



NORTH

N/F VILLAS AT KEATON WOODS HOMEOWNERS ASSOCIATION
VILLAS AT KEATON WOODS PLAT TWO
DOC# 2021R-091922

COMMON GROUND A & UTILITY ESMT
N/F VILLAS AT KEATON WOODS HOMEOWNERS ASSOCIATION
7249/2240

STEPHEN A & PATRICIA L KNIGHT

VILLAS AT KEATON WOODS
PLAT ONE
PB 50, PG 130

LOT 56
N/F KENNETH M & KATHY L RAY
7202/2137

LOT 57
N/F MARK B & KIMBERLY A DROPER
7377/2248

LOT 58
N/F CRAIG H & KAREN R CAROTHERS
DOC # 2021-023675

LOT 59
N/F HENRY REVOCABLE LIVING TRUST
DOC # 2028-012857

LOT 60
N/F DEREK & SUSAN WAPPELT
DOC # 2020-086151

LOT 61
N/F HENRY J & NANCY R KRUGER
DOC # 2021-008540

N/F MANORS AT FIELDSTONE FARMS TRUSTEES

APPROXIMATE 25' CREEK SETBACK

APPROXIMATE TOP OF BANK

APPROXIMATE LOCATION FLOOD ZONE AE

APPROXIMATE FLOODWAY LIMITS

NOTE "A":
FL OUT IS BEST GUESS BASED ON AVAILABLE INFORMATION. DROP PIPE HAS BECOME DISCONNECTED INSIDE STRUCTURE AND IS LAYING ACROSS THE STRUCTURE OBSTRUCTING VISUAL AND ABILITY TO ACCURATELY MEASURE.

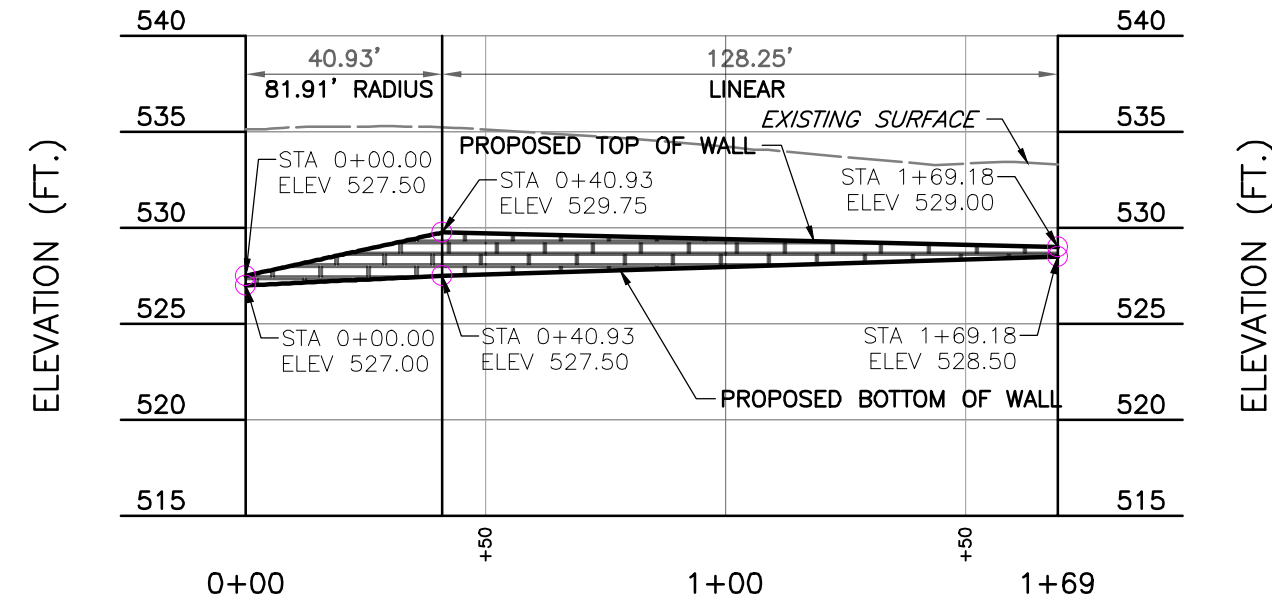
EXISTING DETENTION BASIN (APPROXIMATE LOCATION PER ST. CHARLES COUNTY TOPOGRAPHY)
BERM = 508
BOTTOM = 503

MANHOLE
TOP=511.49
FL IN=506.59
FL OUT=501.41
(SCALED IN)
FLARED END
FL=500.25
(SCALED IN)

10'W ESMT
PB 38, PGS 327-329
A=113.88'
R=62.00'
Δ=108°14'25"
CHB=52'4"X15'
CH=98.53'

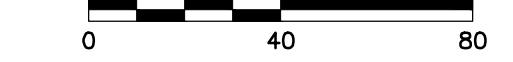
DOUBLE CURB INLET
TOP=522.88

CURB INLET
TOP=522.91
FL IN S=515.51
FL IN W=515.43
FL OUT=515.36

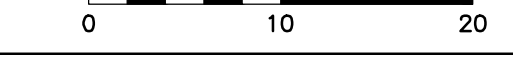


FRONT WALL PROFILE

SCALE IN FEET (HORIZONTAL)



SCALE IN FEET (VERTICAL)



NOTE: RETAINING WALLS IN EXCESS OF 3 FEET TALL WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF OFALLON.

- LEGEND
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EDGE ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FLOODWAY
- EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIBER OPTIC PEDESTAL
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPOSED CREEK SETBACK
- PROPOSED CURB
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE
- PROPOSED HEAVY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED BRICK PAVERS
- PROPOSED RETAINING WALL
- PROPOSED BUILDING
- PROPOSED TREELINE
- PROPOSED 2" WATERLINE
- PROPOSED 4" WATERLINE
- PROPOSED 6" WATERLINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED SANITARY LINE
- DENOTES PROPOSED ADA ACCESSIBLE RAMP, SHOWN FOR REFERENCE ONLY (MAX 12:1)
- PROPOSED ADA ACCESSIBLE PARKING SPACE
- DENOTES ADA ACCESSIBLE (SHOWN FOR REFERENCE ONLY)
- PROPOSED SIGN
- PROPOSED VALVE
- PROPOSED FIRE METER
- PROPOSED WATER METER
- PROPOSED POST INDICATOR VALVE
- PROPOSED HYDRANT
- PROPOSED FIRE DETECTOR CHECK
- PROPOSED GAS METER
- PROPOSED LIGHT POLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED INDEX (MAJOR) CONTOUR
- PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED SLOPE LABEL
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION

ESTIMATED GRADING QUANTITIES:

12,298 C.Y. CUT
17,228 C.Y. FILL (INCLUDES 15% SHRINKAGE)
-4,930 C.Y. (SHORT)

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, CALCULATED TO FINAL TOP OF GRADE, DOES NOT INCLUDE ANY SPOILS FROM SEWERS AND UTILITY EXCAVATION AND/OR FROM PAVEMENT AND FOUNDATION SUBGRADE. THE ABOVE QUANTITIES ARE NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

NOTES:

- 1. REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

- KEY NOTES
1 PROPOSED MODULAR BLOCK WALL (BY OTHERS)
2 PROPOSED DISTURBANCE LIMITS (APPROX 5.40 ACRES)
3 PROPOSED TREE LINE



811 or 1-800-344-7483
https://www.mo1call.com

SOURCE ONE SOLUTIONS CONSTRUCTION PLAN
PART OF ADJUSTED LOT 6 OF A BOUNDARY ADJUSTMENT PLAT OF KEATON CORPORATE PARK PLAT THREE AND THE JAMES KNAUTH TRACT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 352, WITHIN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF OFALLON, ST. CHARLES COUNTY, MISSOURI

Civil & Environmental Consultants, Inc.
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St. Charles, MO 63001
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JAMES R. PIPER, JR.
PE-2012006197
10/31/2023
PROFESSIONAL ENGINEER
JAMES R. PIPER, JR. PE #PE-201200797
PROFESSIONAL CIVIL ENGINEER
HAND SIGNATURE ON FILE

Table with columns: JRP, DRK, DRK, DRK, 381-945. Rows: DRAWN BY, CHECKED BY, APPROVED BY, PROJECT NO.

Developer / Owner Information
SOURCE ONE SOLUTIONS
c/o KEYSTONE CONSTRUCTION CO.
633 Spirit Valley Central Drive
Chesterfield, MO 63005
GRADING PLAN

P+Z No. 23-00786
Approval Date 08/03/2023
Permit No.

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