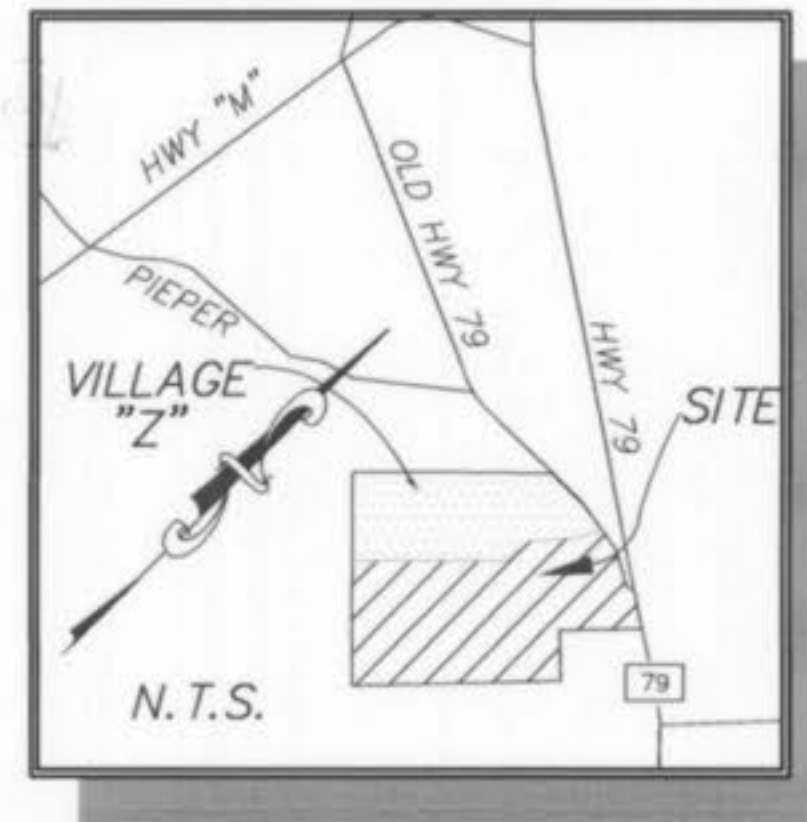


HOMEFIELD PHASE III VILLAGE Z PHASES ONE AND TWO (115 LOTS)

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

LOCATION MAP



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
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	Curb Inlet	V.T.	Vent Trap
Cap	Skewed Curb Inlet	T.B.R.	To Be Removed
18 Lot or Building Number	Double Curb Inlet	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.L.P.	Use in Place
Proposed Swale			Yield Sign

10/1/03
File Copy
APPROVED
James R. Cheryk

- 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 FALLON WATER
ELECTRIC - AMEREN UE
TELEPHONE - VERIZON
SEWERS - CITY OF FALLON SEWER
GAS - ST. CHARLES GAS CO.
FIRE PROTECTION - FALLON FIRE PROTECTION DISTRICT
SCHOOL DISTRICT - FORT ZUMWALT SCHOOL DISTRICT
POST OFFICE - 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 5G and Carboline 1388 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.

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 FALLON
These "AS-BUILTS" WATER plans are based on actual field observations conducted during AUGUST 2003 and the results are shown hereon.

By: *James R. Cheryk* 9-5-03
JAMES R. CHERYK, P.L.S., #2211
STATE OF MISSOURI

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

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63276
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.
219 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 940-5100

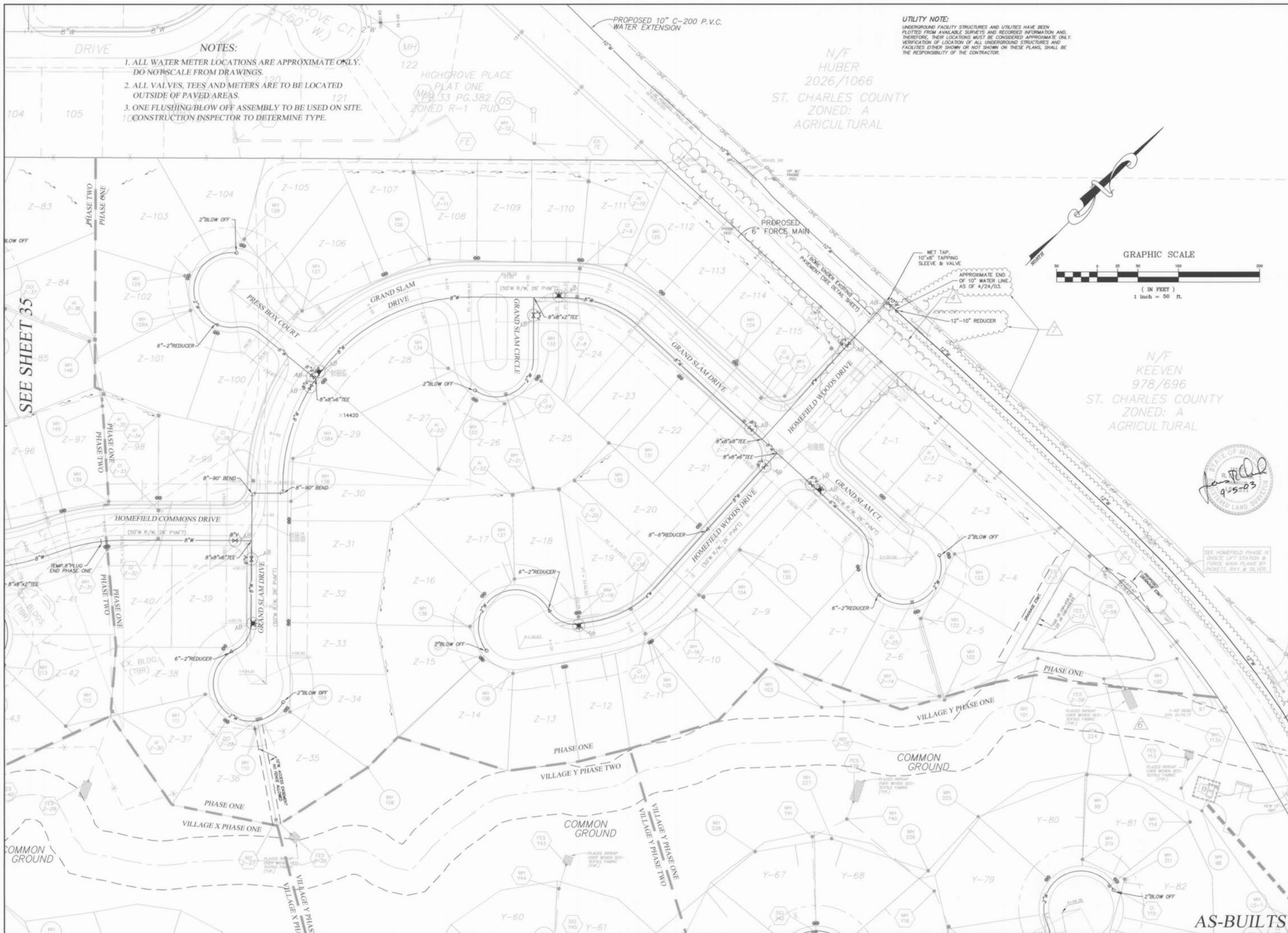
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1	11-01-02	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON
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3	12-16-02	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON	REV. SAN. PER CITY OF FALLON
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	03-28-03	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON
6	04-24-03	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON
7	05-29-03	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON
8	07-07-03	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON	REV. PER CITY OF FALLON
9	07-05-03	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT	REV. PER CLIENT
	9/27/03	AS-BUILTS WATER							

ENGINEERS AUTHENTICATION
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DRAWN	DATE
ARK	08/07/02
CHECKED	DATE
DWD	08/07/02
PROJECT #	FIELD BOOK
01216SUPO.01R	X

HOMEFIELD PHASE III
COVER SHEET
SHEET 1 OF 30
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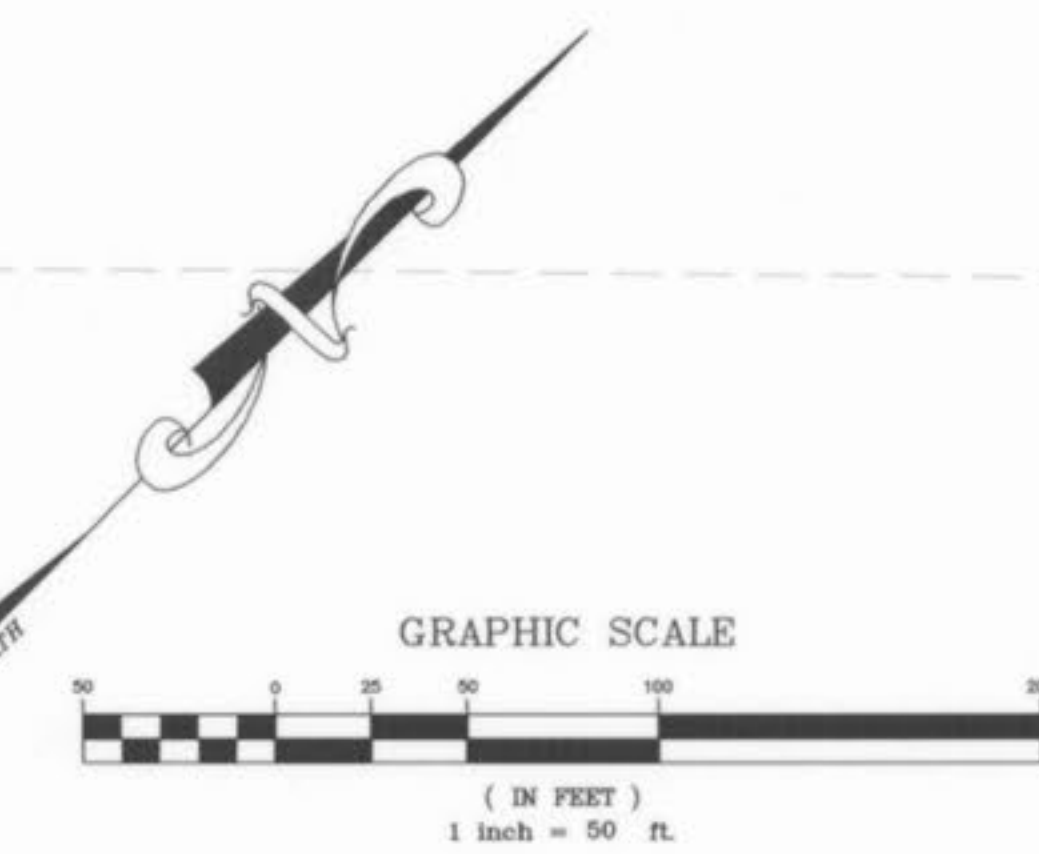
Homefield Phase 3 Village Z phase 1 & 2 as built



- 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.)

UTILITY NOTE:
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N/F
 HUBER
 2026/1066
 ST. CHARLES COUNTY
 ZONED: A
 AGRICULTURAL



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



PICKETT RAY & SILVER
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**HOMEFIELD PHASE III
 VILLAGE Z ~ PHASES ONE & TWO
 WATER 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	04-29-03	REV. WATER PER CITY OF O'FALLON
4	05-27-03	REV. PER CLIENT
	7/11/03	REV. PER O'FALLON NOTE

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

HOMEFIELD PHASE III
 WATER PLAN
 SHEET 18 OF 30
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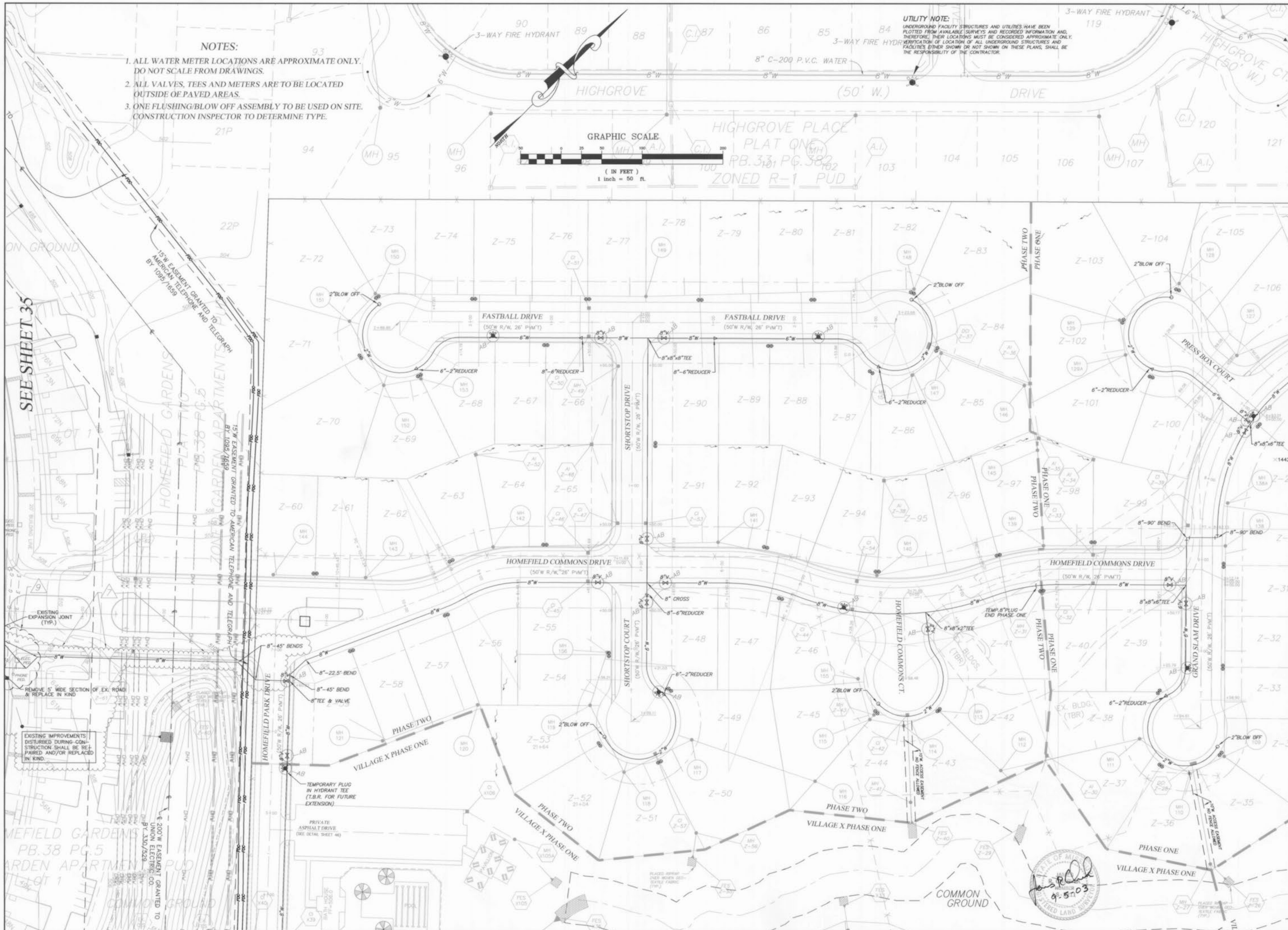
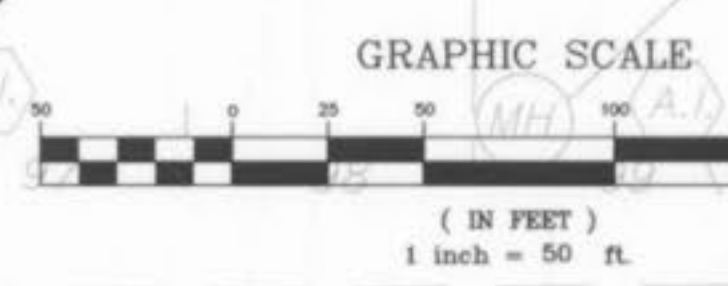
AS-BUILTS

Homefield III Z 1+2 as-builts

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HOMEFIELD PHASE III
VILLAGE Z ~ PHASES ONE & TWO
WATER PLAN
 Prepared For:
SUMMIT POINTE L.C.

REVISIONS NO.	DATE	DESCRIPTION
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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 CLIENTS NOTE
	7/17/03	REV. PER FALLON NOTE

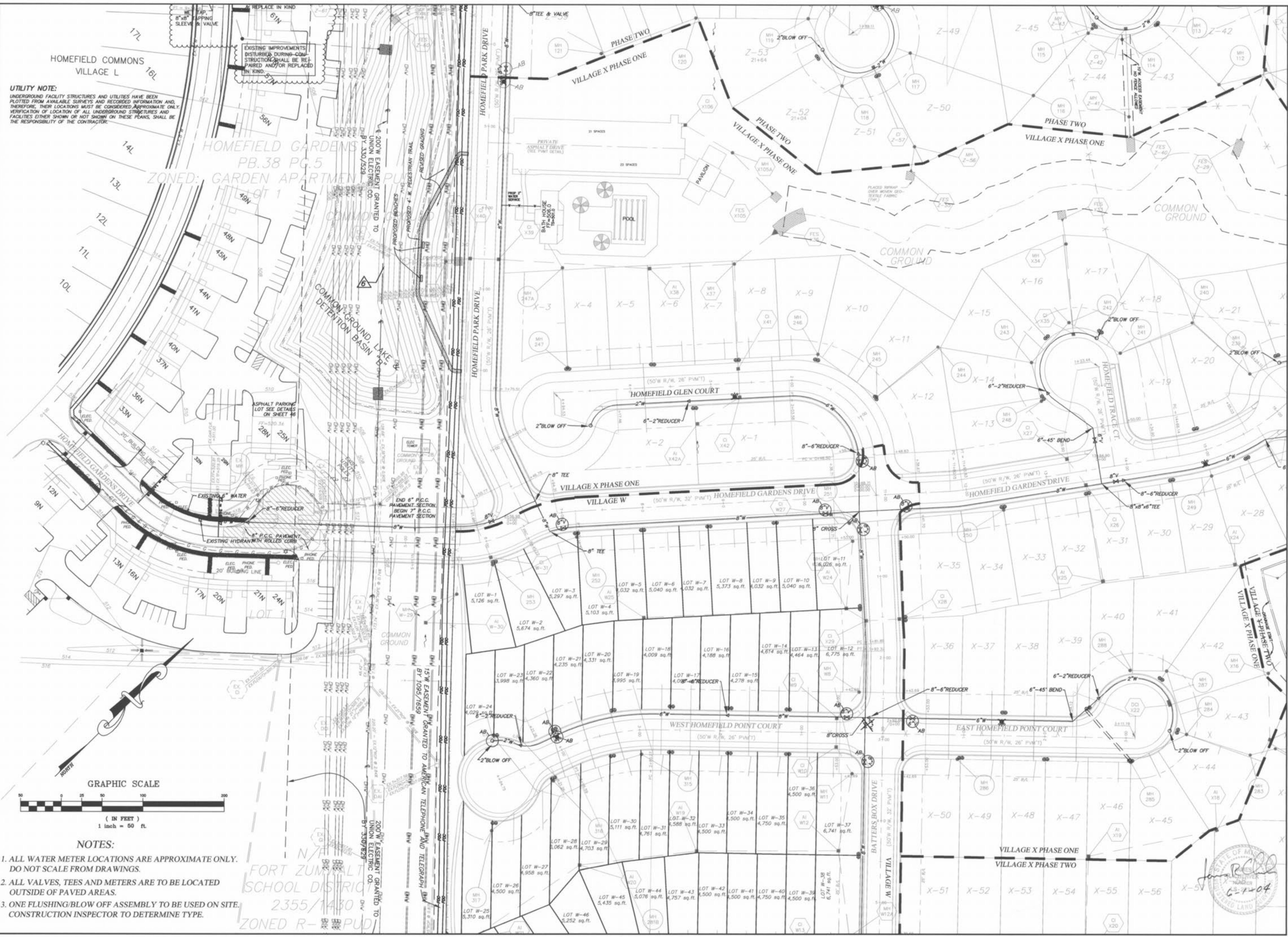
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PICKETT, RAY & SILVER, INC

DRAWN	ABK	DATE	11-18-02
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PROJECT #	01216.SUPO.DIR	FIELD BOOK	X

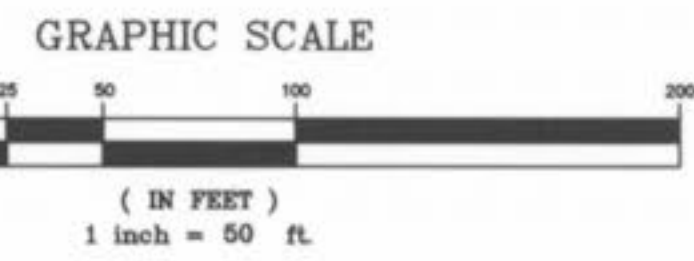
HOMEFIELD PHASE III
 WATER PLAN
 SHEET 19 OF 30
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Homefield III - Z Phase H2 asbuil



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**HOMEFIELD PHASE III
 VILLAGE Z ~ PHASES ONE & TWO
 WATER PLAN**

219 FOX HILL ROAD
 ST. CHARLES, MO 63301
 636-949-9300

Prepared For:
SUMMIT POINTE L.C.

REV. NO.	DATE	BY	DESCRIPTION
1	10-01-02	REV. FEB CITY OF TALLON	
2	3/29/04	ADD REVISED PEDESTRIAN TRAIL	

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