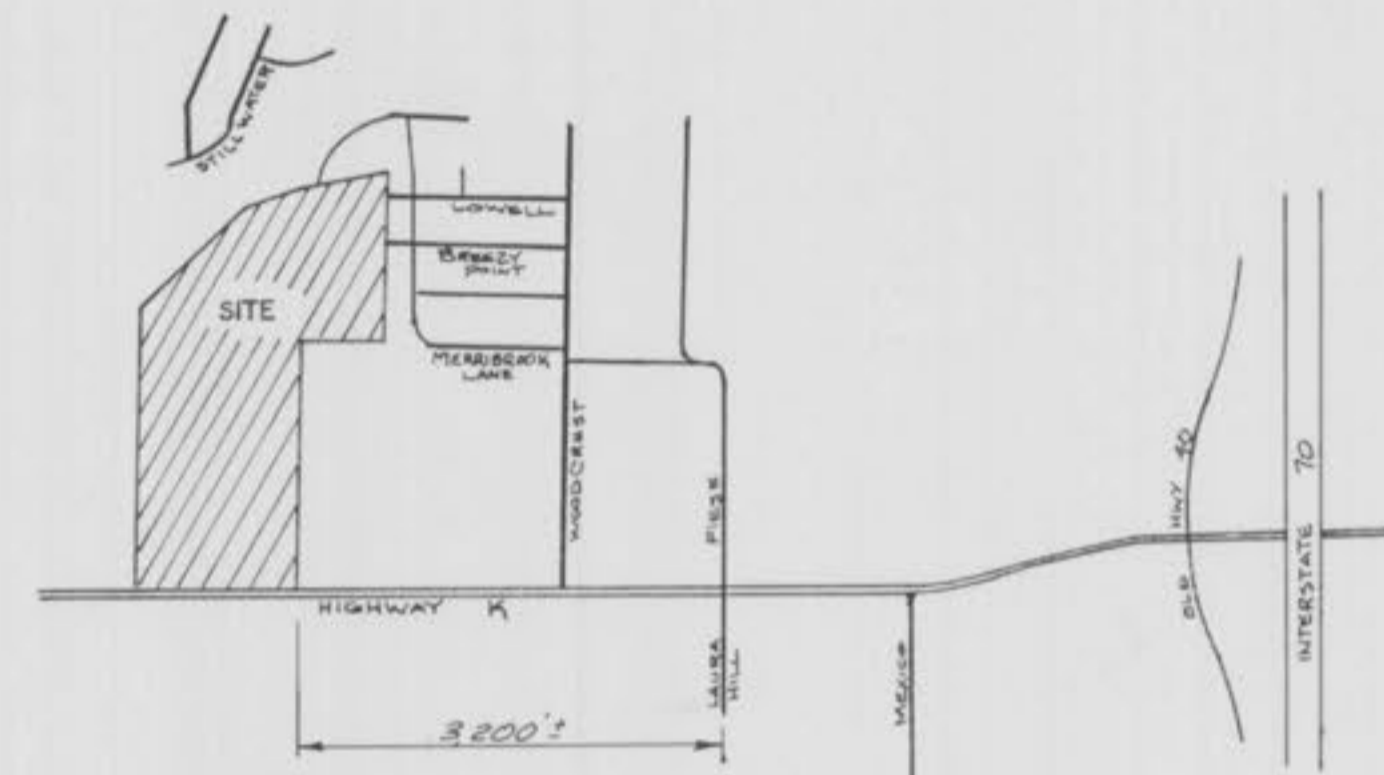


# RIDGETOP ESTATES

## 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 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, *aluminized 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 exposed 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 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 or 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 St. Charles County Water District No. 2 standards and specifications.
- All sanitary sewer construction shall conform to current Duckett Creek 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 channeling runoff into sediment basins, channeling runoff into areas where an extra row of straw bales are used. A slit fence might be considered if necessary.
- All construction and materials 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 (2½') 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 2-3 feet of the street curb per ordinance No. 20.
- The contractor shall place the "steamer" outlet of the fire hydrant towards the street.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Mo.D.N.R. specification 10CSR-8.120 (7) (E).



## LOCATION MAP

N. T. S.

PREPARED FOR:  
(RECORD OWNER)  
**WILLIAM ERKER**  
11 S. MERAMEC SUITE 1002  
ST. LOUIS, MO. 63105  
(314) 863-6061

### Development Notes:

- Area of Tract = 64 Acres
- Present Zoning = R-1 PUD & R-4
- Proposed Use = Single Family Residential
- Total Lots Proposed = 172
- Minimum Lot Area = 7,500 sq. ft.
- Site is located in or is served by:  
St. Charles County Public Water District No. 2  
Duckett Creek Sewer District  
Contel Telephone Co.  
Union Electric Co.  
St. Charles Gas Co.  
O'Fallon Fire Protection District  
Fort Zumwalt School District

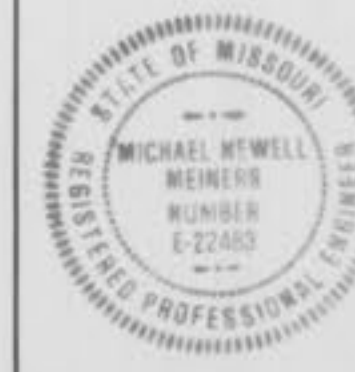
### BENCHMARK:

BM - 51 Chiseled square on center of the south headwall of culvert for Tributary B under County Highway N, 0.33 mile east of intersection with County Highway K.  
Elevation = 487.13

### 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 reauthenticated.

St. Charles Consultants



Michael Newell Meiners 11-20-91

MICHAEL NEWELL MEINERS  
MISSOURI PROFESSIONAL ENGINEER  
NUMBER E-22483

Revised Plat 3 per D.C. Sewer 3/9/94 San, Storm & Water As-Built-Plat 1283 8/29/94  
Revised 9-20-91, 11-19-91, 12-31-91, 2-5-92, 2-26-92, 3-4-92, 6-8-92 Sheet 1 of 28

**S C ST. CHARLES ENGINEERING & SURVEYING**  
E S  
801 South Fifth Street, Suite 202  
St. Charles, Missouri 63301  
Off. 947-0607, Fax 947-2448

Order No.  
91-355  
Date  
8-5-91

## 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
	STORM SEWER DESIGNATOR
	SANITARY MANHOLE DESIGNATOR

## INDEX

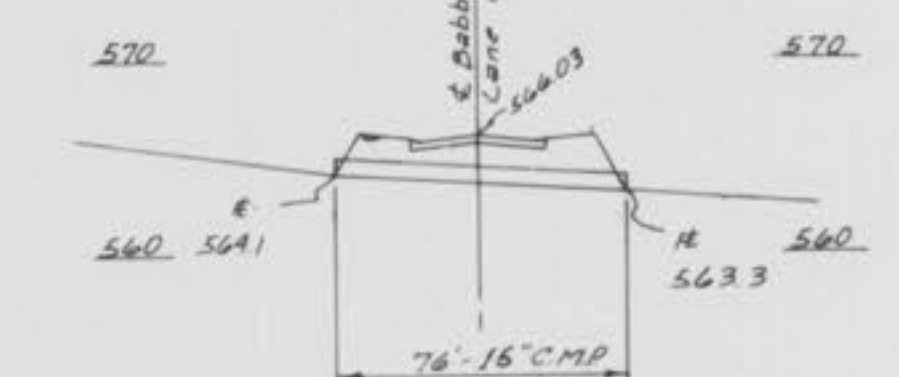
COVER SHEET	1
FLAT PLANS	2, 3 & 4
GRADING PLAN	5, 6 & 7
STREET PROFILES	8, 9 & 10
SANITARY SEWER PROFILES	11, 12, 13 & 13A
STORM SEWER PROFILES	14, 15 & 16
DRAINAGE AREA MAPS	17, 18 & 19
CREEK SECTIONS	20
FOR CHASEPT DETAILS	21
PAVING DETAILS	22 & 23
CONSTRUCTION DETAILS	24, 25, 26 & 27
WATER MAIN DETAILS	28

Ridgetop Estates Ridgetop Estates As-Built  
Sharon Swartz

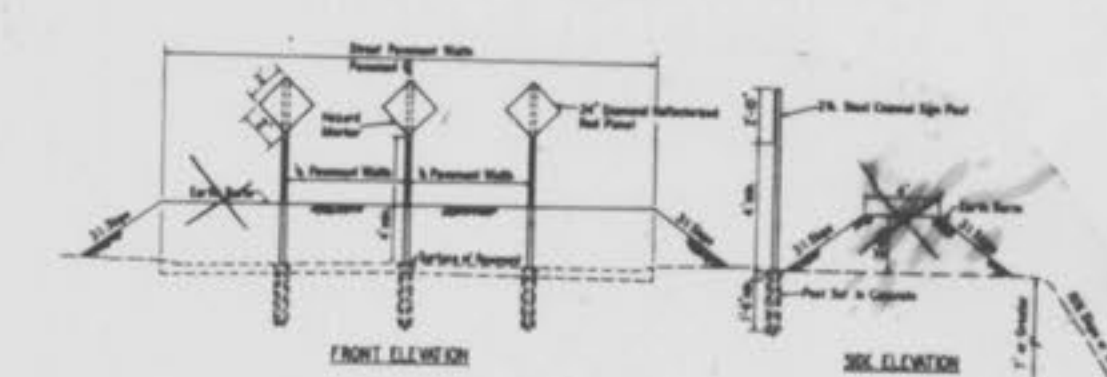
NOTE: SANITARY & STORM  
SEWER AS-BUILT AS  
SHOWN ON PROFILES.



SCALE - 1" = 50'



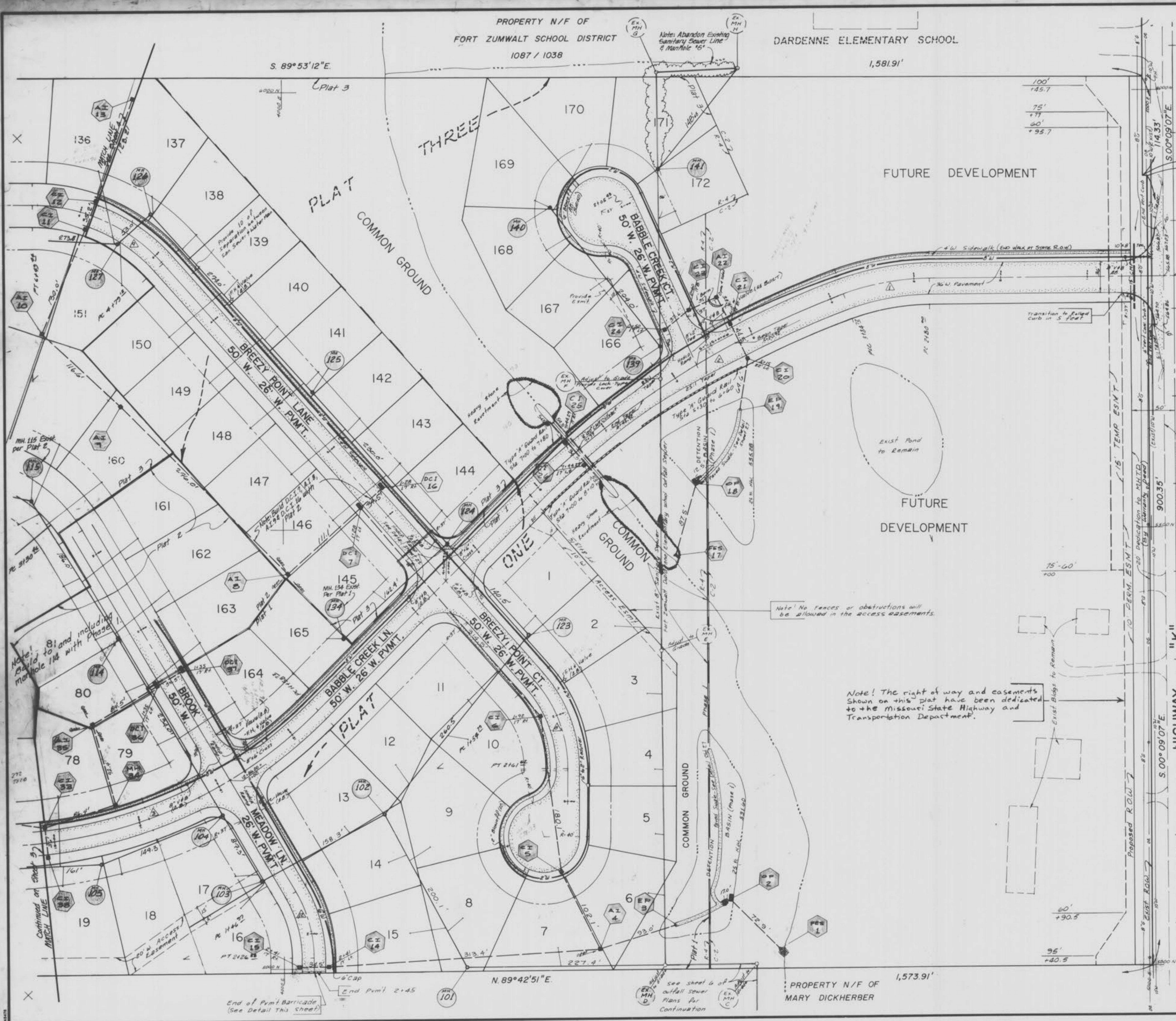
CULVERT AT HWY K  
Pipe Capacity Per Manning's Co:  
 $1.486 \text{ AR}^{2.48} = Q$   
 $1.486 (785)(397)(1025) = 1.98 \text{ cfs}$   
Demand  $Q = 0.54 \text{ cfs}$



- NOTES ON ABANDONMENT OF EXISTING SEWER (MI'S G-H)
- 1) Field inspect MI "G", make sure no other connections exist.
  - 2) Remove or break down in place MI "G".
  - 3) Bulkhead/plug and cut existing PVC pipes @ MI "H" & 141 to abandon subject pipe.
  - 4) Dardenne Elementary School sanitary sewer service shall not be interrupted.
  - 5) Restoration of school property to be completed as soon as possible and is required prior to initial construction escrow release.
  - 6) Lateral connections to existing sanitary sewer main require D.C.S.D. inspection, 24 hour advance notification required (441-1244).

Legend:  
A.B. = As Built

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.



PROPERTY N/F OF  
FORT ZUMWALT SCHOOL DISTRICT  
1087 / 1038  
DARDENNE ELEMENTARY SCHOOL  
1,581.91'

PROPERTY N/F OF  
MARY DICKHERBER  
1,573.91'

Note! No fences or obstructions will be allowed in the access easements.

Note! The right of way and easements shown on this plat have been dedicated to the Missouri State Highway and Transportation Department.

REFER TO SHEET B FOR ENTRANCE PROFILE

Babble Creek Lat 0+00 = HWY K STA 10B+62.93

15' TEMP ESMT  
10' PERM ESMT  
15' TEMP ESMT

HIGHWAY "K"

Proposed ROW 7'

8' EXIST ROW 7'

9' EXIST ROW 7'

10' EXIST ROW 7'

11' EXIST ROW 7'

12' EXIST ROW 7'

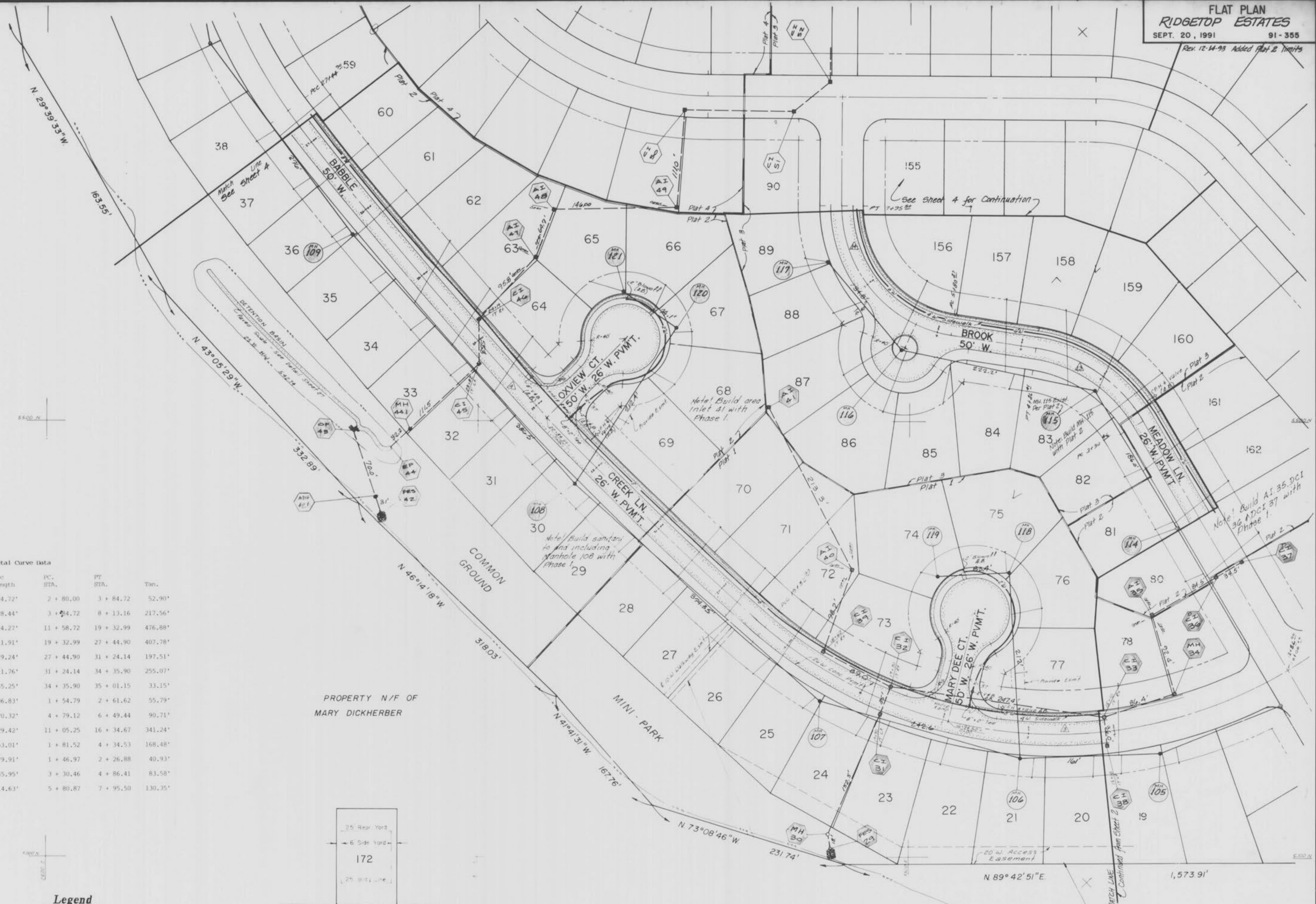
13' EXIST ROW 7'

14' EXIST ROW 7'

15' EXIST ROW 7'

End of Pymt Barricade (See Detail This Sheet)

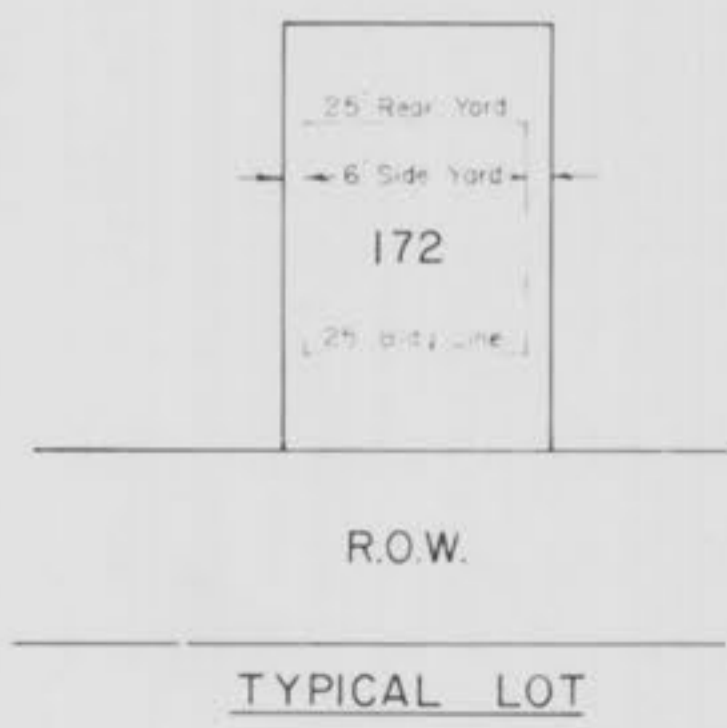
See sheet 4 of 5 of outfall sewer plans for continuation



Horizontal Curve Data

Curve No.	Delta	Radius	Arc Length	P.C. STA.	P.T. STA.	Tan.
1	20°00'00"	300'	104.72'	2 + 80.00	3 + 84.72	52.90'
2	24°32'53"	1,000'	428.44'	3 + 94.72	8 + 13.16	217.56'
3	84°30'00"	525'	774.27'	11 + 58.72	19 + 32.99	476.88'
4	13°17'28"	3,500'	811.91'	19 + 32.99	27 + 44.90	407.78'
5	39°30'24"	550'	379.24'	27 + 44.90	31 + 24.14	197.51'
6	119°05'00"	150'	311.76'	31 + 24.14	34 + 35.90	255.07'
7	24°55'28"	150'	65.25'	34 + 35.90	35 + 01.15	33.15'
8	40°48'19"	150'	106.83'	1 + 54.79	2 + 61.62	55.79'
9	48°47'44"	200'	170.32'	4 + 79.12	6 + 49.44	90.71'
10	91°55'10"	330'	529.42'	11 + 05.25	16 + 34.67	341.24'
11	96°38'28"	150'	253.01'	1 + 81.52	4 + 34.53	168.48'
12	30°31'24"	150'	79.91'	1 + 46.97	2 + 26.88	40.93'
13	51°03'33"	175'	155.95'	3 + 30.46	4 + 86.41	83.58'
14	81°58'54"	150'	214.63'	5 + 80.87	7 + 95.50	130.35'

Legend  
 A.B. = As Built



NOTE: SANITARY & STORM SEWER AS-BUILT AS SHOWN ON PROFILES.

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.

Note: No fences or obstructions will be allowed in the access easements.

As Built's - Plans 3 & 4 Aug 23, 1994  
 Plans 1 & 2 Aug. 5, 1994

Revised	Sheet 3 of 28
<b>S C</b> ST. CHARLES ENGINEERING & SURVEYING	Order No.
801 South Fifth Street, Suite 202 St. Charles, Missouri 63301 Off. 947-0607, Fax 947-2448	Date
<b>E S</b>	

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.

**CAUTION! PETROLEUM PIPELINE**

The Contractor shall notify Williams Pipe Line Company to arrange a representative of Williams Pipe Line Company to be present for and supervise any construction in the vicinity of the petroleum pipeline.

Williams Pipe Line Company Representative:

F. G. (Kenny) Graham  
R.R. 1  
Highway 63 South  
Columbia, MO 65201  
(314) 443-1619

NOTE: SANITARY & STORM  
SEWER AS-BUILT AS  
SHOWN ON PROFILES.

FLAT PLAN  
**RIDGETOP ESTATES**  
SEPT. 20, 1991 91-355

Rev 1-30-92  
Rev. 12-14-93 Added Plat 2 limits  
**As Built's -** *Plat 1 & 2*  
*Aug 5, 1994*  
*Plats 3 & 4 Aug 23, 94*

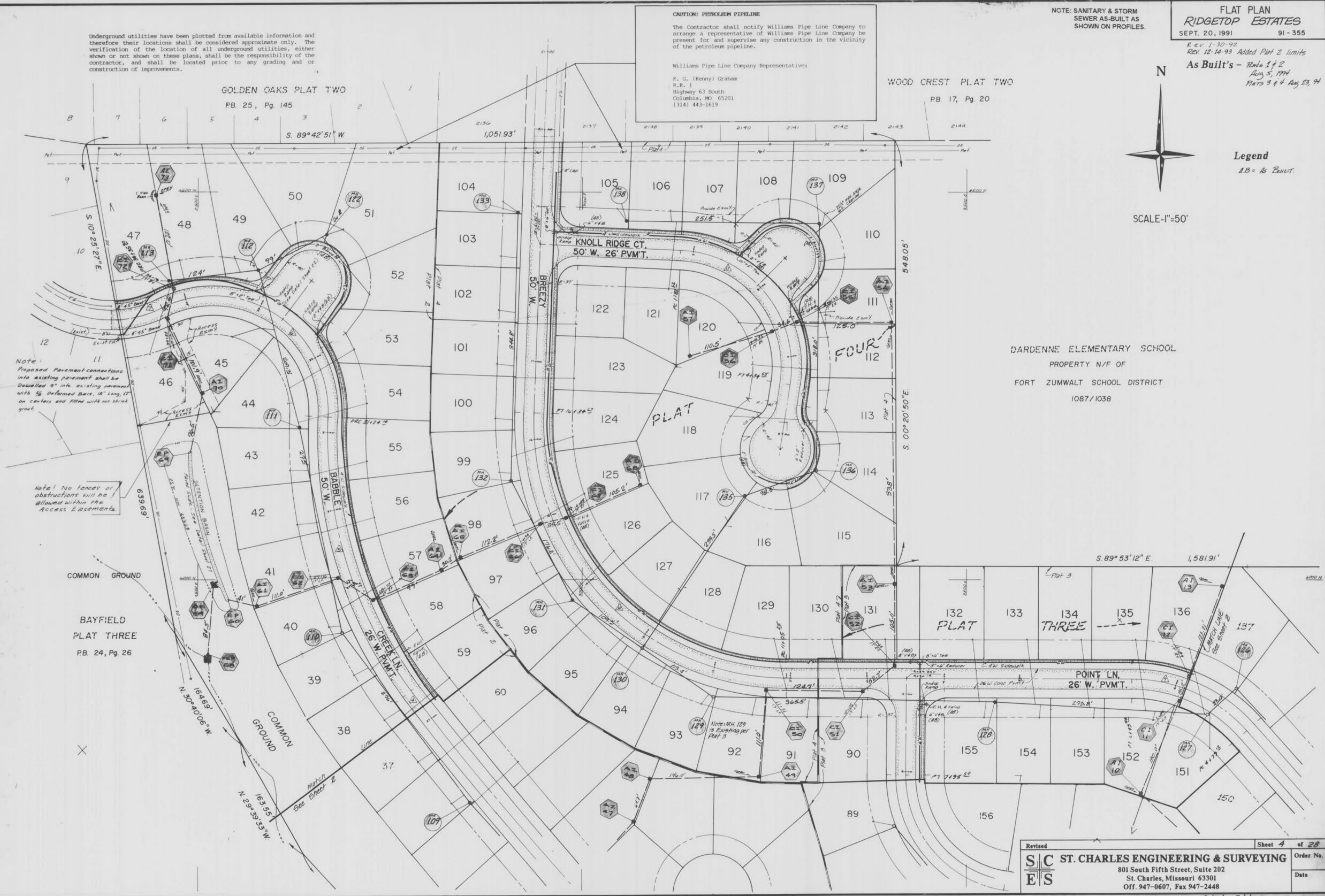


**Legend**

A.B. = As Built.

SCALE - 1" = 50'

DARDENNE ELEMENTARY SCHOOL  
PROPERTY N/F OF  
FORT ZUMWALT SCHOOL DISTRICT  
1087/1038



Note: Proposed pavement connections into existing pavement shall be detailed 9" into existing pavement with 1/2" Deformed Bars, 18" Long, 12" on centers and filled with non shrink grout.

Note: No fences or obstructions will be allowed within the Access Easements.

COMMON GROUND

BAYFIELD  
PLAT THREE  
PB. 24, Pg. 26

COMMON  
GROUND

Revised	Sheet 4 of 28
<b>S C</b> <b>E S</b>	<b>ST. CHARLES ENGINEERING &amp; SURVEYING</b>
801 South Fifth Street, Suite 202 St. Charles, Missouri 63301 Off. 947-0607, Fax 947-2448	
Order No.	Date

Ridgetop Estates Ridgetop Estates  
As-Built

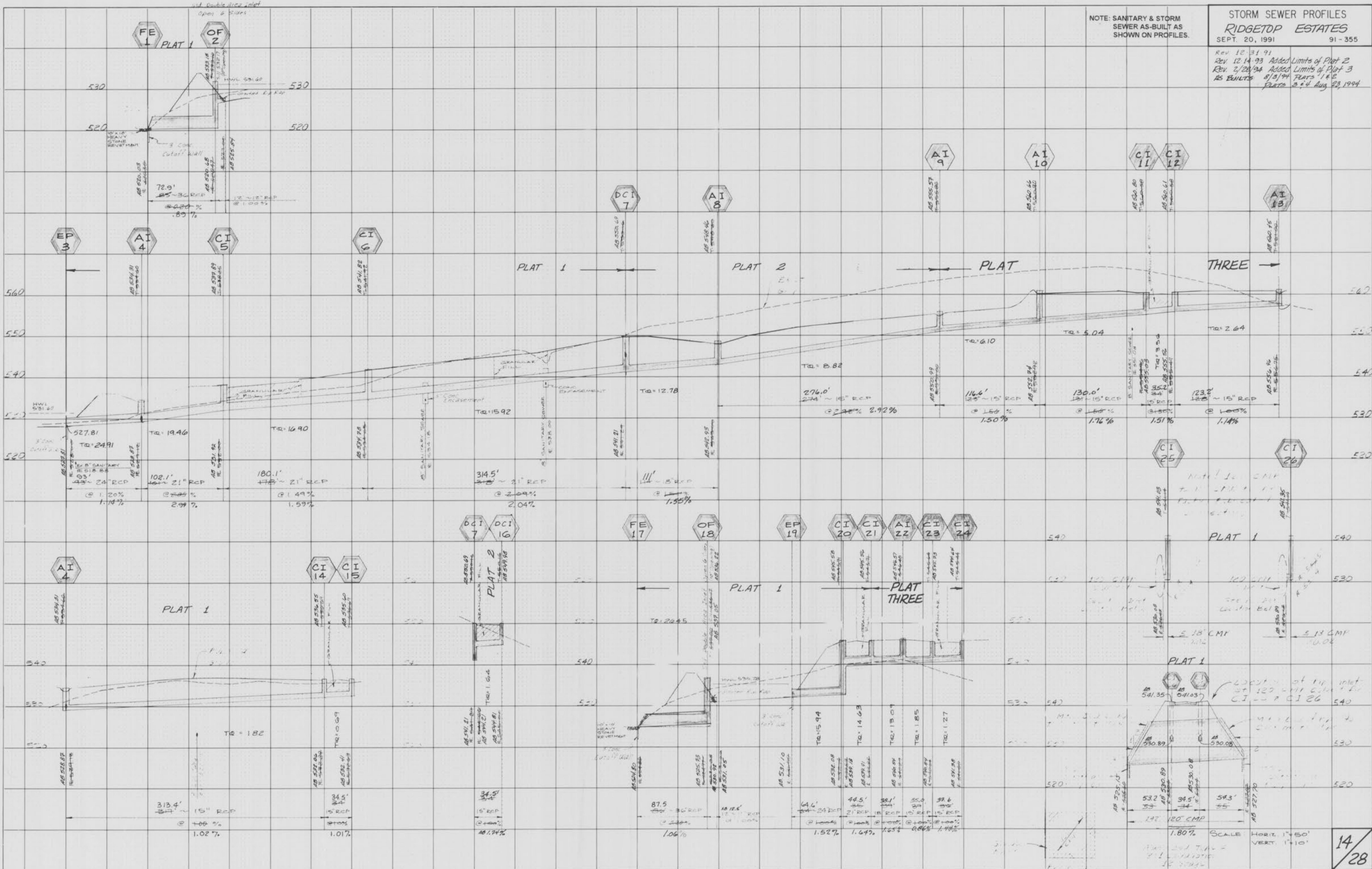
NOTE: SANITARY & STORM SEWER AS-BUILT AS SHOWN ON PROFILES.

STORM SEWER PROFILES  
**RIDGETOP ESTATES**  
 SEPT. 20, 1991 91-355

Rev 12/31/91  
 Rev 12/14/93 Added Limits of Plat 2  
 Rev 2/28/94 Added Limits of Plat 3  
 AS BUILT: 4/5/94 TRATS 1 & 2  
 PLATS 3 & 4 Aug 23, 1994

FINAL SURVEY  
 SURVEYED  
 PLOTTED  
 TEMPLATE  
 NOTE BOOK  
 NO. AREA CHECKED

ORIGINAL SURVEY  
 SURVEYED  
 PLOTTED  
 TEMPLATE  
 NOTE BOOK  
 NO. AREA CHECKED



HIGHWAY FEDERAL AID SHEET  
 PLATE 3-FULL CROSS SECTION LINE & DOT  
 PRINTED IN U.S.A.

14/28

Ridgtop Estates Ridgtop Estates  
 As-Built

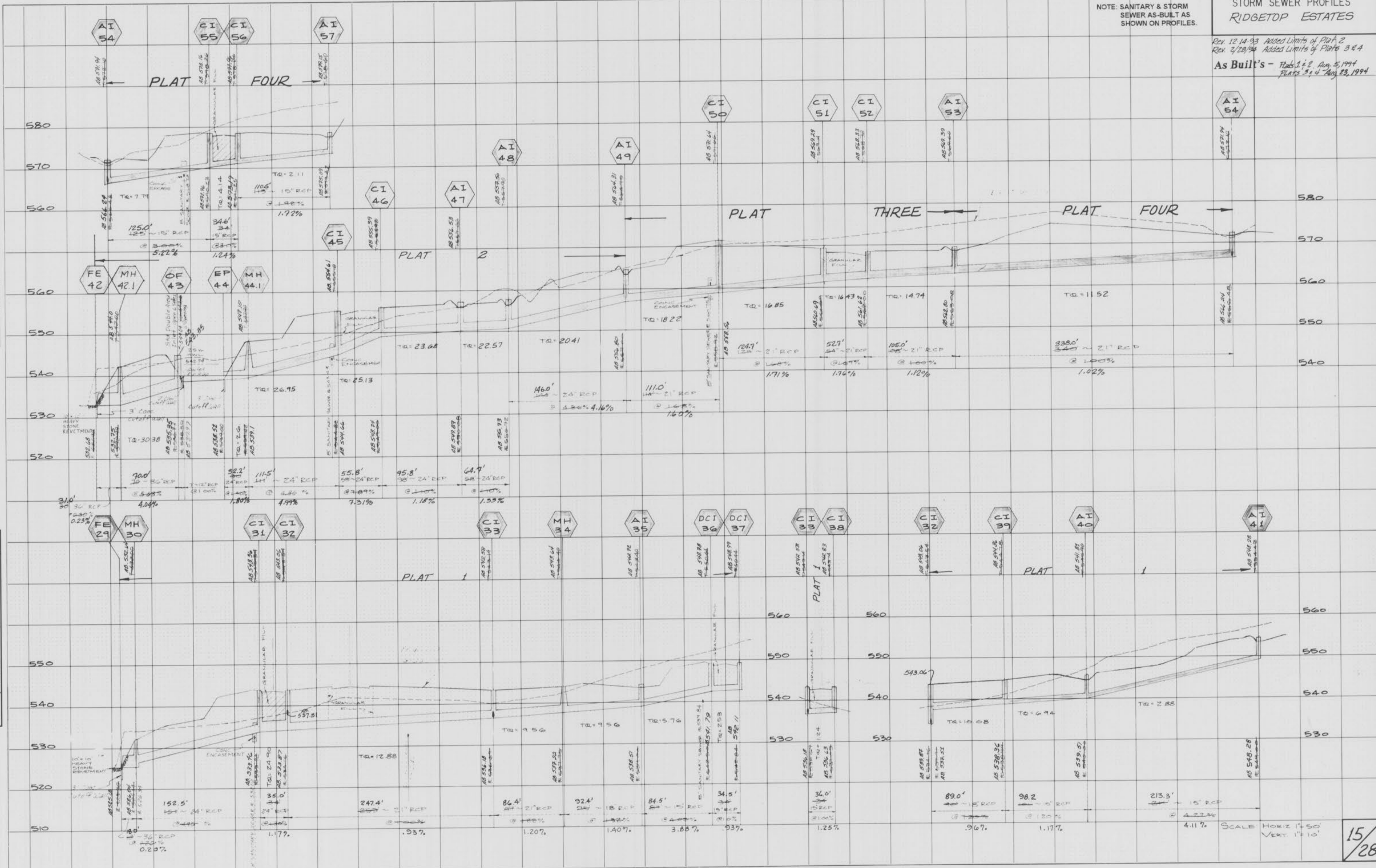
NOTE: SANITARY & STORM SEWER AS-BUILT AS SHOWN ON PROFILES.

STORM SEWER PROFILES  
RIDGETOP ESTATES

Rev. 12/14/93 Added Limits of Plat 2  
Rev. 7/28/94 Added Limits of Plots 3 & 4  
As Built's - Plans 1 & 2, Aug. 5, 1994  
Plans 3 & 4, Aug. 23, 1994

FINAL SURVEY  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

ORIGINAL SURVEY  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_



GENERAL FEDERAL AID SHEET  
PLATE 3-FULL CROSS SECTION LINE & DOT  
TELETYPE  
PRINTED IN U.S.A.

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

15/28

Ridgetop Estates Ridgetop Estates  
As-Built's

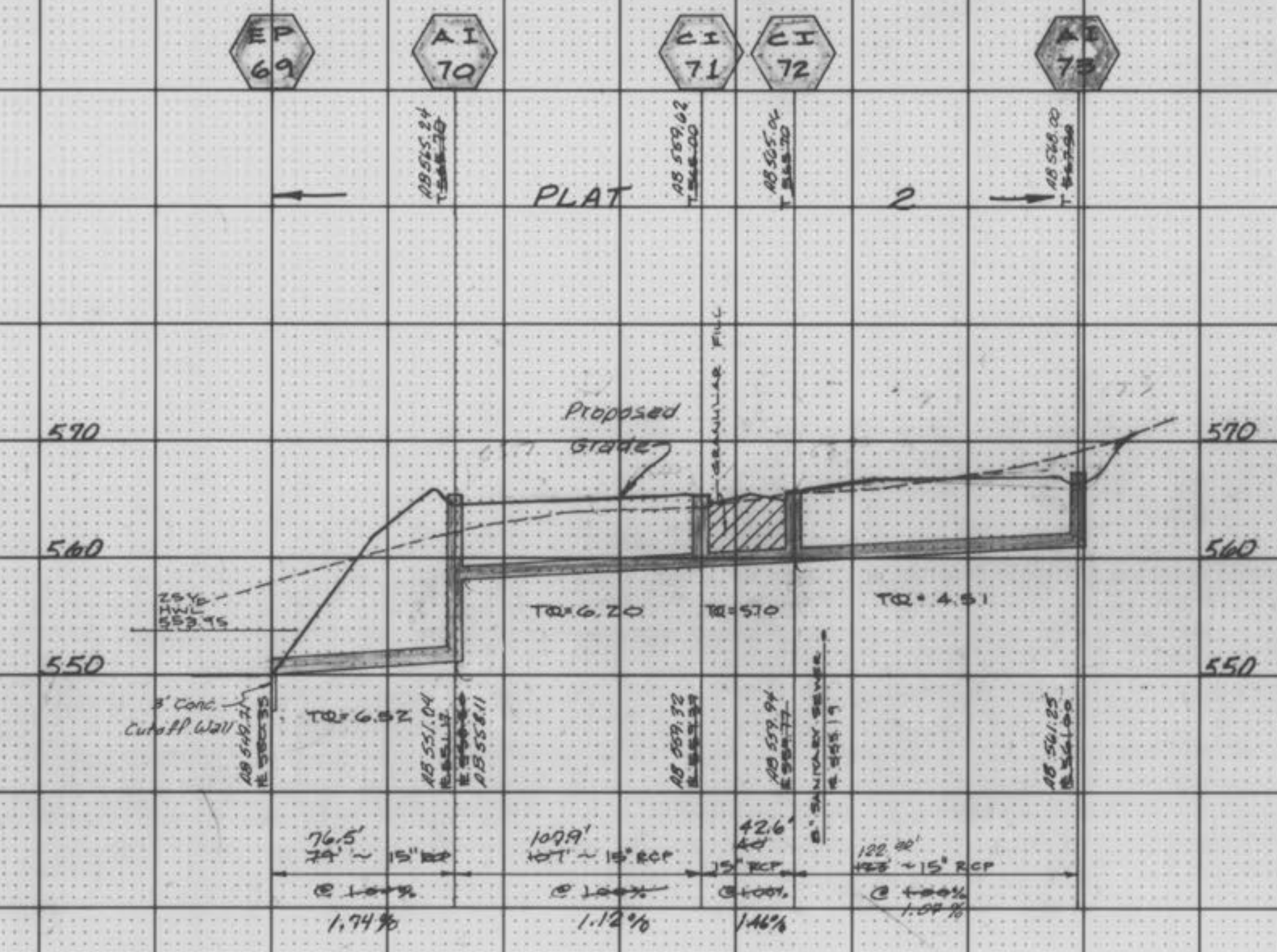
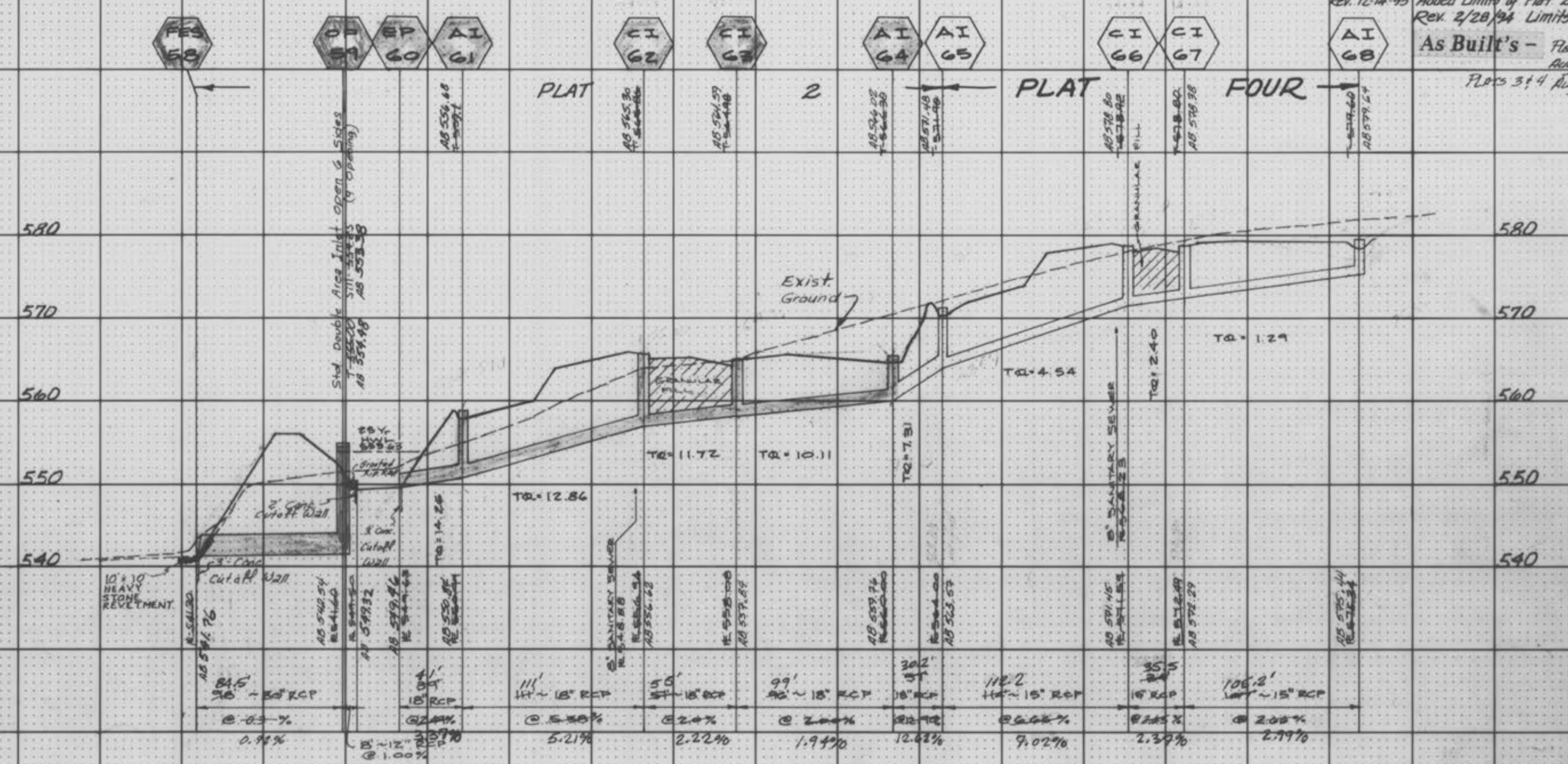
NOTE: SANITARY & STORM SEWER AS-BUILT AS SHOWN ON PROFILES.

STORM SEWER PROFILES  
RIDGETOP ESTATES  
SEPT. 20, 1991 91-355

Rev. 12-14-93  
Added Limits of Plat 2  
Rev. 2/20/94 Limits of Plats 3 & 4  
As Built's - Plat 1 & 2  
Rev. 5, 1994  
Plats 3 & 4  
Rev. 23, 1994

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

DATE \_\_\_\_\_ BY \_\_\_\_\_  
ORIGINAL SURVEY  
REVISIONS  
PLATTED \_\_\_\_\_  
NOTE BOOK \_\_\_\_\_  
NO. \_\_\_\_\_  
AREAS CHECKED \_\_\_\_\_



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

16/28