

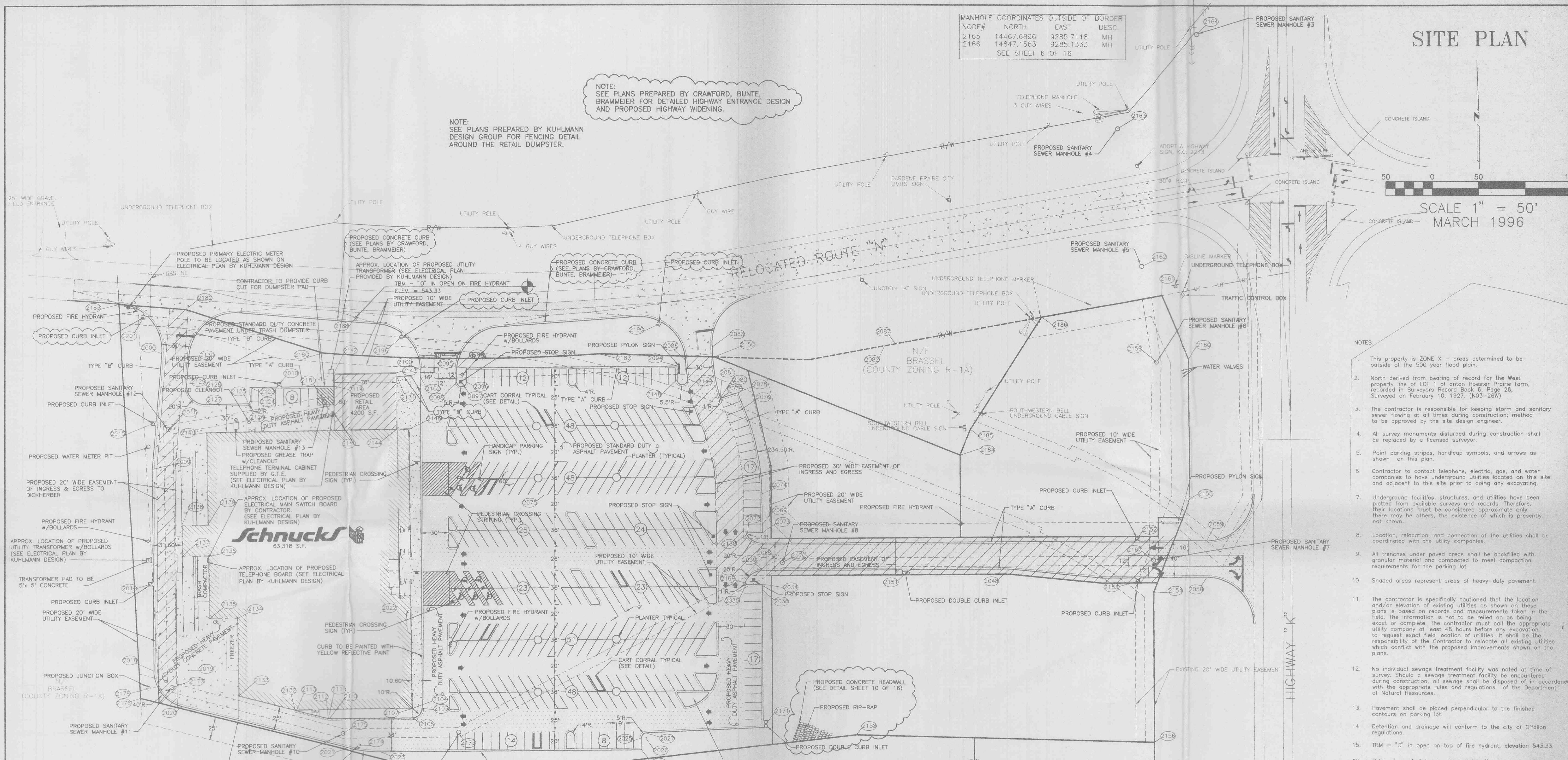
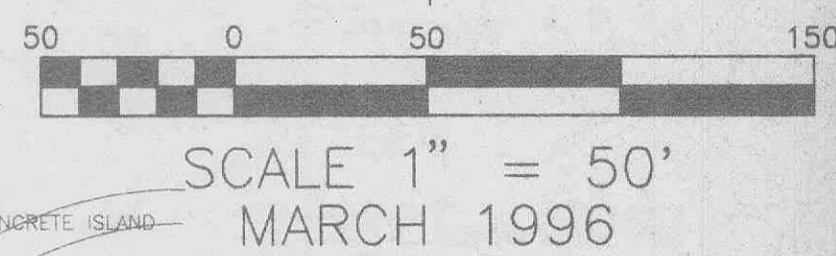
SITE PLAN

MANHOLE COORDINATES OUTSIDE OF BORDER			
NODE #	NORTH	EAST	DESC.
2165	14467.6896	9285.7118	MH
2166	14647.1563	9285.1333	MH

SEE SHEET 6 OF 16

NOTE: SEE PLANS PREPARED BY CRAWFORD, BUNTE, BRAMMEIER FOR DETAILED HIGHWAY ENTRANCE DESIGN AND PROPOSED HIGHWAY WIDENING.

NOTE: SEE PLANS PREPARED BY KUHLMANN DESIGN GROUP FOR FENCING DETAIL AROUND THE RETAIL DUMPSTER.



- NOTES:
- This property is ZONE X - areas determined to be outside of the 500 year flood plain.
 - North derived from bearing of record for the West property line of LOT 1 of Anton Hoester Prairie farm, recorded in Surveyors Record Book 8, Page 28, Surveyed on February 10, 1927. (N03-28)
 - The contractor is responsible for keeping storm and sanitary sewer flowing at all times during construction; method to be approved by the site design engineer.
 - All survey monuments disturbed during construction shall be replaced by a licensed surveyor.
 - Paint parking stripes, handicap symbols, and arrows as shown on this plan.
 - Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
 - Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only. There may be others, the existence of which is presently not known.
 - Location, relocation, and connection of the utilities shall be coordinated with the utility companies.
 - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot.
 - Shaded areas represent areas of heavy-duty pavement.
 - The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and 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 company at least 48 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.
 - No individual sewage treatment facility was noted at time of survey. Should a sewage treatment facility be encountered during construction, all sewage shall be disposed of in accordance with the appropriate rules and regulations of the Department of Natural Resources.
 - Pavement shall be placed perpendicular to the finished contours on parking lot.
 - Detention and drainage will conform to the city of O'Fallon regulations.
 - TM = "0" in open on top of fire hydrant, elevation 543.33.
 - Pylon signs shall be constructed by others.
 - See parking lot island plan for parking lot island construction information.

NODE #	NORTH	EAST	DESC.
2000	13900.0905	8167.5388	BOC
2009	13776.3763	8157.5092	BOC
2010	13866.8874	8294.1522	CURB INLET
2014	13652.5788	8155.4730	CURB INLET
2015	13825.3150	8158.4676	CURB INLET
2016	13818.7187	8174.9359	RAD
2018	13559.1922	8159.2039	BOC
2019	13559.6718	8209.2958	RAD
2020	13520.7300	8199.3940	BOC
2021	13475.4162	8368.6152	BOC
2022	13620.8400	8405.3838	RAD
2023	13470.8446	8406.5516	BOC
2024	13473.0323	8687.5315	BOC
2025	13486.3077	8687.4281	BOC
2026	13486.3388	8691.4280	RAD
2027	13491.3409	8692.1882	BOC
2034	13650.8917	8817.2028	BOC
2035	13650.7537	8799.4789	BOC
2038	13644.3156	8817.1534	BOC
2039	13665.0469	8817.0927	BOC
2048	13667.1177	9083.4539	BOC
2058	13658.7807	9298.6682	BOC
2059	13698.7790	9296.2941	BOC
2068	13695.0460	8816.8591	BOC
2069	13715.1446	8816.6025	RAD
2072	13705.9199	8800.6183	BOC
2073	13706.0456	8816.7733	BOC
2074	13748.1767	8816.4453	BOC
2075	13746.3470	8581.4524	RAD
2076	13840.3624	8796.8268	BOC
2078	13856.8095	8790.6357	BOC
2079	13851.1603	8772.5320	BOC
2080	13852.0545	8772.0382	RAD
2081	13851.8166	8771.2738	BOC
2082	13906.3732	8948.0470	RAD
2083	13905.7020	8762.7331	BOC
2086	13892.0212	8733.3843	BOC
2087	13909.3097	8959.7417	RAD
2094	13885.3352	8724.8225	BOC

NOTE: CONTRACTOR TO PROVIDE A STANDARD 10' WIDE CURB CUT AT THE CURRENT LOCATION OF THE DICKHERBER DRIVEWAY

NODE #	NORTH	EAST	DESC.
2095	13883.5667	8497.6895	BOC
2096	13968.5671	8497.8063	BOC
2097	13868.5282	8492.8065	RAD
2098	13868.4893	8487.8066	BOC
2099	13883.6458	8487.7206	BOC
2100	13881.7684	8447.7391	BOC
2102	13874.5840	8447.7950	BOC
2103	13517.8107	8450.5729	BOC
2104	13517.7207	8440.5012	RAD
2105	13507.7331	8440.6510	BOC
2107	13517.6721	8440.2130	BOC
2110	13507.0148	8348.3302	BOC
2111	13511.0147	8348.2991	RAD
2112	13507.1672	8347.0657	BOC
2113	13515.8665	8312.6577	BOC
2114	13864.3448	8352.8869	BOC
2123	13863.6401	8262.3896	BOC
2124	13848.1744	8262.5100	BOC
2125	13848.1619	8260.9100	RAD
2126	13846.1600	8260.4403	BOC
2127	13845.5193	8215.1846	BOC
2128	13861.5177	8214.9531	RAD
2129	13867.1337	8194.9689	BOC
2130	13897.2305	8197.4073	BOC
2131	13874.3895	8422.8108	BOC
2132	13515.8489	8311.3925	BLD
2133	13531.2760	8250.3764	BLD
2134	13614.9786	8249.1917	BLD
2135	13614.5494	8218.9630	BLD
2136	13681.8760	8217.9084	BOC
2137	13681.4798	8189.9112	BOC
2138	13715.8097	8189.4253	BLD
2139	13716.2059	8217.4225	BLD

EASEMENT AGREEMENT FROM DICKHERBER TO SCHNUCKS MARKETS INC. RECORDED ON SEPT. 29, 1995 IN BOOK 1786 PAGE 1993, DOC # 42526.

NODE #	NORTH	EAST	DESC.
2140	13815.5293	8216.0167	BLD
2141	13817.4711	8253.2516	BLD
2142	13877.4705	8352.7847	BLD
2143	13878.4616	8422.7791	BLD
2144	13818.4622	8423.2460	BLD
2145	13818.6610	8437.2866	BLD
2148	13870.7549	8724.9360	BOC
2149	13871.6851	8735.8638	BOC
2150	13894.8758	8764.8551	BOC
2151	13662.8536	8972.0849	CURB INLET
2152	13701.1401	9220.3712	CURB INLET
2153	13655.2133	9221.2022	CURB INLET
2154	13643.5797	9238.3874	PL
2155	13743.8881	9277.6076	PL
2156	13481.7804	9239.6472	PL
2158	13489.8340	8918.8930	PL
2159	13890.8796	9241.1468	MH
2160	13893.8836	9276.4397	PL
2161	13862.0741	9246.9739	PL
2162	13993.4679	9224.9867	MH
2163	14141.4914	9198.1665	MH
2164	14242.6908	9286.4369	MH
2167	13676.8984	9238.1496	MH
2168	13704.8570	8763.7850	BLD
2169	13652.1066	8798.5355	BOC
2170	13673.7894	8838.8582	MH
2171	13501.0352	8821.3697	CURB INLET
2172	13441.5456	8494.4184	PL
2173	13492.1466	8490.3512	MH

NODE #	NORTH	EAST	DESC.
2174	13477.5814	8382.7316	MH
2175	13490.7437	8363.1521	MH
2176	13529.8858	8145.0226	PL
2177	13541.4112	8178.8926	JB
2178	13540.6065	8153.5318	MH
2180	13900.0402	8341.3335	PL
2181	13847.3118	8343.0191	MH
2182	13947.2099	8193.4030	PL
2183	13953.0236	8121.7359	PL
2184	13790.3860	9029.8954	PL
2185	13818.2954	9040.8984	PL
2186	13938.1752	9117.3466	PL
2187	13898.4454	8640.3117	PL
2188	13937.5520	8378.5883	PL
2190	13930.0043	8704.8929	PL
2196	13917.0917	8427.9450	PL
2201	13939.2898	8148.5081	CURB INLET

LEGEND

[Symbol]	EASEMENT OF EGRESS AND INGRESS
[Symbol]	FIRE HYDRANT
[Symbol]	GUY WIRE
[Symbol]	PROPERTY LINE
[Symbol]	UTILITY POLE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	JUNCTION BOX
[Symbol]	CURB INLET
[Symbol]	AREA INLET
[Symbol]	TM
[Symbol]	CURB INLET
[Symbol]	CURB INLET
[Symbol]	CURB INLET

TOTAL BUILDING AREA = 67,518 S.F.
 PARKING REQUIRED = 67.5 x 5.5 = 371
 PARKING PROVIDED = 371 + 8 HANDICAP = 379 TOTAL
 INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENT = 379 SPACES x 270 SQ. FT. x .06 = 6139.8 S.F.
 INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED = 6674.7

Two working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)

JUN 12 1996

SITE PLAN FOR SCHNUCKS MARKETS
 ST. CHARLES CO., O'FALLON, MISSOURI

TELEPHONE: (314) 239-4751

BUESCHER FRANKENBERG ASSOCIATES INC.

1036 ELM STREET WASHINGTON, MISSOURI 63090

NO.	REVISION	BY	DATE	APP'D
3	UPDATE STORM SEWER	R.K.S.	5/23/96	
2	UPDATE STAKEOUT COORDINATES	R.K.S.	4/29/96	
1	UPDATE ENTRANCES AND STORM SEWER	R.K.S.	4/29/96	

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