

HILLMANN PLACE - PHASE II

O'FALLON, ST. CHARLES COUNTY, MISSOURI

SITE PLAN

MARCH 25, 2016

REVISED: JULY 26, 2016



Engineering Surveys and Services
 Consulting Engineers, Scientists and Land Surveyors
 Analytical and Material Laboratories
 1113 Fox Street, Columbia, Missouri 65201
 573-449-2646 | www.es-svc.com
 Other Offices:
 Jefferson City, Missouri - Sedalia, Missouri
 Missouri Engineering Corporation # 204000018

LEGEND

	PROPERTY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELECOMMUNICATIONS LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	FENCE
	TREE & BRUSH LINE
	DRAINAGE SWALE
	EXISTING CONTOUR
	IRON
	DRILL HOLE
	CONTROL POINT
	BOLLARD
	BOLLARD LIGHT
	COMBINATION INLET (GRATE INLET W/ SIDE INTAKE)
	CORRUGATED METAL PIPE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	FIRE HYDRANT
	FLOW LINE
	FLAG POLE
	HIGH DENSITY POLYETHYLENE PIPE
	LAWN HYDRANT
	LIGHT STANDARD
	POST INDICATOR VALVE
	PARKING METER
	POLYVINYL CHLORIDE PIPE
	REINFORCED CONCRETE PIPE
	ROOF DRAIN
	TELECOMMUNICATIONS
	TELECOMMUNICATIONS PEDESTAL
	UNDERGROUND ROOF DRAIN
	WATER METER
	WATER VALVE
	SILT FENCE
	TEMPORARY DIVERSION DIKE
	FINISH CONTOUR
	TOP OF CURB ELEVATION
	TOP OF PAVEMENT ELEVATION
	FINISH GRADE ELEVATION
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND TELEPHONE
	PROPOSED STORM SEWER
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT & VALVE
	THRUST BLOCK
	HEAVY DUTY CONCRETE
	STANDARD DUTY CONCRETE
	PROPOSED CONCRETE SIDEWALK



SITE LOCATION MAP
NOT TO SCALE

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAN, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED. IRRIGATION LINES NOT SHOWN. UNDERGROUND ELECTRIC TO LIGHT STANDARDS NOT SHOWN.

- WATER**
 PUBLIC WATER SUPPLY DISTRICT NO. 2
 100 WATER DRIVE, P.O. BOX 370
 O'FALLON, MO 63366
 CONTACT: 636-561-3737
 AS SHOWN
- ELECTRIC**
 AMEREN UE
 200 CALLAHAN ROAD
 WENTZVILLE, MO 63385
 CONTACT: TARA RINEY 636-639-8306
 AS SHOWN
- GAS**
 LALEDE GAS
 6400 GRAHAM ROAD
 ST. LOUIS, MO 63134
 CONTACT: KENT THAEMERT 314-522-2297
 AS SHOWN
- TELEPHONE**
 CENTURYLINK
 1151 CENTURYLINK DRIVE, BLDG A
 WENTZVILLE, MO 63385
 CONTACT: MICHELLE GERTEISEN 636-332-7683
 AS SHOWN
- TELEVISION**
 CHARTER COMMUNICATIONS
 815 CHARTER COMMONS DRIVE
 TOWN AND COUNTRY, MO 63017
 CONTACT: LISA M. WARD 636-387-6633
 AS SHOWN
- SANITARY SEWER**
 CITY OF O'FALLON
 100 N MAIN ST.
 O'FALLON, MO 63366
 CONTACT: 636-281-2858
 AS SHOWN
- STORM SEWER**
 CITY OF O'FALLON
 100 N MAIN ST.
 O'FALLON, MO 63366
 CONTACT: 636-281-2858
 AS SHOWN

OWNER

HILLMANN PLACE II, L.P. (OWNER)
 JEFFREY E. SMITH DEVELOPMENT CO. (DEVELOPER)
 208 PEACH WAY
 COLUMBIA, MO 65203

ZONING NOTE

R-4 WITH CONDITIONAL USE PERMIT-SENIOR
 COMMUNITY OVERLAY DISTRICT

MDNR PERMIT

MDNR PERMIT NO. MORA 07973

PROPERTY DESCRIPTION

LOT 1 OF HILLMANN PLACE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31 T47N R3E, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, RECORDED IN PLAT BOOK 45 PAGE 245.

BENCH MARK

- BM - CHISELED SQUARE ON THE SOUTHWEST CORNER OF CONCRETE TRANSFORMER PAD LOCATED 35' EAST OF HILLMANN FARM PLAZA AND 30 FEET WEST OF THE SURVEYED PROPERTY. ELEVATION = 620.57
- TBM 1 - CHISELED SQUARE ON THE NORTHEAST CORNER OF A SIDE OPEN INLET LOCATED 90 FEET SOUTHEAST OF NORTHEAST CORNER OF SURVEYED PROPERTY, AND 10 FEET WEST OF GOVERNOR'S RUN COURT. ELEVATION = 610.35
- TBM 2 - CHISELED SQUARE ON THE SOUTHWEST CORNER OF A SIDE OPEN INLET LOCATED 35 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. ELEVATION = 615.89

CONSTRUCTION WORKING HOURS

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING 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.

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

PLANNING & ZONING CONDITIONS OF APPROVAL

- THE SIDEWALK CONNECTION AT GOVERNOR'S RUN COURT SHALL BE CONFIGURED SO THAT THE RAMP IS SOUTH OF THE CURB ROUNDING. A CONNECTING RAMP SHALL BE PROVIDED ACROSS GOVERNOR'S RUN COURT.
- THE APPLICANT SHALL WORK WITH CITY STAFF DURING CONSTRUCTION PLAN REVIEWS ON THE PLACEMENT OF SIDEWALK CONNECTIONS TO THE NORTH OF THE SITE.
- THE DEVELOPER SHALL ADDRESS THE MUNICIPAL CODE REQUIREMENTS LISTED.
- A PHOTOMETRIC LIGHTING PLAN SHALL BE PROVIDED WITH CONSTRUCTION PLANS.
- A TREE PRESERVATION CALCULATION SHALL BE PROVIDED WITH CONSTRUCTION PLANS.

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29183C0240 G, DATED JANUARY 20, 2016.

SURVEY CONTROL POINTS

POINT #	NORTH	EAST	ELEVATION	DESCRIPTION
CP6001	391.63	258.27	619.30	DRILL HOLE
CP6003	152.93	636.32	619.02	DRILL HOLE
CP6006	378.58	531.29	616.93	DRILL HOLE
CP6007	672.79	770.24	612.52	IRON

SHEET INDEX

COVER	NOTES
CO.01	NOTES
CO.02	TOPOGRAPHIC SURVEY
VI.01-VI.03	MASTER PLAN
C1.01	ACCESSIBILITY PLAN
C1.02	SITE PLAN
C2.01-C2.03	GRADING & DRAINAGE PLAN
C3.01-C3.03	STORM SEWER PLAN
C4.01-C4.03	STORM SEWER PROFILES
C5.01-C5.03	UTILITY PLAN
C6.01-C6.03	SANITARY SEWER PROFILES
C7.01	INITIAL EROSION CONTROL PLAN
CB.01-CB.03	FINAL EROSION CONTROL PLAN
CS.04-CS.06	SITE DETAILS
C9.01-C9.03	STORM SEWER DETAILS
C10.01-C10.05	STORM SEWER DETAILS
C11.01	SANITARY SEWER DETAILS
C12.01-C12.02	WATER LINE DETAILS
C13.01-13.02	EROSION CONTROL DETAILS
C14.01	PRE DEVELOPMENT DRAINAGE AREA MAP
C14.02	ONSITE POST DEVELOPMENT DRAINAGE AREA MAP
C14.03	OFFSITE DRAINAGE AREA MAP
C14.04	STORM SEWER DRAINAGE AREA MAP
LT	LANDSCAPE PLAN
SL100	PHOTOMETRIC PLAN



HILLMANN PLACE - PHASE II
 O'FALLON, ST. CHARLES COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-2007002811

THIS DOCUMENT WAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
MARCH 25, 2016
Revised
① MARCH 28, 2016
② MAY 12, 2016
③ JULY 26, 2016

Design: RMJ Drawn: MJS

COVER
 Sheet
CO.01