

GENERAL NOTES

- 1. RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
2. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING...

SWPPP NOTES

- 1. CONTRACTOR SHALL FOLLOW STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE...
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME...

GRADING & DRAINAGE NOTES

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES...
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME...

ADDITIONAL GENERAL NOTES

- 1. ALL THE REQUIREMENTS OF THE PLANNING & ZONING COMMISSION ARE ADDRESSED.
2. THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLIOT STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 50B2.
3. THE STORMTECH ISOLATOR ROW IS THE POST CONSTRUCTION BMP...

HILLMANN PLACE
O'FALLON, ST. CHARLES COUNTY, MISSOURI
SITE PLAN
JUNE 4, 2010
REVISED: OCTOBER 11, 2010



CONDITIONS OF APPROVAL

- 1. THE TRASH DUMPSTER ENCLOSURES MUST HAVE A MAIN ENTRANCE FOR VEHICULAR PICK UP, AND A PASSIVE ENTRANCE COMPOSED OF OVERLAPPING SHIELD WALLS FOR ACCESS BY THE RESIDENTS.
2. A COMPLETE LISTING OF COVENANTS, CODES, AND RESTRICTIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL...

SEQUENCE OF EVENTS

- 1. UTILIZE EXISTING ASPHALT DRIVE AS CONSTRUCTION ENTRANCE WITH ADJACENT 20'x50' STONE AS SHOWN.
2. INSTALL DIVERSION DIKES, SILT FENCE, AND SEDIMENT TRAP AS SHOWN ON THE INITIAL SEDIMENT AND EROSION CONTROL PLAN...

CONSTRUCTION NOTES

- 1. INTEGRAL CURB SECTION IS AN ACCEPTABLE ALTERNATIVE TO CURB & GUTTER IN AREAS IDENTIFIED ON THE PLANS AS CURB & GUTTER.
2. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF THICKENED SIDEWALK, ALL RADII ARE 5' UNLESS OTHERWISE NOTED...

CONSTRUCTION WORKING HOURS

THE CONTRACTOR SHALL NOT WORK BEYOND THE FOLLOWING HOURS AS STATED BY CITY ORDINANCE:
OCT. 1 - MAY 31 7AM - 7PM 7 DAYS PER WEEK
JUNE 1 - SEPT. 30 6AM - 8PM MON - FRI.
7AM - 8PM SAT. - SUN.

ZONING NOTE

R-4 APARTMENT HOUSE DISTRICT WITH SENIOR COMMUNITY OVERLAY DISTRICT

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29183C0240 E, DATED AUGUST 2, 1996.

PARKING NOTE

REQUIRED PARKING 42 UNITS @ 0.5 SPACE / UNIT = 21 SPACES
PROVIDED PARKING - PHASE I 54 SPACES / 42 UNITS = 1.3 SPACES / UNIT @ 4 BIKE SPACES

SITE COVERAGE

Table with columns: PHASE 1 ONLY, TOTAL AREA, BUILDING FOOTPRINT AREA, LANDSCAPED AREA, PAVEMENT AREA. Values include 117,162 SF, 20,531 SF, 54,831 SF, 41,800 SF.

PROPERTY DESCRIPTION

ENTIRE PROPERTY LOT 1 HILLMANN PLACE

PHASE I A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31 147N R3E, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY A QUIT CLAIM DEED RECORDED IN BOOK 4080 PAGE 2146 OF THE ST. CHARLES COUNTY RECORDS...

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 HILLMANN FARM PLAZA, RECORDED IN PLAT BOOK 44 PAGE 17, THENCE ALONG THE EASTERLY LINE OF HILLMANN FARM PLAZA, N 159.037E, 323.18 FEET; THENCE LEAVING SAID LINE, S 88.0037E, 152.00 FEET; THENCE N 82.5334E, 158.37 FEET; THENCE S 88.2100E, 37.46 FEET; THENCE S 22.037E, 217.91 FEET; THENCE S 03.127W, 119.00 FEET TO THE LINE OF GLENMART PLAT ONE, RECORDED IN PLAT BOOK 33 PAGE 98; THENCE N 89.56148W, ALONG SAID LINE, 358.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.69 ACRES.

SANITARY FLOW NOTE

PHASE I ONLY ESTIMATED SANITARY FLOW 42 APARTMENTS TOTAL x 2 PERSON/UNIT x 80 GALLONS/PERSON = 6,720 GALLONS PER DAY
ENTIRE SITE ESTIMATED SANITARY FLOW 162 APARTMENTS TOTAL x 2 PERSON/UNIT x 80 GALLONS/PERSON = 25,920 GALLONS PER DAY

BENCH MARK & SURVEY CONTROL POINTS

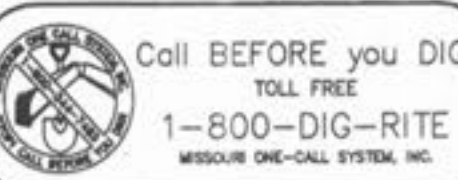
SEE SHEET C102

BUILDING SETBACK NOTE

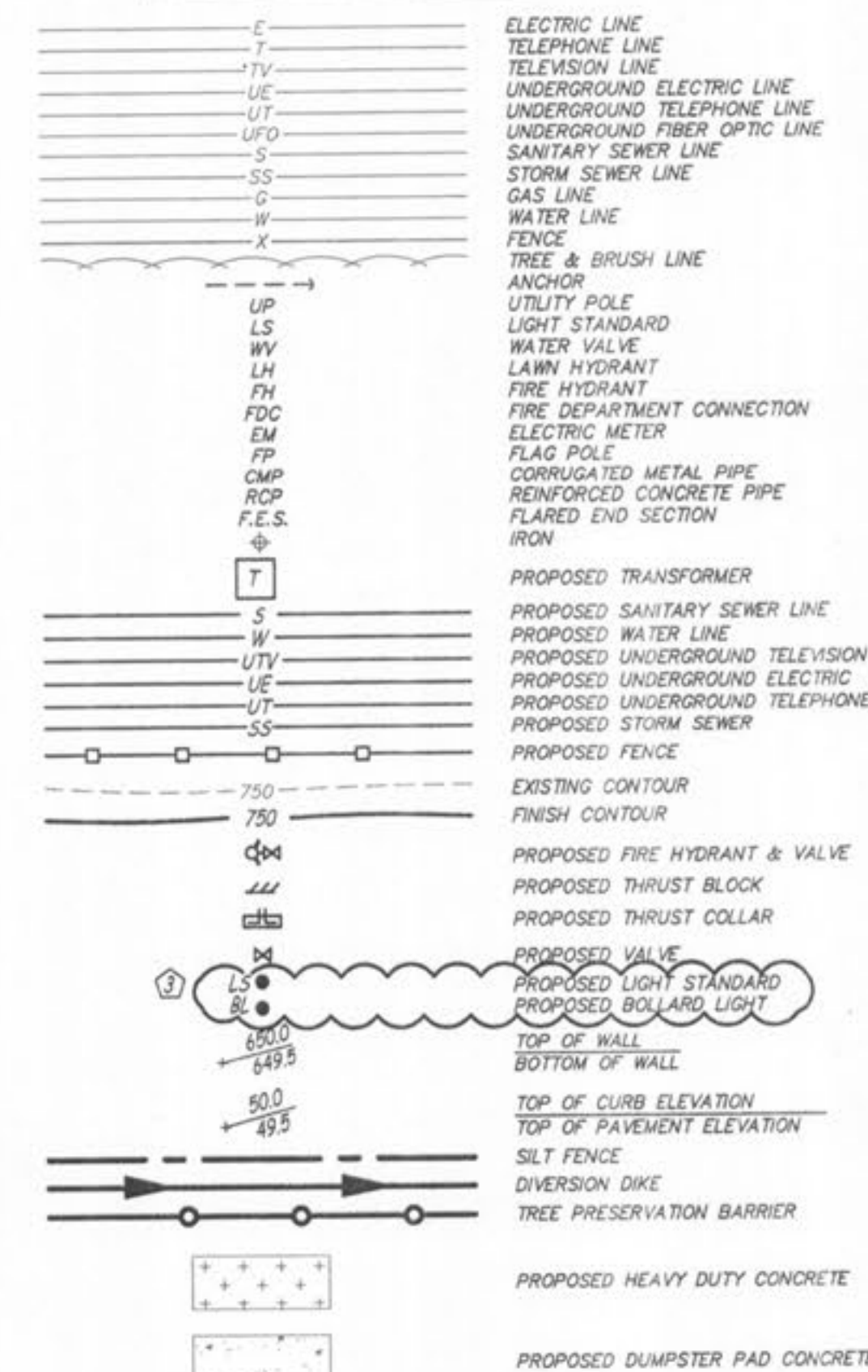
BUILDING HEIGHT LESS THAN 30 FEET ADJACENT TO COMMERCIAL = 50 FEET ADJACENT TO RESIDENTIAL = 25 FEET
BUILDING HEIGHT GREATER THAN 30 FEET 1. INCREASE BUILDING SETBACK 5 FEET FOR EVERY FOOT OVER 30 FEET IN HEIGHT. 2. PROPOSED BUILDING HEIGHT = 42.5 FEET ADJACENT TO COMMERCIAL = 112.2 FEET ADJACENT TO RESIDENTIAL = 67.5 FEET

OWNER

HILLMANN PLACE, L.P. (OWNER) JES DEVELOPMENT, INC. (DEVELOPER) 206 PEACH WAY COLUMBIA, MO 65203



LEGEND



UTILITY NOTES

WATER PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY 100 WATER DRIVE O'FALLON, MO 63368 CONTACT: CHUCK KRAKOSKY 636-561-3737 EX. 135 AS SHOWN
GAS BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 HILLMANN FARM PLAZA, RECORDED IN PLAT BOOK 44 PAGE 17, THENCE ALONG THE EASTERLY LINE OF HILLMANN FARM PLAZA, N 159.037E, 323.18 FEET; THENCE LEAVING SAID LINE, S 88.0037E, 152.00 FEET; THENCE N 82.5334E, 158.37 FEET; THENCE S 88.2100E, 37.46 FEET; THENCE S 22.037E, 217.91 FEET; THENCE S 03.127W, 119.00 FEET TO THE LINE OF GLENMART PLAT ONE, RECORDED IN PLAT BOOK 33 PAGE 98; THENCE N 89.56148W, ALONG SAID LINE, 358.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.69 ACRES.
TELEVISION CHARTER COMMUNICATIONS 815 CHARTER COMMONS DRIVE TOWN AND COUNTRY, MO 63017 CONTACT: JOHN GRANT 636-387-6642 OVERHEAD LINE ALONG NORTH PROPERTY LINE.
TELEPHONE CENTURYLINK 1151 CENTURYLINK DRIVE, BLDG A HENTZVILLE, MO 63385 CONTACT: MICHELLE GERSTEIN 636-332-7392 UNDERGROUND LINE ALONG THE SOUTH SIDE OF MEXICO ROAD, UNDERGROUND LINE ALONG THE WEST SIDE OF GOVERNOR'S RUN CT, UNDERGROUND LINES ALONG THE NORTH, SOUTH, AND EAST PROPERTY LINE.
ELECTRIC AMEREN UE 200 CALLAHAN ROAD HENTZVILLE, MO 63385 CONTACT: JOHN CLARK 636-639-8312 UNDERGROUND ELECTRIC LINE ALONG THE WEST SIDE OF GOVERNOR'S RUN CT, UNDERGROUND ELECTRIC LINE ALONG THE WEST SIDE OF PROPERTY, OVERHEAD LINE ALONG NORTH PROPERTY LINE.
STORM SEWER CITY OF O'FALLON 100 N MAIN ST., COMMUNITY DEVELOPMENT DEPARTMENT O'FALLON, MO 63368 CONTACT: 636-281-2858 AS SHOWN
SANITARY SEWER CITY OF O'FALLON 100 N MAIN ST., COMMUNITY DEVELOPMENT DEPARTMENT O'FALLON, MO 63368 CONTACT: 636-281-2858 AS SHOWN

Engineering Surveys & Services

1113 Fay Street Columbia, Missouri 573-449-2646 Missouri Engineering Corporation #200405018

SHEET INDEX

Table with columns: SHEET, DESCRIPTION. Includes sheets C101-C128 and descriptions like COVER SHEET, BOUNDARY & TOPOGRAPHIC SURVEY, STORM SEWER PLAN, etc.

