UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

ZONED C-3

SOUTH MAIN STREET
(VARIABLE WIDTH)

SECTION 27

SECTION 28

SOLID DOUBLE YELLOW STRIPE

CENTERLINE

DASHED WHITE STRIPE

N00°00'15"E 183.68'

CONC. CURB & GUTTER

CONCRETE WALK

SPEED LIMIT 35

TRAFFIC SIGNAL PAGE

HANDICAP RAMP

TRAFFIC CONTROL BOX

CUT CROSS

6" BOLLARD

FOUND CROSS 35' EAST

N00°00'15"E 89.78'

N00°30'00"E 40.96'

(ADOPTED BEARING)
N88°59'07"W 98.00'

LOT 1
O'FALLON TOWN CENTER
P.B. 39 PG. 213
PROPERTY N/F
MICHAEL T. STEINIGER
REVOCABLE TRUST
3153/1896

6 PARKING SPACES

7 PARKING SPACES

4 PARKING SPACES

5 PARKING SPACES

10 PARKING SPACES

LOT 2
O'FALLON TOWN CENTER
P.B. 39 PG. 213
ZONED C-3

PROPERTY N/F
H & C PARTNERSHIP
3172/597

SECTION 21
SECTION 28

BRICK BUILDING

CONC. PAD

CONC. FOUNDATION

CONC. PAD FREEZER

ASPHALT CURB

FF=634.10

25' BUILDING SETBACK

S89°50'00"E 134.95'

84" WOODEN FENCE

FOUND RR SPIKE

72" METAL FENCE

N00°14'33"W 88.24'

(PROPOSED) S89°21'44"W 78.94'

N89°22'27"E 200.27'

ASPHALT PERMACURB

ASPHALT PAVEMENT

EX. C.O. TO BE REMOVED, EX. LATERAL TO BE REMOVED / REPLACED AND RELOCATED TO BE PERPENDICULAR TO RELOCATED MH

EX. CONC. PAVT. AND CURB TO BE REMOVED

SANITARY MANHOLE
TOP=635.07
FL=621.98

SANITARY MANHOLE
TOP=635.07
FL=621.98

SANITARY MANHOLE
NOT LOCATED IN FIELD

SANITARY MANHOLE
LOCATED IN FIELD

8" PVC

YELLOW STRIPE

WHITE STRIPE

CENTERLINE

N89°43'01"W 304.02'

ZONED C-3

EAST ELM STREET
(60' WIDE)

LOT 3A
0.904 Acres
39,379.98 s.f.

LOT 3B
0.743 Acres
32,350.06 s.f.

0.27 ac. @ 1.87
0.32 ac. @ 3.85
Q = 1.64 c.f.s.

0.22 ac. @ 1.87
0.75 ac. @ 3.85
Q = 3.30 c.f.s.

0.05 ac. @ 1.87
0.02 ac. @ 3.85
Q = 0.17 c.f.s.

0.005 ac. @ 1.87
0.004 ac. @ 3.85
Q = 0.02 c.f.s.

RELOCATE EX. UTILITY POLE

RELOCATED EX. UTILITY POLE

SAWCUT LINE

6 PARKING SPACES (T.B.R.)

5 PARKING SPACES (T.B.R.)

16 PARKING SPACES (T.B.R.)

16 PARKING SPACES (TO REMAIN)

25 PARKING SPACES (TO REMAIN)

20 PARKING SPACES

5 PARKING SPACES

(PROPOSED) N00°00'00"E 185.23'

N89°43'01"W 90.11'

25W CROSS ACCESS EASEMENT GRANTED TO O'FALLON FIRE PROTECTION DISTRICT BY 2971/1961

12W PARKING EASEMENT GRANTED TO O'FALLON FIRE PROTECTION DISTRICT BY 2971/1961

CROSS ACCESS AND PARKING EASEMENT PB 39 PG 213 3148/1849

ACCESS AND SATELLITE DISH EASEMENT PB 39 PG 213 3148/1849

UTILITY POLE W/ LIGHT

NO PARKING FIRE LANE

CONCRETE

CONCRETE PATIO

BRICK FIREHOUSE

FF=630.19

2.52'

3.03'

3.46'

PROPERTY N/F
CITY OF O'FALLON
FIRE PROTECTION DISTRICT INC.
913/2000
ZONED C-3

PROPERTY N/F
THE O'FALLON VOLUN
FIRE DEPARTMEN
332/142

PROPERTY
O'FALLON
PROTECTION D
1101/72

LOT 3
O'FALLON TOWN CENTER
P.B. 39 PG. 213
PROPERTY N/F
B.R. REVELOPMENT AND
FUTURA FINANCIAL
2266/234

1.647 ACRE AREA

TELEPHONE CABLE PEDESTAL

RR TIE WALL

SET SPINDLE

TRAIN RECEPTACLE EASEMENT PB 39 PG 213

JOSEPH STREET VACATED EASEMENT PB 39 PG 213

CONCRETE PAD

CONCRETE WALK

DRAINAGE EASEMENT GRANTED TO O'FALLON FIRE PROTECTION DISTRICT BY DOCUMENT RECORDED IN BOOK 1342 PAGE 959

HORSE SHOE PIT CONC. PADS

SHED

SET IRON PIPE

FOUND IRON ROD 35' SOUTH 35' WEST

SITE BENCHMARK-
FOUND IRON ROD (BENT)
ELEV. 628.37

N89°43'01"W 32.00'

S00°14'33"E 26.00'

S00°14'33"E 249.38'

PROPERTY N/F
FIRE PROTECTION DISTRICT
237/1368

PROPERTY N/F
125 JOSEPH TRUST
4482/479
ZONED C-3

ASPHALT

CONCRETE PAVEMENT

VERT. CONC. CURB

TW=634.39

TW=634.25

TW=634.54

TW=634.47 C.P.S.

STM

12" CP

PROPANE TANK

FREE-STANDING SIGN

THIS SHEET FOR DRAINAGE PURPOSES ONLY,
NOT FOR CONSTRUCTION PLANS!!!!

A PRE DRAINAGE AREA MAP FOR
COMMERCE BANK

98-101956A

10-23-07

5
7

O'FALLON #307.01
March 1, 2007