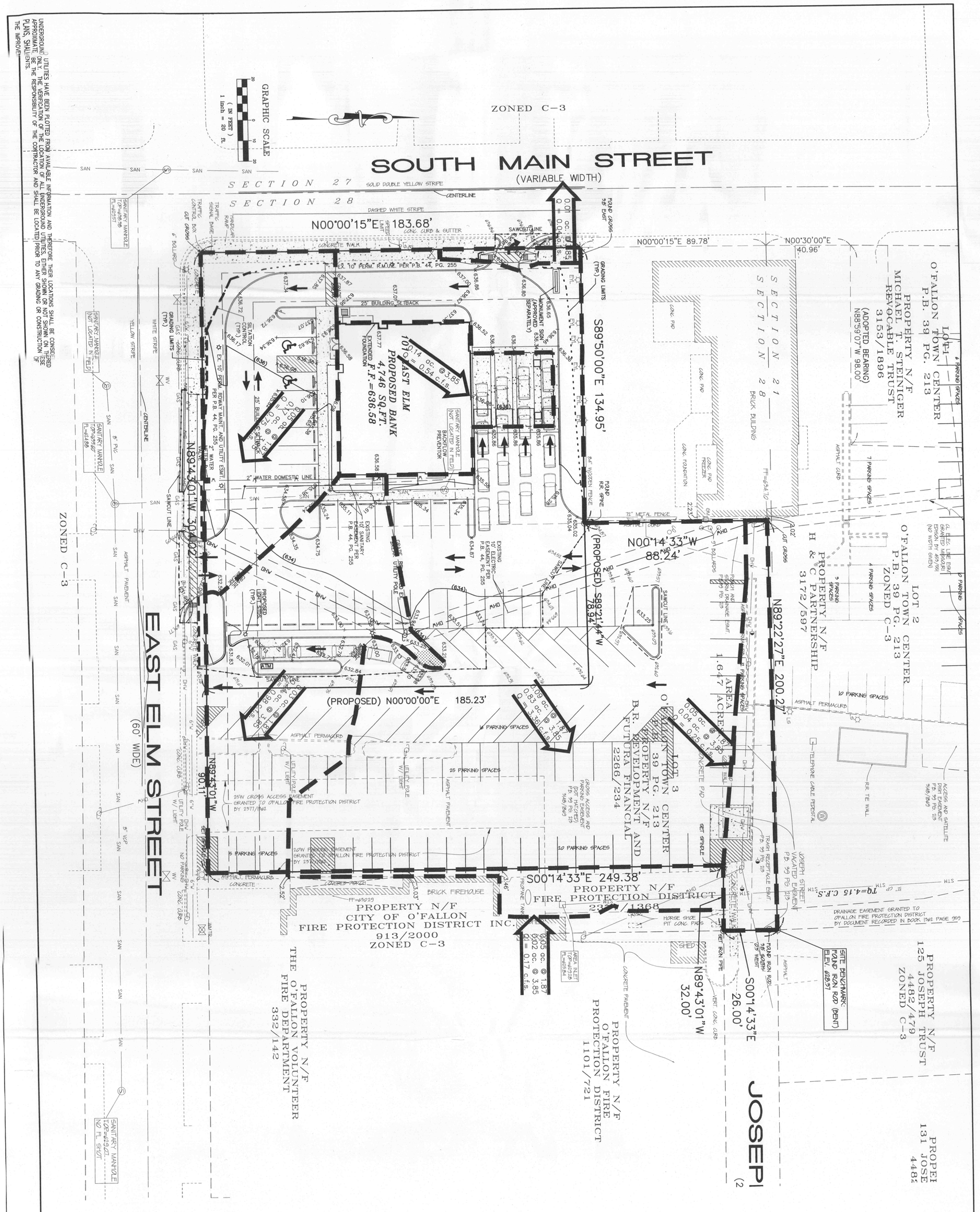
\DWG\A10000PLUS\10195CA-Commerce Bank\Construction\10195CAcon.dwg, Drainage 6, 2/12/2008 3:10:21 PM, Station 28 ALJ


SOUTH MAIN STREET
(VARIABLE WIDTH)
ZONED C-3
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
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
2.10' PERM. REMOVE PER P.B. 44, PG. 255
25' BUILDING SETBACK
GRADING LIMITS (TYP.)
EXTENDED FOUNDATION
101 EAST ELM
PROPOSED BANK
4,746 SQ.FT.
F.F.=636.58
EX. 10' EDM. RIGHT-OF-WAY MAINT. AND UTILITY EASE. PER P.B. 44, PG. 255
2" WATER DOMESTIC LINE
N89°43'01"W 304.02'
EAST ELM STREET
(60' WIDE)
ZONED C-3
S89°50'00"E 134.95'
N00°14'33"W 88.24'
(PROPOSED) S89°21'44"W 78.94'
(PROPOSED) N00°00'00"E 185.23'
N89°43'01"W 90.11'
N89°22'27"E 200.27'
1.647 ACRE AREA
S00°14'33"E 249.38'
N89°43'01"W 32.00'
S00°14'33"E 26.00'
PROPERTY N/F
CITY OF O'FALLON
FIRE PROTECTION DISTRICT INC.
913/2000
ZONED C-3
PROPERTY N/F
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 1
O'FALLON TOWN CENTER
P.B. 39 PG. 213
SECTION 21
SECTION 28
BRICK BUILDING
LOT 2
O'FALLON TOWN CENTER
P.B. 39 PG. 213
ZONED C-3
PROPERTY N/F
H & C PARTNERSHIP
3172/597
LOT 3
O'FALLON TOWN CENTER
P.B. 39 PG. 213
PROPERTY N/F
B.R. DEVELOPMENT AND
FUTURA FINANCIAL
2266/234
PROPERTY N/F
FIRE PROTECTION DISTRICT
2327/1368
PROPERTY N/F
THE O'FALLON VOLUNTEER
FIRE DEPARTMENT
332/142
PROPERTY N/F
O'FALLON FIRE
PROTECTION DISTRICT
1101/721
PROPERTY N/F
125 JOSEPH TRUST
4482/479
ZONED C-3
JOSEPH STREET
(60' WIDE)
SITE BENCHMARK-
FOUND IRON ROD (BENT)
ELEV. 628.57
FOUND IRON ROD
0.5' WEST
FOUND IRON ROD
0.5' EAST
SANITARY MANHOLE
TOP=639.59
INV.=629.57
SANITARY MANHOLE
TOP=639.59
INV.=629.49
SANITARY MANHOLE
TOP=639.67
INV.=629.57
SANITARY MANHOLE
TOP=639.67