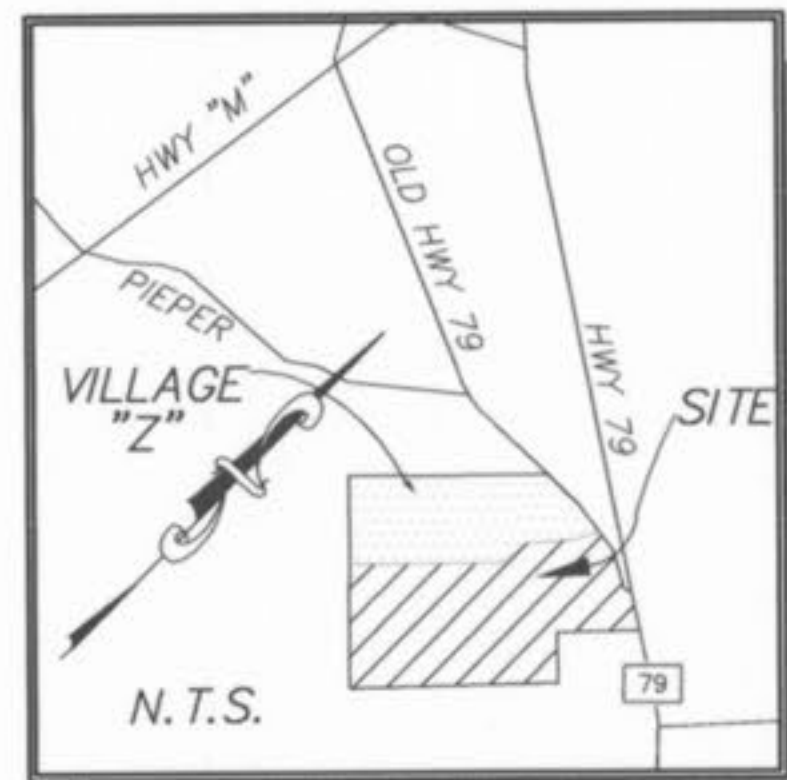


# HOMEFIELD PHASE III VILLAGE Z PHASES ONE AND TWO (115 LOTS)

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-2  
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 FIRM 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 in the development.
- 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 50 and Carboline 134B 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 - 8820 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
10,12-13	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	
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.	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
Proposed Swale			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

APPROVED

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

By  11-18-03  
JAMES R. CHERVEK, P.L.S., #2211  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. ES-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.)  
452 lots = 452 trees  
Corner lots = 68 additional trees  
Total trees required = 520 trees

**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

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

Prepared For:  
SUMMIT POINTE L.C.

REVISIONS 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
1	11-01-02	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
2	11-01-02	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
3	12-18-02	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	1-08-03	REV. PER ST. CHARLES CO. HIGHWAY	REV. PER ST. CHARLES CO. HIGHWAY	REV. PER ST. CHARLES CO. HIGHWAY	REV. PER ST. CHARLES CO. HIGHWAY	REV. PER ST. CHARLES CO. HIGHWAY	REV. PER ST. CHARLES CO. HIGHWAY	REV. PER ST. CHARLES CO. HIGHWAY	REV. PER ST. CHARLES CO. HIGHWAY
5	03-26-03	REV. PER LIFT STATION PLANS	REV. PER LIFT STATION PLANS	REV. PER LIFT STATION PLANS	REV. PER LIFT STATION PLANS	REV. PER LIFT STATION PLANS	REV. PER LIFT STATION PLANS	REV. PER LIFT STATION PLANS	REV. PER LIFT STATION PLANS
6	04-24-03	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON
7	5/07/03	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON	REV. SHEET 25 PER OFALLON
8	7-09-03	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT
9	11/10/03	AS-BUILTS	AS-BUILTS	AS-BUILTS	AS-BUILTS	AS-BUILTS	AS-BUILTS	AS-BUILTS	AS-BUILTS

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

HOMEFIELD PHASE III  
COVER SHEET

SHEET 1 OF 30

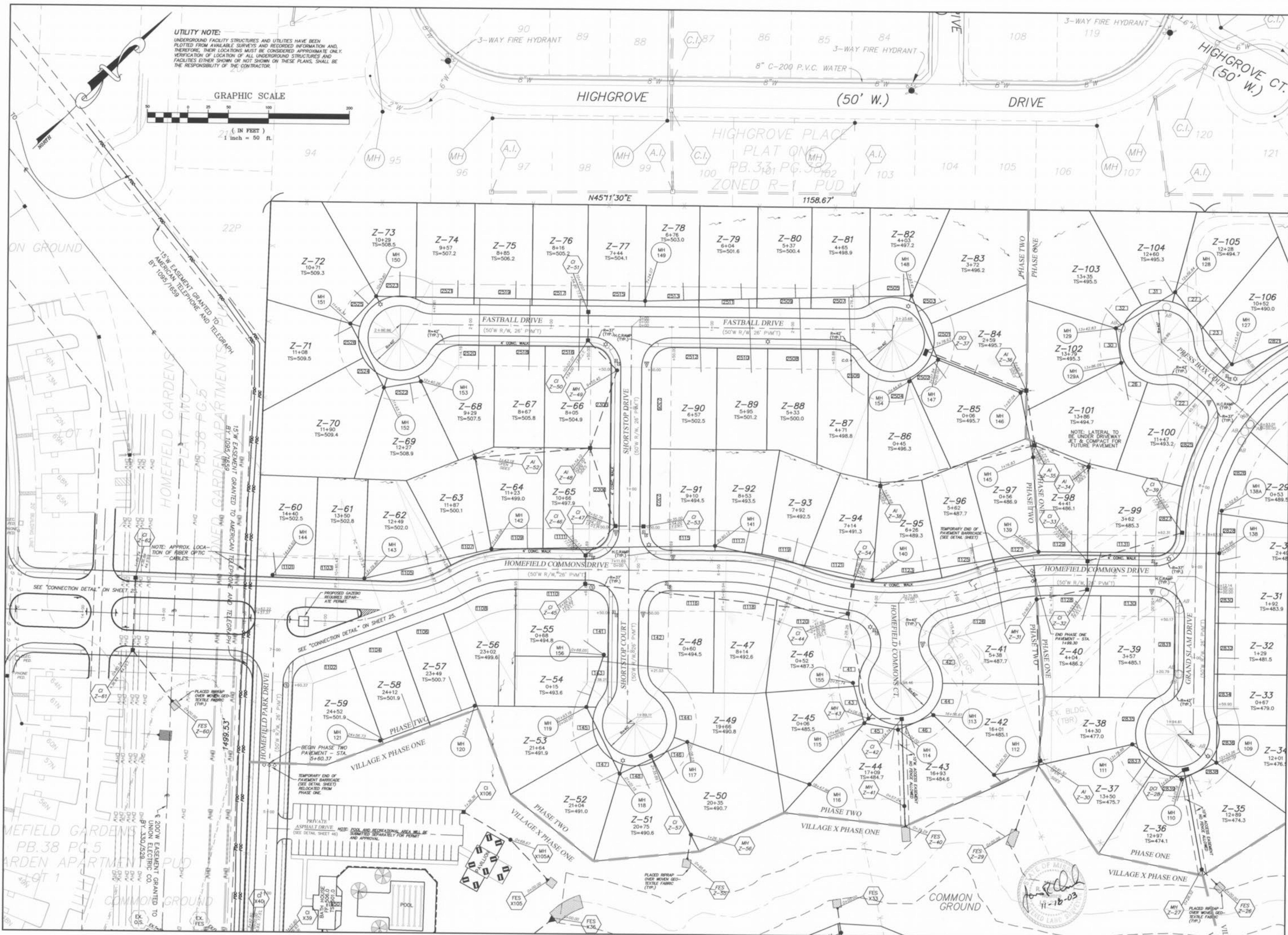
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Homefield Phase III Village Z Phase 2 Approved 12/4/03 ABC

**UTILITY NOTE:**  
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GRAPHIC SCALE

(IN FEET)  
 1 inch = 50 ft.



**PICKETT RAY & SILVER**  
 CIVIL ENGINEERS  
 PLANNERS  
 LAND SURVEYORS

333 Mid Rivers Mall Drive  
 St. Peters, MD 21786  
 Phone (836) 397-1211  
 Fax (836) 397-1104

209 FOX HILL ROAD  
 ST. CHARLES, MD 21058  
 410-340-9500

**HOMEFIELD PHASE III  
 VILLAGE Z  
 SITE PLAN**

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

NO.	DATE	REVISIONS
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

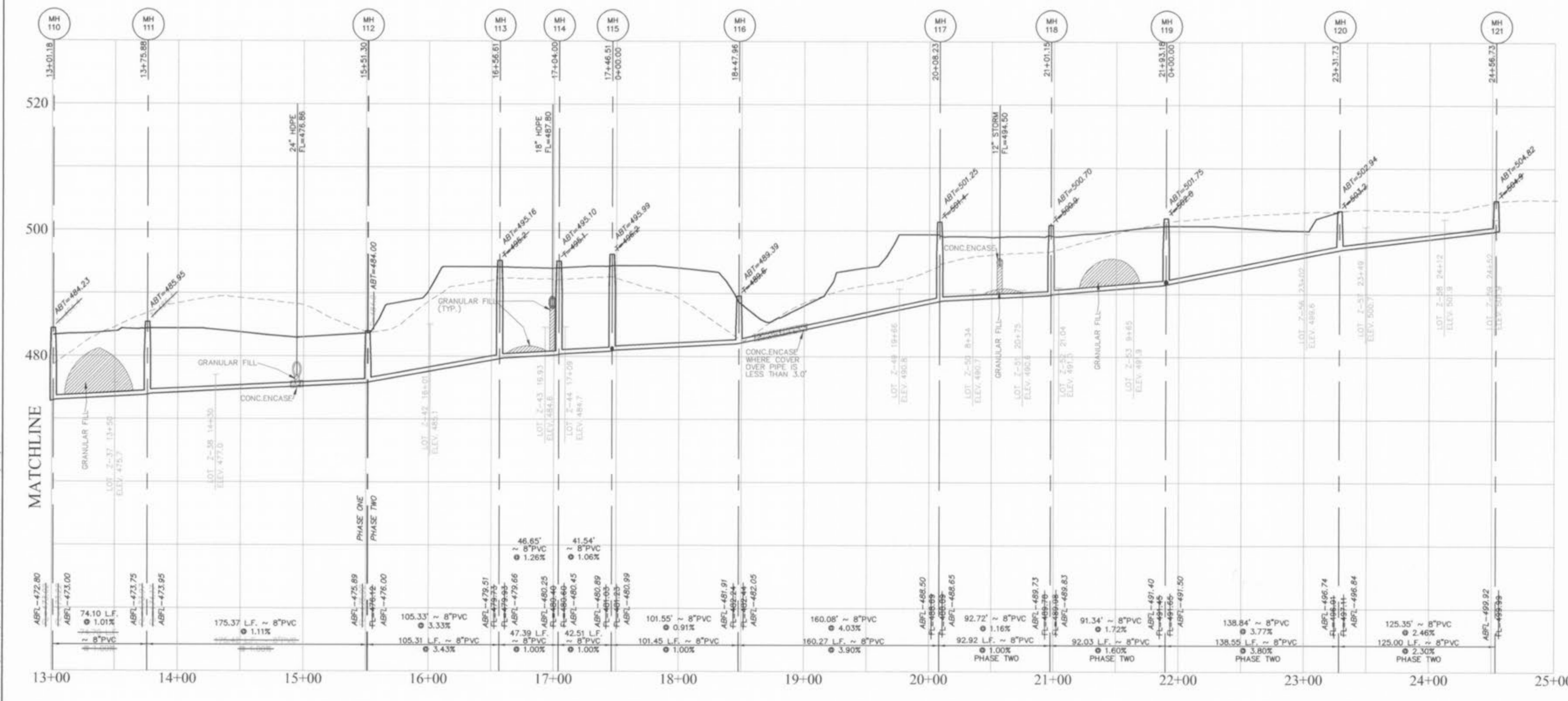
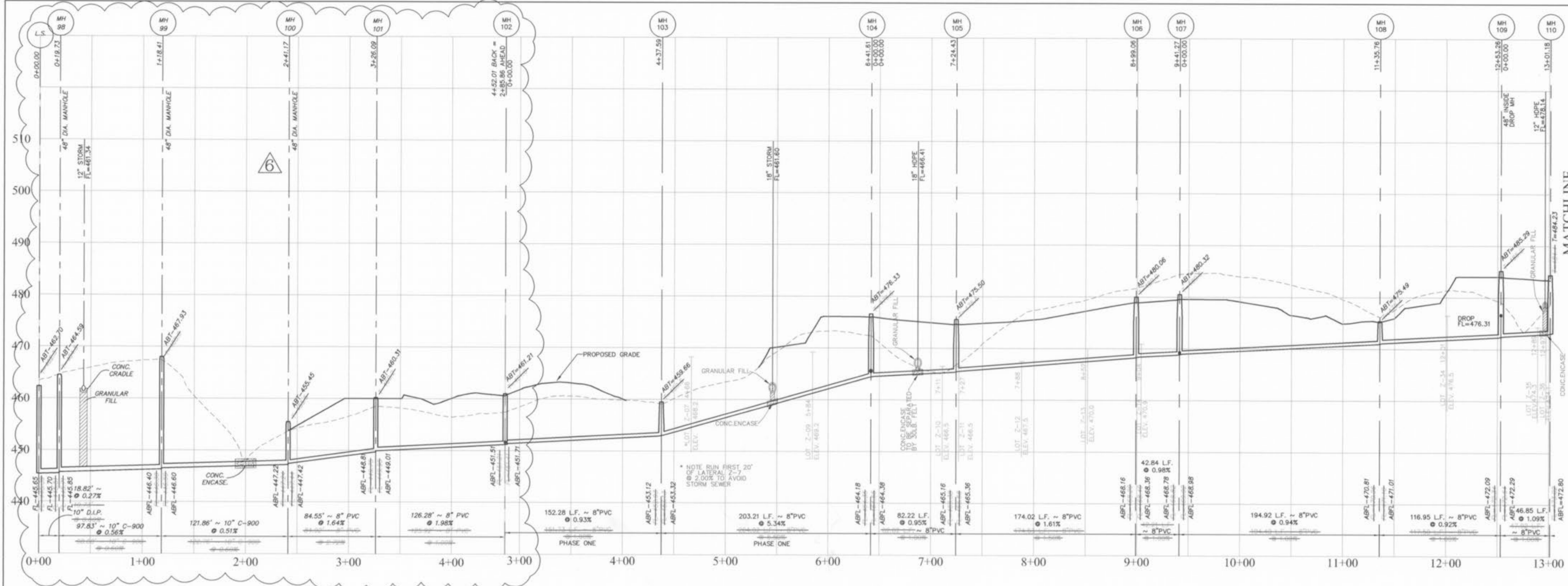
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PICKETT, RAY & SILVER, INC.

DRAWN	DATE
ABK	11-18-02
CHECKED	DATE
DWD	11-18-02

PROJECT # 01216.SUPD.01R  
 TASK # 4 FIELD X  
 BOOK

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 located, shall be backfilled with granular material (appropriate).

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

STATE OF MISSOURI  
REGISTERED LAND SURVEYOR  
*John P. Kelly*  
4-22-04

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

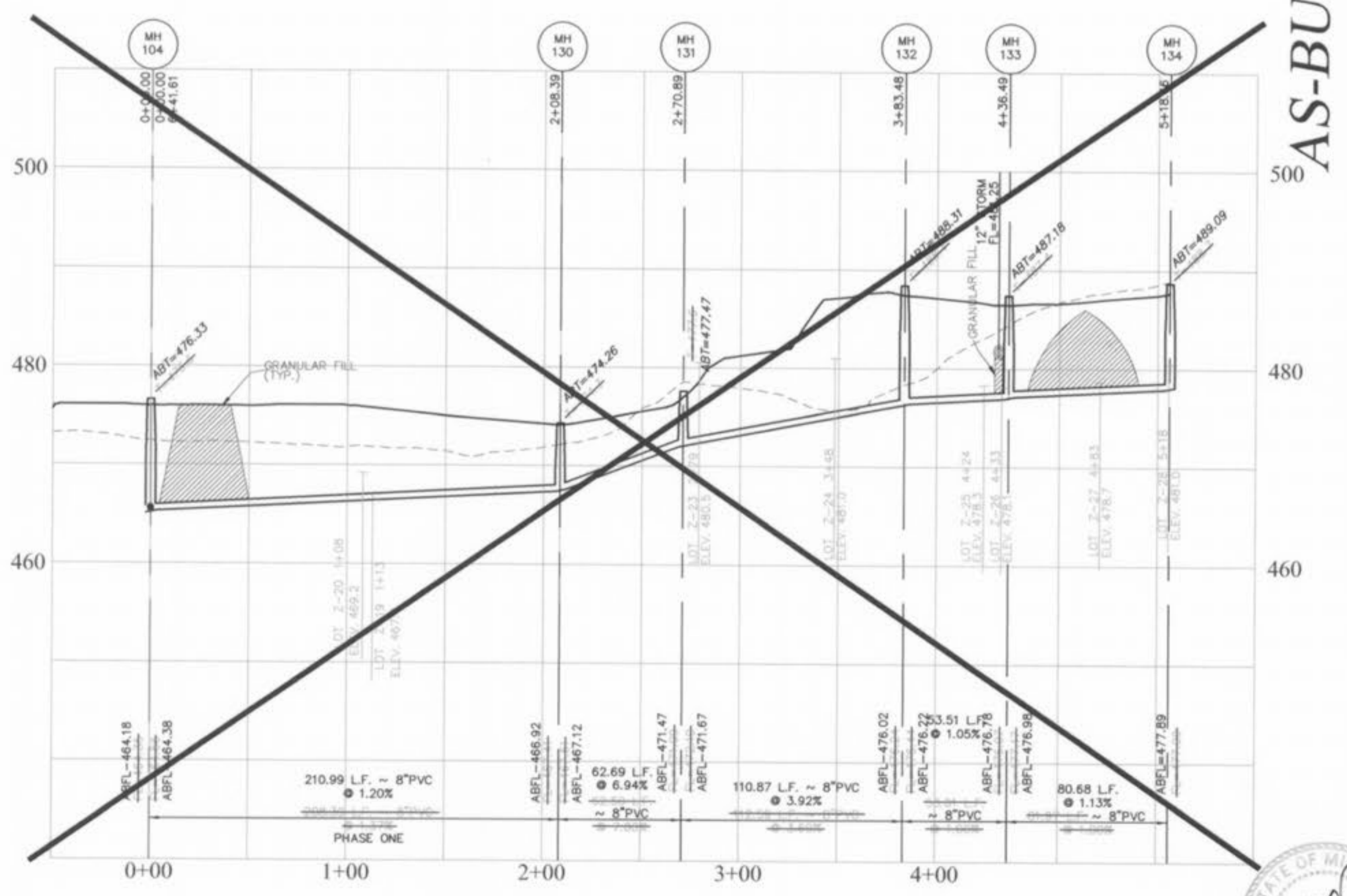
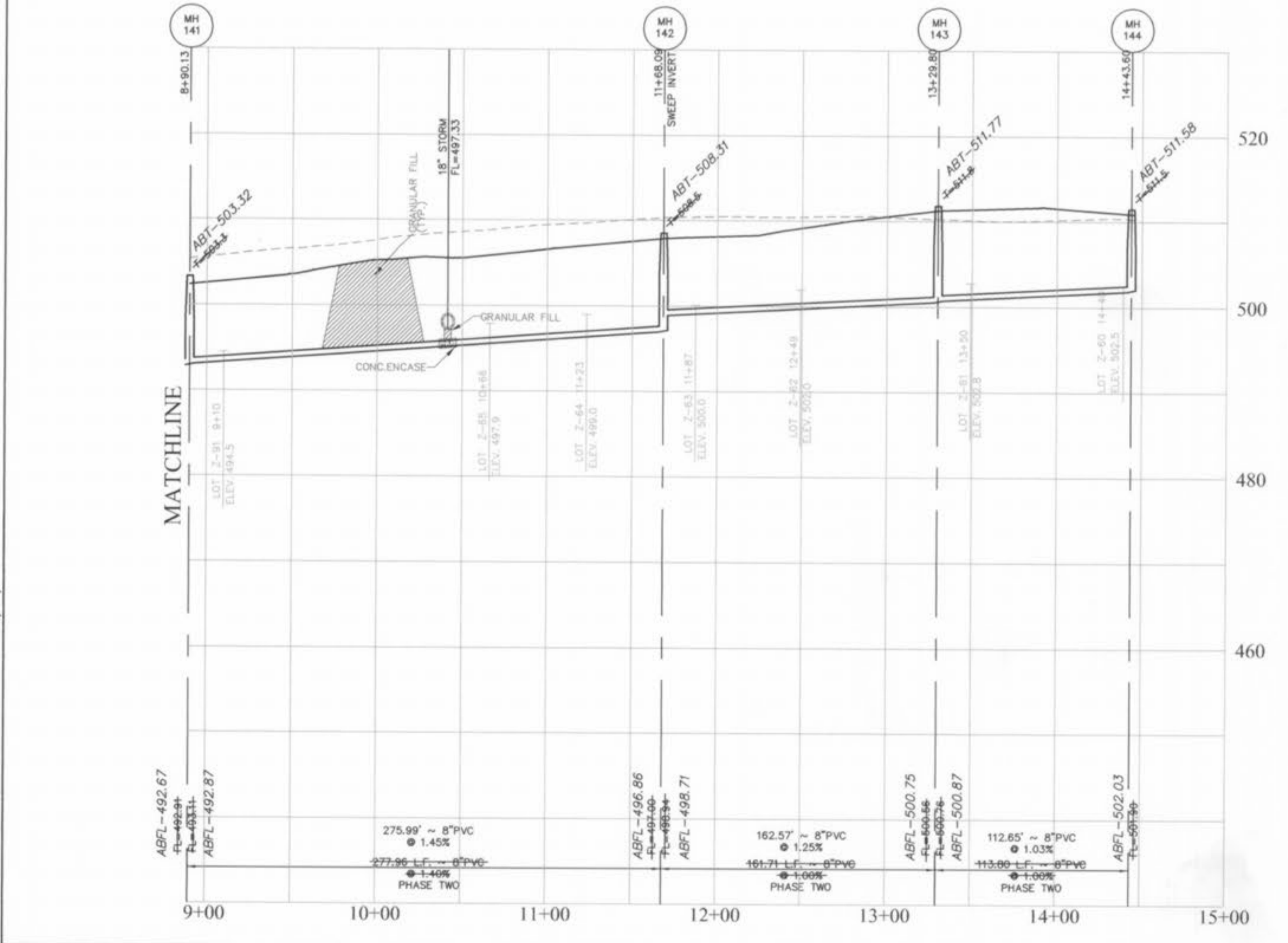
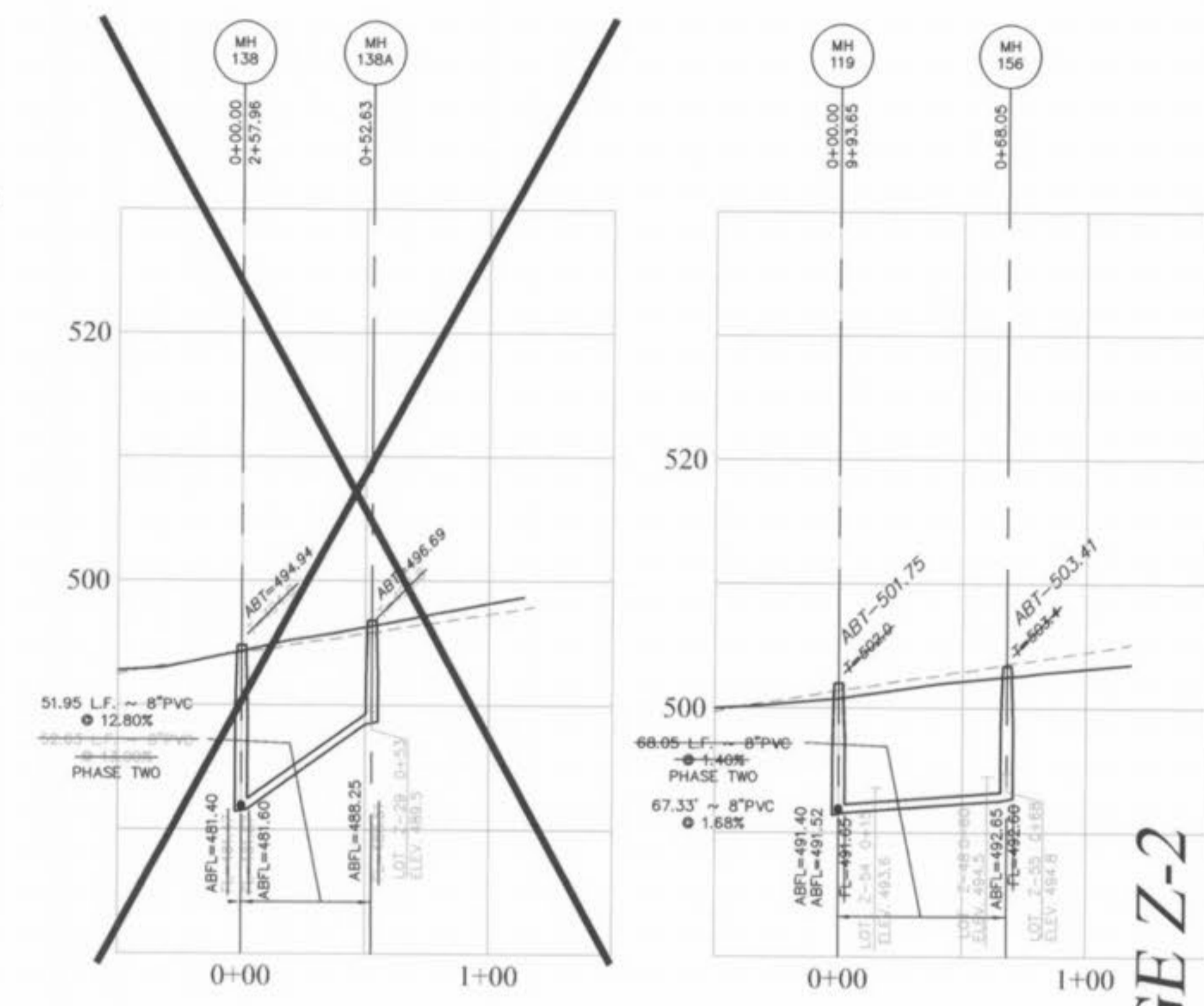
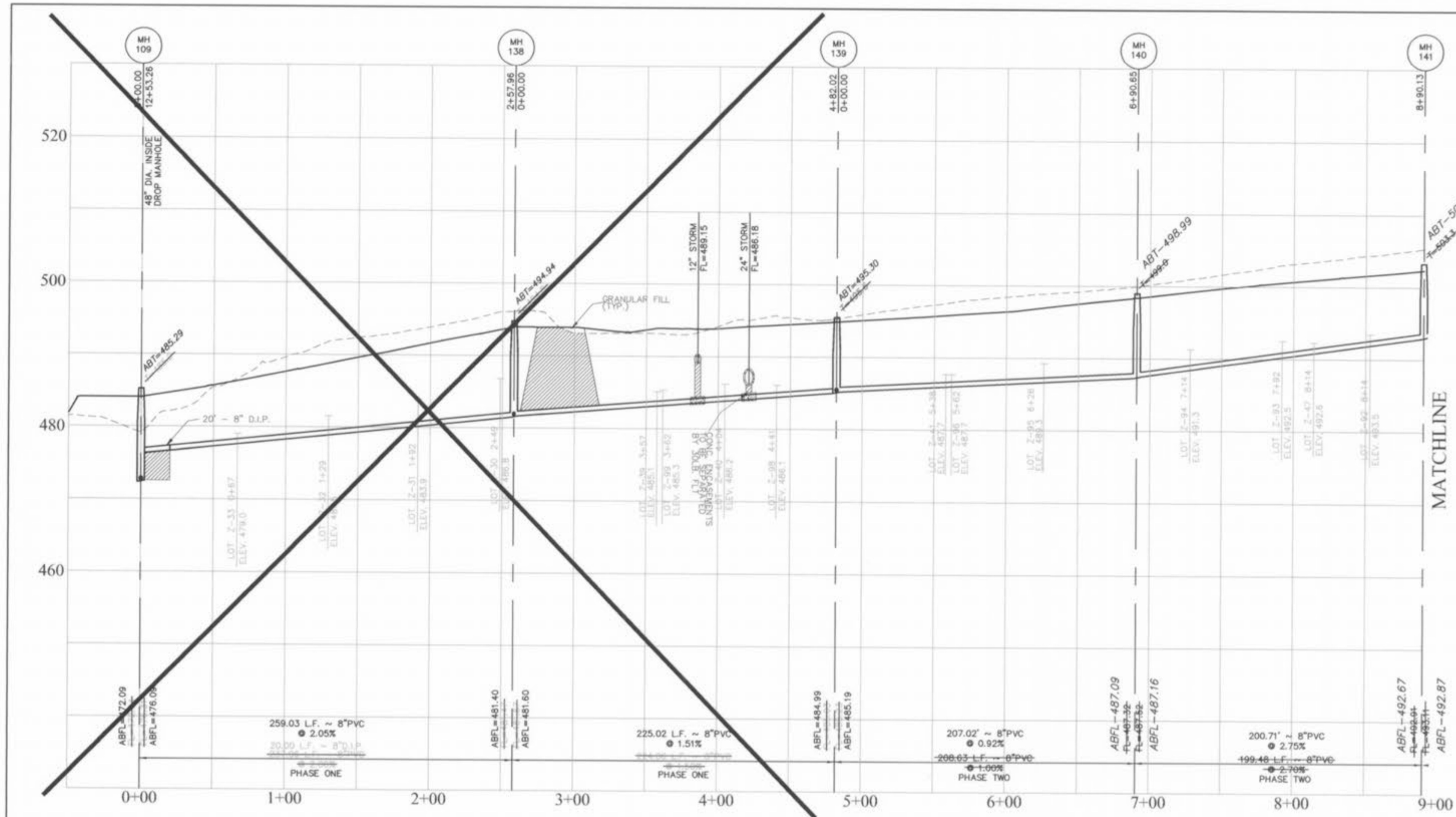
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LAND SURVEYORS  
333 Mid Rivers Mall Drive  
St. Peters, MO 63376  
Phone (636) 397-1211  
Fax (636) 397-1104

**HOMEFIELD PHASE III**  
VILLAGE Z  
SANITARY SEWER PROFILES  
Prepared For:  
SUMMIT POINTE L.C.

REVISIONS	NO.	DATE	DESCRIPTION
	1	11-01-02	REV. PER CITY OF FALLON
	2	11-21-02	REV. PER CITY OF FALLON
	3	03-28-03	REV. PER LIFT STATION PLANS
	4	11-10-03	AS-BUILTS
	5	4-22-04	REV. AS-BUILTS

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



**AS-BUILTS VILLAGE Z-2**  
11/11/03

Storm sewer pipes which cross over existing or proposed sanitary sewer trenches shall be crossed 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.

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

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

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

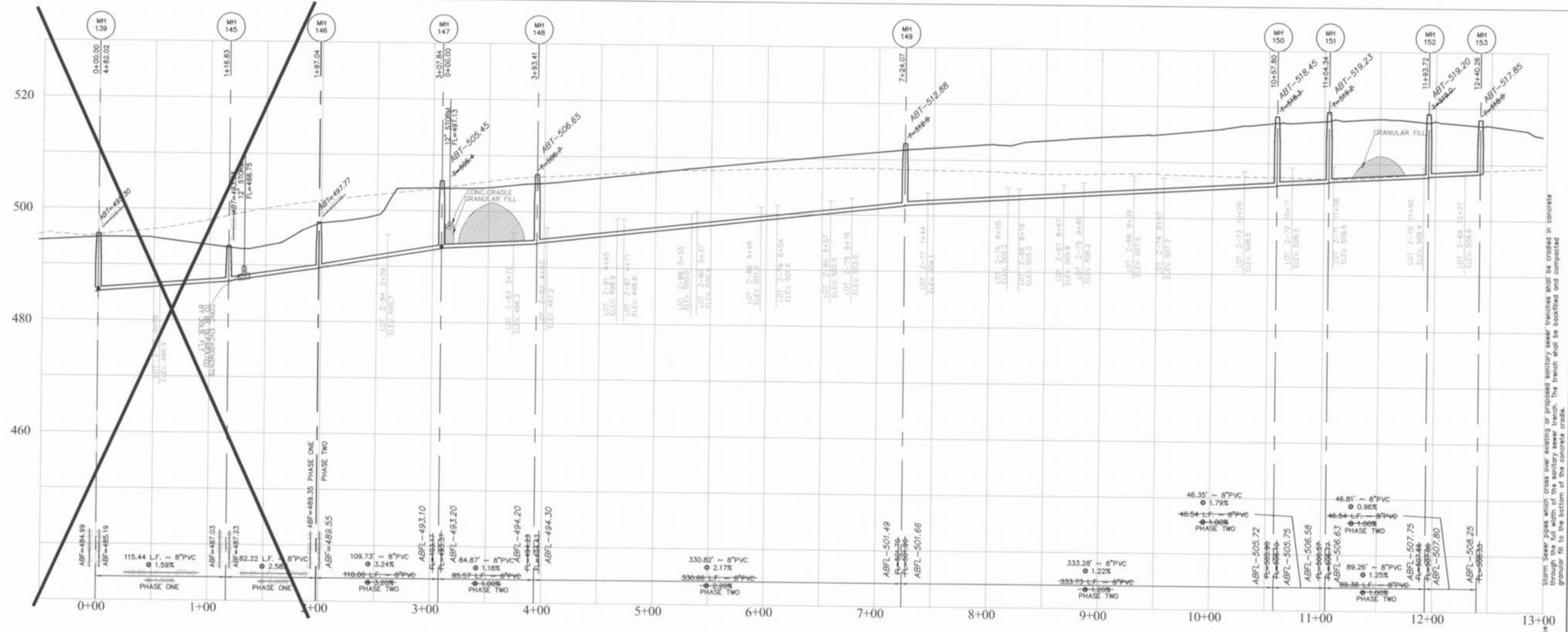
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1	11-01-02	REV. SAN.	REV. SAN. PER CITY OF FALLON
2	11-21-02	REV. SAN.	REV. SAN. PER CITY OF FALLON
3	11-10-03	AS-BUILTS	AS-BUILTS

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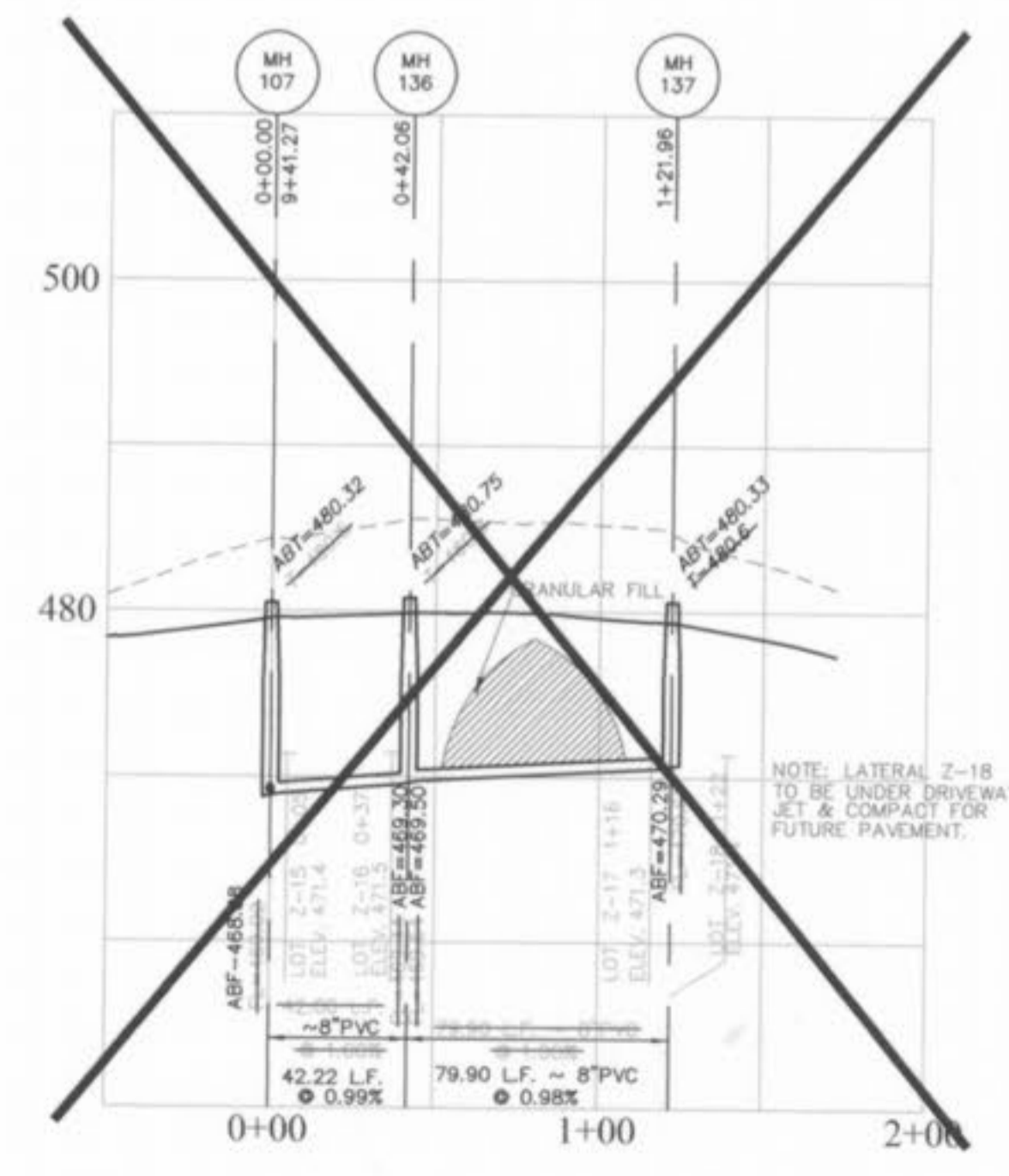
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CHECKED	DWD	DATE	08-07-02
PROJECT #	01216	TASK #	4
FIELD	X	BOOK	

HOMEFIELD PHASE III  
VILLAGE Z  
SANITARY SEWER PROFILES  
SHEET 12 OF 30  
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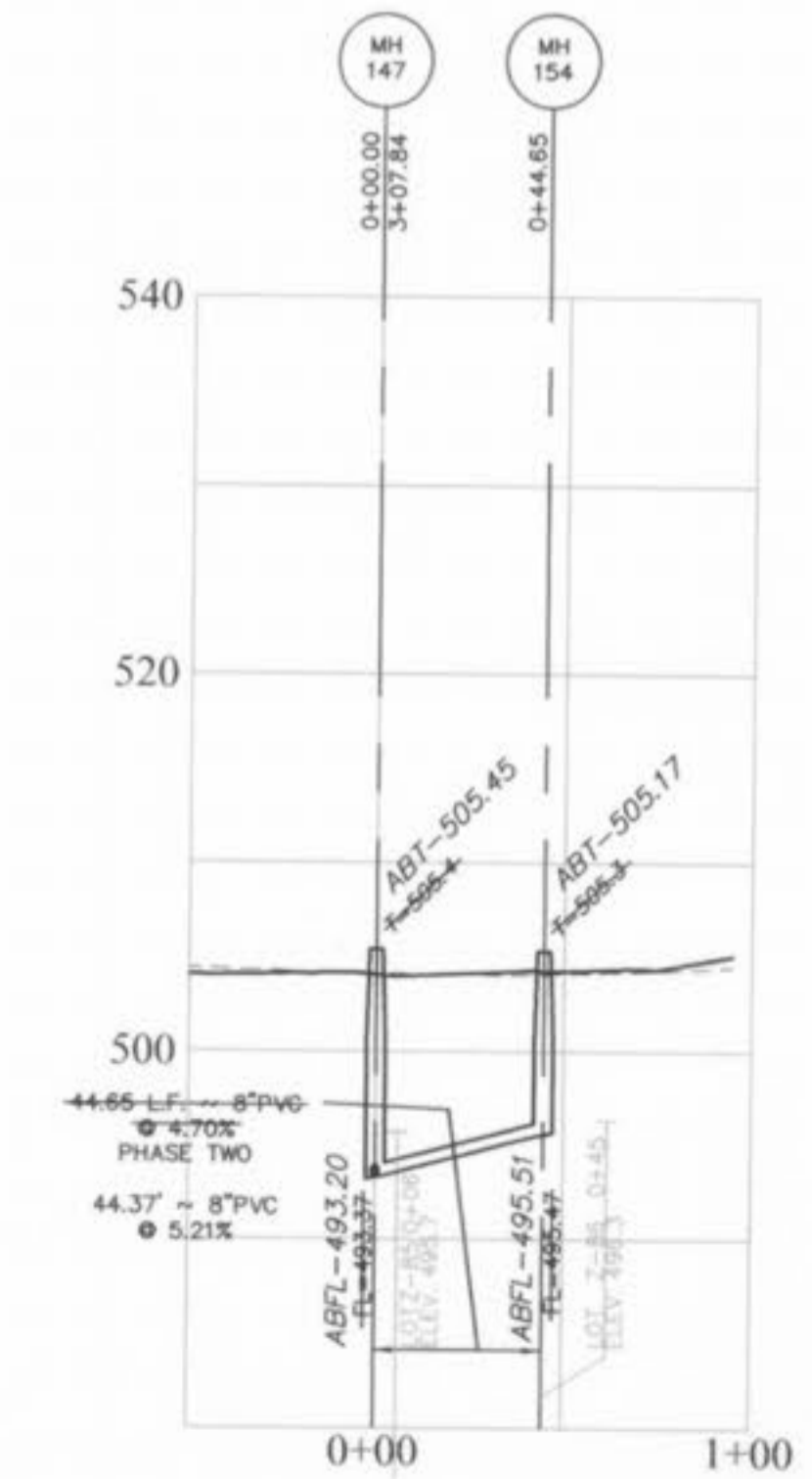
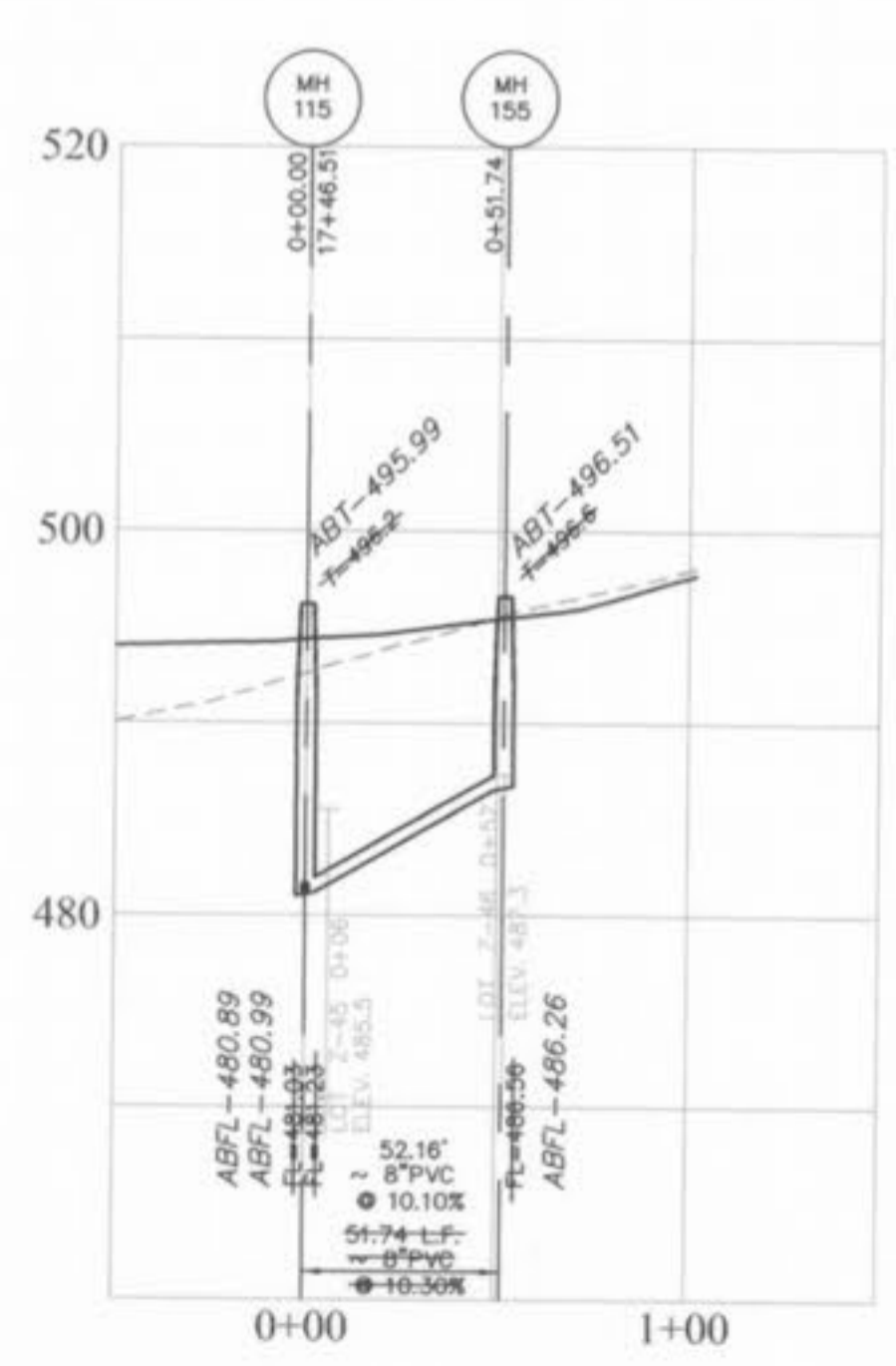




Station close to existing or proposed sanitary sewer trenches shall be credited in concrete through the bottom of the trench. The trench shall be backfilled and compacted granular fill to the bottom of the concrete cradle.



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



# AS-BUILTS VILLAGE Z-2

## 11/11/03

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



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

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

HOMEFIELD PHASE III  
VILLAGE Z  
SANITARY SEWER PROFILES  
SHEET 13 OF 30

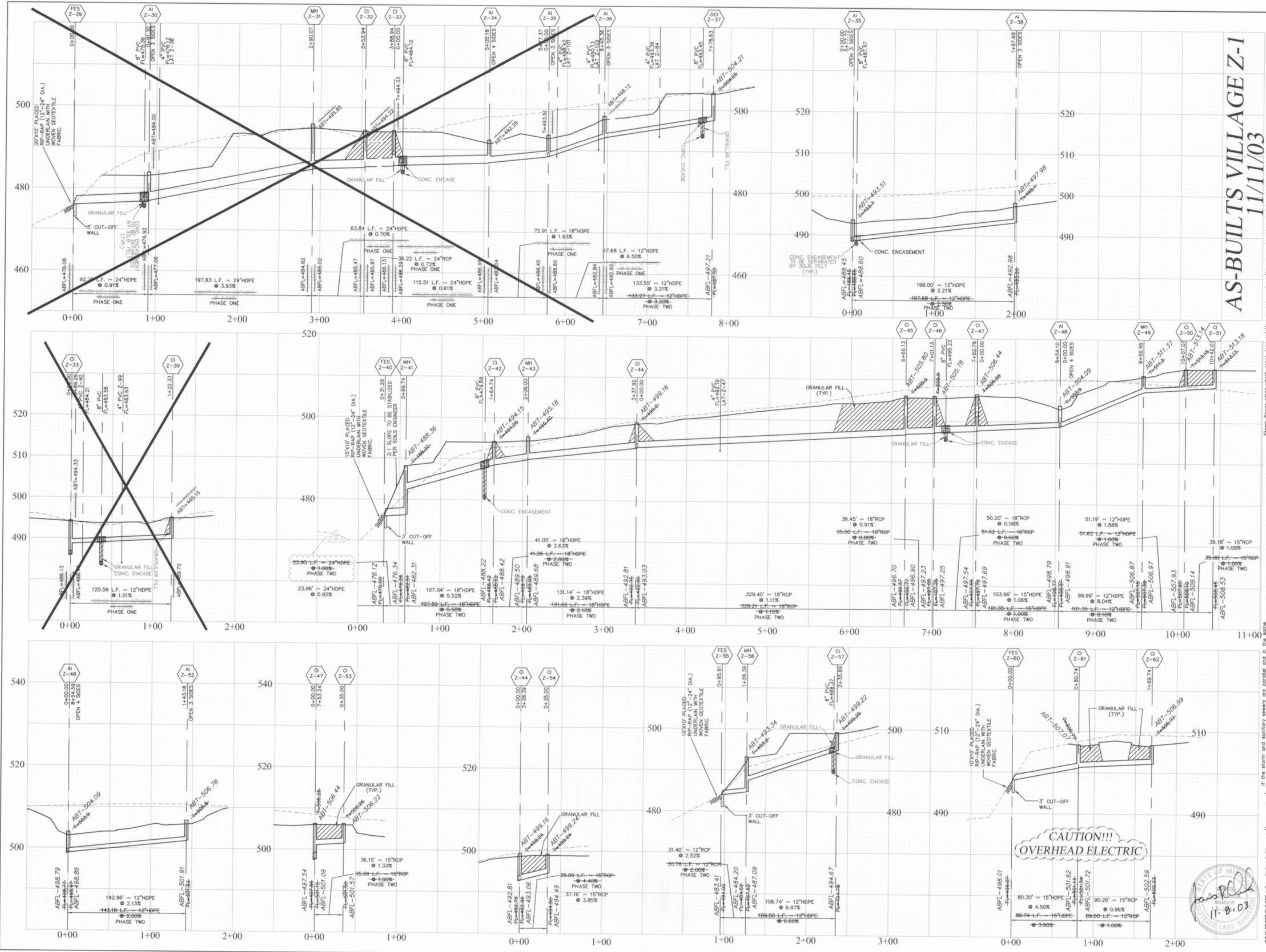
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PLANNERS  
LAND SURVEYORS  
333 Mid Rivers Mall Drive  
St. Peters, MO 65376  
Phone (636) 397-1211  
Fax (636) 397-1104

**HOMEFIELD PHASE III**  
VILLAGE Z  
SANITARY SEWER PROFILES  
Prepared For:  
SUMMIT POINTE L.C.  
239 FOX HILL ROAD  
ST. CHARLES, MO 63301  
636-940-9380

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Homefield III-Z



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

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 cross.

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

If this storm and sanitary sewers are parallel and in the same trench or under the same structure, 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**  
VILLAGE Z  
STORM SEWER PROFILES

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

219 FOX HILL ROAD  
ST. CHARLES, MO 63301  
636-948-9300

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

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PROJECT #	01216	FIELD BOOK	X

HOMEFIELD PHASE III  
VILLAGE Z  
STORM SEWER PROFILES  
SHEET 15 OF 30

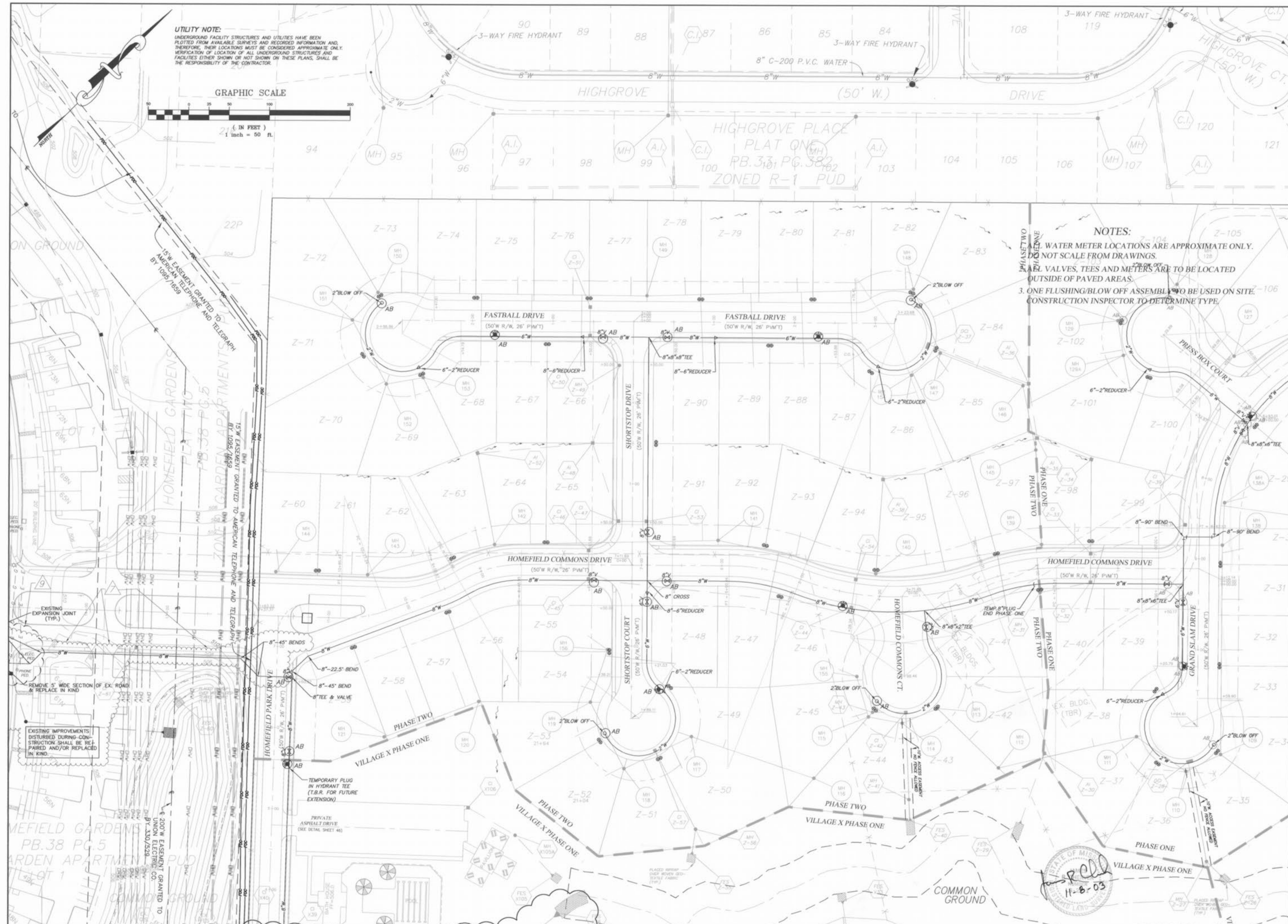
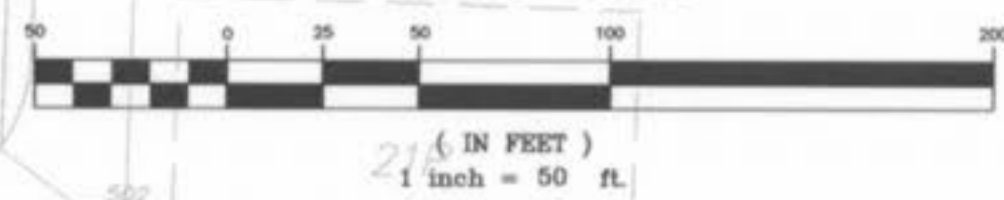
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HORIZONTAL SCALE 1" = 50'  
VERTICAL SCALE 1" = 10'



**UTILITY NOTE:**  
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GRAPHIC SCALE



**NOTES:**  
 1. WATER METER LOCATIONS ARE APPROXIMATE ONLY. DO NOT SCALE FROM DRAWINGS.  
 2. VALVE, 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.

**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**  
**WATER PLAN**

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

NO.	DATE	REVISIONS
1	01-29-03	REV. PER CITY OF OFALON
2	04-15-03	REV. PER CITY OF OFALON
3	04-28-03	REV. WATER PER CITY OF OFALON
4	06-27-03	REV. PER CLIENT

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FIELD BOOK	X		

HOMEFIELD PHASE III  
 WATER PLAN  
 SHEET **19** OF **30**

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 Homefield Z-19