

# VILLAS at CRYSTAL RIDGE

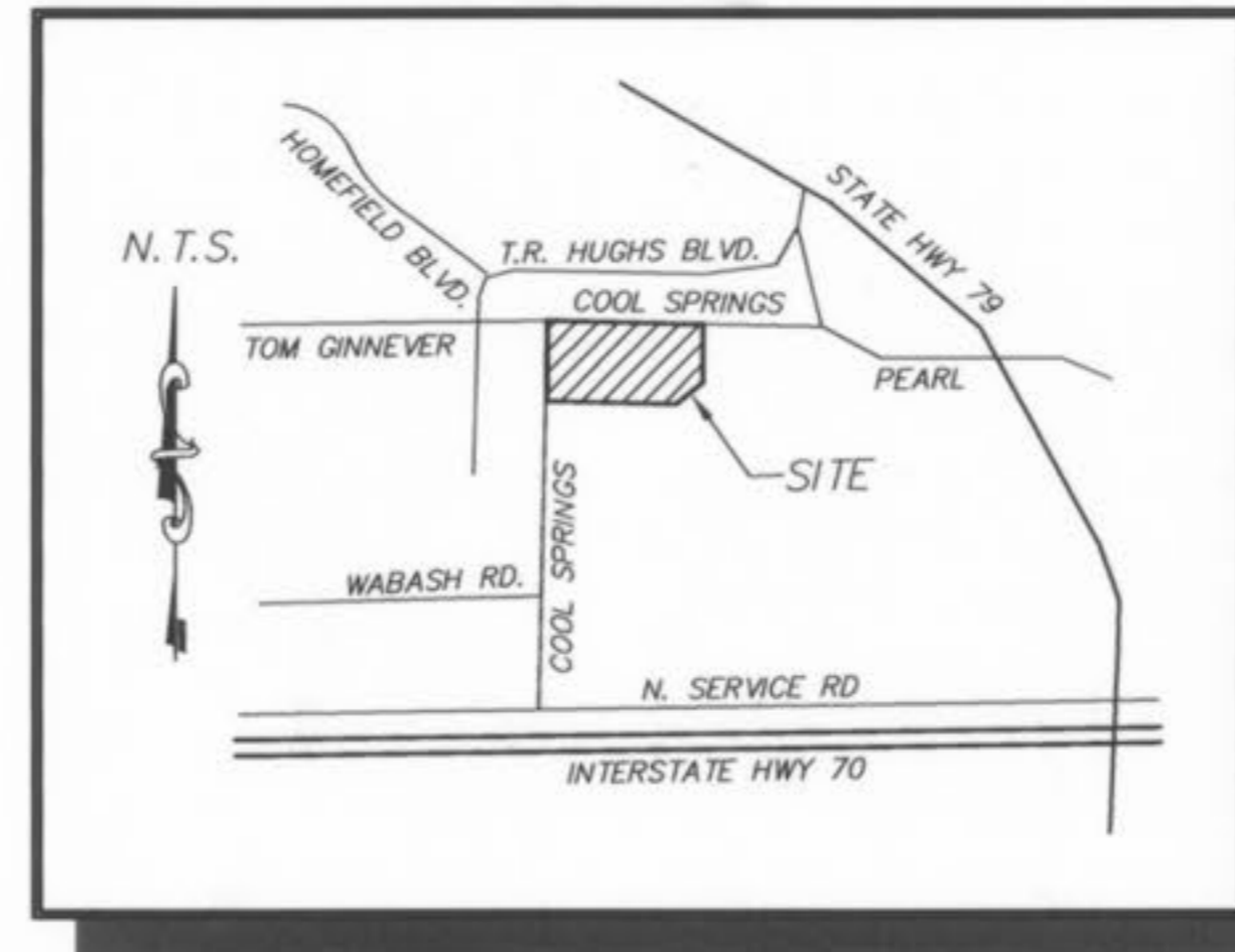
A tract of land being part of Fractional Section 22, U.S. Survey 3070 and U.S. Survey 63, Township 47 North, Range 3 East, St. Charles County, Missouri

## IMPROVEMENT PLANS (119 UNITS) PHASE 1 "AS-BUILTS"

## DRAWING INDEX

### GENERAL NOTES

- Area of Site = 32.47 Acres.  
Area of Future Commercial = 7.765 Acres.  
Area of Residential = 24.705 Acres.  
Plot One = 13.90 Acres (61 Units)  
Plot Two = 10.81 Acres (58 Units)
- A portion of this site is in the 100 year flood plain as shown on FIRM Map panel 29183C0235E, dated August 2, 1996.
- This tract is served by:  
WATER - CITY OF O'FALLON WATER  
ELECTRIC - AMEREN UE  
TELEPHONE - CENTURYTEL  
SEWERS - CITY OF O'FALLON SEWER  
GAS - ST. CHARLES GAS CO.  
FIRE PROTECTION - O'FALLON FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT - FORT ZUMWALT SCHOOL DISTRICT  
POST OFFICE - O'FALLON POST OFFICE
- Driveway locations shall not interfere with the sidewalk handicap ramps
- 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 SG 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.
- All sign locations and sizes must be approved separately through the Planning Division.
- All utilities shall be located underground.
- LOT DATA: 119 UNITS  
BUILDING LINE SETBACK: 15' ALONG DEDICATED R.O.W.  
MINIMUM 12' BETWEEN BUILDINGS  
PARKING  
NUMBER REQUIRED: 2 SPACES/119 UNITS = 238  
PARKING PROVIDED: 2 INTERIOR SPACE (GARAGE) + 2 EXTERIOR SPACE PER UNIT = 476  
SETBACKS  
FRONT YARD = 15'  
SIDE YARD = 6'  
REAR YARD = 20'



LOCATION MAP

Sheet	Description
1	COVER SHEET
2	SITE NOTES
3-4	SITE PLANS
5-6	GRADING PLANS
7	STREET PROFILES
8	ENTRANCE DETAILS
9-10	SANITARY SEWER PROFILES
11-13	STORM SEWER PROFILES
14	DETENTION BASIN DETAILS
15-16	DRAINAGE AREA MAPS
17	WATER LAYOUT
18	LANDSCAPE PLAN
19-26	CONSTRUCTION DETAILS

"AS-BUILTS" 12/02/03

VILLAS AT CRYSTAL RIDGE  
COVER SHEET

Prepared For:  
SUMMIT POINTE L.C.

PICKETT RAY & SILVER  
CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS  
333 Mid Rivers Mall Drive  
St. Peters, MO 65376  
Phone (636) 397-1211  
Fax (636) 397-1104

### TREE PRESERVATION


EXISTING TREES = 8.35 Acres  
TREES REMOVED = 6.62 Acres  
TREES REMAINING = 21% OF TOTAL  
(EXCEEDS MINIMUM OF 20%  
REQUIRED PER ORDINANCE).

### STREET TREES

119 LOTS = 119 TREES  
11 LOTS W/FRONTAGE  
ON 2 STREETS = 17 TREES  
2 LOTS W/ FRONTAGE  
ON 3 STREETS = 4 TREES  
TOTAL TREES = 140 TREES

TO The City of O'Fallon

These "As-Built" Sanitary, Storm Sewer and Water plans, are based on actual field measurements conducted during November 2003 and the results are shown hereon.

By:  12-4-03  
JAMES R. CHERVEK P.L.S., #2211  
STATE OF MISSOURI  
PICKETT, RAY & SILVER'S CORPORATE  
REGISTRATION NO. LS-54-D

REFERENCE BENCHMARK: F149  
ELEVATION = 542.80 NAVD88 DATUM  
DESCRIBED BY USGS 1949, AT O'FALLON, ST. CHARLES COUNTY, MISSOURI ON THE WABASH RAILROAD, ONE BLOCK EAST OF THE STATION, IN THE SOUTHWEST CORNER OF ST. MARY INSTITUTE (NOW O'FALLON CITY HALL), 40 FEET EAST OF THE CENTER OF HIGHWAY M AND 45 FEET NORTH OF THE CENTERLINE OF THE MAIN TRACK. A STANDARD DISK STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 6 INCHES ABOVE THE GROUND.  
SITE BENCHMARK: "1"  
ELEVATION = 497.89 (= 497.25 USGS)  
CUT BOX ON CONCRETE BASE FOR WEST GATE POST AT CENTER ENTRANCE TO FORT ZUMWALT HIGH SCHOOL, 40' ± SOUTH OF THE CENTERLINE OF TOM GINNEVER AVENUE.



### 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		Grate 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
	Proposed Contour		Concrete Collar		T.C. Top Of Curb
	Rip-Rap		Flared End Section		T.W. Top Of Wall
	End of Lateral		End Pipe		B.W. Base Of Wall
	Asphalt Pavement		Energy Dissipater		Typical
	Concrete Pavement		Manhole		Unless Noted Otherwise
			Concrete Pipe		U.L.P. Use in Place
					Yield Sign

REVISIONS	NO.	DATE	REV. PER CITY OF O'FALLON
	1	8-24-03	REV. PER CITY OF O'FALLON
	2	8/12/03	REV. PER CITY OF O'FALLON
	3	9/09/03	REV. PER CITY OF O'FALLON
	4	9/18/03	REV. PER CITY OF O'FALLON
	5	10/06/03	REV. PER CITY OF O'FALLON
	6	12/02/03	REV. PER CITY OF O'FALLON

**ENGINEERS AUTHENTICATION**  
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PICKETT, RAY & SILVER, INC.

DRAWN	E.J.S.	DATE	04/09/03
CHECKED	D.W.D.	DATE	04/09/03
PROJECT #	01212.SUPO.02R		
TASK #	2	FIELD BOOK	X

VILLAS AT CRYSTAL RIDGE  
COVER SHEET

SHEET 1 OF 26

Copyright 2003 by Pickett, Ray & Silver Inc.

Villas at Crystal Ridge As-Builts Approved 12-23-03 ABC

COMMERCIAL USE  
C-2 ZONING

EDUCATIONAL USE  
R-1 ZONING

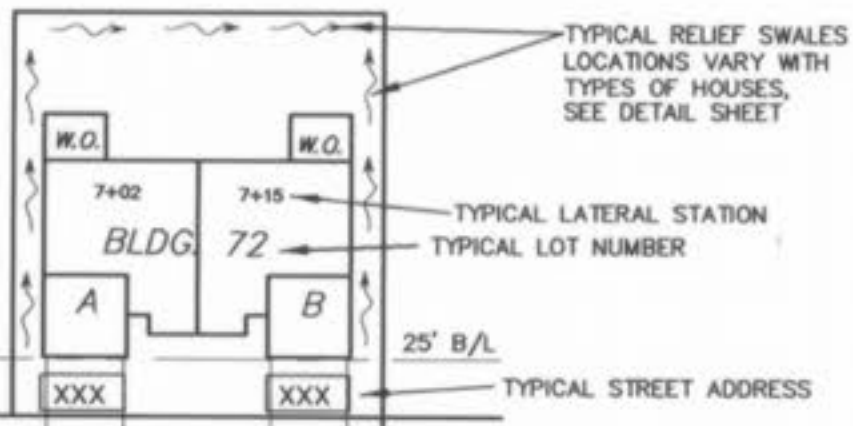
COMMERCIAL USE  
C-3 ZONING

TOM GINNEVER AVE. (VARIABLE WIDTH)  
(FORMERLY COOL SPRINGS ROAD)

COMMERCIAL USE  
C-2 ZONING  
AREA=7.5 AC.

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.



TYPICAL LOT  
DETAIL  
N.T.S.

"AS-BUILTS" 12/02/03

**PICKETT RAY & SILVER**  
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LAND SURVEYORS

333 Mid Rivers Mall Drive  
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Fax (636) 397-1104

VILLAS AT CRYSTAL RIDGE  
SITE PLAN

Prepared For:  
SUMMIT POINTE L.C.

PROPERTY N/F  
LEOLA GEHRS &  
CAROL R. MITCHELL  
ZONED: C-2

PARKSIDE VILLAS  
PB.36 PGS.3-4  
R-2 ZONING

PROPERTY N/F  
PORT ZUNWALT SCHOOL DISTRICT R-2  
BK. 654 PG. 41  
UNZONED



UTILITY NOTE:  
UTILITIES STRUCTURES AND UTILITIES HAVE BEEN  
LOCATED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND  
THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. ONLY  
FACTS SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE  
THE RESPONSIBILITY OF THE CONTRACTOR.

NO.	DATE	REVISIONS
1	6-28-03	REV. PER CITY OF FALLON
2	8-12-03	REV. PER CITY OF FALLON
3	9-08-03	REV. PER CITY OF FALLON
4	9-16-03	REV. PER CITY OF FALLON
5	12-02-03	PHASE 1 "AS-BUILTS"

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		FIELD	X
		BOOK	

VILLAS AT CRYSTAL RIDGE  
SITE PLAN  
SHEET 3 OF 26  
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Villas at Crystal Ridge  
As BUILTS



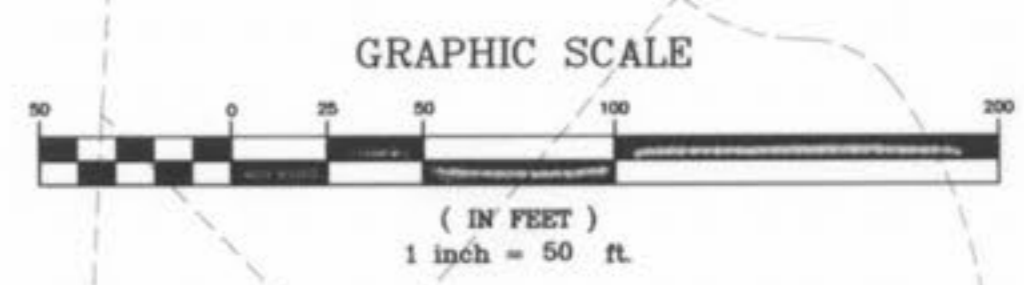
**UTILITY NOTE:**  
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROPERTY N/F  
 FORT ZUMWALT SCHOOL DISTRICT R-2  
 BK. 654 PG. 41  
 UNZONED  
 (FORT ZUMWALT NORTH HIGH SCHOOL)

"AS-BUILTS" 12/02/03



NOTE: AREAS WHERE STORM SEWER ENCROACH ON CREEK EASEMENT ARE TO BE STABILIZED PER SOILS-ENGINEER'S RECOMMENDATIONS.



**PICKETT RAY & SILVER**  
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 Fax (636) 397-1104

**VILLAS AT CRYSTAL RIDGE  
 SITE PLAN**  
 Prepared For:  
**SUMMIT POINTE L.C.**

NO.	DATE	REVISIONS
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5	12/02/03	PHASE 1 "AS-BUILTS"

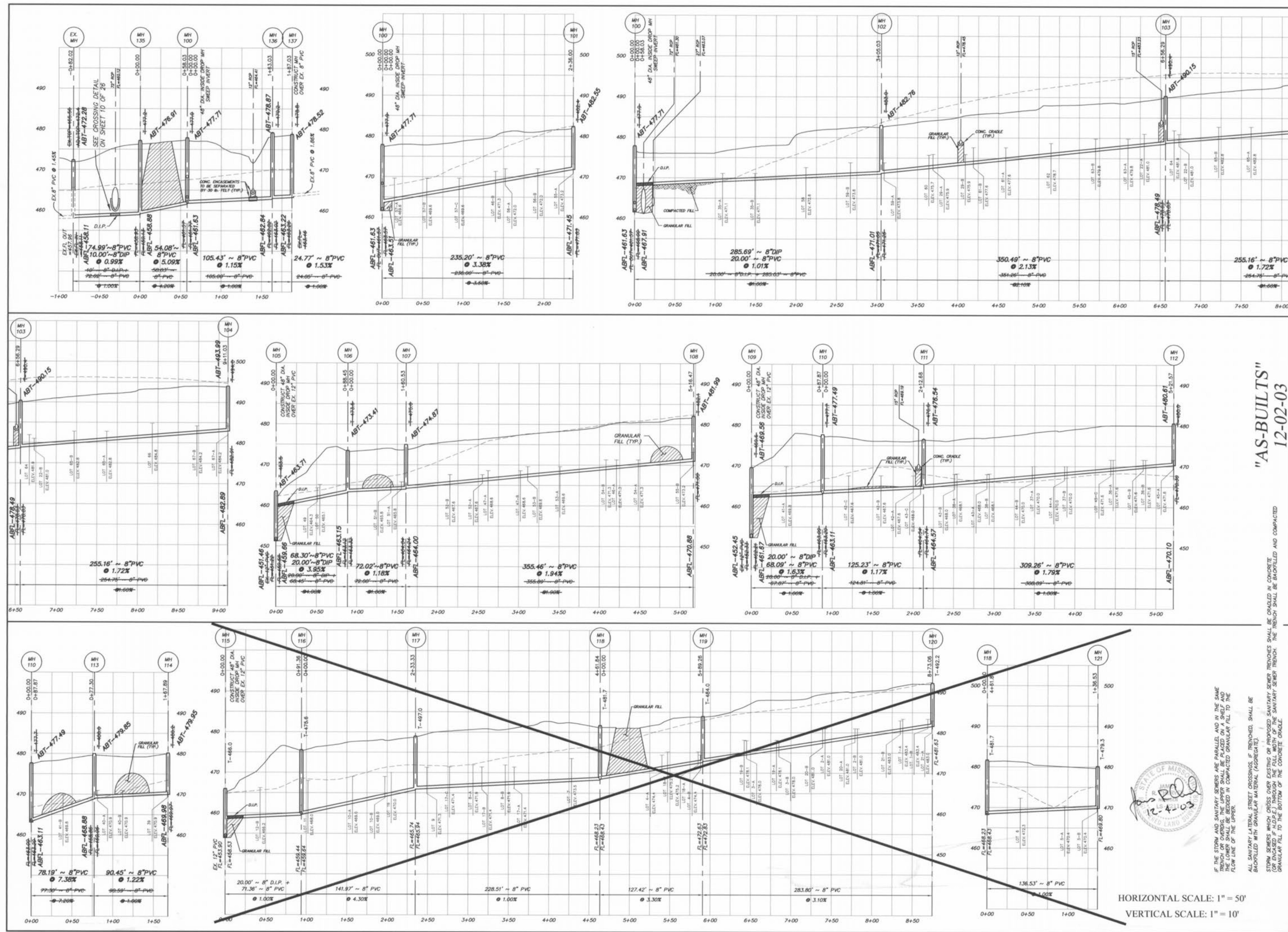
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VILLAS AT CRYSTAL RIDGE  
 SITE PLAN  
 SHEET 4 OF 26  
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Villas at Crystal Ridge  
 As-BUILTS



"AS-BUILTS"  
12-02-03

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERING, THE UPPER SHALL BE PLACED ON A SHELF AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED IN CONCRETE (OR ENCASED IF A.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CHOLE.



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VILLAS AT CRYSTAL RIDGE  
SANITARY SEWER PROFILES

Prepared For:  
SUMMIT POINTE L.C.

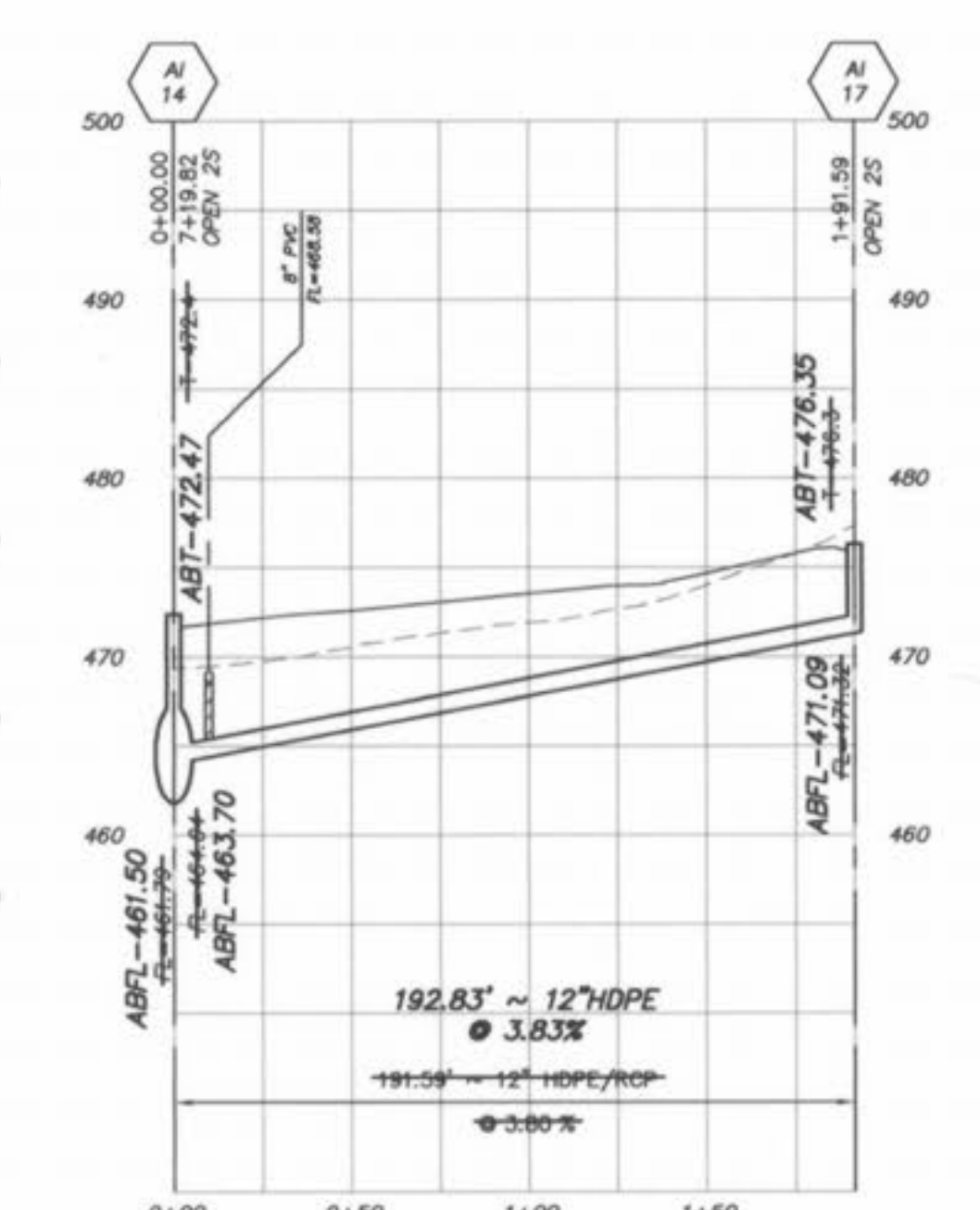
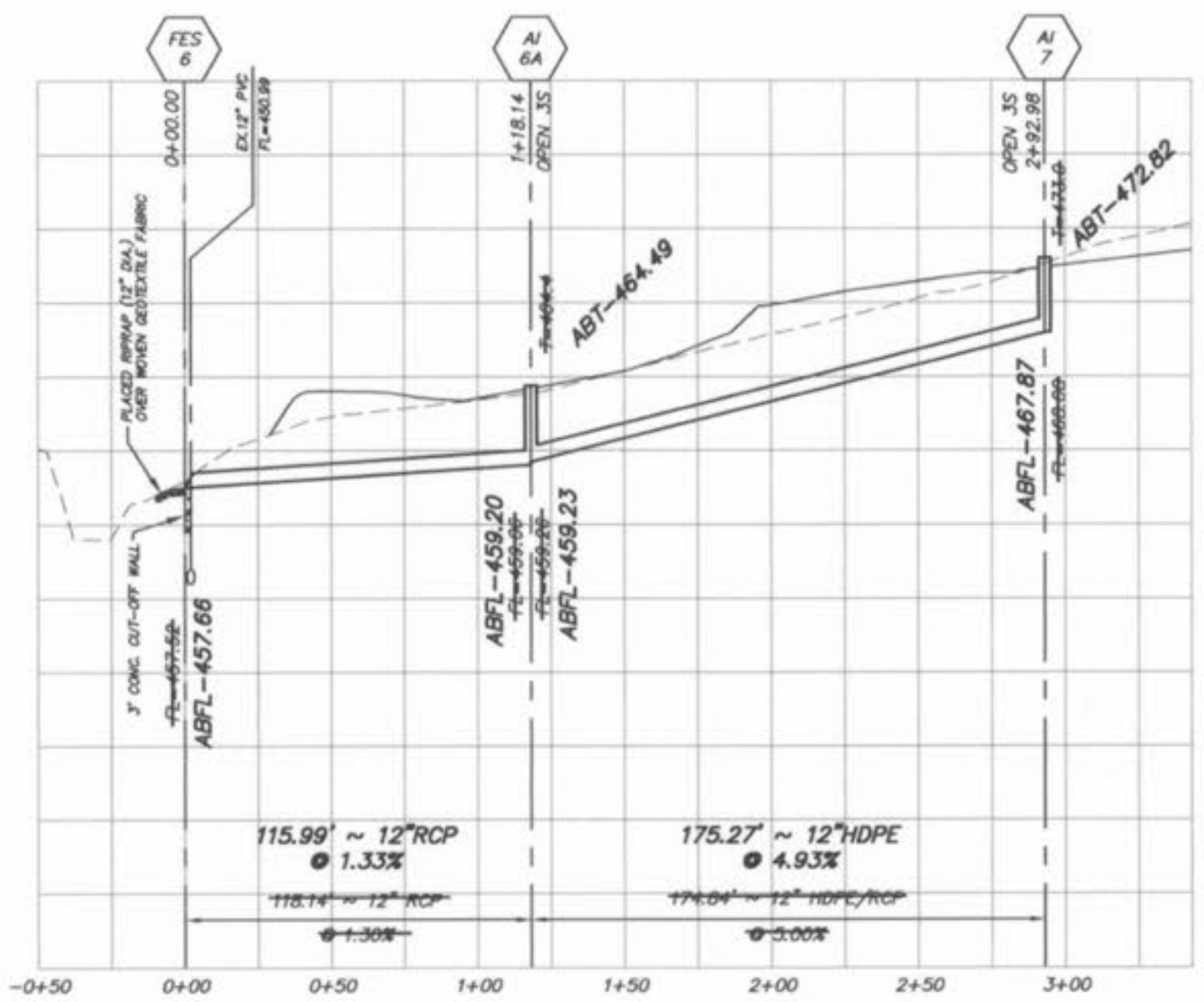
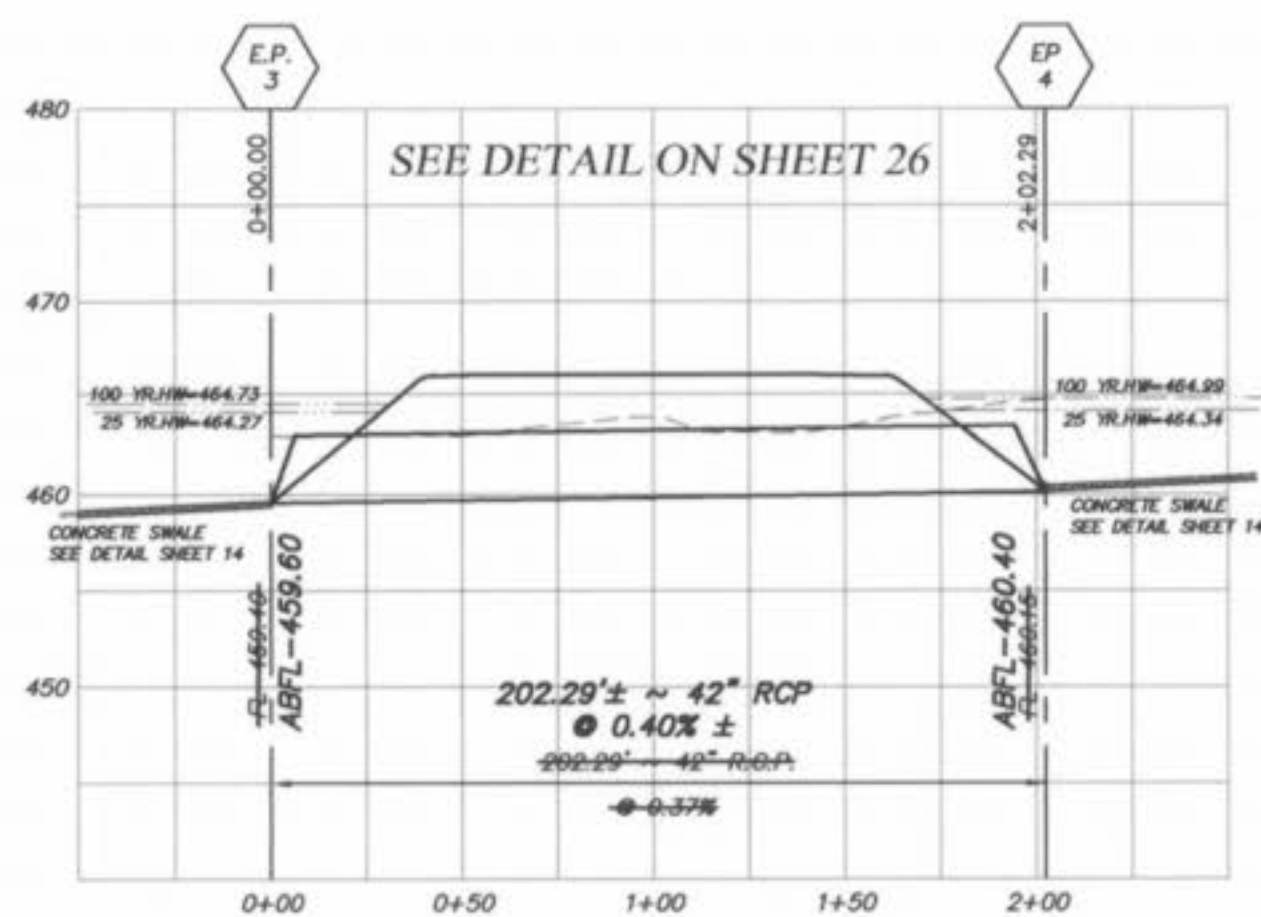
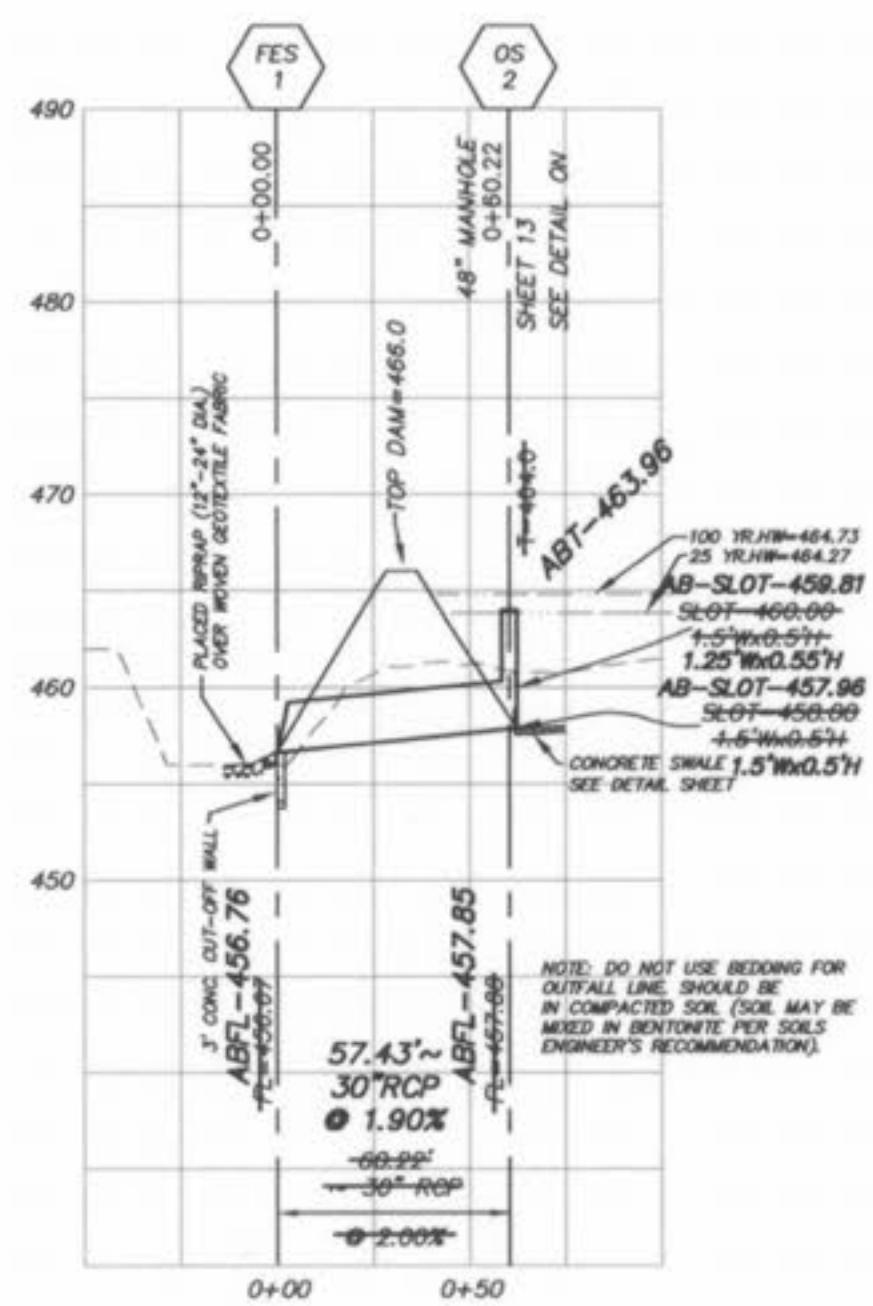
239 FOX HILL ROAD  
ST. CHARLES, MO 63301  
(636) 946-9300

NO.	DATE	REV.	PER CITY OF FALLON
1	6-24-03	REV.	PER CITY OF FALLON
2	8/12/03	REV.	PER CITY OF FALLON
3	9/09/03	REV.	PER CITY OF FALLON
4	12/02/03	REV.	PHASE 1 AS-BUILTS

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PROJECT	# 01212_SUPO.02R		
TASK	# 2 FIELD BOOK X		

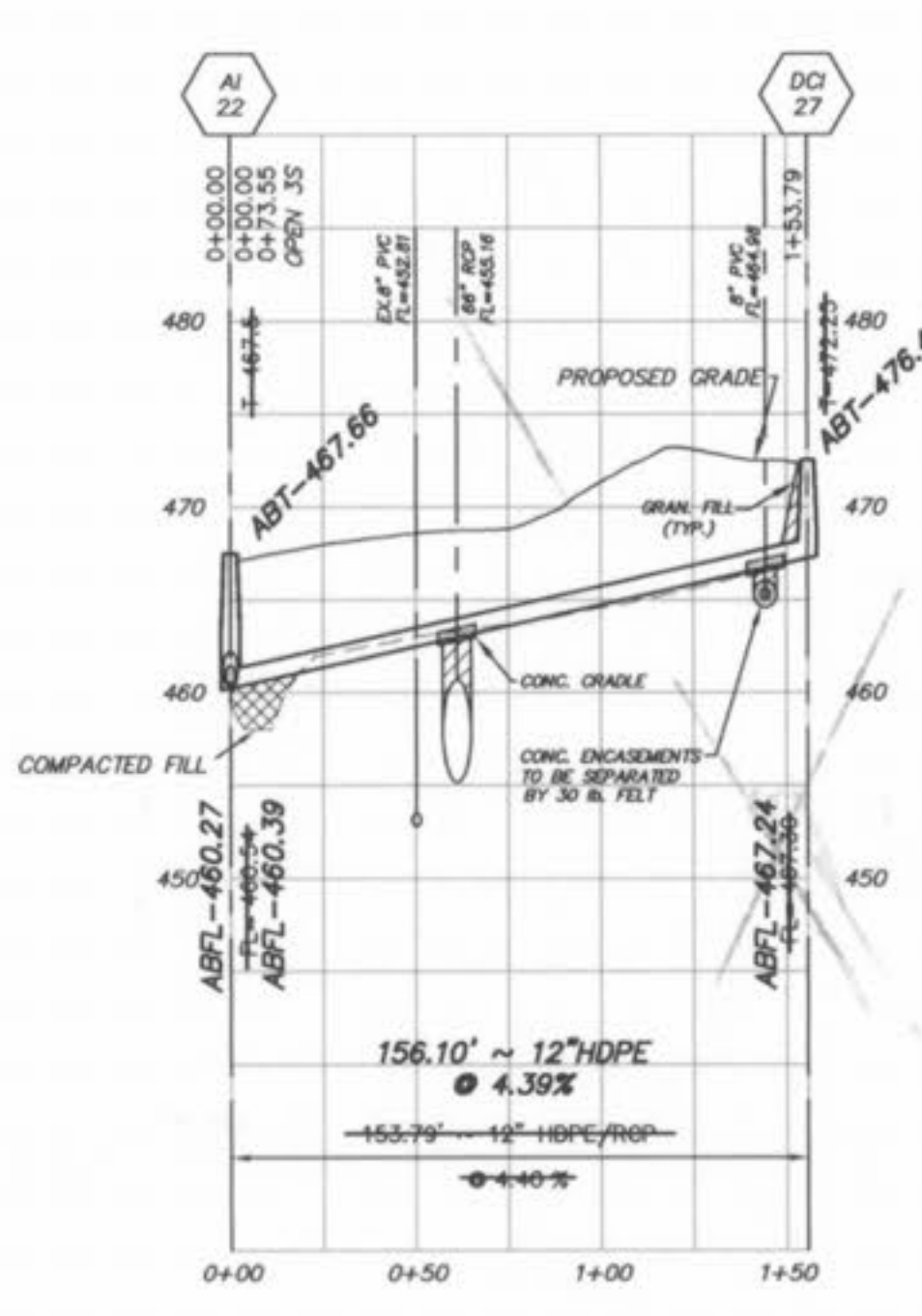
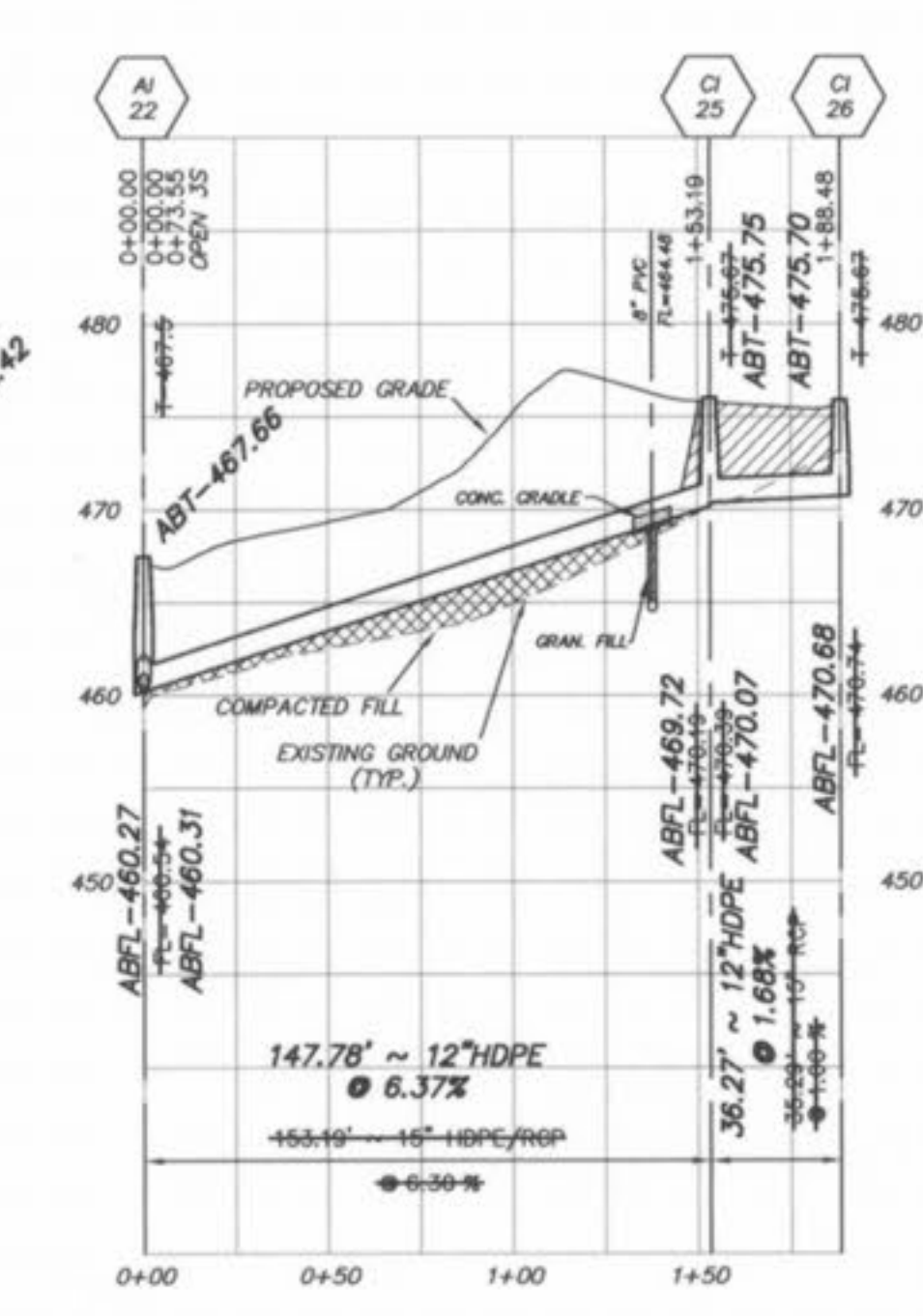
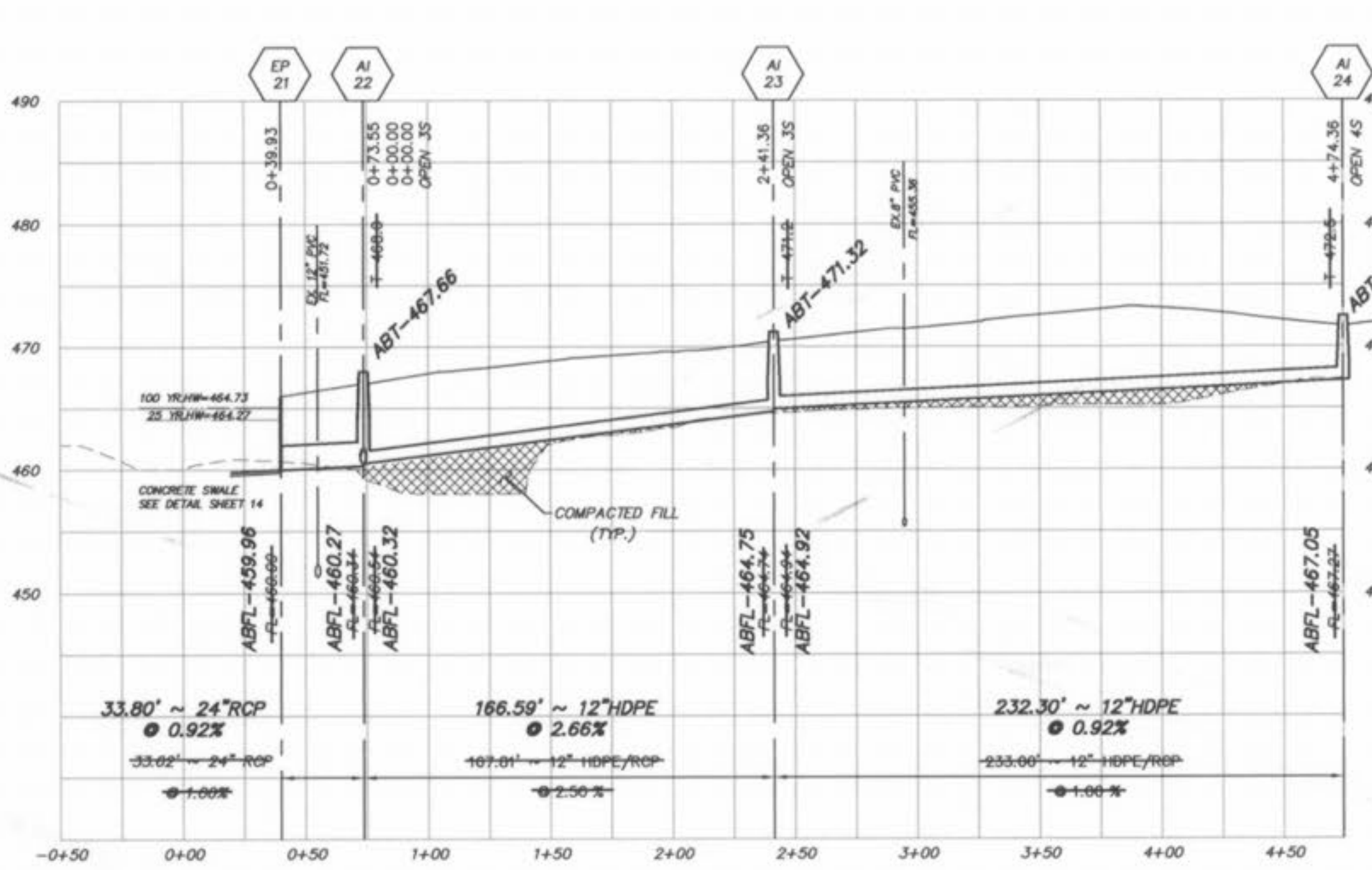
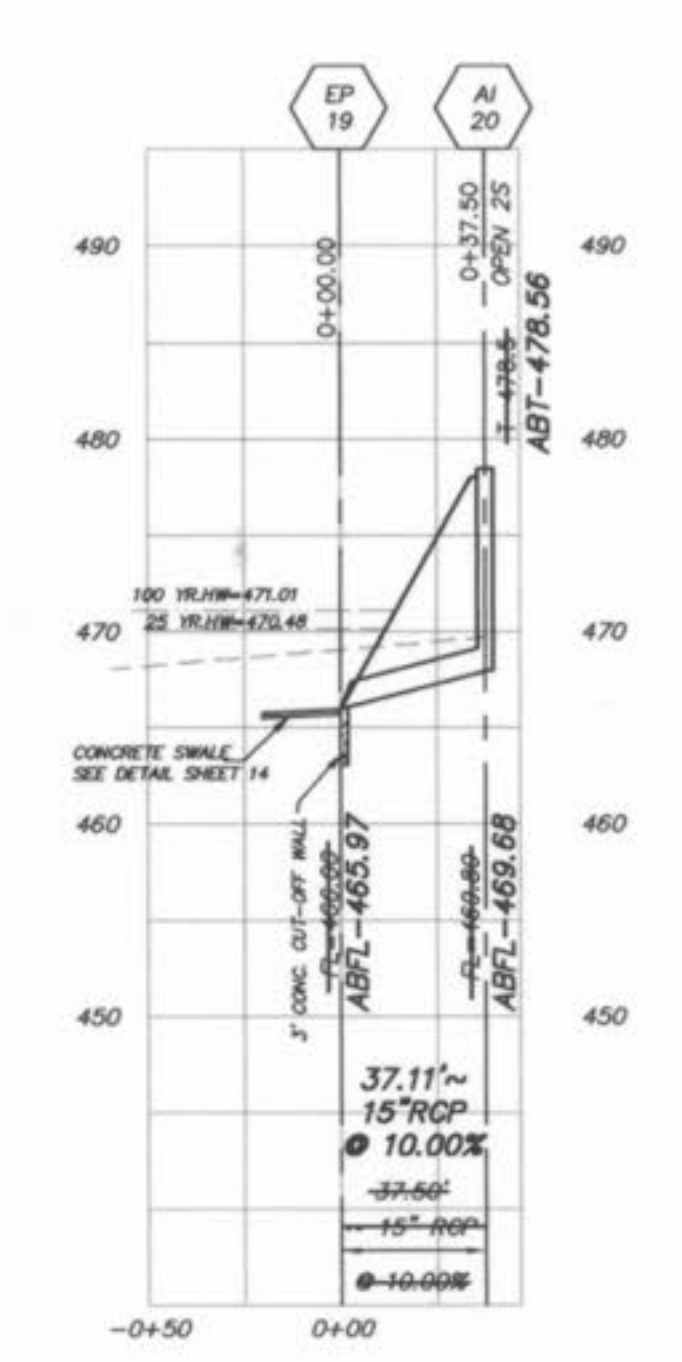
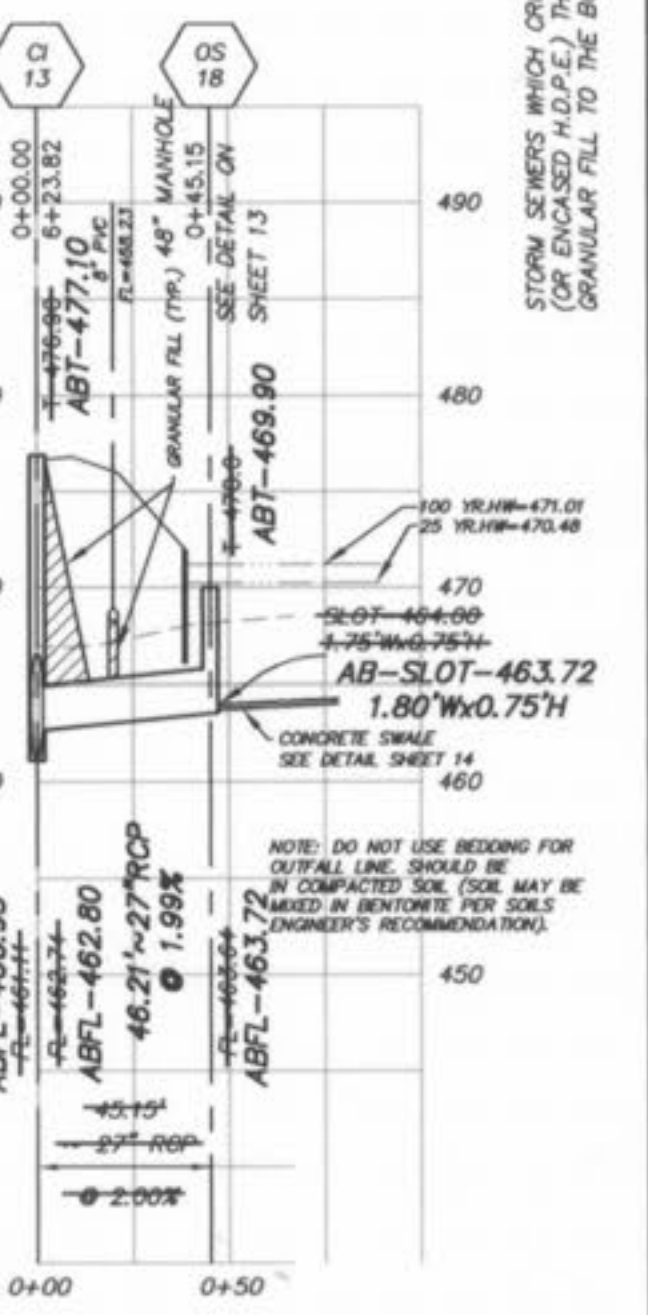
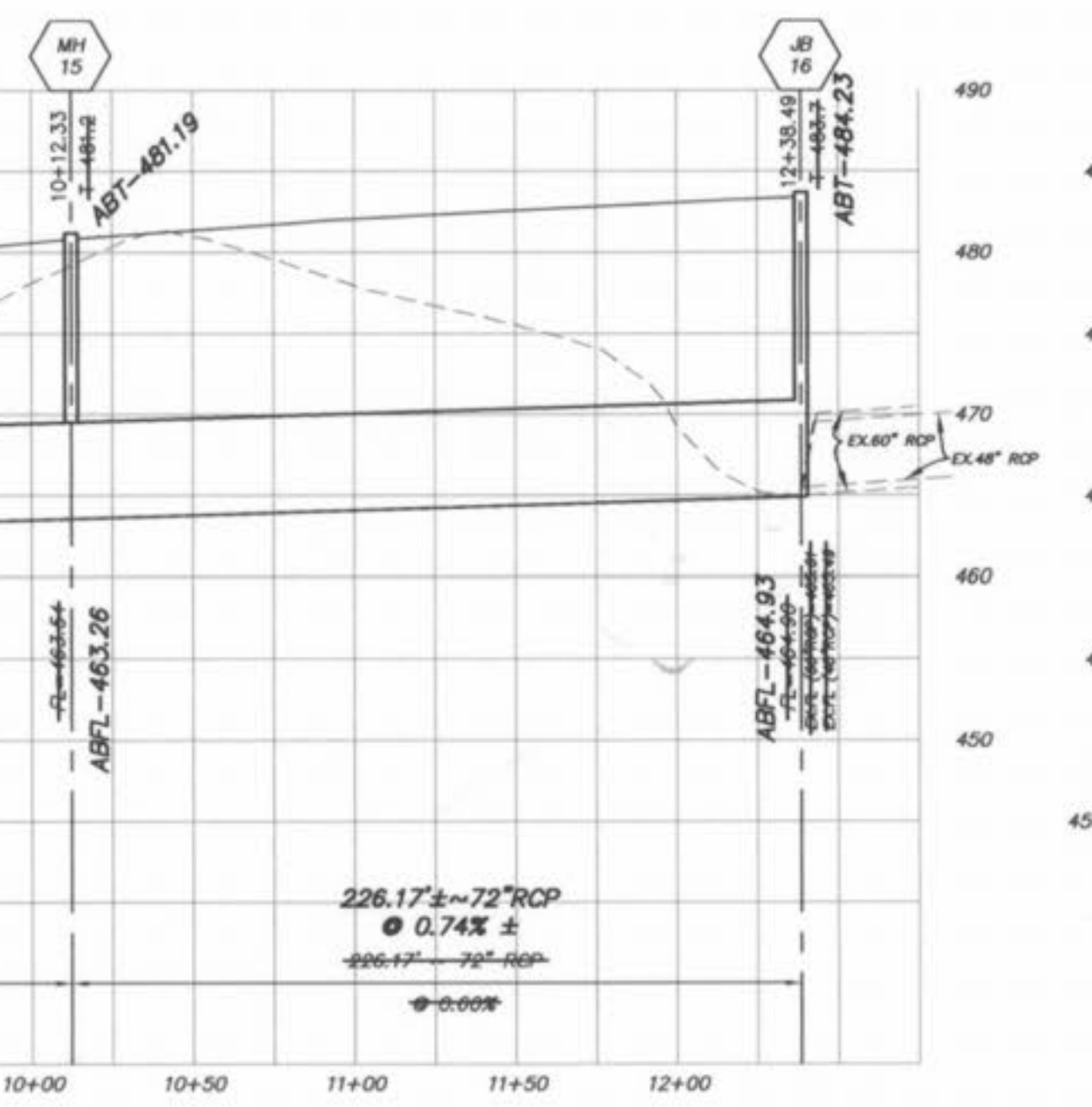
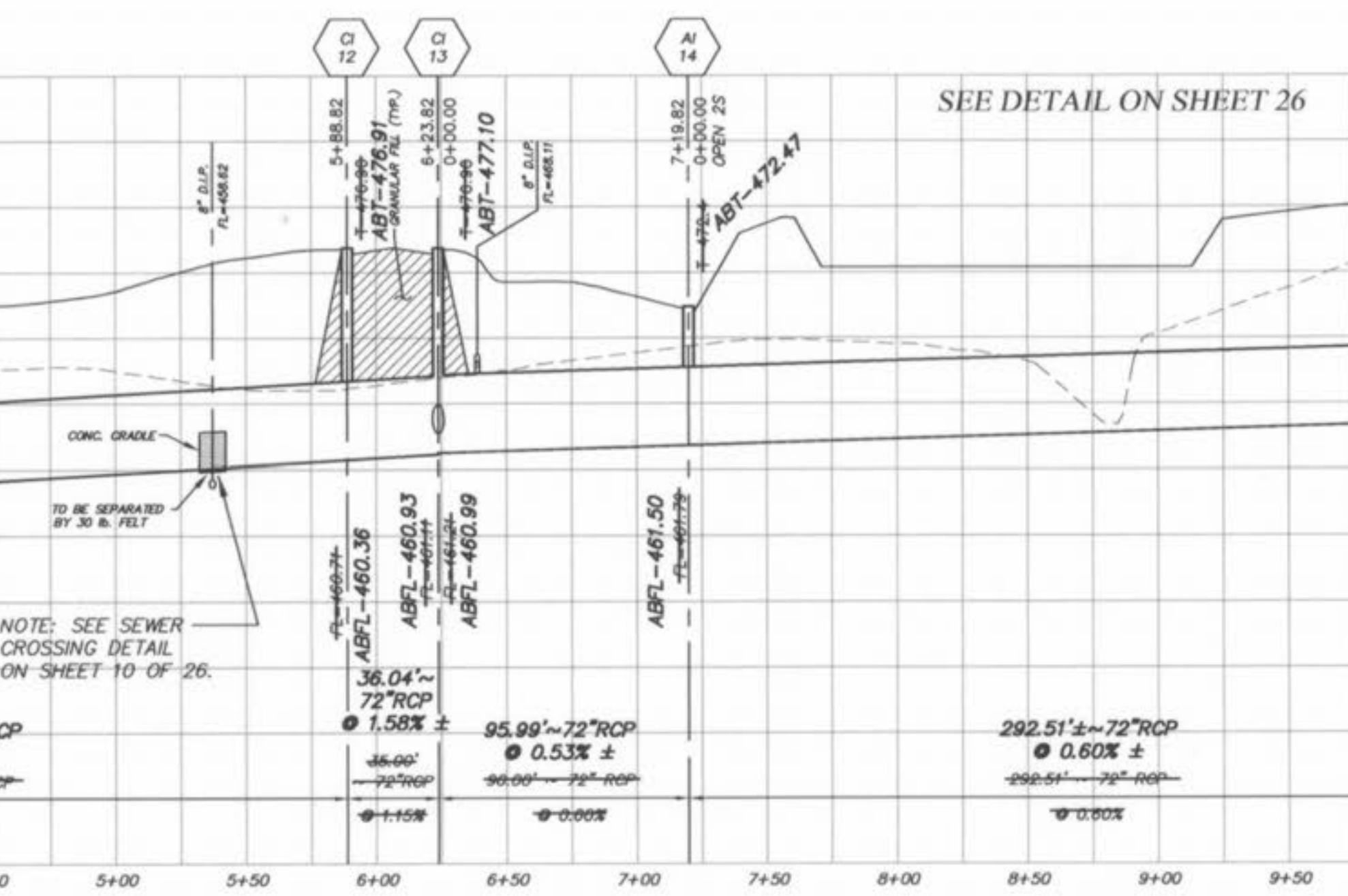
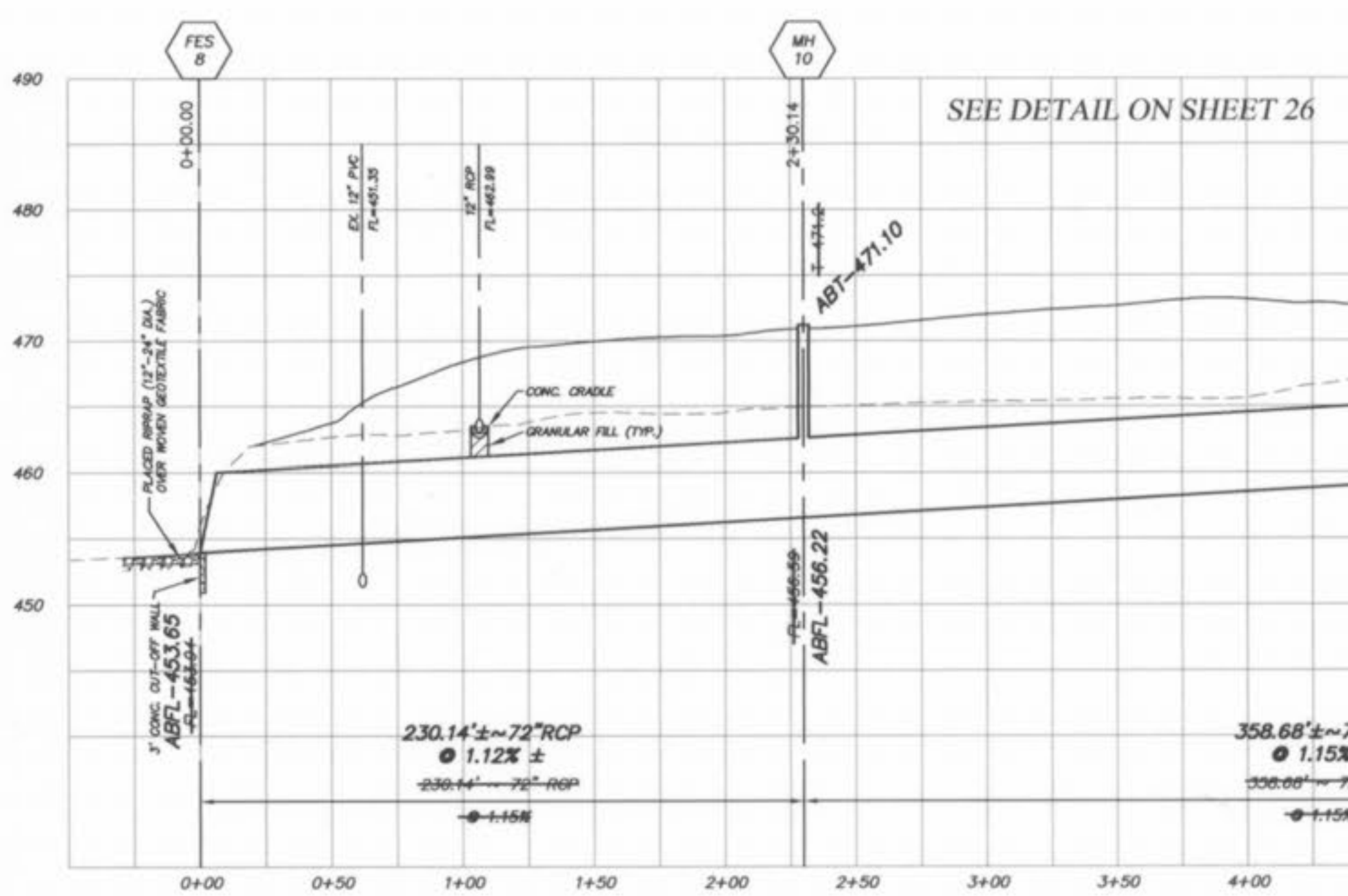


HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 10'

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERLAP, THE UPPER SHALL BE PLACED ON A SHELVE AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED IN CONCRETE (OR ENCASED HDPE) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE GRADE.



NOTE: SEE HDPE DETAIL ON SHEET 23 OF 26. HDPE MAY BE SUBSTITUTED FOR RCP WHEN IT IS NOT IN THE RIGHT-OF-WAY OR OTHERWISE RESTRICTED AS OUTLINED IN THE NOTES ON DETAIL AND ALSO ON SHEET 2 (SITE NOTES).

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

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Phone (636) 397-1211  
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**VILLAS AT CRYSTAL RIDGE**  
STORM SEWER PROFILES

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

150 PEN HILL ROAD  
ST. CHARLES, MO. 63301  
(636) 940-9300

NO.	DATE	REV.	PER	CITY OF FALLON
1	8/24/03	REV.	PER	CITY OF FALLON
2	8/12/03	REV.	PER	CITY OF FALLON
3	9/05/03	REV.	PER	CITY OF FALLON
4	9/18/03	REV.	PER	CITY OF FALLON
5	10/07/03	REV.	PER	CITY OF FALLON
6	12/02/03	REV.	PER	CITY OF FALLON

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TASK #	2 FIELD BOOK		

VILLAS AT CRYSTAL RIDGE  
STORM SEWER PROFILES

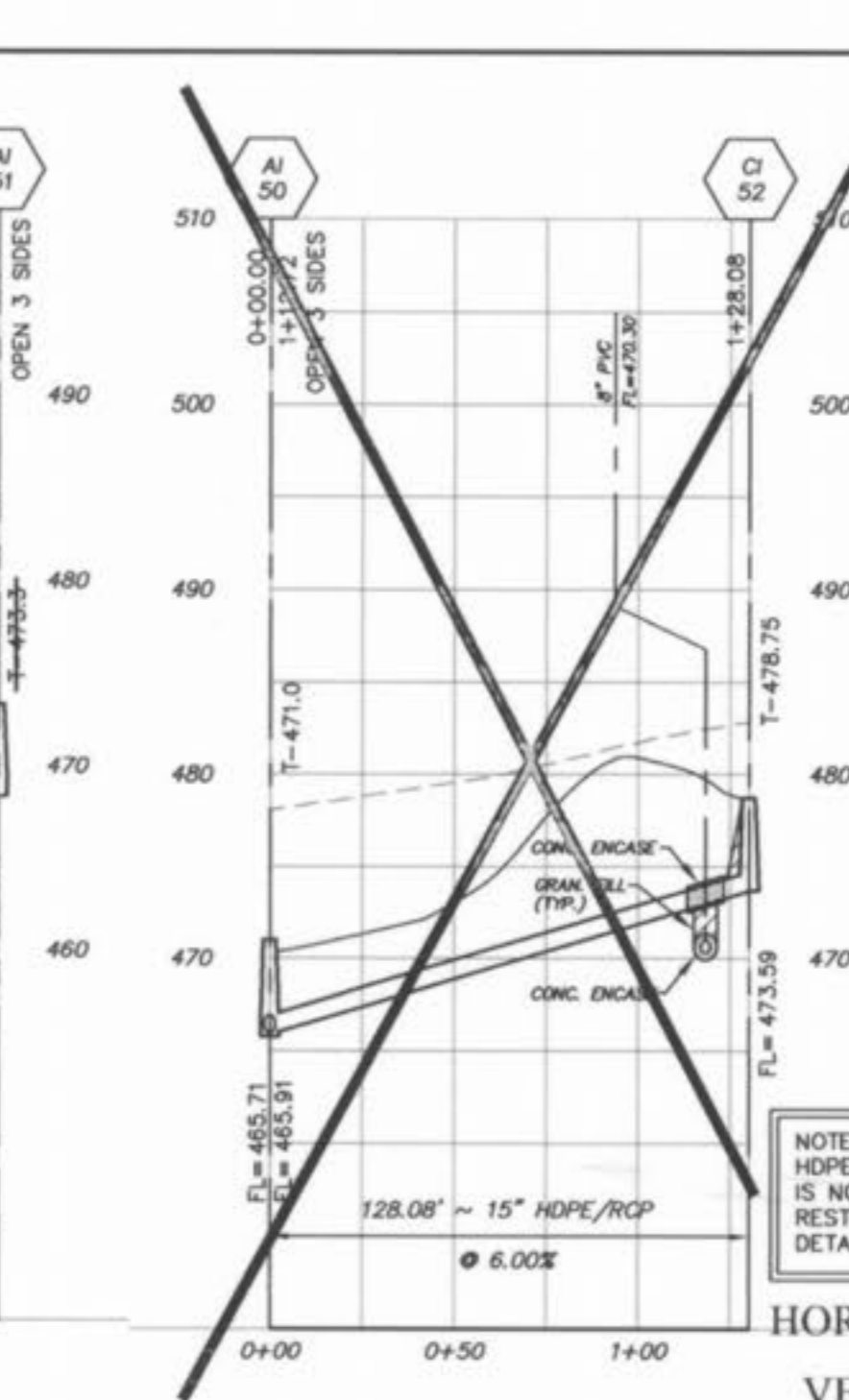
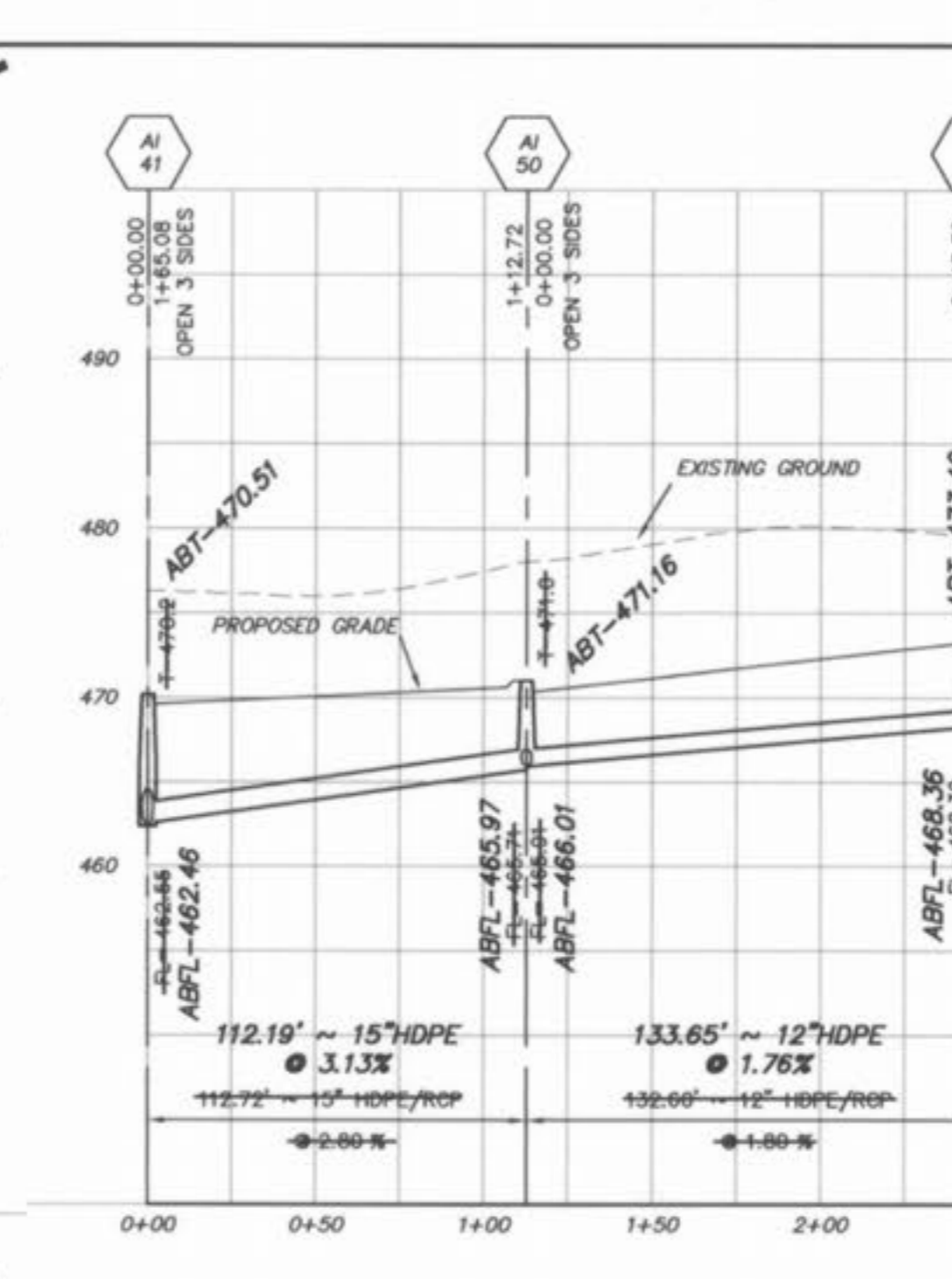
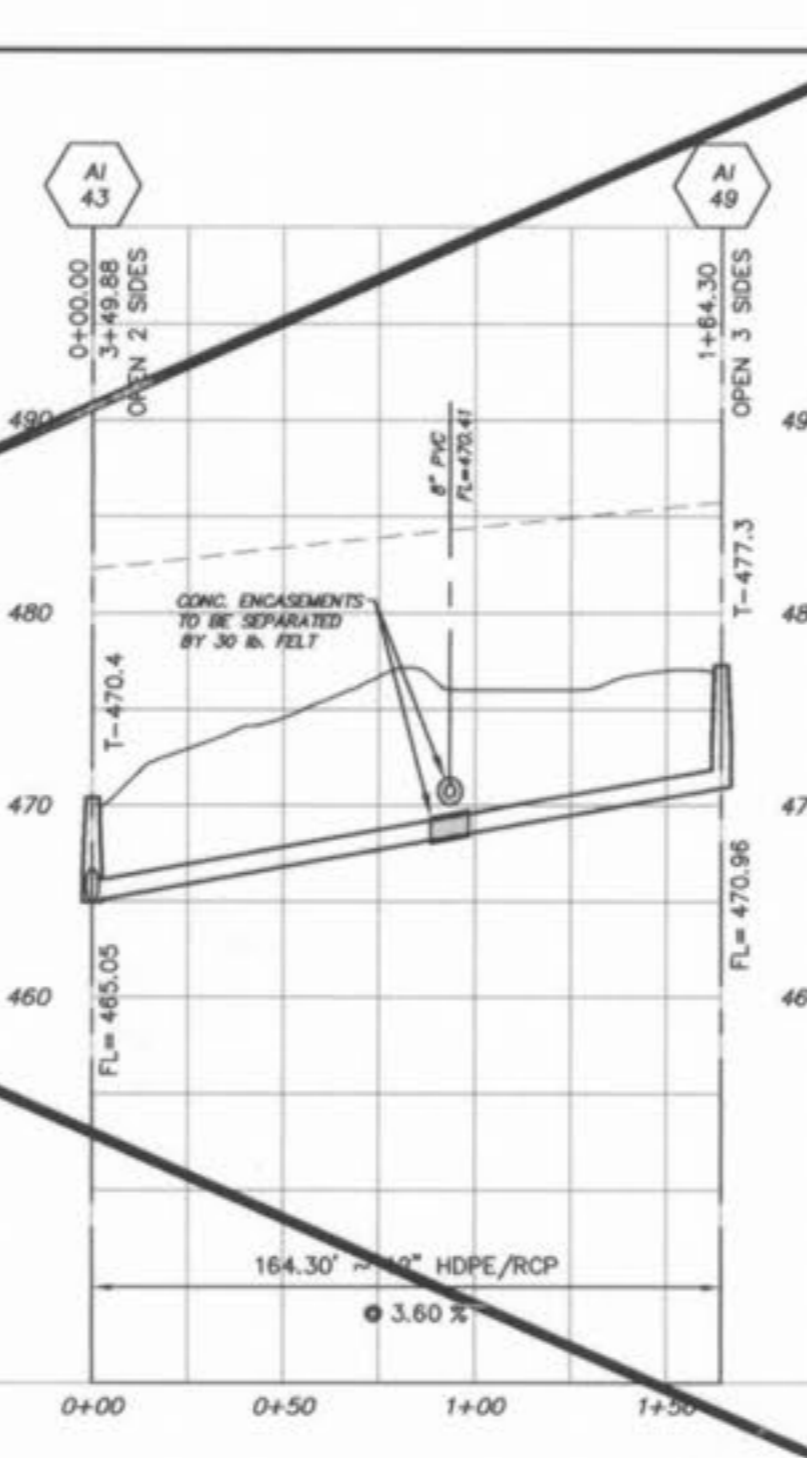
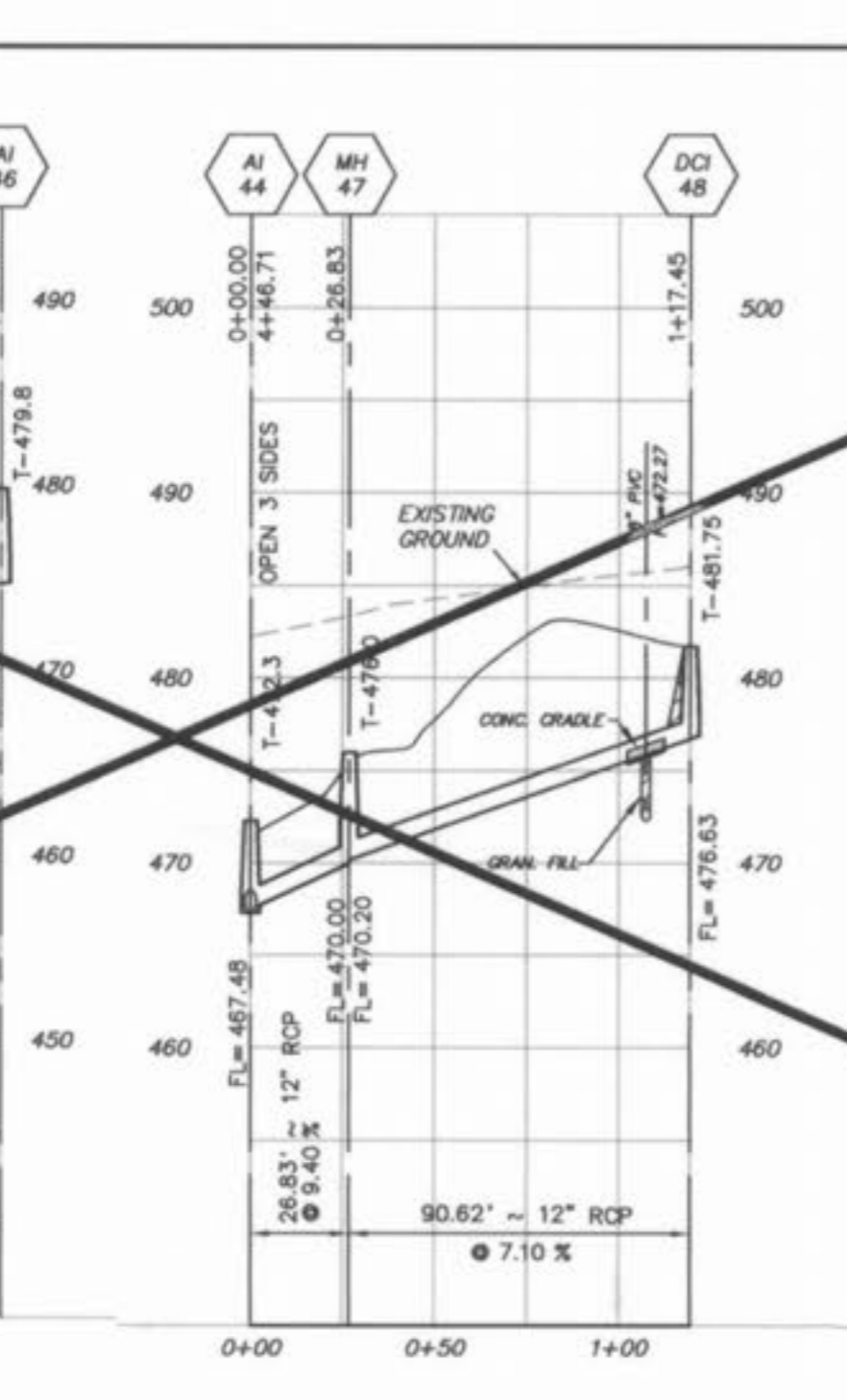
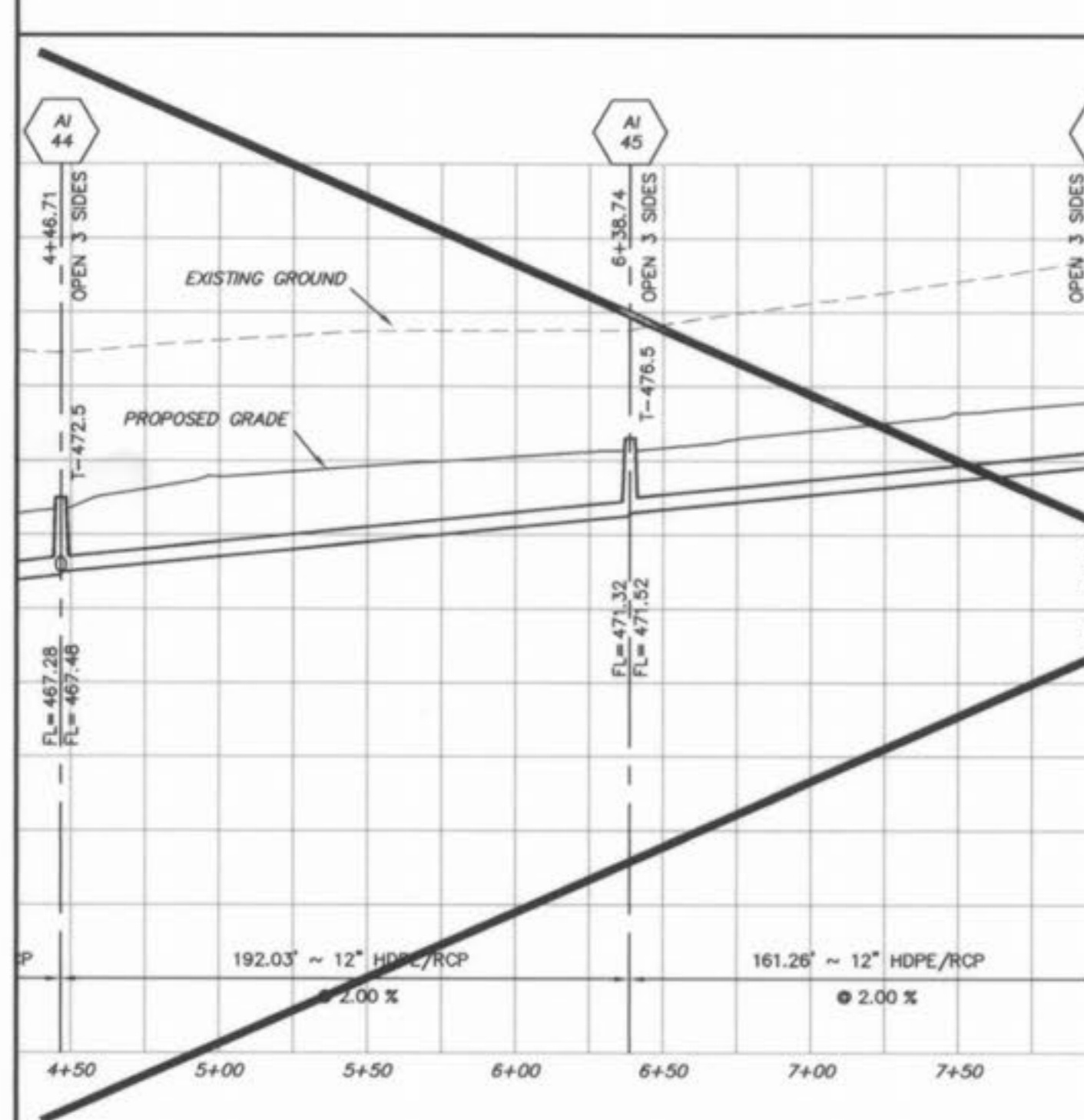
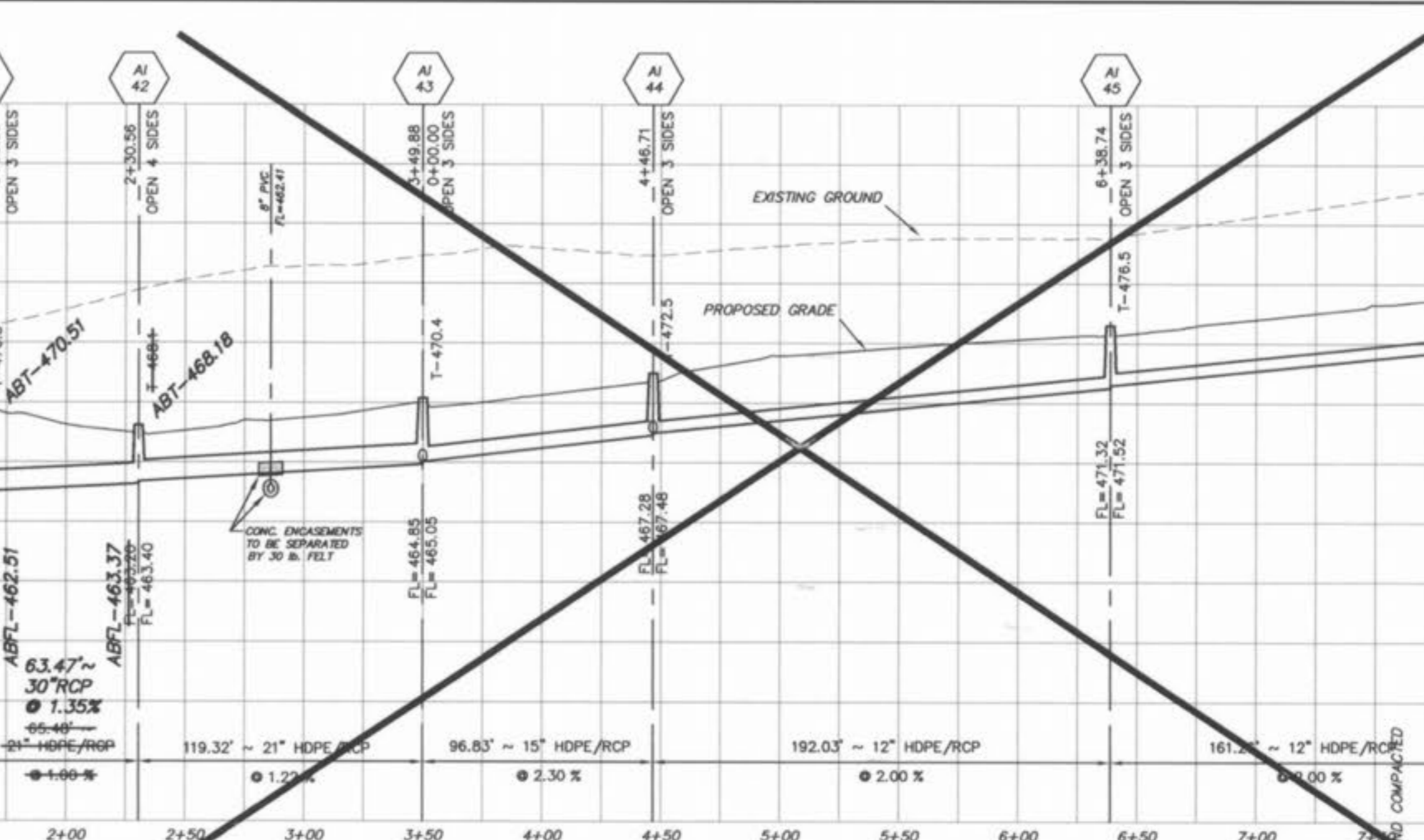
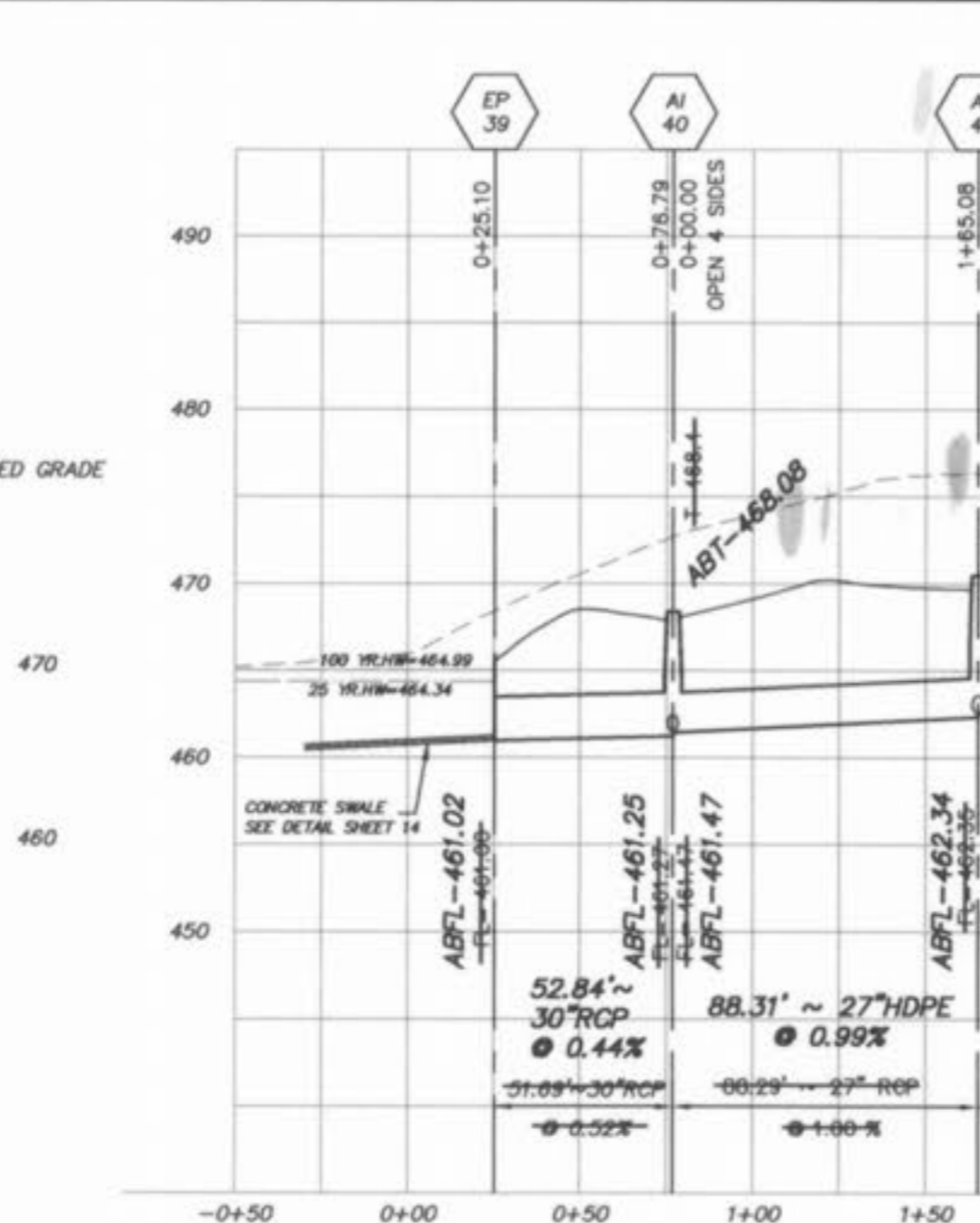
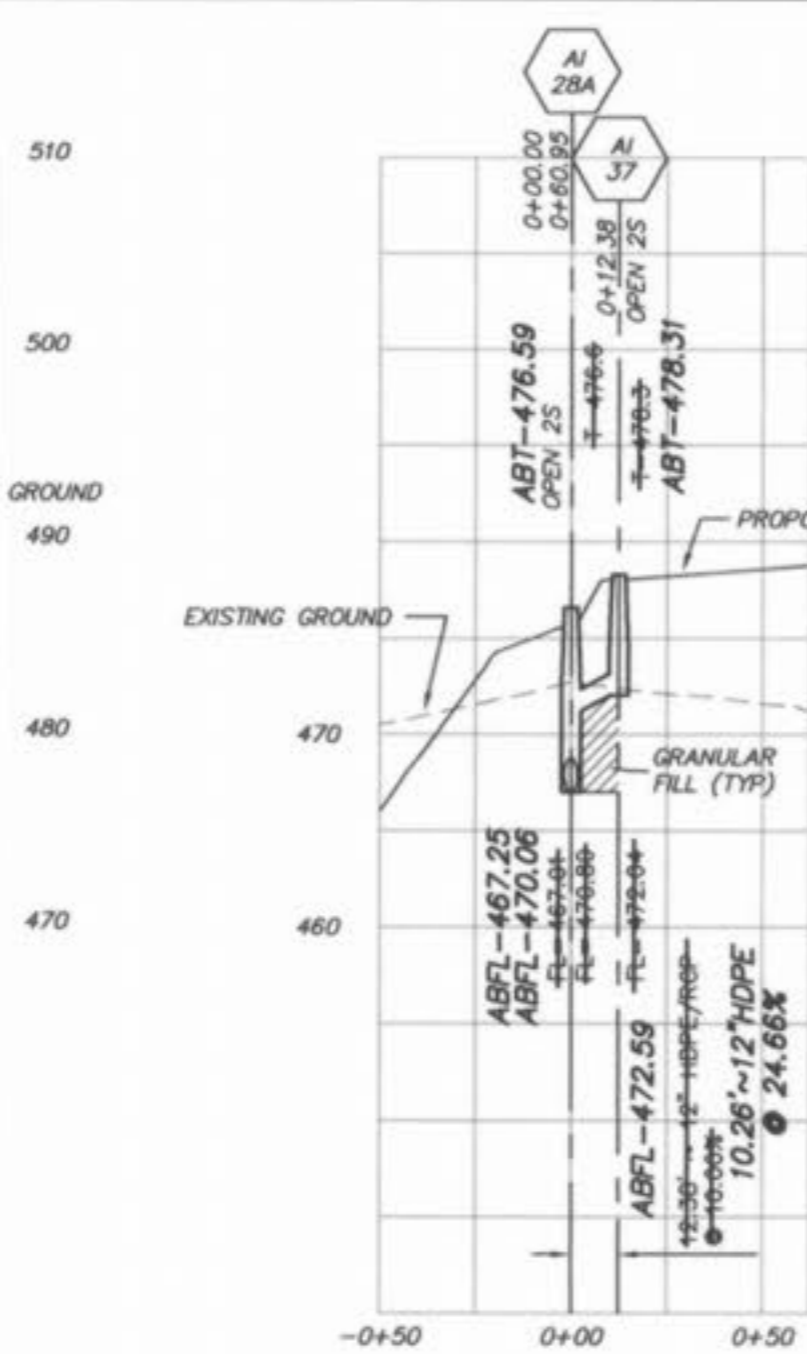
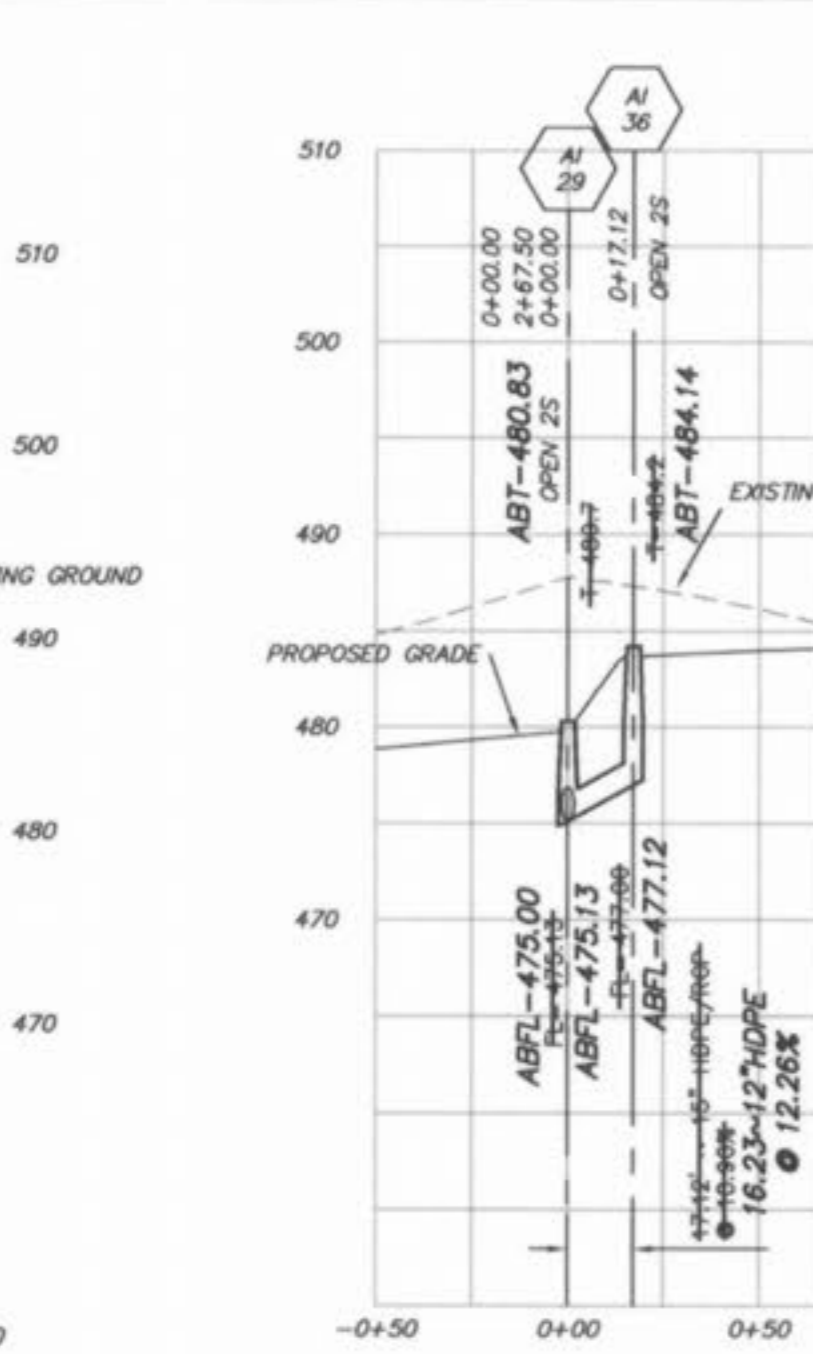
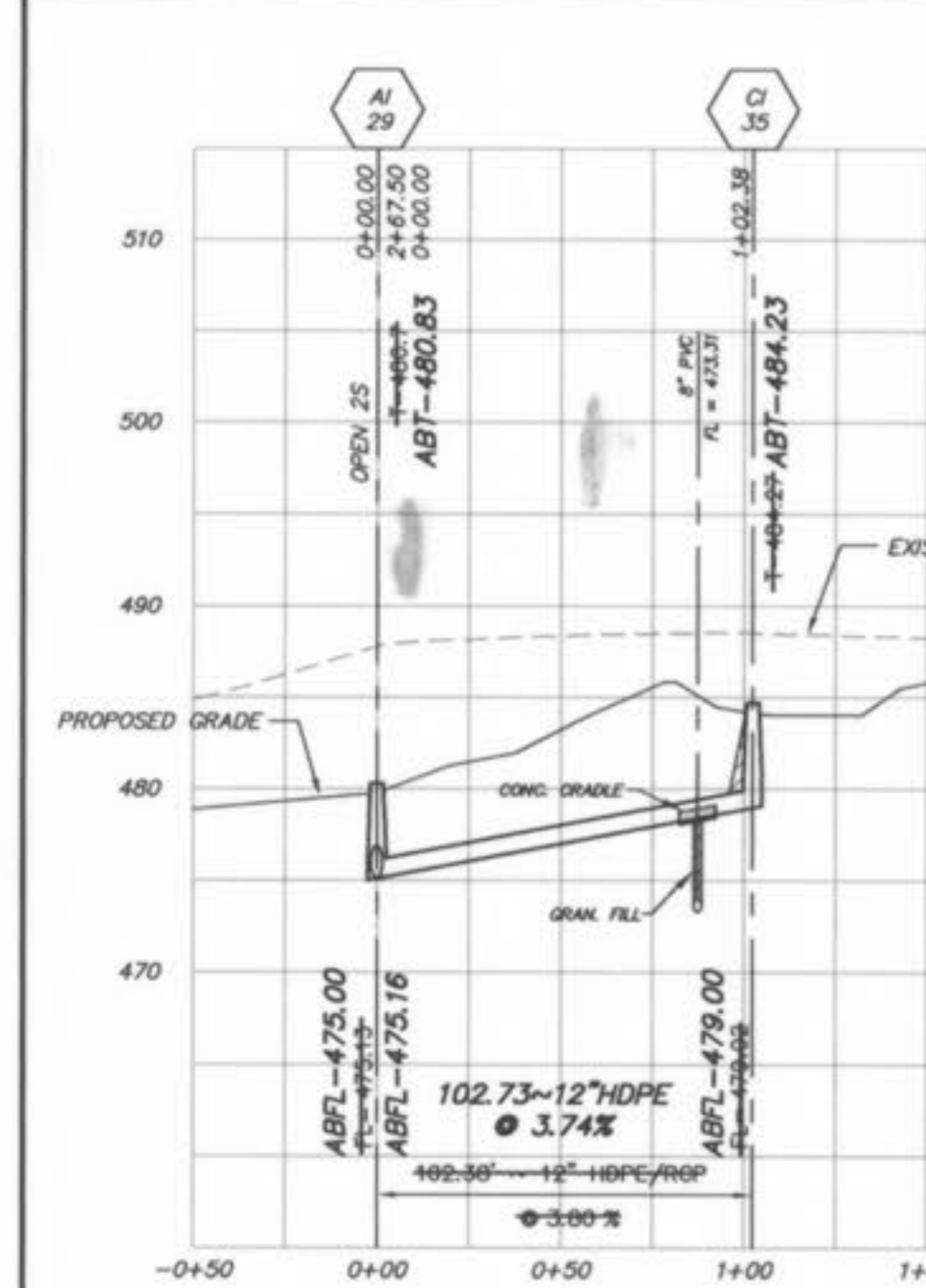
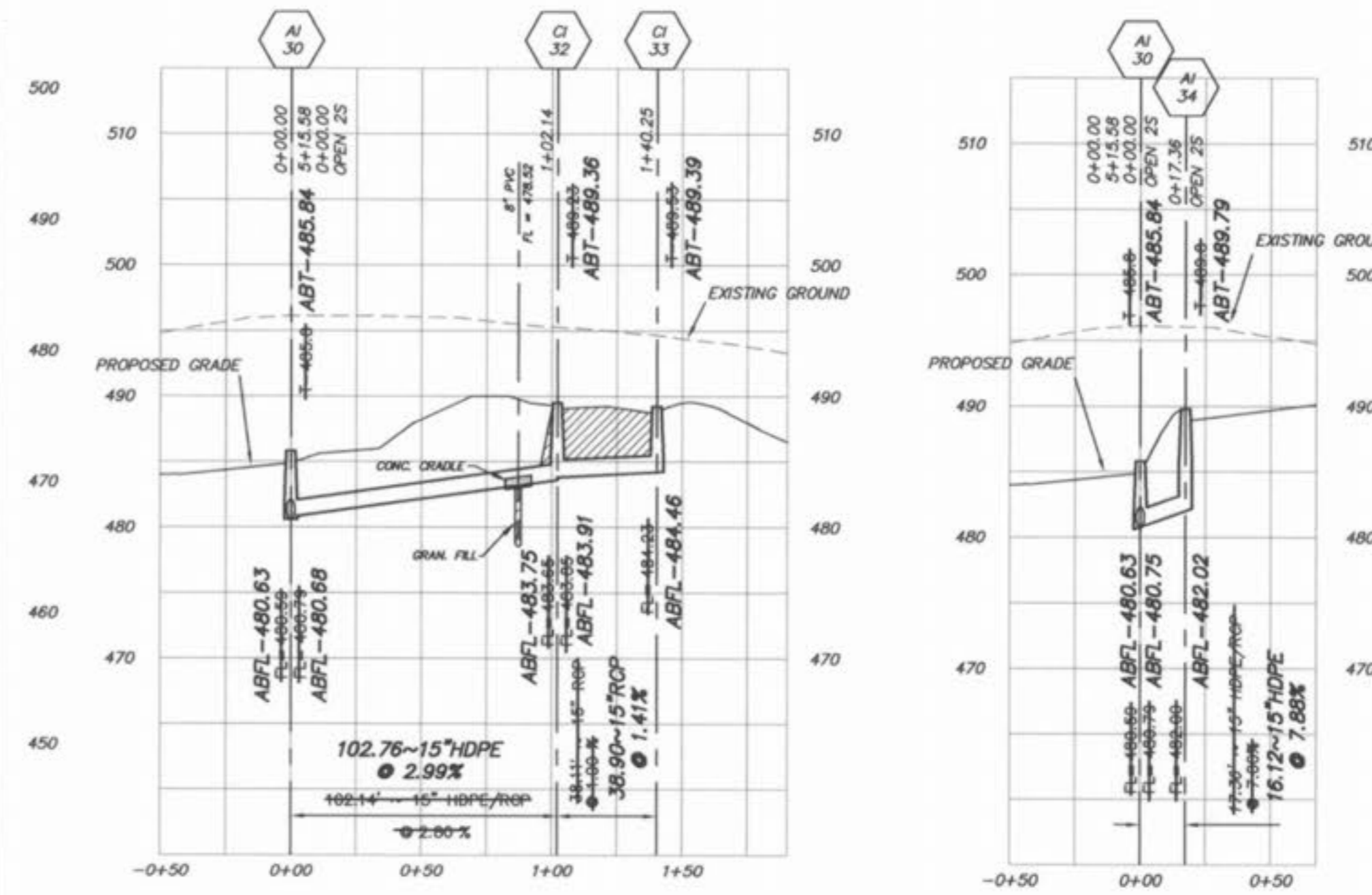
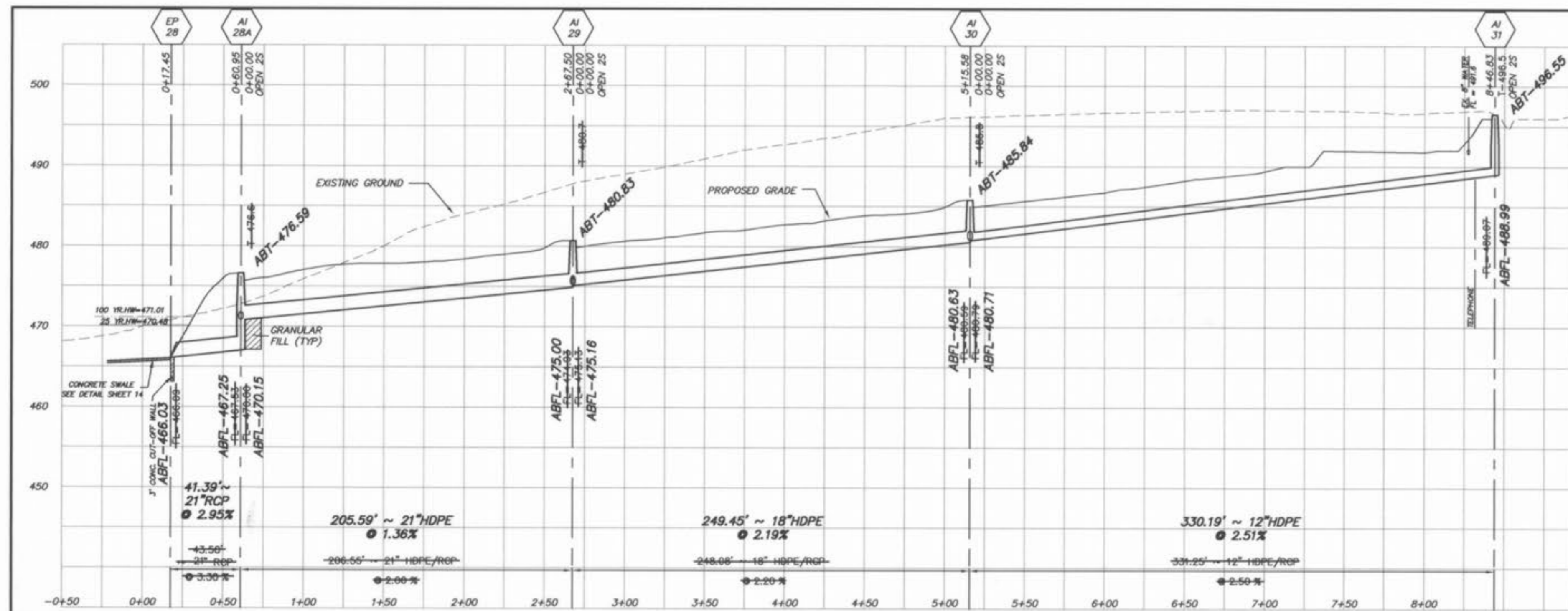
SHEET 11 OF 26

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"AS-BUILTS"  
12-02-03



Villas at Crystal Ridge  
As-Builts



**"AS-BUILTS" 12/02/03**

STATE OF MISSOURI  
 ENGINEERS' AND SURVEYORS' BOARD  
 No. 12-A-03  
 Pickett, Ray & Silver, Inc.

NOTE: SEE HDPE DETAIL ON SHEET 23 OF 26. HDPE MAY BE SUBSTITUTED FOR RCP WHEN IT IS NOT IN THE RIGHT-OF-WAY OR OTHERWISE RESTRICTED AS OUTLINED IN THE NOTES ON DETAIL AND ALSO ON SHEET 2 (SITE NOTES).

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

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDITCH, THE UPPER SHALL BE PLACED ON A SLOPE AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

STORM SEWERS WHICH CROSS EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED IN CONCRETE AND BACKFILLED WITH GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CRADLE.

**PICKETT RAY & SILVER**

CIVIL ENGINEERS  
 LAND SURVEYORS

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**VILLAS AT CRYSTAL RIDGE  
 STORM SEWER PROFILES**

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

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

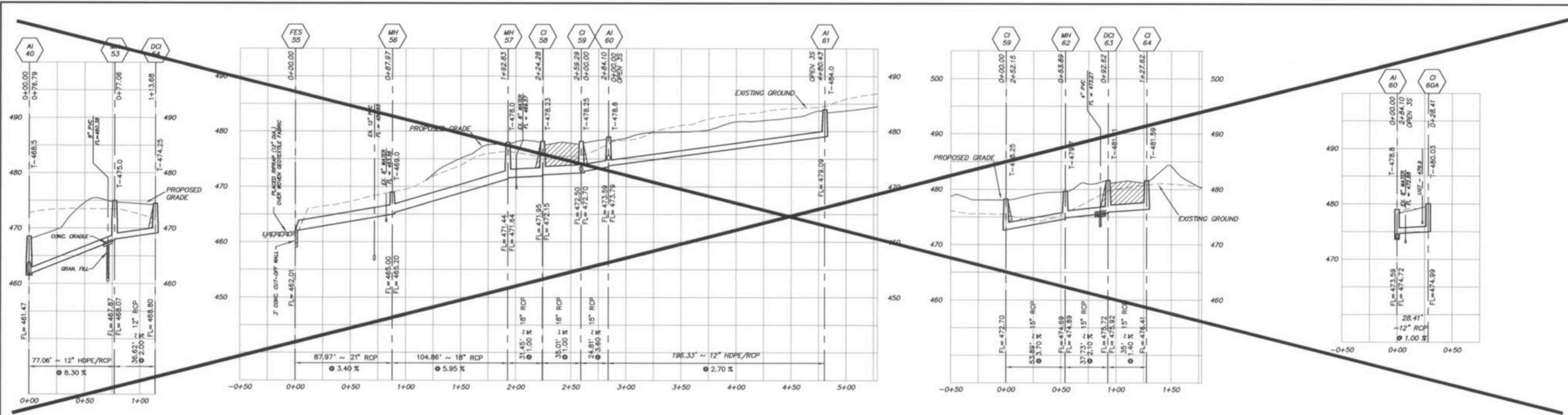
NO.	DATE	REV.	PER CITY OF FALLON
1	8-24-03	REV.	PER CITY OF FALLON
2	9/12/03	REV.	PER CITY OF FALLON
3	10/07/03	REV.	PER CITY OF FALLON
4	12/02/03	REV.	PHASE 1 "AS-BUILTS"

**ENGINEERS AUTHENTICATION**

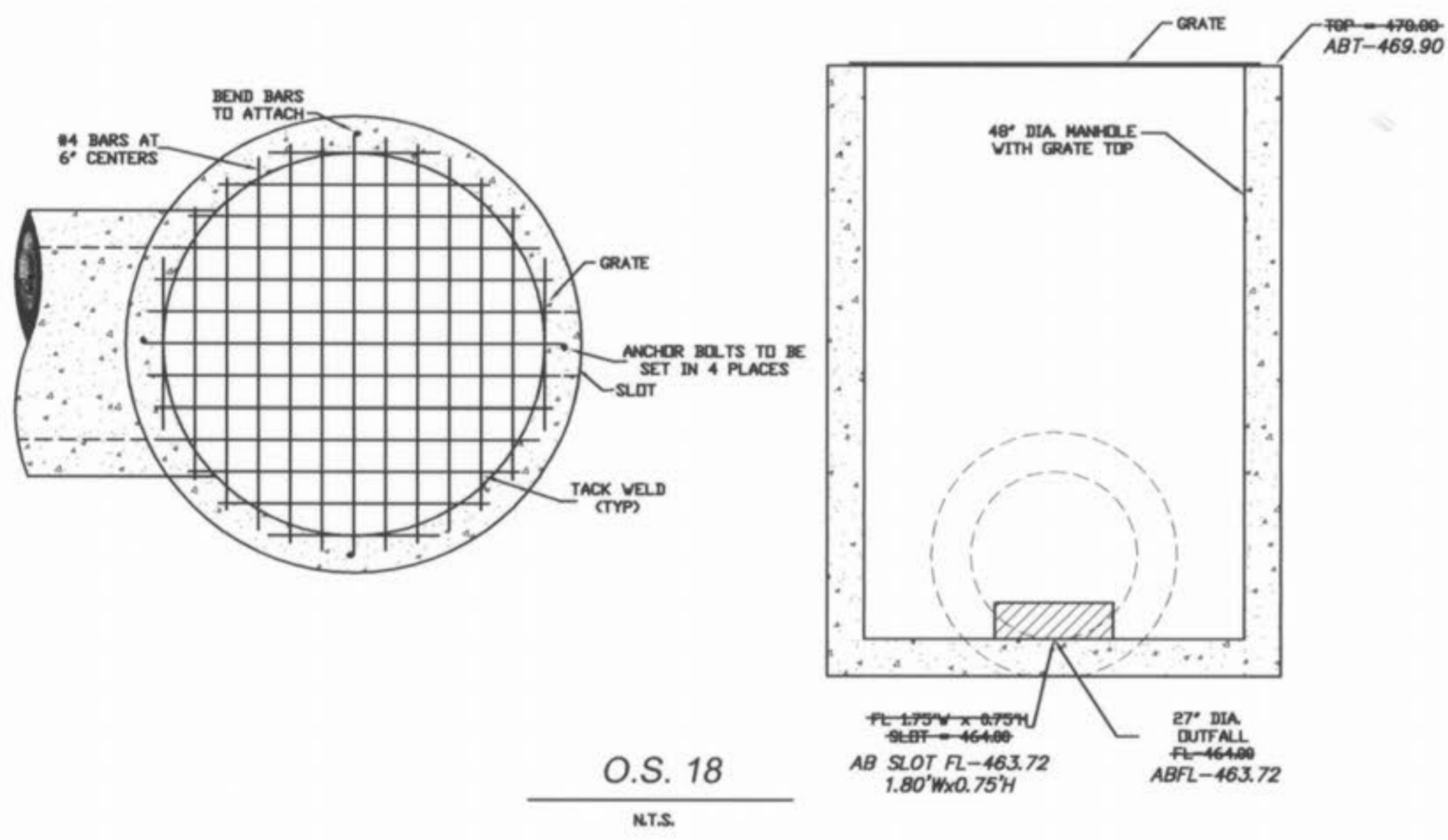
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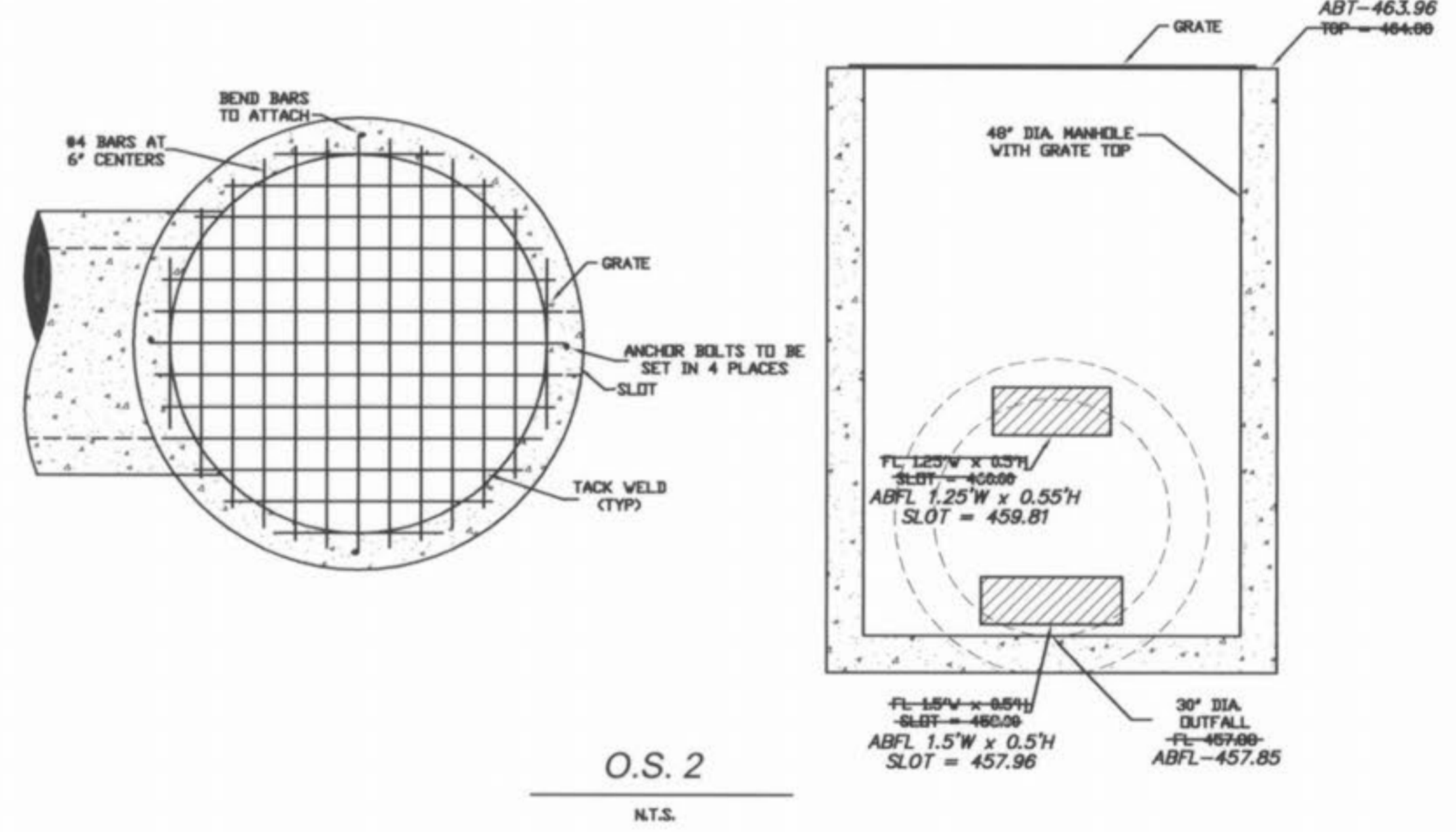
DRAWN	E.J.S.	DATE	04/09/03
CHECKED	D.W.D.	DATE	04/09/03
PROJECT #	01212.SUPO.02R		
TASK #	2 FIELD BOOK X		



VILLAS AT CRYSTAL RIDGE OUTFALL STRUCTURE



VILLAS AT CRYSTAL RIDGE OUTFALL STRUCTURE



"AS-BUILTS"  
12/02/03

NOTE: SEE HDPE DETAIL ON SHEET 23 OF 26. HDPE MAY BE SUBSTITUTED FOR RCP WHEN IT IS NOT IN THE RIGHT-OF-WAY OR OTHERWISE RESTRICTED AS OUTLINED IN THE NOTES ON DETAIL AND ALSO ON SHEET 2 (SITE NOTES).

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

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERLAP, THE UPPER SHALL BE PLACED ON THE SHEET AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED IN CONCRETE (OR ENCASED H.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE GRADE.

**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

VILLAS AT CRYSTAL RIDGE  
STORM SEWER PROFILES

Prepared For:  
SUMMIT POINTE L.C.

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

NO.	DATE	REV.	PER CITY OF FALLON
1	8/24/03	REV.	PER CITY OF FALLON
2	9/12/03	REV.	PER CITY OF FALLON
3	9/09/03	REV.	PER CITY OF FALLON
4	10/07/03	REV.	PER CITY OF FALLON
5	12/02/03	REV.	PHASE 1 "AS-BUILTS"

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PICKETT, RAY & SILVER, INC.

DRAWN	E.J.S.	DATE	04/09/03
CHECKED	D.W.D.	DATE	04/09/03
PROJECT #	01212.SUPP.02R	FIELD BOOK	X

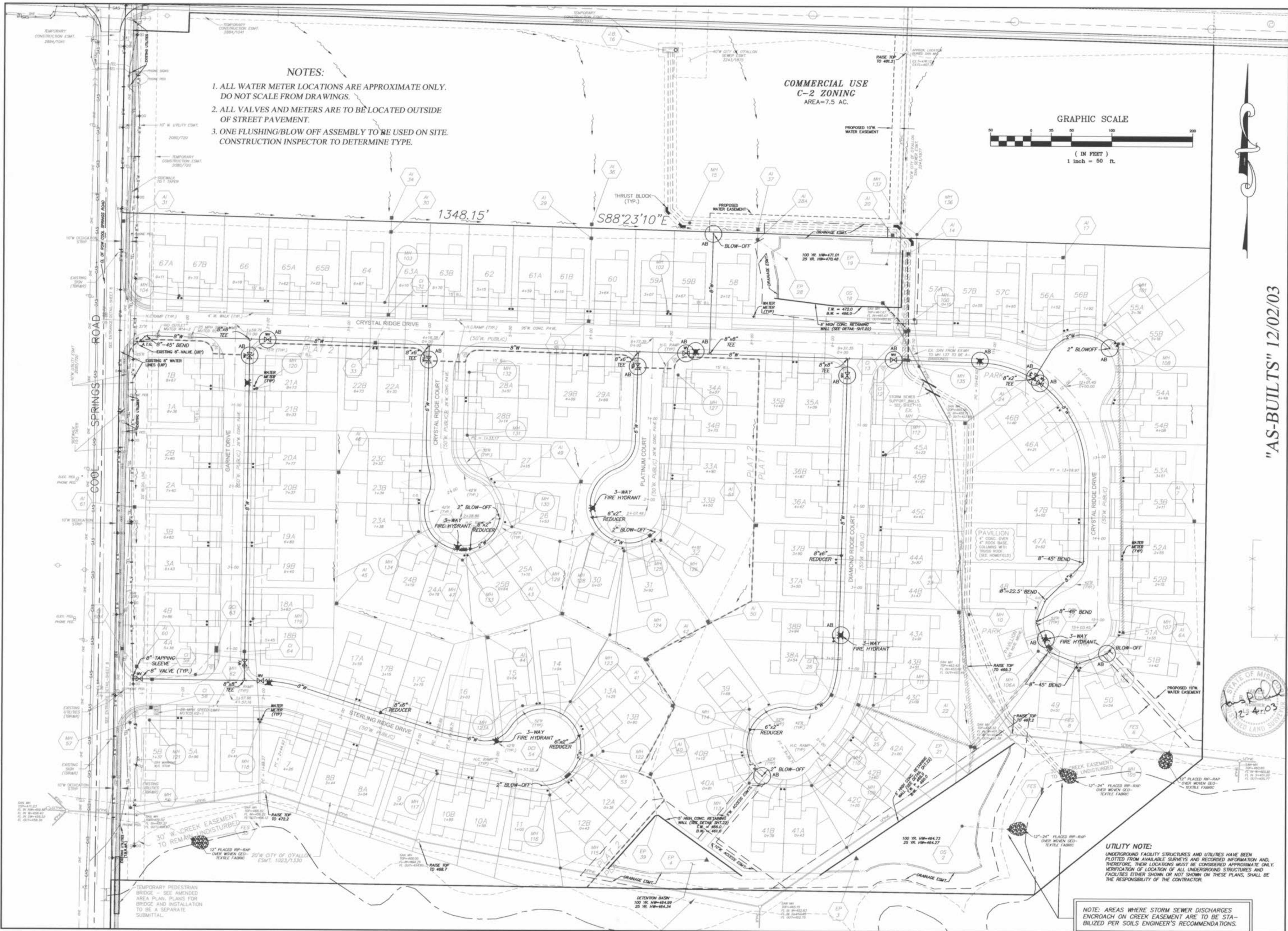
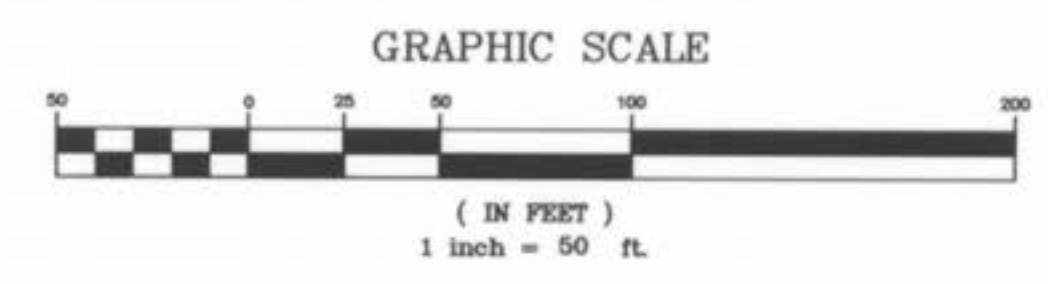
VILLAS AT CRYSTAL RIDGE  
STORM SEWER PROFILES

SHEET 13 OF 26

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- NOTES:**
1. ALL WATER METER LOCATIONS ARE APPROXIMATE ONLY. DO NOT SCALE FROM DRAWINGS.
  2. ALL VALVES AND METERS ARE TO BE LOCATED OUTSIDE OF STREET PAVEMENT.
  3. ONE FLUSHING/BLOW OFF ASSEMBLY TO BE USED ON SITE. CONSTRUCTION INSPECTOR TO DETERMINE TYPE.

**COMMERCIAL USE  
C-2 ZONING  
AREA=7.5 AC.**



"AS-BUILTS" 12/02/03

**VILLAS AT CRYSTAL RIDGE  
WATER PLAN**

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

**PICKETT RAY & SILVER**

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NO.	DATE	REVISIONS
1	8-28-03	REV. PER CITY OF OTTALON
2	9-12-03	REV. PER CITY OF OTTALON
3	9-09-03	REV. PER CITY OF OTTALON
4	12/02/03	PHASE 1 "AS-BUILTS"

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PICKETT, RAY & SILVER, INC.

DRAWN	DATE
E.J.S.	04/09/03
CHECKED	DATE
D.W.D.	04/09/03
PROJECT # 01212.SUP0.02R	FIELD X
TASK # 2	BOOK

VILLAS AT CRYSTAL RIDGE  
WATER PLAN

SHEET 17 OF 26

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**UTILITY NOTE:**  
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE: AREAS WHERE STORM SEWER DISCHARGES ENCROUGH ON CREEK EASEMENT ARE TO BE STABILIZED PER SOILS ENGINEER'S RECOMMENDATIONS.



Villas at Crystal Ridge  
As Bn Hs