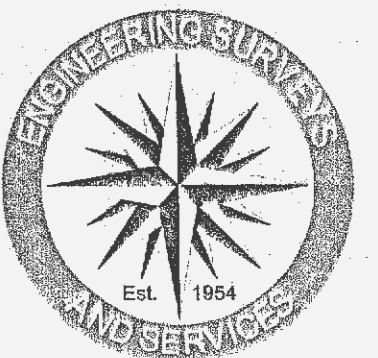


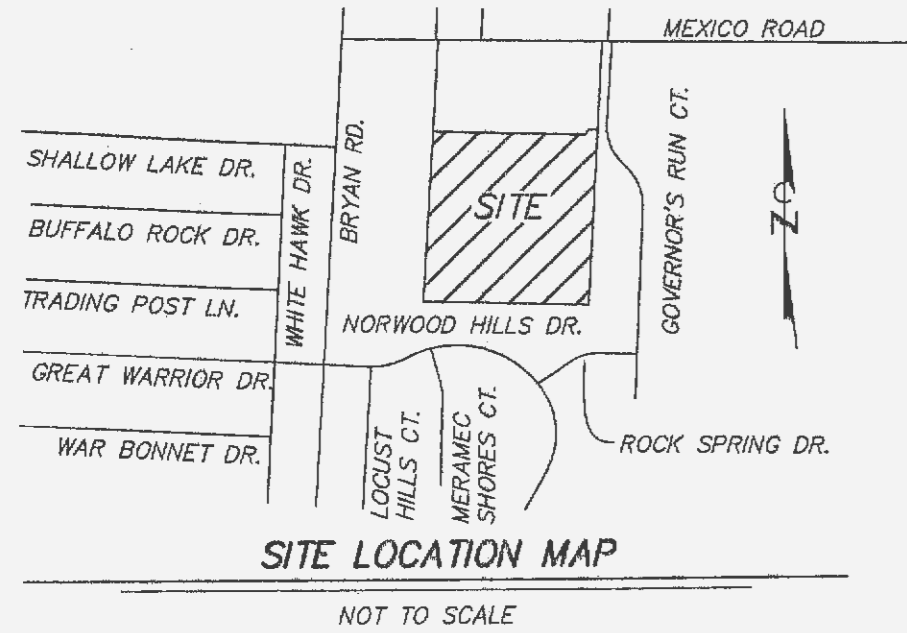
HILLMANN PLACE LAND DISTURBANCE PLAN

O'FALLON, ST. CHARLES COUNTY, MISSOURI

NOVEMBER 18, 2013



Engineering Surveys and Services
 Consulting Engineers, Scientists and Land Surveyors
 Architects and Material Laboratories
 1113 Fay Street, Columbia, Missouri 65201
 573-449-2466 - www.ESS-INC.com
 Other Offices:
 Jefferson City, Missouri - Sedalia, Missouri
 Missouri Engineering Corporation # 204060018



LEGEND

---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE
---	WATER LINE
---	FENCE
BL	BOLLARD LIGHT
EM	ELECTRIC METER
EP	ELECTRIC PULLBOX
FH	FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
LH	LAWN HYDRANT
PVC	POLYVINYL CHLORIDE PIPE
TP	TELEPHONE PEDESTAL
WV	WATER VALVE
⊕	IRON
---	EXISTING CONTOUR
---	FINISH CONTOUR
---	SILT FENCE

- GENERAL NOTES**
- THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON AND AS NECESSARY BY MODOT. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITION OF SILT OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLON AND AS REQUIRED BY MODOT. FOR THIS PROJECT, THE CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL.
 - NO SLOPES SHALL EXCEED 3 (HORIZONTALLY):1 (VERTICALLY).
 - SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AND MULCHED AS SPECIFIED IN THE SWPPP. VEGETATION SHALL BE ESTABLISHED WITHIN 6 WEEKS OF GRADING WORK COMPLETION TO A COVERAGE OF 70% OVER 100% OF THE DISTURBED AREA.
 - ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE. ANY SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHT-OF-WAYS OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.
 - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, TREES AND BRUSH, AND OTHER MATERIAL CREATED AS A RESULT OF CONSTRUCTION. MATERIAL SHALL BE DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED, THE LOCATION AND MITIGATION SHALL BE SHOWN IN THE GRADING PLANS AND DOCUMENTED BY THE SOILS ENGINEER.
 - IF MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL ARE NOT TO BE REUSED, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
 - THIS SITE HAS BEEN PREVIOUSLY GRADED AND NO TREES EXIST WITHIN GRADING LIMITS. CITY OF O'FALLON TREE PRESERVATION ORDINANCE (CHAPTER 230) DOES NOT APPLY.
 - THIS SITE SHALL BE USED FOR STOCKPIILING OF MATERIAL ONLY. THERE SHALL BE NO ONSITE PLACEMENT OF ENGINEERED FILL.

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.

ZONING NOTE

R-4 APARTMENT HOUSE DISTRICT WITH SENIOR COMMUNITY OVERLAY DISTRICT

CONSTRUCTION WORKING HOURS

THE CONTRACTOR SHALL NOT WORK BEYOND THE FOLLOWING HOURS AS STATED BY CITY ORDINANCE:

OCT. 1 - MAY 31	7AM - 7PM	MONDAY-SUNDAY
JUNE 1 - SEPT. 30	6AM - 8PM	MON. - FRI.
	7AM - 8PM	SAT. - SUN.

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR.

- SEQUENCE OF EVENTS**
- PRIOR TO CONSTRUCTION, COORDINATE AND HAVE A PRE-CONSTRUCTION MEETING REGARDING SWPPP TRAINING WITH CONSTRUCTION PERSONNEL.
 - CONSTRUCT TEMPORARY CONSTRUCTION EXIT AT LOCATION SHOWN ON PLANS.
 - INSTALL PERIMETER SEDIMENT & EROSION CONTROL AS SHOWN.
 - COMMENCE SITE GRADING.
 - DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS (7 DAYS IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH) SHALL BE TEMPORARILY SEEDED, MULCHED, AND WATERED.
 - UPON COMPLETION OF GRADING, FINISH GRADE AREAS TO ELIMINATE ANY POORLY DRAINING AREAS.
 - IMMEDIATELY SEED AND MULCH ALL DISTURBED AREAS.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL WHEN ALL DISTURBED AREAS ARE STABILIZED.

BENCH MARK

BM	600 MAIL IN POWER POLE AT THE NORTHWEST CORNER OF FIESE ROAD AND BRYAN ROAD AS SHOWN ON IMPROVEMENT PLANS FOR FIESE ROAD, O'FALLON PROJECT NO.210-005, AS PREPARED BY GEORGE BUTLER ASSOCIATES. (USGS)	ELEVATION = 643.21
TBM	IRON PIPE AT THE SOUTHEAST CORNER OF THE PROPERTY.	ELEVATION = 618.57
TBM	CHISELED SQUARE ON THE SOUTHWEST CORNER OF CONCRETE TRANSFORMER PAD LOCATED 150' NORTHEAST OF THE SOUTHEAST BUILDING CORNER OF HILLMANN FARM PLAZA.	ELEVATION = 620.57
TBM	CHISELED SQUARE ON THE NORTHEAST CORNER OF SIDE OPEN INLET LOCATED ON THE WEST SIDE OF GOVERNOR'S RUN CT. 320' SOUTH OF MEXICO ROAD.	ELEVATION = 610.35
TBM	CHISELED SQUARE ON THE SOUTHWEST CORNER OF SIDE OPEN INLET LOCATED NEAR SOUTHEAST CORNER OF PROPERTY.	ELEVATION = 615.84

- SWPPP NOTES**
- 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 ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A COPY OF THIS PLAN AND PERMIT SHALL REMAIN ON SITE THROUGHOUT CONSTRUCTION.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. CONTRACTOR SHALL REFERENCE THE ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
 - NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES. CONTRACTOR SHALL UTILIZE TOPSOIL FROM SITE IN LANDSCAPED AREAS WITH ANY EXCESS BEING STOCKPILED ON SITE.
 - IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPING AREAS SHALL BE SEEDED AND MULCHED.
 - CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
 - CONTRACTOR SHALL PROVIDE A 20' x 50' TEMPORARY TRUCK WASH OFF AREA, CONSTRUCT PER CONSTRUCTION ENTRANCE DETAIL. UNDERGROUND LINE ALONG THE SOUTH SIDE OF MEXICO ROAD. IF ON-SITE WATER IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE A WATER TRUCK. SITE WILL BE ACCESSED VIA EXISTING PAVEMENT.
 - CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS, TREES & BRUSH AND OTHER MATERIAL CREATED AS A RESULT OF THE CONSTRUCTION WORK AND THE SITE SHALL BE RETURNED TO ITS ORIGINAL CONDITION.
 - ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.
 - NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.

- GRADING & DRAINAGE NOTES**
- 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, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - ALL SITES USED FOR IMPORTING OR EXPORTING OF FILL MATERIAL SHALL HAVE AN ACTIVE MISSOURI DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT.
 - ALL LOW PLACES WHETHER ON-SITE OR OFF-SITE SHALL BE GRADED TO ALLOW DRAINAGE. THIS CAN BE ACCOMPLISHED WITH TEMPORARY DITCHES. ANY NECESSARY OFF-SITE DRAINAGE EASEMENTS WILL BE ACQUIRED BEFORE GRADING BEGINS.
 - THE TOTAL SITE AREA IS 9.16 ACRES OF WHICH 1.5 ACRES ARE TO BE DISTURBED.

OWNER

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

PROPERTY DESCRIPTION

LOT 1 HILLMANN PLACE RECORDED IN PLAT BOOK 46 PAGE 245

UTILITY NOTES

WATER
 PUBLIC WATER SUPPLY DISTRICT NO. 2
 OF ST. CHARLES COUNTY
 100 WATER DRIVE
 O'FALLON, MO 63368
 CONTACT: CHUCK KRASKOSKY 636-561-3737 EX. 135
 AS SHOWN

GAS
 LACLEDE GAS
 6400 GRAHAM ROAD
 ST. LOUIS, MO 63134
 CONTACT: KENT THAMERT 314-522-2297
 2" PLASTIC LINE ALONG THE WEST SIDE OF GOVERNOR'S RUN CT.
 1.5" PLASTIC SERVICE LINES ALONG THE WEST PROPERTY LINE.
 6" PLASTIC LINE ON NORTH SIDE MEXICO ROAD

TELEVISION
 CHARTER COMMUNICATIONS
 815 CHARTER COMMONS DRIVE
 TOWN AND COUNTRY, MO 63017
 CONTACT: JOHN GRANT 636-397-8642
 OVERHEAD LINE ALONG NORTH PROPERTY LINE.

TELEPHONE
 CENTURYLINK
 1151 CENTURYTEL DRIVE, BLDG A
 WENTZVILLE, MO 63385
 CONTACT: MICHELE GERTEISEN 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 GALLAHAN ROAD
 WENTZVILLE, 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.
 O'FALLON, MO 63366
 CONTACT: 636-281-2858
 AS SHOWN

SANITARY SEWER
 CITY OF O'FALLON
 100 N MAIN ST.
 O'FALLON, MO 63366
 CONTACT: 636-281-2858
 AS SHOWN



SURVEY CONTROL POINTS

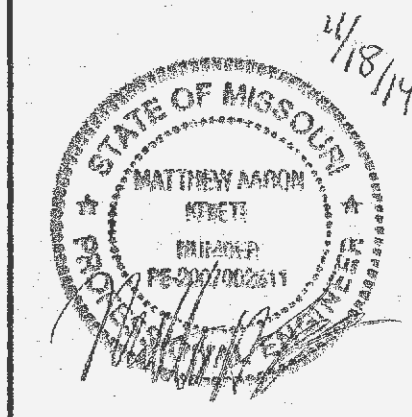
POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP20	280.12	206.44	624.35	DRILL HOLE
CP21	646.52	241.39	625.31	IRON
CP22	989.32	279.87	618.77	IRON
CP23	1114.60	820.90	619.66	DRILL HOLE
CP25	898.41	981.50	616.32	DRILL HOLE
CP27	566.03	671.83	617.64	IRON
CP29	240.68	614.63	613.03	IRON
CP31	244.72	464.01	619.89	IRON

SHEET INDEX

CO.01	COVER SHEET
CI.01	GRADING & DRAINAGE PLAN

CITY OF O'FALLON
 DEVELOPMENT DEPARTMENT
 PERMIT FOR CONSTRUCTION
 DATE: 1-2-15
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

HILLMANN PLACE LAND DISTURBANCE PLAN
 1000 HILLMANN PLACE CIRCLE
 O'FALLON, ST. CHARLES COUNTY, MISSOURI 63366



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-200702811

Date
NOVEMBER 18, 2014

Design: MAK Drawn: BR

COVER SHEET
 Sheet
CO.01