

VILLAS at CRYSTAL RIDGE

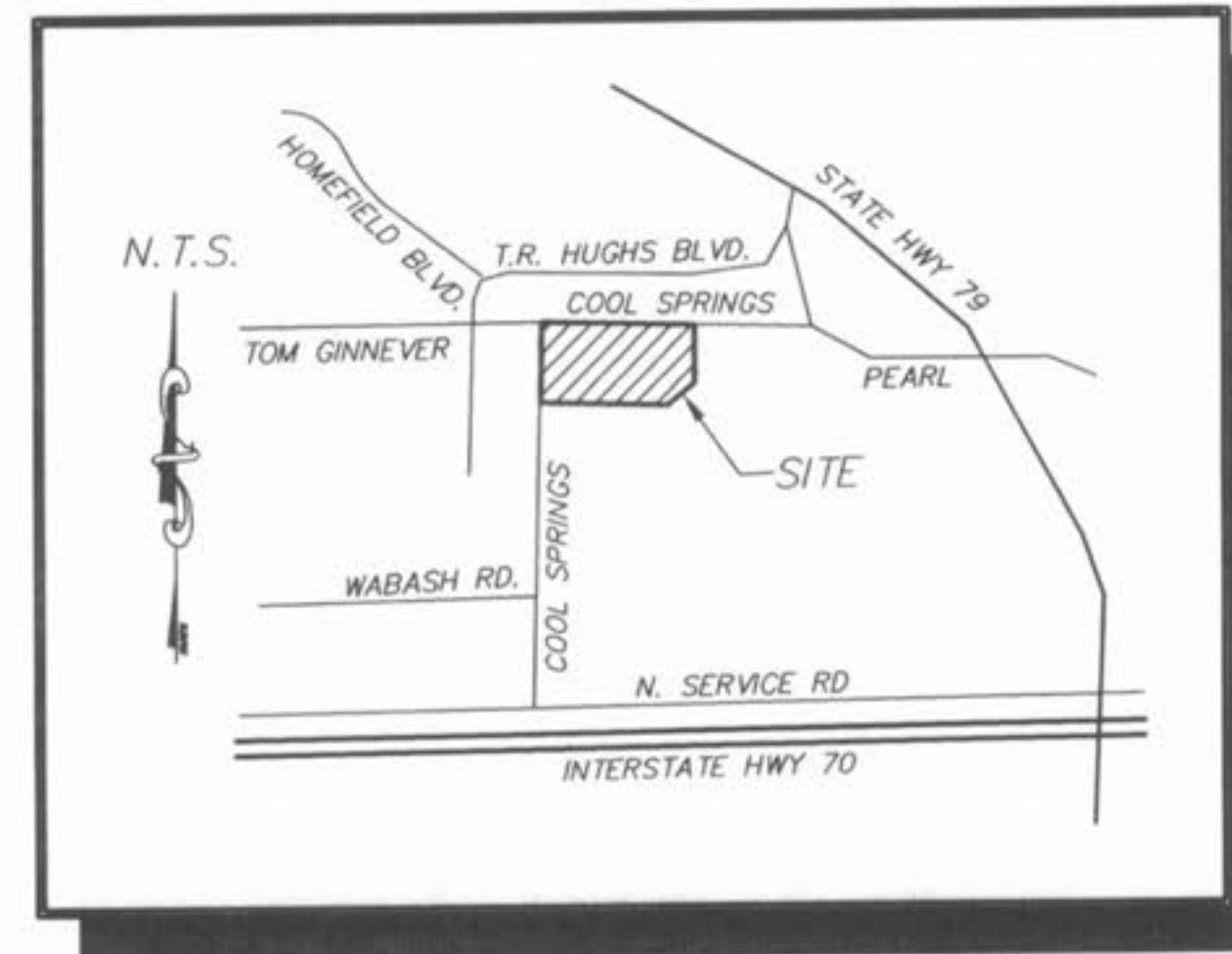
A tract of land being part of Fractional Section 22, U.S. Survey 3070 and U.S. Survey 63, Township 47 North, Range 3 East, St. Charles County, Missouri

IMPROVEMENT PLANS (119 UNITS)

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 291B3C0235E, dated August 2, 1996.
- This tract is served by:
WATER - CITY OF OFFALLON WATER
ELECTRIC - AMEREN LE
TELEPHONE - CENTURYTEL
SEWERS - CITY OF OFFALLON SEWER
GAS - ST. CHARLES GAS CO.
FIRE PROTECTION - OFFALLON FIRE PROTECTION DISTRICT
SCHOOL DISTRICT - FORT ZUMWALT SCHOOL DISTRICT
POST OFFICE - OFFALLON 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" (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 Corboline Rustbond Penetrating Sealer 5c and Corboline 138B 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 |

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

REFERENCE BENCHMARK: F149

ELEVATION = 542.80 NAVD88 DATUM

DESCRIBED BY USGS 1949, AT OFFALLON, ST. CHARLES COUNTY, MISSOURI ON THE WABASH RAILROAD, ONE BLOCK EAST OF THE STATION, IN THE SOUTHWEST CORNER OF ST. MARY INSTITUTE (NOW OFFALLON 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) | (S) Sanitary Structure | R.C.P. Reinforced Concrete Pipe |
| —○— Sanitary Sewer (Existing) | (S) 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 | (S) Stop Sign |
| ⊕ 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 |
| —x— 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 Coffer | 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 |
| | | ▽ Yield Sign |

10/8/03
File Copy
APPROVED
Apostoloff

VILLAS AT CRYSTAL RIDGE
COVER SHEET

239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 949-9288

Prepared For:
SUMMIT POINTE L.C.

| REVISIONS | NO. | DATE | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON |
|-----------|-----|----------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| | 1 | 8/24/03 | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON |
| | 2 | 8/12/03 | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON |
| | 3 | 9/08/03 | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON |
| | 4 | 9/18/03 | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON |
| | 10 | 10/06/03 | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON | REV. PER CITY OF OFFALLON |

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.
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEERS
NUMBER: E-16146
10/6/03

| | | | |
|-----------|----------------|------------|----------|
| DRAWN | E.J.S. | DATE | 04/18/03 |
| CHECKED | D.W.D. | DATE | 04/19/03 |
| PROJECT # | 01212.S000.02R | FIELD BOOK | X |
| TASK # | 2 | FIELD BOOK | X |

VILLAS AT CRYSTAL RIDGE
COVER SHEET

SHEET 1 OF 26

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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