

ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS
FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR
COUNTY RECORDER'S OFFICE IN BOOK _____ ON
PAGE _____ AS DOCUMENT NO. _____

OWNER/SUBDIVIDER

HAYDEN PETROLEUM, LLC
138 LINCOLN PLACE COURT #102
BELLEVILLE, ILLINOIS 62221
618-222-1111

ENGINEER/SURVEYOR

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

SCHOOL DISTRICTS

K - 12: MASCOUTAH COMMUNITY UNIT SCHOOL DISTRICT #19
SOUTHWESTERN ILLINOIS COLLEGE DISTRICT NO. 522

AREA CALCULATIONS

AREA IN LOTS 2.25 ACRES
SUBDIVISION TOTAL 2.25 ACRES

RESUBDIVISION OF LOT 2 OF THE FINAL PLAT OF -THE PLAZA-

AS RECORDED IN DOCUMENT A02085026 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE,
BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8
AND PART OF THE NORTHWEST 1/4 OF SECTION 7, ALL IN TOWNSHIP 1 NORTH, RANGE 6
WEST, CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- TYPICAL ADDRESS

FINAL PLAT NOTES

1. THE ACCEPTANCE OF THIS PLAT BY THE CITY OF MASCOUTAH, ILLINOIS DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE OF ANY DRAINAGE EASEMENT IN THIS SUBDIVISION NOR THE ACCEPTANCE OF ANY STORM WATER DRAINAGE WAY, STRUCTURE OR IMPROVEMENT OTHER THAN SURFACE DRAINAGE STRUCTURES OR IMPROVEMENTS ON STREET RIGHT-OF-WAY. IT IS THE INTENT OF THE SUBDIVIDER THAT THE PROPERTY OWNERS SHALL MAINTAIN THAT PART OF ANY DRAINAGE EASEMENT LYING WITHIN THE BOUNDARY OF THEIR PROPERTY.

2. ALL EASEMENTS SHOWN ARE TO BE USED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE, UNLESS OTHERWISE NOTED.

3. ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY LOT OWNERS.

4. ALL DRAINAGE FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF MASCOUTAH DEVELOPMENT AND SUBDIVISION CODES AND ORDINANCES.

5. THE OWNER OF LOT 2A GRANTS UNTO THE OWNER OF LOT 2B A NONEXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE SIDEWALKS AND DRIVEWAYS AS THEY ARE LOCATED FROM TIME TO TIME ON LOT 2A FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AND DELIVERY TO THE OWNER OF LOT 2B, AND THE OWNER OF LOT 2B GRANTS UNTO THE OWNER OF LOT 2A A NONEXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE SIDEWALKS AND DRIVEWAYS AS THEY ARE LOCATED FROM TIME TO TIME ON LOT 2B FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AND DELIVERY TO THE OWNER OF LOT 2A. THE OWNER OF LOT 2A AND THE OWNER OF LOT 2B AGREE THAT THE SIDEWALKS AND DRIVEWAYS SUBJECT TO THE AFORESAID EASEMENTS MAY BE RELOCATED FROM TIME TO TIME, AT THE SOLE COST AND EXPENSE OF THE OWNER ON WHICH SUCH SIDEWALKS AND DRIVEWAYS ARE LOCATED, PROVIDED THAT UNINTERRUPTED ACCESS IS ALWAYS PROVIDED OVER LOT 2A AND LOT 2B FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS, AND DELIVERY.

WE, MILLENNIA PROFESSIONAL SERVICES, HEREBY DECLARE THAT AT THE REQUEST OF THE OWNER, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND SHOWN HEREON, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY AND SUBDIVISION, ALL REQUIRED MONUMENTATION HAVE BEEN INSTALLED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES
184-004070

DALE L. WOOLARD
I.P.S. #33-3321
EXPIRATION / RENEWAL DATE:
NOV. 30, 2014

WE, THE UNDERSIGNED, BEING THE OWNER IN FEE OF THE PROPERTY EMBRACED BY THIS RESUBDIVISION PLAT, DO HEREBY ACKNOWLEDGE THIS RESUBDIVISION PLAT TO BE MY FREE AND VOLUNTARY ACT AND DEED. I HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROADWAY PURPOSES, THE STREET RIGHT OF WAY AS SHOWN HEREON, AND HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITIES SERVICE AND DRAINAGE. THE BUILDING LINES SHOWN HEREON ARE THE BUILDING LINES TO BE REFERRED TO IN ALL THE CONVEYANCES OF LOTS WITHIN THIS SUBDIVISION, INCLUDING THE RELEASE AND WAIVER OF THE RIGHTS OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND THIS SEAL
THIS _____ DAY OF _____, 2014.

THE PLAZA
HAYDEN PETROLEUM, LLC

BARRY HAYDEN

STATE OF ILLINOIS }
COUNTY OF ST. CLAIR } SS.

ON THIS _____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME BARRY HAYDEN, BEING BY ME DULY SHOWN, DID SAY THAT HE IS THE OWNER OF HAYDEN PETROLEUM, LLC, ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND SAID AUTHORIZED AGENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

WE, THE UNDERSIGNED, OWNERS AND ENGINEER, HEREBY WITNESS TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

HAYDEN PETROLEUM, LLC

BARRY HAYDEN

ENGINEER

I, THE UNDERSIGNED CITY COORDINATOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

CITY COORDINATOR

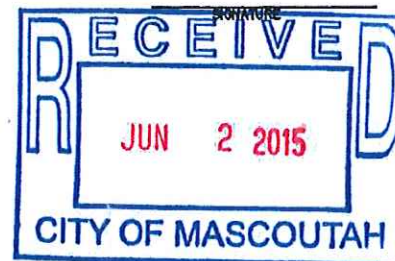
I, THE UNDERSIGNED MAYOR OF THE CITY OF MASCOUTAH, ILLINOIS, DO HEREBY APPROVE THE PLAT SHOWN HEREIN.

2014

MAYOR

CITY CLERK

APPROVED BY MAPPING AND PLATTING ON THIS _____ DAY OF _____, 2014



STATE OF ILLINOIS }
COUNTY OF ST. CLAIR } SS.

FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY THE STATUTES UPON ALL OF THE PROPERTY WITHIN THIS PLAT, AND I HEREBY CERTIFY THAT I FIND NO REASONABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS SUBDIVISION AND I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF MY OFFICE THIS _____ DAY OF _____, 2014.

COUNTY CLERK

Seal:

DATE: _____
DALE L. WOOLARD, PLS
EXPIRES 11/30/14

Drawing Issue
11/06/14 FINAL PLAT SUBMITTAL

P.M.
D.L.W.
L.T.
B.M.K.
O.A./O.C.
D.L.W.
Job Number:
ME14083.00

MILLENNIA
Professional Services

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
618-624-8610
FAX: 618-624-8611



Resubdivision of Lot 2 of the
Final Plat of The Plaza
Mascoutah, Illinois

Hayden Petroleum, LLC
138 Lincoln Place Court #102
Belleville, Illinois 62221

Sheet Title:

FINAL PLAT

Sheet
1 of 1

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

Drawing Issue	
04/27/15	PLANNING COMMISSION SUBMITTAL
06/02/15	REVISIONS PER COUNCIL APPROVAL

P.M.
E. Olson
L.T.
R. Watson
QA/QC:
E. Olson
Job Number:

Millennia
Professional Services

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
618.624.8610
FAX: 618.624.8611

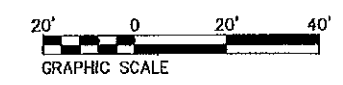


Domino's Pizza
Mascoutah, Illinois

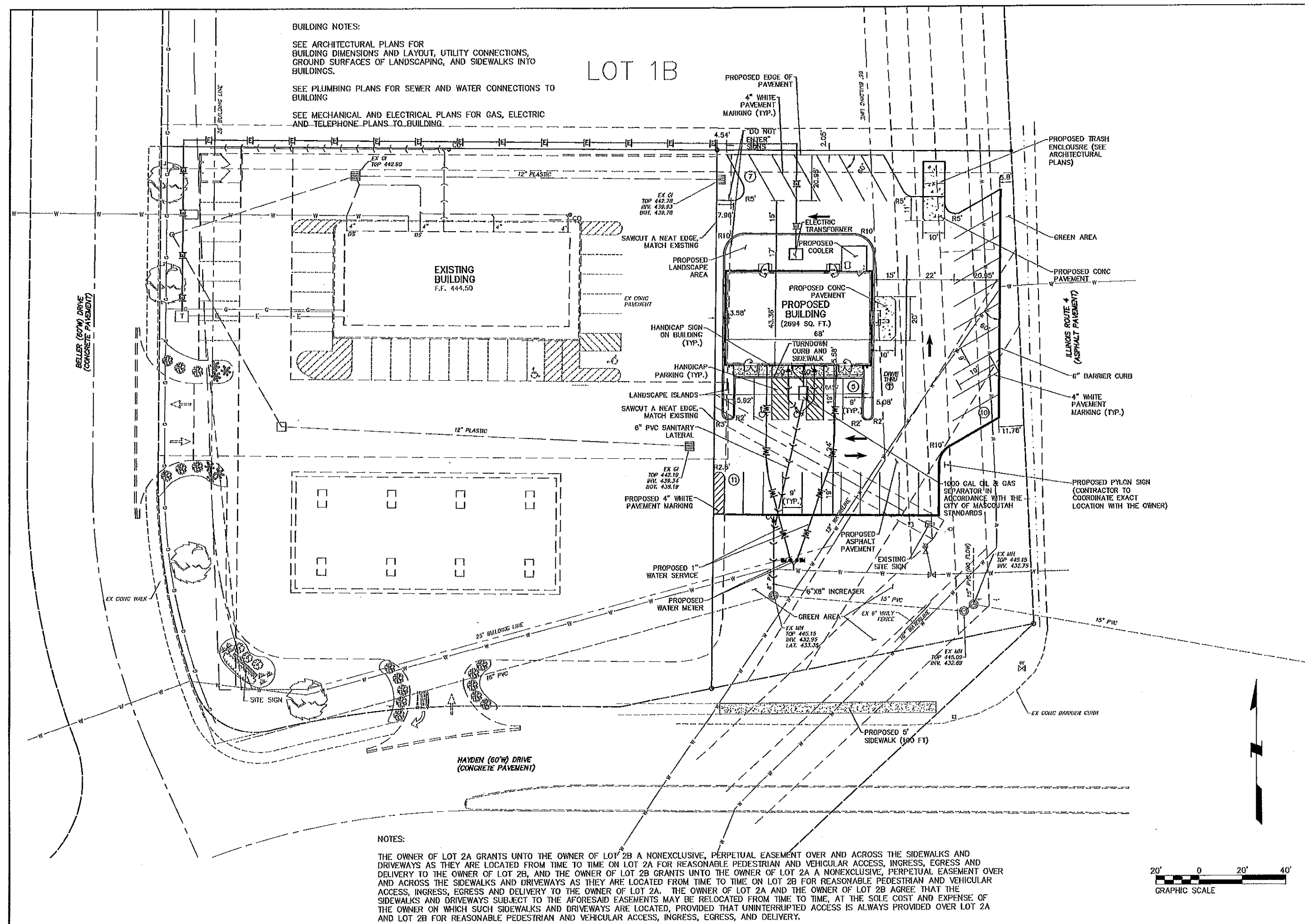
Sheet Title:

SITE PLAN

Sheet
2 of 5



81



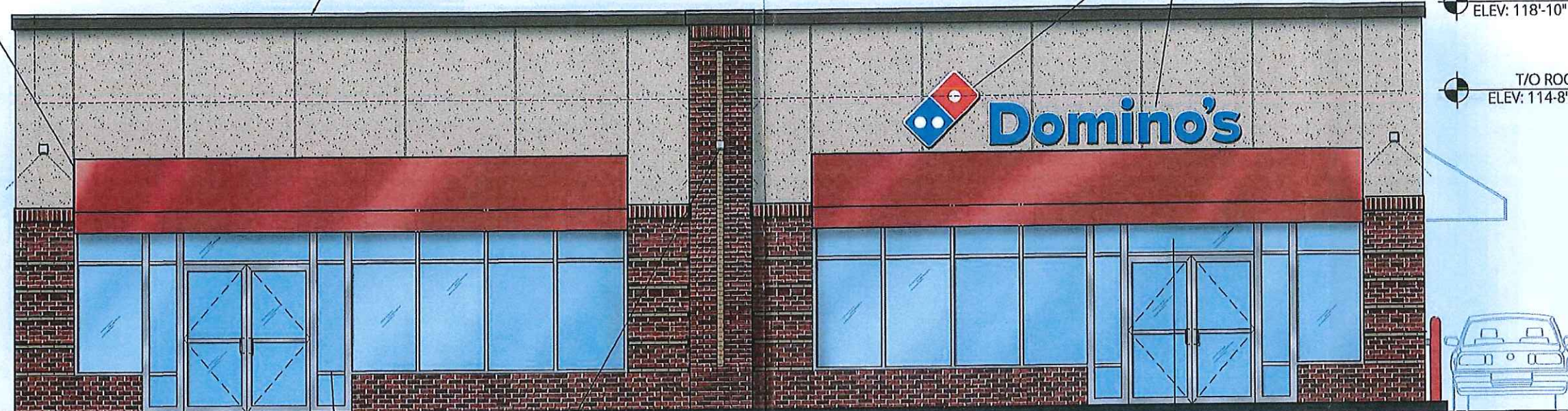
BACKLIT AWNING - SHOP
DRAWING TO BE
PROVIDED BY AWNING
MANUFACTURER;
PROVIDE BLOCKING IN
WALL AS REQ'D

CLEAR ANODIZED ALUM.
COPING TO MATCH
STOREFRONT

INTERNALLY ILLUMINATED
SIGNAGE & LOGO - TO BE
SUBMITTED UNDER SEPARATE
PERMIT

T/O PARAPET
ELEV: 118'-10"

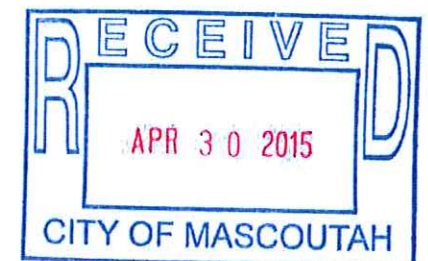
T/O ROOF
ELEV: 114'-8" ±



ALUM. WINDOWS w/
1" INSUL. GLASS -
TEMPERED PANES
ADJACENT DOOR (TYP.)

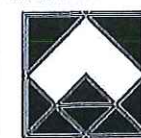
GC TO PROVIDE CUSTOM OR MODIFY
MOUNTING PLATE FOR WALL MTD. LIGHT
FIXTURE AT BRICK PILASTER - MASONRY
RECESS 4"x1". PLATE OF SPEC'D. FIXTURE
5"x5".

GC SHALL PROVIDE AND
LOCATE BUILDING NUMBER
ON FRONT ELEVATION AS
REQUIRED BY LOCAL CODE
(BOTH SPACES)



1 PROPOSED SOUTH ELEVATION

ARCHITECT:



KWA
KLITZING WELSH
ASSOCIATES, INC.

3109 S. GRAND BLVD. SUITE #200
ST. LOUIS, MO 63118
www.klitzingwelsch.com

STRUCTURAL ENGINEER:

PROJECT:

KWA #15923

PROPOSED DOMINO'S / RETAIL
SHELL BUILDING
NORTHWEST CORNER OF
HAYDEN DRIVE & ROUTE 4
MASCOUTAH, IL 62258

PROPOSED SOUTH ELEV. RENDERING

Drawn by:

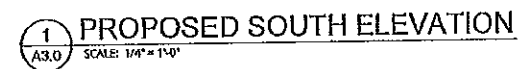
Checked by:

Issue Date: 05-04-15 PLANNING COMM.

No.	Date:	Issue:

A. GENERAL CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR EXTERIOR SIGNAGE; COORDINATE LOCATIONS AND REQUIREMENTS WITH SIGN VENDOR.

B. SIGN VENDOR SHALL NOT INSTALL ANY SIGNAGE OR AWNING STRUCTURE WITHOUT SUFFICIENT BLOCKING IN PLACE.



INDICATED BY SYMBOL

- B1 BRICK: KANSAS BRICK & TILE - 530 FLASH MODULAR SOLOMON COLOR GROUT SGS 10X LT. BUFF REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com
- B2 BRICK: KANSAS BRICK & TILE - 500 CLASSIC MODULAR SOLOMON COLOR GROUT SGS 10X LT. BUFF REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com
- E1 EPS - DRYVIT. FINISH: SANDPEBBLE TEXTURE. COLOR: #111 PRAIRIE CLAY ARCHITECT SUGGEST OUTSULATION PLUS MO SYSTEM WITH BACKSTOP NT AIR/WATER - RESISTIVE BARRIER. REPRESENTATIVE CONTACT: MICHAEL WELCH WITH CEILING SUPPLY AT 314-629-9248 OR m.welch@ceilingsupply.com
- E2 NOT USED
- E3 EPS - DRYVIT. FINISH: SANDPEBBLE TEXTURE. COLOR: #306 SWISS MOCHA REPRESENTATIVE CONTACT: MICHAEL WELCH WITH CEILING SUPPLY AT 314-629-9248 OR m.welch@ceilingsupply.com

STRUCTURAL DESIGNER
AL-IMAN GROUP, LLC
2318 WOODSON ROAD, #140007
ST. LOUIS, MO 63114
PHONE: 314-738-0312

CIVIL ENGINEER
MILLENNIA PROFESSIONAL SERVICES
11 EXECUTIVE DRIVE, SUITE 12
AINWORTH, IL 62406
PHONE: 618-463-8510

ARCHITECT:



KLW
KLUTZSCH WELSCH
ASSOCIATES, INC.

3100 E. GRAND AVENUE SUITE #200
ST. LOUIS, MO 63118

PH: 417-724-0070
FAX: 772-6108

www.klwarchitect.com

KLUTZSCH WELSCH ASSOCIATES, INC.

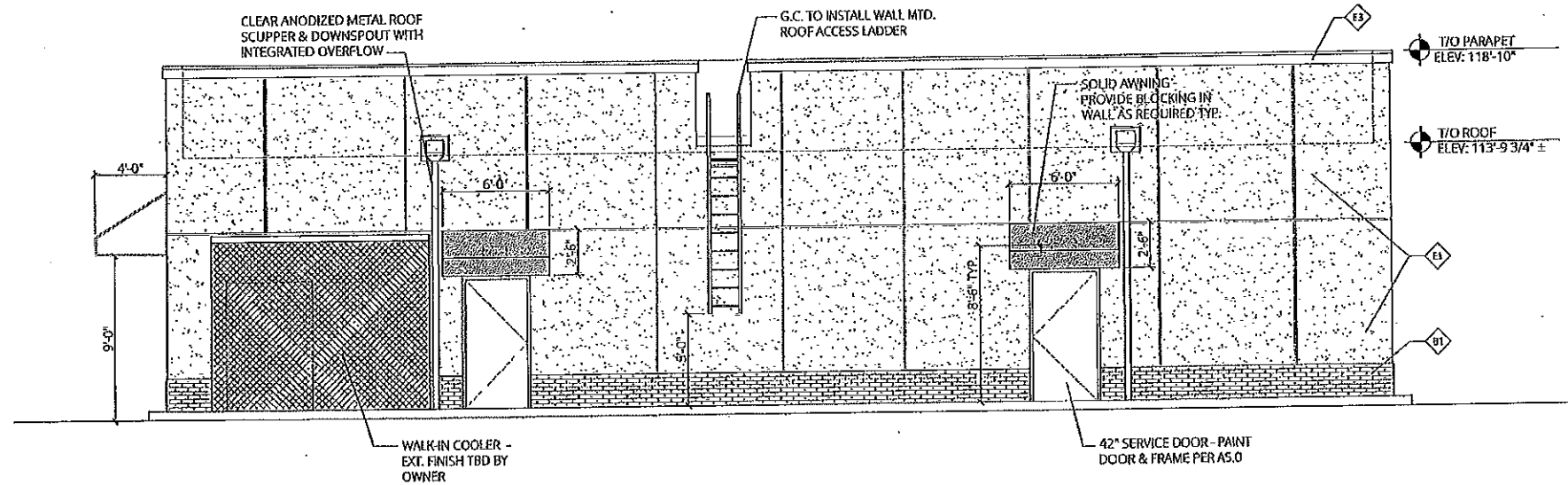
PROPOSED DOMINO'S / RETAIL
SHELL BUILDING
NORTHWEST CORNER OF
HAYDEN DRIVE & ROUTE 4
MASCOUTAH, IL 62258

EXTERIOR ELEVATIONS

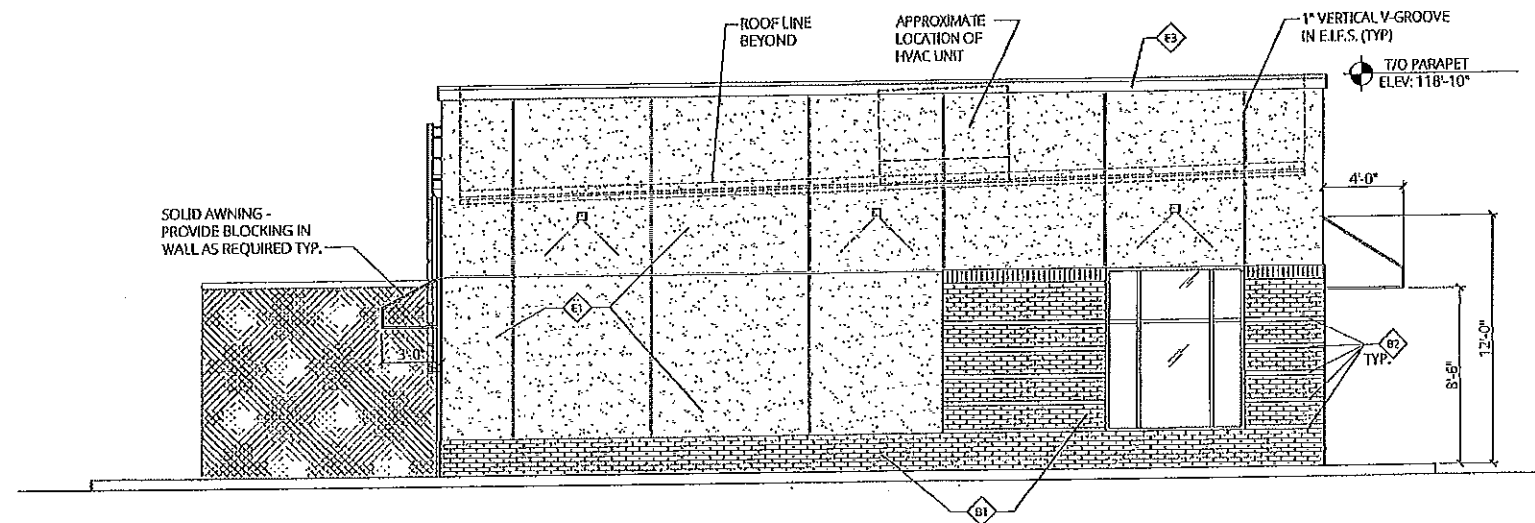
FILE NAME:
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A3.0
X of X
HAYDEN DR. & ROUTE 4
MASCOUTAH, IL

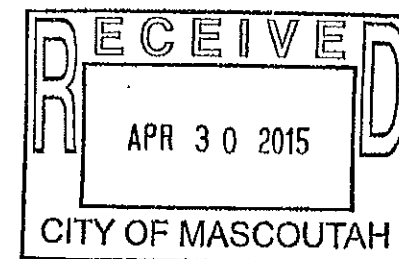
RECEIVED
APR 30 2015
CITY OF MASCOUHAH



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR MATERIALS:

INDICATED BY SYMBOL

BRICK: KANSAS BRICK & TILE - 530 FLASH MODULAR SOLOMON COLOR GROUT S65 10X LT. BUFF
REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com

BRICK: KANSAS BRICK & TILE - 500 CLASSIC MODULAR SOLOMON COLOR GROUT S65 10X LT. BUFF
REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com

EIFS - DRYVIT, FINISH: SANDPEBBLE TEXTURE, COLOR: #111 PRAIRE CLAY
ARCHITECT SUGGEST OUTSULATION PLUS MD SYSTEM WITH BACKSTOP NT AIR/WATER - RESISTIVE BARRIER.
REPRESENTATIVE CONTACT: MICHAEL WELCH WITH CEILING SUPPLY AT 314-629-9248 OR m.welch@ceilingssupply.com

NOT USED

EIFS - DRYVIT, FINISH: SANDPEBBLE TEXTURE, COLOR: #306 SWISS MOCHA
REPRESENTATIVE CONTACT: MICHAEL WELCH WITH CEILING SUPPLY AT 314-629-9248 OR m.welch@ceilingssupply.com

Drawn By:	UP	Created By:	SKK
Issue Date:	05-04-2015	Planning Commission:	
Scale:			
Sheet:			

Architect: KWA KUTZING WELCH ASSOCIATES, INC.
318 S. GRAND BLVD. SUITE 200
ST. LOUIS, MO 63103
PH: 314-772-0118
FAX: 314-772-0118
WWW.KWA-ARCHITECTS.COM

Structural Engineer: A1 - INMAN GROUP, LLC
2118 WOODBURN ROAD, #14007
ST. LOUIS, MO 63103
PH: 314-420-4541
FAX: 314-420-4541
Civil Engineer: MILLER PROFESSIONAL SERVICES
11 EXECUTIVE DRIVE, SUITE 112
PARKVILLE, MO 64152
PH: 636-261-2170
FAX: 636-261-2170

ARCHITECT: KWA KUTZING WELCH ASSOCIATES, INC.
318 S. GRAND BLVD. SUITE 200
ST. LOUIS, MO 63103
PH: 314-772-0118
FAX: 314-772-0118
WWW.KWA-ARCHITECTS.COM

PROJECT: PROPOSED DOMINOS / RETAIL SHELL BUILDING
NORTHWEST CORNER OF HAYDEN DRIVE & ROUTE 4
MASCOUTAH, IL 62258

EXTERIOR ELEVATIONS

FILE NAME: 15923_A3.0-A3.1.dwg

A3.1
X OF X

HAYDEN DR. & ROUTE 4
MASCOUTAH, IL