

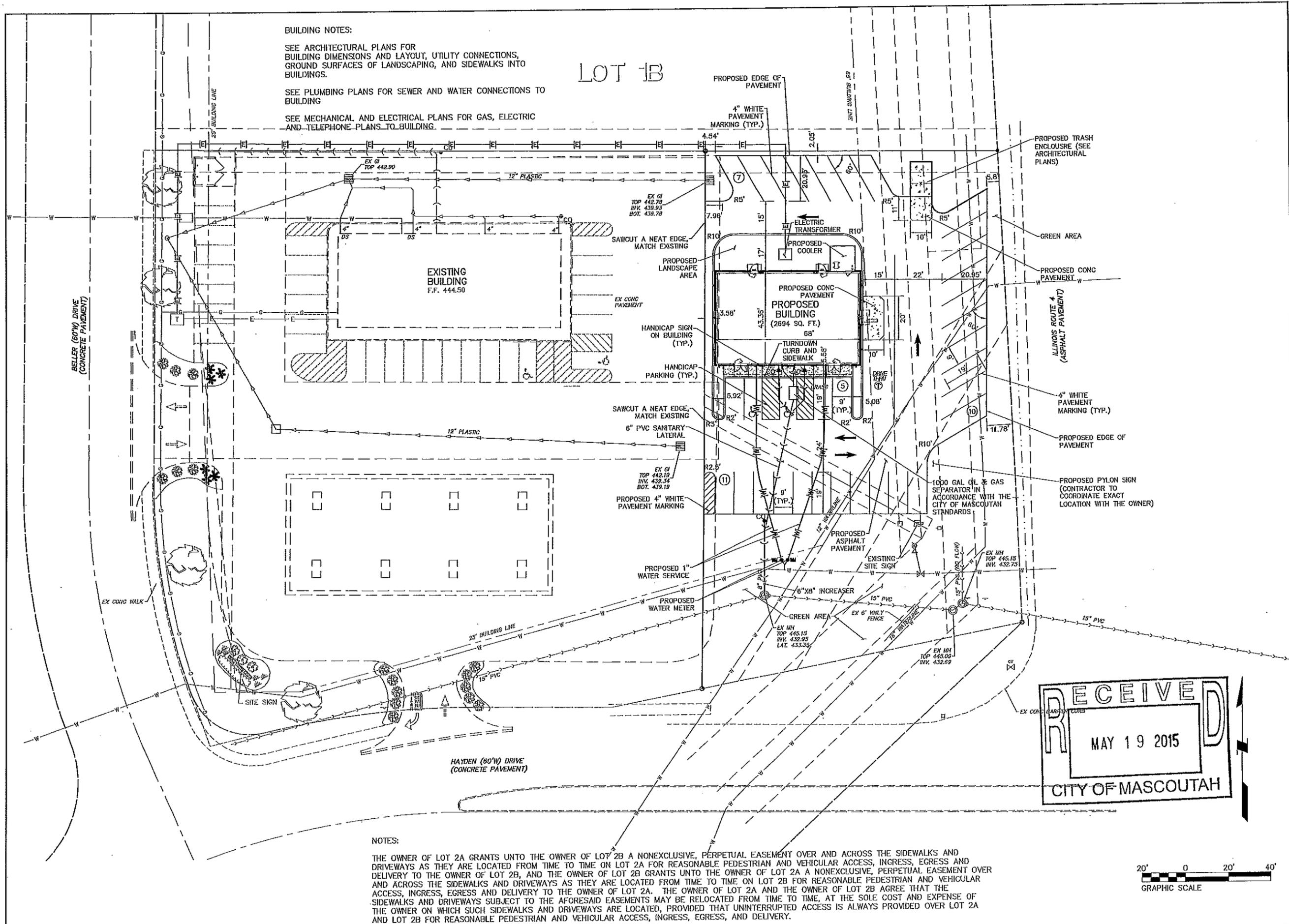
**BUILDING NOTES:**

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT, UTILITY CONNECTIONS, GROUND SURFACES OF LANDSCAPING, AND SIDEWALKS INTO BUILDINGS.

SEE PLUMBING PLANS FOR SEWER AND WATER CONNECTIONS TO BUILDING

SEE MECHANICAL AND ELECTRICAL PLANS FOR GAS, ELECTRIC AND TELEPHONE PLANS TO BUILDING.

LOT 1B



**NOTES:**

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.

Seal:

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

Drawing Issue	PLANNING COMMISSION SUBMITTAL

P.M.  
E. Olson  
L.T.  
R. Wetson  
O.A./O.C.  
E. Olson  
Job Number:  
ME14087.00

**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

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

**SCHOOL DISTRICTS**

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

**ENGINEER/SURVEYOR**

MILLENNIA PROFESSIONAL SERVICES  
11 EXECUTIVE DRIVE, SUITE 12  
FAIRVIEW HEIGHTS, ILLINOIS 62208  
618-624-8510

**AREA CALCULATIONS**

AREA IN LOTS 2.23 ACRES  
SUBDIVISION TOTAL 2.23 ACRES

**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. WOODLARD  
P.L.S. #35-3321  
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 SWORN, 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.

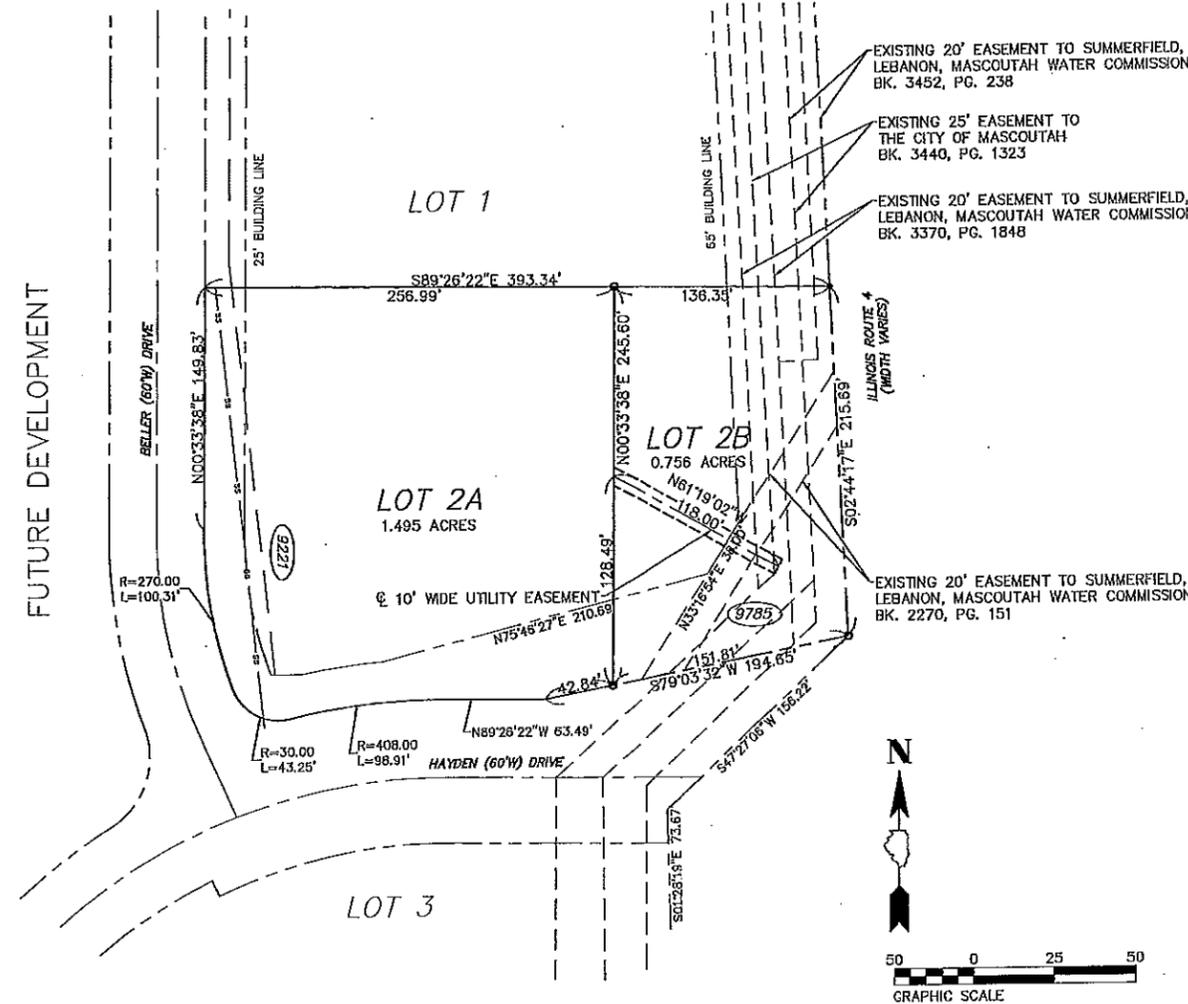
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

AS RECORDED IN DOCUMENT A02085028 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 6 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



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 911 COORDINATOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

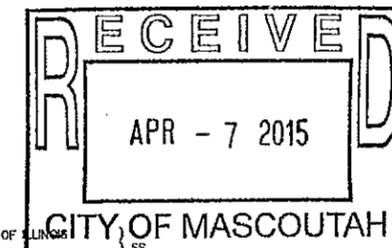
\_\_\_\_\_  
911 COORDINATOR

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

\_\_\_\_\_  
SIGNATURE



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. WOODLARD, PLS  
EXPIRES 11/30/14

Drawing Issue	11/06/14	FINAL PLAT SUBMITTAL
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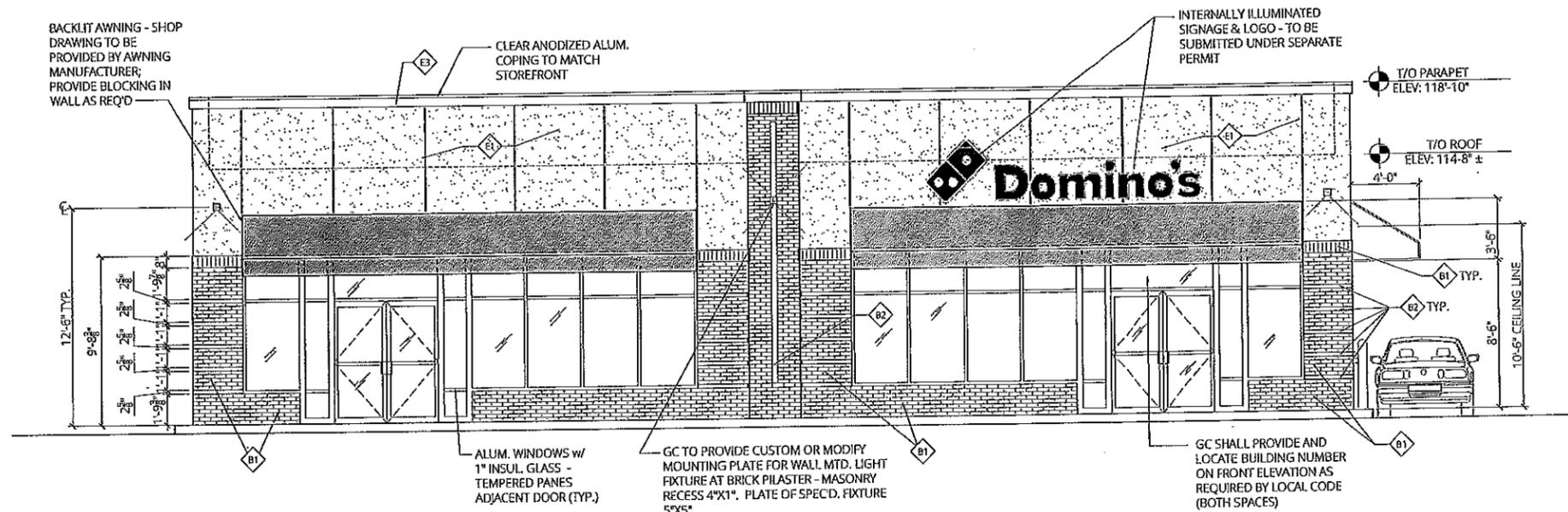
P.M.	D.L.W.	L.T.	B.M.K.	CA/CC	D.L.W.	Job Number:
						ME1-4983.00

**Millemmia Professional Services**  
11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
618.624.8510  
FAX: 618.624.8511

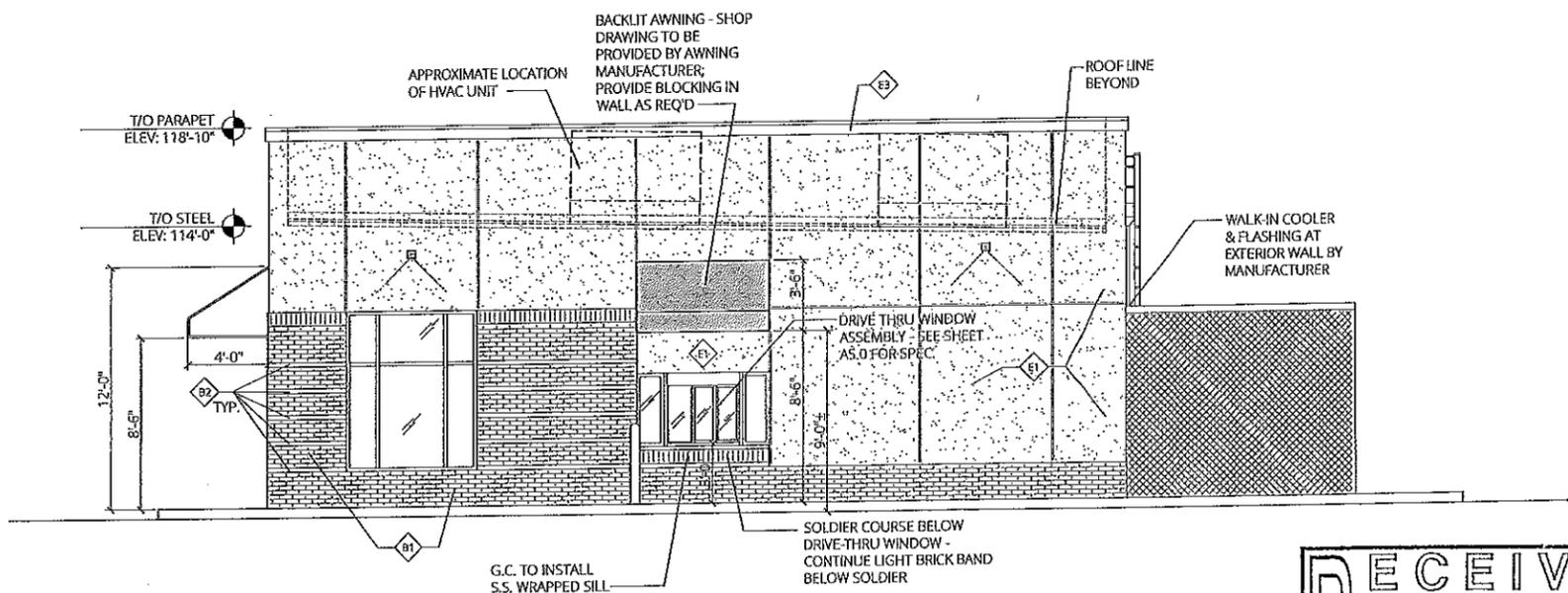


Resubdivision of Lot 2 of the Final Plat of The Plaza Mascoutah, Illinois  
Hayden Petroleum, LLC  
138 Lincoln Place Court #102  
Belleville, Illinois 62221

Sheet Title:  
FINAL PLAT  
Sheet  
1 of 1



1 PROPOSED SOUTH ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"

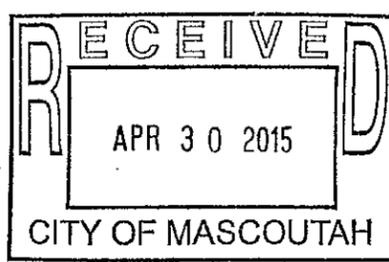
**GENERAL NOTES:**

- 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.

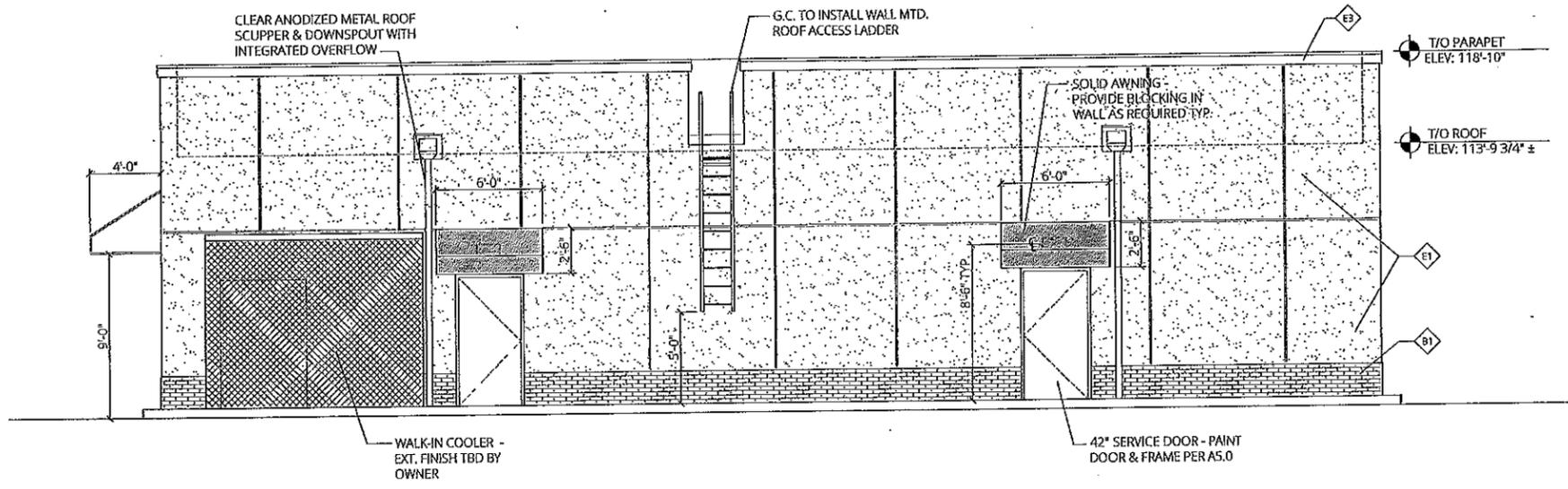
Checked by:	LP
Issue Date:	05-04-2015
Issue No.:	
Date:	
No.:	
PROJECT: 15923 A3.0-A3.1.dwg	
PROJECT: PROPOSED DOMINO'S / RETAIL SHELL BUILDING NORTHWEST CORNER OF HAYDEN DRIVE & ROUTE 4 MASCOUTAH, IL 62258	
ARCHITECT: KWA KLITZING WELSCH ASSOCIATES, INC. 3108 S GRAND BLVD., SUITE 6000 ST. LOUIS, MO 63118 PHONE: 314-435-9311 FAX: 314-435-9313	
STRUCTURAL DESIGNER: AL-JAMAN GROUP, LLC 2378 WOODSON ROAD #7-40007 P.O. BOX 3174 ST. LOUIS, MO 63118 PHONE: 314-252-0911 FAX: 314-252-0913	
CIVIL ENGINEER: MILLENNIA PROFESSIONAL SERVICES 11 BARCLAY DRIVE, SUITE 12 MILLENNIA, IL 62201 PHONE: 618-482-0310 FAX: 618-482-0310	

**EXTERIOR MATERIALS:**

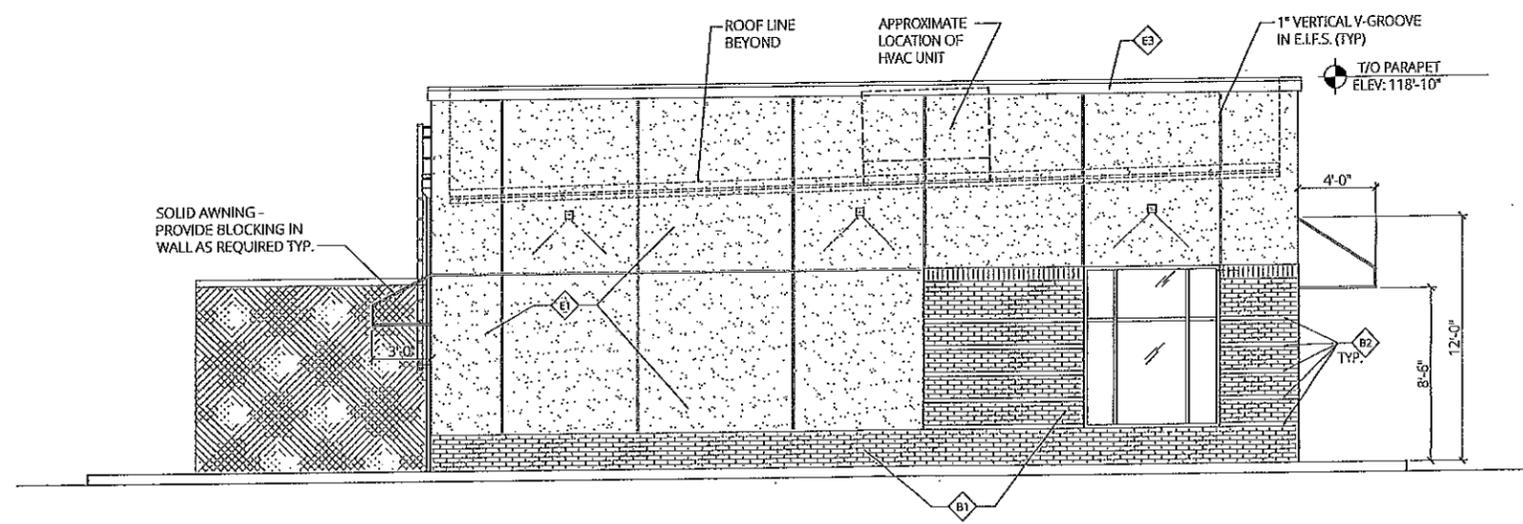
- INDICATED BY  $\diamond$  SYMBOL
- $\diamond$ B1 BRICK: KANSAS BRICK & TILE - 530 FLASH MODULAR SOLOMON COLOR GROUT SGS 10X LT. BUFF REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com
  - $\diamond$ B2 BRICK: KANSAS BRICK & TILE - 500 CLASSIC 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
  - $\diamond$ E1 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@ceilingsupply.com
  - $\diamond$ E2 NOT USED
  - $\diamond$ E3 EIFS - DRYVIT. FINISH: SANDPEBBLE TEXTURE. COLOR: #306 SWISS MOCHA REPRESENTATIVE CONTACT: MICHAEL WELCH WITH CEILING SUPPLY AT 314-629-9248 OR m.welch@ceilingsupply.com



FILE NAME:	15923 A3.0-A3.1.dwg
	A3.0
	X of X
HAYDEN DR. & ROUTE 4 MASCOUTAH, IL	



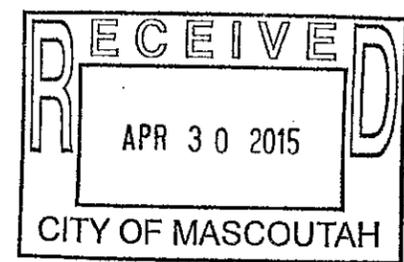
1 PROPOSED NORTH ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

**EXTERIOR MATERIALS:**

- INDICATED BY  $\diamond$  SYMBOL
- $\diamond$  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
  - $\diamond$  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
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  - $\diamond$  E2 NOT USED
  - $\diamond$  E3 EIFS - DRYVIT, FINISH: SANDPEBBLE TEXTURE, COLOR: #306 SWISS MOCHA REPRESENTATIVE CONTACT: MICHAEL WELCH WITH CEILING SUPPLY AT 314-629-9248 OR m.welch@ceilingsupply.com



Drawn by:	JHK
Issue Date:	05-04-2015
Issue:	PLANNING COMMISSION
DATE:	

Joseph H. Masing - Architect  
P.E. 001-874-848  
2012.12.27

STRUCTURAL DESIGNER:  
**AL-IMAN GROUP LLC**  
2318 WOODBONT FLD. #1400  
ST. LOUIS, MO 63114  
PHN: 314-739-0815

CIVIL ENGINEER:  
**MILLENIA PROFESSIONAL SERVICES**  
111 E. BROADWAY, SUITE 12  
PARKVIEW HEIGHTS, IL 62208  
PHN: 618-262-8170

ARCHITECT:  
**KWA ASSOCIATES INC.**  
KUTTING WELSH & ASSOCIATES INC.  
3115 GRAND BLVD. SUITE 1000  
ST. LOUIS, MO 63118  
PHN: 772-0198  
WWW.KWAASSOCIATES.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

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" ±

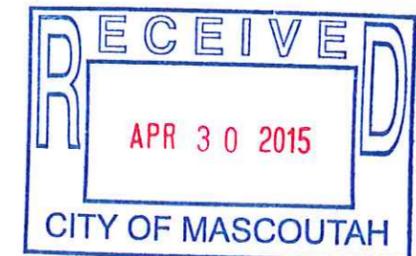


ALUM. WINDOWS w/ 1" INSUL. GLASS - TEMPERED PANES ADJACENT DOOR (TYP.)

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: <b>KWA</b> KLITZING WELSCH ASSOCIATES, INC. <small>3109 S. GRAND BLVD. SUITE #200 ST. LOUIS, MO 63118 www.klitzingwelsch.com</small>		STRUCTURAL ENGINEER:	
PROJECT: PROPOSED DOMINO'S / RETAIL SHELL BUILDING NORTHWEST CORNER OF HAYDEN DRIVE & ROUTE 4 MASCOUTAH, IL 62258		KWA #15923	
Drawn by:		Checked by:	
Issue Date: 05-04-15 PLANNING COMM.			
No.	Date:	Issue:	