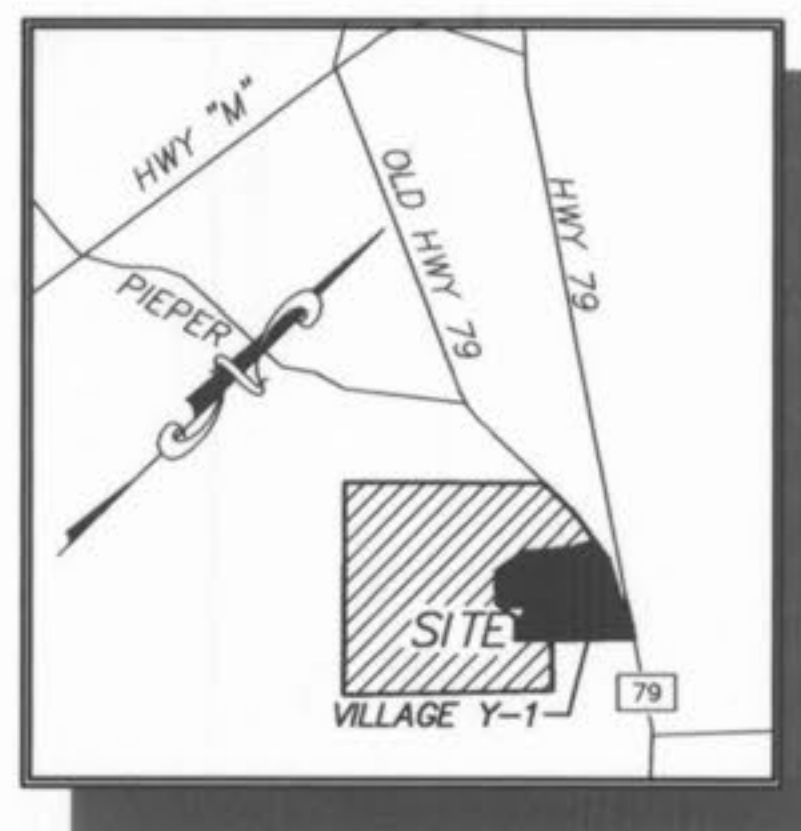


# HOMEFIELD PHASE III VILLAGE Y-1 (58 LOTS)

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



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 SG and Carboline 1348 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 - 6,063 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 state approved plans 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 THE CITY OF O'FALLON  
These "AS-BUILTS" STORM SEWER, SANITARY SEWER,  
AND WATER plans are based on actual field observations  
conducted during OCTOBER 2003 and the results are  
shown hereon.

By:  12-22-03  
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 = 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
3	SITE PLAN
8-12	GRADING PLAN
13-16	STREET PROFILE
17,18,20,21	SANITARY SEWER PROFILES
25,26	STORM SEWER PROFILES
28-32	DRAINAGE AREA MAP
33	WATER PLANS
38-42	LANDSCAPE PLANS
43-51	CONSTRUCTION DETAILS
52	VOID

## LEGEND

	Sanitary Sewer (Proposed)		Sanitary Structure		Reinforced Concrete Pipe
	Sanitary Sewer (Existing)		Storm Structure		Corrugated Metal Pipe
	Storm Sewer (Proposed)		Test Hole		Cast Iron Pipe
	Storm Sewer (Existing)		Power Pole		Polyvinyl Chloride
	Water Line & Size		Light Standard		Vitrified Clay Pipe
	Existing water line		Double Water Meter Setting		Stop Sign
	Tee & Valve		Single Water Meter Setting		Clean Out
	Hydrant		Curb Inlet		Vent Trap
	Cap		Skewed Curb Inlet		To Be Removed
18	Lot or Building Number		Double Curb Inlet		To Be Removed & Relocated
	Existing Fence Line		Gate Inlet		To Be Protected
	Existing Tree Line		Area Inlet		To Be Abandoned
	Street Sign		Double Area Inlet		Base Of Curb
	Existing Contour		Concrete Collar		Top Of Curb
	Proposed Contour		Flared End Section		Top Of Wall
	Rip-Rap		End Pipe		Base Of Wall
	End of Lateral		Energy Dissipater		Typical
	Asphalt Pavement		Manhole		Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe		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 "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 Mile Rivers Mall Drive  
St. Peters, MO 65276  
Phone (636) 397-1211  
Fax (636) 397-1104

HOMEFIELD PHASE III  
VILLAGES Y-1  
COVER SHEET

Prepared For:  
SUMMIT POINTE L.C.

239 FOX HILL ROAD  
ST. CHARLES, MO 63301  
(636) 940-5300

REV.	DATE	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	11-10-03	AS-BUILTS

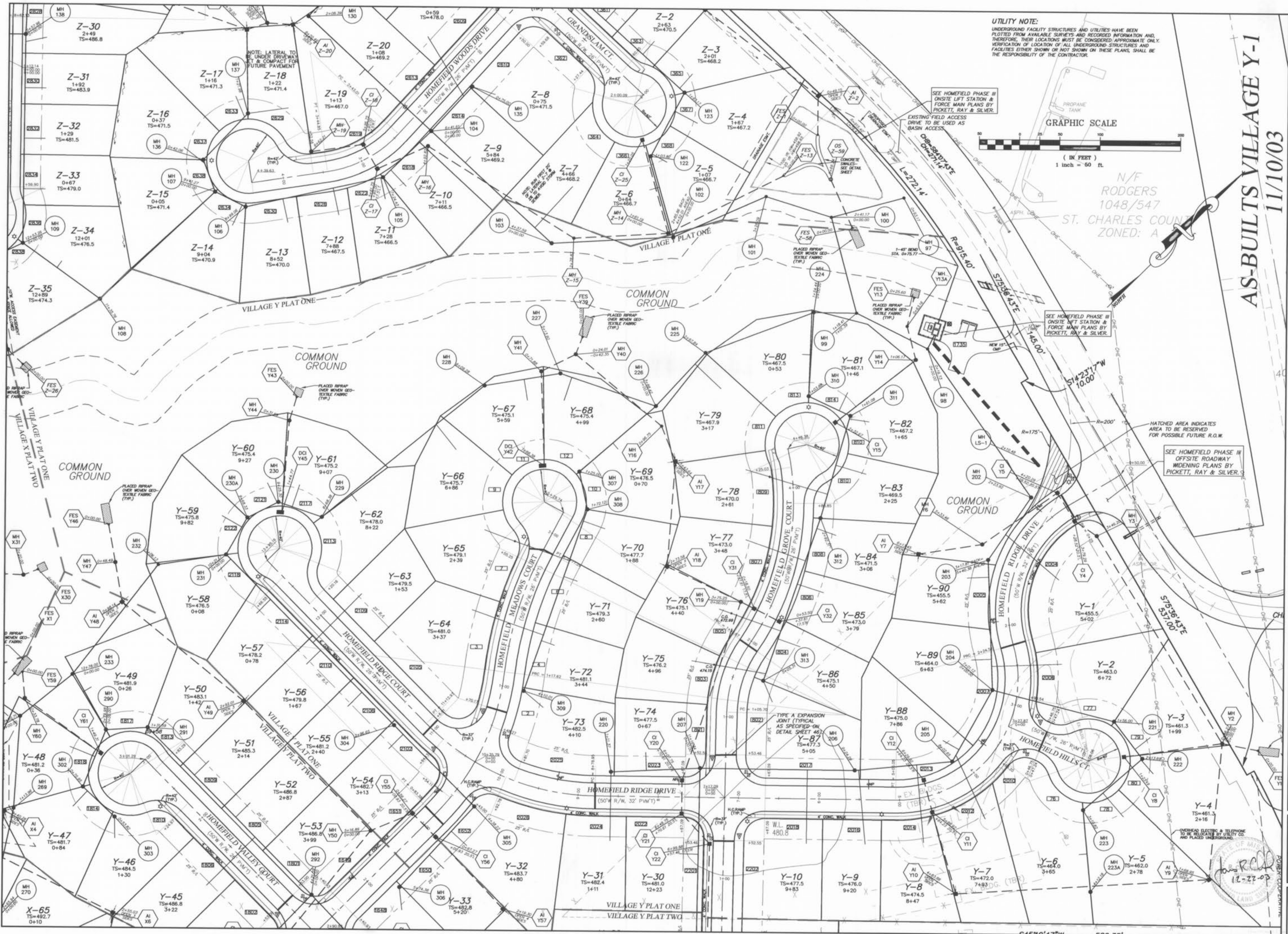
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ABK	11-18-02
CHECKED	DATE
DWD	11-18-02
PROJECT #	FIELD BOOK
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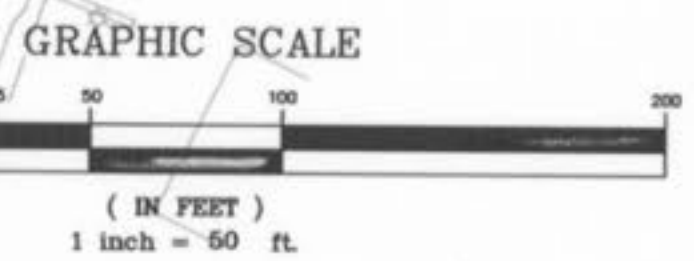
HOMEFIELD PHASE III  
VILLAGES Y-1  
COVER SHEET

SHEET 1 OF 52

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**AS-BUILTS VILLAGE Y-I**  
 11/10/03



N/F  
 RODGERS  
 1048/547  
 ST. CHARLES COUNTY  
 ZONED: A

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 PLANNERS  
 LAND SURVEYORS  
 353 Mid Rivers Mall Drive  
 St. Peters, MO 63376  
 Phone (636) 397-1211  
 Fax (636) 397-1104

**HOMEFIELD PHASE III**  
**VILLAGE Y-I**  
**SITE PLAN**  
 Prepared For:  
**SUMMIT POINTE L.C.**

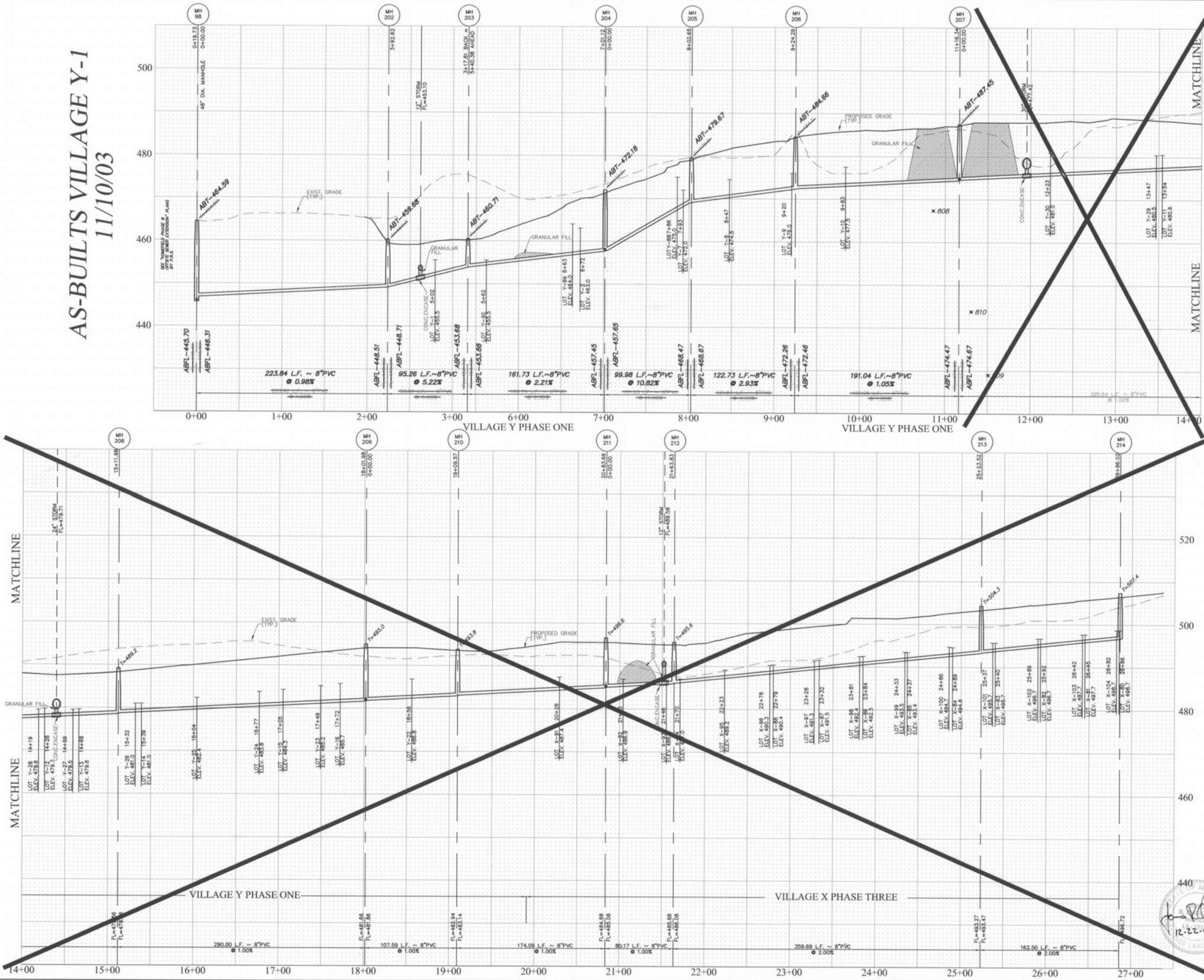
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2	04-15-03	REV. PER CITY OF FALLON
3	04-29-03	REV. WATER PER CITY OF FALLON
4	06-27-03	REV. PER CLIENT
5	10-11-03	AS-BUILTS

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CHECKED	DWD	DATE	11-18-02
PROJECT #	01216.SUPO.01R	TASK #	4
		FIELD BOOK	X
HOMEFIELD PHASE III SITE PLAN			
SHEET 3 OF 52			

12-27-03  
 [Signature]

# AS-BUILTS VILLAGE Y-1 11/10/03



Storm Sewer pipes which cross over existing or proposed sanitary sewer trenches shall be cradled or enclosed 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 grade.

If the storm and sanitary sewers are parallel and in the same trench, the sanitary sewer shall be cradled or enclosed in concrete through the full width of the trench plus 2' on either side of trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete grade.

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

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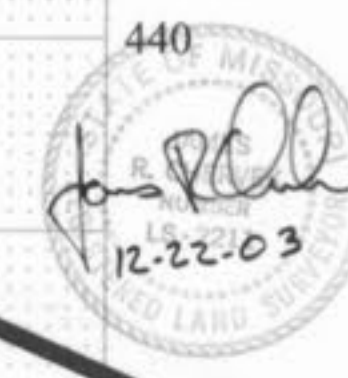
**HOMEFIELD PHASE III**  
VILLAGES W, X, & Y  
SANITARY SEWER PROFILES  
Prepared For:  
SUMMIT POINTE L.C.  
239 FOX HILL ROAD  
ST. CHARLES, MO. 63101  
636-940-9300

NO.	DATE	REV.	PER	CITY OF OFFALON
1	01-29-03	03	REV.	PER CITY OF OFFALON
2	04-15-03	03	REV.	PER CITY OF OFFALON
3	11-10-03	03	AS-BUILTS	

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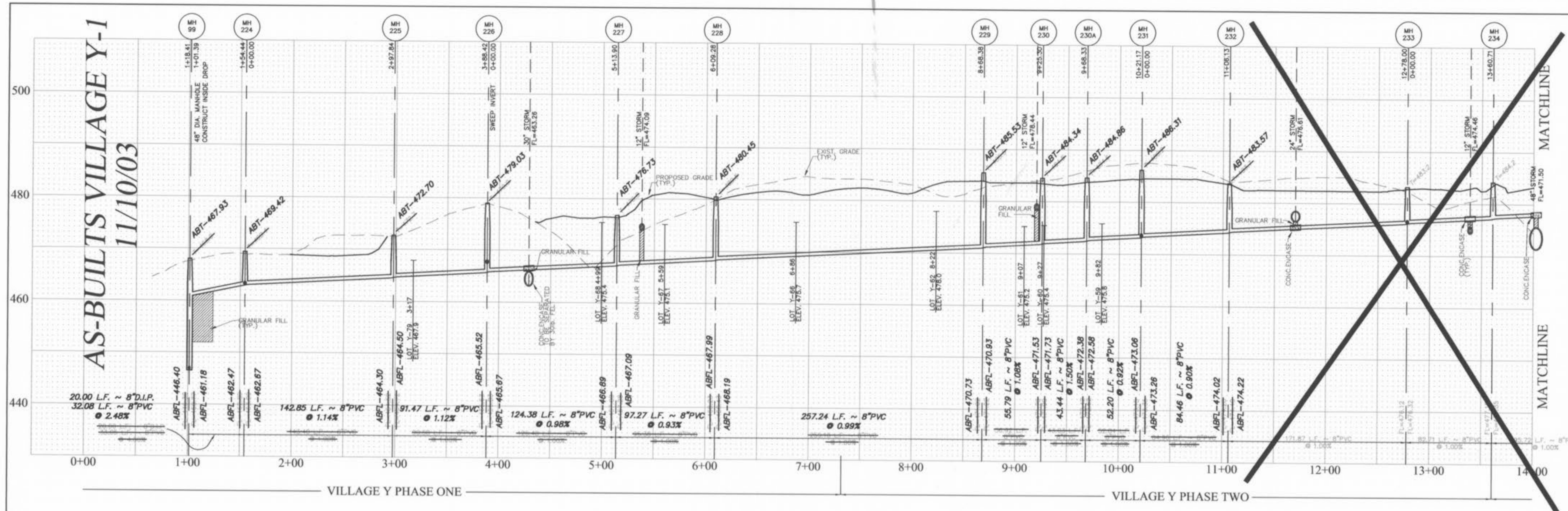
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CHECKED	DWD	DATE	11-18-02
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HOMEFIELD PHASE III VILLAGES W, X, & Y SANITARY SEWER PROFILES SHEET 17 OF 52			
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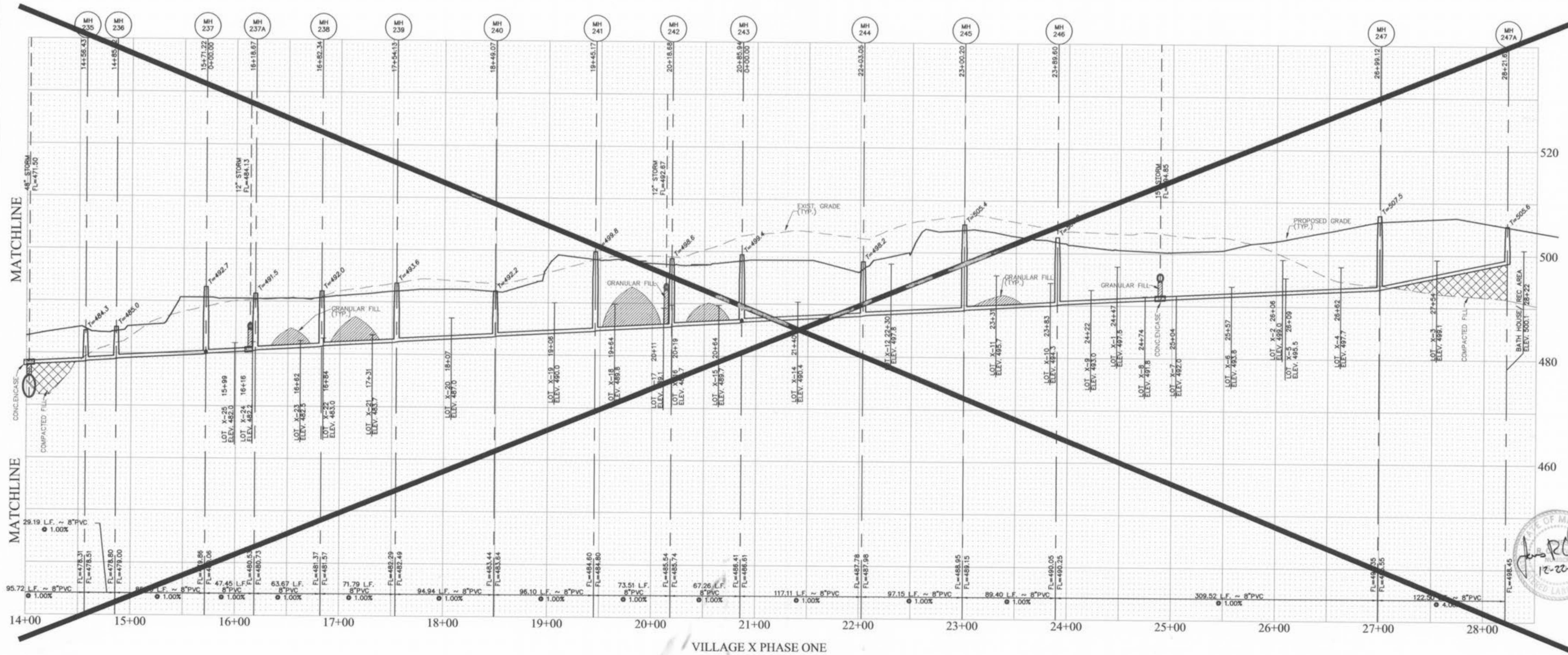


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# AS-BUILTS VILLAGE Y-1 11/10/03



Storm sewer pipes which cross over existing or proposed sanitary sewer trenches shall be cradled or encased in concrete. All sanitary lateral street crossings, if trenchless, shall be backfilled with granular material (aggregate).



If the storm and sanitary sewers are installed in the same trench or overlap, 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.

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

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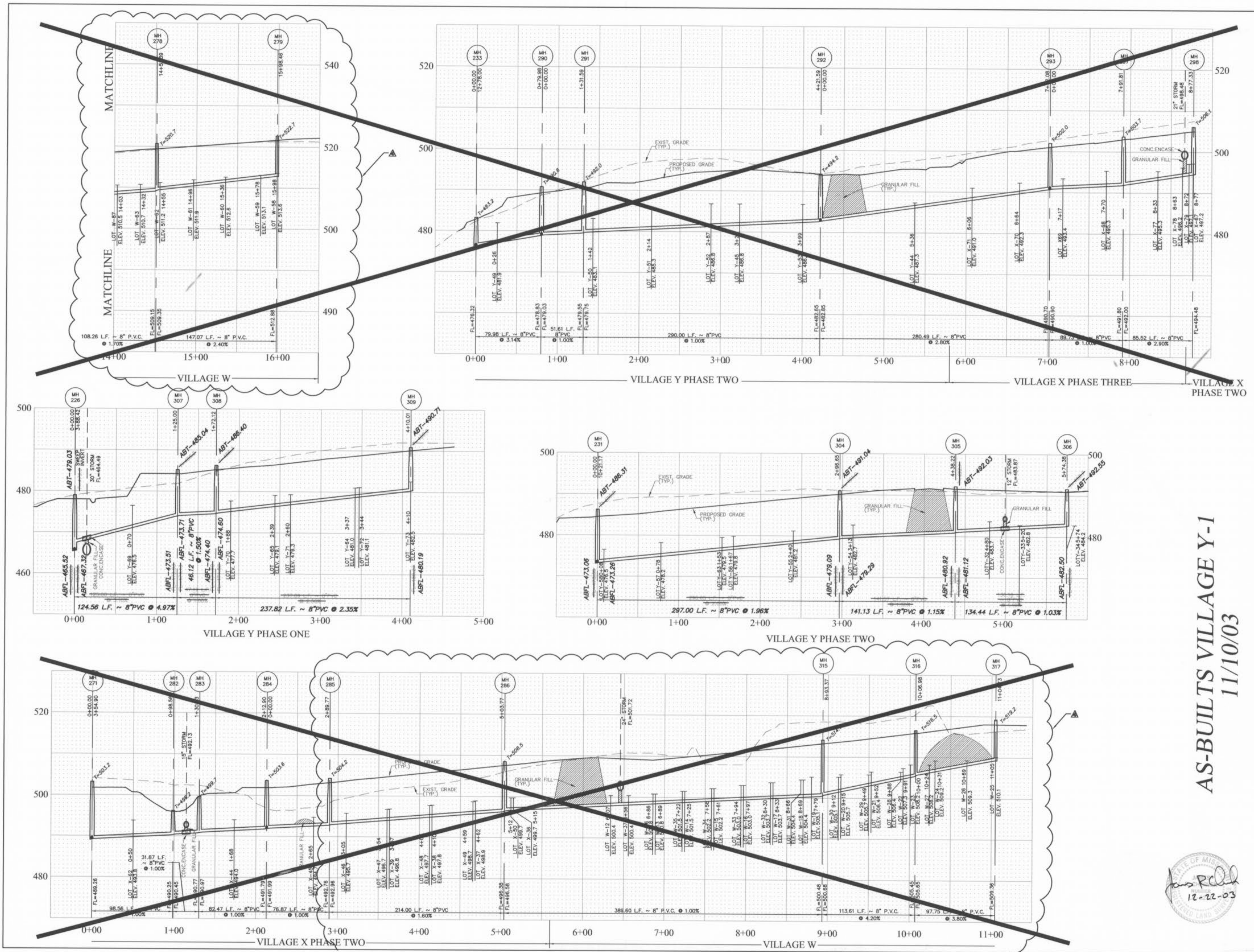
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PROJECT #	01216	TASK #	4
		FIELD BOOK	X

HOMEFIELD PHASE III  
 VILLAGES W.X. & Y  
 SANITARY SEWER PROFILES  
 SHEET 18 OF 52  
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Storm Sewer pipes which cross over existing or proposed sanitary sewer trenches shall be cradled or encased in concrete. The trench shall be filled with the sanitary sewer manhole 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 listed street crossings, if trenching, shall be backfilled with granular material (aggregate).

If the storm and sanitary sewers are parallel and in the same trench, the sanitary sewer shall be installed in the trench and the storm sewer shall be installed in a separate trench. The lower pipe shall be bedded in compacted granular fill to the flow line of the upper pipe.

# AS-BUILTS VILLAGE Y-1

## 11/10/03

*John R. Pickett*  
 12-22-03

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

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

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

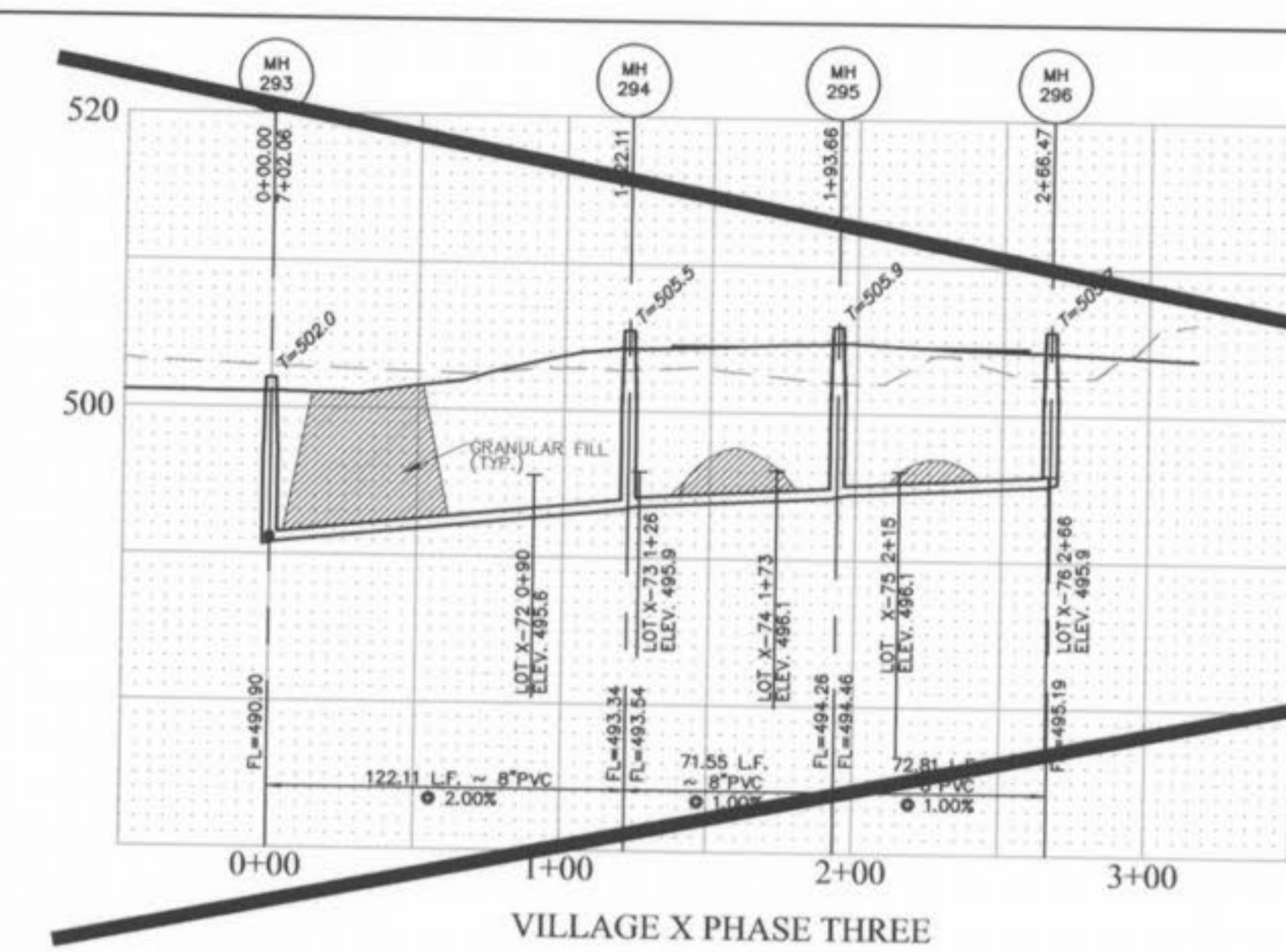
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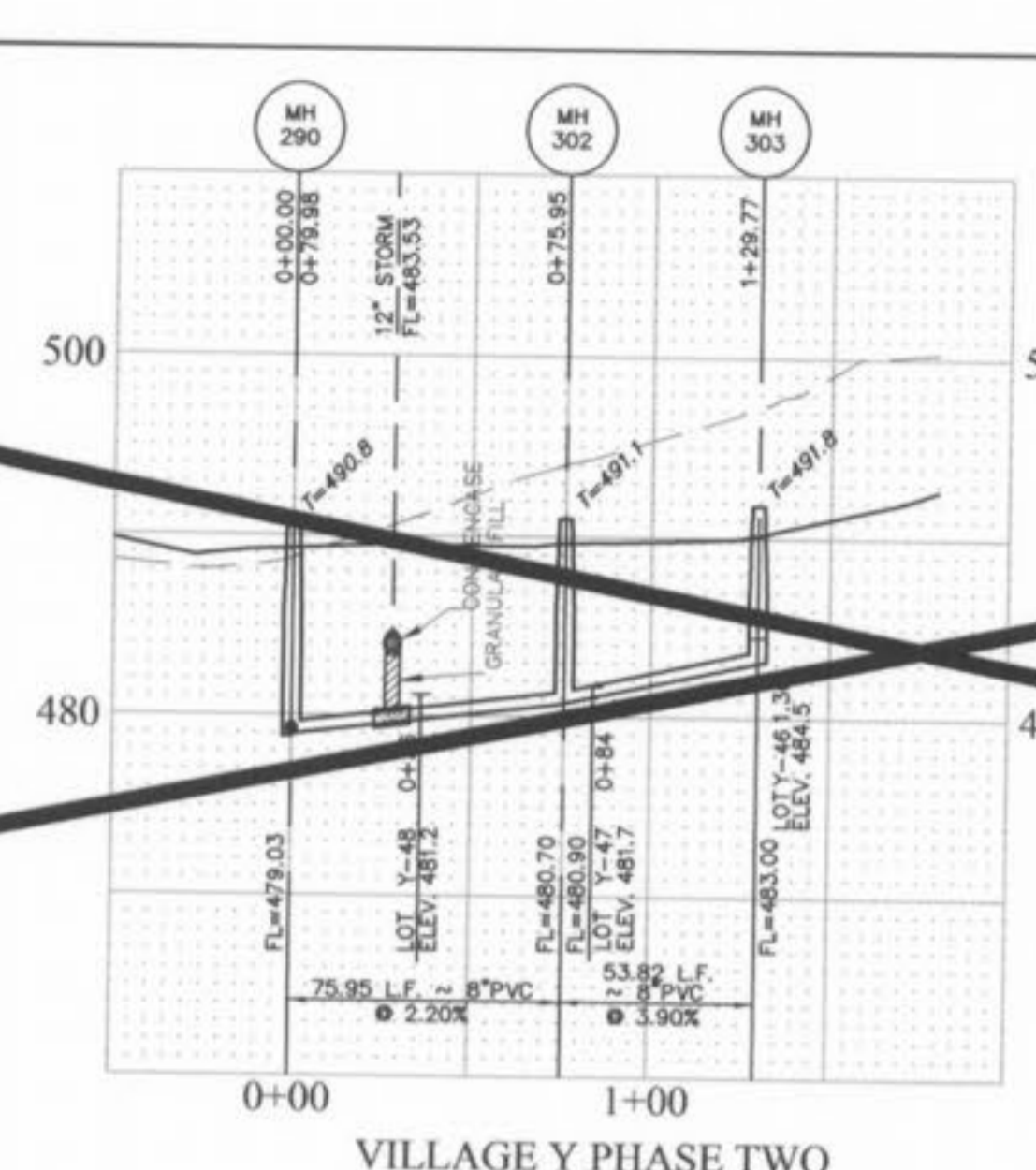
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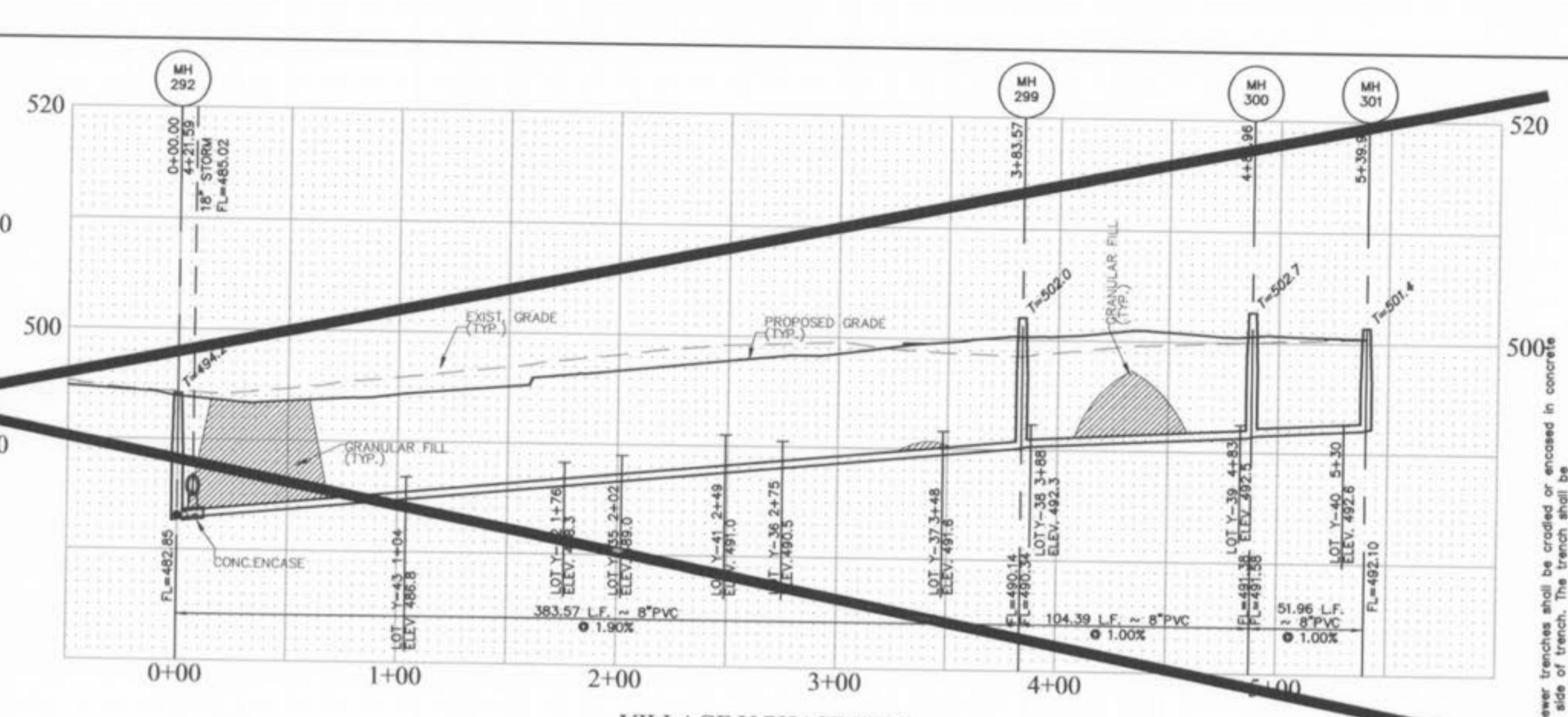
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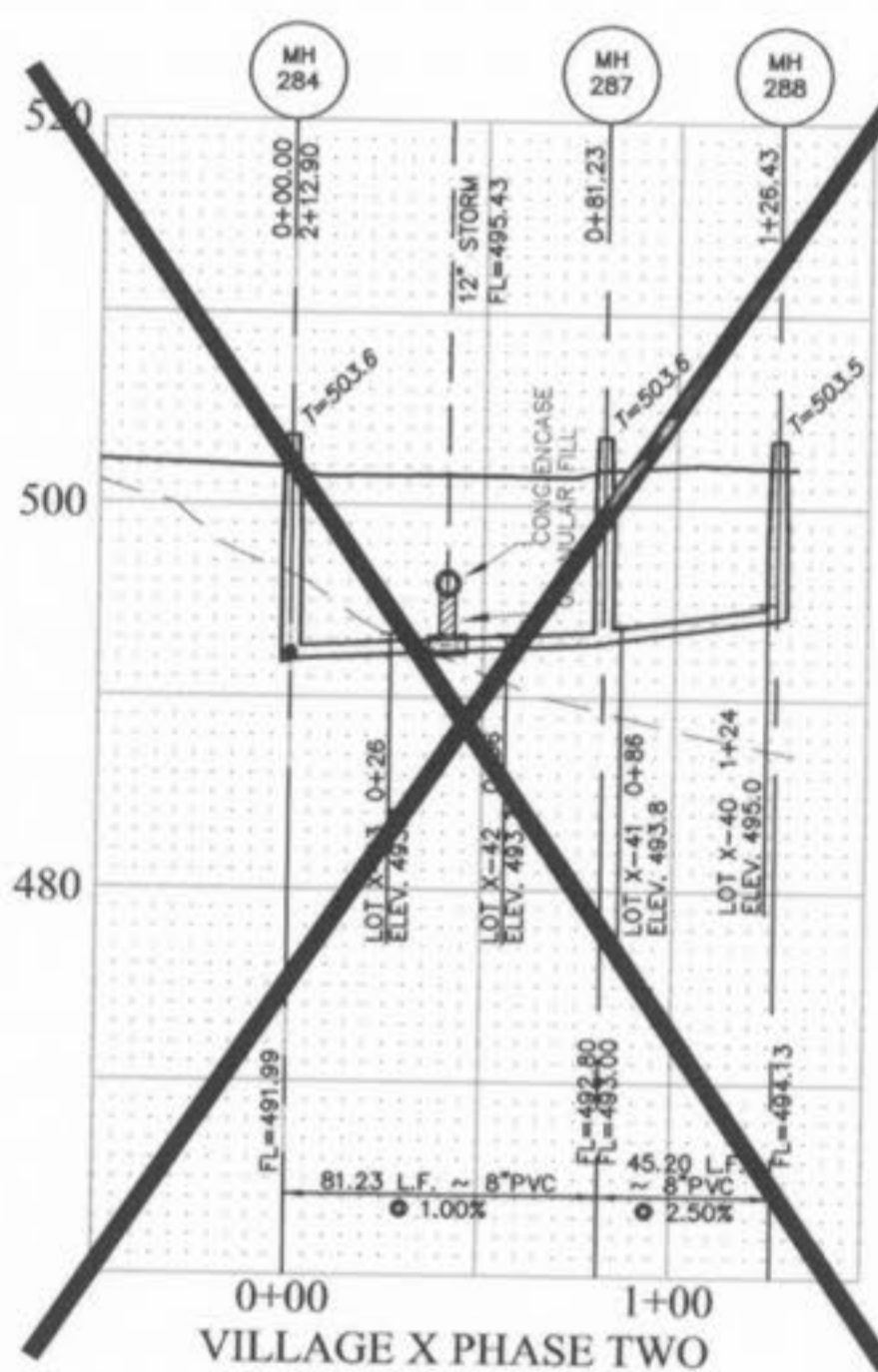
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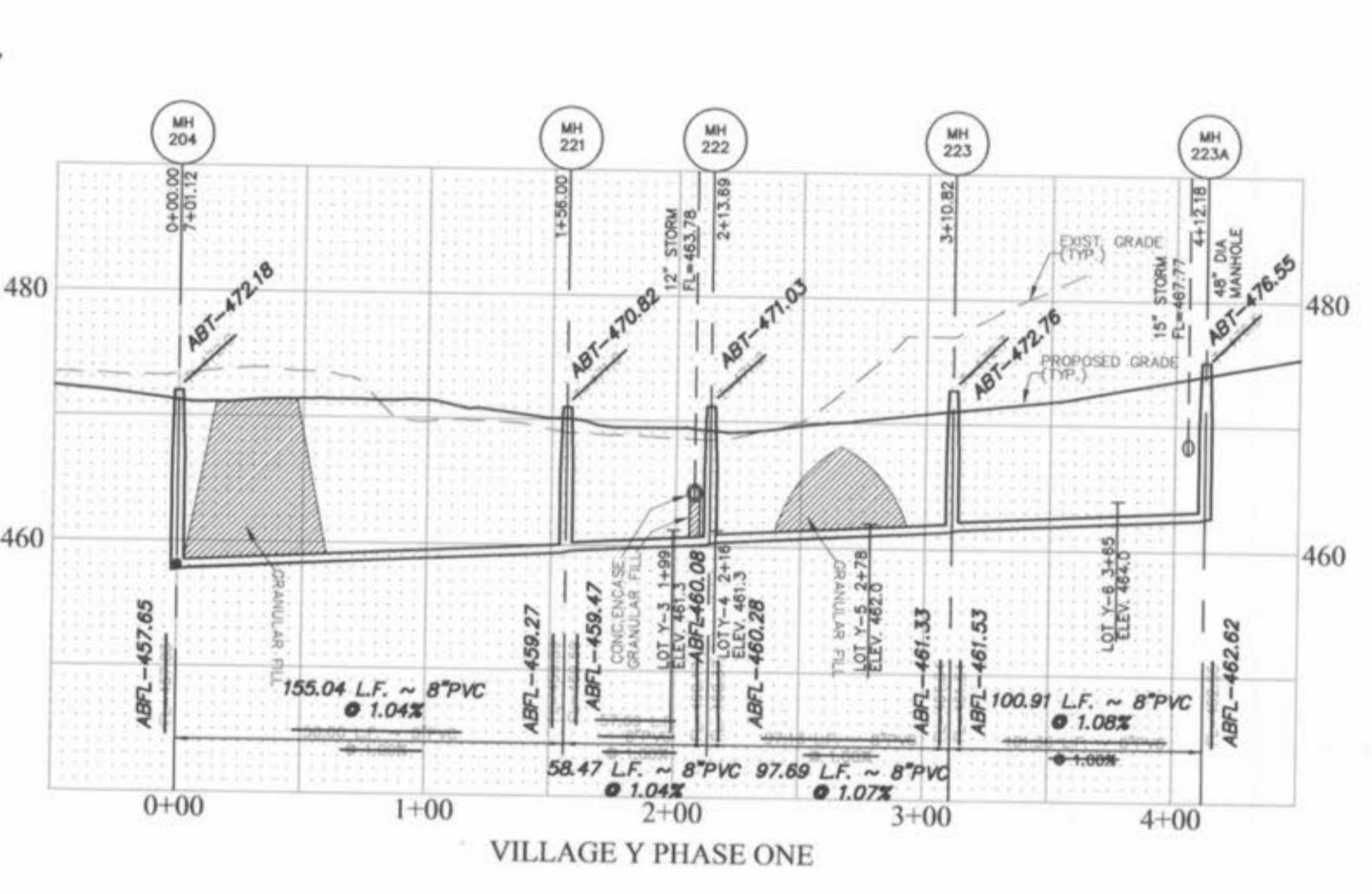
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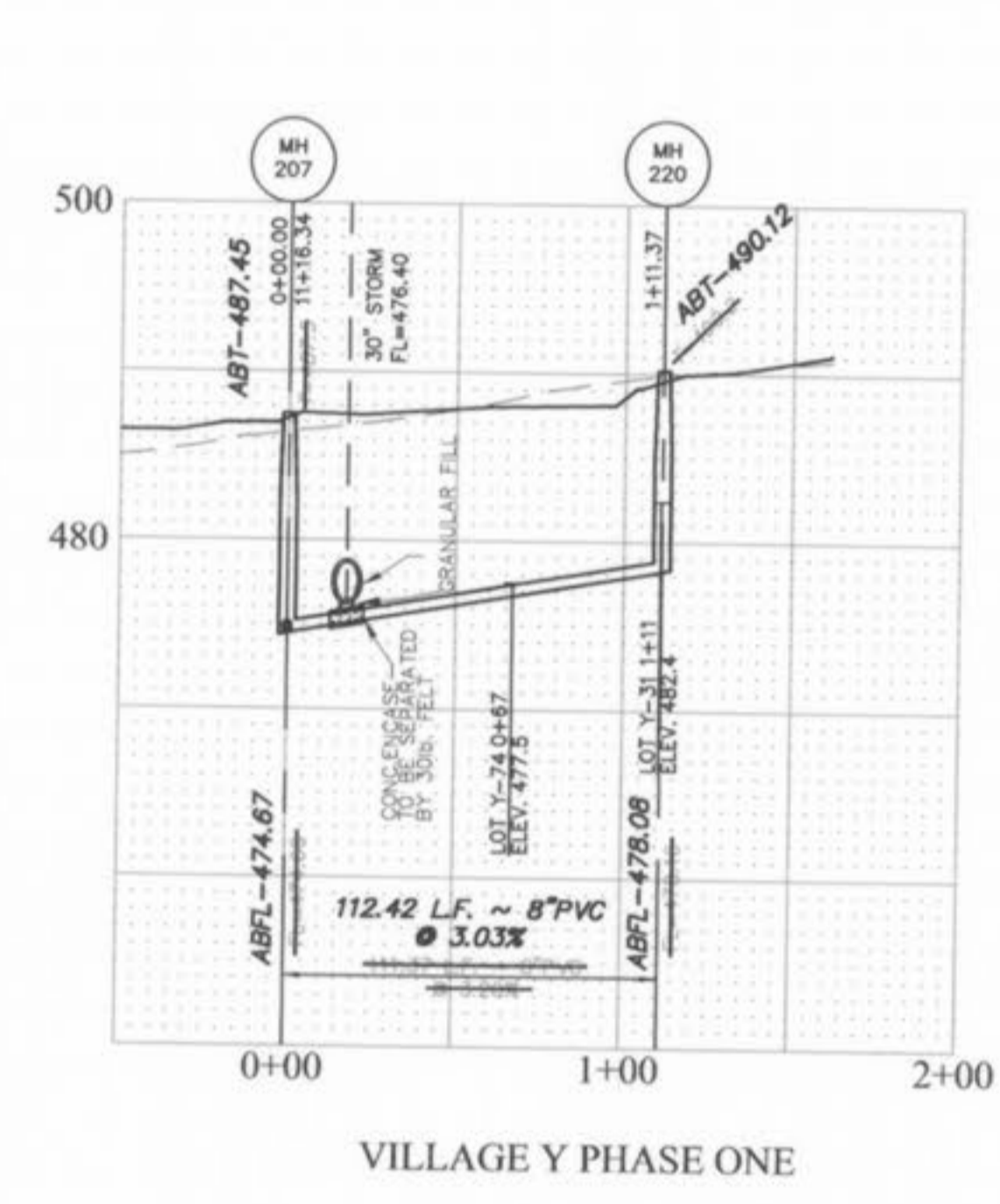
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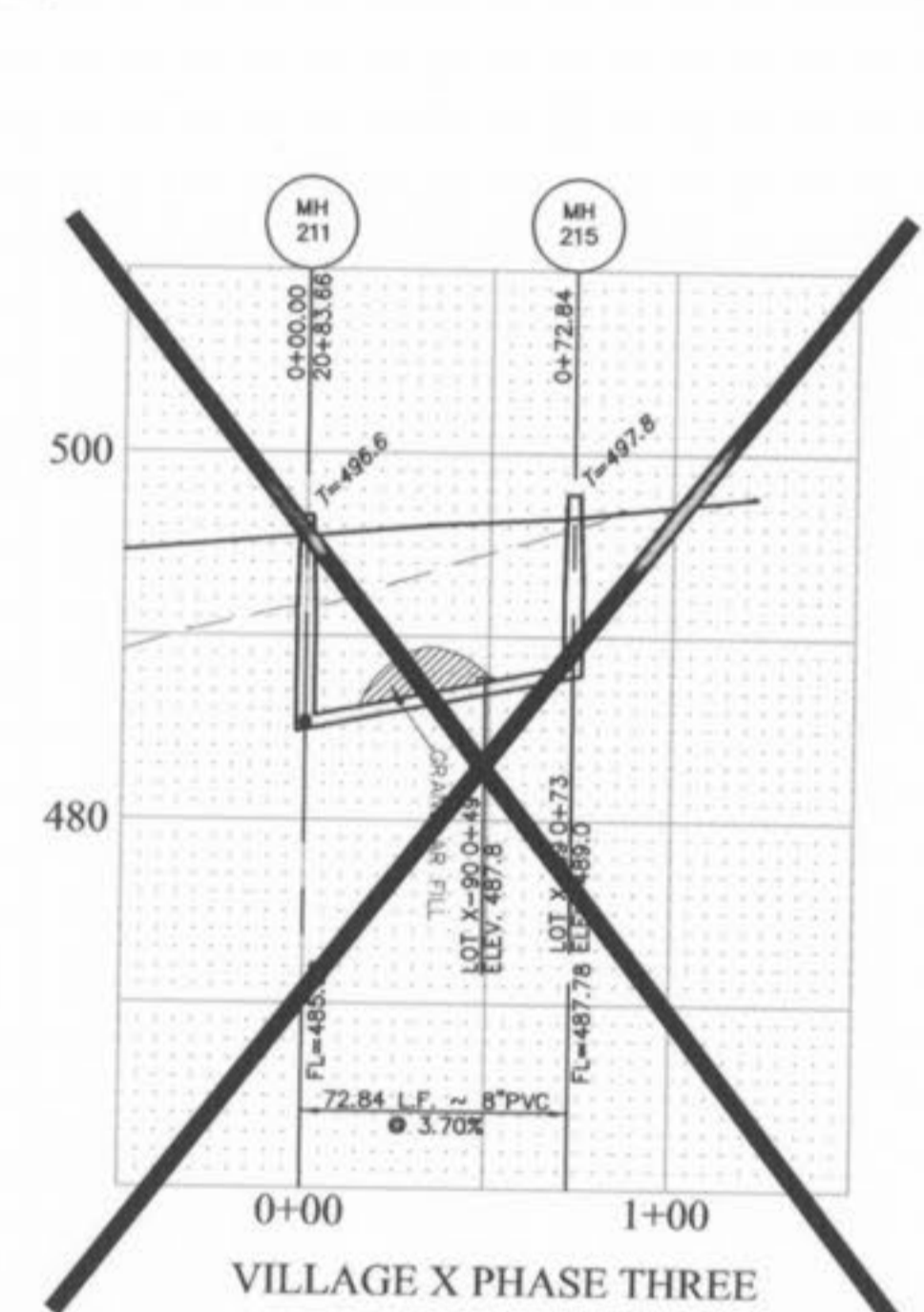
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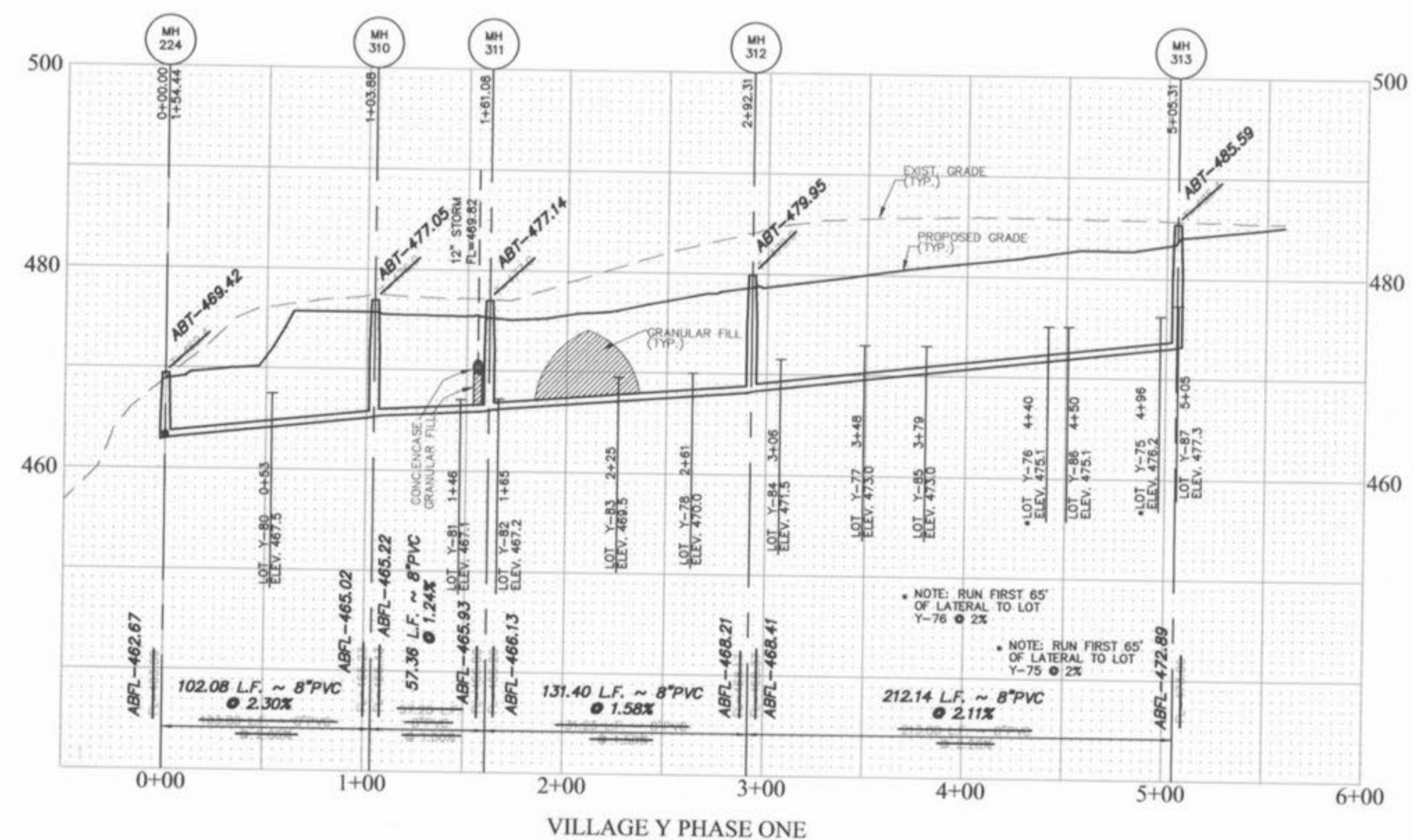
VILLAGE Y PHASE ONE



VILLAGE Y PHASE ONE



VILLAGE X PHASE THREE



VILLAGE Y PHASE ONE

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. The trench shall be backfilled and compacted granular fill to the bottom of the concrete cradle.

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

If the storm and sanitary sewers are parallel and in the same trench, the sanitary sewer shall be placed on a shelf and the storm sewer shall be placed in compacted granular fill to the flow line of the upper pipe.

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

AS-BUILTS VILLAGE Y-1  
11/10/03



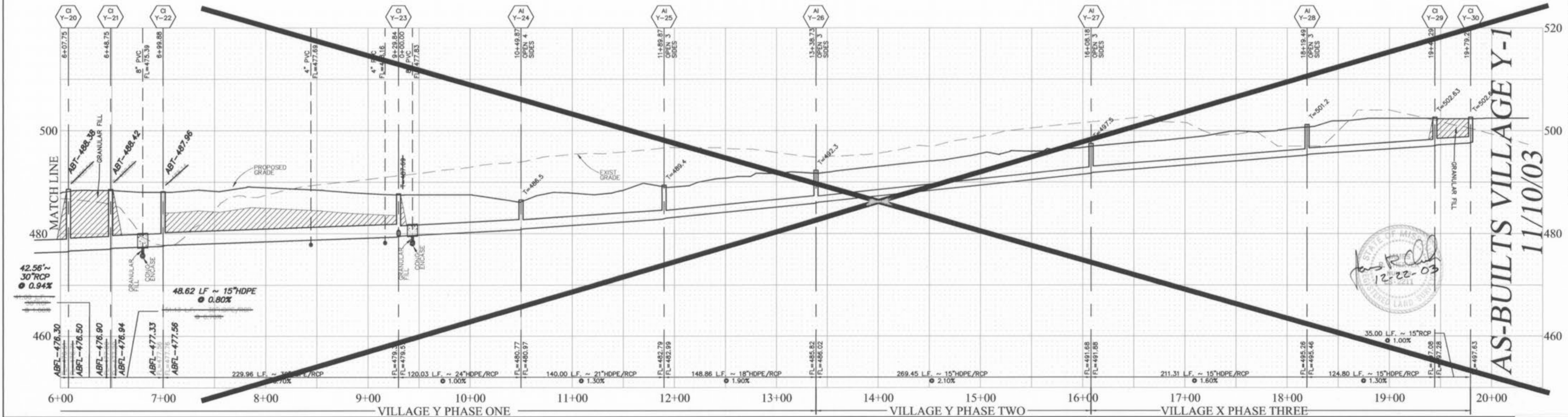
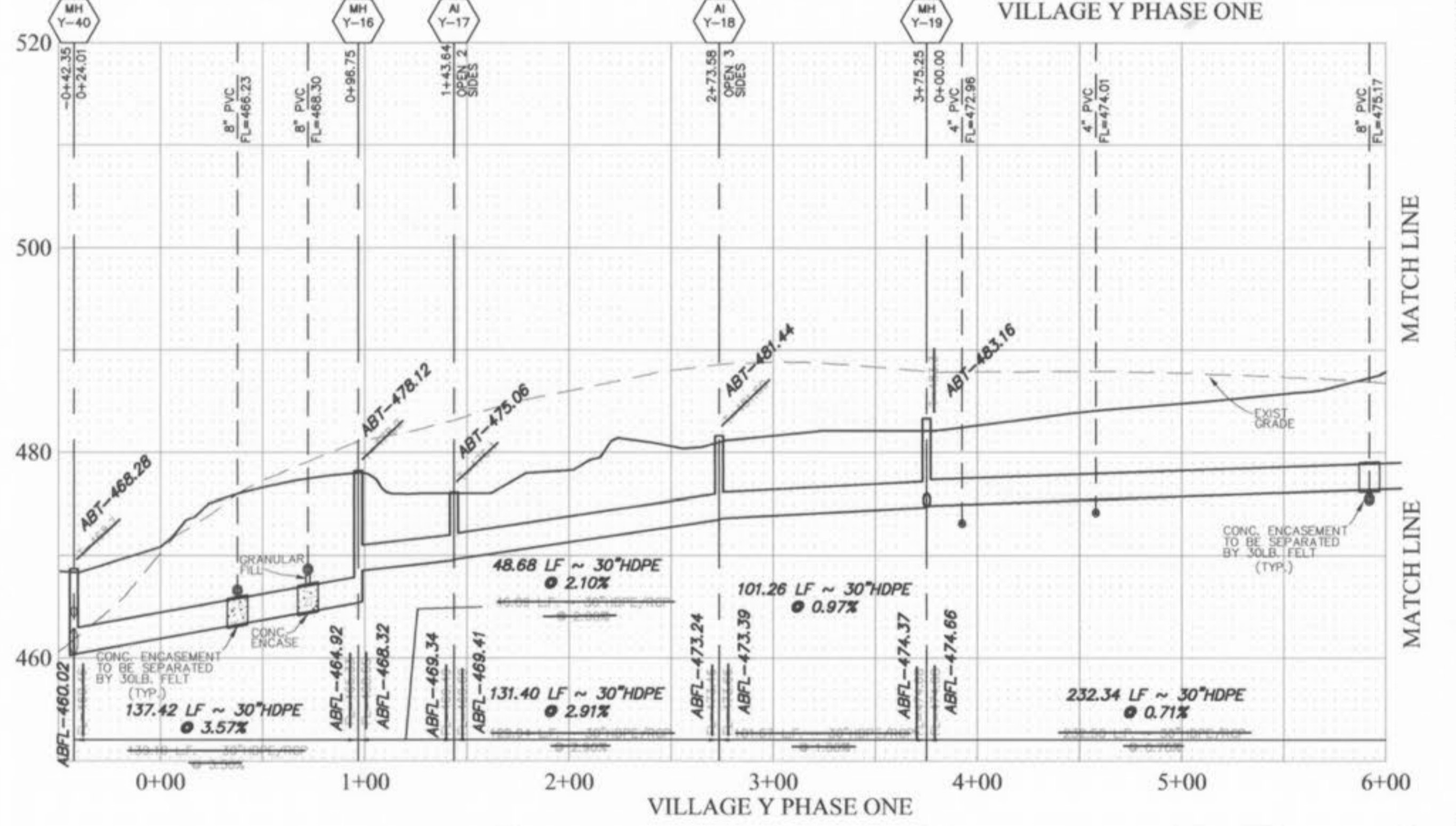
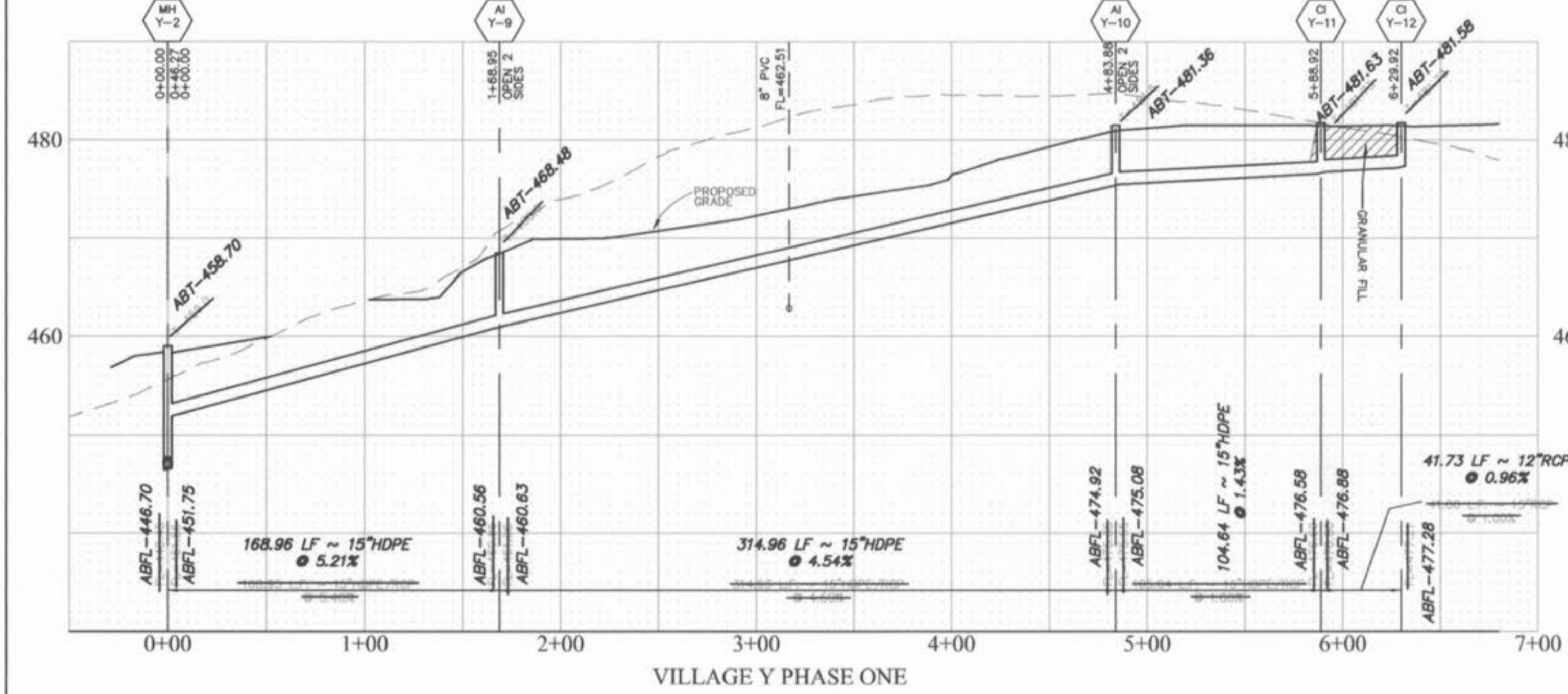
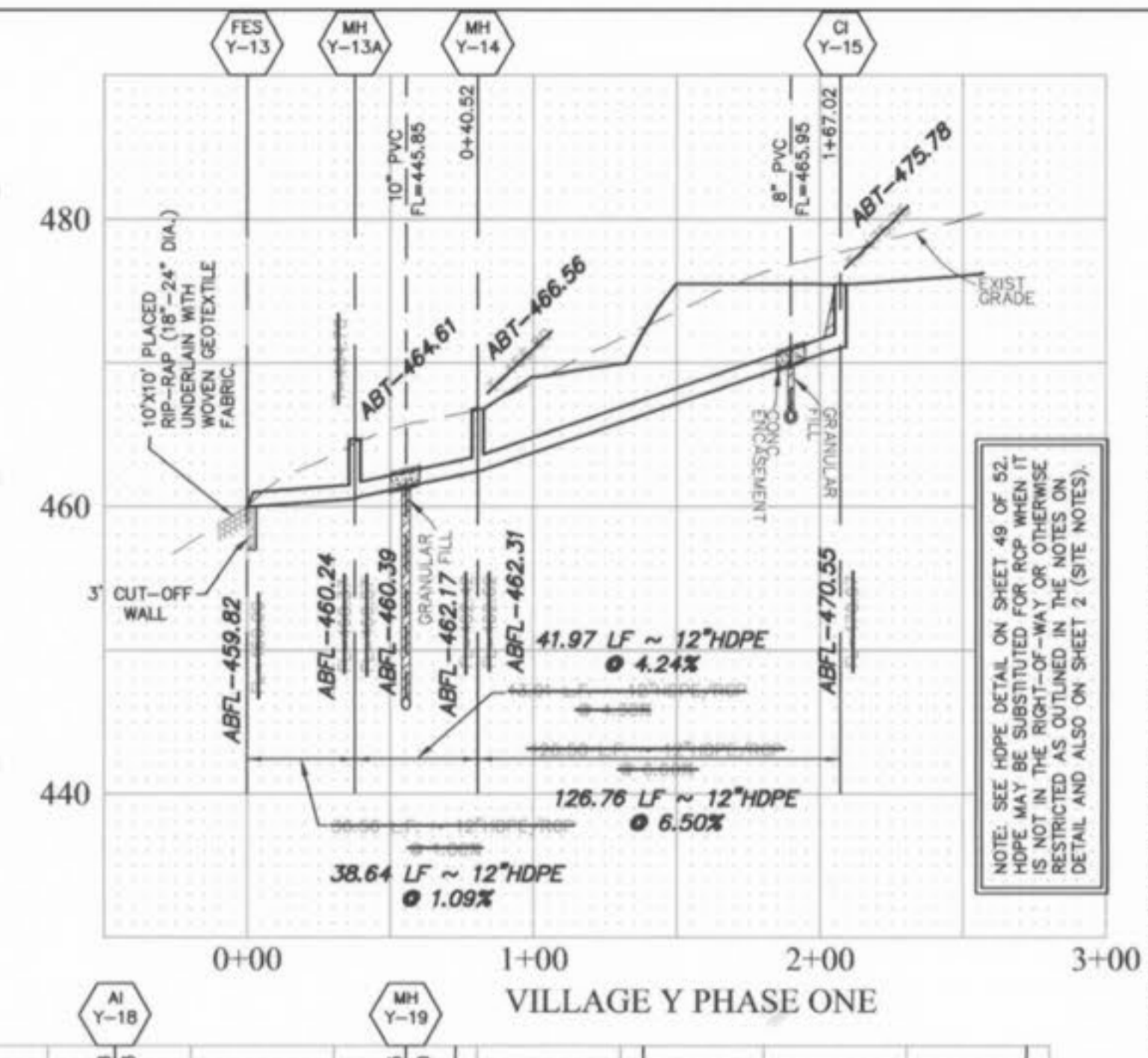
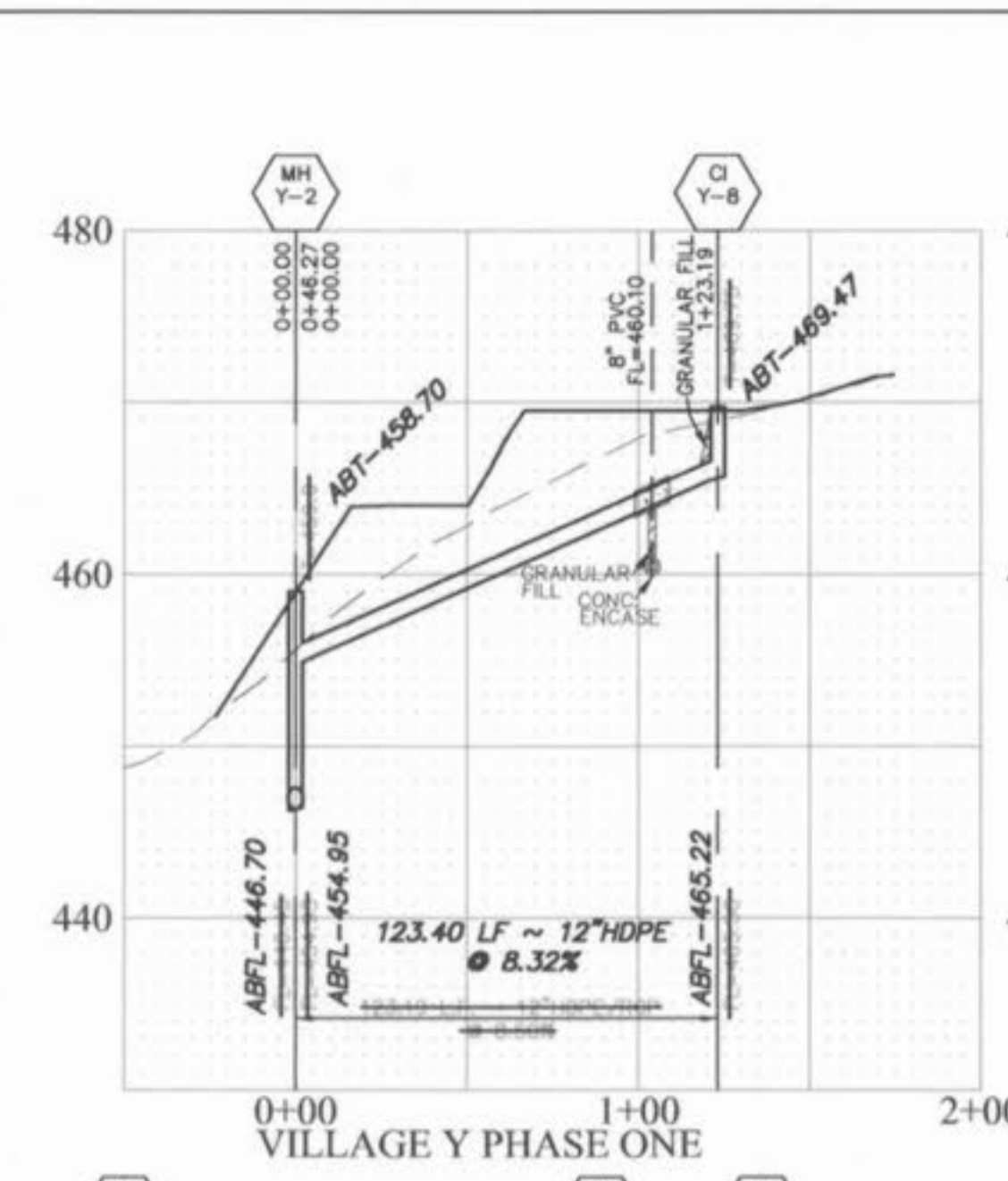
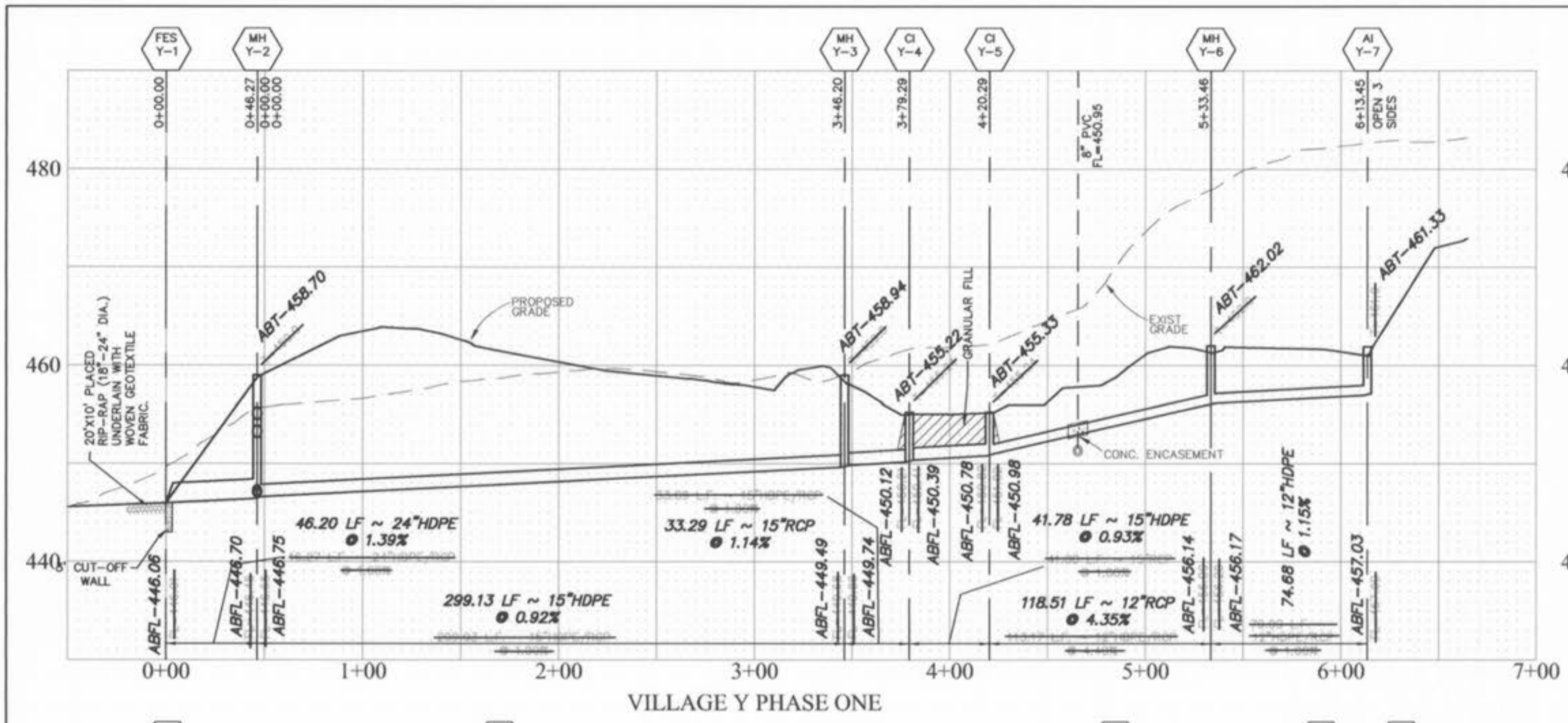
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LAND SURVEYORS  
333 Mid Rivers Mall Drive  
St. Peters, MO 63376  
Phone (636) 397-1211  
Fax (636) 397-1104

**HOMEFIELD PHASE III**  
VILLAGES W.X. & Y  
SANITARY SEWER PROFILES  
Prepared For:  
**SUMMIT POINTE L.C.**  
239 FOX HILL ROAD  
ST. CHARLES, MO 63301  
636-949-9300

NO.	DATE	REV.	BY	FOR
1	10-29-03	REV.	PER CITY OF FALLON	
2	05-27-03	REV.	PER CLIENT	
3	11-10-03	AS-BUILTS		

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CHECKED	DATE
DWD	11-18-02
PROJECT #	01216
TASK #	4
FIELD BOOK	X



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 trench plus 2' on either side of trench. The trench shall be backfilled with granular fill to the bottom of the concrete encasement.

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 overdig, 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.

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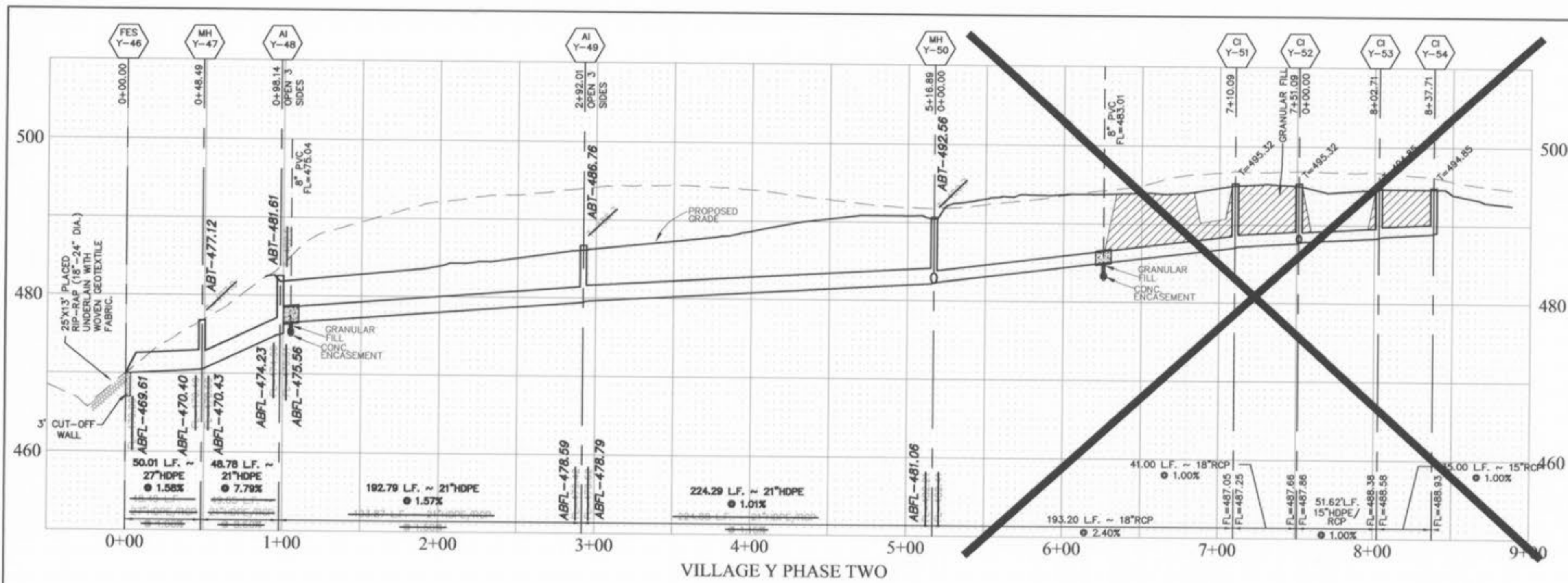
**HOMEFIELD PHASE III**  
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 STORM SEWER PROFILES  
 Prepared For:  
 SUMMIT POINTE L.C.  
 259 FOX HILL ROAD  
 636-940-9300

REVISIONS	NO.	DATE	REV. PER CITY OF FALLON
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	2	04-11-03	REV. PER CITY OF FALLON
	3	11-10-03	AS-BUILTS

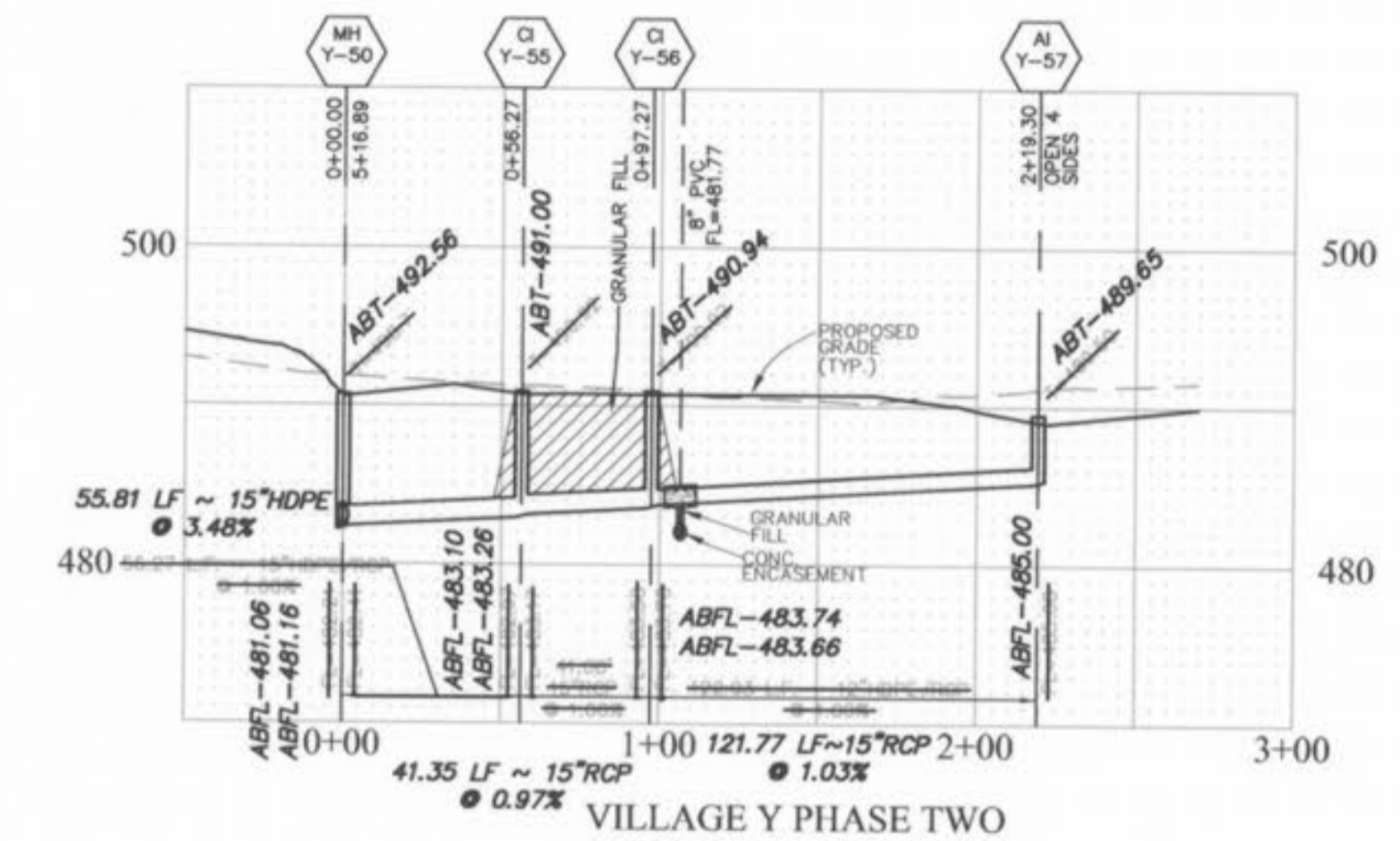
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TASK #	4	BOOK	

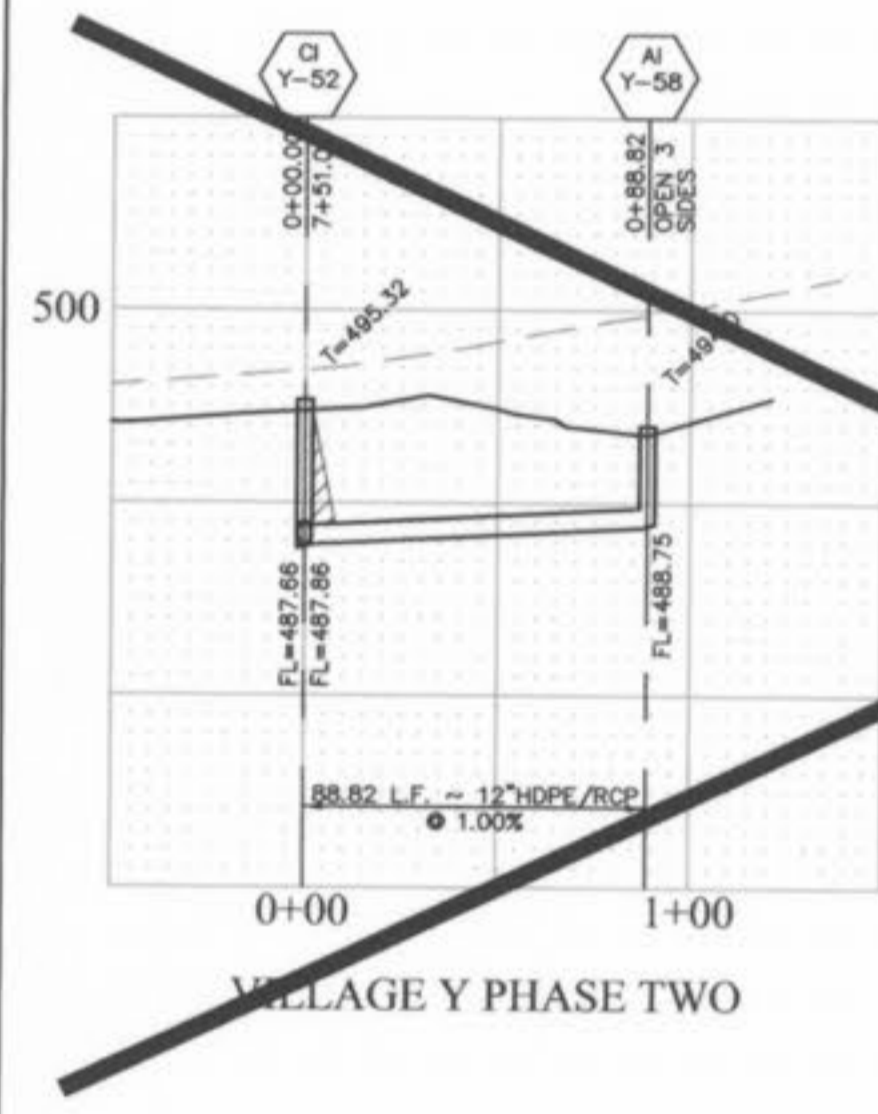
HOMEFIELD PHASE III  
 STORM SEWER PROFILES  
 SHEET 25 OF 52  
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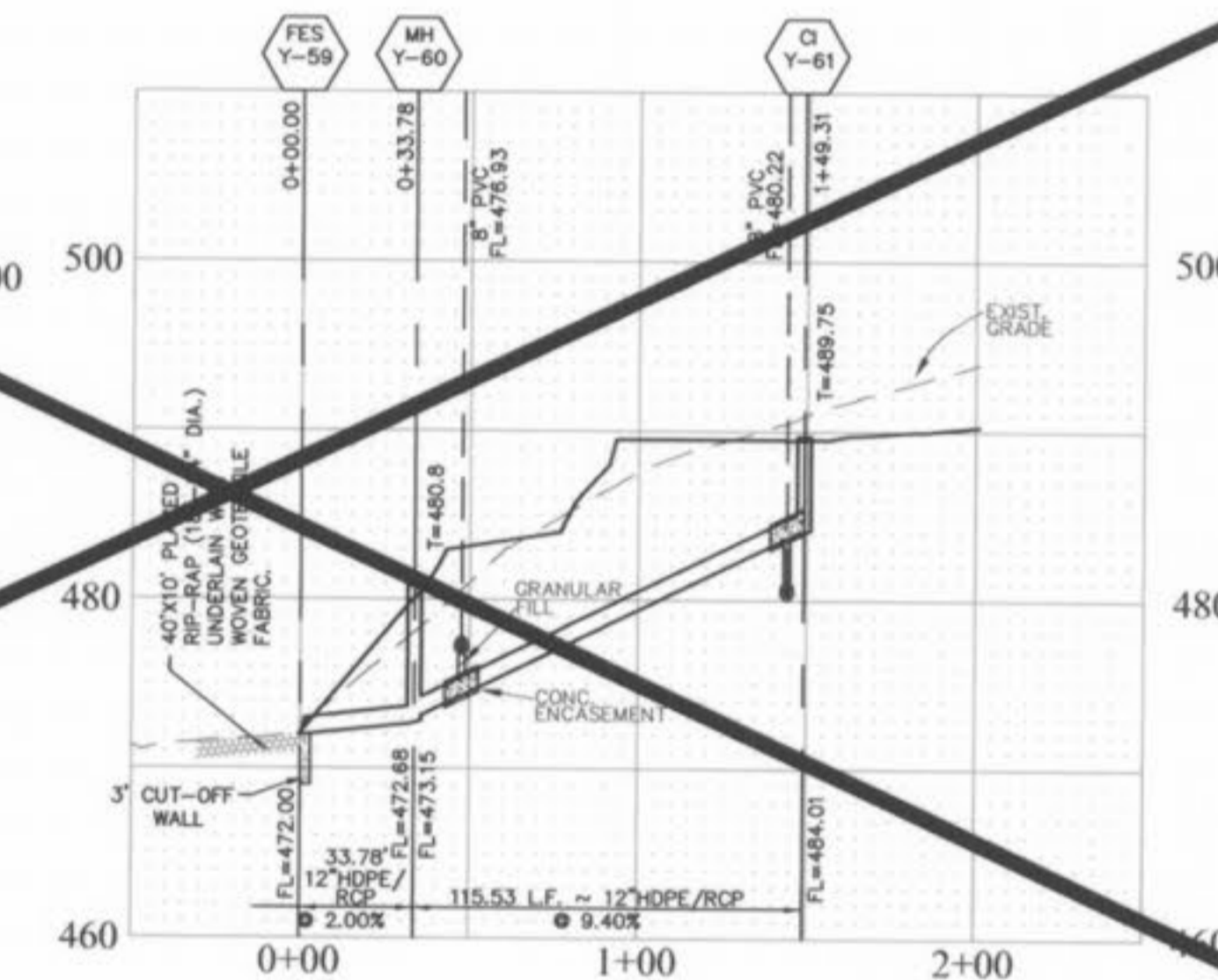
VILLAGE Y PHASE TWO



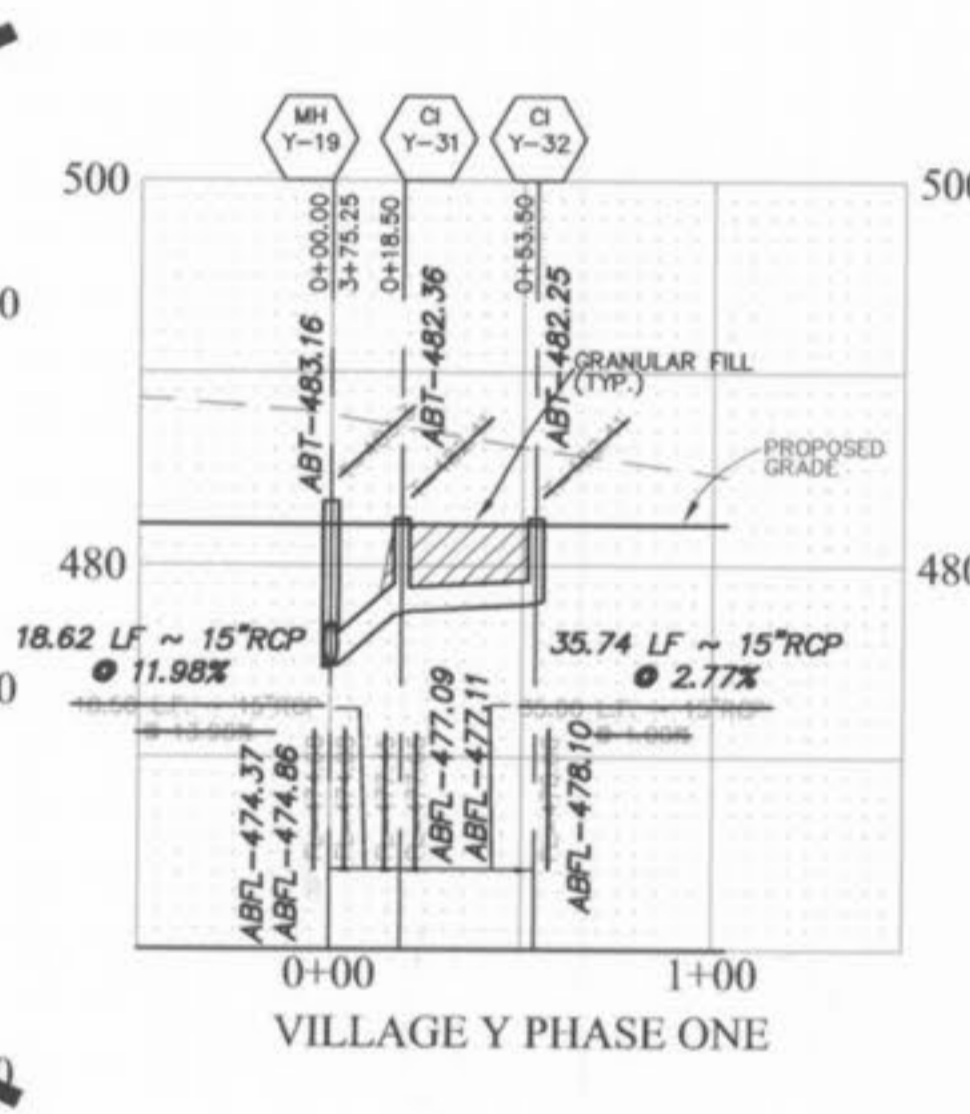
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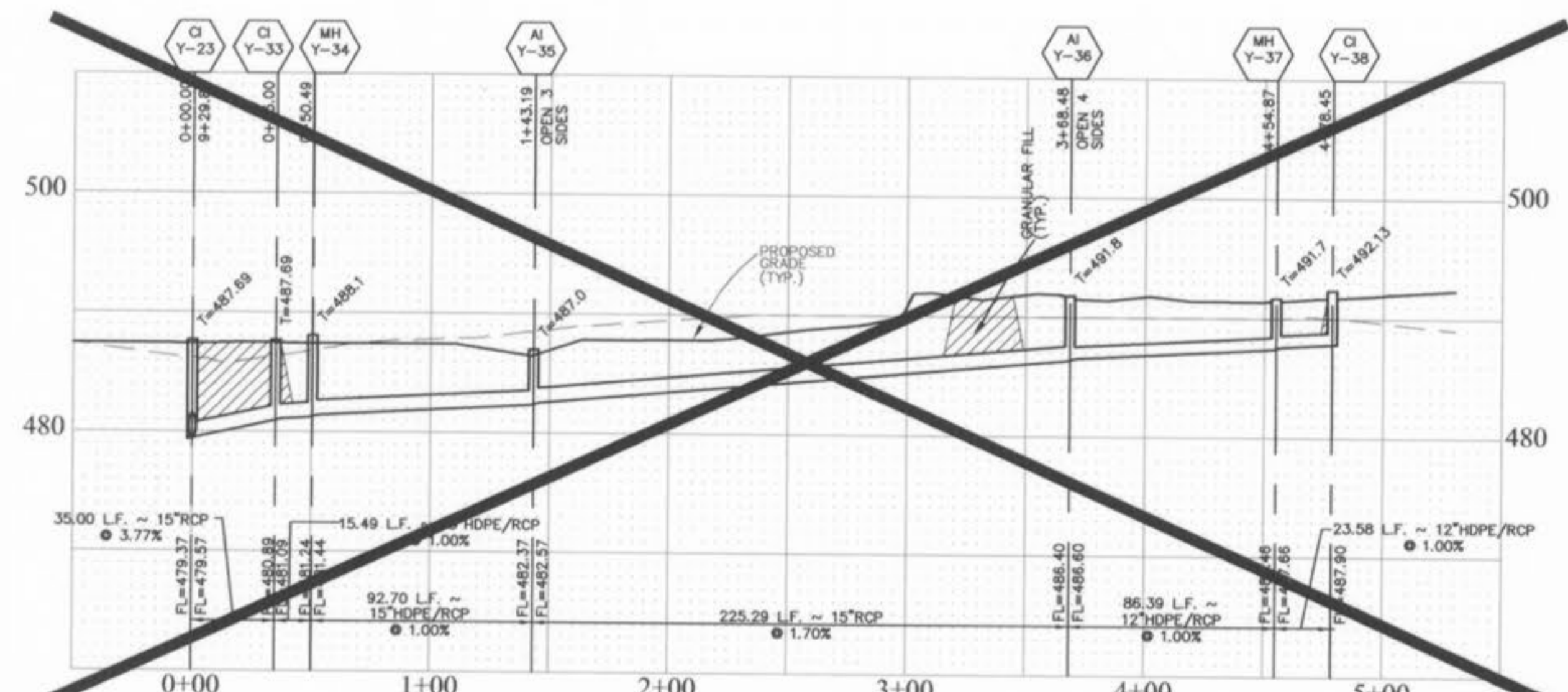
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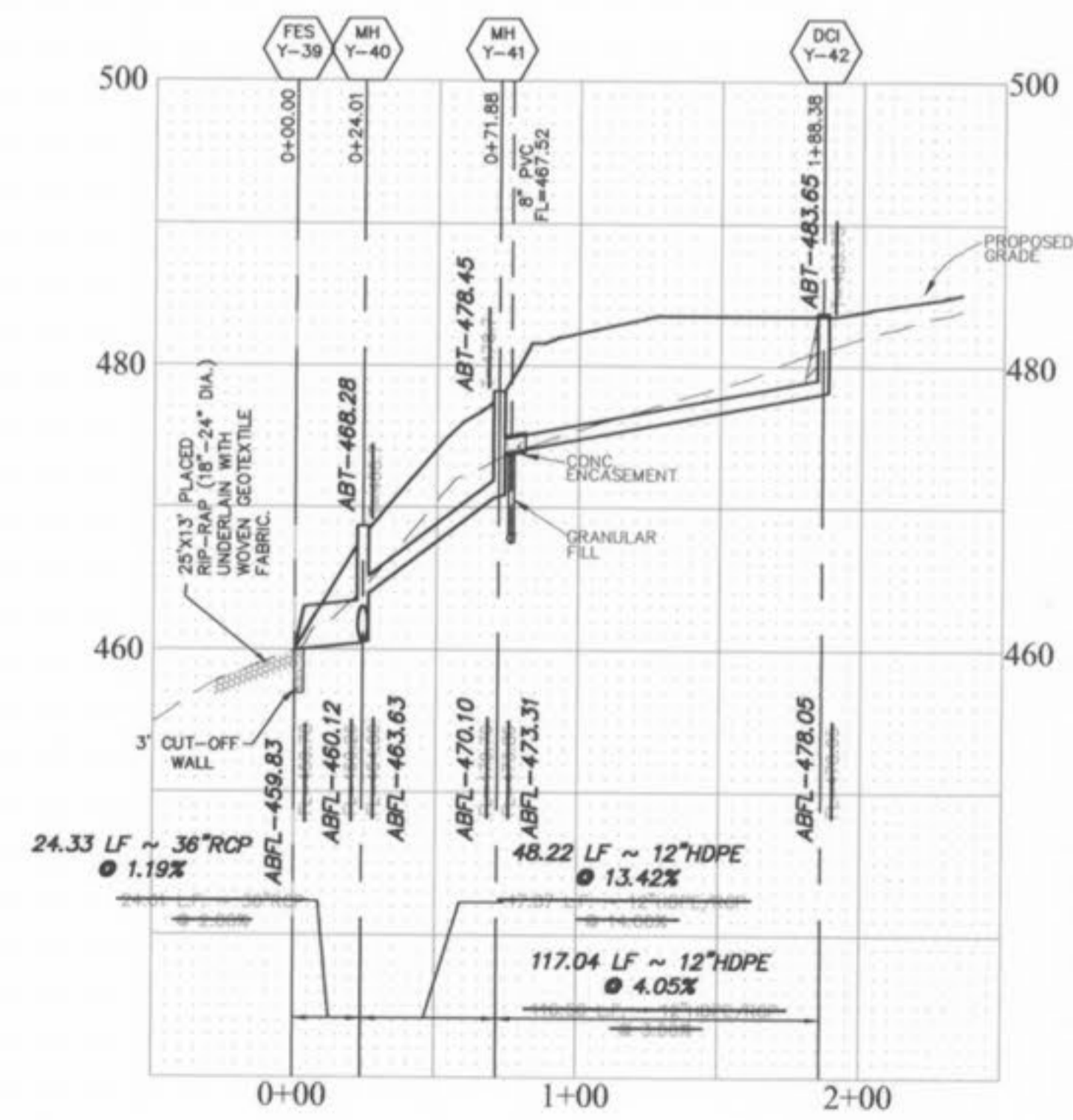
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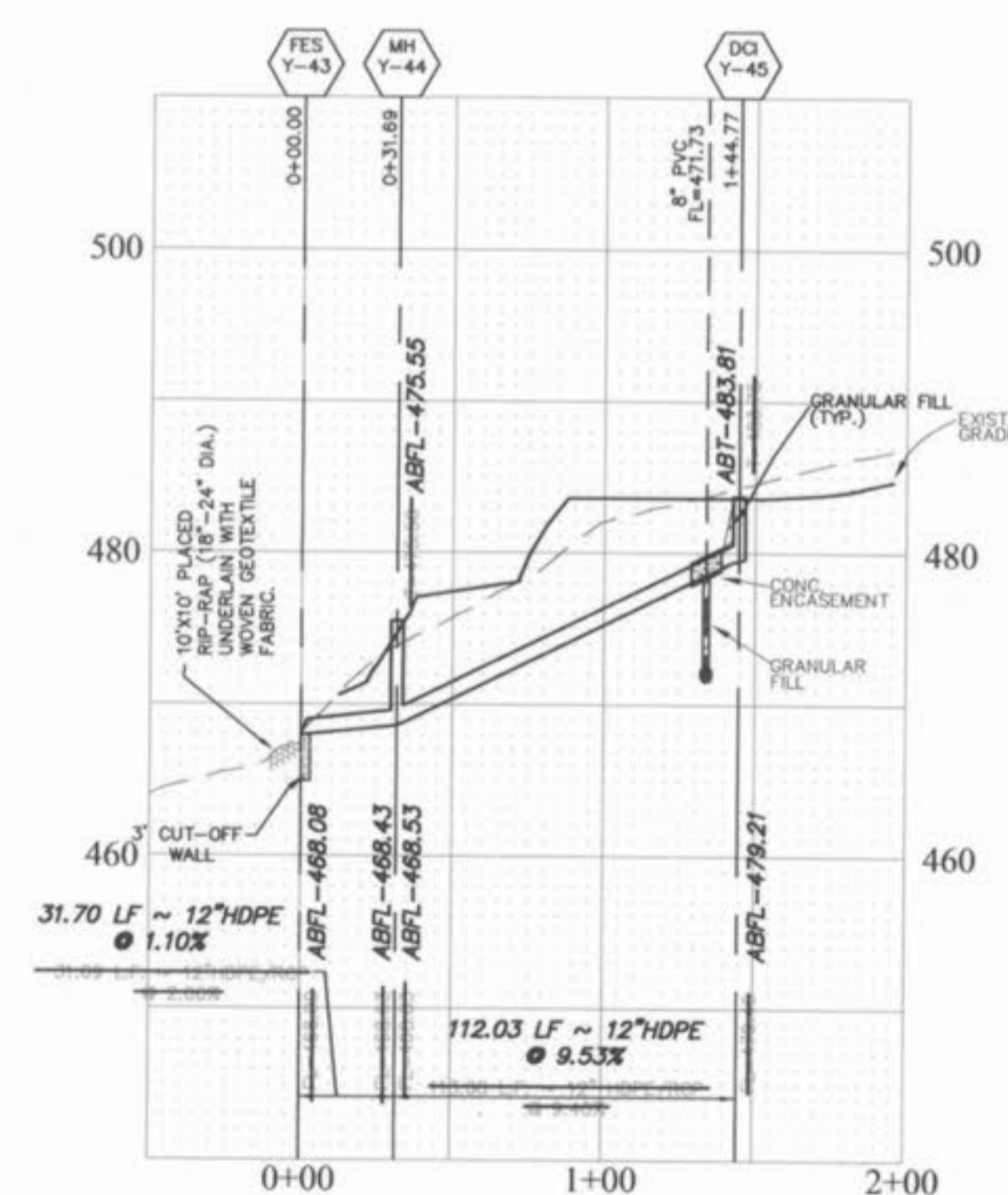
VILLAGE Y PHASE ONE



VILLAGE Y PHASE ONE



VILLAGE Y PHASE ONE



VILLAGE Y PHASE TWO

Storm sewer pipes which cross over existing or proposed sanitary sewer trenches shall be cradled or encased in concrete. All sanitary lateral street crossings, if trenching, shall be backfilled with granular material (aggregate).

If the storm and sanitary sewers are installed in the same trench or overlap, 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.

**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  
 636-940-9300

NO.	DATE	REVISIONS
1	01-29-03	REV. PER CITY OF FALLON
2	11-10-03	AS-BUILTS
3	12/18/03	REVISE "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	TASK #	4
FIELD BOOK	X		

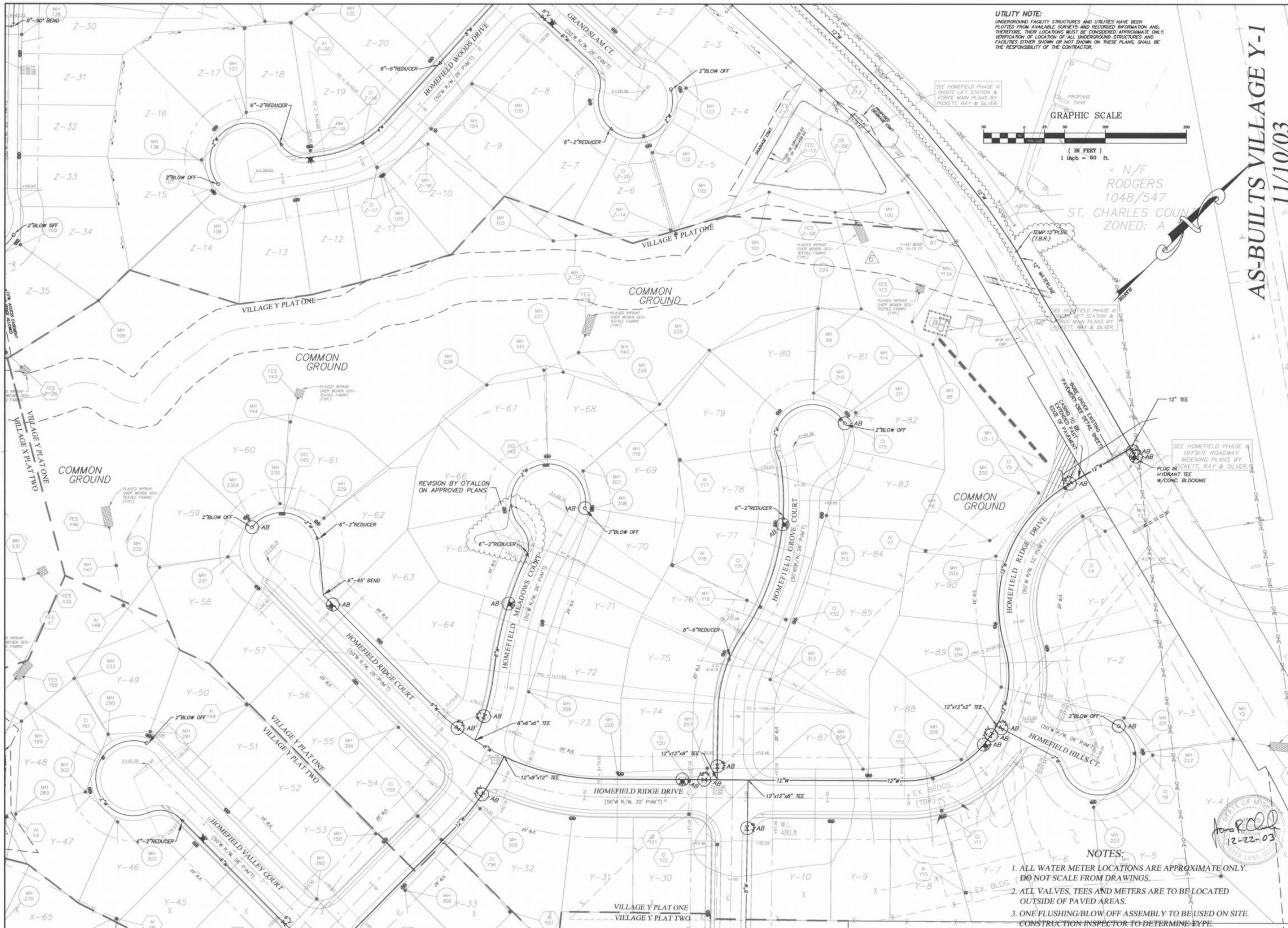
HOMEFIELD PHASE III  
 STORM SEWER PROFILES  
 SHEET 26 OF 52  
 © Copyright 2002 by Pickett, Ray & Silver Inc.

12-22-03  
 [Signature]

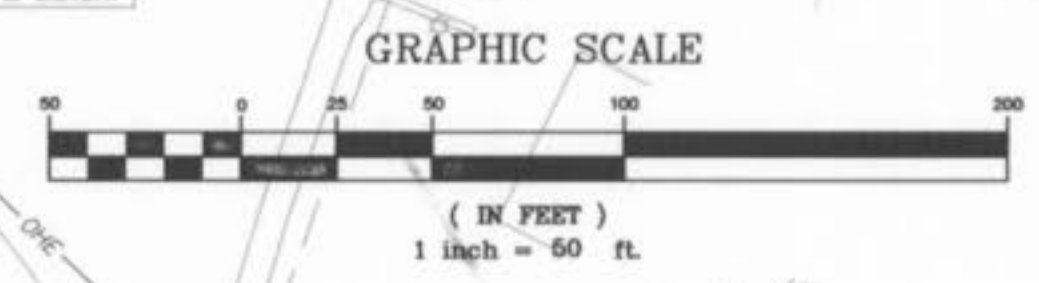
NOTE: SEE HOPE DETAIL ON SHEET 48 OF 52. HOPE MAY BE SUBSTITUTED FOR RCP WHEN IT IS NOT IN THE RIGHT-OF-WAY OR OTHERWISE RESTRICTED AS OUTLINED IN THE NOTES ON DETAIL AND ALSO ON SHEET 2 (SITE NOTES).

**AS-BUILTS VILLAGE Y-1**  
 11/10/03





**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.



N/F  
 RODGERS  
 1048/547  
 ST. CHARLES COUNTY  
 ZONED: A

**AS-BUILTS VILLAGE Y-1**  
 11/10/03

**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 Y-1  
 WATER PLAN  
 Prepared For:  
 SUMMIT POINTE L.C.

REVISIONS NO.	DATE	DESCRIPTION
1	01-28-03	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	10-11-03	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	11-18-02
CHECKED	DWD	DATE	11-18-02
PROJECT #	01216_SUPO.01R		
TASK #	4	FIELD BOOK	X

HOMEFIELD PHASE III  
 WATER PLAN  
 SHEET **33** OF **52**  
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- 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.

STATE OF MISSOURI  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 1222-03  
 12-22-03

I:\barnes\proj\03\01216\supo\01216-33BUILTS.Y-1.dwg, 12/18/2003 7:51:59 AM, wsh:nc, HP 1020C.pcd