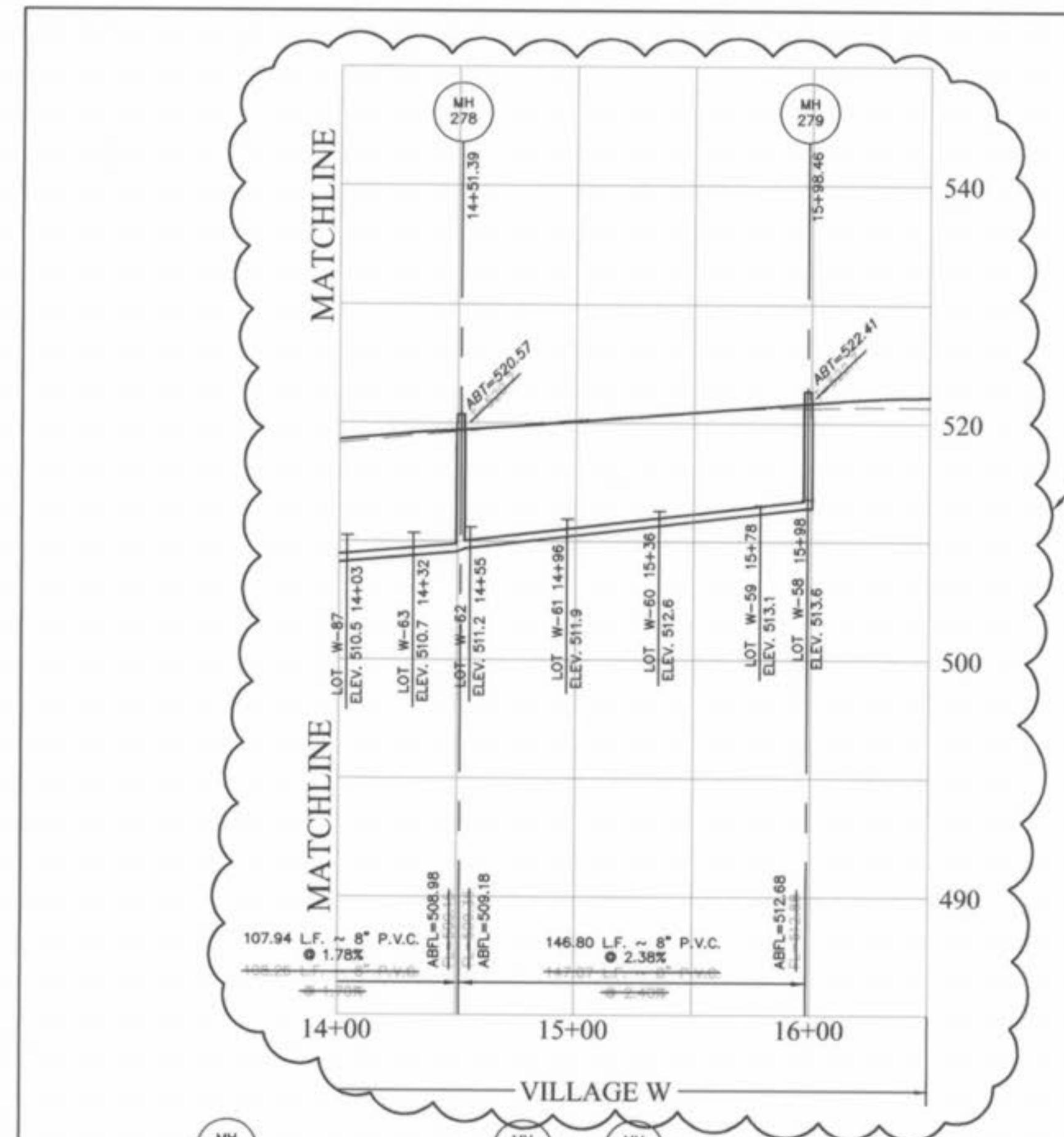
HOMEFIELD PHASE III
VILLAGES W, X, & Y
SANITARY SEWER PROFILES
Prepared For:
SUMMIT POINTE L.C.
239 FOX HILL ROAD
ST. PETERS, MO 63201
636-940-9300

NO.	DATE	REV.	PER	CITY OF	OFFICER
1	01-29-03	REV.	PER	CITY OF	O'FALLON
2	05-27-03	REV.	PER	CITY OF	ST. PETERS
3	01-07-04	AS-BUILT			

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CHECKED	DWD	DATE	11-18-02
PROJECT #	01216	FIELD	X
TASK #	4	BOOK	
HOMEFIELD PHASE III VILLAGES W, X, & Y SANITARY SEWER PROFILES			
SHEET 19 OF 52			
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John R. Pickett
6-7-04



AS-BUILT 01/07/04
VILLAGE-W

Storm Sewer pipes which cross over existing or proposed sanitary sewer trenches shall be cradled or encased in concrete through the full width of the sanitary sewer trench plus 2' on either side of trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete cradle.

All sanitary lateral street crossings, if trench, 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 sand and gravel bed and the lower pipe shall be placed on a sand and gravel bed. Flow line of the upper pipe.

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

HOMEFIELD PHASE III
VILLAGES W, X, & Y
SANITARY SEWER PROFILES

Prepared For:
SUMMIT POINTE L.C.

209 FOX HOLE ROAD
ST. CHARLES, MO 63041
636-440-9300

NO.	DATE	REV.	BY	CITY OF O'FALLON
1	01-29-03	REV. PER CITY OF O'FALLON		
2	05-27-03	REV. PER CLIENT		
3	01-07-04	AS-BUILT		

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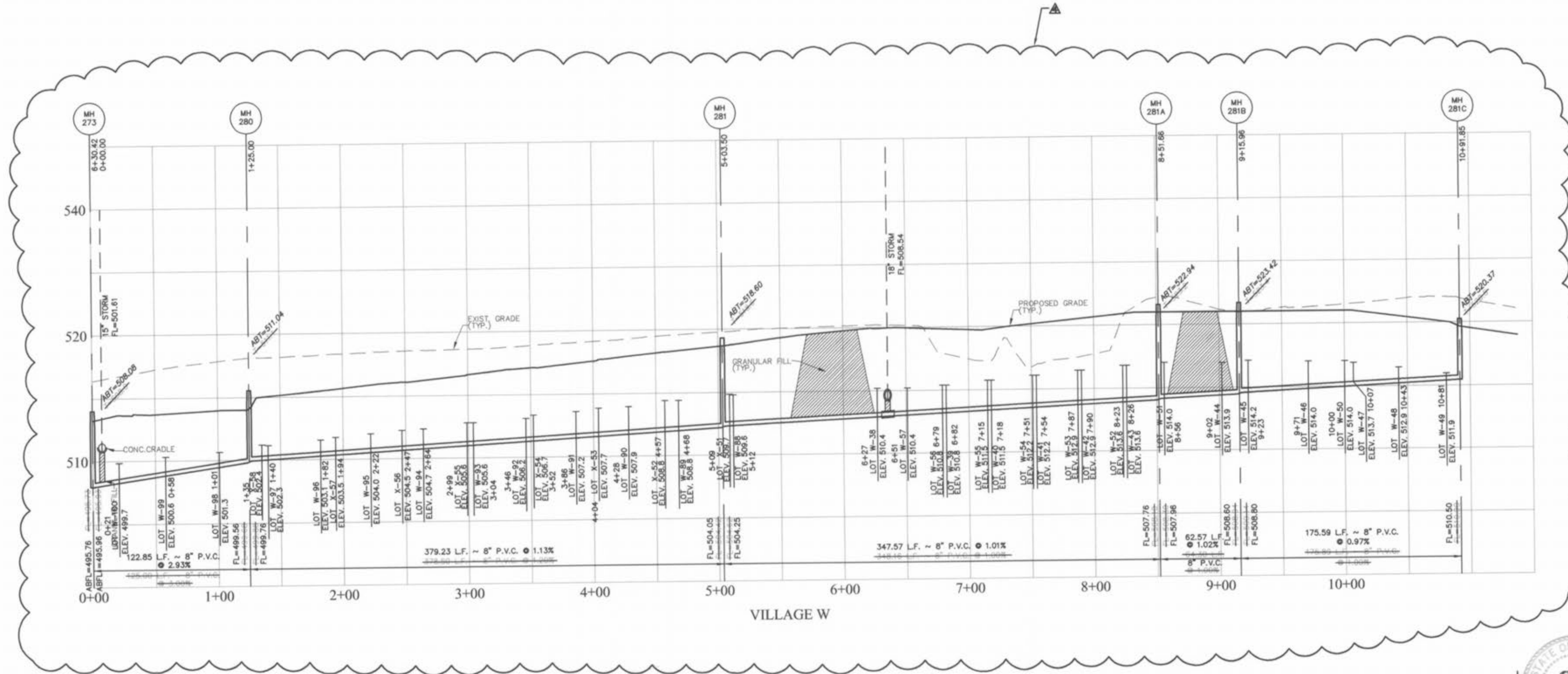
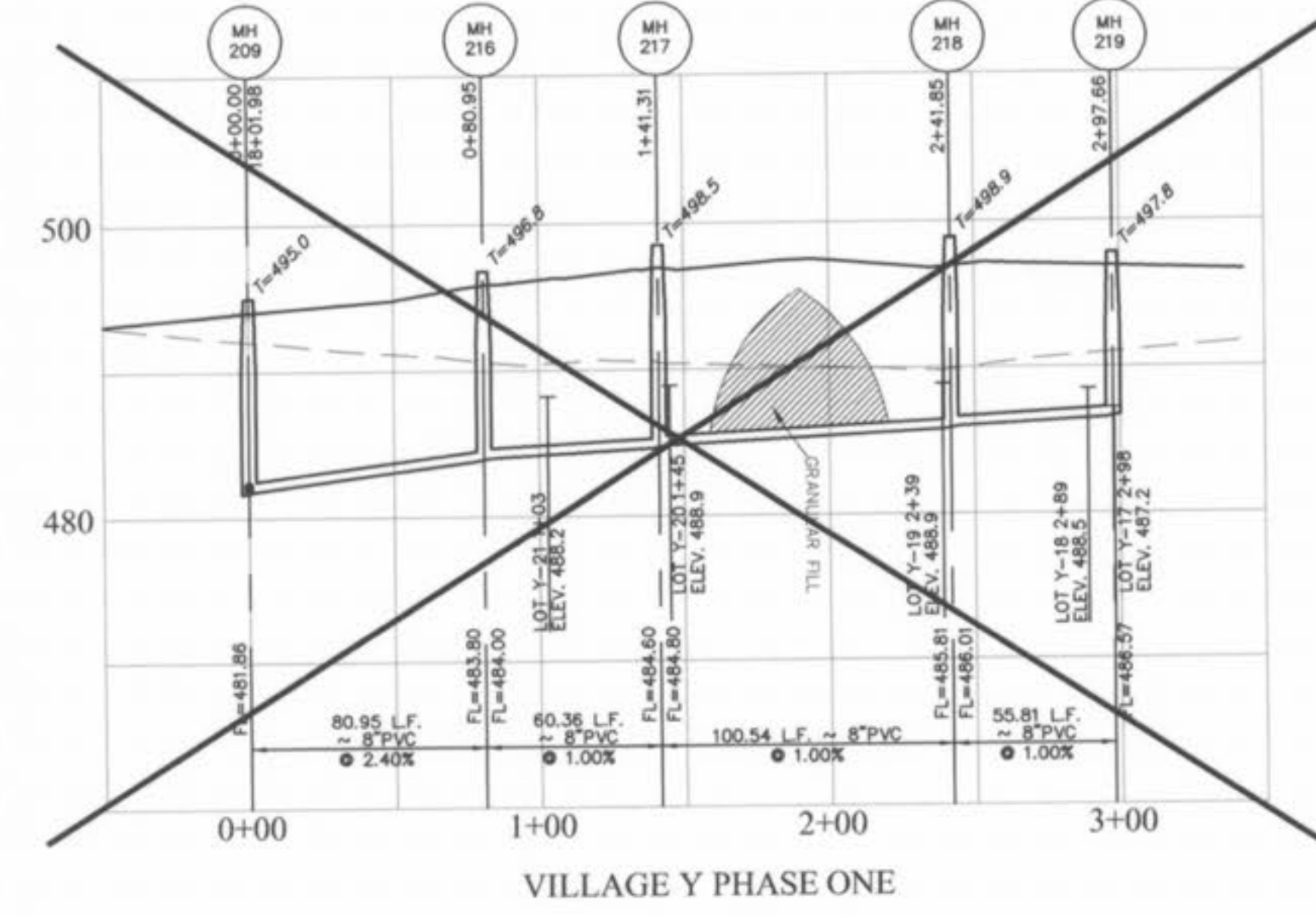
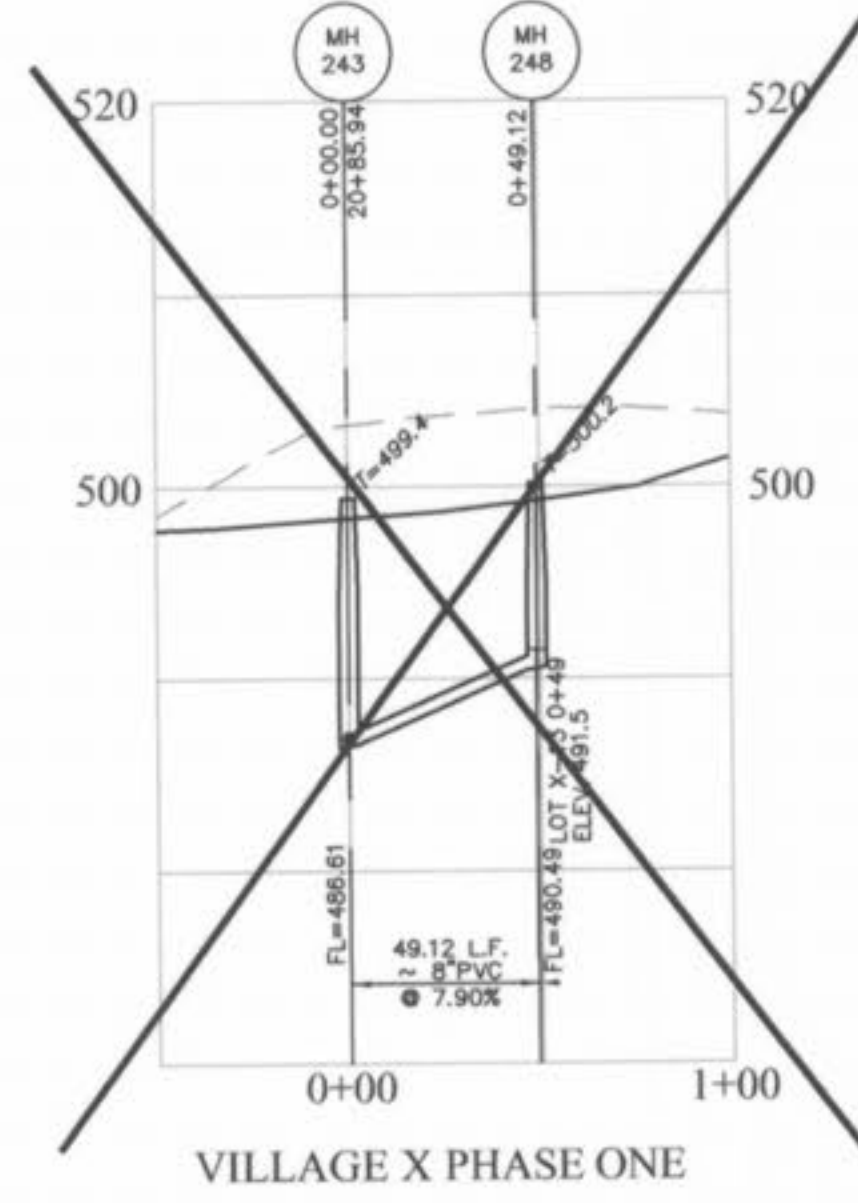
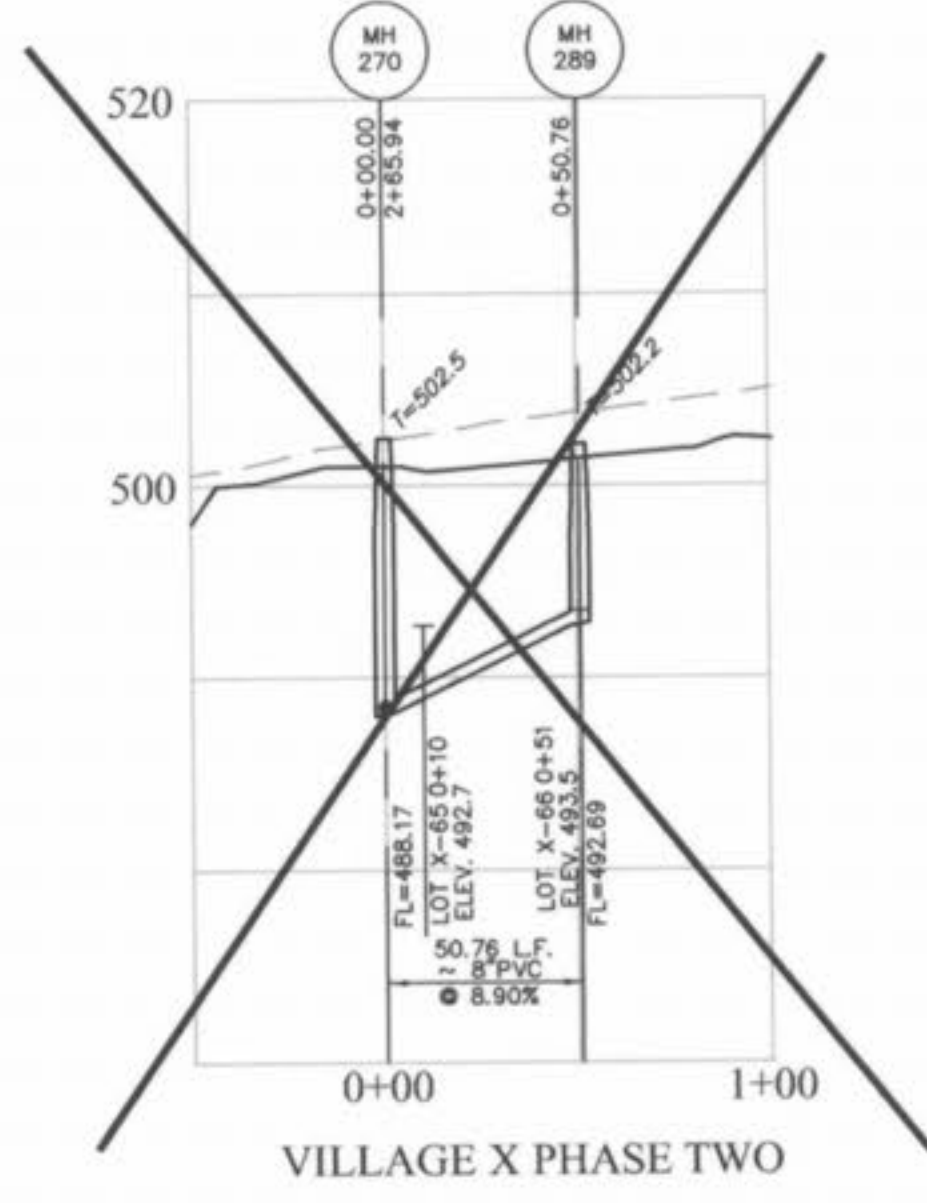
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PROJECT #	01216	FIELD BOOK	X
TASK #	4	BOOK	X

HOMEFIELD PHASE III
VILLAGES W, X, & Y
SANITARY SEWER PROFILES
SHEET 20 OF 52

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Jan R. Pickett
6-1-04

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AS-BUILT 01/07/04
VILLAGE-W

Storm sewer pipes which cross over existing or proposed sanitary sewer trenches shall be encased in concrete through the full width of the sanitary sewer trenches 2' on either side of trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete encase.

If the storm and sanitary sewers are parallel and in the same trench or overlap, the upper pipe shall be encased in concrete through the full width of the lower pipe. All sanitary lateral street crossings, if trenched, shall be backfilled with granular material (appropriate).

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

REVISIONS

NO.	DATE	BY	REV. PER CITY OF OTTAWA
1	01-29-03	REV.	REV. PER CLIENT
2	01-27-03	REV.	REV. PER CLIENT
3	01-07-04		

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FIELD BOOK	X		

HOMEFIELD PHASE III
VILLAGES W, X, & Y
SANITARY SEWER PROFILES
SHEET 22 OF 52

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HOMEFIELD PHASE III
VILLAGES W, X, & Y
SANITARY SEWER PROFILES

Prepared For:
SUMMIT POINTE L.C.



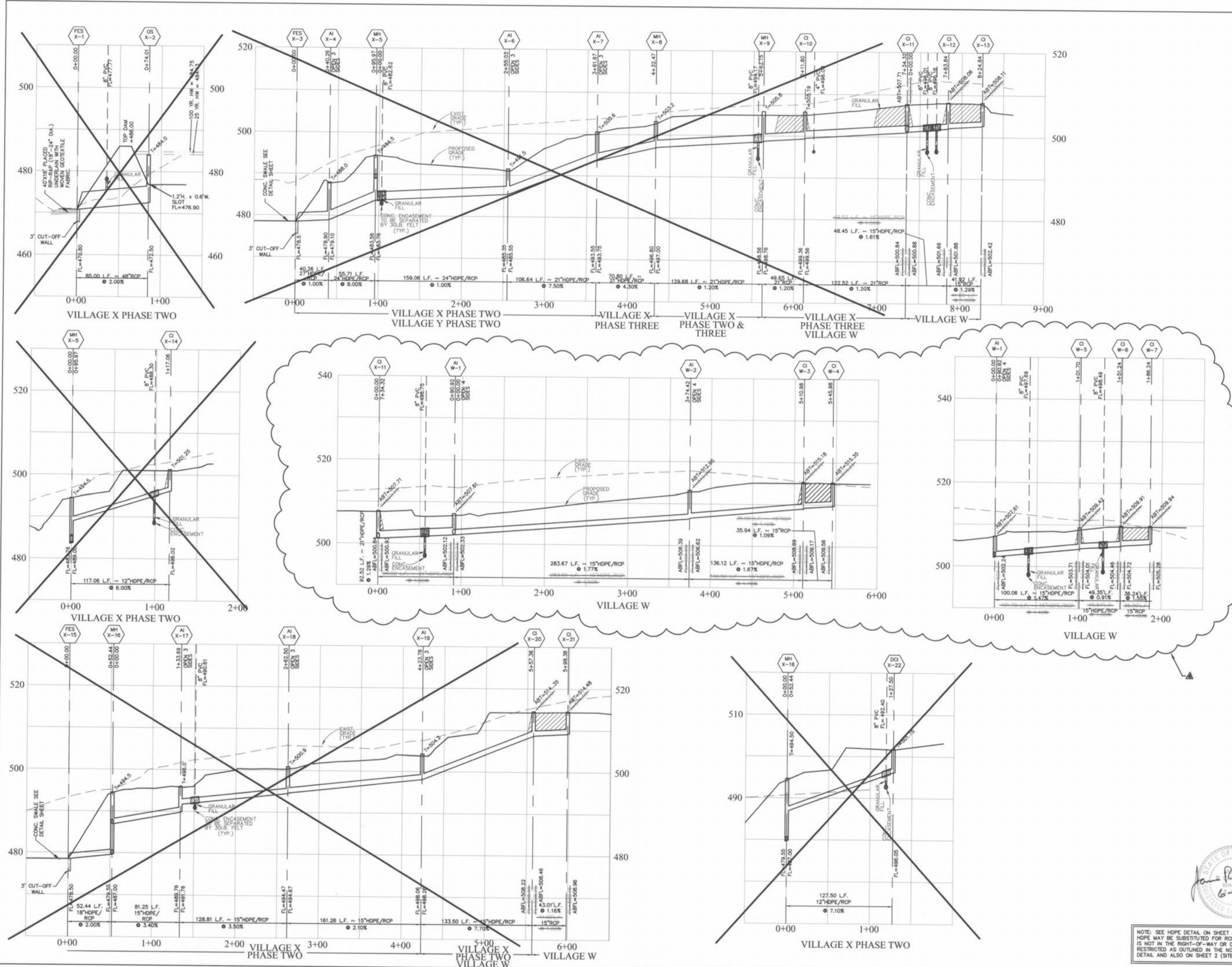
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PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

239 FOX HILL ROAD
ST. PETERS, MO 63301
636-340-9300



Homefield Vill W App 8/1/04



AS-BUILT 01/07/04
VILLAGE-W

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 the lower pipe shall be bedded in compacted granular fill to the bottom of the upper pipe.
 All sanitary lateral street crossings, if trenced, shall be bookfilled with granular material (aggregate).
 Man sewer pipes which cross over existing or proposed sanitary sewer trenches shall be encased or enclosed in concrete through the full width of the trench. The trench shall be bookfilled and compacted granular fill to the bottom of the concrete grade.

NO.	DATE	REVISIONS
1	01-29-03	REV. PER CITY OF FALLON
2	04-11-03	REV. PER CITY OF FALLON
3	05-28-03	REV. PER CLIENT
4	01-07-04	AS-BUILTS

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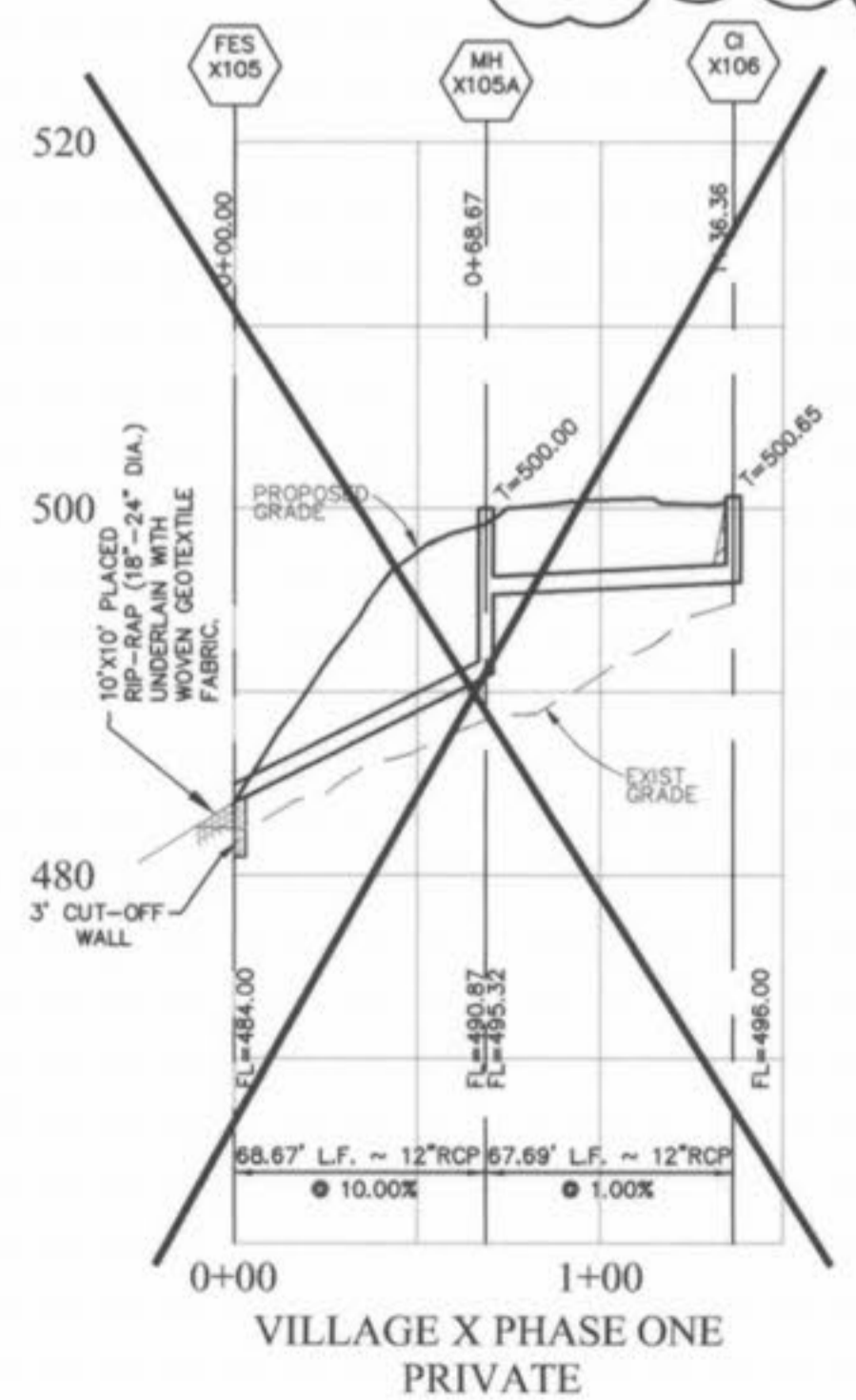
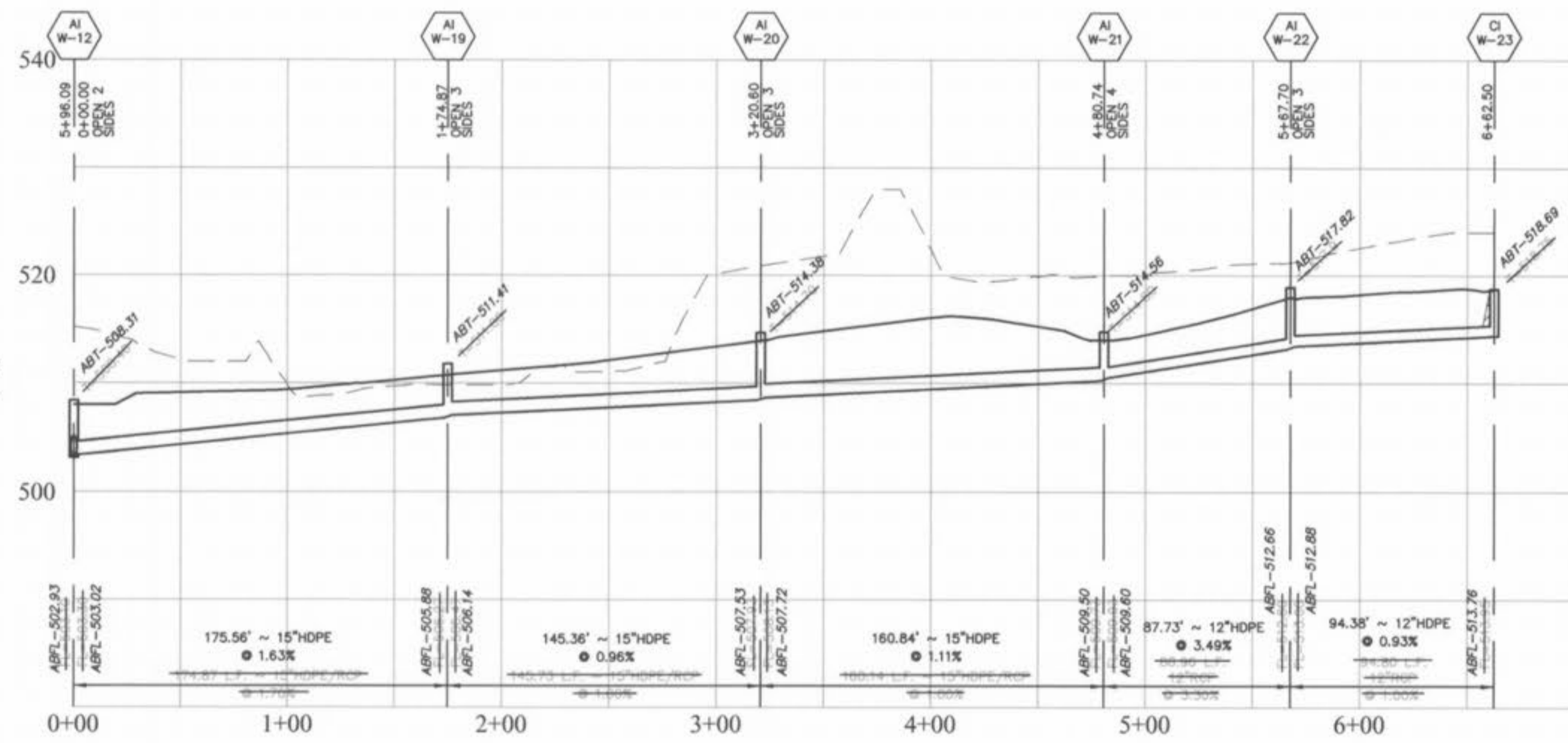
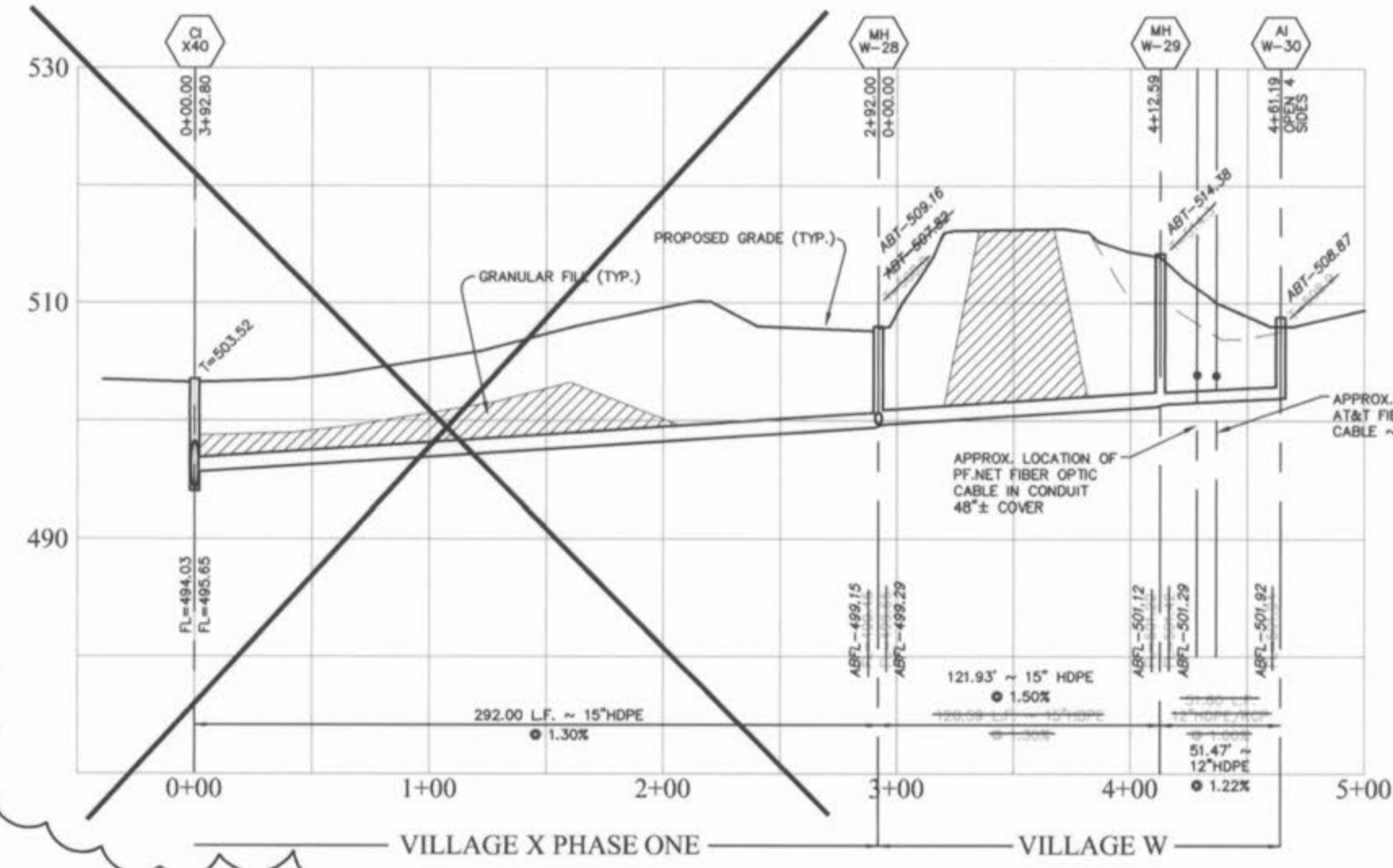
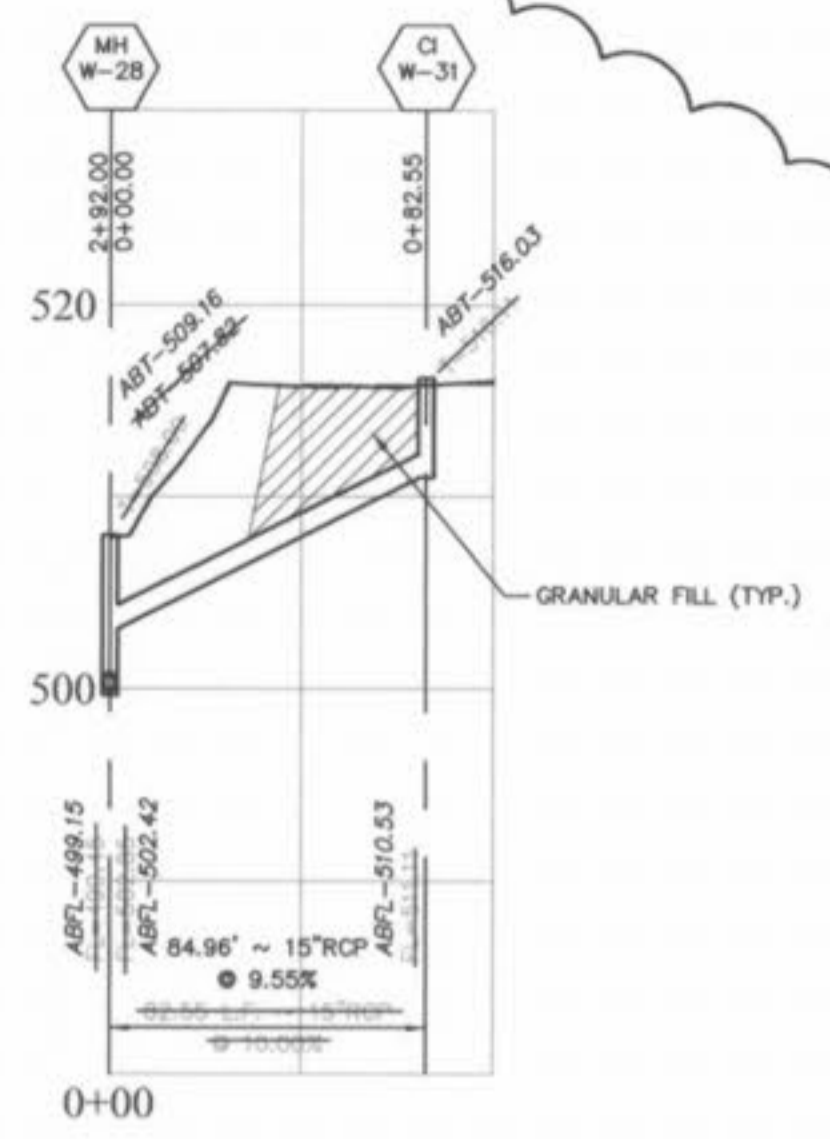
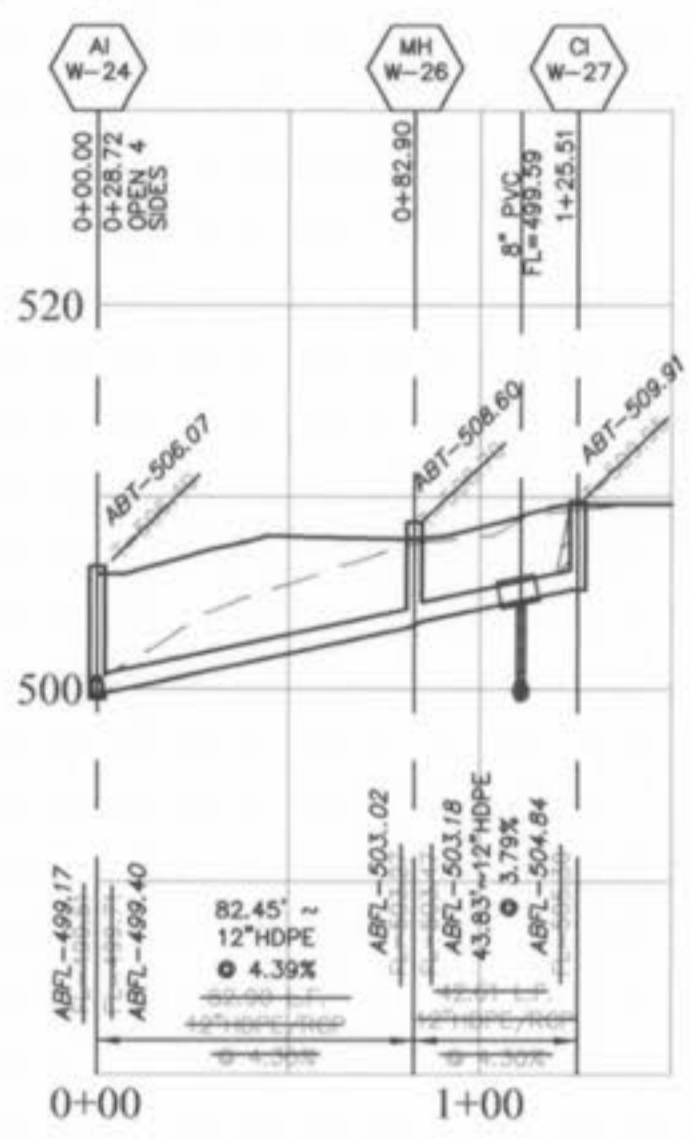
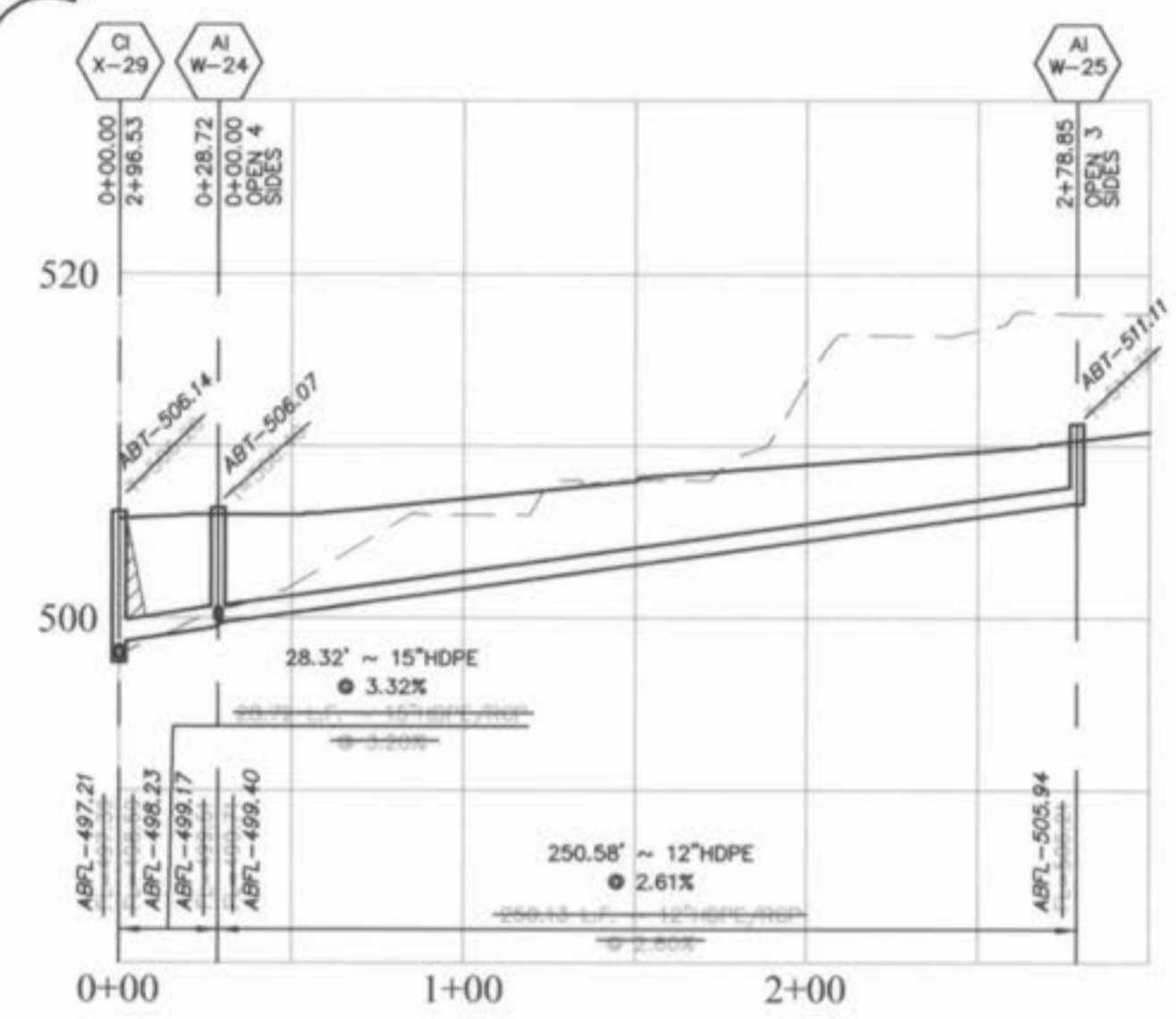
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PROJECT #	01216	FIELD	X
TASK #	4	BOOK	

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

HOMEFIELD PHASE III
 VILLAGES W, X, AND Y
 STORM SEWER PROFILES
 Prepared For:
SUMMIT POINTE L.C.
 239 FOX HILL ROAD
 ST. CHARLES, MO 63301
 636-940-9500



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



**AS-BUILT 01/07/04
VILLAGE-W**

Storm sewer pipes cross over existing or proposed sanitary sewer trenches, if trenches shall be crossed or encased in concrete through the full width of the sanitary sewer trench plus 2' on either side of trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete cross.

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 placed in compacted granular fill to the flow line of the upper pipe.

REVISIONS NO.	DATE	REV.	PER CITY OF FALLON
1	01-29-03	REV.	PER CITY OF FALLON
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5	6-01-04	AS-BUILTS	REVISE TOP ELEVATION

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PROJECT #	01216		
TASK #	4	FIELD BOOK	X

HOMEFIELD
STORM SEWER PROFILES
SHEET 27 OF 52
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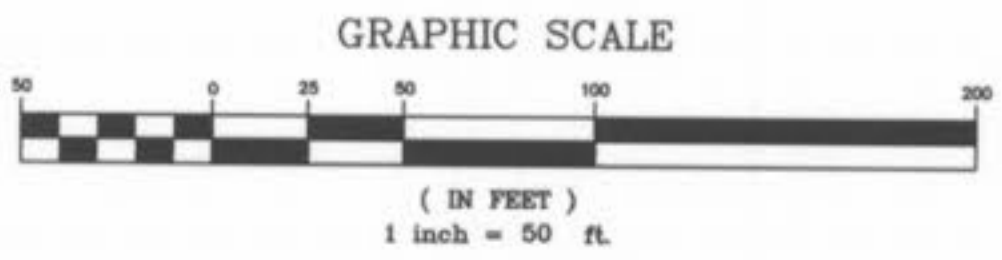
NOTE: SEE HDPE DETAIL ON SHEET 49 OF 52. HDPE MAY BE SUBSTITUTED FOR RCP WHEN IT IS NOT IN THE RIGHT-OF-WAY OR OTHERWISE RESTRICTED AS OUTLINED IN THE NOTES ON DETAIL AND ALSO ON SHEET 2 (SITE NOTES).

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

HOMEFIELD PHASE III
VILLAGES W, X, AND Y
STORM SEWER PROFILES
Prepared For:
SUMMIT POINTE L.C.
250 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 940-9300



- 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. CONSTRUCTION INSPECTOR TO DETERMINE TYPE.



N/F
UNION ELECTRIC COMPANY
836/1481
UNZONED

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

833 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

**HOMEFIELD PHASE III
VILLAGE W, X, & Y
WATER PLAN**

Prepared For:
SUMMIT POINTE L.C.

259 FOX HILL ROAD
SUMMIT POINT, MO 63301
636-940-9300

REVISIONS

NO.	DATE	REV.	BY	DESCRIPTION
1	01-15-04	REV.	PER CITY OF FALLON	
2	04-15-03	REV.	PER CITY OF FALLON	
3	04-28-03	REV.	WATER PER CITY OF FALLON	
4	08-27-03	REV.	PER CLIENT	
5	12-10-03	REV.	PER CLIENT	
6	01-07-04	REV.	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	11-18-02
CHECKED	DWD	DATE	11-18-02
PROJECT #	01216.SUPO.01R	TASK #	4
FIELD	X	BOOK	X