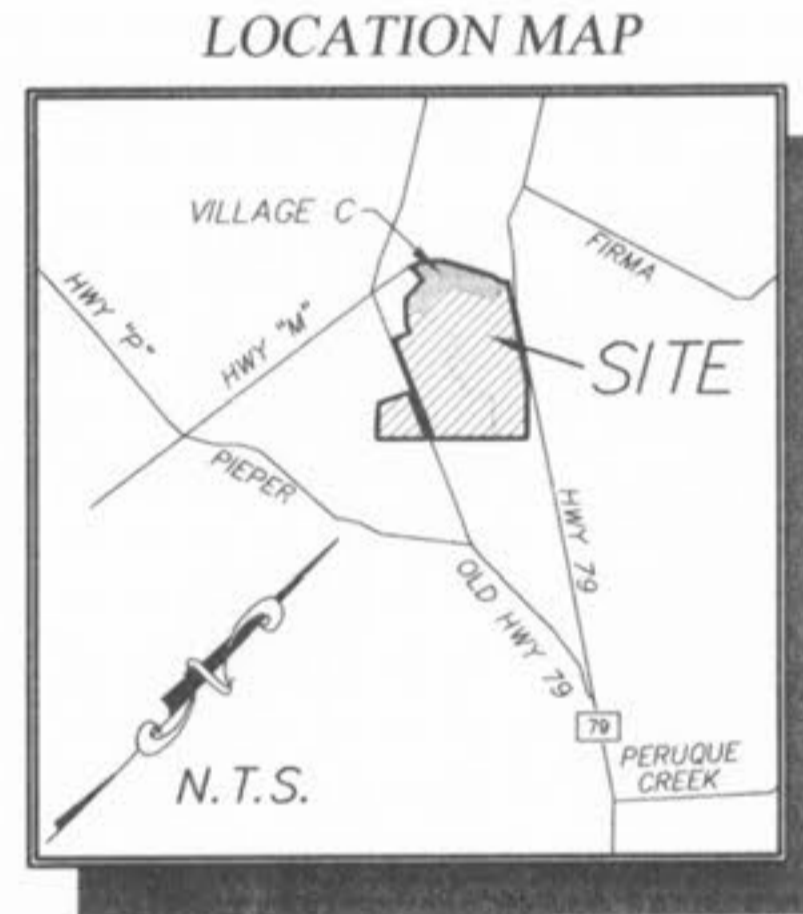


HAMPTON WOODS

VILLAGE C

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 (48 LOTS)



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

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE NOTES
3	SITE PLAN
4	GRADING PLAN
5-6	STREET PROFILES
7	SANITARY SEWER PROFILES
8	STORM SEWER PROFILES
9	DRAINAGE AREA MAPS
10	WATER LAY-OUT
11	LANDSCAPE PLAN
12-19	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
— EX — Existing water line	⊙ Double Water Meter Setting	
⊕ 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
— 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.I.P. Use in Place
Proposed Sewer		

PROJECT BENCH MARK

B.M. #1
I.M. 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



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FILE
As Noted
APPROVED

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 C
COVER SHEET

245 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 946-9300

Prepared For:
SUMMIT POINTE L.C.

NO.	DATE	REV. PER CLIENT	REV. PER CITY OF OTTAWAN
1	09-26-02		
2	11-15-02		
3	12-20-02		
4	02-24-03		

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.



DRAWN	DATE
ABK	06-17-02
CHECKED	DATE
DWD	06-17-02
PROJECT # 95067.SUPD.00R	
TASK # 4	FIELD BOOK X

HAMPTON WOODS
VILLAGE C
COVER SHEET
SHEET 1 OF 19
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