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
SAWCUT LINE
CONCRETE WALK
TRAFFIC SIGNAL BASE
TRAFFIC CONTROL BOX
HANDICAP RAMP
SPEED LIMIT SIGN
6" BOLLARDS
FOUND CROSS 2.8' EAST
GRADING LIMITS (TYP.)
EX. 10' PERM. R.M.U.E. PER P.B. 44, PG. 255
25' BUILDING SETBACK
MONUMENT SIGN (APPROVED SEPARATELY)
EXTENDED F.F.=636.58
PROPOSED BANK
4,746 SQ.FT.
10' EAST ELM
EX. 10' PERM. R.M.U.E. PER P.B. 44, PG. 255
25' BUILDING SETBACK
2" WATER DOMESTIC LINE
METER
BACKFLOW PREVENTER
SANITARY MANHOLE (NOT LOCATED IN FIELD)
EXISTING 10' SANITARY SEWER EASEMENT PER P.B. 44, PG. 255
EXISTING 10' ELECTRIC EASEMENT PER P.B. 44, PG. 255
GRADE
UTILITY POLE
PROPOSED LIGHT POLE (TYP.)
ATM
SAWCUT LINE
N89°43'01"W 304.02'
S89°50'00"E 134.95'
N00°14'33"W 88.24'
(PROPOSED) S89°21'44"W 78.94'
N89°22'27"E 200.27'
(PROPOSED) N00°00'00"E 185.23'
N89°43'01"W 90.11'
S00°14'33"E 249.38'
N89°43'01"W 32.00'
S00°14'33"E 26.00'
0.01 ac. @ 0.04 c.f.s.
0.14 ac. @ 3.85 c.f.s.
0.08 ac. @ 1.87 c.f.s.
0.21 ac. @ 3.85 c.f.s.
0.05 ac. @ 1.87 c.f.s.
0.04 ac. @ 3.85 c.f.s.
0.25 c.f.s.
0.61 ac. @ 3.85 c.f.s.
0.02 ac. @ 1.87 c.f.s.
0.02 ac. @ 3.85 c.f.s.
0.17 c.f.s.
SET SPIKE
SET BENCH
SET IRON PIPE
FOUND IRON ROD 2.5' SOUTH 2.5' WEST
SITE BENCHMARK: FOUND IRON ROD (BENT) ELEV. 628.97
AREA INLET (TP=632.29 F=627.64)
TRASH RECEPTACLE ENCL.
HORSE SHOE PIT CONC. PADS
CONCRETE PAD
CONCRETE PAVEMENT
CONCRETE WALK
ASPHALT PAVEMENT
ASPHALT PERMACURB
CONCRETE CURB
CUT GRASS
SHED
TELEPHONE CABLE PEDESTAL
R.R. TIE WALL
ACCESS AND SATELLITE DISH EASEMENT P.B. 75 PG. 715 (ADD'L R/W)
DRAINAGE EASEMENT GRANTED TO O'FALLON FIRE PROTECTION DISTRICT BY DOCUMENT RECORDED IN BOOK 1962, PAGE 969
T.O.=4.15 C.F.S.
STM
SAN
GAS
OHW
W
AWD
(634)

SANITARY MANHOLE (TOP=629.57 F=619.57)
SANITARY MANHOLE (TOP=629.50 F=619.85)
SANITARY MANHOLE (NOT LOCATED IN FIELD)
SANITARY MANHOLE (TOP=629.27 F=619.27 NO FL SHOT)
8" PVC
WHITE STRIPE
YELLOW STRIPE
CENTERLINE
EAST ELM STREET
(60' WIDE)
ZONED C-3

SECTION 21
SECTION 28
BRICK BUILDING
CONC. PAD
CONC. FOUNDATION
CONC. PAD FREEZER
ASPHALT CURB
8' WOVEN FENCE
72" METAL FENCE
FF=634.70
7 PARKING SPACES
6 PARKING SPACES
4 PARKING SPACES
9 PARKING SPACES
10 PARKING SPACES
16 PARKING SPACES
25 PARKING SPACES
20 PARKING SPACES
15 PARKING SPACES
N00°00'15"E 89.78'
N00°30'00"E 40.96'
S89°50'00"E 134.95'

LOT 1
O'FALLON TOWN CENTER
P.B. 39 PG. 213
PROPERTY N/F
MICHAEL T. STEINIGER
REVOCABLE TRUST
3153/1896
(ADOPTED BEARING)
N88°59'07"W 98.00'

LOT 2
O'FALLON TOWN CENTER
P.B. 39 PG. 213
ZONED C-3
PROPERTY N/F
H & C PARTNERSHIP
3172/597
AREA 1.647 ACRES
(0.02' CUT GRASS)
(0.4' EL. & TEL. LINE EASEMENT GRANTED MISSOURI EDISON PY 459/591 (NO WIDTH GIVEN))
PROPERTY N/F
O'FALLON TOWN CENTER
P.B. 39 PG. 213
ZONED C-3
2266/234
B.R. DEVELOPMENT AND FUTURA FINANCIAL
PROPERTY N/F
CITY OF O'FALLON
FIRE PROTECTION DISTRICT INC.
913/2000
ZONED C-3
PROPERTY N/F
FIRE PROTECTION DISTRICT
2366/1368
PROPERTY N/F
THE O'FALLON VOLUNTEER FIRE DEPARTMENT
332/142
PROPERTY N/F
O'FALLON FIRE PROTECTION DISTRICT
1101/721
PROPERTY N/F
123 JOSEPH TRUST
4482/479
ZONED C-3
PROPERTY N/F
131 JOSE
4482
JOSEPH STREET
(2
VACATED EASEMENT PB 39 PG 215
25' ROW GRADE ACCESS EASEMENT GRANTED TO O'FALLON FIRE PROTECTION DISTRICT BY 2371/1962
CROSS ACCESS AND PARKING EASEMENT (DOT MEASURED 24' WIDE) 346/1960
25' FIRE LANE EASEMENT GRANTED TO O'FALLON FIRE PROTECTION DISTRICT

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

A POST DRAINAGE AREA MAP FOR
COMMERCE BANK
98-10195CA
10-23-07

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O'FALLON #307.01
March 1, 2007