



NORTH

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

EXISTING DETENTION BASIN (PER DESIGN PLANS)

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
7377/2246

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

LOT 59
N/F
HENRY REVOCABLE LIVING TRUST
DOC # 2022-012857

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

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

20' W PRIVATE ROAD ESMT
KEATS ROAD PER
PG 44, PGS 134-135

10' W ESMT PER
PG 32, PGS 327-329

S 27°42'28" E 560.45'

S 62°17'32" W 466.29' = 60'

N 62°20'03" E 270.29'

APPROXIMATE 125' CREEK SETBACK

S 73°23'20" E 192.92'

N 17°52'04" W 67.01'

N 22°32'46" W 241.87'

10' W ESMT PER
PG 38, PGS 327-329

10' W ESMT PER
PG 38, PGS 327-329

10' W ESMT PER
PG 38, PGS 327-329

10' W ESMT PER
PG 38, PGS 327-329

SANITARY MANHOLE
7825-A
TOP=508.86
DROP=501.15
FL IN=489.37
FL OUT=489.06
(SEE NOTE "A")

SANITARY MANHOLE
7825-B
TOP=518.36
FL IN=509.71
FL OUT=509.61

SANITARY MANHOLE
7825-C
TOP=522.48
FL IN=515.85
FL OUT=515.75

SANITARY MANHOLE
7825-D
TOP=522.91
FL IN=515.51
FL OUT=515.43

SANITARY MANHOLE
7825-E
TOP=522.88
FL IN=515.43
FL OUT=515.36

A=170.01'
R=62.00'
Δ=157°06'44"
CHB=N23°52'09"W
CH=121.53'

A=34.06'
R=23.00'
Δ=84°50'44"
CHB=N12°15'51"E
CH=31.03'

A=66.52'
R=350.00'
Δ=10°53'22"
CHB=N35°36'12"W
CH=66.42'

A=113.88'
R=62.00'
Δ=108°14'25"
CHB=S24°30'15"W
CH=98.53'

A=66.52'
R=350.00'
Δ=10°53'22"
CHB=N35°36'12"W
CH=66.42'

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Δ=10°53'22"
CHB=N35°36'12"W
CH=66.42'

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
- Y-DIMENSIONS VAN 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 SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION EXIT
- PROPOSED CHECK DAM
- PROPOSED SEEDING / MULCHING

KEY NOTES

- 1 PROPOSED MODULAR BLOCK WALL (BY OTHERS)
- 2 PROPOSED DISTURBANCE LIMITS. (APPROX 5.40 ACRES)
- 3 PROPOSED 3:1 SLOPE MAXIMUM
- 4 SILT FENCE (OR APPROVED EQUAL)
- 5 CHECK DAM
- 6 INLET PROTECTION
- 7 SEEDING
- 8 CONSTRUCTION ENTRANCE AND WASHDOWN. IF POTABLE WATER IS NOT AVAILABLE, A WATER TRUCK WILL BE PROVIDED.
- 9 CONSTRUCTION PARKING

NOTES:

- REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
- 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.

SCALE IN FEET



City of O'Fallon Standard Notes and Details - July 2019

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

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway, Suite 102
St. Charles, MO 63001
314-656-4566 - 866-250-3679
www.ceinc.com



JAMES R. PIPER, JR. PE
#PE-2012006797
PROFESSIONAL CIVIL ENGINEER
HAND SIGNATURE ON FILE

JRP	DRK	DRK	DRK	381-945
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

EROSION CONTROL PLAN

P+Z No. 23-007186
Approval Date 08/03/2023
Permit No.

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