

HAMPTON WOODS

VILLAGE A

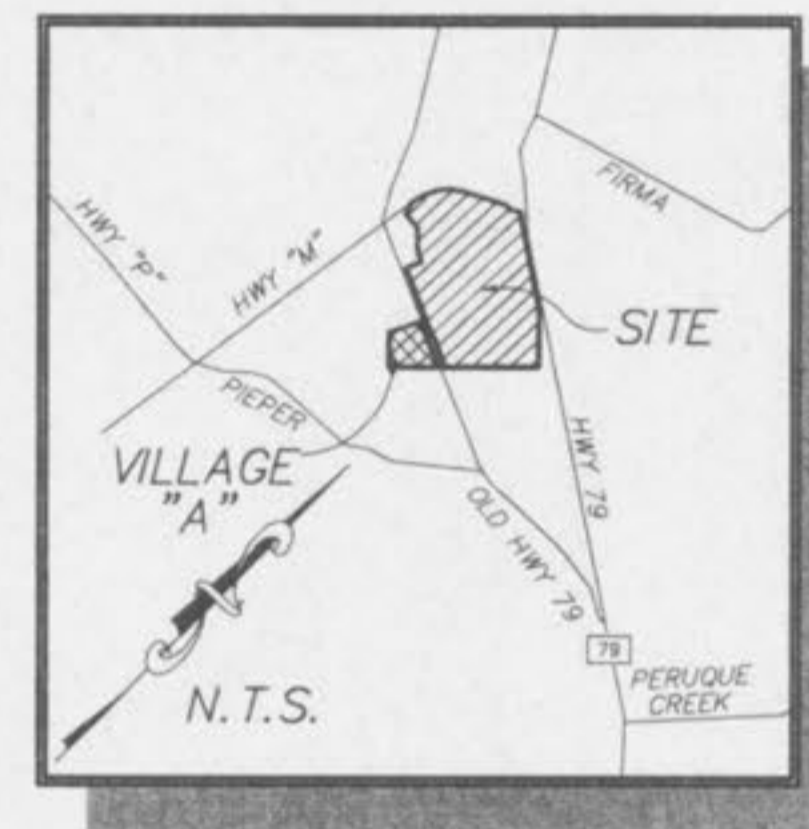
A TRACT OF LAND BEING PART OF
U.S. SURVEY 1790, AND FRAC. SEC. 16,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

SITE DEVELOPMENT NOTES

- Area of Site = 80.55 Acres.
Area of Village A = 6.84 Acres
- Village A Lots: 19
- LOT DATA 19 LOTS/UNITS
VILLAGE A
19 LOTS (SINGLE FAMILY LOTS)
BUILDING LINE SETBACK 25'
SIDE YARD SETBACK 6'
REAR YARD SETBACK 25'
MINIMUM LOT WIDTH - 72'
MINIMUM LOT SIZE - 7920 sq.ft.
AVERAGE LOT SIZE - 12,405 sq.ft. (EXCLUDES R.O.W. & COMMON GROUND)
SMALLEST LOT SIZE SHOWN - 9,375 sq.ft.
THE TEN SMALLEST LOTS: 1, 2, 3, 4, 5, 7, 13, 17, 18 & 19.
- A portion of this site is in the Zone "X", 100 year flood plain as shown on FIRM MAP PANEL 29183C0230E, 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 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 5G and Carboline 13HB paint (or equivalent as approved by the City).
- Developer to provide City construction inspectors with soil reports prior to or during site soil testing.
- Prior to the issuance of building permits for more than 30% of the total units, building permits for all recreational amenities (including footbridge and trail system) shall be pulled and prior to the issuance of building permits for more than 40% of the total units, all recreational amenities shall be open for use.

IMPROVEMENT PLANS (19 LOTS)

LOCATION MAP



DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE NOTES
3	SITE PLAN
4	GRADING PLAN
5	STREET PROFILE
6	SANITARY SEWER PROFILES
7	STORM SEWER PROFILES
8	DRAINAGE AREA MAP
9	WATER LAY-OUT
10	LANDSCAPE PLAN
11-19	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
	Lot or Building Number		Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
	Existing Fence Line		Gate Inlet	T.B.P.	To Be Protected
	Existing Tree Line		Area Inlet	T.B.A.	To Be Abandoned
	Street Sign		Double Area Inlet	B.C.	Base Of Curb
	Existing Contour		Concrete Collar	T.C.	Top Of Curb
	Proposed Contour		Flared End Section	T.W.	Top Of Wall
	Rip-Rap		End Pipe	B.W.	Base Of Wall
	End of Lateral		Energy Dissipater	(TYP)	Typical
	Asphalt Pavement		Manhole	U.N.O.	Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe	U.L.P.	Use in Place
	Proposed Swale				Yield Sign

TREE PRESERVATION (ENTIRE SITE)

Existing trees = 17.50 Acres
Trees Removed = 6.01 Acres = 34% of trees removed
Per Ordinance, no trees need to be replaced.

STREET TREES

1 tree shall be provided for every lot street frontage.
(corner lots shall require 2 trees, etc.)

230 lots	= 230 trees
25 corner lots	= 25 additional trees
46 lots fronting 2 streets	= 46 additional trees
4 lots fronting 3 streets	= 8 additional trees
Total trees required	= 284 trees

9-9-02 JKS
APPROVED

Call BEFORE you DIG
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MISSOURI ONE-CALL SYSTEM, INC.

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SEP 06 2002
CITY OF OFALLON, MO

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

HAMPTON WOODS
VILLAGE A IMPROVEMENT PLANS
COVER SHEET

Prepared For:
SUMMIT POINTE L.C.

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

REVISIONS	NO.	DATE	REVISION
	1	06-28-02	REVISED PER CLIENT
	2	07-30-02	REV. PER CITY OF OFALLON
	3	08-15-02	REV. PER CITY OF OFALLON
	4	08-28-02	REV. PER CITY OF OFALLON
	5	9-2-02	REV. PER CITY OF OFALLON

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.
DATE OF SEAL: 9/9/02
HAROLD J. BARTON
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-17751

DRAWN	ABK	DATE	05-02-02
CHECKED	DWD	DATE	05-02-02
PROJECT #	95067.SUP0.00R	FIELD	X
TASK #	4	BOOK	X

HAMPTON WOODS
VILLAGE A IMPROVEMENT PLANS
COVER SHEET
SHEET 1 OF 19
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