

# ASHFORD PLACE

A TRACT OF LAND BEING PART OF THE SW 1/4 OF FRAC. SEC. 16 & THE NW 1/4 OF FRAC. SEC. 21,  
TOWNSHIP 47 N., RANGE 3 E.  
CITY OF O'FALLON, ST. CHARLES CO., MO.

## GENERAL NOTES

- Underground utilities have been plotted from available information and therefore their location is not guaranteed. The verification of the location of all underground utilities shall be shown on these plans and shall be the responsibility of the contractor and shall be located prior to any grading and construction improvements.
- All standard curbs, curbs are to have front-of-curb 2" two feet behind curb within public right-of-way unless otherwise noted.
- Storm sewers 18" diameter and smaller shall be 15' M. D. 14 unless otherwise shown on the plans.
- Storm sewers 24" diameter and larger shall be 15' M. D. 14 unless otherwise shown on the plans.
- 12" sanitary sewer shall be height of way shall be reinforced concrete pipe 15' M. D. 14 Class I minimum.
- Corrugated metal pipe shall conform to the standard specifications for corrugated ductile iron pipe (CIP) with aluminum or special polymer coating.
- 3" P.V.C. sanitary sewer pipe shall meet the following standards:  
4.5' M. D. 3034 SDR35 with wall thickness compression joint 4.5' M. D. 3012. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- All filled places including under paved areas under buildings under proposed storm and sanitary sewer lines and/or paved areas shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M. D1557). Test shall be verified by a soils engineer.
- All trench backfills under paved areas shall be granular backfill and water jetted. All other trench backfills may be earth material free of large clods or stones and shall be water jetted.
- No slope shall be steeper than 3:1. All slopes shall be seeded and mulched.
- Barriercodes will be constructed per the standard specifications as shown in the "Manual of Uniform Traffic Control Devices". End of roadway markers shall be installed 4 feet from the pavement on two pound 10" diameter sign posts. Each marker shall consist of a 1" diameter cable with red reflectors.
- All construction specifications used shall conform to current City of O'Fallon Standards and Specifications.
- Basements shall be located above storm sewers, sanitary sewers and all utility lines and shall be located above the location size and width of easements.
- All water use equipment shall conform to current City of O'Fallon Water District Standards and Specifications.
- All sanitary sewer construction shall conform to current City of O'Fallon Sewer District Standards and Specifications.
- The length of the concrete encasement around the P.V.C. sanitary sewer and the concrete storm sewers shall extend at least 5' into undisturbed soil to bridge the pipe across the trench backfill. Reinforcing steel shall be placed in the concrete encasement in entire length.
- Erosion control shall not be limited to what is shown on the plan. The contractor shall take whatever means necessary to prevent siltation and erosion from entering adjacent roadways, properties and ditches. Such control might include channeling runoff, sediment basins, channeling runoff into areas where an area of grass edge mix used. A silt fence might be considered if necessary.
- All sewer pipes and manholes shall conform to O'Fallon Fire Protection District Standards.
- The minimum vertical distance from the low point of the basement to the flowline of the sanitary sewer at the corresponding house connection shall not be less than two and one-half feet (2 1/2') plus the diameter of the sanitary sewer.
- The most stringent of the above requirements shall apply.
- All streets and right-of-ways shown on these improvement plans will be dedicated to the City of O'Fallon for public use forever.
- When grading operations are completed or suspended for more than 30 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 of O'Fallon Specifications.
- The contractor shall place all fire hydrants within 20' two feet of the street curb.
- The contractor shall place the "steamer" outlet of the fire hydrant toward the street.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri C.S.R. Specification (CCSR) 120.11E.
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon.
- All existing trash and debris on-site must be removed and disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- Soft soils 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 public right-of-way locations or in any storm sewer location.

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- Concrete Pipe Joints shall be M.S.D. Type "A" Approved Compression Joints and shall conform to the requirements of the Specification for Joints and Circular Concrete Sewer and Culvert Pipe, using flexible, watertight, rubber-type gaskets A.S.T.M. C-443 Band-Type. Gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
- All sewer work shall without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
- No area shall be cleared without permission of the developer.
- All sanitary laterals shown on plan are to be constructed of 4" non-P.V.C. pipe.
- Brick shall not be used for manholes.
- All gout for no-rat shall be high slump ready-mix concrete.
- The City of O'Fallon Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspections.
- All P.V.C. sanitary sewer pipe shall be SDR35 or equal with 1/2" minimum granular bedding and 1/4" minimum bedding. The bedding shall extend 1' above and below the backfill springline of pipe to 1/2" above the top of pipe.
- All pipes shall have positive drainage through manholes. For flat base structures are allowed.
- All streets within this set of improvement plans shall be Publicly Maintained.
- The gutter base must be functional before the recording of The Plat and Record Plat.
- This site is in compliance with Ordinance No. 1689:  
Pre-Development = 11.70 acres of trees  
100% = 124 acres of trees  
Post-Development = 237 acres of trees



LOCATION MAP  
N.T.S.

## LEGEND

	EXISTING LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CURB
	PROPOSED CURB
	EXISTING WEED AREA
	SILTATION CONTROL
	CREEK OR DITCH
	FLAME LINE
	GAS MAIN
	TELEPHONE CABLE
	WATER MAIN
	UNDERGROUND ELECTRIC
	MEDICAL ELECTRIC
	STREET SIGN
	GENERAL SURFACE DRAINAGE
	LIGHT STANDARD
	CLEARING AND GRADING LIMITS
	UTILITY POLE
	FIRE HYDRANT
	WATER MAIN VALVE
	BLOW-OFF VALVE
	1234 DENOTES STREET ADDRESS

## INDEX

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Drainage Area Plans	20-21
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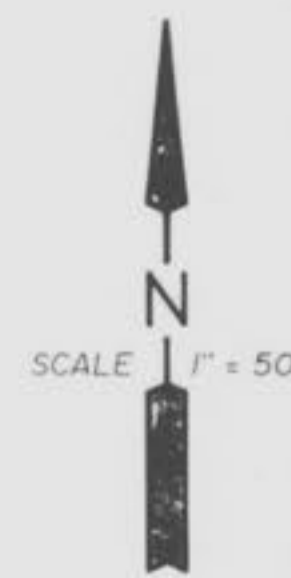
## SANITARY & STORM AS-BUILTS (AS SHOWN ON PROFILES)

## ASHFORD PLACE

PREPARED FOR:  
JAMES TARKINGTON  
4 ROSE ANNA ACRES  
WENTZVILLE MO. 63385  
(314) 828-4221

ENGINEER 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 the project and specifically excludes revisions after this date unless reauthenticated.			
St. Charles Engineering and Surveying			
Revised	11/16/94	Sheet 1	of 26
S	C	ST. CHARLES ENGINEERING & SURVEYING	
E	S	801 South Fifth Street, Suite 202 St. Charles, Missouri 63301 Off 947-0607, Fax 947-2448	
Date			4-27-94

**ASHFORD PLACE  
FLAT PLAN**



NOTE  
The 15" x 72" Tee (103) and Tee 25" x 50"  
21" x 72" Tee (166) will need Grooved Rip-Rap  
To Be Fabricated by the Factory.

- Ashford Place Drive  
C-3  
R=275.00  
Δ=80°58'58"  
L=388.69  
P.C.=14+43.37  
P.T.=18+32.06  
C-4  
R=250.00  
Δ=44°37'10"  
L=194.69  
P.C.=22+33.92  
P.T.=24+28.61  
C-5  
R=150.00  
Δ=15°19'28"  
L=40.12  
P.C.=25+78.21  
P.T.=26+18.33  
C-6  
R=150.00  
Δ=69°00'25"  
L=180.66  
P.C.=26+89.54  
P.T.=28+70.20
- Geranium Drive  
C-7  
R=100.00  
Δ=42°42'50"  
L=74.55  
P.C.=0+11.24  
P.T.=0+85.79  
C-8  
R=150.00  
Δ=24°01'47"  
L=62.91  
P.C.=0+85.79  
P.T.=1+48.70
- Ashford Place Court  
C-9  
R=150.00  
Δ=53°29'56"  
L=140.06  
P.C.=0+39.80  
P.T.=1+79.36
- Begonia Drive  
C-10  
R=163.00  
Δ=125°49'58"  
L=357.98  
P.C.=1+25.78  
P.T.=4+83.76  
C-11  
R=150.00  
Δ=84°08'40"  
L=220.25  
P.C.=8+00.50  
P.T.=10+20.79
- Danielle Elizabeth Drive  
C-12  
R=150.00  
Δ=12°55'33"  
L=33.84  
P.C.=4+57.64  
P.T.=4+91.48  
C-13  
R=150.00  
Δ=40°10'46"  
L=105.19  
P.C.=0+56.19  
P.T.=1+16.39
- Danielle Elizabeth Court  
C-15  
R=290.00  
Δ=84°36'57"  
L=426.28  
P.C.=6+49.20  
P.T.=10+77.48

NOTE!  
Contractor to supply City of  
O'Fallon with shop drawings of  
Radius Pipe construction prior  
to installation

NOTE!  
SLOT TO BE CUT IN 84" MH (MH 152)  
AFTER INSTALLATION AT THE  
DIRECTION OF THE CITY OF O'FALLON  
TO PICK-UP REAR YARD DRAINAGE  
FROM LOTS 62 & 63 OF FOREST PARK  
NORTH SUBD.

S=0.0144  
n=0.015  
J=1.25  
a=8.125  
wp=9.59  
V=8.87 f.p.s.  
Q=72.07  
4" P.C. Concrete  
4.0'

SECTION A-A

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

SANITARY & STORM AS-BUILTS  
(AS SHOWN ON PROFILES)

1234 DENOTES STREET ADDRESS

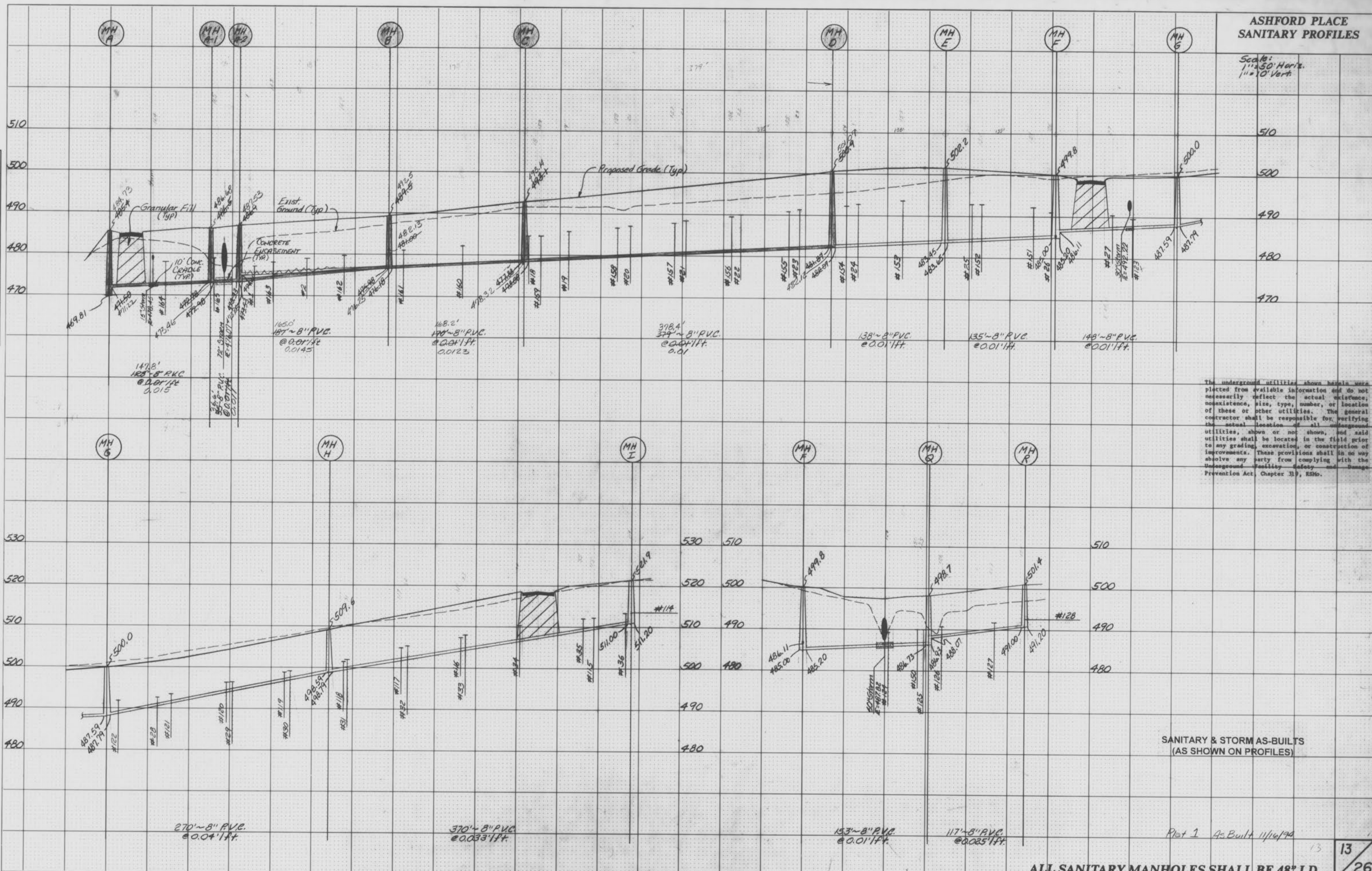
PLAT ONE-AS-BUILT 11/16/94

**ASHFORD PLACE  
SANITARY PROFILES**

Scale:  
1" = 50' Horiz.  
1" = 10' Vert.

FINAL SURVEY PLOTTED  
NOTE BOOK NO. \_\_\_\_\_  
DATE \_\_\_\_\_

ORIGINAL SURVEY PLOTTED  
NOTE BOOK NO. \_\_\_\_\_  
DATE \_\_\_\_\_



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**SANITARY & STORM AS-BUILTS  
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Plot 1 As-Built 11/16/94

**ALL SANITARY MANHOLES SHALL BE 48" I.D.**

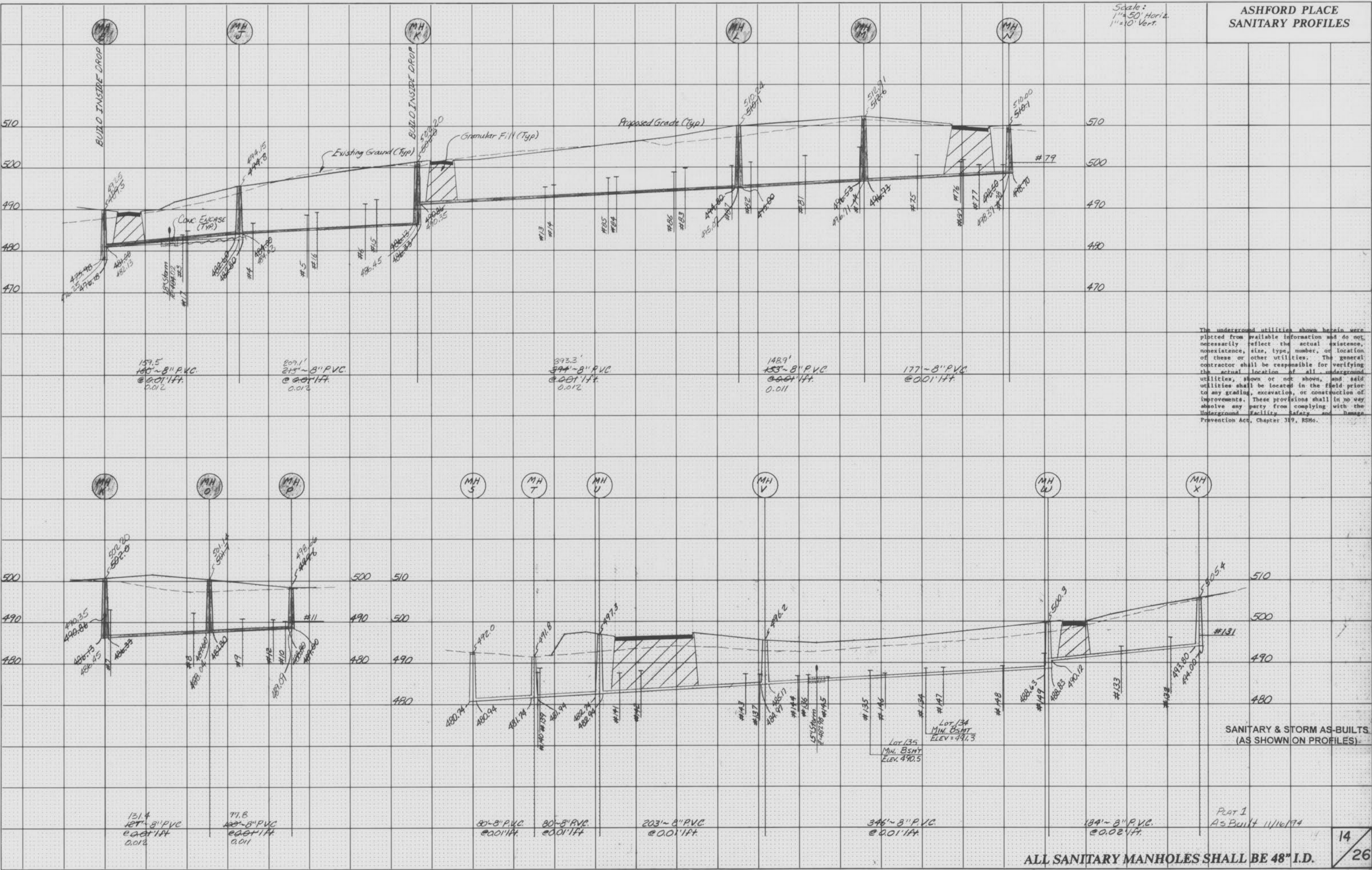
13 / 26

ASHFORD PLACE  
SANITARY PROFILES

Scale:  
1" = 50' Horiz.  
1" = 10' Vert.

DATE  
BY  
SURVEYED  
FINAL SURVEY  
NOTE BOOK  
NO.  
AREAS CHECKED

DATE  
BY  
SURVEYED  
ORIGINAL SURVEY  
NOTE BOOK  
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SANITARY & STORM AS-BUILTS  
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Plot 1  
As Built 11/16/74

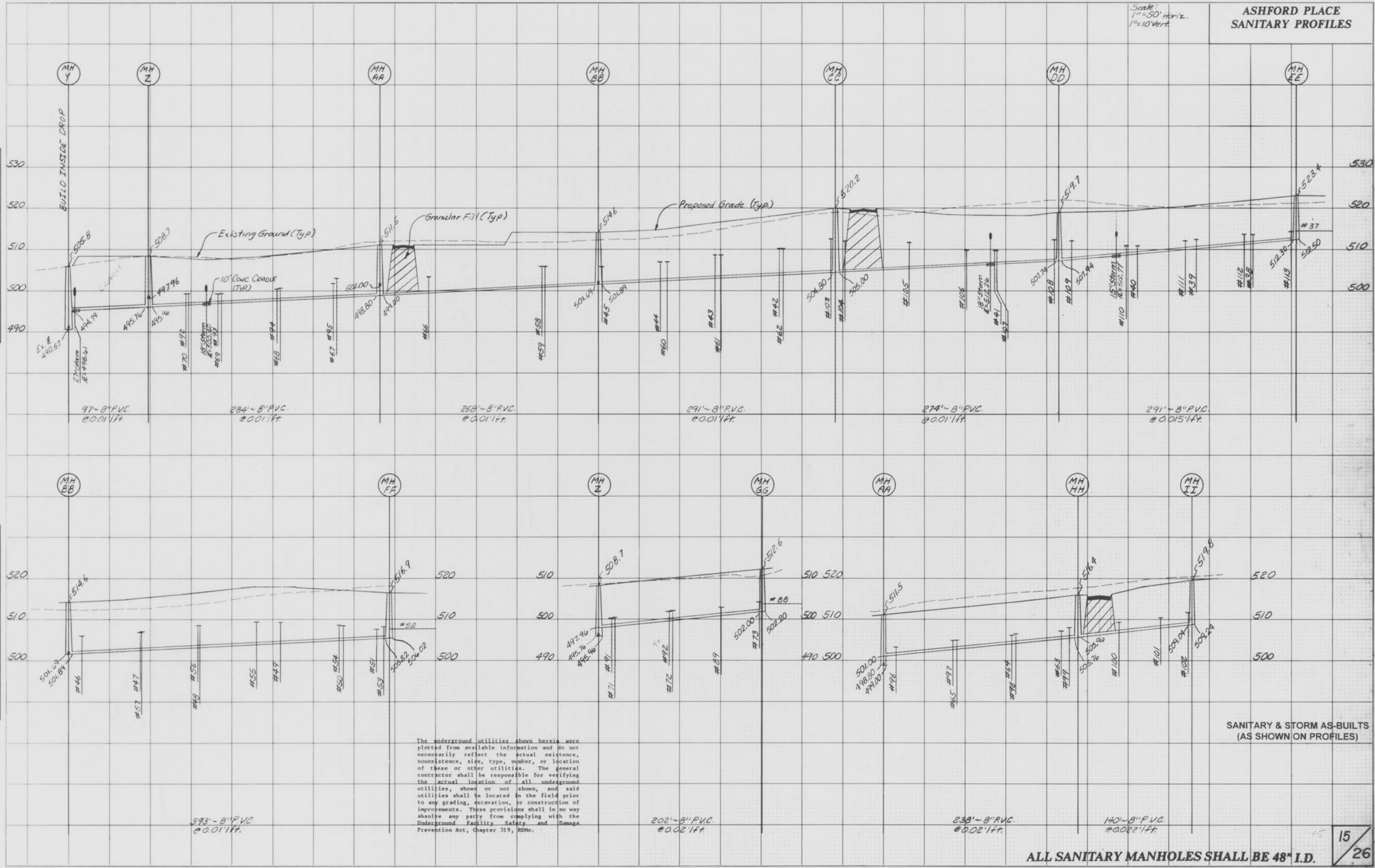
ALL SANITARY MANHOLES SHALL BE 48" I.D.

Scale:  
1" = 50' Horiz.  
1" = 10' Vert.

ASHFORD PLACE  
SANITARY PROFILES

FINAL SURVEY PLOTTED TEMPLATE  
NOTE BOOK NO. 1000  
DATE

ORIGINAL SURVEY PLOTTED TEMPLATE  
NOTE BOOK NO. 1000  
DATE



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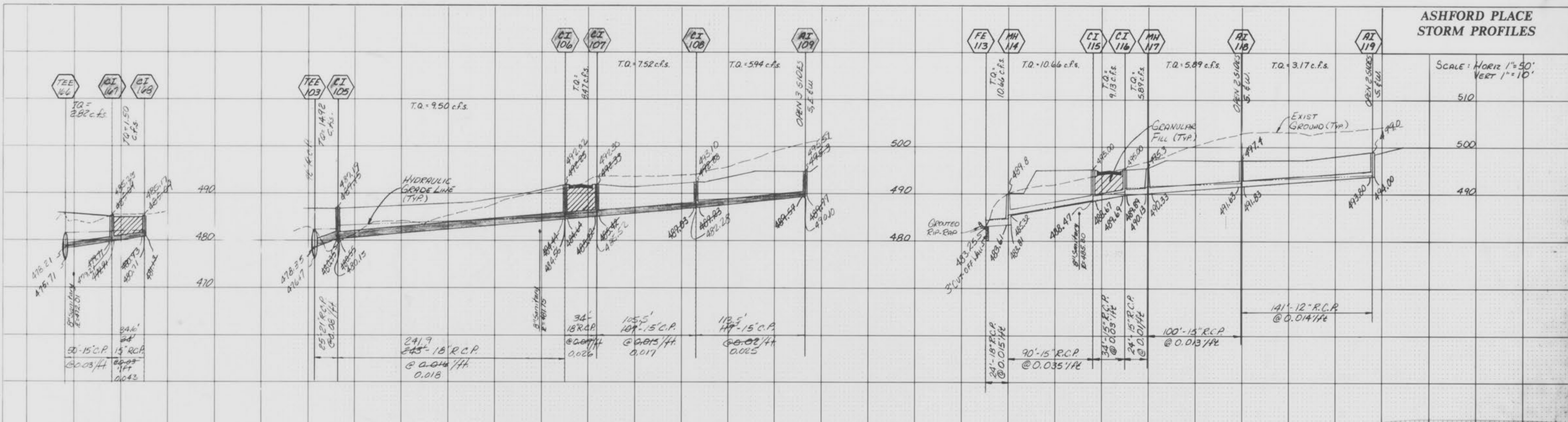
ALL SANITARY MANHOLES SHALL BE 48" I.D.

15  
26

ASHFORD PLACE  
STORM PROFILES

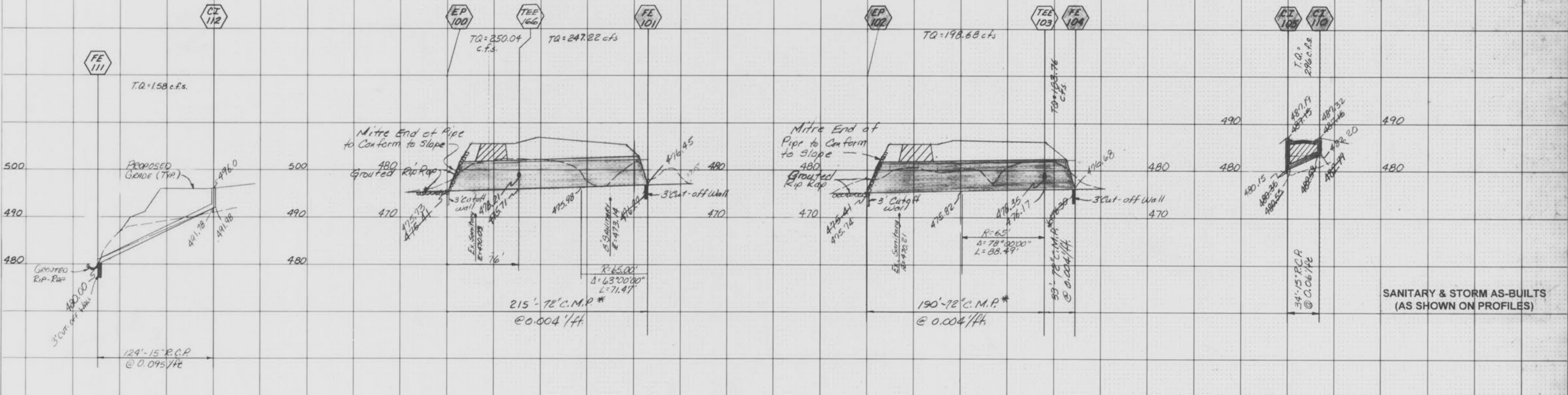
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NOTE BOOK: \_\_\_\_\_  
NO. \_\_\_\_\_  
AREAS CHECKED: \_\_\_\_\_



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BY: \_\_\_\_\_  
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SURVEY: \_\_\_\_\_  
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NOTE BOOK: \_\_\_\_\_  
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AREAS CHECKED: \_\_\_\_\_



SANITARY & STORM AS-BUILTS  
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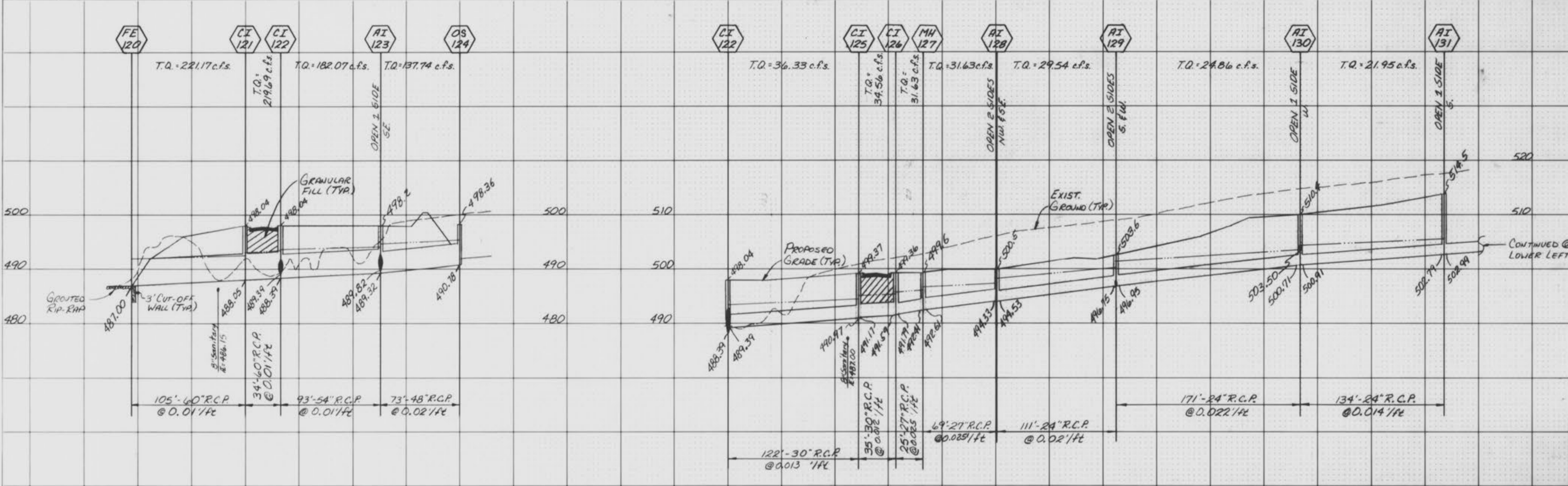
\*C.M.P. shall be Aluminized Steel Type 2 spiral rib pipe as described in AASHTO M196.

PLAT 1 "AS-BUILT" 11/16/74

ASHFORD PLACE  
STORM PROFILES

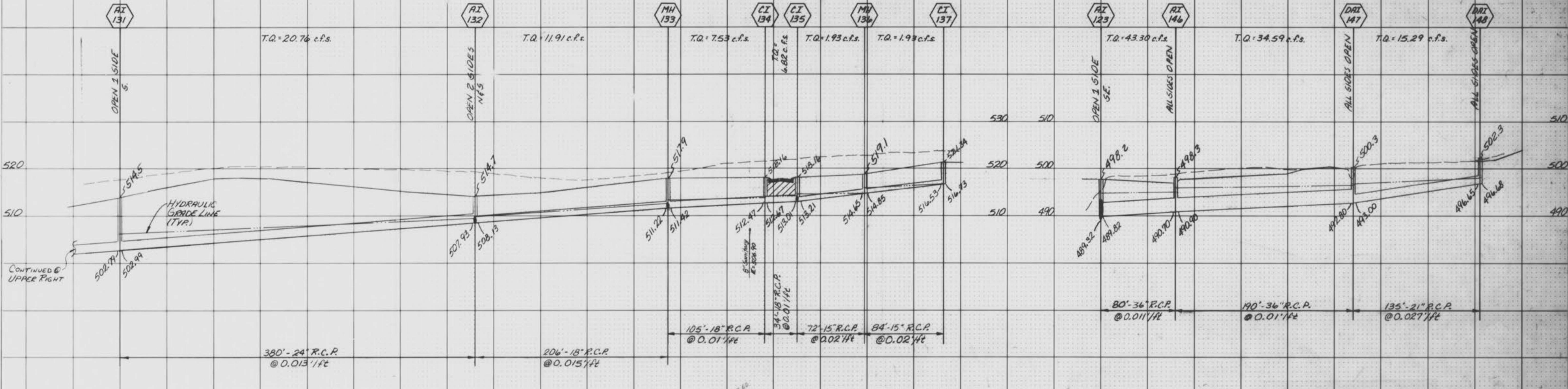
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VERT. 1"=10'

FINAL SURVEY  
BY: [ ]  
DATE: [ ]  
REVISIONS: [ ]  
NOTE BOOK: [ ]  
NO. [ ]  
DRAWN: [ ]



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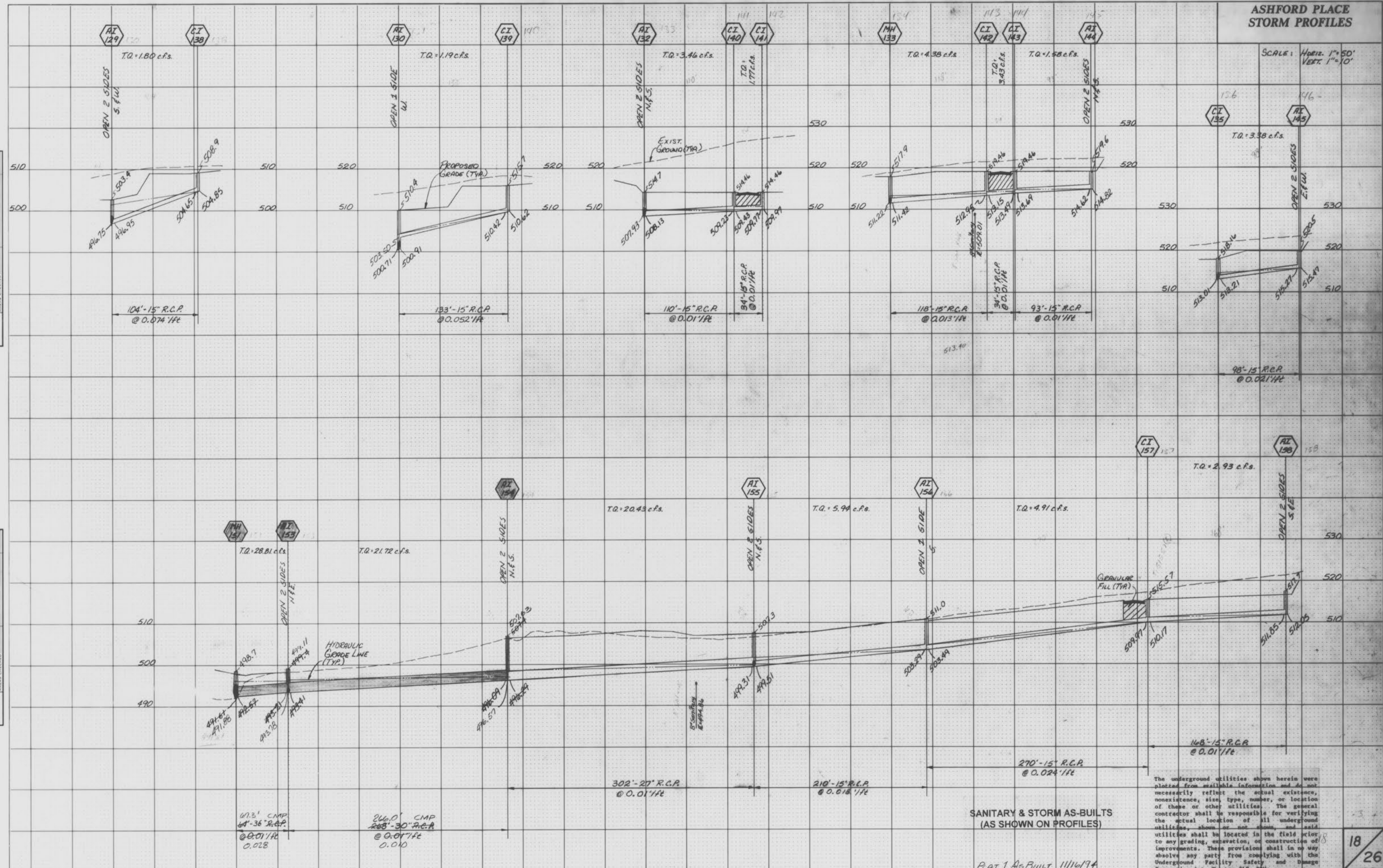
ORIGINAL SURVEY  
BY: [ ]  
DATE: [ ]  
REVISIONS: [ ]  
NOTE BOOK: [ ]  
NO. [ ]  
DRAWN: [ ]



SANITARY & STORM AS-BUILTS  
(AS SHOWN ON PROFILES)

**ASHFORD PLACE STORM PROFILES**

SCALE: HORIZ. 1"=50'  
VERT. 1"=10'



DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
SURVEYED: \_\_\_\_\_  
NOTED: \_\_\_\_\_  
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DATE: \_\_\_\_\_  
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**SANITARY & STORM AS-BUILTS  
(AS SHOWN ON PROFILES)**

PLAT 1 AS BUILT 11/16/74

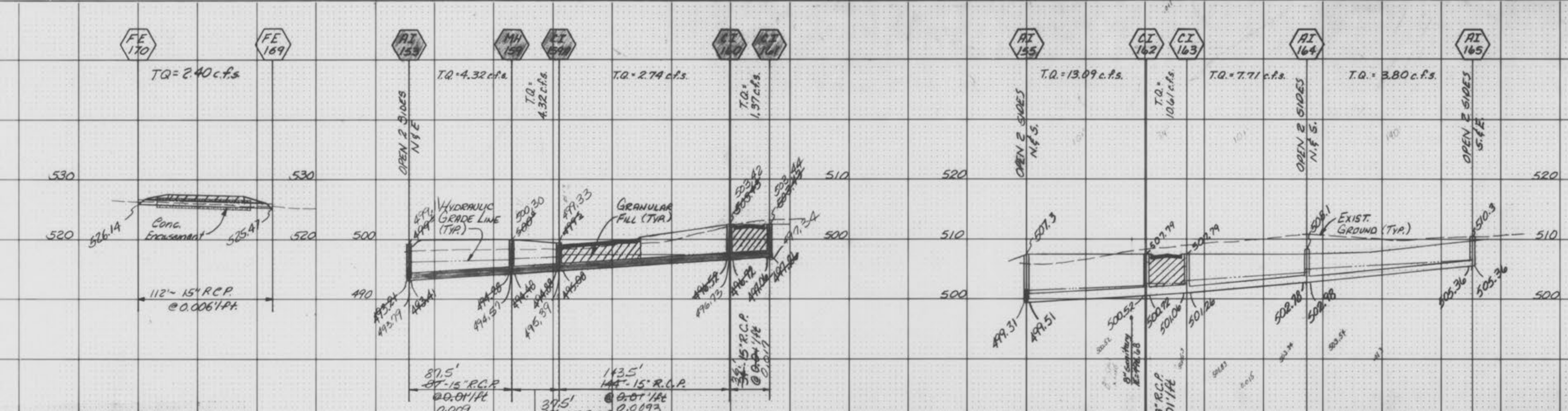
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**ASHFORD PLACE  
STORM PROFILES**

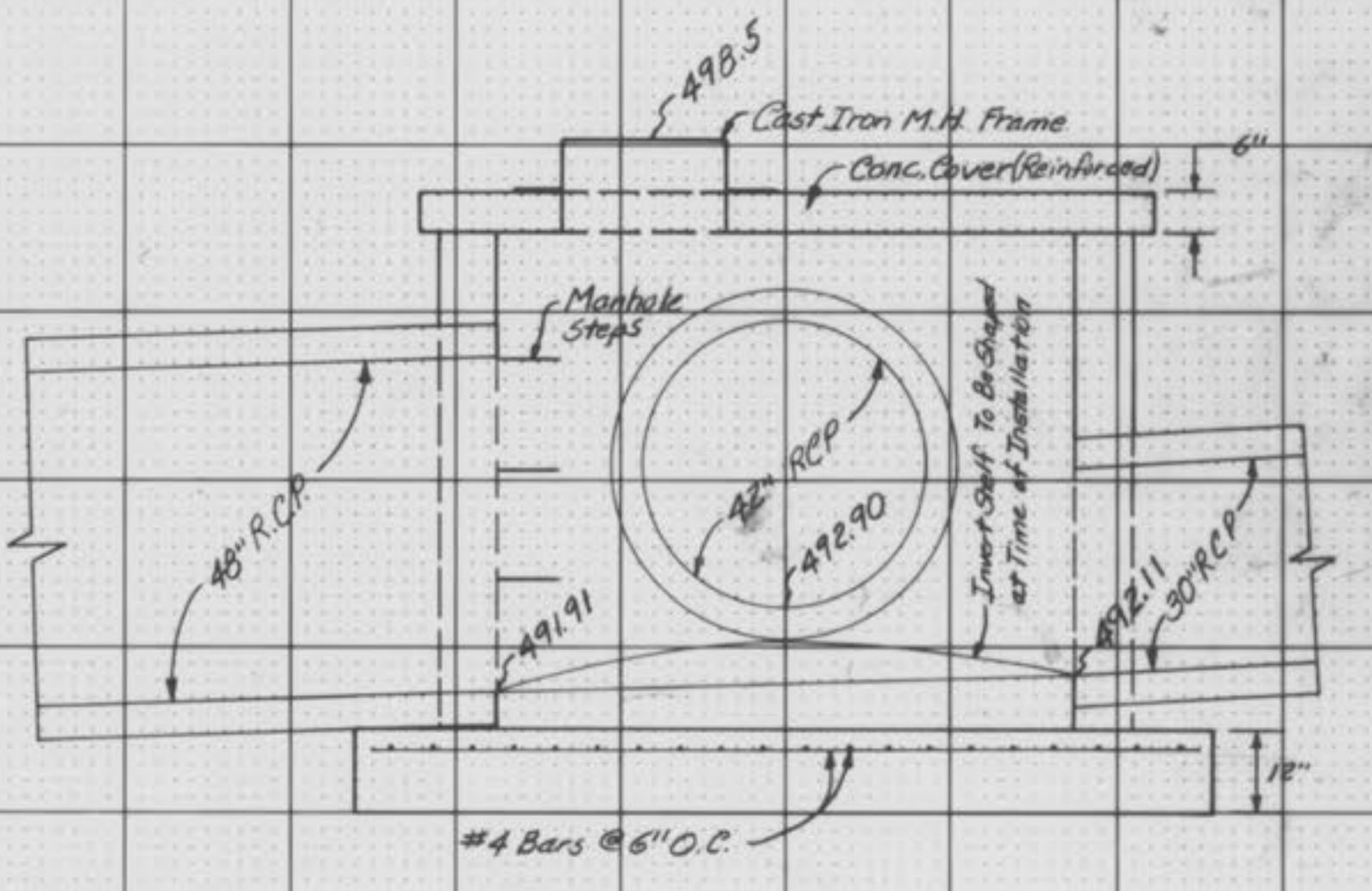
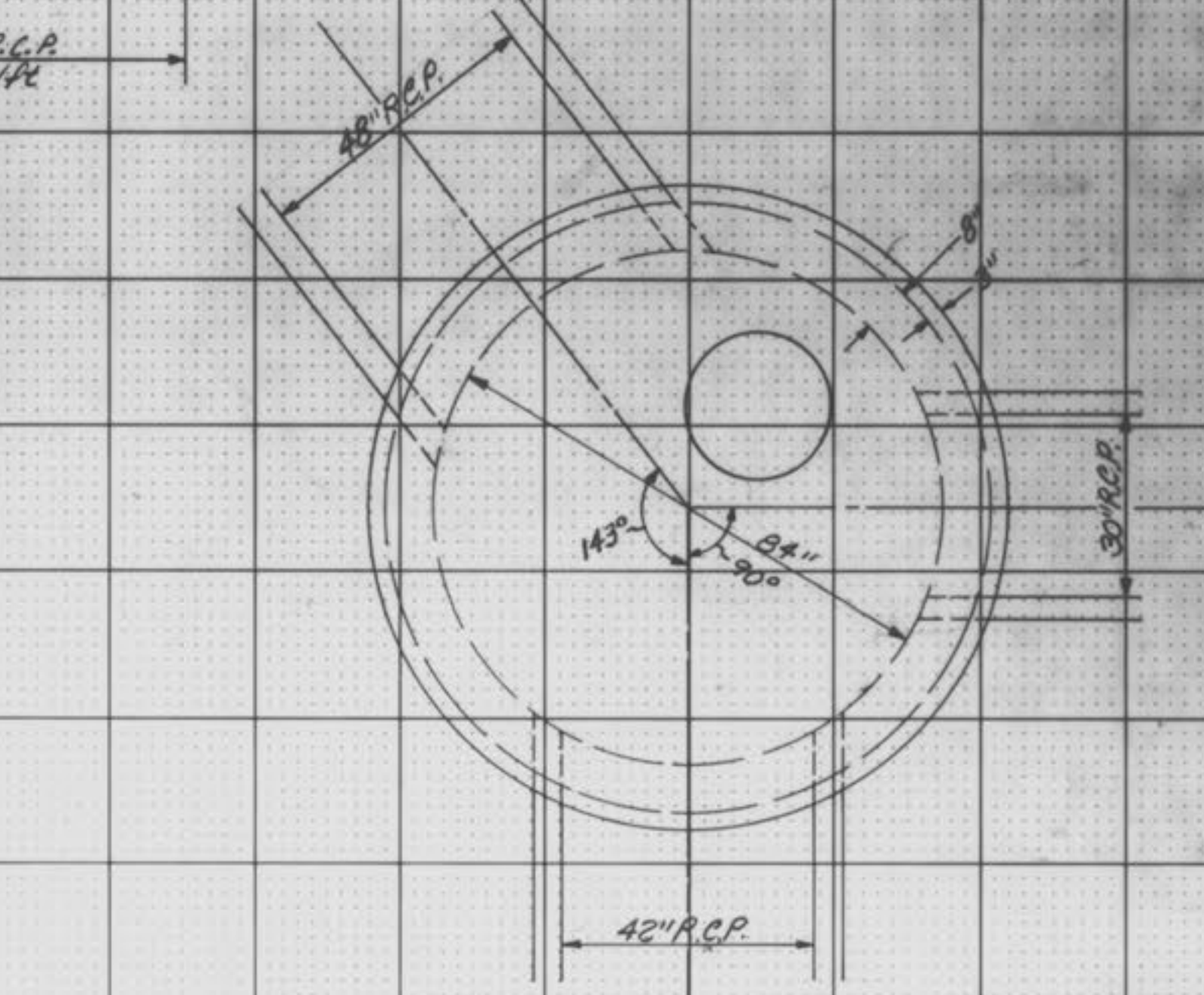
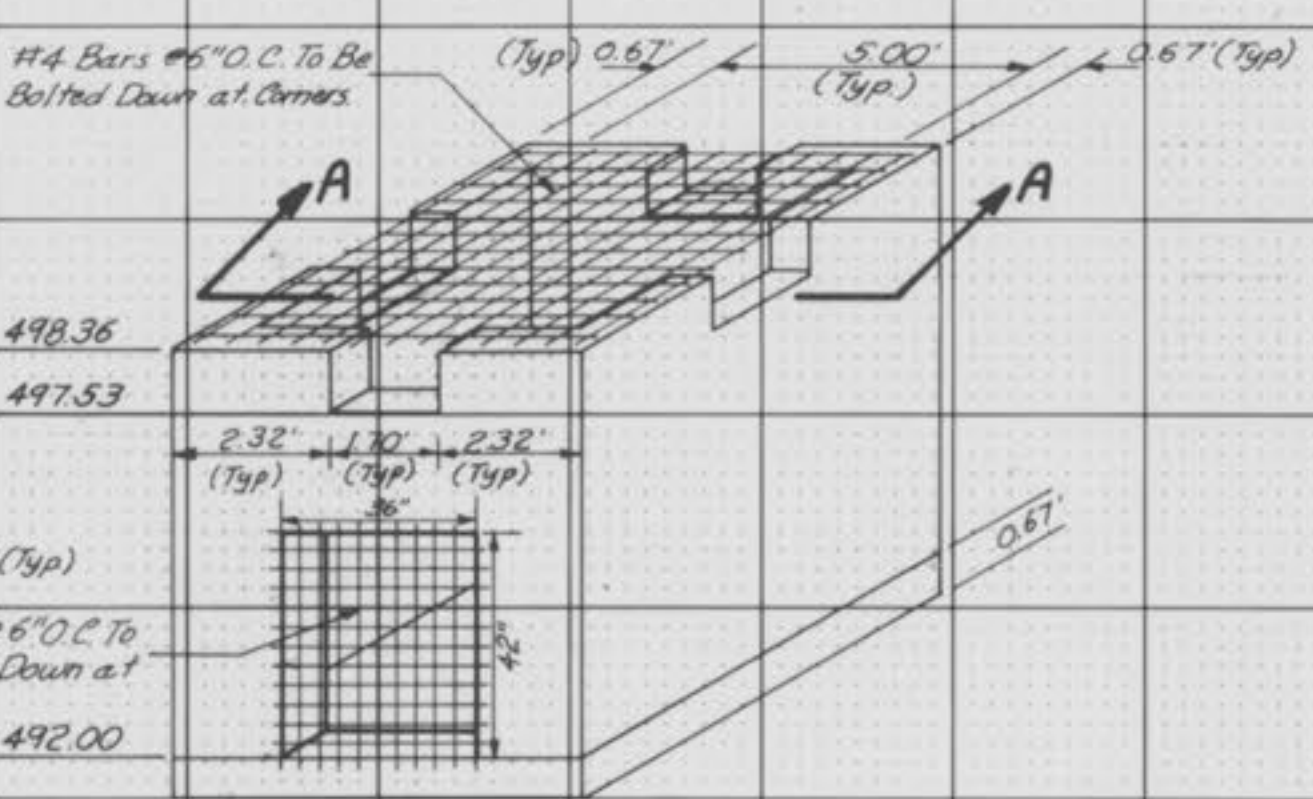
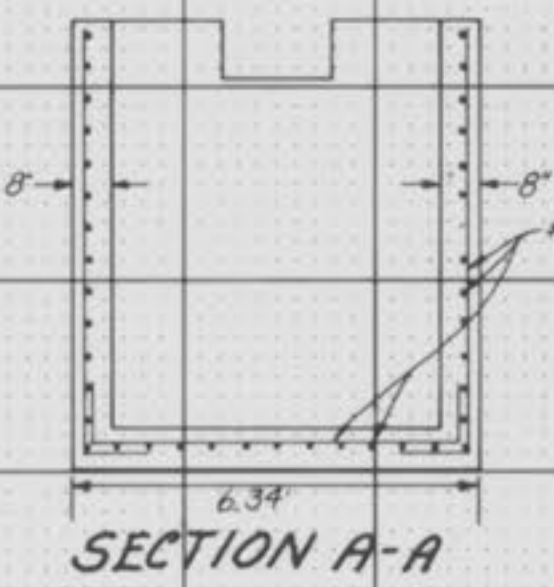
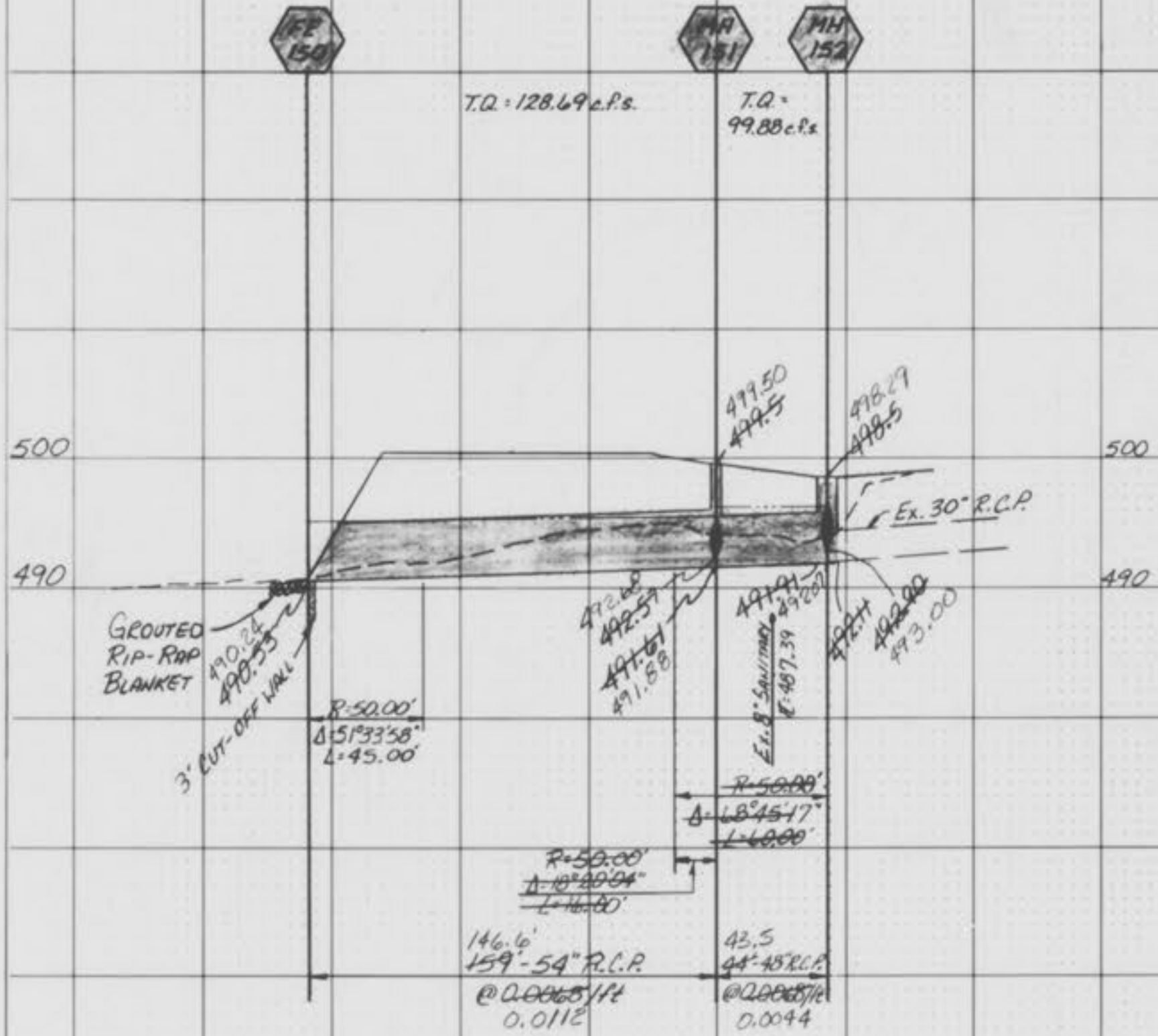
SCALE: HORIZ. 1"=50'  
VERT. 1"=10'

DATE \_\_\_\_\_  
BY \_\_\_\_\_  
SURVEY PLOTTED \_\_\_\_\_  
FINAL SURVEY \_\_\_\_\_  
NOTE BOOK \_\_\_\_\_  
NO. \_\_\_\_\_  
AREAS CHECKED \_\_\_\_\_



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ORIGINAL SURVEY \_\_\_\_\_  
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SANITARY & STORM AS-BUILTS  
(AS SHOWN ON PROFILES)

PLAT. 1 "A" BUILT 11/16/74