

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 locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to any grading and/or construction of improvements.
- All standard curb inlets are to have front-of-inlet 2' (two feet) behind curb, within public right-of-way, unless otherwise noted.
- Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21" diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class II minimum).
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe AASHTO, M36, aluminum or asphalt polymer coated.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards: A.S.T.M. D-3034 SDR35, with wall thickness compression joint A.S.T.M. D-3212. 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.
- Barricades will be constructed per the standard specifications as shown in the "Manual of Uniform Traffic Control Devices". End of roadway markers shall be mounted 4 feet above the pavement on two pound "U" channel sign posts. Each marker shall consist of an 18" diamond panel with red reflectors.
- All construction and materials used shall conform to current City of O'Fallon Standards and Specifications.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location, size, and width of easements.
- All water line construction 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 sewers 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 for tensile strength.
- 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 channelling runoff into sediment basins, channelling runoff into areas where an extra row of straw bales are used. A silt fence might be considered, if necessary.
- All construction and materials 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 (2') 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 D.N.R. Specification 10CSR-8.120 (7)(E).
- 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 on 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 tops built 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 inch P.V.C. pipe.
- Brick shall not be used on manholes.
- All gout for rip-rap 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 PVC sanitary sewer pipe is to be SDR-35 or equal with "clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to springline of pipe to 12" above the top of pipe.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All streets within this set of improvement plans shall be Publicly maintained.
- The detention basin must be functional before the recording of The Plat Two Record Plat.
- This site is in compliance with Ordinance No. 1689
Pre Development = 11.70 Acres of trees
x 20%
2.34 Acres of trees
Post Development = 2.57 Acres of trees (22%)



LOCATION MAP
N.T.S.

LEGEND

	BUILDING LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING WOOD AREA
	SILTATION CONTROL
	CREEK OR DITCH
	FLOWLINE
	GAS MAIN
	TELEPHONE CABLE
	WATER MAIN
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	STREET SIGN
	GENERAL SURFACE DRAINAGE
	LIGHT STANDARD
	CLEARING AND GRADING LIMITS
	LATERAL TAIL STAKE
	FIRE HYDRANT
	WATER MAIN
	BLOW-OFF VALVE
	DENOTES STREET ADDRESS
	EXISTING TELEPHONE PEDESTAL (EX. TELE. PED.)

INDEX

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Drainage Area Plans	20-24
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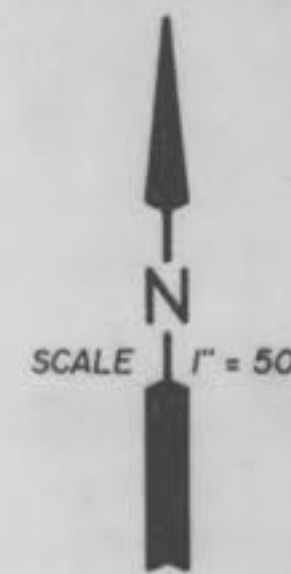
Plat Two - Sept. 27, 1996
SANITARY & STORM AS-BUILTS
(AS SHOWN ON PROFILES)

ASHFORD PLACE

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

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 the project and specifically excludes revisions after this date unless re-authenticated.	
St. Charles Engineering and Surveying	
Revised	11/16/94
Sheet 1	of 26
S C	ST. CHARLES ENGINEERING & SURVEYING
E S	Order No. 93-1207
	Date 4-27-94
	801 South Fifth Street, Suite 202 St. Charles, Missouri 63301 Off. 947-0607, Fax 947-2448

**ASHFORD PLACE
FLAT PLAN**



SCALE 1" = 50'

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

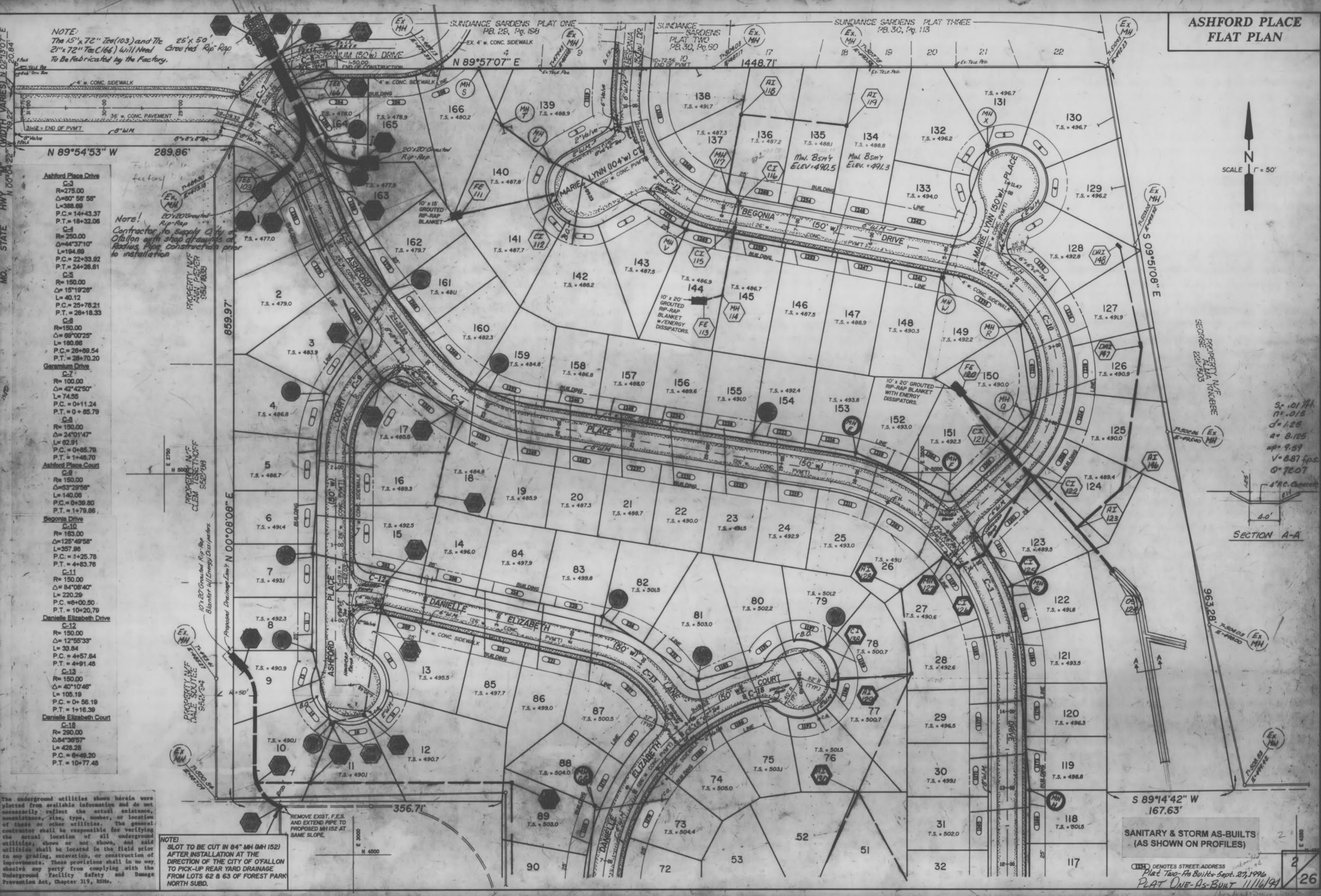
- Ashford Place Drive**
C-3
R=275.00
Δ=80°58'58"
L=388.69
P.C.=14+43.37
P.T.=18+32.06
- C-4**
R=250.00
Δ=44°37'10"
L=194.69
P.C.=22+33.92
P.T.=24+28.61
- C-5**
R=150.00
Δ=15°19'28"
L=40.12
P.C.=25+78.21
P.T.=26+18.33
- C-6**
R=150.00
Δ=69°00'25"
L=180.66
P.C.=26+89.54
P.T.=28+70.20
- Geranium Drive**
C-7
R=100.00
Δ=42°42'50"
L=74.55
P.C.=0+11.24
P.T.=0+65.79
- C-8**
R=150.00
Δ=24°01'47"
L=62.91
P.C.=0+85.79
P.T.=1+46.70
- Ashford Place Court**
C-9
R=150.00
Δ=53°29'56"
L=140.06
P.C.=0+39.80
P.T.=1+79.86
- Begonia Drive**
C-10
R=183.00
Δ=125°49'58"
L=357.98
P.C.=1+25.76
P.T.=4+83.76
- C-11**
R=150.00
Δ=84°08'40"
L=220.29
P.C.=6+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+57.84
P.T.=4+91.46
- 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-18
R=290.00
Δ=64°36'57"
L=428.28
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

PROPERTY M/F DALE SCOUTEE S&S-2-4
10' x 20' Grooved Rip-Rap Blanket w/ Energy Dissipators
Proposed Drainage Elevation: N 00°08'08" E

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.

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, maintenance, 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, ILCS.



S_c = 0.01 ft
n = 0.15
d = 1.25
a = 8.125
up = 9.59
V = 8.87 fps
Q = 72.07

SECTION A-A

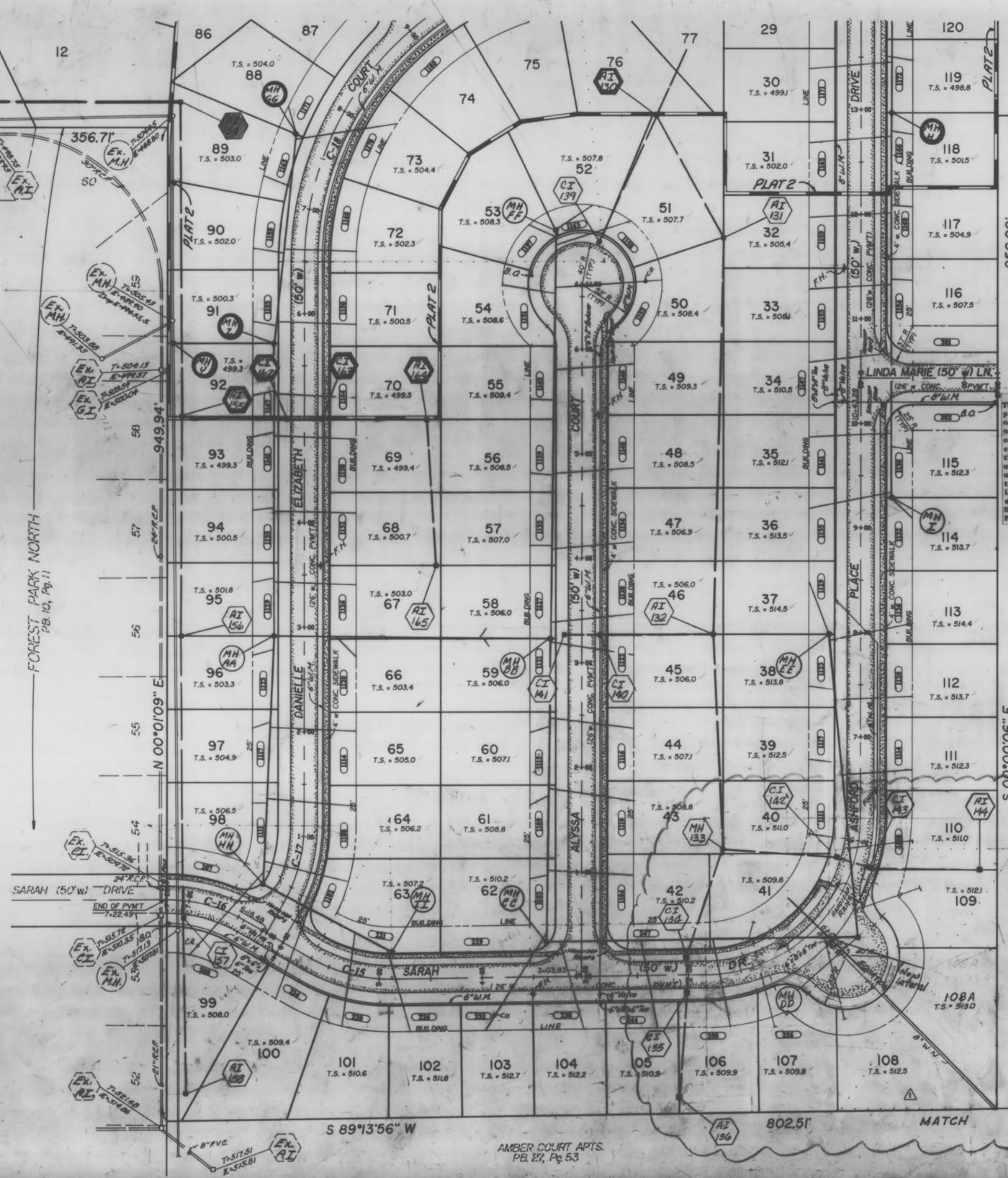
SANITARY & STORM AS-BUILTS (AS SHOWN ON PROFILES)

2 DENOTES STREET ADDRESS
Plat Two-As-Built Sept. 27, 1996
Plat One-As-Built 11/16/99

**ASHFORD PLACE
FLAT PLAN**

NOTE:
SLOT TO BE CUT IN 84" MH (M152)
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.

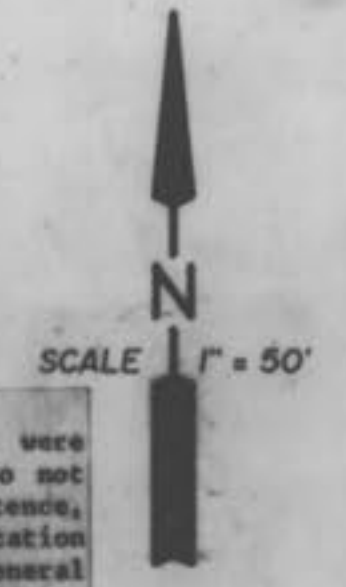
- Ashford Place Drive**
C-1
R=150.00
Δ=55°58'40"
L=146.55
P.C.=3+00.05
P.T.=4+46.60
- C-2
R=150.00
Δ=55°58'40"
L=146.55
P.C.=4+46.60
P.T.=5+93.15
- Sarah Drive**
C-14
R=171.01
Δ=34°48'51"
L=103.91
P.C.=0+00
P.T.=1+03.91
- C-15
R=153.78
Δ=30°20'49"
L=81.44
P.C.=4+87.73
P.T.=5+69.17
- C-16
R=150.00
Δ=29°42'21"
L=77.77
P.C.=6+43.70
P.T.=7+21.46
- Danielle Elizabeth Court**
C-17
R=150.00
Δ=29°34'47"
L=77.44
P.C.=0+33.41
P.T.=1+10.85
- C-18
R=290.00
Δ=84°36'57"
L=428.28
P.C.=6+49.20
P.T.=10+77.46



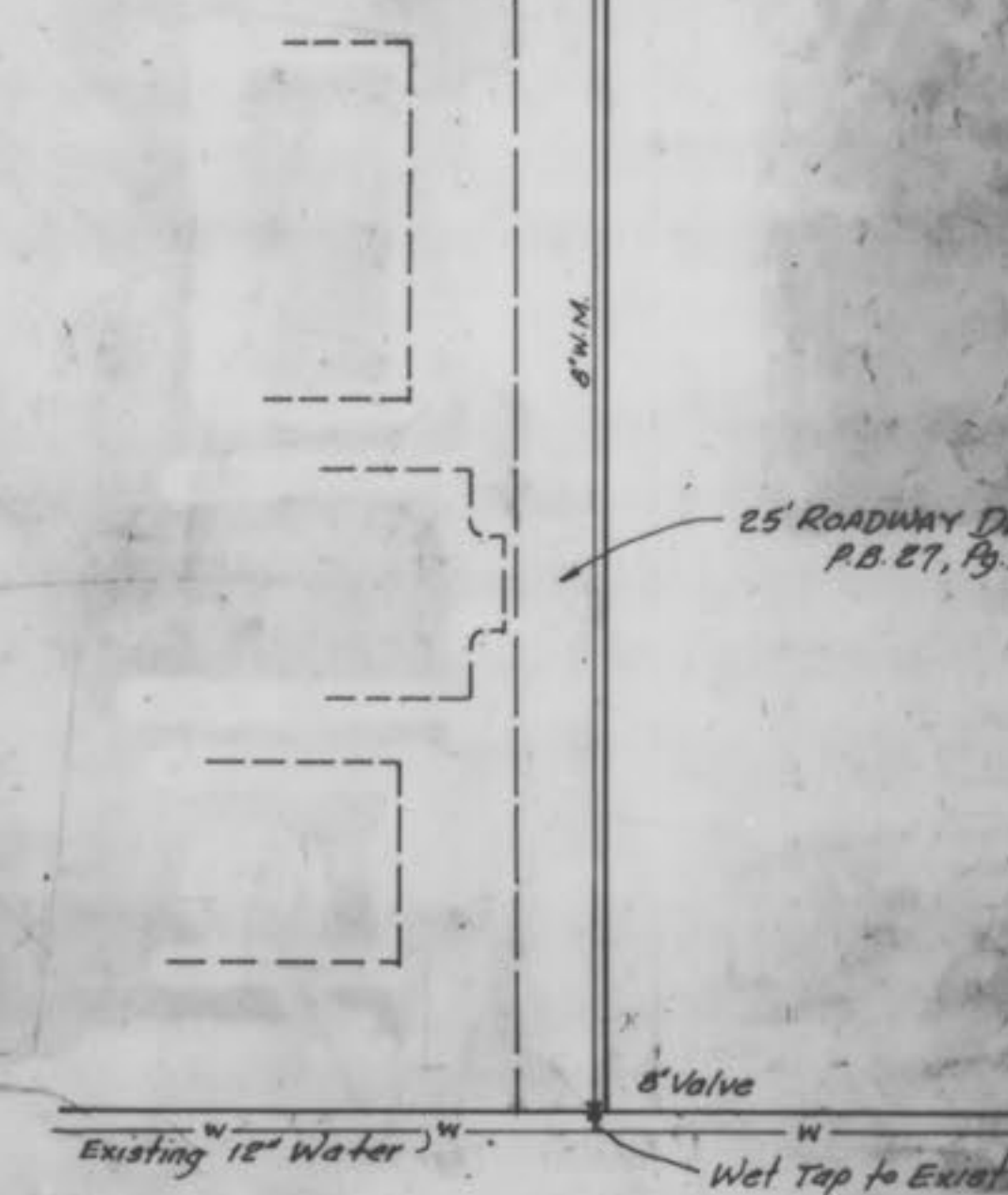
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PROP. BY
ANN PIEPER
561/1536

E 4350
N 4500

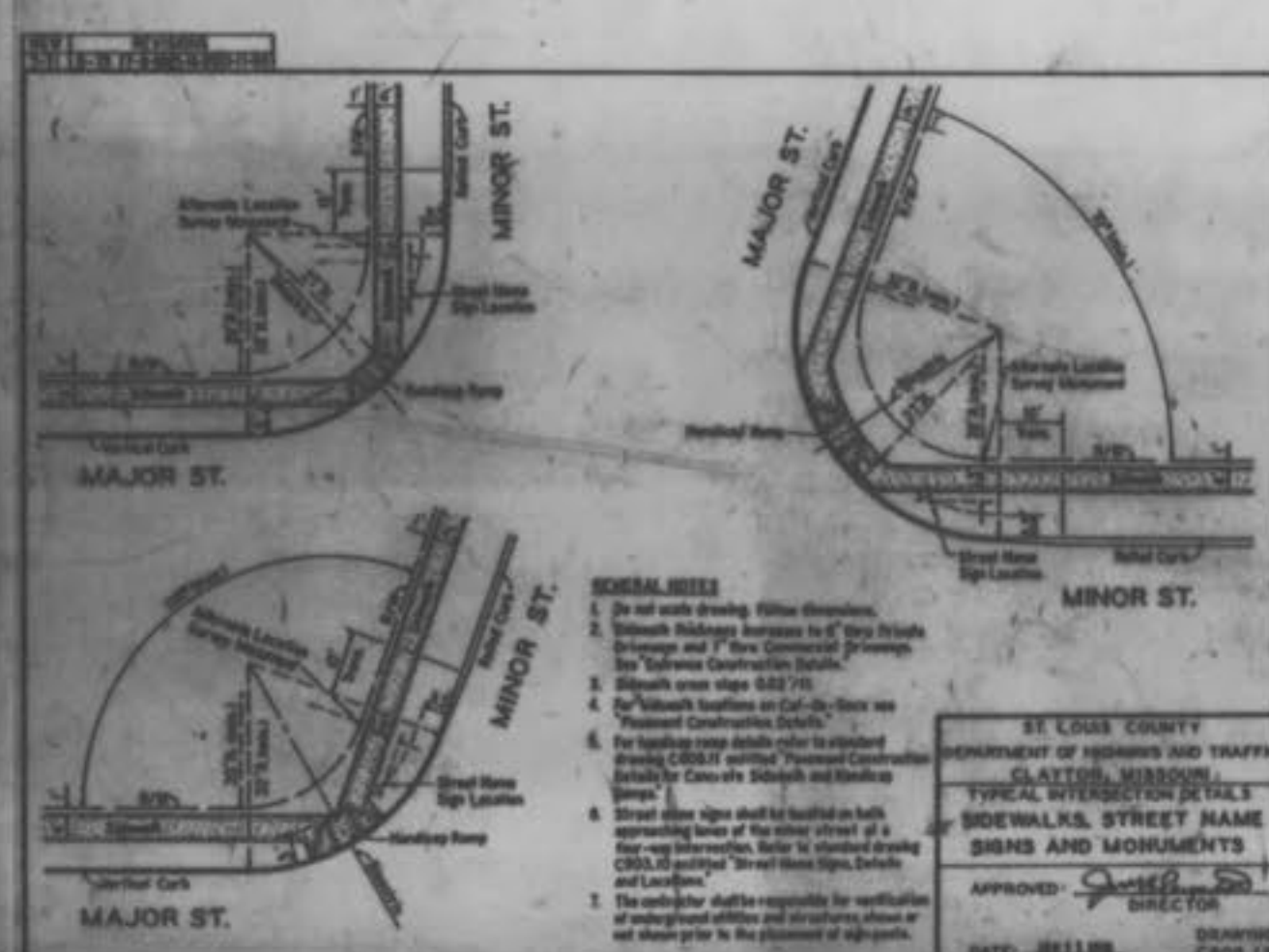


MATCH LINE



25' ROADWAY DEDICATION
P.B. 27, P. 53

TOM GINNEVER (100' W) AVENUE



AMBER COURT APTS.
P.B. 27, P. 53

1" = 50' DENOTES STREET ADDRESS

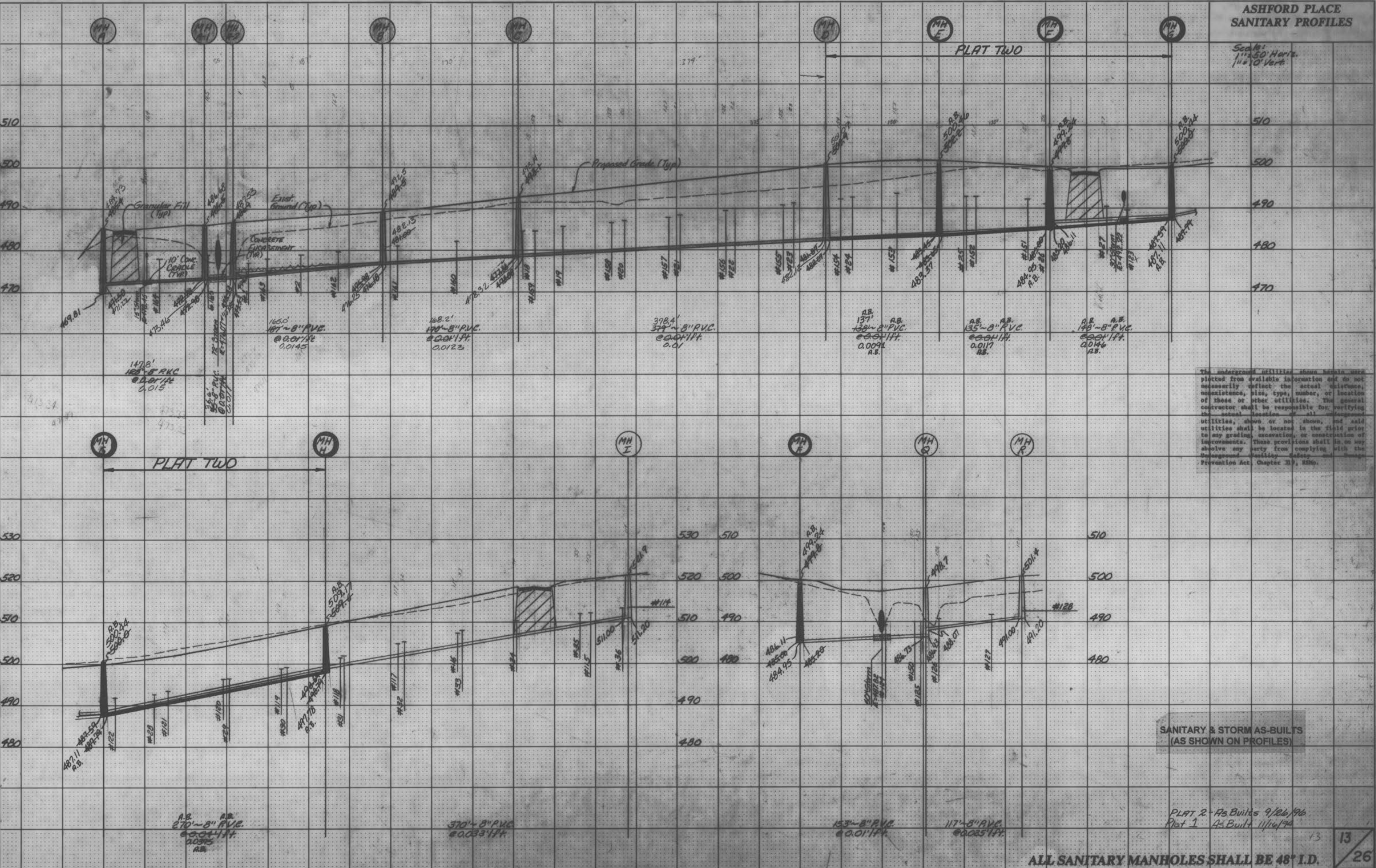
Revised 5-8-16 Plat Two As Built 9/21/16

**ASHFORD PLACE
SANITARY PROFILES**

Scale:
1" = 50' Horiz.
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**SANITARY & STORM AS-BUILTS
(AS SHOWN ON PROFILES)**

PLAT 2 - As Bults 9/26/96
 Plat 1 - As Bult 11/16/96

ALL SANITARY MANHOLES SHALL BE 48" I.D.

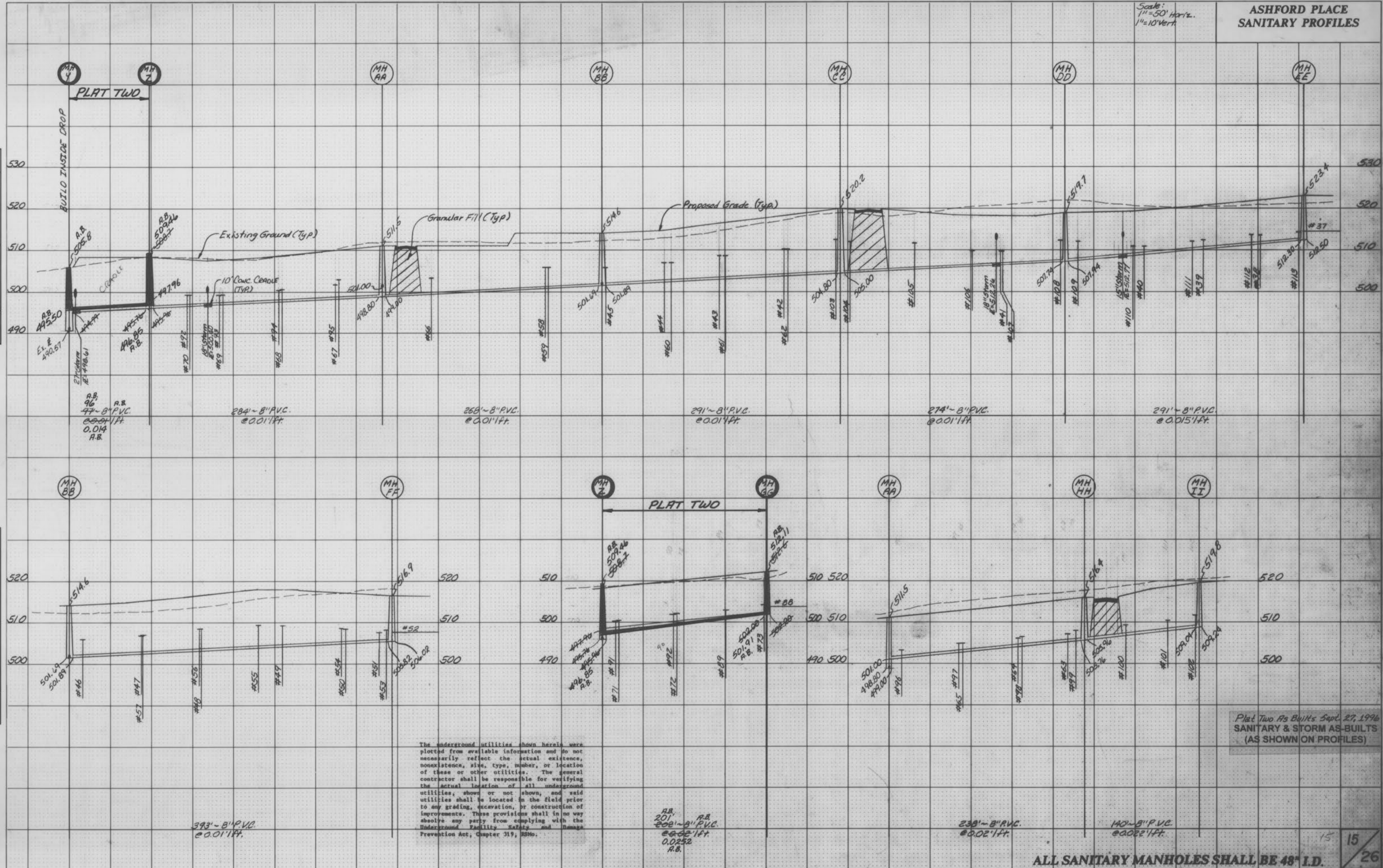
PLATE 3-FULL CROSS SECTION LINE & DOT
 SURVEYING INSTRUMENT
 PRINTED IN U.S.A.

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

ASHFORD PLACE
SANITARY PROFILES

DATE _____ BY _____
ORIGINAL SURVEY PLOTTED _____
NOTE BOOK AREA _____
NO. _____

DATE _____ BY _____
ORIGINAL SURVEY PLOTTED _____
NOTE BOOK AREA _____
NO. _____



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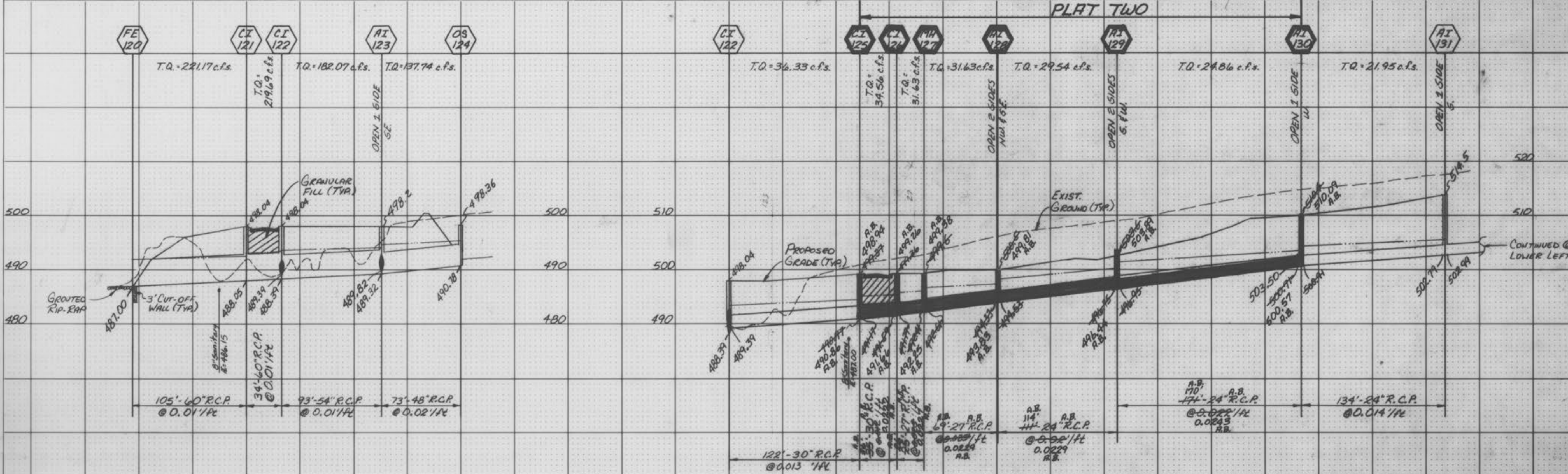
ALL SANITARY MANHOLES SHALL BE 48" I.D.

ASHFORD PLACE
STORM PROFILES

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

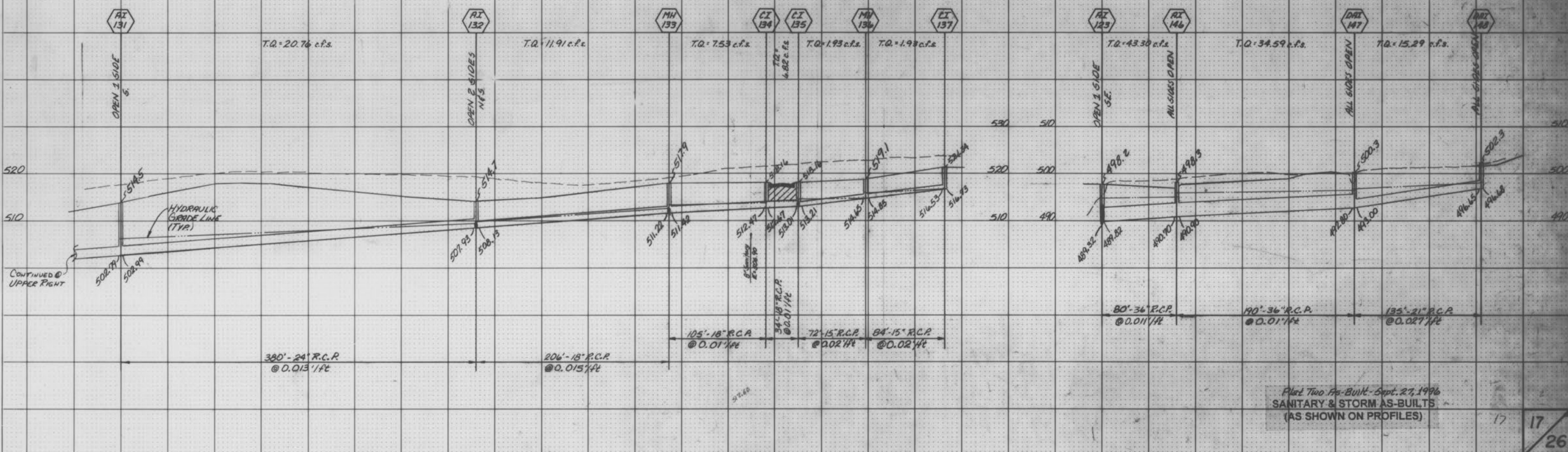
PLAT TWO

DATE: _____
BY: _____
SURVEY: _____
PLOTTED: _____
NOTE BOOK: _____
NO. _____
AREAS CHECKED: _____



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DATE: _____
BY: _____
SURVEY: _____
PLOTTED: _____
NOTE BOOK: _____
NO. _____
AREAS CHECKED: _____



Plat Two As-Built - Sept. 27, 1996
SANITARY & STORM AS-BUILTS
(AS SHOWN ON PROFILES)

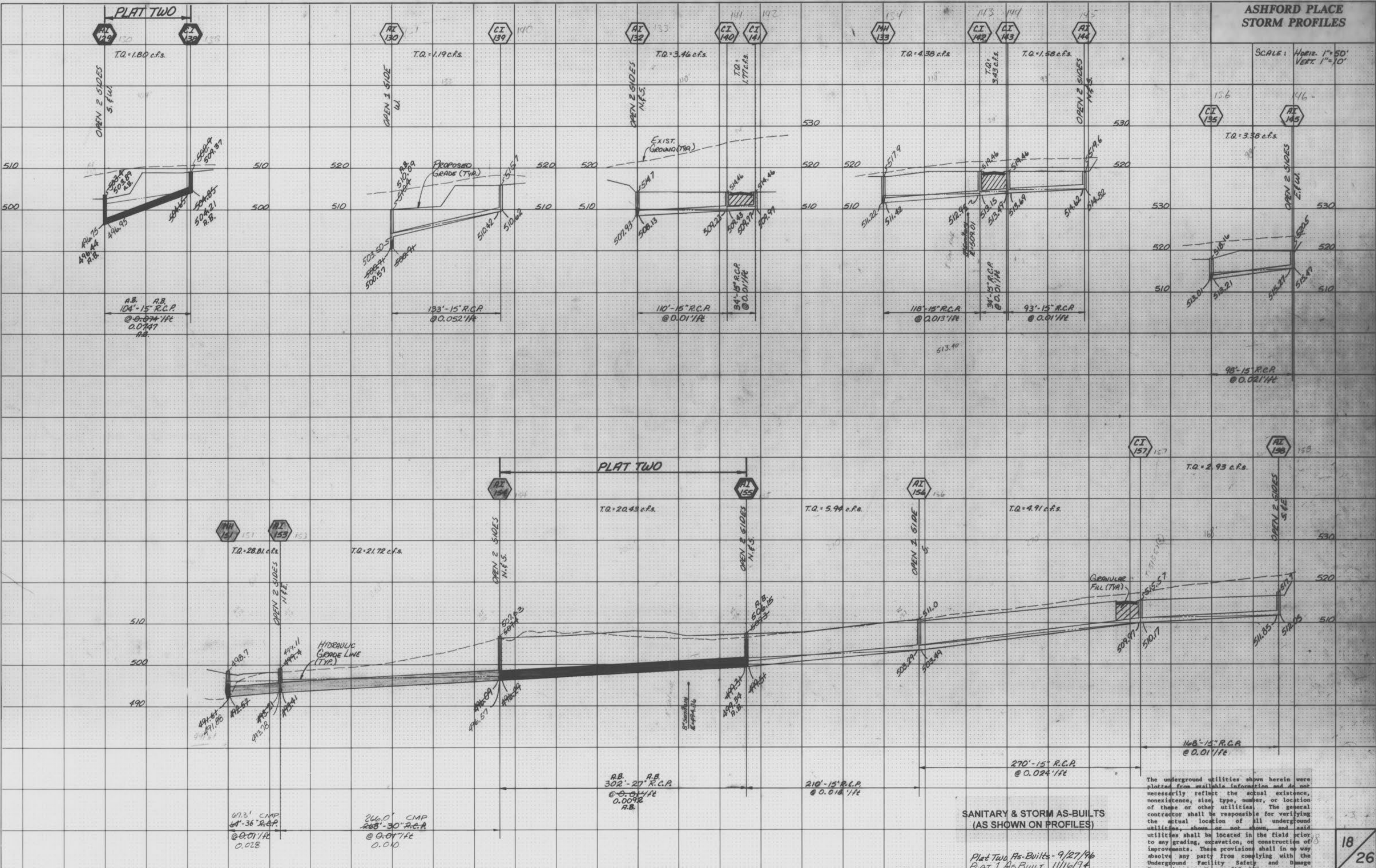
1018
Ashford Place - Plat 2 As-Built

ASHFORD PLACE STORM PROFILES

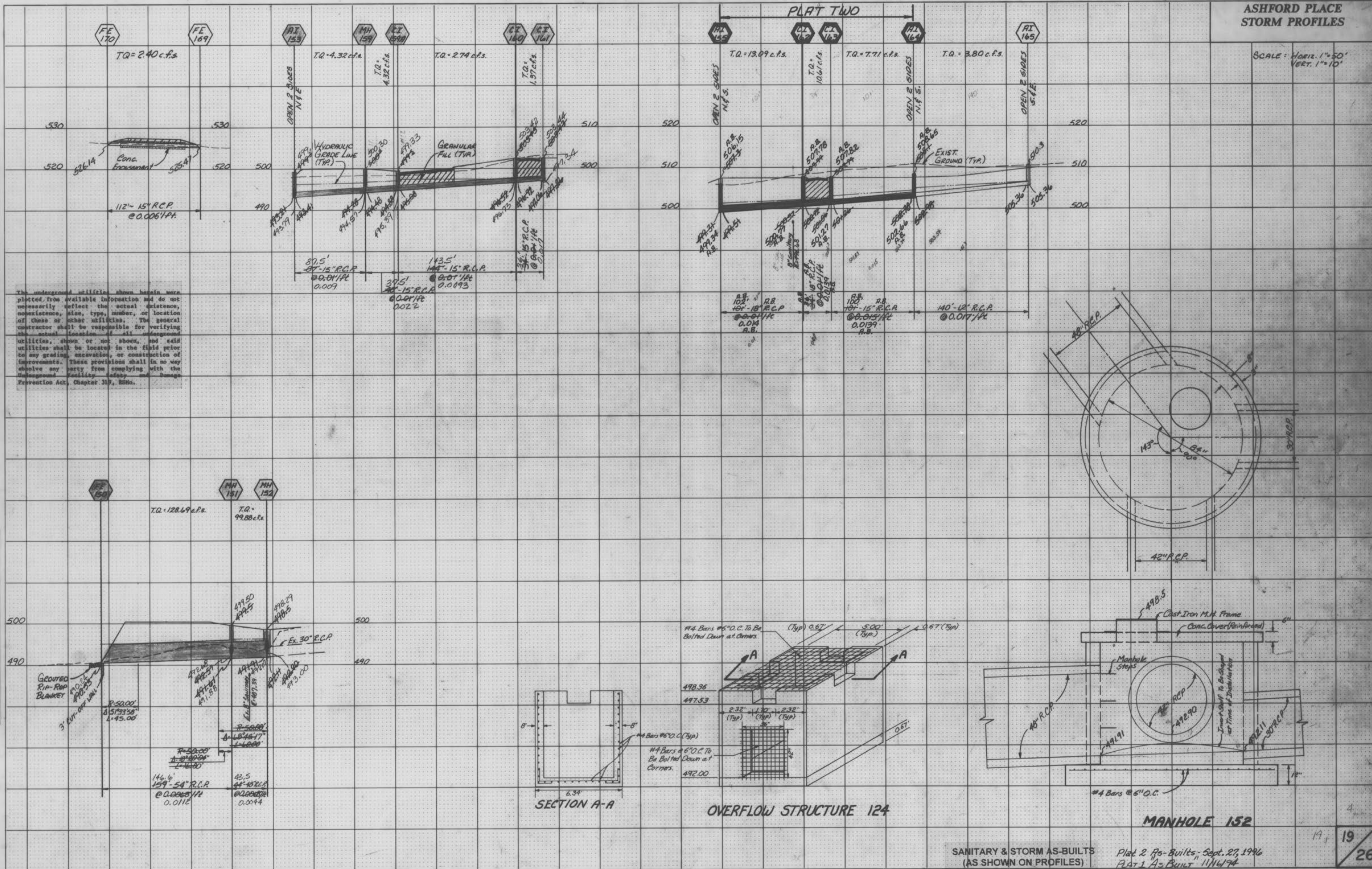
SCALE: Horiz. 1"=50'
VERT. 1"=10'

DATE _____
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PRINTED SURVEY _____
TEMPLATE _____
NOTE BOOK _____
NO. _____
AREA CHECKED _____

DATE _____
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REVISIONS _____
ORIGINAL SURVEY _____
TEMPLATE _____
NOTE BOOK _____
NO. _____
AREA CHECKED _____



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DATE
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ORIGINAL SURVEY PLOTTED
NOTE BOOK TEMPLATE
NO. ANIMAL CHECKED

DATE
BY
ORIGINAL SURVEY PLOTTED
NOTE BOOK TEMPLATE
NO. ANIMAL CHECKED

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

Plat 2 As-Built, Sept. 27, 1996
PART 1 As-Built 11/16/94

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26