

OUTLOT "A" OF THE FINAL PLAT OF INDIAN PRAIRIE
ESTATES, AS RECORDED IN THE ST. CLAIR COUNTY
RECORDER'S OFFICE AS DOCUMENT A02034224,
BEING PART OF THE WEST HALF OF SECTION 30,
TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE 3RD
P.M. OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS
AREA = 6.779 ACRES

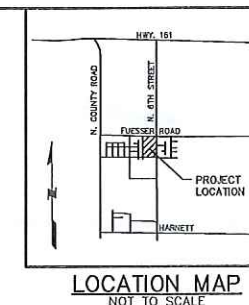
**BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS**

Exhibit A

RECEIVED

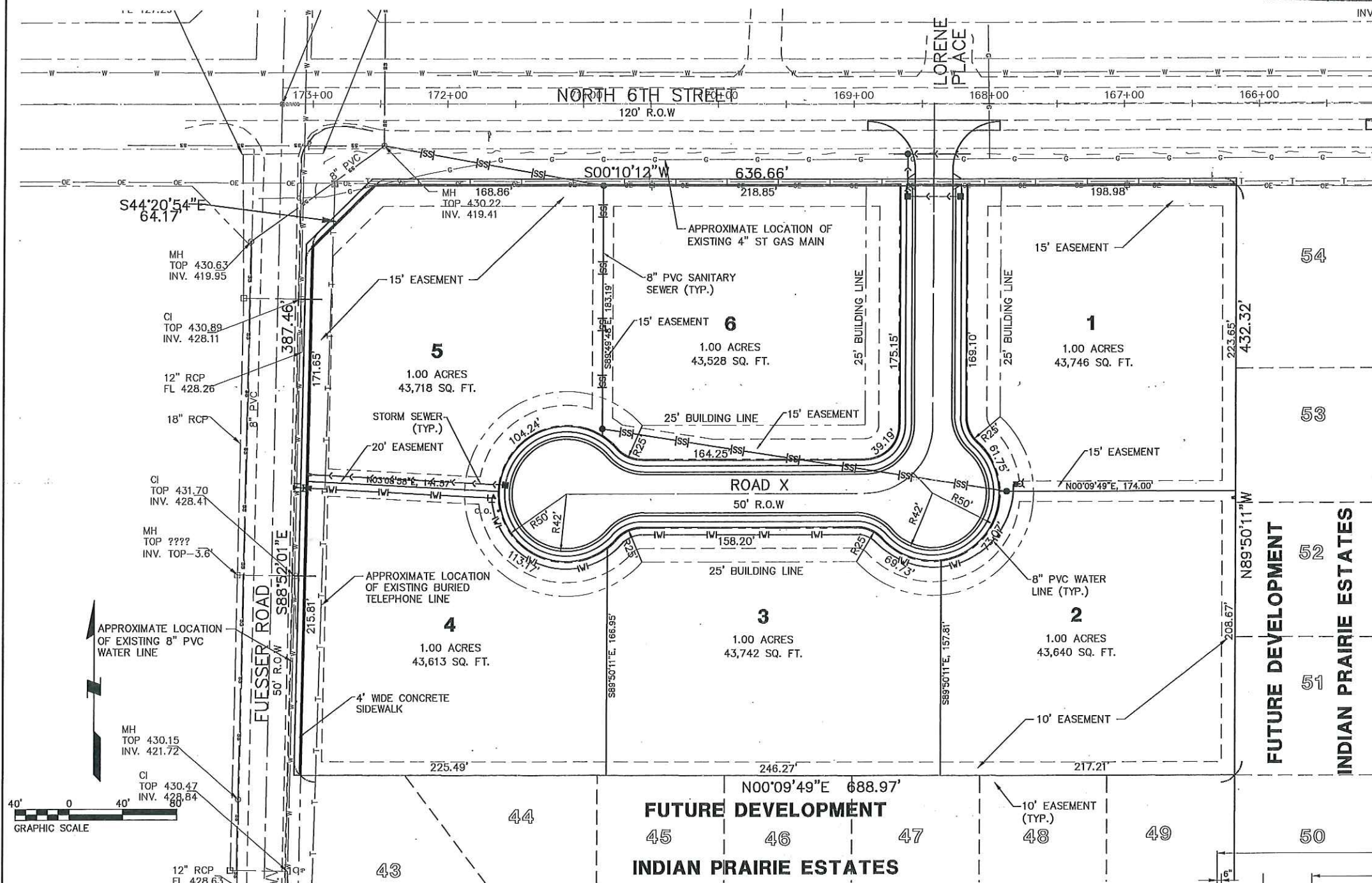
FEB 25 2015

CITY OF MASCOUTAH



Seal:

DATE: ____/____/____
ERIC R. OLSON, P.E.
EXPIRES 11/30/15



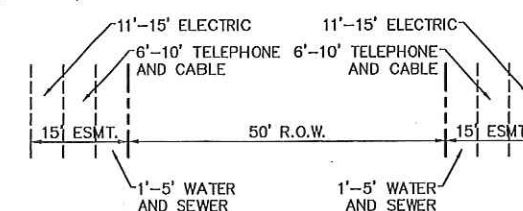
1. ALL PROPOSED UTILITIES ARE PRELIMINARY, FINAL SIZES SHALL BE SHOWN ON THE IMPROVEMENT PLANS TO BE SUBMITTED TO THE CITY OF MASCOUTAH.
2. ALL EASEMENTS ARE FOR UTILITES AND DRAINAGE UNLESS OTHERWISE NOTED.
3. ANTICIPATED UTILITY SIZES:

SANITARY SEWER: 8" AND/OR 10" PVC SEWER MAIN
6" PVC SERVICES

STORM SEWER: 12" — 36" RCP AND/OR CMP

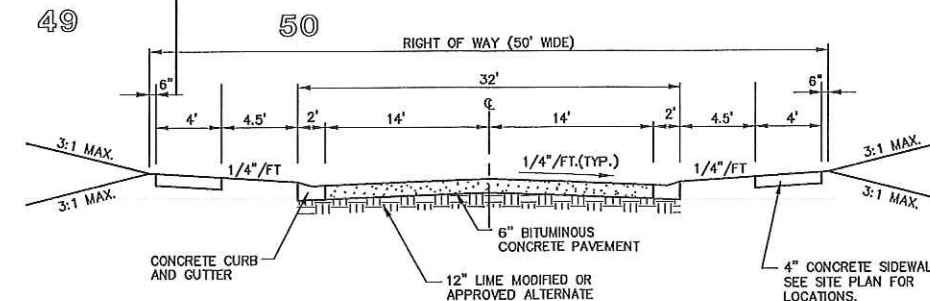
WATER MAIN: 8" DUCTILE IRON WATER MAIN
1" TYPE K COPPER SERVICES
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE 15' WIDE ADJACENT TO STREETS (UNLESS OTHERWISE NOTED) AND 10' WIDE ADJACENT TO REAR LOT LINES (UNLESS OTHERWISE NOTED).
5. DRAINAGE EASEMENTS ALONG LOT LINES SHALL BE 15' WIDE,
6. STORM SEWER EASEMENTS SHALL BE 7.5' FROM EACH SIDE OF THE CENTERLINE OF PIPE.

	IRON PIN FOUND
	IRON PIN SET
	STONE FOUND
	CONCRETE MONUMENT FOUND
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED MANHOLE
	PROPOSED STORM SEWER
	PROPOSED INLET
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT



UTILITY PROFILE

SECTION A-A



TYPICAL PAVEMENT SECTION
NOT TO SCALE

AREA IN SINGLE FAMILY LOTS	6.02 ACRES
STREETS	0.76 ACRES
SUBDIVISION TOTAL	6.78 ACRES

<u>SEWER</u>	<u>WATER</u>
CITY OF MASCOUTH #3 WEST MAIN STREET MASCOUTH, IL 62258 618-566-2964	CITY OF MASCOUTH #3 WEST MAIN STREET MASCOUTH, IL 62258 618-566-2964
<u>ELECTRIC</u>	<u>TELEPHONE</u>
CITY OF MASCOUTH #3 WEST MAIN STREET MASCOUTH, IL 62258 618-566-2964	VERIZON 111 E. STATE STREET MASCOUTH, IL 62258 618-566-9820

CABLE TV
CHARTER COMMUNICATIONS
317 W. MAIN STREET
BELLEVILLE, IL
62221
618-277-0760

MILLENNIA PROFESSIONAL SERVICES
11 EXECUTIVE DRIVE, SUITE 12
FAIRVIEW HEIGHTS, ILLINOIS
62208
618-624-8610

AKS DEVELOPMENT LLC
84 WEST HARNETT
MASCOUTAH, ILLINOIS
62258
618-566-3508

EXISTING ZONING:
RS-10
AO -- AIRPORT OVERLAY DISTRICT (APZ-2)

SINGLE FAMILY DETACHED
FRONT YARD 25'
SIDE YARD 10' (25' COMBINED)
REAR YARD 25'

[illegible]

1-800-892-0123

**Chief View Estates
Mascoutah, Illinois**

AKS Development LLC
84 West Harnett
Mascoutah, Illinois 62258

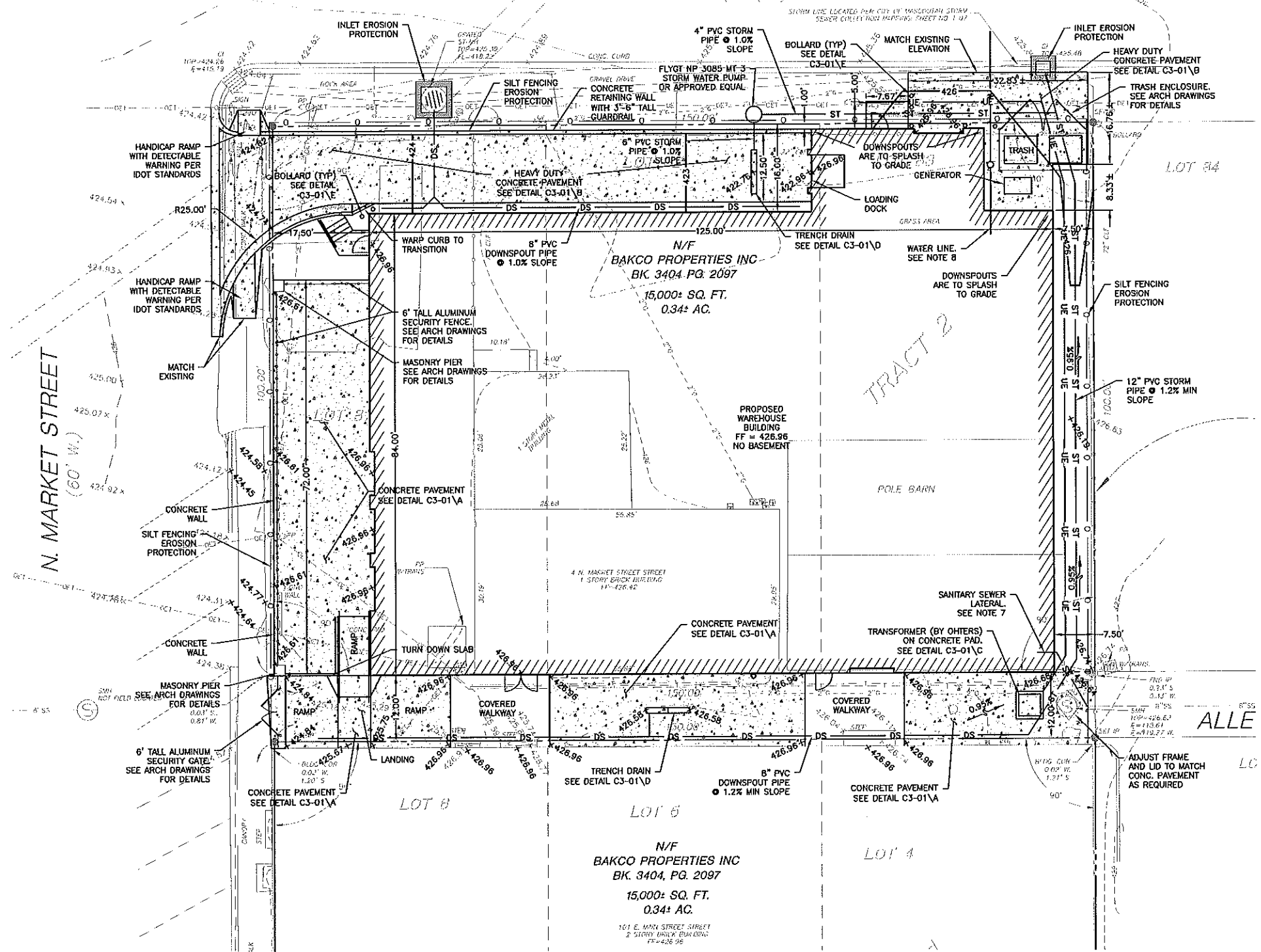
Sheet Title:

Preliminary Plat

Sheet
1 of 1

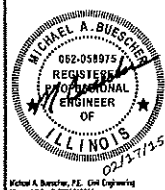
100' = 475.24
1" = 415.19

E. CHURCH STREET (60' W.)



- NOTES:
1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OF TRENCHING TO AVOID DAMAGE THEREOF.
 2. AREAS SURROUNDING THIS PROJECT MAY HAVE PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT METHODS FOR THE DEMOLITION SHOWN. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL GUIDELINES IN PERFORMING THE DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY NOT SCHEDULED FOR DEMOLITION.
 3. PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO VERIFY AND/OR FIELD LOCATE EXISTING UTILITIES.
 4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES NOT SCHEDULED FOR DEMOLITION. IF ANY SITE FEATURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THEM TO THE SATISFACTION OF THE OWNER.
 5. ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
 6. ANY DISTURBED OFF SITE PROPERTY SHALL BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
 7. SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE A 6\"/>

GLS GATEWAY
LAND SERVICES, INC.
Engineering
Surveying
Gateway Land Services, Inc.
4 West Drive, Suite 110
Chesterfield, MO 63017
314.881.9556
F-636.530.9825
www.glsllc.com



Michael A. Buescher, P.E., Civil Engineer
License No. 022-059975
State of Illinois
The Professional Engineer's seal and stamp for this plan includes that the named Engineer has prepared or checked the preparation of the submitted plans only on this sheet. Other drawings and documents not including this seal and stamp shall not be considered prepared by or under the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1.	01-28-15	FOR REVIEW
2.	02-17-15	CITY COMMENTS

Proposed Warehouse For:
MILLIKINS LLC
North Market & East Church Street
Mascoutah, Illinois

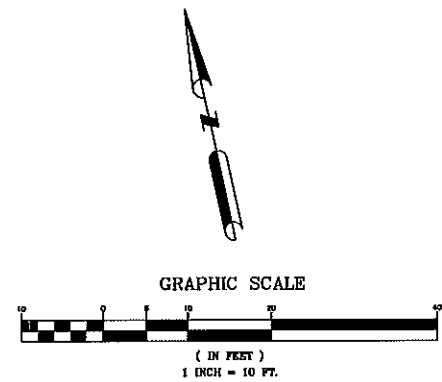
DATE: 01/06/15
DRAFTED BY: MAB
APPROVED BY: LJF

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2-01

PROJECT NO: 14-117C

Attachment A



The Professional Architects seal affixed to this sheet indicates that the named Architect has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.
Copyright © 2015 Chad Jones

DATE _____
Frank Wiseman
Illinois License #: 001.018584

ARCHITECTURE
Chad Jones
317 Edna Drive O'Fallon, IL 62269
Phone: 618-977-7845
E-mail: advantagearchitect@aol.net
Frank Wiseman
Illinois License #: 001.018584
6424 Godfrey Road, Godfrey, IL 62035
Phone: 618-225-7472
E-mail: fdw@charter.net

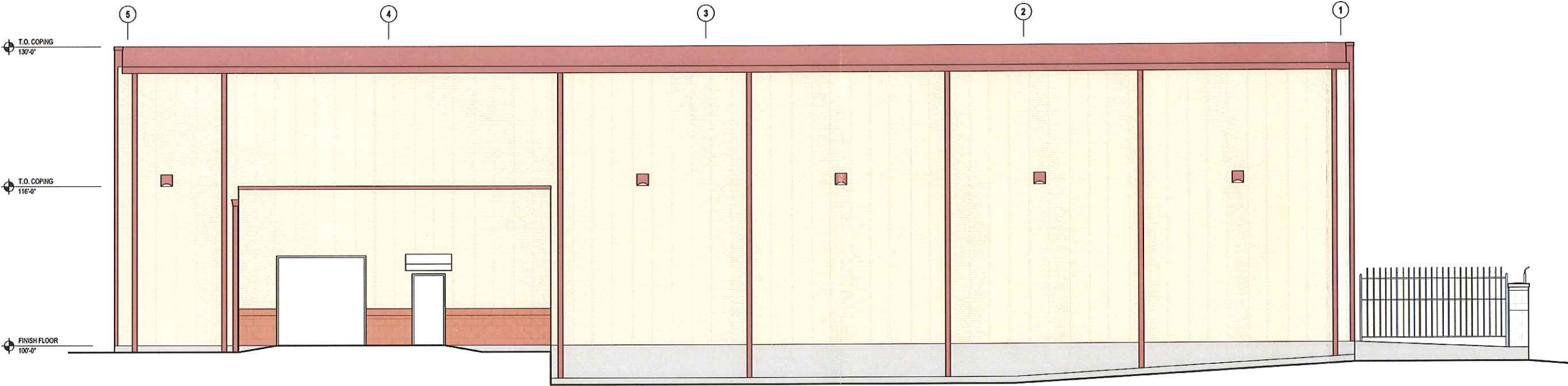
PROJECT TITLE

Proposed Warehouse For:
MILLIKINS LLC
North Market & East Church Street
Mascoutah, Illinois

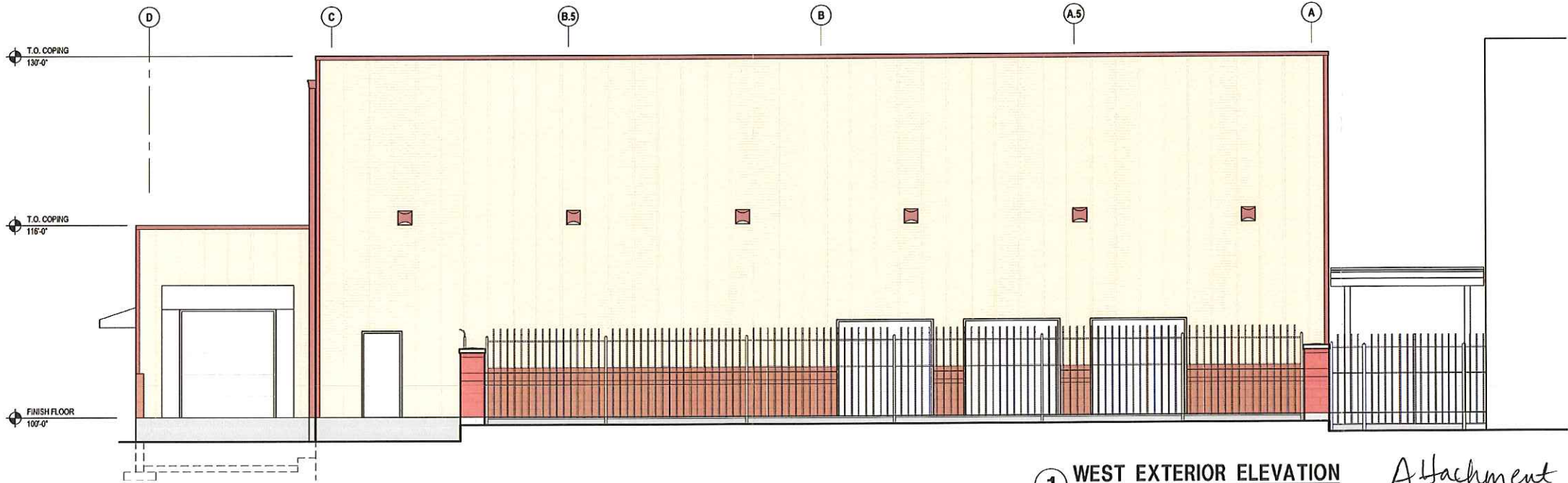
DRAWING ISSUE / REVISION		
REV #	DESCRIPTION	DATE
1	PLAN COMMISSION	2.11.15

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER	
A3-01	
JOB #	1588ns
SHEET SIZE	36" X 24" LANDSCAPE



2 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

Attachment B