PHASE 2

PHASE 3

PHASE 4

HILLMANN PLACE
LOT 1
9.16 ACRES
PB PL46 PG 245

PHASE 1
PROPOSED 3-STORY
FF=621.00
42 UNITS

PAVILION
FF=617.4

ACCESSORY BUILDING
FF=619.5

PHASE LINE

STORMTECH UNDERGROUND DETENTION(SEE DETAIL)

POND
WATER LEVEL=611.96
(JUNE 18, 2009)

HILLMANN FARM PLAZA
1240-1278 BRYAN ROAD
1 STORY BLOCK

OWNER: HILLMANN FARM PLAZA L.L.C.

GI 24
STA. 4+14.5
48" 2 GRATE INLET
W/ SIDE INTAKE
TOP=613.50
GUTTER=613.00
FL OUT=611.00

GI 23
STA. 3+18.5
48" 2 GRATE INLET
W/ SIDE INTAKE
TOP=613.50
GUTTER=613.00
FL IN=610.60
FL OUT=610.50

GI 22
STA. 4+51.9
48" 2 GRATE INLET
W/ SIDE INTAKE
TOP=618.50
GUTTER=618.00
FL OUT=615.70

GI 21
STA. 3+56.6
48" 2 GRATE INLET
W/ SIDE INTAKE
TOP=618.50
GUTTER=618.00
FL IN=614.90
FL OUT=614.70

GI 30
STA. 2+36.4
48" 2 GRATE INLET
W/ SIDE INTAKE
TOP=618.90
GUTTER=618.40
FL IN=614.70
FL OUT=614.50

GI 17
STA. 3+56.2
48" 2 GRATE INLET
W/ SIDE INTAKE
TOP=618.80
GUTTER=618.30
FL IN=615.20
FL OUT=615.00

GI 18
STA. 4+13.2
12" CLEANOUT
TOP=620.50
GUTTER=620.00
FL OUT=616.00

GI 19
STA. 4+45.4
48" 2 GRATE INLET
W/ SIDE INTAKE
TOP=618.00
GUTTER=617.50
FL OUT=612.60

GI 16
STA. 2+61.2
48" 2 GRATE INLET
W/ SIDE INTAKE
TOP=617.90
GUTTER=617.40
FL IN=614.00
FL OUT=613.80

AI 36
STA. 2+47.0
48" AREA INLET
TOP=616.90
SILL=616.00
FL OUT=613.00

AI 8
STA. 3+48.2
60" AREA INLET
TOP=615.20
SILL=614.30
FL IN=604.60
FL OUT=604.40

AI 7
STA. 1+40.4
60" AREA INLET
TOP=607.50
SILL=606.6
FL IN=602.00
FL OUT=601.90

AI 23
STA. 1+17.0
48" AREA INLET
TOP=618.40
SILL=617.50
FL IN(24)=609.30
FL IN(36)=611.80
FL OUT=609.10

MH 24
STA. 1+97.8
48" MANHOLE
TOP=619.60
FL IN(33)=610.00
FL IN(25)=613.10
FL IN(30)=614.20
FL OUT=609.80

MH 22
STA. 0+47.6
48" MANHOLE
TOP=620.20'
FL IN(S)=616.60
FL IN=608.60
FL OUT=608.40

MH 21
STA. 0+00.0
30" NYLOPLAST DRAIN BASIN
W/ STANDARD GRATE
TOP=618.60
FL IN=608.10
FL OUT(N)=609.70
FL OUT(E)=608.10
SUMP=606.00

MH 14
STA. 0+65.7
48" MANHOLE
TOP=620.00
FL IN(W)=614.10
FL IN(15)=610.90
FL OUT=610.70

MH 15
STA. 1+46.5
48" MANHOLE
TOP=620.20
FL IN(W)=615.20
FL IN(16)=612.00
FL IN(19)=612.00
FL OUT=611.70

MH 5
STA. 0+60.1
60" MANHOLE
TOP=607.73
FL IN=600.50
FL OUT=598.50

MH A
STA. 0+00.0
60" MANHOLE
TOP=607.50
FL IN=602.00
FL OUT=601.90

MH B
MH C

NDB 31
U STA. 2+90.0
12" NYLOPLAST DRAIN BASIN
W/ STANDARD GRATE
TOP=618.30
FL OUT=615.30

NDB 25
STA. 2+83.2
24" NYLOPLAST DRAIN
BASIN W/ STANDARD GRATE
TOP=620.20
FL IN(S)=615.00
FL IN(26)=613.90
FL OUT=613.90

NDB 13
STA. 0+00.0
30" NYLOPLAST DRAIN BASIN
W/ STANDARD GRATE
TOP=617.70
FL IN=610.10
FL OUT(N)=609.70
FL OUT(W)=608.10
SUMP=606.00

QCCS 9
STA. 4+00.4
72" OUTFLOW CONTROL STRUCTURE
TOP=616.80
FL OUT=605.30

15" NYLOPLAST DRAIN BASIN W/ DOME TOP TOP=619.90 FL=616.90

CLEANOUT TOP=620.4 FL=617.4

CLEANOUT TOP=620.2 FL=615.8

CLEANOUT TOP=620.5 FL=617.5

CLEANOUT TOP=620.7 FL OUT=617.3

CLEANOUT TOP=620.0 FL=617.0

CLEANOUT TOP=620.2 FL=616.0

CLEANOUT TOP=630.77 FL=620.67

CONNECT TO CANOPY DOWNSPOUTS

80.8 LF 15" HDPE @ 0.62%

116.2 LF 12" HDPE @ 1.03%

207.8 LF 42" HDPE @ 1.16%

52.2 LF 36" HDPE @ 1.34%

47.6 LF 18" HDPE @ 0.63%

69.4 LF 18" HDPE @ 0.72%

73.3 LF 12" HDPE @ 1.09%

24 LF 8" PVC @ 1.21%

53.6 LF 12" PVC @ 1.12%

112.3 LF 8" PVC @ 2.0%

85.1 LF 8" PVC @ 2.0%

82.4 LF 8" PVC @ 2.0%

51.3 LF 8" PVC @ 1.6%

100.0 LF 8" PVC @ 1.0%

74.4 LF 8" PVC @ 1.0%

95.0 LF 12" HDPE @ 1.05%

114.8 LF 12" HDPE @ 1.57%

75.7 LF 12" HDPE @ 0.72%

57.0 LF 12" HDPE @ 1.40%

80.3 LF 15" HDPE @ 0.99%

60.1 LF 42" HDPE @ 2.33%

98.0 LF 12" HDPE @ 0.42%

150.1 LF 24" HDPE @ 0.42%

6" PVC @ 2.0% MIN (TYP.)

8" x 6" TEE (TYP.)

8" x 8" TEE

6" PVC @ 2% MIN (TYP)

8" x 6" TEE (TYP)

12"x8" REDUCING SADDLE TEE

4" PVC @ 1% MIN

6" PVC @ 2% MIN

18"x18" SADDLE TEE

N 1°39'03"E 913.42'

N 89°56'48"W 612.50'

S 1°39'00"W 908.43'

VERTICAL 18" CMP
TOP=615.19
FL IN=611.69
FL OUT=609.99

FL=611.96
8" CMP

15" CMP

RIP RAP
FL=609.05

INLET
TOP=604.78
GUTTER=603.78
FL IN=595.88
FL OUT=595.68

INLET
TOP=604.74
GUTTER=603.74
FL IN=595.29
FL OUT=595.19

SIDE OPEN INLET
TOP=604.04
OPENING(S)=603.15
FL IN(N)=597.04
FL IN(S)=597.14
FL OUT=596.84

SIDE OPEN INLET
TOP=607.19
OPENINGS=606.29
FL IN=600.91
FL OUT=600.89

SIDE OPEN INLET
TOP=608.51
OPENINGS=607.61
(BLOCKED)
FL IN=602.88
FL OUT=602.73

SIDE OPEN INLET
TOP=617.82
OPENING=616.82
FL IN=612.87
FL OUT=612.77

WOOD FENCE
SIDE OPEN INLET/TBM
TOP=615.80
OPENING=614.90
FL IN=608.00
FL OUT=607.80

MANHOLE
TOP=605.41
FL IN=593.01
FL OUT=592.91

MANHOLE
TOP=608.10
FL IN(S)=597.20
FL IN(W)=597.25
FL OUT=597.00

MANHOLE
TOP=619.29
FL IN=609.09
FL OUT=608.84

MANHOLE
TOP=608.16
FL=598.96

PLAYGROUND EQUIPMENT

609 GOVERNOR'S RUN CT
2 STORY FRAME
FLOOR=608.83

OWNER: PHILIP & MOLLY RAGUS
DEED RECORDED IN BOOK 1983 PAGE 1062

OWNER: EDWARD L. & PATSY B PILKINGTON JOINT TRUST
DEED RECORDED IN BOOK 3015 PAGE 1042

OWNER: LEAH BLAIR & MICHAEL L WINLAND
DEED RECORDED IN BOOK 4845 PAGE 1655

OWNER: CRAIG D. & KAREN L. MARTIN
DEED RECORDED IN BOOK 4461 PAGE 1025

OWNER: STEPHEN M & RENEE M COVELL
DEED RECORDED IN BOOK 3717 PAGE 2580

OWNER: MOHAMAD YOUSEF & KARLYN KHALIL
DEED RECORDED IN BOOK 4598 PAGE 287

OWNER: JOHN E & MELISSA HAYNES
DEED RECORDED IN BOOK 1881 PAGE 769

OWNER: SAMUEL B. STEIMEL
DEED RECORDED IN BOOK 2315 PAGE 556

OWNER: GARY & MONICA BRADSHAW
DEED RECORDED IN BOOK 4802 PAGE 504

OWNER: LORI J. KEELY
DEED RECORDED IN BOOK 4395 PAGE 762

OWNER: MICHAEL & THERESA LA ROSE
DEED RECORDED IN BOOK 3252 PAGE 378

OWNER: MAX A. & LINDA MABRY
DEED RECORDED IN BOOK 4380 PAGE 1415

OWNER: PAUL E. & ELIZABETH K. ORF
DEED RECORDED IN BOOK 3798 PAGE 1969

OWNER: IRWIN H. & VIRGINIA L. STEGE
DEED RECORDED IN BOOK 2053 PAGE 411

OWNER: STEVEN K PEECHER
DEED RECORDED IN BOOK 2454 PAGE 874

LOT 160
LOT 161
LOT 162
LOT 163
LOT 164
LOT 165
LOT 167
LOT 168
LOT 171
LOT 172
LOT 173
LOT 174
LOT 175
LOT 176

GLENMARO PLAT FOUR
GLENMARO PLAT ONE

HILLMANN FARM PLAT 2
LOT 2
PLAT BOOK 44 PAGE 17

FARM 44
LOT 1
PLAZA
PAGE 17

NON-EXCLUSIVE ACCESS EASEMENT RECORDED IN BOOK 4169 PAGE 1072

10' UTILITY EASEMENT PER PLAT RECORDED IN BOOK 44 PAGE 17

10' UTILITY EASEMENT DEDICATED BY RECORD PLAT

25' COMMON GROUND, UTILITY EASEMENT, & LANDSCAPE BUFFER

ASPHALT DRIVE
ASPHALT CURB
CONCRETE CURB
ASPHALT PARKING LOT W/ CONCRETE CURB AND GUTTER
CONCRETE
BLOCK DUMPSTER ENCLOSURE
GAS METER
TRANSFORMER ON CONCRETE/TBM
WV
FH
VINYL FENCE
TELEVISION PEDESTAL
TELEPHONE PEDESTAL
PLAYGROUND EQUIPMENT
BIRD HOUSE
GARDEN
MET AREA
BUSHES
TBM

400 N
200 N
200 E
400 E
600 E
800 E
1000 E

0 30 60
SCALE: 1" = 30'

PLANNING & DEVELOPMENT #1709.03 APPROVED JANUARY 7, 2010

STATE OF MISSOURI
MATTHEW AARON KRIETE
NUMBER PE-2007002811
PROFESSIONAL ENGINEER
10/1/10

MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

STORM SEWER PLAN

HILLMANN PLACE

ST. CHARLES COUNTY, O'FALLON, MISSOURI

Surveyed: JP
Drawn: BR
Checked: MK

Engineering Surveys & Services
1113 Fay Street
Columbia, Missouri
573 - 449 - 2646
Missouri Engineering Corporation # 2004005018

Revised
1 JULY 20, 2010
2 AUG 24, 2010
3 OCT 11, 2010

Scale	Date	Job	Sheet
1" = 30'	JUNE 4, 2010	11481	C108

F:\CURRENTDRAWINGS\JES\11481\STE PLAN.DWG 10/8/2010