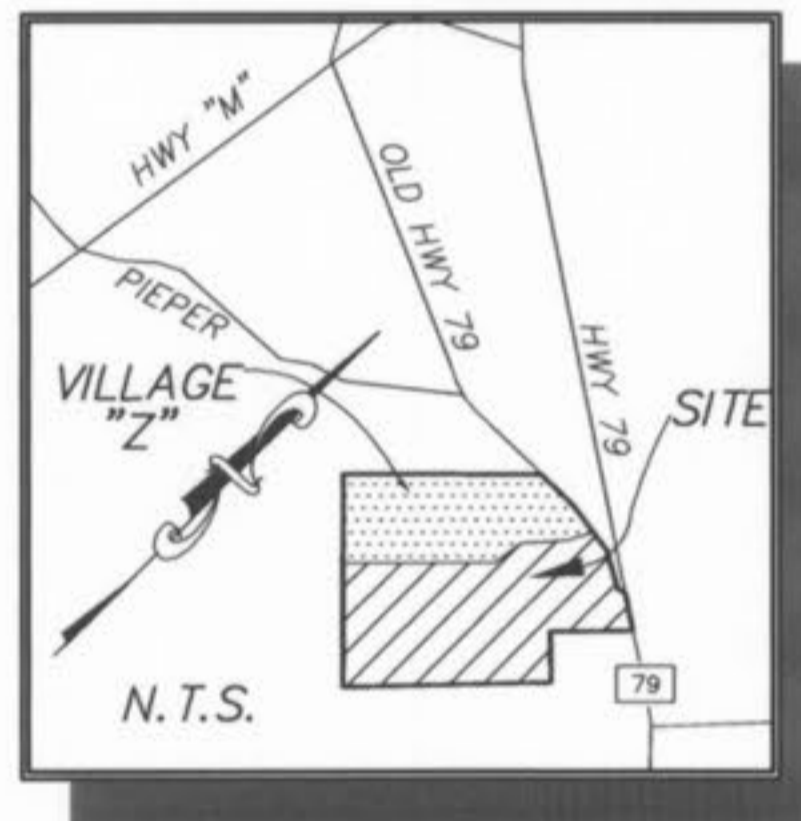


HOMEFIELD PHASE III VILLAGE Z PHASES ONE AND TWO (115 LOTS)

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

PHASE Z-1
LOCATION MAP



- Area of Site = 119.34 Acres.
Area of Village Z Phase One = 17.21 Acres.
Area of Village Z Phase Two = 16.12 Acres.
- Village Z Lots: 115
Phase One = 58 Lots
Phase Two = 57 Lots
- A portion of this site is in the 100 year flood plain as shown on FRM Map panels 29183C0230E and 29183C0235E, 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, 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" (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.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer, SG 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.
- VILLAGE Z Setbacks:**
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.
- Developer Shall obtain separate permit for proposed gazebos.
- All sign locations and sizes must be approved separately through the Planning Division.

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE NOTES
3-4	SITE PLAN
5-6	GRADING PLAN
7-9	STREET PROFILE
10-13	SANITARY SEWER PROFILES
14-15	STORM SEWER PROFILES
16-17	DRAINAGE AREA MAP
18-19	WATER PLANS
20-21	LANDSCAPE PLANS
22-30	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
—x— Water Line & Size	⊙ Light Standard	V.C.P. Vitrified Clay Pipe
—EX— Existing water line	⊙ Double Water Meter Setting	⊙ Stop Sign
⊕ 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 Dissipator	(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		⊕ Yield Sign

PROJECT BENCH MARK

B.M. #
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

APPROVED



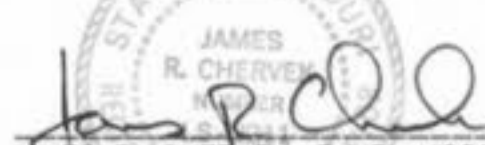
TREE PRESERVATION (ENTIRE SITE)

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.)
452 lots = 452 trees
Corner lots = 68 additional trees
Total trees required = 520 trees

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

By:  11-12-03
JAMES R. CHERVEK, P.L.S., #2211
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

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 Z PHASES ONE AND TWO
COVER SHEET
Prepared For:
SUMMIT POINTE L.C.
280 RON HILL ROAD
ST. CHARLES, MO 63301
(636) 940-9300

REV. NO.	DATE	REV. PER CITY OF OFALLON	REV. PER CITY OF OFALLON	REV. PER CITY OF OFALLON	REV. PER CITY OF OFALLON	REV. PER CITY OF OFALLON	REV. PER CITY OF OFALLON	REV. PER CITY OF OFALLON	REV. PER CITY OF OFALLON
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3	12-16-02	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON
4	1-06-03	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON
5	03-26-03	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON
6	04-24-03	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON
7	07/03	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON
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9	11/10/03	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON	REV. SAN. PER CITY OF OFALLON

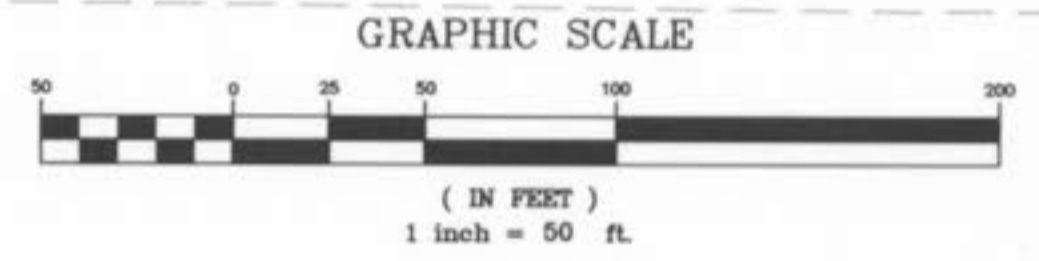
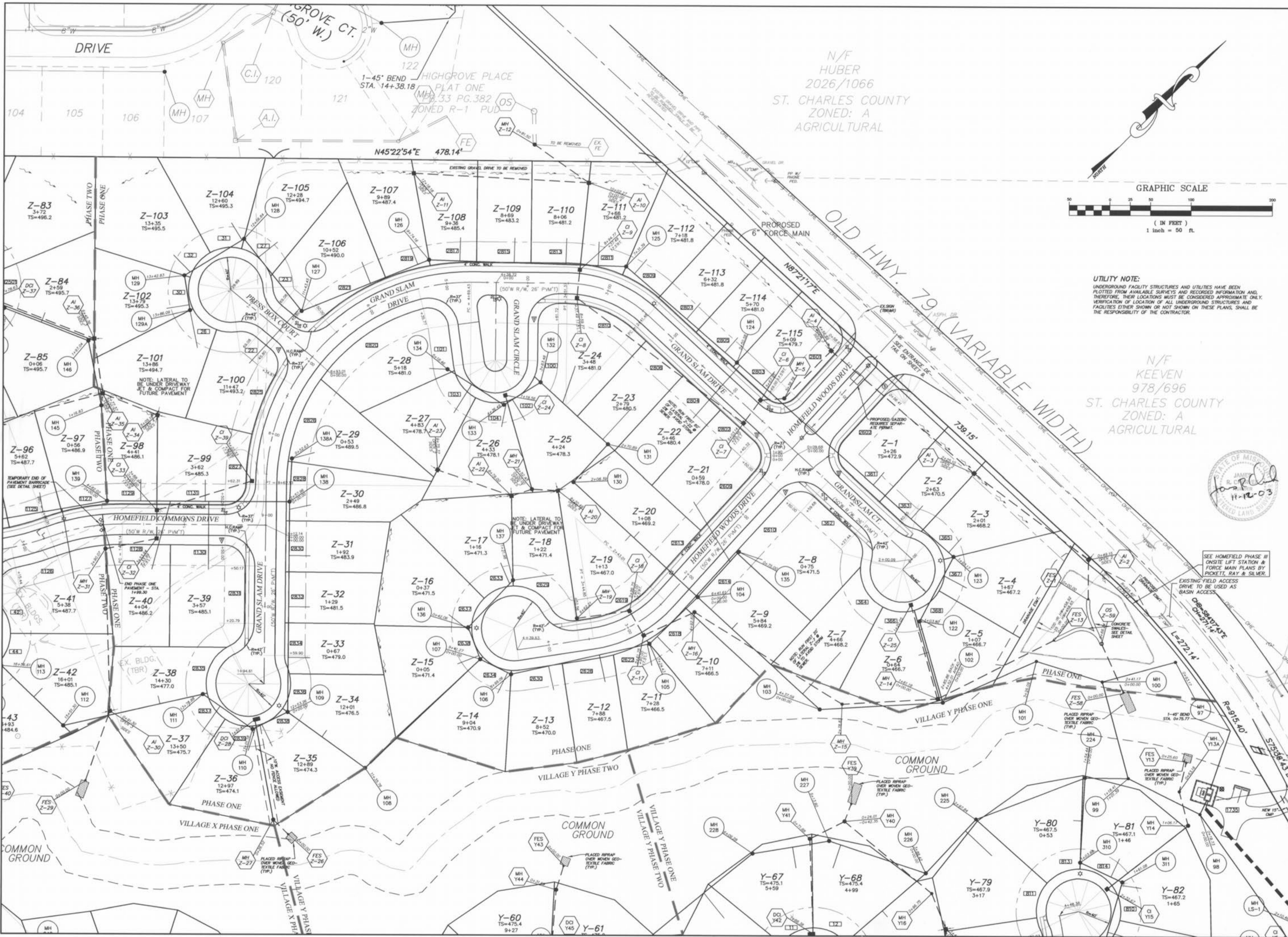
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PICKETT, RAY & SILVER, INC.

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ABK	08/07/02
CHECKED	DATE
DWD	08/07/02
PROJECT #	FIELD BOOK
# 01216SUPO.01R	4 X

HOMEFIELD PHASE III
COVER SHEET
SHEET 1 OF 30
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PROJECTS\01216\DWG\01216ASBUIL.L.Z.DWG 11/10/03

Homefield Phase III Village Z-1 Appr. 12/4/03 ABK



UTILITY NOTE:
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N/F
 KEEVEN
 978/696
 ST. CHARLES COUNTY
 ZONED: A
 AGRICULTURAL



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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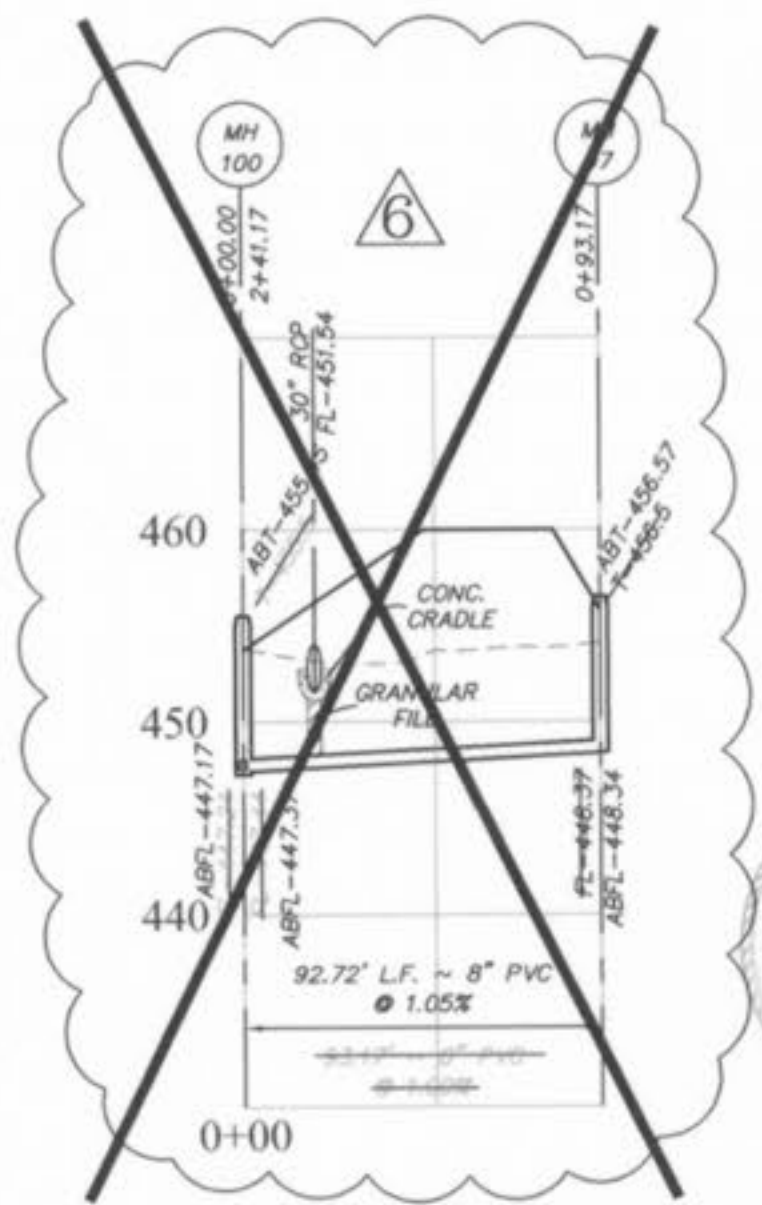
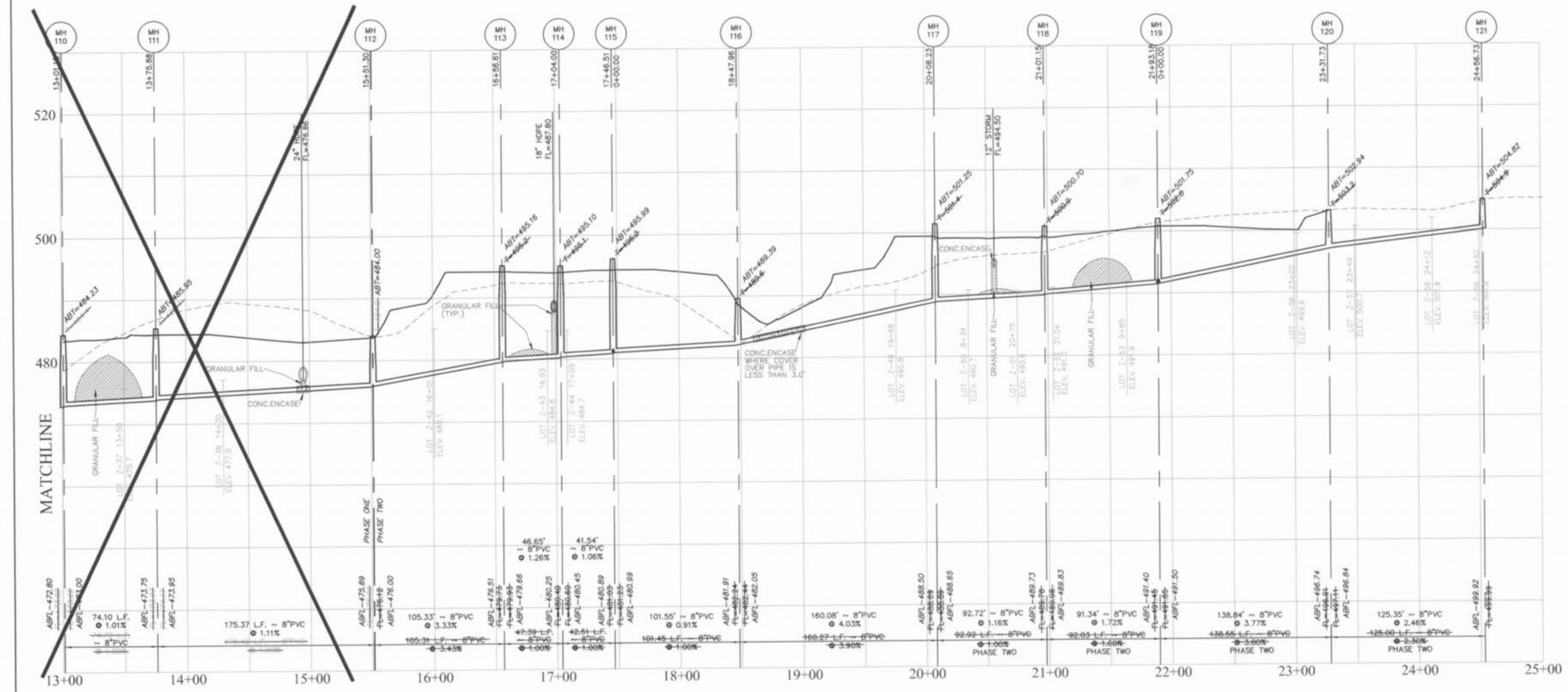
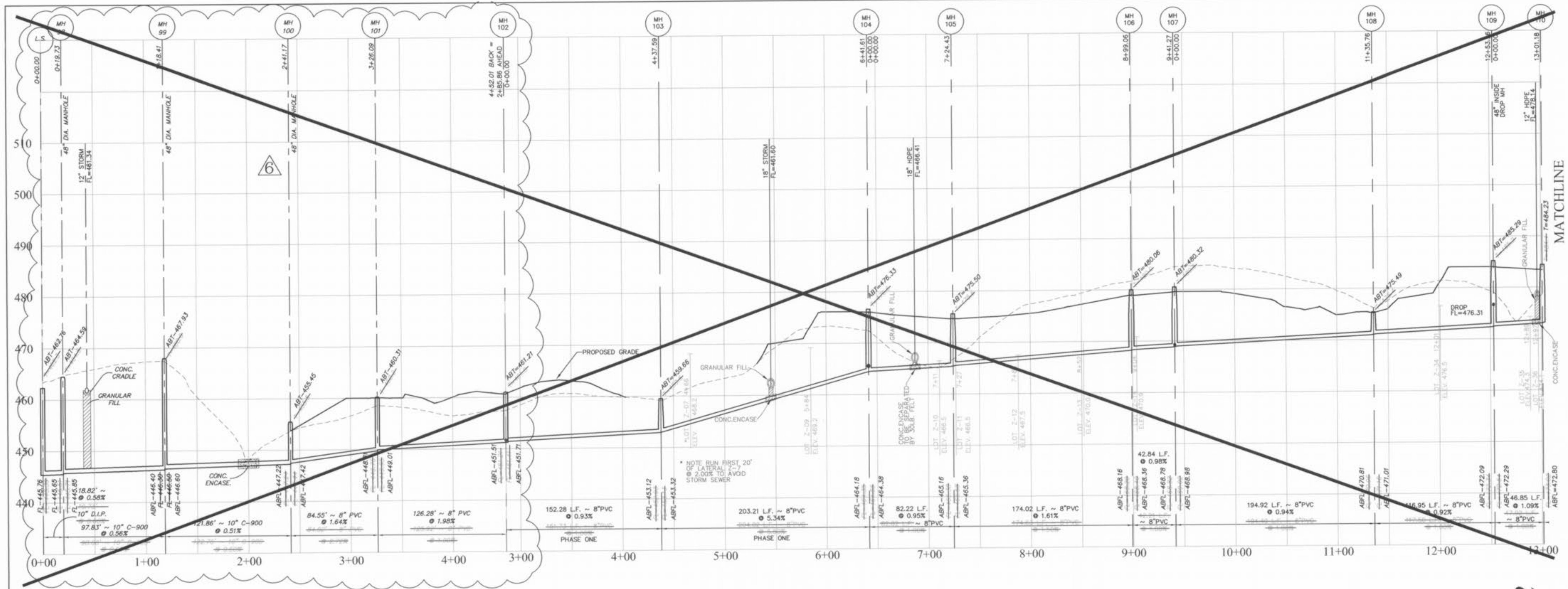
**HOMEFIELD PHASE III
 VILLAGE Z
 SITE PLAN**
 Prepared For:
SUMMIT POINTE L.C.

NO.	DATE	REVISIONS
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

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DRAWN	ABK	DATE	11-18-02
CHECKED	DWD	DATE	11-18-02
PROJECT #	01216.SUP0.01R		
TASK #	4	FIELD BOOK	X

HOMEFIELD PHASE III
 SITE PLAN
 SHEET **4** OF **30**
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AS-BUILTS VILLAGE Z-2
11/11/03

Storm sewer pipes which cross over existing or proposed sanitary sewer trenches shall be cradled 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 or opening, 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.

NO.	DATE	REVISIONS
1	11-01-02	REV. PER CITY OF FALLON
2	11-21-02	REV. SAN. PER CITY OF FALLON
3	03-28-03	REV. PER LIFT STATION PLANS
4	11-10-03	AS-BUILTS

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CHECKED	DATE
DWD	08-07-02

PROJECT # 01216
TASK # 4 FIELD BOOK X

HOMEFIELD PHASE III
VILLAGE Z
SANITARY SEWER PROFILES
SHEET 10 OF 30
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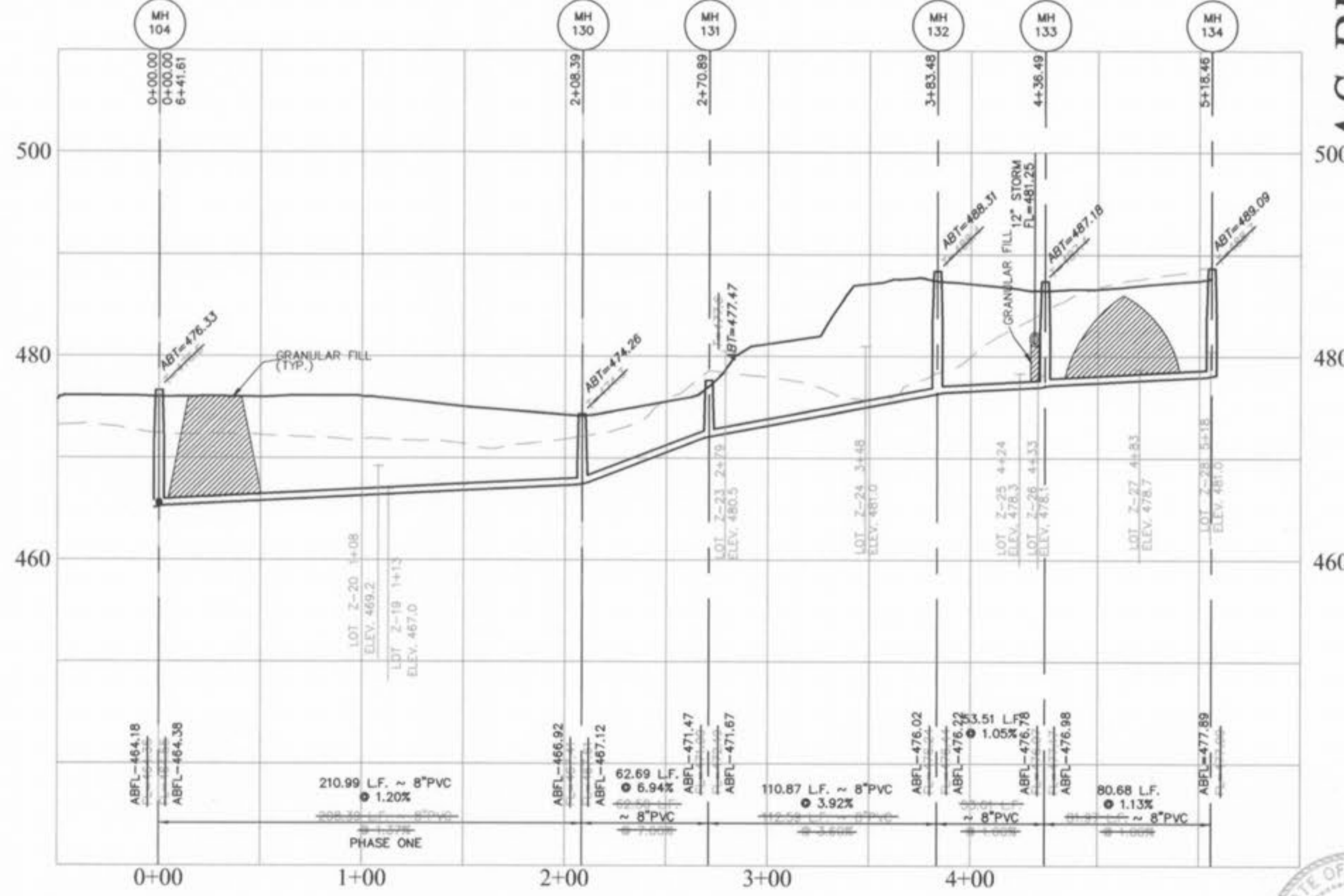
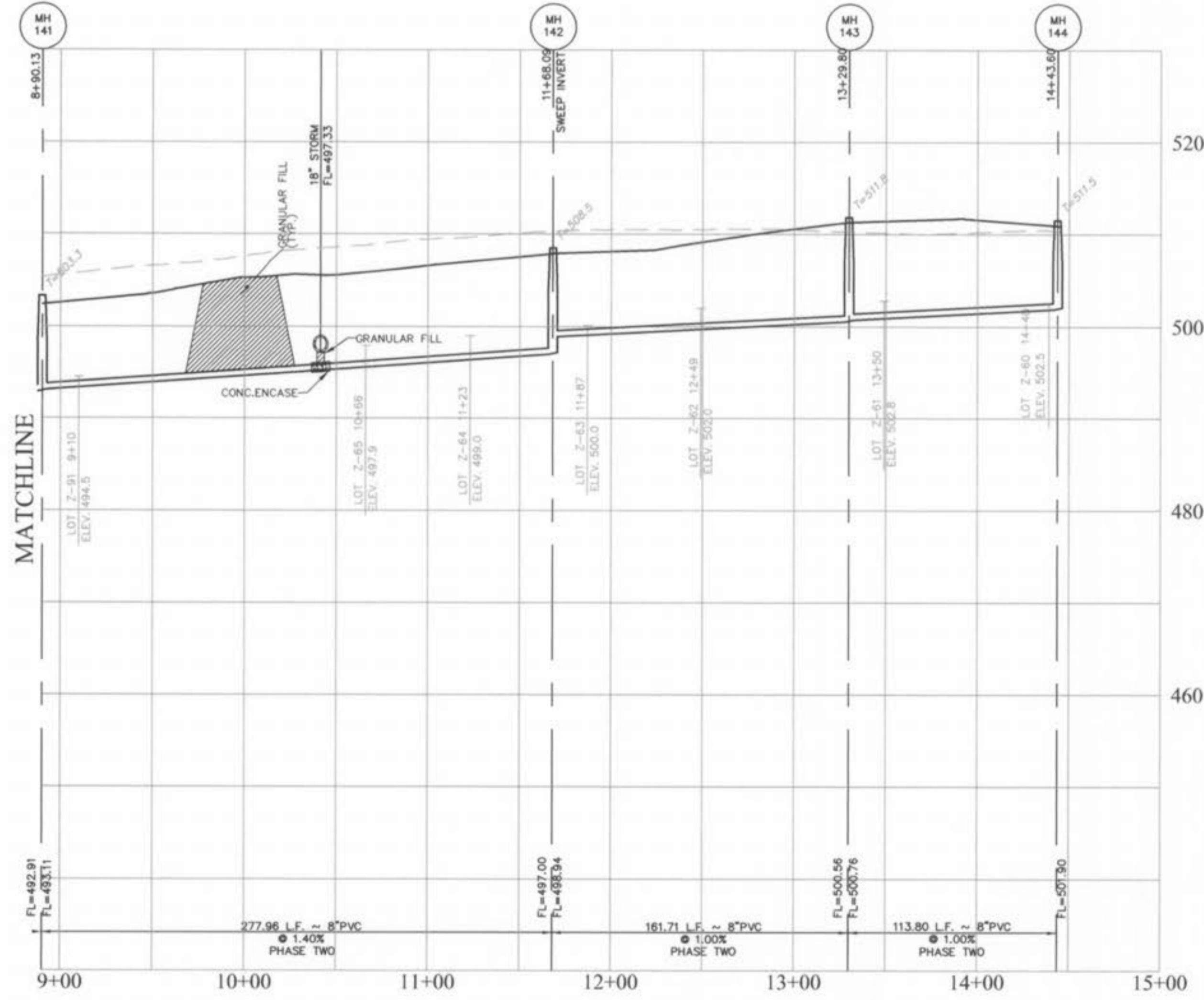
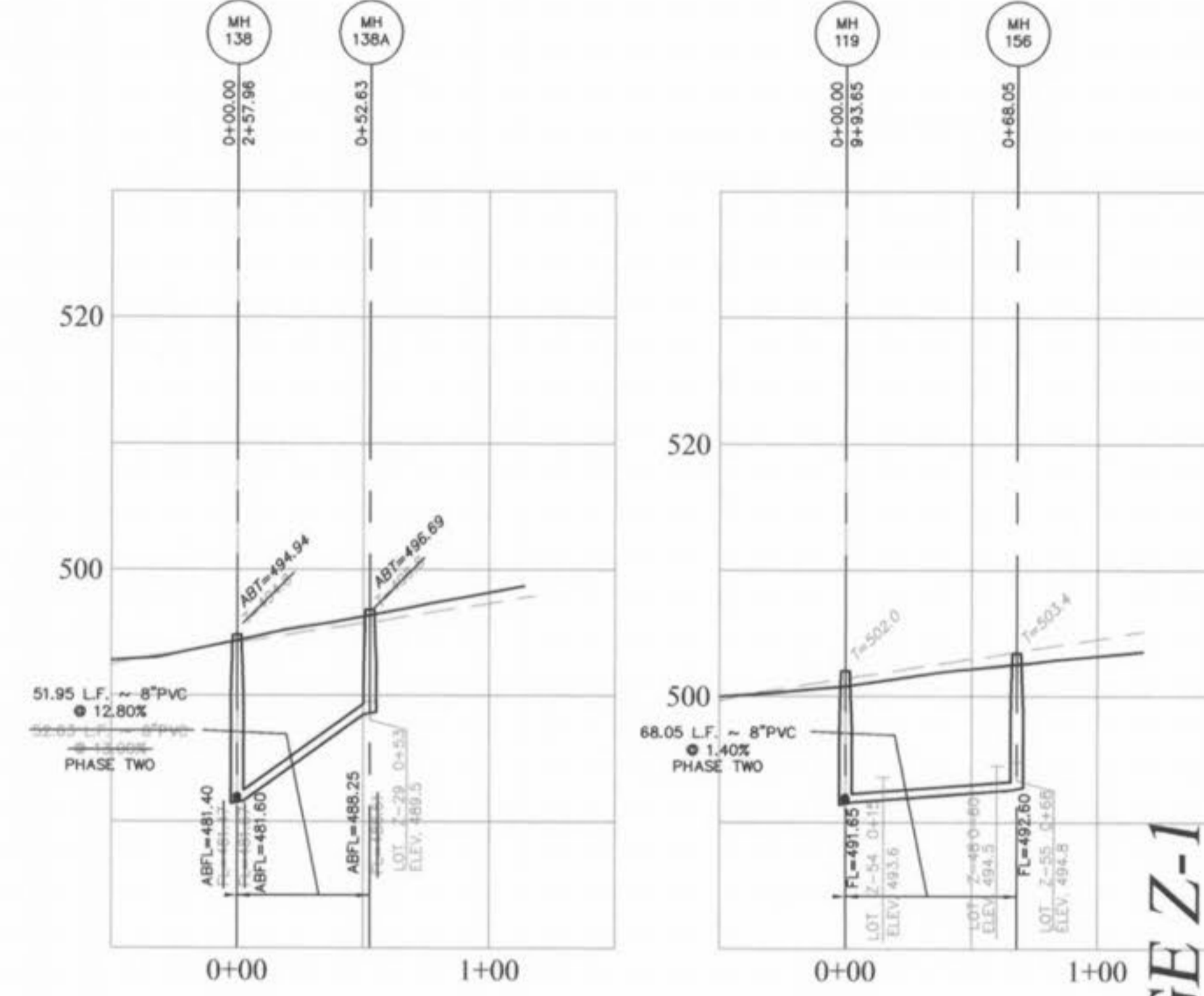
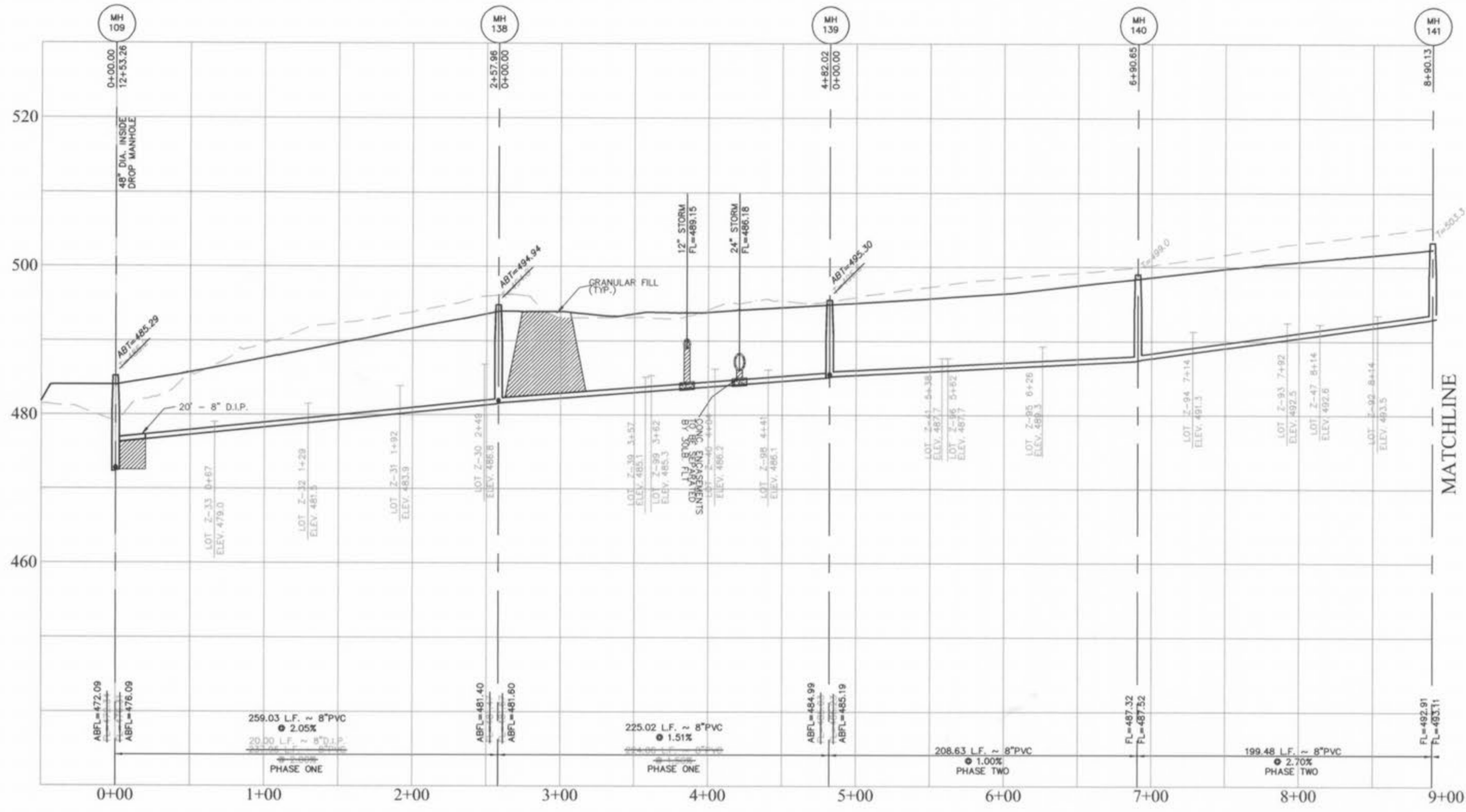
PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

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

HOMEFIELD PHASE III
VILLAGE Z
SANITARY SEWER PROFILES

Prepared For:
SUMMIT POINTE L.C.

180 FOX HILL ROAD
ST. CHARLES, MO 63301
636-340-9300



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

If the storm and sanitary sewers are parallel and in the same trench or overalls, 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.
All sanitary lateral street crossings, if trenched, shall be bookfilled with granular material (Aggregate).
Sewer pipes which cross over existing or proposed sanitary sewer trenches and be encased in concrete through the full width of the sanitary sewer trench. The trench shall be bedded and compacted granular fill to the bottom of the concrete grade.

REVISIONS NO.	DATE	BY	REV. PER CITY OF FALLON
1	11-01-02	REV. PER CITY OF FALLON	
2	11-21-02	REV. SAN. PER CITY OF FALLON	
	11-10-03	AS-BUILTS	

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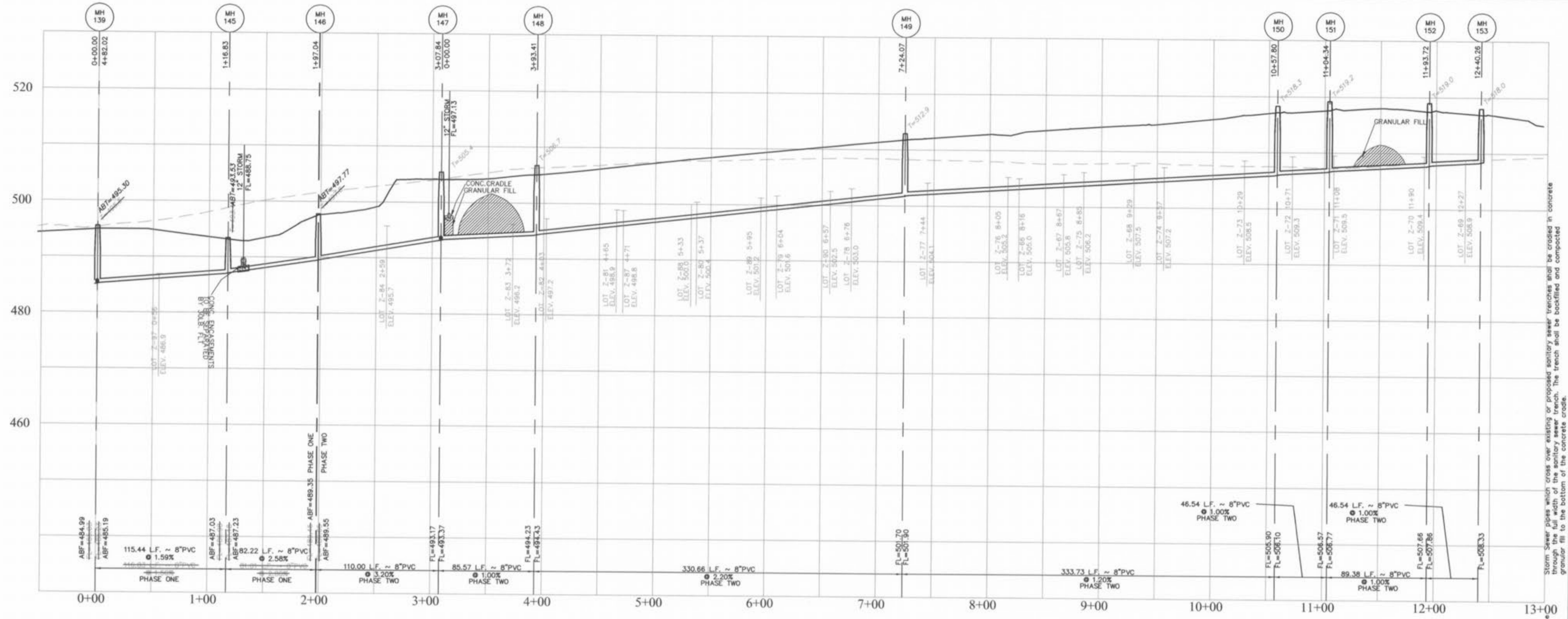
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CHECKED	DWD	DATE	08-07-02
PROJECT #	01216		
TASK #	4	FIELD BOOK	X

HOMEFIELD PHASE III
VILLAGE Z
SANITARY SEWER PROFILES
SHEET 12 OF 30
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HOMEFIELD PHASE III
VILLAGE Z
SANITARY SEWER PROFILES
Prepared For:
SUMMIT POINTE L.C.
239 FOX HILL ROAD
ST. CHARLES, MO 63301
636-940-9500

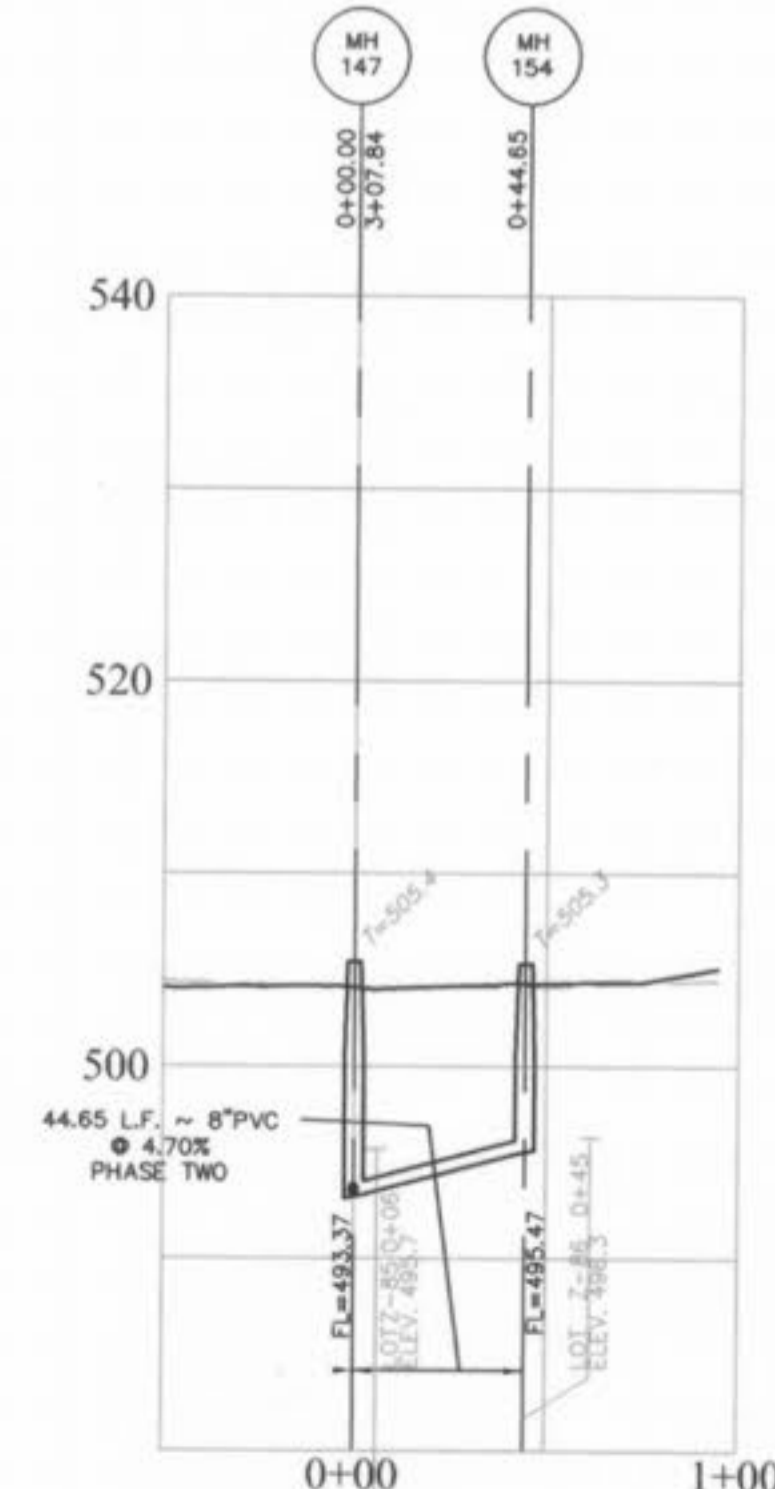
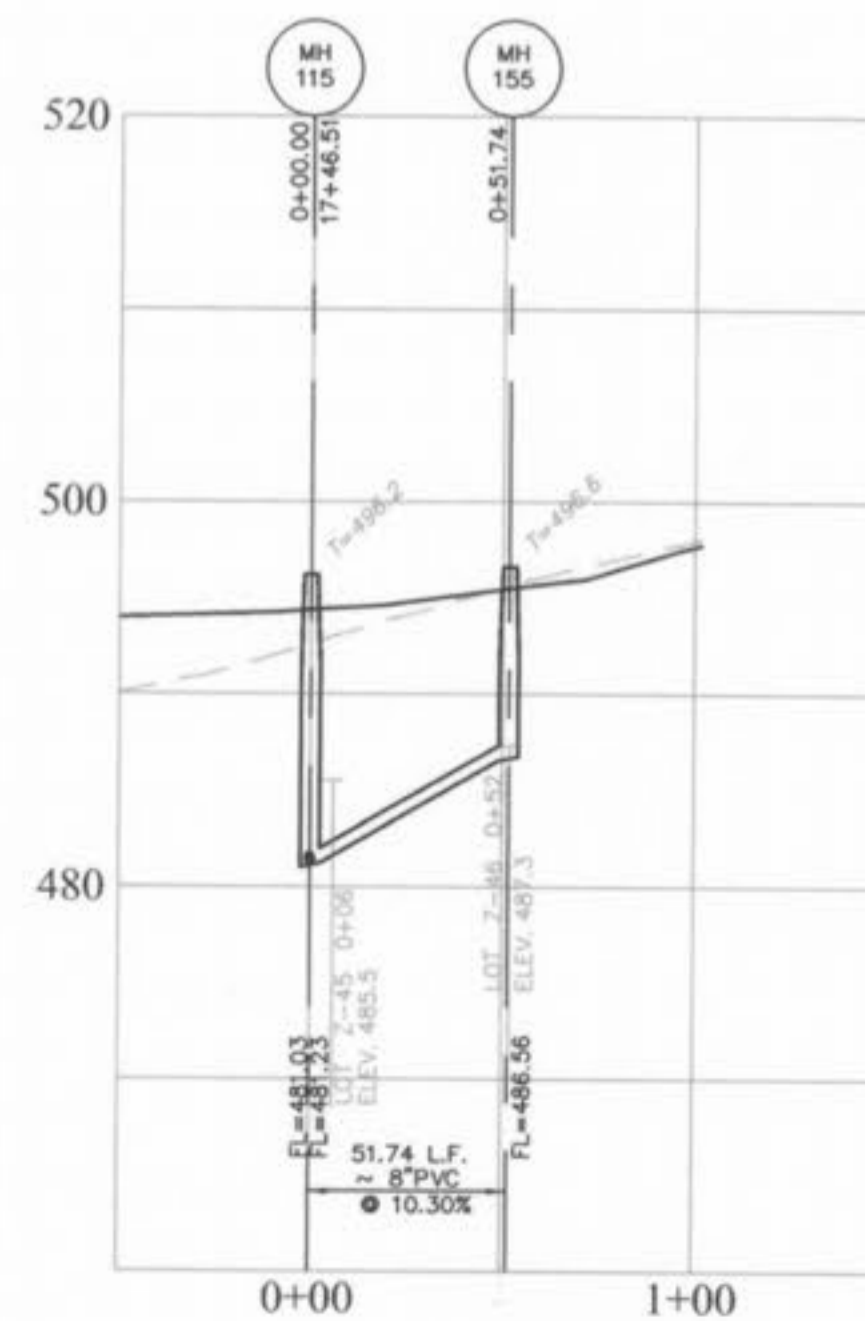




Storm sewer pipes which cross over existing or proposed sanitary sewer trenches shall be crossed in concrete granular fill to the bottom of the concrete cross.



NOTE: LATERAL Z-18 TO BE UNDER DRIVEWAY JET & COMPACT FOR FUTURE PAVEMENT.



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

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

NO.	DATE	REVISIONS
1	11-01-02	REV. PER CITY OF O'FALLON
2	11-21-02	REV. SAN. PER CITY OF O'FALLON
3	11-10-03	AS-BUILTS

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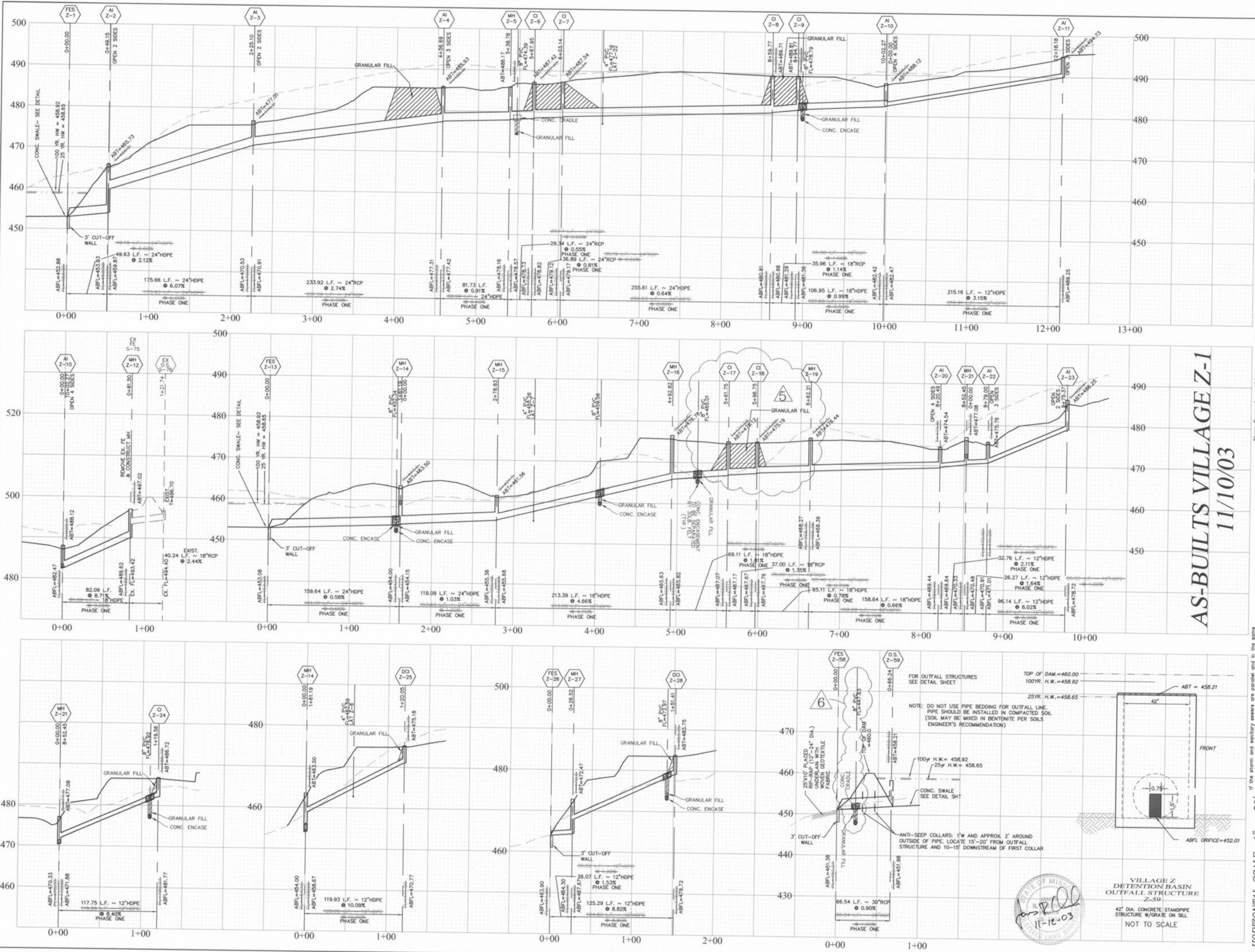
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CHECKED	DWD	DATE	08-07-02
PROJECT #	01216	TASK #	4
TASK #	FIELD	BOOK	X

HOMEFIELD PHASE III
VILLAGE Z
SANITARY SEWER PROFILES
SHEET 13 OF 30
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PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 65376
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Fax (636) 397-1104

HOMEFIELD PHASE III
VILLAGE Z
SANITARY SEWER PROFILES
Prepared For:
SUMMIT POINTE L.C.
289 FOX HILL ROAD
ST. CHARLES, MO. 63301
636-940-9300





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

All sanitary lateral street crossings, if located, shall be backfilled with granular material (appropos).

If the storm and sanitary sewers are installed in the same trench or overage, the upper pipe shall be encased in concrete 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 65376
Phone (636) 397-1211
Fax (636) 397-1104

HOMEFIELD PHASE III
VILLAGE Z
STORM SEWER PROFILES

Prepared For:
SUMMIT POINTE L.C.

530 FOX HILL ROAD
ST. CHARLES, MO 63041
636-948-9300

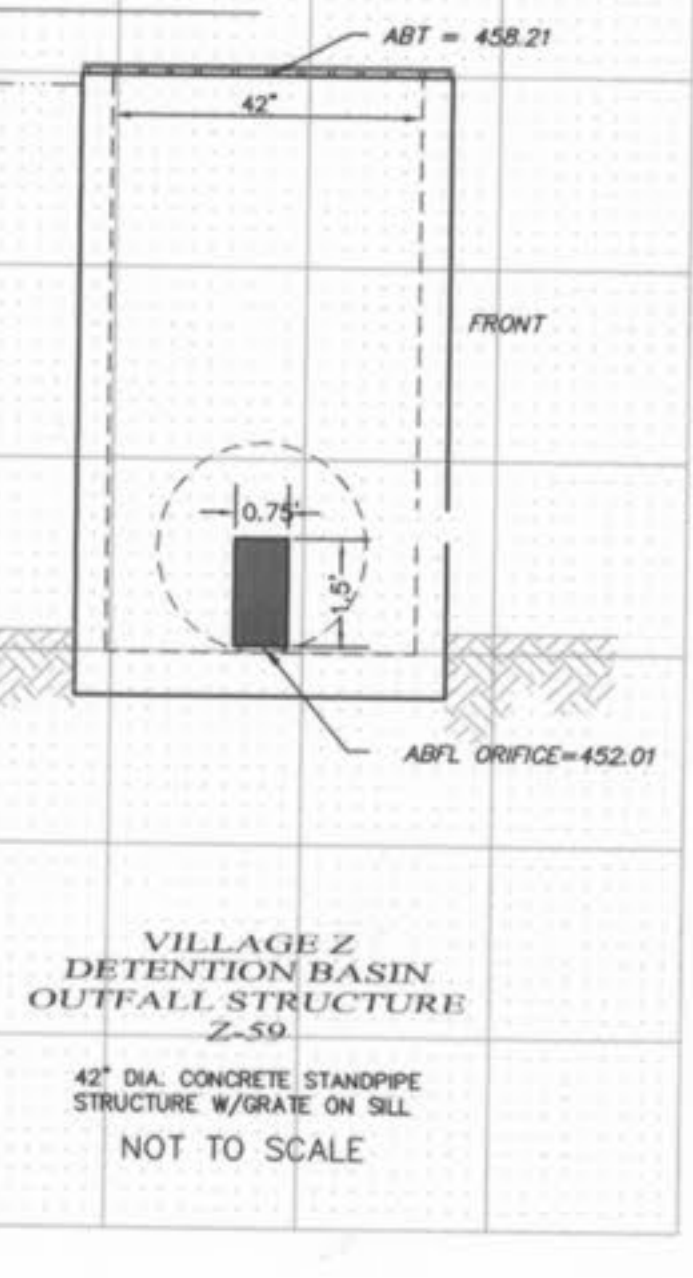
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1	11-01-02	REV. PER CITY OF O'FALON
2	11-01-02	REV. SHEETS 7 & 14 CORRECTED
3	03-28-03	REV. PER LIFT STATION PLANS
4	11-10-03	AS-BUILTS

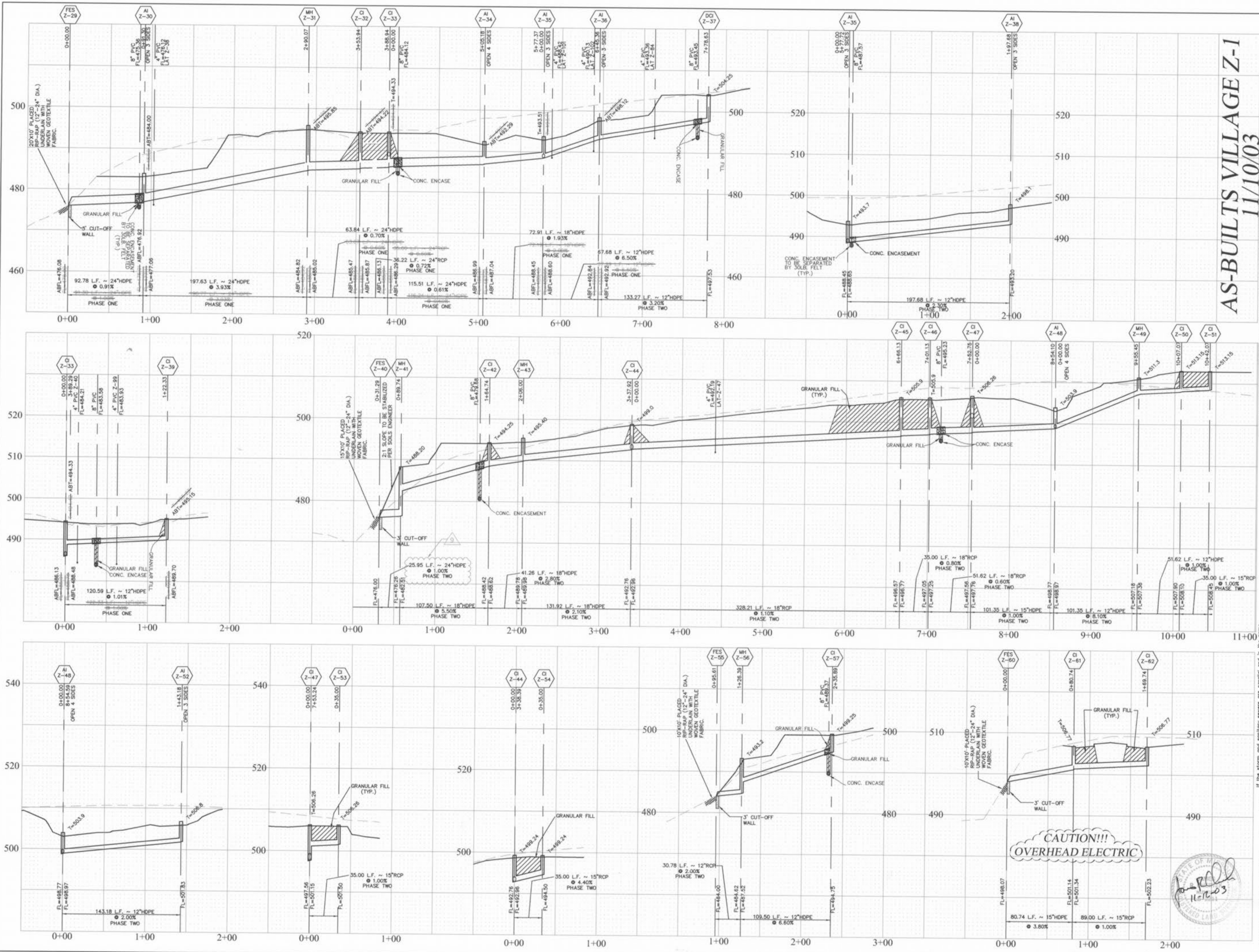
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PICKETT, RAY & SILVER, INC.

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ABK	08-07-02
CHECKED	DATE
DWD	08-07-02
PROJECT # 01216	FIELD BOOK
TASK # 4	X

John P. Kelly
11-12-03





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

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

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, 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.

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

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St. Petersburg, FL 33776
Phone: (813) 997-1211
Fax: (813) 997-1104

HOMEFIELD PHASE III
VILLAGE Z
STORM SEWER PROFILES

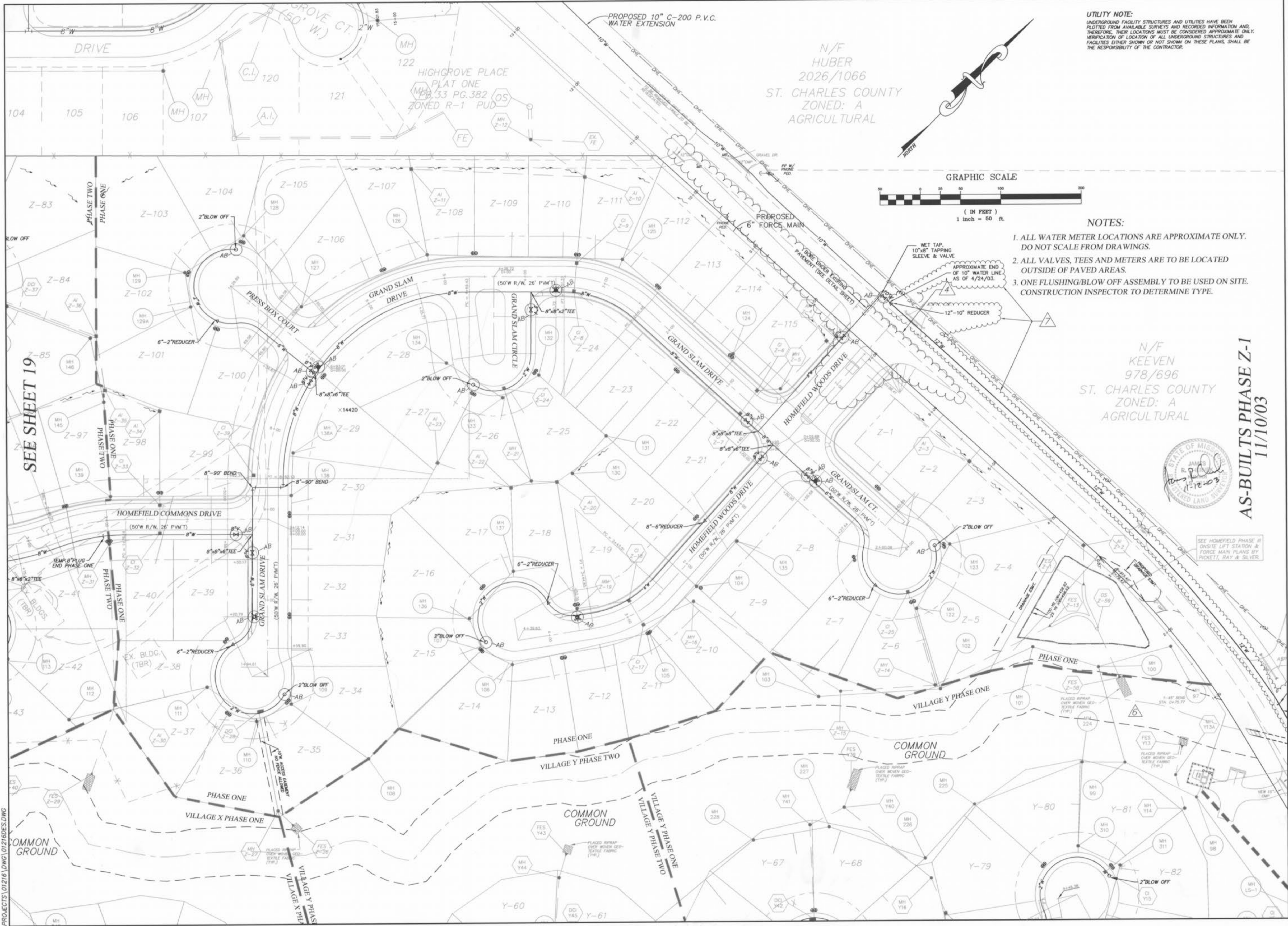
Prepared For:
SUMMIT POINTE L.C.

239 FOX HILL ROAD
636-540-9330

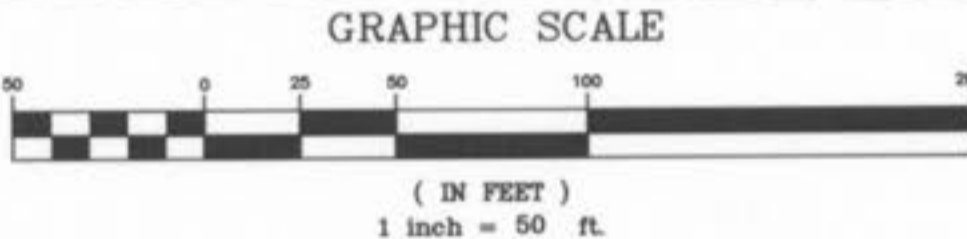
NO.	DATE	REV.	BY	APP.	DESCRIPTION
1	11-01-02	REV.	PER CITY OF TALLON		
2	5/07/03	REV.	PER CLIENT		
3	11-10-03	AS-BUILTS			

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PICKETT, RAY & SILVER, INC.

DRAWN	ABK	DATE	08-07-02
CHECKED	DWD	DATE	08-07-02
PROJECT #	01216	FIELD BOOK	X



UTILITY NOTE:
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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.

N/F
 KEEVEN
 978/696
 ST. CHARLES COUNTY
 ZONED: A
 AGRICULTURAL



AS-BUILTS PHASE Z-1
 11/10/03

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
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**HOMEFIELD PHASE III
 VILLAGE Z
 WATER PLAN**
 Prepared For:
SUMMIT POINTE L.C.

REVISIONS NO.	DATE	REV. BY	REV. FOR
1	11/10/03	AS-BUILTS	AS-BUILTS
2	07/03/03	REV. PER CLIENT	
3	04/24/03	REV. PER CITY OF FALLON	
4	10/01/02	REV. PER CITY OF FALLON	

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.SUP0.01R	TASK #	4
FIELD	X	BOOK	

HOMEFIELD PHASE III
 WATER PLAN
 SHEET 18 OF 30
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