STANDARD SYMBOLS & ABBREVIATIONS

TREE OR BUSH
LIGHT POLE
SANITARY SEWER & MANHOLE
STORM SEWER & INLET
MAILBOX
ELECTRIC LINE — E —
GAS LINE — G —
WATER LINE — W —
TELEPHONE LINE — T —
CABLE TV LINE — CATV —
OVERHEAD WIRE — OHW —
FENCE — x —
UTILITY POLE
UTILITY POLE W/ DOWN GUY
FIRE HYDRANT
WATER VALVE
WATER METER WM
GAS VALVE
NO PARKING SIGN
TELEPHONE PEDESTAL TCP
STREET/STOP SIGN
PEDESTRIAN CROSSING SIGN

PRINCIPLES & STANDARDS:

1. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33 %). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

4. When grading operations are completed or suspended for more than 14 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less that 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.

6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.

7. Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures and shall be approved by the City Engineer. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as floodplains and wetlands.

8. All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A

Seeding Rates:

Permanent:
Tall Fescue – 60 lbs./ac.
Smooth Brome – 100 lbs./ac.
Combined Fescue ❶ 40 lbs./ac. and Brome ❷ 50 lbs./ac.

Temporary:
Wheat or Rye – 150 lbs./ac. (3.5 lbs. per 1,000 square foot)
Oats – 120 lbs./ac. (2.75 lbs. per 1,000 square foot)

Seeding Periods:
Fescue or Brome – March 1 to June 1
August 1 to October 1
Wheat or Rye – March 15 to November 1
Oats – March 15 to September 15

Mulch Rates:
100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)

Fertilizer Rates:

Nitrogen	30 lbs./ac.
Phosphate	30 lbs./ac.
Potassium	30 lbs./ac.
Lime	600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

MISSOURI ONE CALL SYSTEM INC. STOP! CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG!
1-800-DIG-RITE

O'FALLON NOTES

1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
2. All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test. or 95% of maximum density as determined by the standard Proctor Test AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. All filled places in proposed roads shall be compacted from the bottom up. All tests shall be verified by a soil engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in the fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to The City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of The City of O'Fallon.
3. No area shall be cleared without the permission of the Project Engineer.
4. The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
5. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.
6. All construction and materials shall conform to the current construction standards of the City of O'Fallon.
7. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
8. The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with the clearing operations and be maintained throughout the project until acceptance of the work by the City of O'Fallon and as necessary by MoDOT. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT.
9. Erosion control systems shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties and ditches.
10. All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.
11. All ground and roof HVAC mechanical units to be screened from public view.
12. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
13. All sidewalks, curb ramps, ramps 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 be followed and the contractor, prior to any construction, shall notify the Project Engineer.
14. Brick shall not be used in the construction of storm or sanitary sewer structures. Pre-cast concrete structures are to be used unless otherwise approved by the City of O'Fallon.
15. All concrete pipes will be installed with O-ring rubber gaskets.
16. Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
17. All proposed fencing requires a separate permit through the Planning Division.
18. All sign locations and sizes must be approved separately through the Planning Division.
19. All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by the City of O'Fallon and MoDOT). Traffic Control Signs may be mounted on the street name sign posts.
20. All new utility lines shall be located underground.
21. All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rainstorm resulting in one-half inch of rain or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.
Any silt or debris leaving the site and affecting public right-of-ways or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
22. Rip-rap shown at flared ends will be evaluated in the field by the Engineer, Contractor and City Inspector after installation for effectiveness and field modified, if necessary, to reduce erosion on and off-site.
23. Marking to be provided on storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. "Peel and Stick" adhesive pads will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD-M-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard	No Dumping Drains To Stream (#SDS)	www.dasmanufacturing.com

24. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content
4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test ASSHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
5. Curve must have at least 5 density points with moisture content and sample locations listed on document.
6. Specific gravity.
7. Natural moisture content.
8. Liquid limit.
9. Plastic limit.
Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.

25. If materials such as trees, organic debris, rubble, foundations and other deleterious material are not to be reused, they shall be removed from the site and disposed in compliance with all applicable laws and regulations. If the materials listed previously are reused, a letter from a soils engineer must clarify amount, location, depth, etc. and be approved with the Construction Plans. Landfill tickets for such disposal shall be maintained on file by the developer. burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
26. HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
27. Connections at all sanitary or storm structures to be made with A-lock joint or equal.
28. All sanitary laterals and sanitary mains crossing under pavement must have the proper rock backfill and to required compaction.
29. Traffic control is to be per MoDOT or MUTCD standards, which ever is more stringent.
30. Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.
31. Driveway locations shall not interfere with sidewalk handicap ramps or curb inlets.
32. All onsite utility easements required for this development will be shown on the Record Plat.
33. A 5/8" trash bar shall be centered within the opening(s) of all curb inlets and area inlets.
34. The City of O'Fallon Construction Inspection Division shall be notified at 636-379-5596 at least 48 hours before construction begins and 24 hours in advance of any required inspections.
35. At the time prior to when any unit becomes individually owned, the seller of the unit must provide an individual sanitary and water service connection complete with any required appurtenances to the unit being sold.
36. Granular materials and earth materials associated with new construction beyond the pavement may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than seven and one-half (7.5) foot centers with the jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than ten (10) feet will require multiple probes every seven and one-half (7.5) foot centers.

a.) Depth. Trench backfill less than eight (8) feet in depth shall be probed to a depth extending to half the depth of the trench backfill, but not less than three (3) feet. Trench backfill greater than eight (8) feet in depth shall be probed to half the depth of the trench backfill but not greater than eight (8) feet.

b.) Equipment. The jetting probe shall be metal pipe with an exterior diameter of one and one-half (1.5) to two (2) inches.

c.) Method. Jetting shall be performed from the low surface topographic point and proceed toward the high point, and from the bottom of the trench backfill towards the surface. The flooding of each jetting probe shall be started slowly allowing slow saturation of the soil. Water is not allowed to flow away from the ditch without first saturating the trench

d.) Surface Bridging. The contractor shall identify the locations of the surface bridging (the tendency for the upper backfill crust to arch over the trench rather than collapse and consolidate during the jetting process). The contractor shall breakdown the bridged areas using an appropriate method such as wheels or bucket of a backhoe. When the surface crust is collapsed, the void shall be backfilled with the same material used as trench backfill and rejetted. Compaction of the materials within the sunken/jetted area shall compacted such that no further surface subsidence occurs.

37. All street signs shall meet the City of O'Fallon requirements for reflectivity.
38. Finish grade at buildings shall be a minimum of 4" below top of foundation and shall be a minimum of two (2) percent slope away from building.

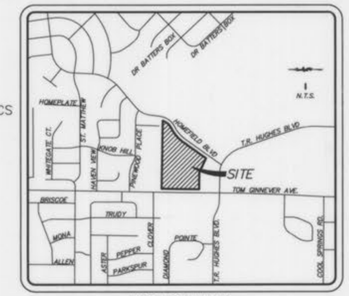
A SET OF AS-BUILT PLANS FOR

HOMEFIELD VILLAS & THE TOWNHOMES OF HOMEFIELD

A TRACT OF LAND IN U.S. SURVEY 3070 AND IN FRACTIONAL SECTION 21, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

SHEET INDEX:

1	COVER SHEET
2–3	SITE PLAN
4–5	SANITARY SEWER PROFILES
6–8	STORM SEWER PROFILES
9	BASIN SECTIONS & HYDRAULICS
10	WALL DETAILS
11–12	DRAINAGE AREA MAP



LOCATION MAP

GRADING NOTES:

1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.

2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.

3. The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.

4. All areas shall be allowed to drain. All low points shall be provided with temporary ditches.

5. A sediment control plan that includes mortared and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.

6. Any existing trash and debris currently on this property must be removed and disposed of off-site.

7. Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.

8. Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.

9. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type sheepsfoot rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

10. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

11. The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.

12. All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.

13. The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

14. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

15. The location of and details for all siltation control devices (silt fences and sediment basins) must follow the "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.

BENCHMARK INFO:

SITE BENCHMARK: ELEV 498.10 Sanitary manhole at the southeast corner of site 101.5 feet north of the centerline of Tom Ginnever Avenue. Approximately 300 feet West of the intersection of Tom Ginnever Avenue & T.R. Hughes Boulevard.

REFERENCE BENCHMARK"
MO GRS F-149 – ELEV 542.80 as published by the Missouri Department of Natural Resources. The horizontal position as adjusted February 2001. The elevation as determined by the National Geodetic Survey in June 1991. NAVD88 Datum (USGS). described as a USGS&S Brass vertical mark disk stamped "F 149 1935" set in a 6 inch square concrete monument, projecting about 2.5" above the ground surface. Located in the northeast angle of a railroad crossing at North Main Street, south of the entrance to the City of O'Fallon Municipal Centre. It is 46.5 feet north of the center of the tracks; 2.4 feet east of a guy pole; 9.3 feet east of the east edge of sidewalk and 5.7 feet southeast of a plastic burial cable marker and pedestal.

CONSTRUCTION WORKING HOURS:

Construction work shall only be allowed during the following hours:

October 1 – May 31
7:00 A.M. to 7:00 P.M. Monday – Sunday

June 1 – September 30
6:00 A.M. to 8:00 P.M. Monday – Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday

* Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED: P.E./L.S.

STATE OF MISSOURI DANIEL J. OAKLEY NUMBER LS-2265 PROFESSIONAL LAND SURVEYOR

DATE

DEVELOPMENT NOTES:

1. Area of tract: 15.21 Acres
2. Disturbed Area: 13.96 Acres
3. Existing Zoning: R4–PUD (Residential Planned Development) (City of O'Fallon)
4. Proposed Use: Residential = 60 Villas for Senior Community only = 48 Townhomes – Single Family Units
5. No. of Units allowed = 15.2 acres X 15 per acre = 228 Units
No. of Units proposed = 60 Villas & 48 Townhomes = 108 Units
6. Approved building & parking setbacks from Final Plan Approval:
Front yard = 20 feet
Side yard = 15 feet
Rear yard = 15 feet
Parking = 10 feet (along lot perimeter)
Front to Front = 50 feet
Front to Back = 50 feet
Back to Back = 30 feet
Side to Side = 12 feet
Front to Side = 35 feet
Back to Side = 35 feet
Corner to Corner=15 feet
7. Per Final Plan Approval, Developer has received a reduction in the minimum centerline radius from 150 feet to 100 feet.
8. Per Final Plan Approval, Developer has received relief from the requirements of Ordinance 5324 to allow the Community Center entrance to be built without the 125 foot separation for entrances as required per code.
9. Flood Note:
Per F.I.R.M. Flood Insurance Rate Map of the City of O'Fallon, Mo. (Community Panel Number 29183 C 0235 E Dated August 2, 1995). This property is within Zone X. Zone X is defined as an area outside the 500 year flood plain.

ESTIMATED CONSTRUCTION & GRADING SCHEDULE

–CLEARING & SITE REMEDIATION	01/11/10 – 01/15/10
–INSTALL EROSION CONTROL	01/15/10
–GRADING WORK	01/18/10 – 01/29/10
–BUILDING CONSTRUCTION	02/01/10 – 06/25/10
–PAVEMENT CONSTRUCTION	02/01/10 – 02/26/10
–FINISH GRADING, SEED AND MULCH	06/28/10 – 07/02/10

NOTE: DATES MAY VARY DUE TO INCLEMENT WEATHER.

A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE PLANNING DEPARTMENT'S APPROVAL OF THE SITE PLAN IS PERMITTED. ANY COMPLETION DATE LONGER THAN THE ONE (1) YEAR PERIOD, OR AN EXTENSION OF THE TIME THEREOF, MUST BE REQUESTED IN WRITING BY THE DESIGN CONSULTANT AND APPROVED BY BOTH THE DIRECTOR OF PLANNING AND THE CITY ENGINEER.

NOTE: TEMPORARY VEGETATION TO BE IN PLACE DURING THE WINTER UNTIL THE TIME PERMANENT SEEDING AND MULCH CAN BE COMPLETED.

P&Z CONDITIONS:

STAFF RECOMMENDATIONS:

1. Water shall not be held in the retention basin until 75% of the units are constructed.

2. The developer shall address how mail delivery will be addressed for the Townhomes portion of the development.

3. Indicate which side of the street will be "No Parking" and depict the location of the "No Parking" signs. These would typically be located on the inside of the curved roadways.

MUNICIPAL CODE REQUIREMENTS:

1. The landscape plans shall provide hatching where trees are proposed to remain and where they are proposed to by removed. Also trees shall be planted to provide screening where gaps may be left along the west property line due to tree removal.

2. Parking shall be rearranged or removed for buildings 1C, 2A, 3C, 4A & 15C. Staff has concerns that backing out of those parking spaces will be difficult do to the location of the trash enclosures.

3. Staff has concerns that some of the trash enclosures will not be accessible to the trucks. This shall be evaluated and the enclosures shall be angled as needed.

4. Development note #13 shall be revised to show 4" rolled stone base under 6" concrete pavement. Also, separate the asphalt requirements from the parking area and the drive aisle requirements. Revise the pavement detail to show 4" rolled stone base.

5. Pavement striping on Tom Ginnever Avenue and Homefield Boulevard will need to be removed across the entrances and left turn lane striped. Show painted cross walks where needed.

6. In the townhome area, the sight distance triangle line of sight extends into some of the parking areas. The parking areas will need to be removed and/or relocated.

7. If the community center will be a place of gathering, additional pedestrian improvements should be considered to provide a safer route for the above average pedestrian traffic that will utilize this facility and to provide a safer development for the proposed residents and motorists. Required Traffic Calming features could be utilized. This will be reviewed and approved with the Construction Plans.

8. The handicap ramps shall be removed from the intersection rounding and placed on the tangent section prior to the rounding. Provide midblock handicap ramps at intersections of Home Town Loop and Entrance Drive to Homefield Boulevard, both ends of Home Town Loop at Home Villa Loop, Home Town Loop and the Entrance Drive to Tom Ginnever Avenue and on Home Villa Loop between the entrances to the parking areas. The handicap ramp locations will be further evaluated on future submittals.

9. Relocate the handicap ramp on the southern curve of Home Town Loop to line up with the revised location of the handicap ramp removed from the rounding of the cul-de-sac.

10. Provide a typical section for all road types. Provide a cross section of the parking area and drive aisle in the Home Villa parking area.

DEVELOPMENT NOTES (cont.):

10. This property is served by the following utilities:

Electric:	AmerenUE Electric Co.	(636) 639-8312
Telephone:	Centurytel Telephone Co.	(636) 332-7392
Gas:	Laclede Gas Co.	(314) 658-5417
Water:	City of O'Fallon	(636) 281-2858
Sewer:	City of O'Fallon	(636) 281-2858
Fire District:	O'Fallon Fire	(636) 272-3493

11. Current Owner:
6900 Clayton Company
P.O. Box 211
St. Louis, MO 63166

12. Site Coverage:
Buildings – 120,007 sq.ft. – 18%
Pavement – 152,413 sq.ft. – 23%
Green Space –390,128 sq.ft. – 59%

13. All streets to be 6" concrete pavement over 4" rolled stone base.
14. All parking spaces and parking drive aisles to be 6" concrete pavement over 4" rolled stone.
15. The following Units may be susceptible to street creep:
Townhomes: 102A–102B, 105A–105B, 107A–107D, 109A–109C, 112B–112C & 113A–113D
16. Detention will be provided in Proposed Lake for the 100 year storm for the Belleau Creek Watershed and will be provided with the initial phase of development. Water shall not be held in Lake until 75% of the units are constructed.
17. A detailed Landscape Plan will be provided as required by Article X of the Zoning Code.
18. Parking Required:
Senior Community Units : 1 space per Unit
60 Units X 1 per Unit = 60 spaces Required
60 Carports (Including 4 Handicap Spaces)
Visitor Spaces = 64 (Including 2 Handicap Spaces)
Single Family Units: 1.5 spaces per Unit + 1 per additional bedroom
32 Units (2 Bedroom) X 2.5 per Unit = 80 spaces Required
16 Units (3 Bedroom) X 3.5 per Unit = 56 spaces Required
Total Spaces Required = 136
Spaces Provided = 136
Community Center: 1 space per 10 Dwelling Units
108 Units/10 = 11 spaces Required
Spaces Provided = 13 (w/2 Handicap Spaces)
19. All paving to be in accordance with St. Charles County Standards and Specifications except as modified by by the City of O'Fallon Ordinances.
20. Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, and specifications and signage.
21. All City water meters shall be placed in a dedicated easement or have the location approved by the City of O'Fallon Water and Sewer Division.
22. The location of all siltation control devices (silt fences and sedimentation basins) shall follow St. Charles County Soil and Water Conservation District Erosion and Sediment Control Guidelines.
23. Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
24. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning & Development Division. All signs shall be in accordance with City of O'Fallon standards.
25. All proposed utilities and/or relocations shall be located underground.
26. Traffic calming concepts have been evaluated & incorporated into the plans.
27. Street Tree Calculations:
1 tree per 50 feet of ROW
4,858.09 feet / 50 feet = 98 trees required
98 trees provided
(SEE TREE PRESERVATION PLAN FOR LOCATIONS)
28. All public utilities will be covered by an easement as required by local agencies. A 10' wide easement will be granted adjacent to public Right-of-Way.
29. All required drainage easements and utility easements will be dedicated on the Right of Way Dedication and Easement Plat.
30. Roof Drains will not be connected to the proposed storm drainage system.
31. All water service lines to be a minimum of 1½", with one service line per building.
32. Additional silt control measures shall be installed as required to protect downstream wetland areas from silt and mud.
33. In accordance with Final Plan Approval the Planning and Zoning Commission approved this plan with no curbing on the off street parking areas except as noted. All driveway entrances will be curbed inside the R/W and all parking areas with sidewalks along the front of the villa units will be curbed.
34. Individual trash service cans shall be used for townhomes. Garages shall be sized to accommodate the storage of a trash can and recycle can.
35. This development has been approved for one lateral per building by the sewer department. Clean outs will be provided for all laterals that are more than 100' in length. Laterals will be a minimum of 6" for Villa units and the Community Center. Laterals will be a minimum of 4" for Townhome units.
36. Per City Ordinance 5082, long term post construction BMP's shall be utilized to control storm water runoff. These shall include having swales sodded, keeping gutter buddy's in place until vegetation is established, installing Rain Gardens, Bio-Swales or inlet filters, and having seeding and mulch installed as soon as possible to promote rapid vegetative growth. Any bare spots found will be reseeded as needed.
37. City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by Zoning Code.
38. The estimated sanitary flow for this development is 23,200 gallons per day.
39. Parking area entrances shall be 6" P.C. concrete within City right-of-way.
40. No wells, cisterns and/or springs exist on the property.
41. Emergency 24/7 contact information: Steve Goldenberg 314-397-3088.
42. Any new perimeter lighting will require a photometric plan to be submitted to the Planning Division for review and approval prior to installation.
43. As-builts showing street lights, conduit, pedestals, transformer and/or junction boxes associated with street lights shall be required.

P&Z NO. 99-44.11.01
APPROVED 10/15/09

AS-BUILTS ADDED DECEMBER, 2010

PREPARED FOR:
HOMEFIELD VILLAS & THE TOWNHOMES OF HOMEFIELD
GOLDEN MANAGEMENT
401 N LINDBERGH BLVD. SUITE 330
ST. LOUIS, MO 63141
314-432-3088

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

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REVISIONS

08/18/11	CITY COMMENTS
10/03/11	CITY COMMENTS
10/14/11	CITY COMMENTS
10/26/11	CITY COMMENTS

BAX ENGINEERING COMPANY
ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

11/05/10 *DATE*
97-9203AB *PROJECT NUMBER*
1 OF 12 *SHEET OF*
9203AB ASB.DWG *FILE NAME*
JLH *DRAWN*
JCM CLH *DESIGNED CHECKED*

Homefield Villas & Townhomes of Homefield As-builts pg.1 of 12

SITE PLAN

HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD

97-9203AB 11/05/10

LOT A
PROPERTY N/F
O'FALLON LEASED HOUSING
ASSOCIATES, L.P.
CITY OF O'FALLON
ZONED: R-2

PROPERTY N/F
COLIN L. &
JANET K. FOSTER
1701/863
CITY OF O'FALLON
ZONED: C-2

PROPERTY N/F
CITY OF O'FALLON
4442/1207
CITY OF O'FALLON
ZONED: P-R

PROPERTY N/F
BANK OF OLD MONROE
CITY OF O'FALLON
ZONED: C-2 P.U.D.

PROPERTY N/F TERRY OHLMS
REVOCABLE TRUST 4971/1413
CITY OF O'FALLON ZONED: C-2 P.U.D.

MAX AVENUE (PRIVATE)

GOLDEN VILLA AVENUE (PRIVATE)

HOME VILLA LOOP (50' W. PUBLIC)

COMMUNITY CENTER

LAKE/RETENTION AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

AS-BUILTS ADDED DECEMBER, 2010

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

Homefield Villas & Townhomes at Homefield As-builts pg 2 of 12

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

AS-BUILTS ADDED DECEMBER, 2010

SITE PLAN
HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD
97-9203AB 11/05/10

PROPERTY N/F
BRIGHT STAR, L.P.
CITY OF O'FALLON
ZONED: R-1 P.U.D.

PROPERTY N/F
BRIGHT STAR ACADEMY, INC.
CITY OF O'FALLON
ZONED: C-2 P.U.D.

PROPERTY N/F
SUMMIT POINTE L.C.
CITY OF O'FALLON
ZONED: C-2 P.U.D.

LAKESIDE MANOR
PB33/PG217

LOT A
COMMON GROUND
PROPERTY N/F
LAKESIDE MANOR
HOMEOWNERS ASSOCIATION
CITY OF O'FALLON
ZONED: R-1

LOT A
PROPERTY N/F
O'FALLON LEASED HOUSING
ASSOCIATES, L.P.
CITY OF O'FALLON
ZONED: R-2

HOME TOWN LOOP (60'W PUBLIC)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

STATE OF MISSOURI
DARREL R. DAILEY
PROFESSIONAL LAND SURVEYOR
LS-2001
PROFESSIONAL LAND SURVEYOR

3/12

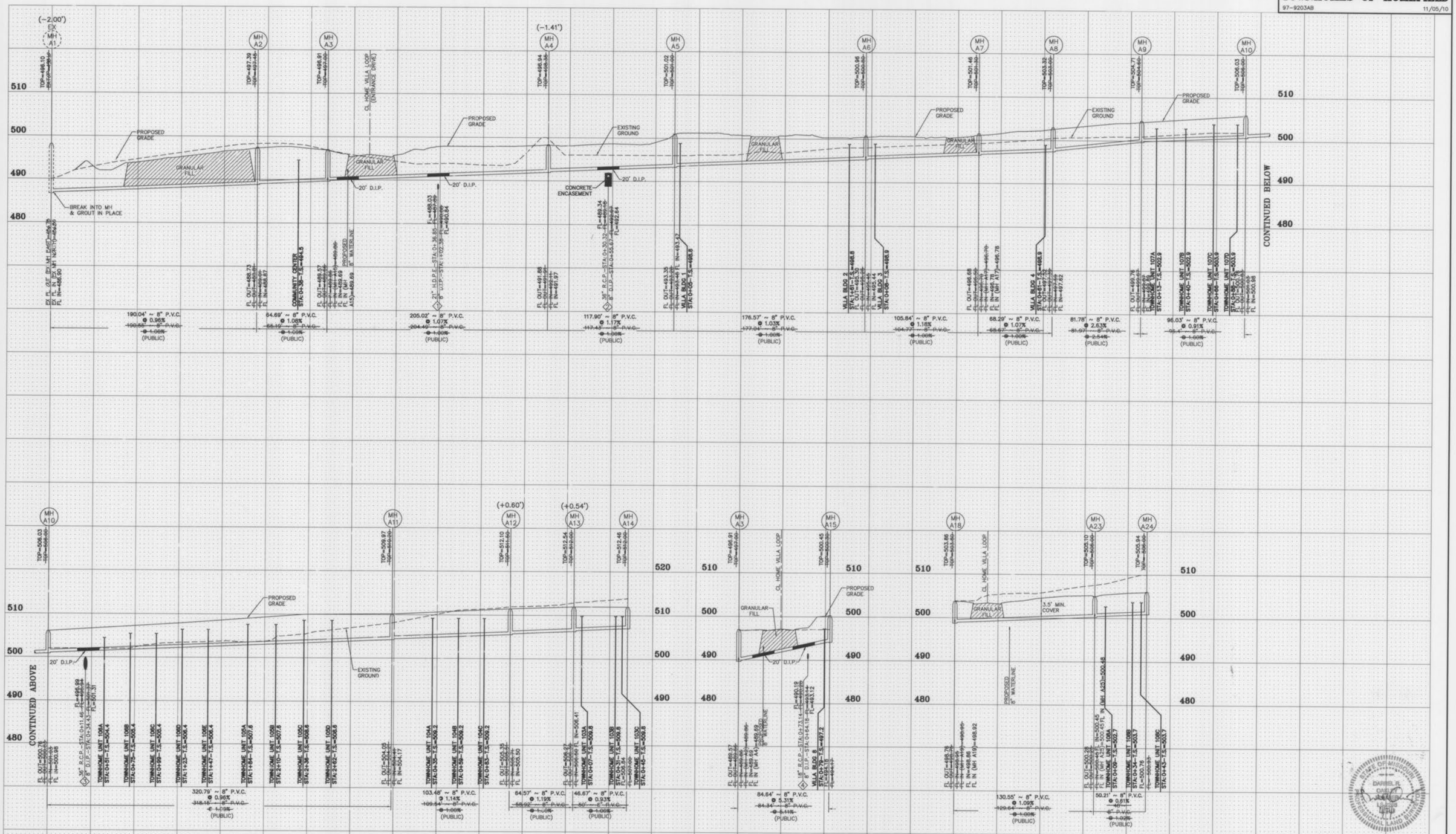
Homefield Villas & Townhomes of Homefield As-builts pg 3 of 12

AS-BUILTS ADDED DECEMBER, 2010

SANITARY SEWER PROFILES

HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD

97-9203AB 11/05/10



SCALES:
HORIZ. 1"=40'
VERT. 1"=10'

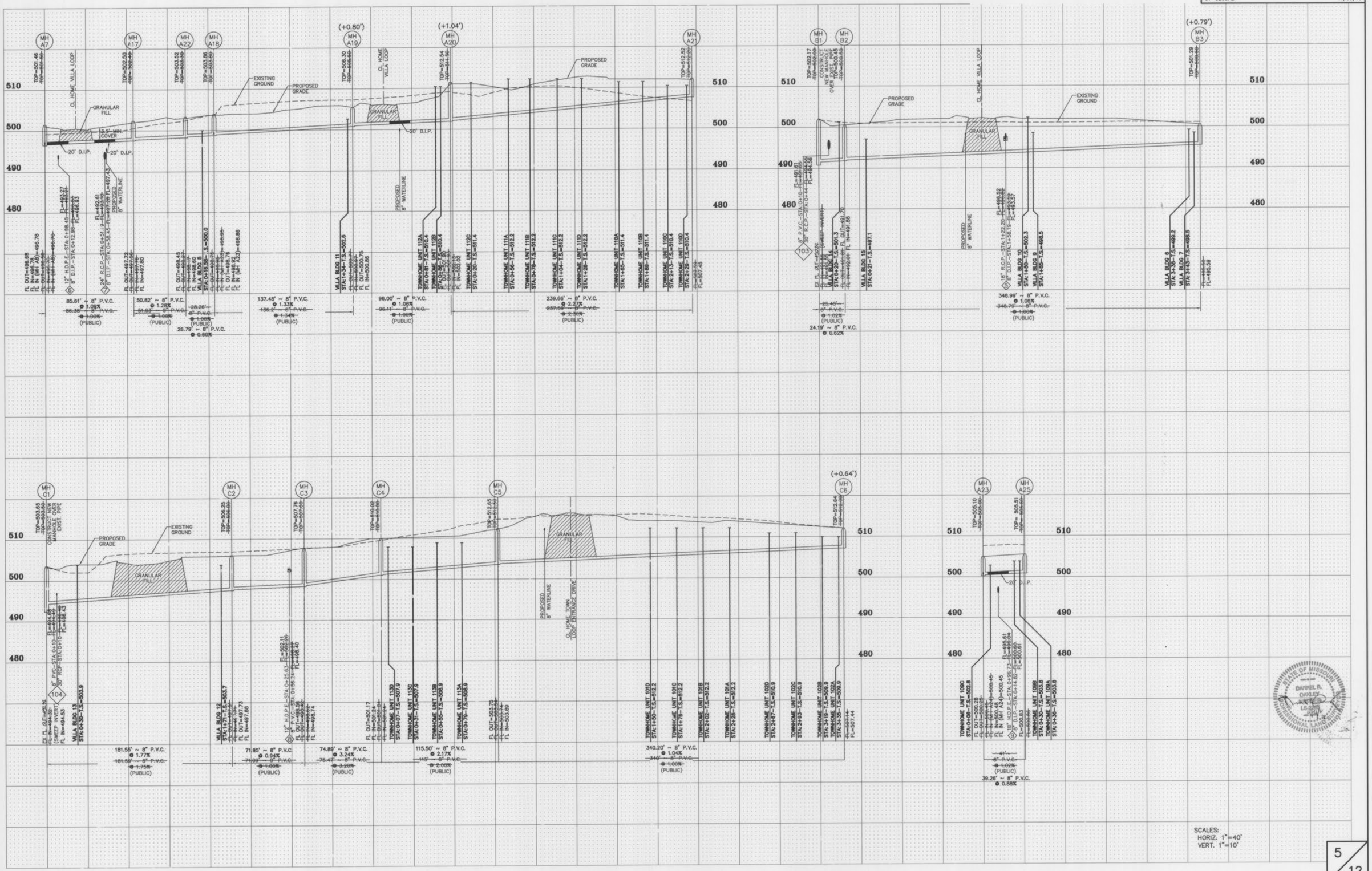
Homefield Villas & Townhomes of Homefield As-builts pg 4 of 12

AS-BUILTS ADDED DECEMBER, 2010

SANITARY SEWER PROFILES

HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD

97-9203AB 11/05/10



SCALES:
HORIZ. 1"=40'
VERT. 1"=10'

STATE OF MISSOURI
DARREL R. DANLEY
LS-2003
PROFESSIONAL LAND SURVEYOR

5/12

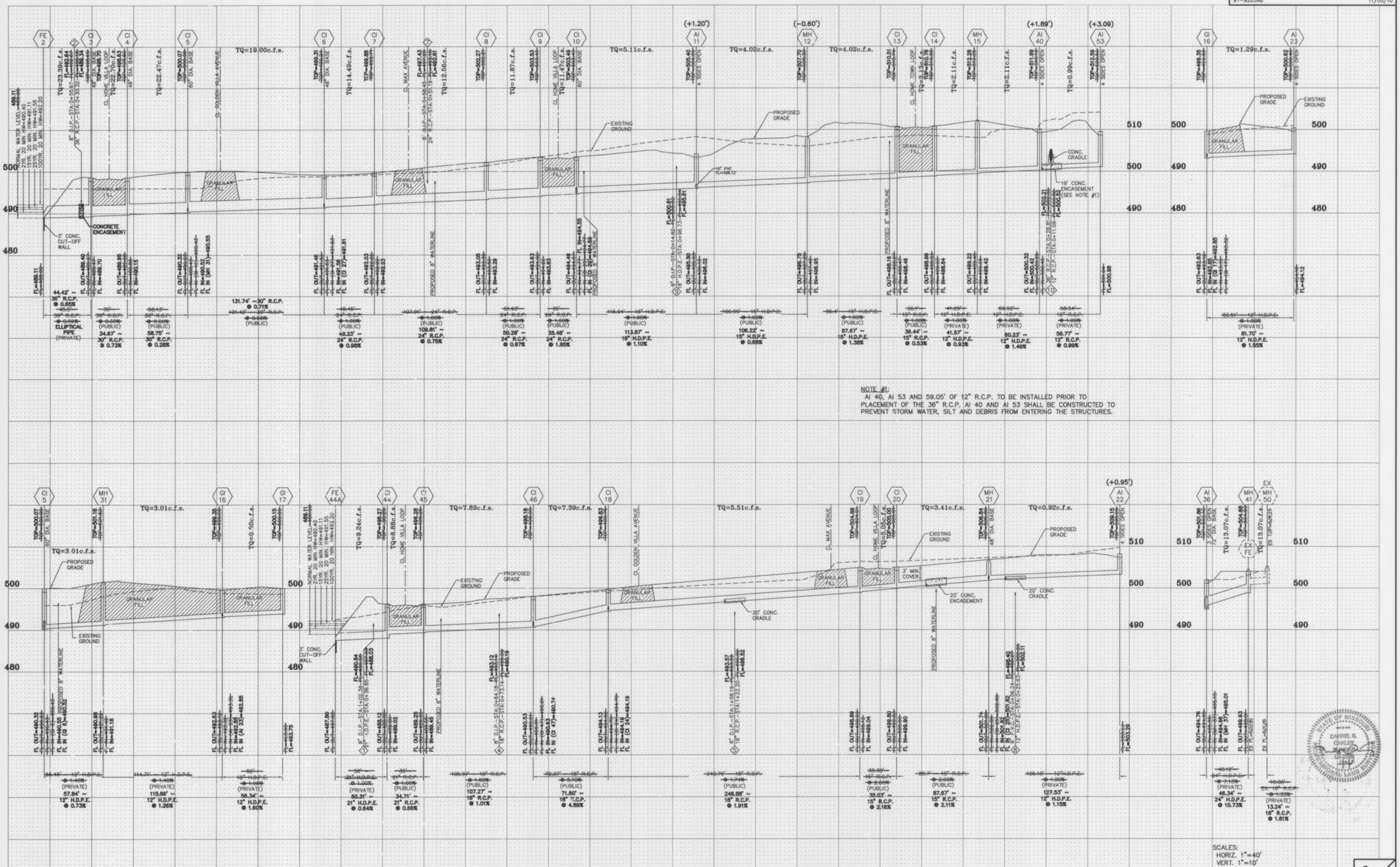
Homefield Villas & Townhomes at Homefield As-builts pg 5 of 12

AS–BUILTS ADDED DECEMBER, 2010

STORM SEWER PROFILES

HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD

97-9203AB 11/05/10



NOTE #1:
AI 40, AI 53 AND 59.05' OF 12" R.C.P. TO BE INSTALLED PRIOR TO PLACEMENT OF THE 36" R.C.P. AI 40 AND AI 53 SHALL BE CONSTRUCTED TO PREVENT STORM WATER, SILT AND DEBRIS FROM ENTERING THE STRUCTURES.

SCALES:
HORIZ. 1"=40'
VERT. 1"=10'

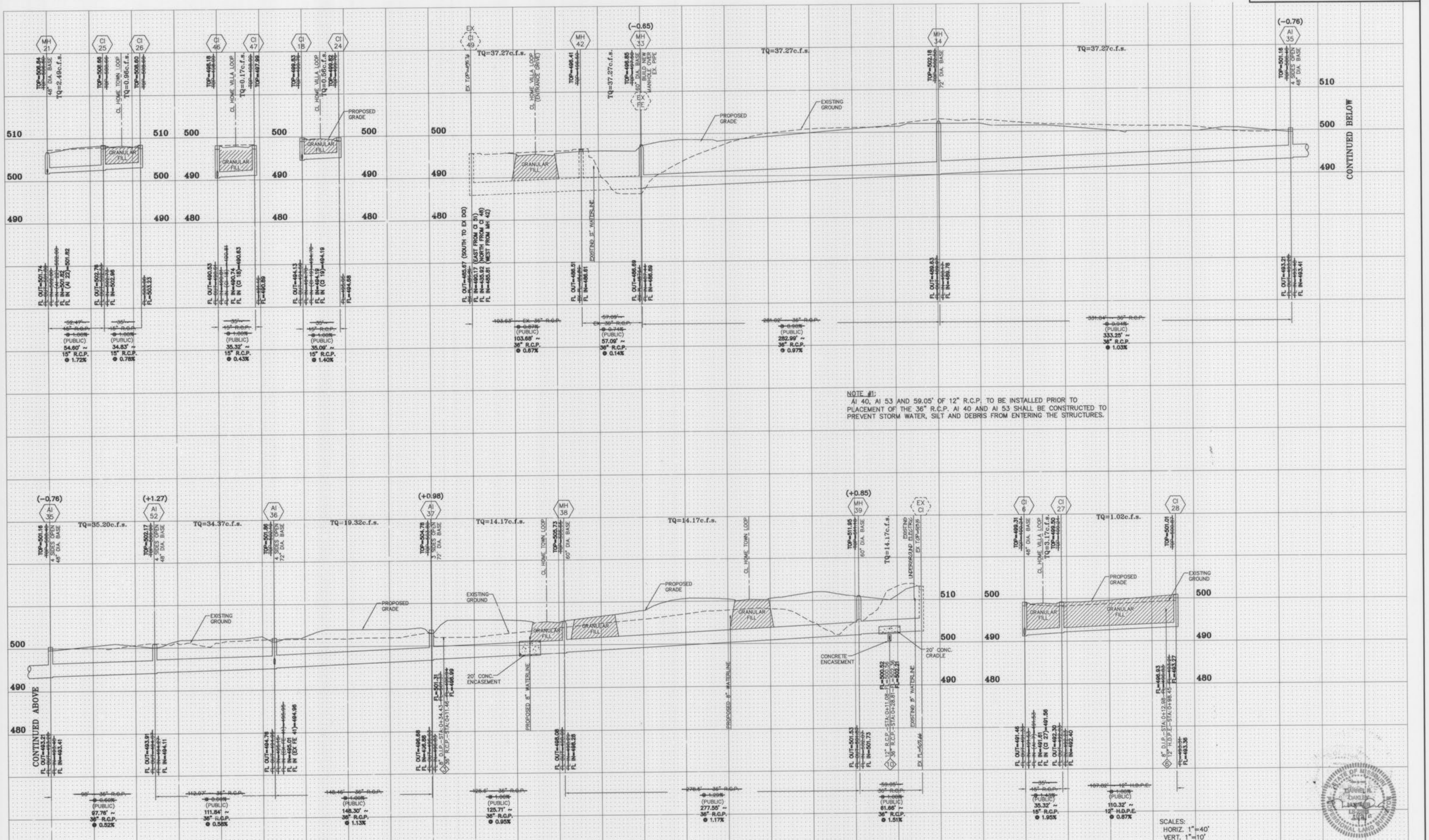
DANIEL R. CANDY — STATE OF MINNESOTA — REGISTERED LAND SURVEYOR — 14147

AS-BUILTS ADDED DECEMBER, 2010

STORM SEWER PROFILES

HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD

97-9203AB 11/05/10



NOTE #1:
AI 40, AI 53 AND 59.05' OF 12" R.C.P. TO BE INSTALLED PRIOR TO PLACEMENT OF THE 36" R.C.P. AI 40 AND AI 53 SHALL BE CONSTRUCTED TO PREVENT STORM WATER, SILT AND DEBRIS FROM ENTERING THE STRUCTURES.

SCALES:
HORIZ. 1"=40'
VERT. 1"=10'

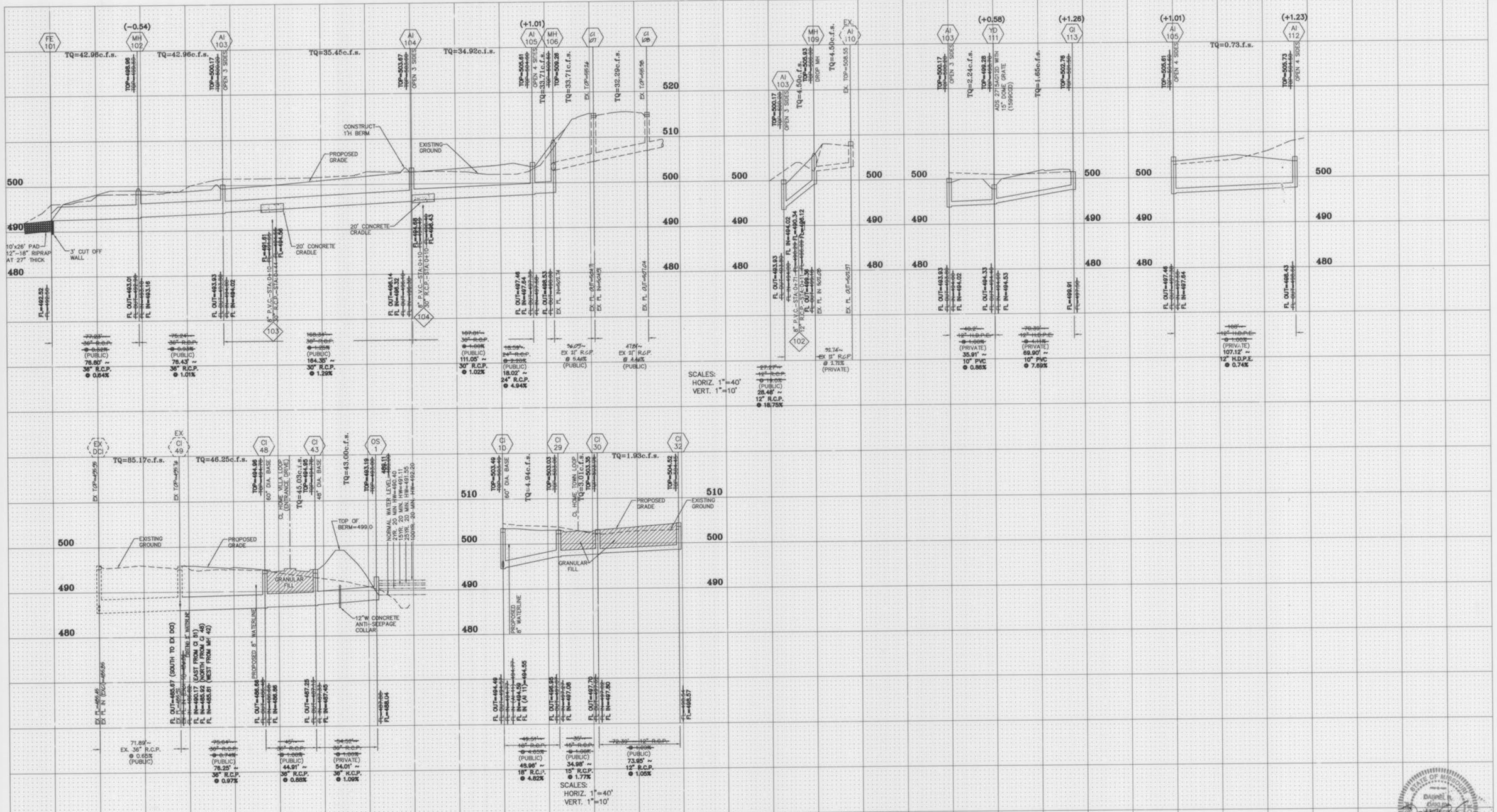
Homefield Villas & Townhomes of Homefield As-builts pg 7 of 12

AS-BUILTS ADDED DECEMBER, 2010

STORM SEWER PROFILES

HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD

97-9203AB 11/05/10



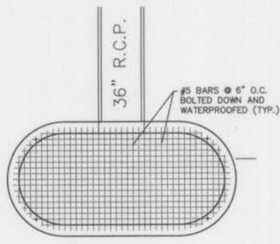
Homefield Villas & Townhomes of Homefield As-builts pg 8 of 12

AS-BUILTS ADDED DECEMBER, 2010

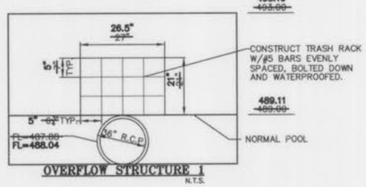
BAX PROJECT NAME : HOMEFIELD
BAX PROJECT NO. : 97-9203AB
DESIGN DATE : 10/14/11 FILENAME: 9203ASB

UPP STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	FS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TUPN LOSS	CURVE LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP		REMARKS
EXMH50	MH41	13	18	501.05	500.81	1.81	505.23	1.87	503.36	502.31	.01550	0.20	7.40	0.85	0.85	0.00	0.00	MH	0.00	0.00	0.00	0.00	13.07	14.14	1	
MH41	AI36	46	24	499.93	494.96	10.73	504.88	4.39	500.49*	497.65	.00330	0.15	4.16	0.27	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	13.07	74.09	2	
EXCI	MH39	62	36	502.66	501.73	1.51	513.15	8.33	504.82	504.73	.00050	0.03	2.00	0.06	0.06	0.00	0.00	LOW	3.40	0.00	0.00	0.00	14.17	81.91	3	
MH39	MH38	278	36	501.53	498.28	1.17	511.95	9.52	502.43*	501.28	.00050	0.13	2.00	0.06	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	14.17	72.18	4	
MH38	AI37	126	36	498.08	496.88	0.95	505.73	5.79	499.94	499.88	.00050	0.06	2.00	0.06	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	14.17	65.17	5	
AI37	AI36	148	36	496.68	495.01	1.13	504.78	6.56	498.22	498.01	.00090	0.13	2.83	0.12	0.08	0.00	0.00	3S	8.25	2.00	2.97	5.84	20.01	70.78	6	
AI36	AI52	112	36	494.76	494.11	0.58	501.86	4.21	497.65	497.11	.00280	0.32	5.03	0.39	0.22	0.00	0.00	4S	8.25	0.81	2.97	2.44	35.52	50.85	7	
AI52	AI35	98	36	493.91	493.41	0.51	502.17	5.44	496.73	496.41	.00300	0.29	5.14	0.41	0.03	0.00	0.00	4S	8.25	0.39	2.97	0.83	36.35	47.70	8	
AI35	MH34	333	36	493.21	489.78	1.03	501.16	6.33	494.83*	493.20	.00340	0.14	5.51	0.47	0.00	0.00	0.00	4S	11.00	0.92	2.97	2.63	38.98	67.67	9	
MH34	MH33	283	36	489.63	486.89	0.97	502.18	8.98	493.20	492.23	.00340	0.97	5.51	0.47	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	38.98	65.63	10	
MH33	MH42	57	36	486.69	486.61	0.14	496.85	4.62	492.23	492.04	.00340	0.19	5.51	0.47	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	38.98	24.97	11	
MH42	EXCI49	104	36	486.51	485.67	0.81	496.41	4.37	492.04	491.69	.00340	0.35	5.51	0.47	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	38.98	60.04	12	
EXCI51	EXCI49	93	15	491.06	486.82	4.56	496.26	4.56	491.70	491.69	.00010	0.01	0.53	0.00	0.00	0.00	0.00	LOW	3.40	0.17	3.85	0.65	0.65	13.79	13	
EXCI	EXDCI	93	18	486.82	485.85	1.04	496.32	7.51	488.81	488.80	.00010	0.01	0.48	0.00	0.00	0.00	0.00	LOW	3.40	0.22	3.85	0.85	0.85	10.73	14	
OS1	CI43	54	36	488.04	487.45	1.09	493.19	0.12	493.07	492.33	.00380	0.21	5.84	0.53	0.53	0.00	0.00	OS	0.00	3.46	3.26	10.21	41.27	69.71	15	
CI43	CI48	45	36	487.25	486.86	0.87	494.95	2.62	492.33	492.07	.00420	0.19	6.13	0.58	0.07	0.00	0.00	LOW	3.40	0.56	3.57	2.03	43.30	62.16	16	
CI48	EXCI49	76	36	486.66	485.81	1.11	494.96	2.89	492.07	491.69	.00440	0.34	6.28	0.61	0.04	0.00	0.00	LOW	3.40	0.34	3.30	1.12	44.42	70.42	17	
EXCI49	EXDCI	72	36	485.67	485.45	0.31	495.76	4.07	491.69	488.80	.01620	1.17	12.03	2.25	1.72	0.00	0.00	LOW	6.80	0.25	3.85	0.96	85.01	36.90	18	
EXDCI	EXJB	44	36	485.45	484.91	1.23	495.95	7.15	488.80	487.91	.01700	0.75	12.29	2.34	0.14	0.00	0.00	LOW	11.00	0.26	3.85	1.00	86.86	73.89	19	
EXJB	EXFB	53	60	482.27	479.85	4.57	495.49	10.58	484.91	484.85	.00110	0.06	4.42	0.30	0.00	0.00	0.00	JB	0.00	0.00	0.00	0.00	86.86	556.52	20	I.T.P.=484.85
CI32	CI30	74	12	498.57	497.80	1.04	504.52	5.48	499.04*	498.80	.00220	0.16	2.14	0.07	0.07	0.00	0.00	2%	1.93	0.51	3.30	1.68	1.68	3.64	21	
CI30	CI29	35	15	497.70	497.08	1.77	503.35	4.99	498.36	498.33	.00090	0.03	1.56	0.04	0.00	0.00	0.00	2%	1.93	0.07	3.30	0.23	1.91	8.60	22	
CI29	CI10	49	18	496.95	494.59	4.82	503.03	5.66	497.37*	496.09	.00130	0.07	2.17	0.07	0.05	0.00	0.00	2%	1.93	0.59	3.30	1.93	3.84	23.06	23	Bypass=0.02cfs
CI28	CI27	110	12	493.36	492.40	0.87	501.01	7.31	493.70*	493.40	.00060	0.06	1.08	0.02	0.02	0.00	0.00	2%	1.93	0.25	3.30	0.85	0.85	3.32	24	
CI27	CI6	35	15	492.30	491.61	1.95	499.50	6.15	493.35	493.25	.00130	0.05	1.93	0.06	0.05	0.00	0.00	LOW	3.40	0.46	3.30	1.52	2.37	9.03	25	
AI23	GI16	82	12	494.12	493.19	1.14	500.62	5.44	495.18	494.84	.00300	0.24	2.48	0.10	0.10	0.00	0.00	LOW	11.00	0.59	3.30	1.95	1.95	3.80	26	
GI17	GI16	56	12	493.75	492.85	1.60	500.15	5.26	494.89	494.84	.00050	0.03	1.06	0.02	0.02	0.00	0.00	LOW	3.40	0.25	3.30	0.83	0.83	4.50	27	
GI16	MH31	116	12	492.63	491.18	1.25	499.35	4.51	494.84	493.44	.00990	1.14	4.51	0.32	0.26	0.00	0.00	LOW	3.40	0.23	3.30	0.76	3.54	3.99	28	
MH31	CI5	58	12	490.98	490.55	0.74	501.18	7.74	493.44	492.87	.00990	0.57	4.51	0.32	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	3.54	3.07	29	
AI53	AI40	57	12	500.98	500.42	0.99	512.59	11.07	501.52	501.42	.00110	0.06	1.52	0.04	0.04	0.00	0.00	3S	8.25	0.39	2.97	1.19	1.19	3.54	30	
AI40	MH15	60	12	500.32	499.42	1.49	511.99	11.06	500.93	500.42	.00580	0.35	3.45	0.18	0.16	0.00	0.00	4S	11.00	0.46	3.30	1.52	2.71	4.36	31	
MH15	CI14	42	12	499.22	498.84	0.91	512.28	12.20	500.08	499.84	.00580	0.24	3.45	0.18	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	2.71	3.41	32	
CI14	CI13	36	15	498.66	498.46	0.55	510.76	10.95	499.81	499.71	.00270	0.10	2.75	0.12	0.00	0.00	0.00	2%	1.93	0.20	3.30	0.66	3.37	4.79	33	
CI13	MH12	88	15	498.16	496.95	1.38	510.51	11.68	499.84*	499.20	.00460	0.40	3.58	0.20	0.11	0.00	0.00	2%	1.93	0.31	3.30	1.02	4.39	7.59	34	
MH12	AI11	106	15	496.75	496.02	0.69	507.70	9.94	497.76	497.27	.00460	0.49	3.58	0.20	0.00	0.00	0.00	MH	0.00	0.00	0.00	0.00	4.39	5.36	35	
AI11	CI10	114	18	495.80	494.55	1.10	505.40	8.87	496.53*	496.05	.00260	0.29	3.00	0.14	0.00	0.00	0.00	4S	11.00	0.28	3.30	0.92	5.31	11.01	36	
CI10	CI9	35	24	494.49	493.83	1.86	503.49	7.52	495.97	495.83	.00210	0.07	3.30	0.17	0.07	0.00	0.00	2%	1.93	0.37	3.30	1.22	10.37	30.85	37	
CI9	CI8	50	24	493.63	493.29	0.68	503.53	8.06	495.47	495.29	.00250	0.13	3.63	0.20	0.05	0.00	0.00	2%	1.93	0.31	3.30	1.03	11.40	18.60	38	
CI8	CI7	110	24	493.05	492.23	0.75	502.27	7.71	494.56	494.23	.00270	0.30	3.77	0.22	0.03	0.00	0.00	2%	1.93	0.13	3.30	0.43	11.83	19.55	39	
CI7	CI6	68	24	492.03	491.56	0.97	499.88	6.03	493.85	493.56	.00370	0.18	4.38	0.30	0.11	0.00	0.00	2%	1.93	0.70	3.30	1.93	13.76	22.33	40	Bypass=0.38cfs
CI6	CI5	132	30	491.46	490.52	0.71	499.31	6.06	493.25	493.02	.00170	0.23	3.47	0.19	0.00	0.00	0.00	LOW	3.40	0.15	3.30	0.88	17.01	34.65	41	
CI5	CI4	59	30	490.32	490.15	0.29	500.07	7.20	492.87	492.65	.00260	0.15	5.26	0.28	0.07	0.00	0.00	1.41%	2.14	0.11	3.30	0.36	20.91	22.07	42	
CI4	CI3	35	30	489.95	489.70	0.72	498.63	6.33	492.30	492.20	.00270	0.09	4.31	0.29	0.01	0.00	0.00	2%	1.93	0.07	3.30	0.23	21.14	34.83	43	
CI3	FE2	44	36	489.40	489.11	0.65	498.70	7.35	491.35	491.30	.00110	0.05	3.10	0.15	0.00	0.00	0.00	2%	1.93	0.24	3.30	0.79	21.93	53.89	44	15YR HW=491.30
CI26	CI25	35	15	503.23	502.96	0.78	508.60	4.36	504.24	504.21	.00040	0.01	0.99	0.02	0.02	0.00	0.00	3.15%	1.53	0.37	3.30	1.22	1.22	5.69	45	
CI25	MH21	55	15	502.76	501.82	1.72	508.66	5.41	503.25*	503.07	.00180	0.10	2.24	0.08	0.07	0.00	0.00	3.15%	1.53	0.52	3.30	1.13	2.75	8.48	46	Bypass=0.19cfs
CI24	CI18	35	15	494.68	494.19	1.40	499.82	4.38	495.44	495.44	.00010	0.00	0.46	0.00	0.00	0.00	0.00	2%	1.93	0.17	3.30	0.56	0.56	7.63	47	
CI47	CI46	35	15	490.89	490.74	0.42	497.99	5.73	492.26	492.26	.00000	0.00	0.14	0.00	0.00	0.00	0.00	2%	1.93	0.05	3.30	0.17	0.17	4.21	48	
AI22	MH21	128	12	503.29	501.82	1.15	509.15	5.50	503.65*	502.82	.00090	0.11	1.35	0.03	0.03	0.00	0.00	4S	11.00	0.32	3.30	1.06	1.06	3.83	49	
MH21	CI70	88	15	501.74	499.90	2.10	506.84	4.55	502.29*	501.15	.00350	0.30	3.10	0.15	0.08	0.00	0.00	MH	0.00	0.00	0.00	0.00	3.81	9.36	50	
CI20	CI19	35	15	499.80	499.04	2.17	505.00	4.33	500.67	500.29	.00640	0.22	4.20	0.27	0.16	0.00	0.00	2%	1.93	0.35	3.30	1.35	5.16	9.51	51	
CI19	CI18	247	18	498.89	494.19	1.90	504.89	5.34	499.55*	495.69	.00290	0.71	3.18	0.16	0.00	0.00	0.00	2%	1.93	0.14	3.30	0.46	5.62	14.49	52	
CI18	CI46	72	18	494.13	490.63	4.89	499.83	5.11	494.72*	492.26	.00490	0.35	4.17	0.27	0.15	0.00	0.00	2%	1.93	0.36	3.30	1.19	7.37	23.22	53	
CI46	CI45	107	18	490.53	489.45	1.01	498.18	5.92	492.26	491.60	.00560	0.60	4.45	0.31	0.06	0.00	0.00	2%	1.93	0.10	3.30	0.33	7.87	10.54	54	
CI45	CI44	35	21	489.25	489.02	0.66	496.28	4.68	491.60	491.50	.00300	0.10	3.59	0.20	0.00	0.00	0.00	LOW	3.40	0.23	3.30	0.76	8.63	12.90	55	
CI44	FE44A	50	21	488.12	487.80	0.64	496.27	4.77	491.50	491.30	.00330	0.17	3.80	0.22	0.03	0.00	0.00	LOW	3.40	0.15	3.30	0.50	9.13	12.64	56	15YR HW=491.30

* INDICATES CRITICAL DEPTH



TOP VIEW
N.T.S.



493.19
~~493.00~~

489.11
~~489.00~~

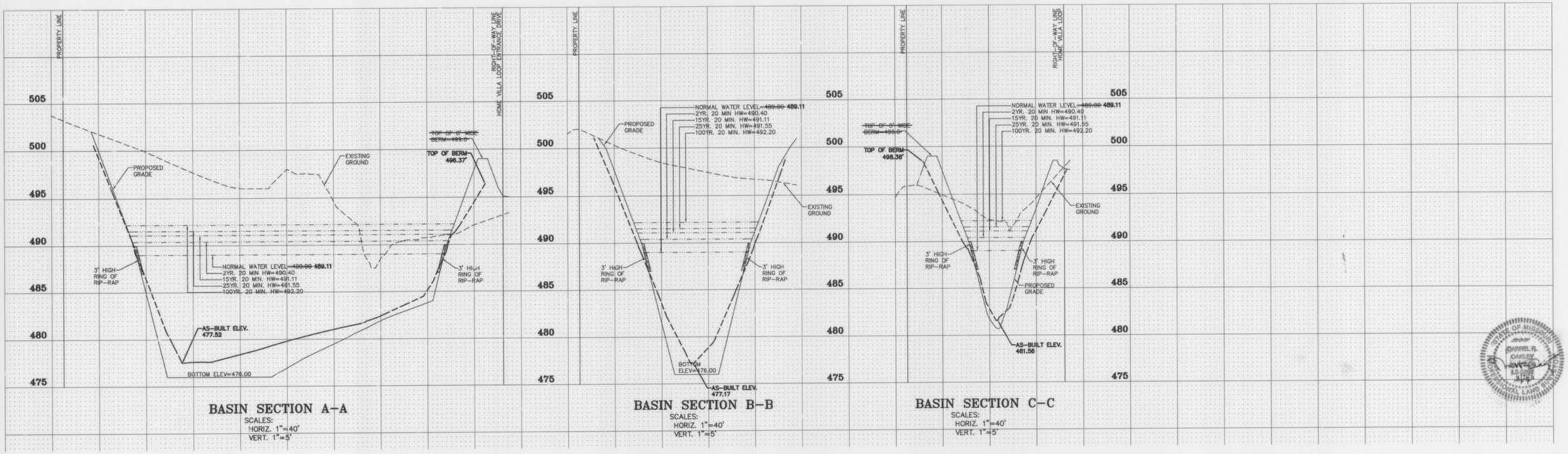
FL=487.80
FL=488.04

OVERFLOW STRUCTURE 1
N.T.S.

2 YR, 20 MIN HW = 490.40
15 YR, 20 MIN HW = 491.11
25 YR, 20 MIN HW = 491.55
100 YR, 20 MIN HW = 492.20

The Overflow Structure is to be a Standard Double Untrapped Street Inlet Precast Concrete (without top). See M.S.D. Detail 38. The bottom must be constructed to the correct height so that no brick will be used. A rectangular orifice 27"w. x 21" h, with a flowline of 489.00 will be used.

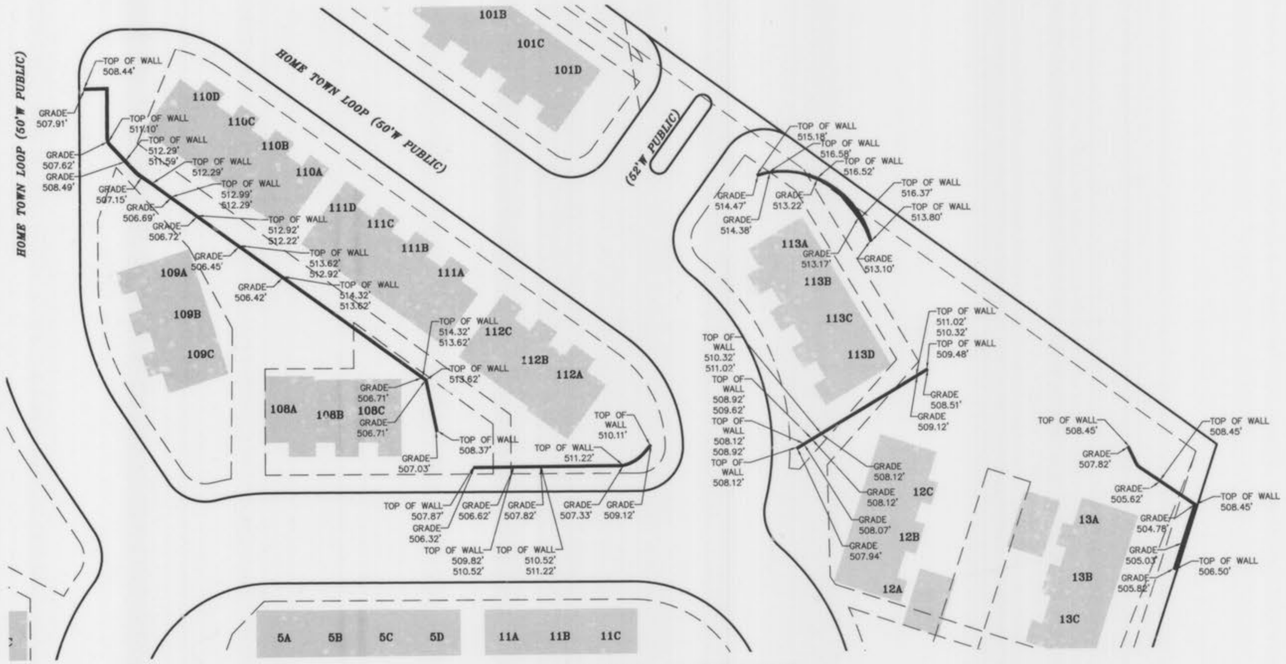
The top of the structure will have a crest=493.00. (See Detention Calculations)



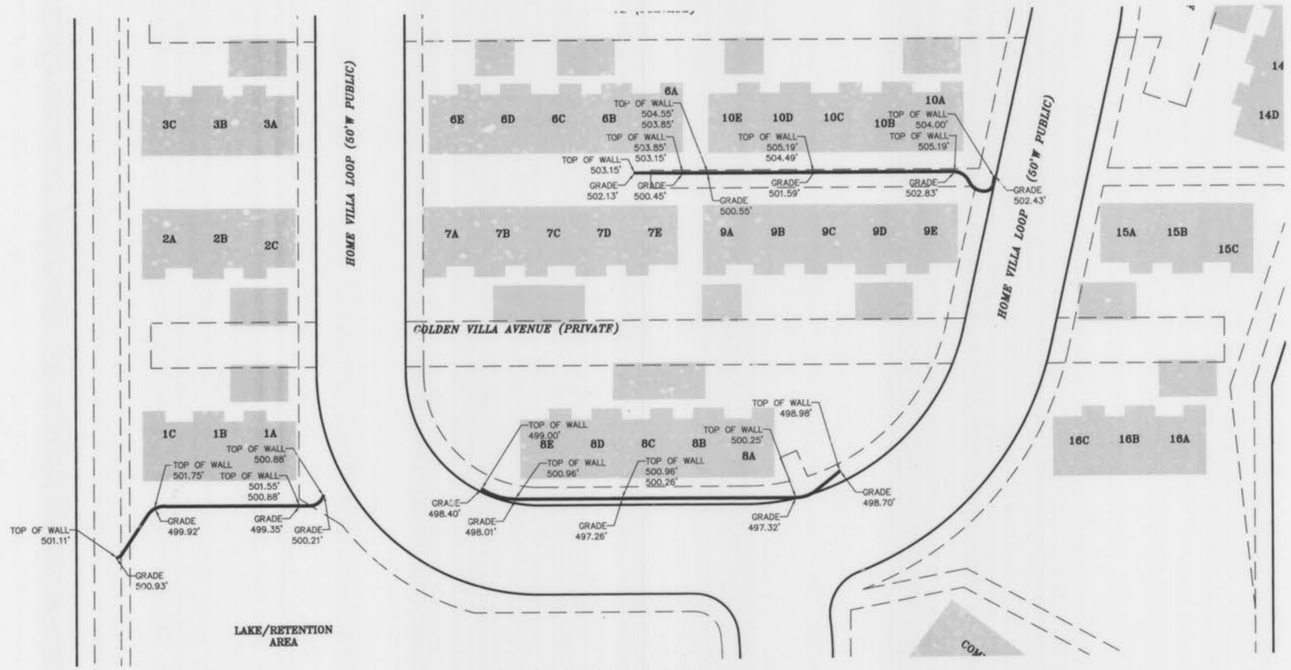
Homefield Villas & Townhomes at Homefield As-builts Pg 9 of 12

AS-BUILTS ADDED DECEMBER, 2010

WALL DETAILS
HOMEFIELD VILLAS
STORM SEWER EXTENSION
97-9203AB 11/05/10



WALL DETAILS
SCALE 1"=40'



WALL DETAILS
SCALE 1"=40'

Homefield Villas & Townhomes of Homefield As-builts pg. 10 of 12.

DRAINAGE AREA MAP

HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD

97-9203AB 10-21-09

LOT A
PROPERTY N/F
O'FALLON LEASED HOUSING ASSOCIATES, L.P.
CITY OF O'FALLON
ZONED: R-2

PROPERTY N/F
COLIN L. &
JANET K. FOSTER
1701/863
CITY OF O'FALLON
ZONED: C-2

PROPERTY N/F
CITY OF O'FALLON
4442/1207
CITY OF O'FALLON
ZONED: P-R

PROPERTY N/F
BANK OF OLD MONROE
CITY OF O'FALLON
ZONED: C-2 P.U.D.

PROPERTY N/F TERRY OHLMS
REVOCABLE TRUST 4971/1413
CITY OF O'FALLON ZONED: C-2 P.U.D.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

HOME VILLA LOOP (60' W PUBLIC)
MAX AVENUE (PRIVATE)
TOM GINNEVER AVE. (VARIABLE WIDTH)
CLOVER (50' W) LANE
T.R. HUGHES BLVD.

CLIFFORD L. HEITMANN
CIVIL ENGINEER
029817

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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

Homefield Villas & Townhomes of Homefield As-builts pg 11 of 12

DRAINAGE AREA MAP

HOMEFIELD VILLAS & TOWNHOMES OF HOMEFIELD

97-9203AB 10-21-09

15 16 18 17

LAKESIDE MANOR DR.

TREE LINE

ELECTRIC PEDESTAL

PROPERTY N/F
BRIGHT STAR, L.L.
CITY OF O'FALLON
ZONED: R-1 P.U.D.

ELECTRIC TRANSFORMER

SANITARY STUB APPROXIMATE LOCATION

S 88°51'16" E 233.27'

25' BUILDING SETBACK

L=230.8'
R=530.00

PROPERTY N/F
BRIGHT STAR ACADEMY, INC.
CITY OF O'FALLON
ZONED: C-2 P.U.D.

EXISTING DAY CARE CENTER

KESIDE MANOR
PB33/PG217

LOT A
MON GROUND
PERTY N/F
CSIDE MANOR
ERS ASSOCIATION
OF O'FALLON
ONED: R-1

LOT A
PERTY N/F
LEASED HOUSING
CIATES, L.P.
OF O'FALLON
NED: R-2

N 00°19'55" E 1087.32

HOMEFIELD BOULEVARD

S 53°48'07" E 498.99'

HOME TOWN LOOP (50'W PUBLIC)

MAX AVENUE (PUBLIC)

PROPERTY N/F
SUMMIT POINTE L.C.
CITY OF O'FALLON
ZONED: C-2 P.U.D.

1.47 ac. @3.85
Q = 4.32 c.f.s.

EX TQ= 27.97 cfs

EX TQ= 32.29 cfs

1.12 ac. @3.85
Q = 4.32 c.f.s.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CLIFFORD L. HEITMANN
CIVIL ENGINEER
029817

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