

N/F Dunbar Builders, Inc.

N/F State of Illinois

N/F Robert & Gertrude Schwarz

N/F Le Ann Dzier

N/F Le Ann Dzier

N/F Le Ann Dzier

N/F Le Ann Dzier

- Note:
1. Landscaping within the Landscape Areas to be determined by owner and the City of O'Fallon.
 2. Front yard setback is 20', except as shown along Route 50; Rear yard setback is 20'; No side yard is required.

Legend

- SILT FENCE &/DR STRAW BALES
- PROPOSED ORNAMENTAL TREES & BUSHES
- PROPOSED FENCE
- EXISTING 4' WOOD FENCE
- FUTURE CONSTRUCTION
- REVISIONS
- PHASE LINE
- RIGHT-OF-WAY LINE

NOTES:

SCREENING FENCE AND 4 SPACE EMPLOYEE PARKING TO BE CONSTRUCTED AS PART OF PHASE 1 CONSTRUCTION.
 ENTRY ROAD, STORM SEWERS, AND RELATED GRADING TO BE CONSTRUCTED AS PART OF PHASE 2 CONSTRUCTION.



HOLD IT! CALL BEFORE YOU DIG!
 Phone: 'JULIE'
 Contractor to be notified prior to any excavation or demolition for the location of any pipes, cables, lines, mains, etc. The contractor shall also coordinate any disconnection required with the various utility companies and/or governmental agencies serving the site.
 Phone: 1-800-892-0123

NO.	DATE	REVISION
1	12/09/05	Issue Site & Addendum to Landscape around Site Connected Parking Space and to Add Landscape around Site. Add Detail of Landscape around Site.
2	12/19/05	Issue Site & Addendum to Landscape around Site. Add Detail of Landscape around Site.
3	02/06/06	Revised Building Location to Add Tree Row Revised Grates & Entrance Asphalt Area Storm Sewer
4	04/25/06	Issue Site & Addendum to Landscape around Site. Add Detail of Landscape around Site. Revised Storm Sewer Details on parking lot. Add Detail of Landscape around Site. Add Detail of Landscape around Site.
5	03/07/07	Revised Curbing, Slabwork, Details, Fence, Storm Sewer, and Curbs as Shown
6	06/29/07	Identify Future Construction, Revised Curbing, Slabwork, Landscaping, and Fencing and Storm Sewer
7	11/07/07	Revised and Added Fencing, Revised and Added Parking Detail, Added Landscape Area, Added Note for Phase 1 and Phase 2 Construction, Revised Right-of-Way Line, Revised Detail of Landscape around Site, Revised Detail of Landscape around Site.

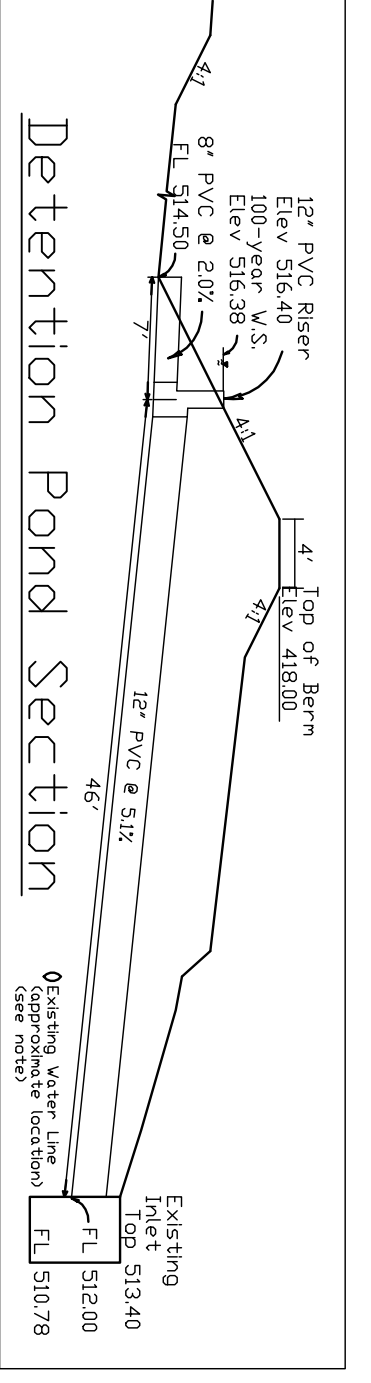
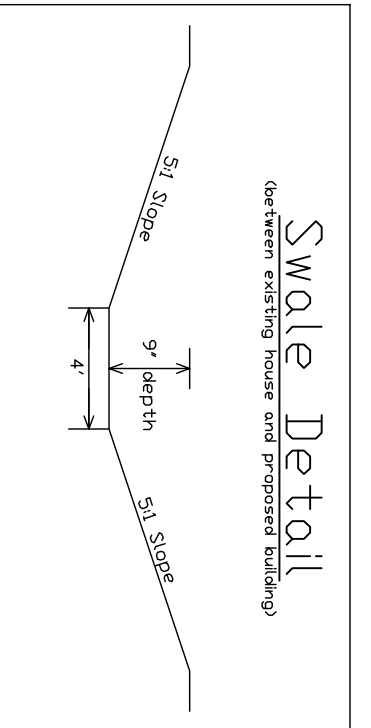
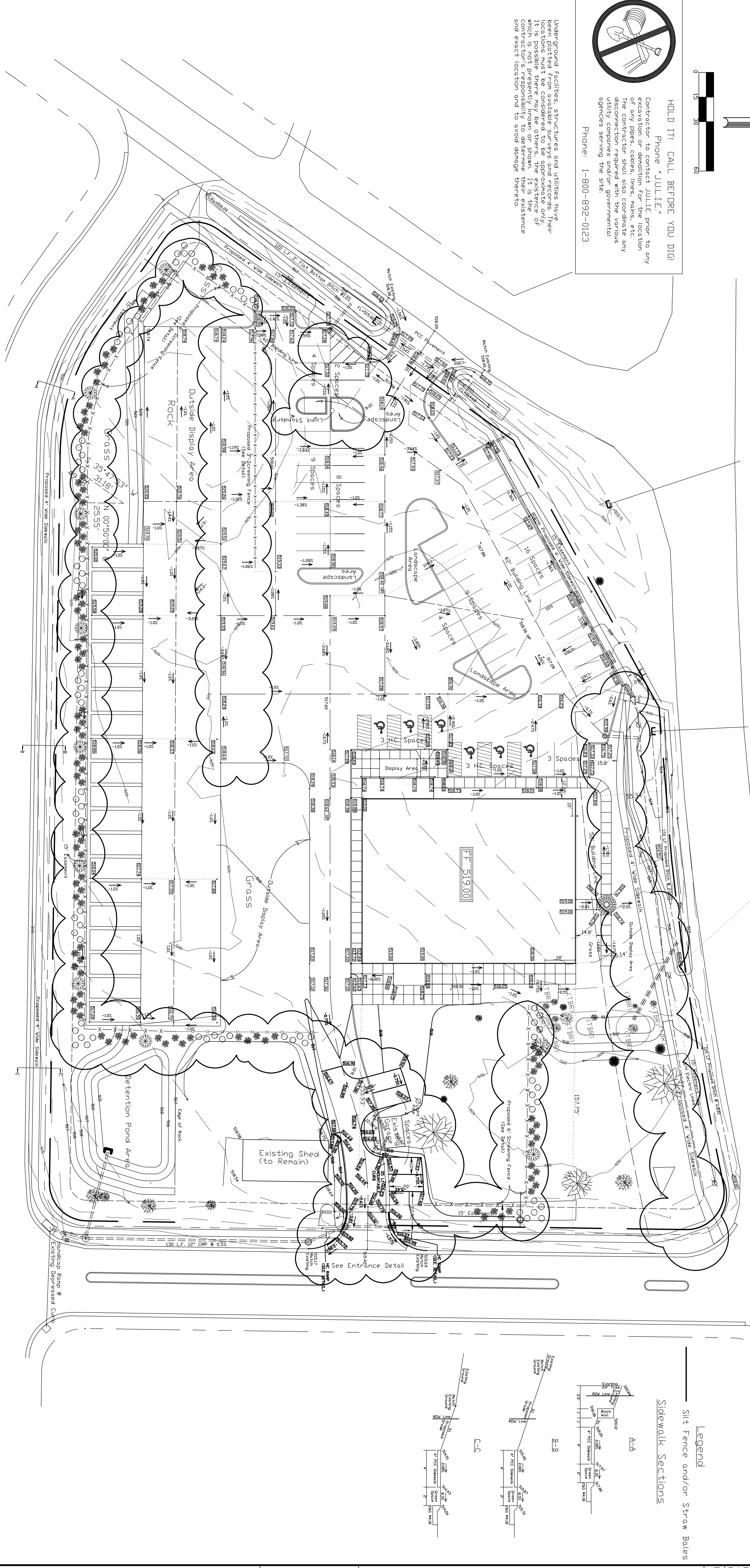
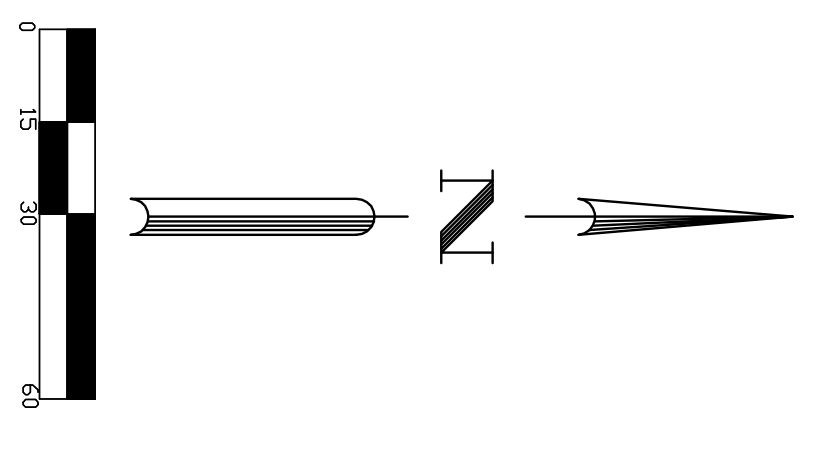
Site Plan
 Market Basket
 O'Fallon, Illinois

HENEGHAN AND ASSOCIATES, P.C.
 ENGINEERS - SURVEYORS
 310A VISION DRIVE
 COLUMBIA, ILLINOIS 62236
 (618)281-8133 FAX: (618)281-8290
 www.haengr.com
 Professional Design Firm Registration No. 184-002692

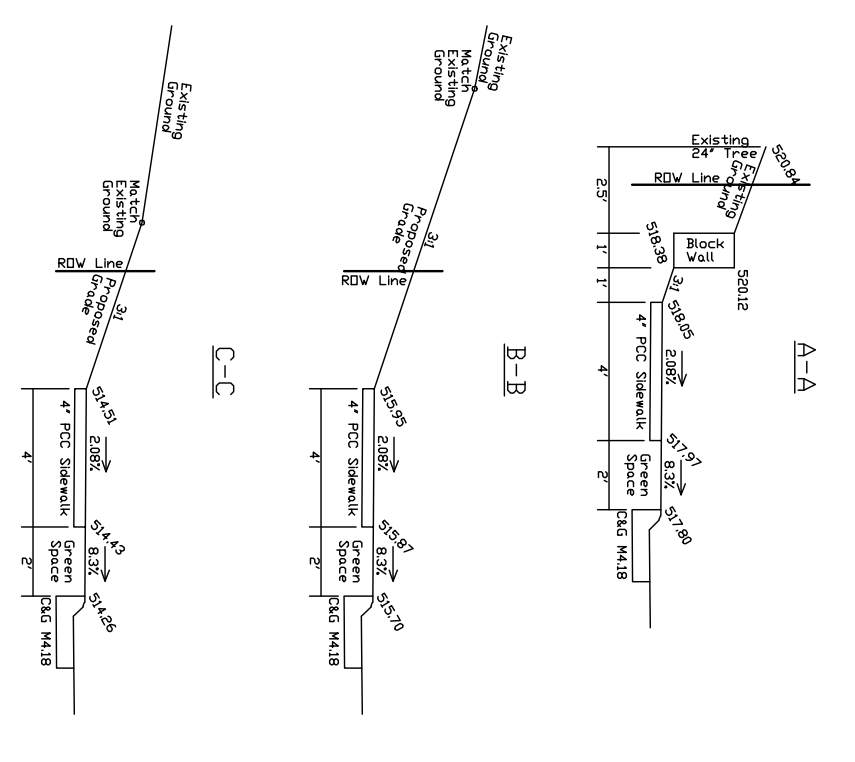
DRAWN BY:	BLH
CHECKED BY:	DLK
APPROVED BY:	DLK
HORIZONTAL SCALE:	1"=30'
VERTICAL SCALE:	N/A
PROJECT NO:	60136-100
DATE:	10/16/2007
SHEET NO:	3 OF 6



HOLD IT! CALL BEFORE YOU DIG!
 Phone "JULIE"
 Contractor to contact JULIE prior to any excavation or demolition for the location of underground utilities.
 The contractor shall also coordinate any disconnection required with the various utility companies and/or governmental agencies serving the site.
 Phone: 1-800-892-0123



Legend
 Silt Fence and/or Straw Bales
 Sidewalk Sections



NOTE: Contractor shall expose the existing water line at the location of the storm sewer crossings to obtain the actual location and depth of the water line in order to verify the clearance prior to construction of the storm sewer, detention pond and the outlet pipe.

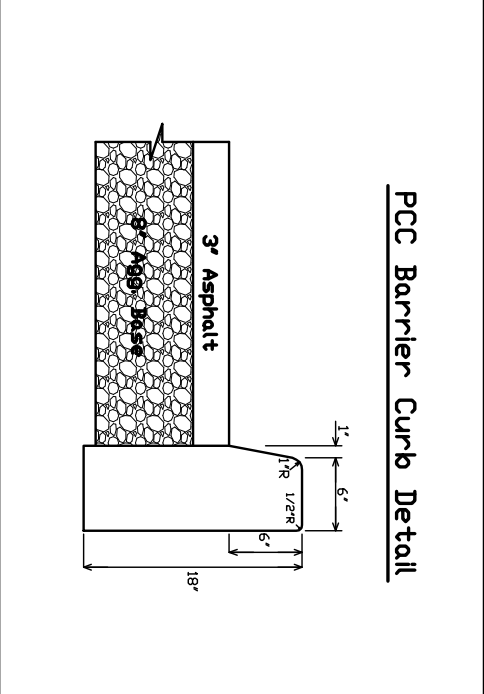
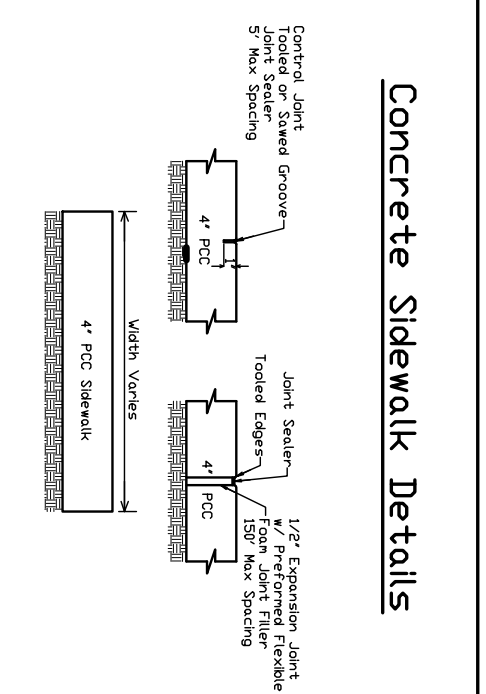
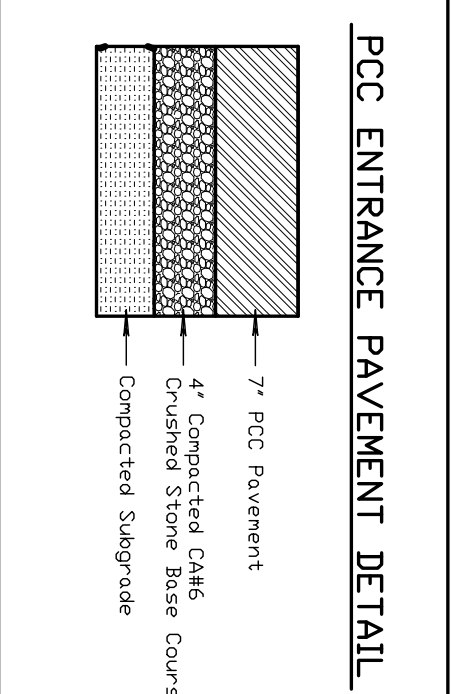
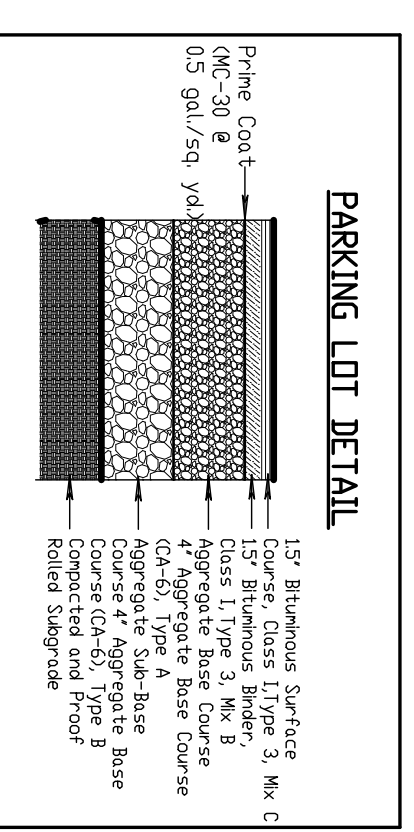
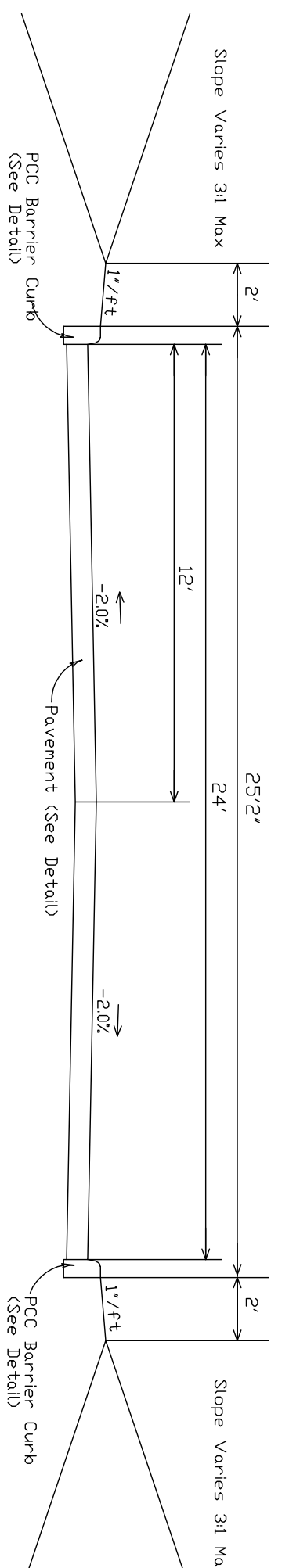
NO.	DATE	REVISION
1	12/09/05	Corrected Parking Space Width & added Landscape Islands, Labeled Type of Fence, Revised Building & Rock to Remain, Relocated Entrance off Arbor Parkway, Revised Grading & Added Detention Pond, Added Details
2	12/19/05	Moved Gate & Added Landscape Islands near Gate, Revised Waterline Location
3	01/28/06	Revised Building to Avoid Power Pole, Revised Grades & Entrance Alignment, Added Storm Saver
4	04/25/06	Revised grading and storm sewer because of incorrect station, Removed notes - Removed storm sewer and silt fence, Added sidewalk sections
5	11/12/07	Revised Entrance & Grades to Accommodate Garage & Parking

Utility and Grading Plan
 Market Basket
 O'Fallon, Illinois

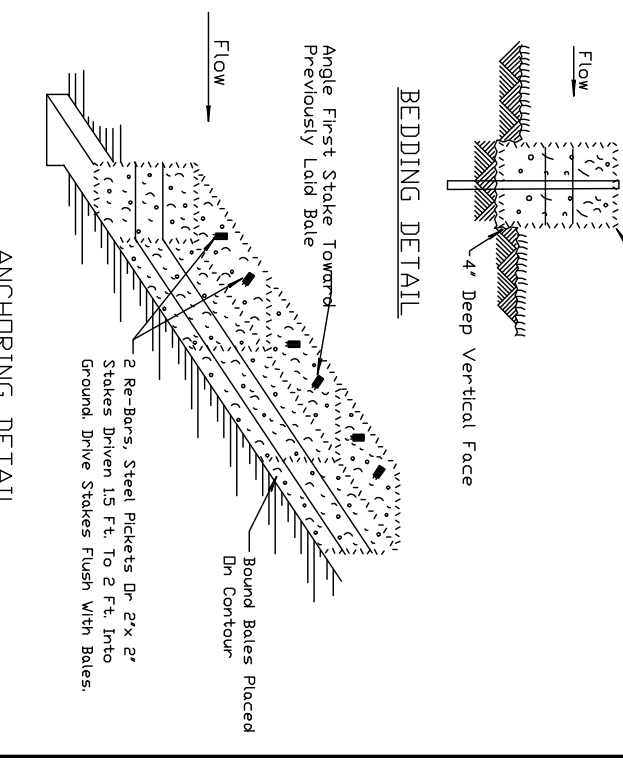
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DRAWN BY: BLH
 CHECKED BY: DLK
 APPROVED BY: DLK
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: N/A
 PROJECT NO: 60136-100
 DATE: 11/11/05
 SHEET NO: 4 OF 6

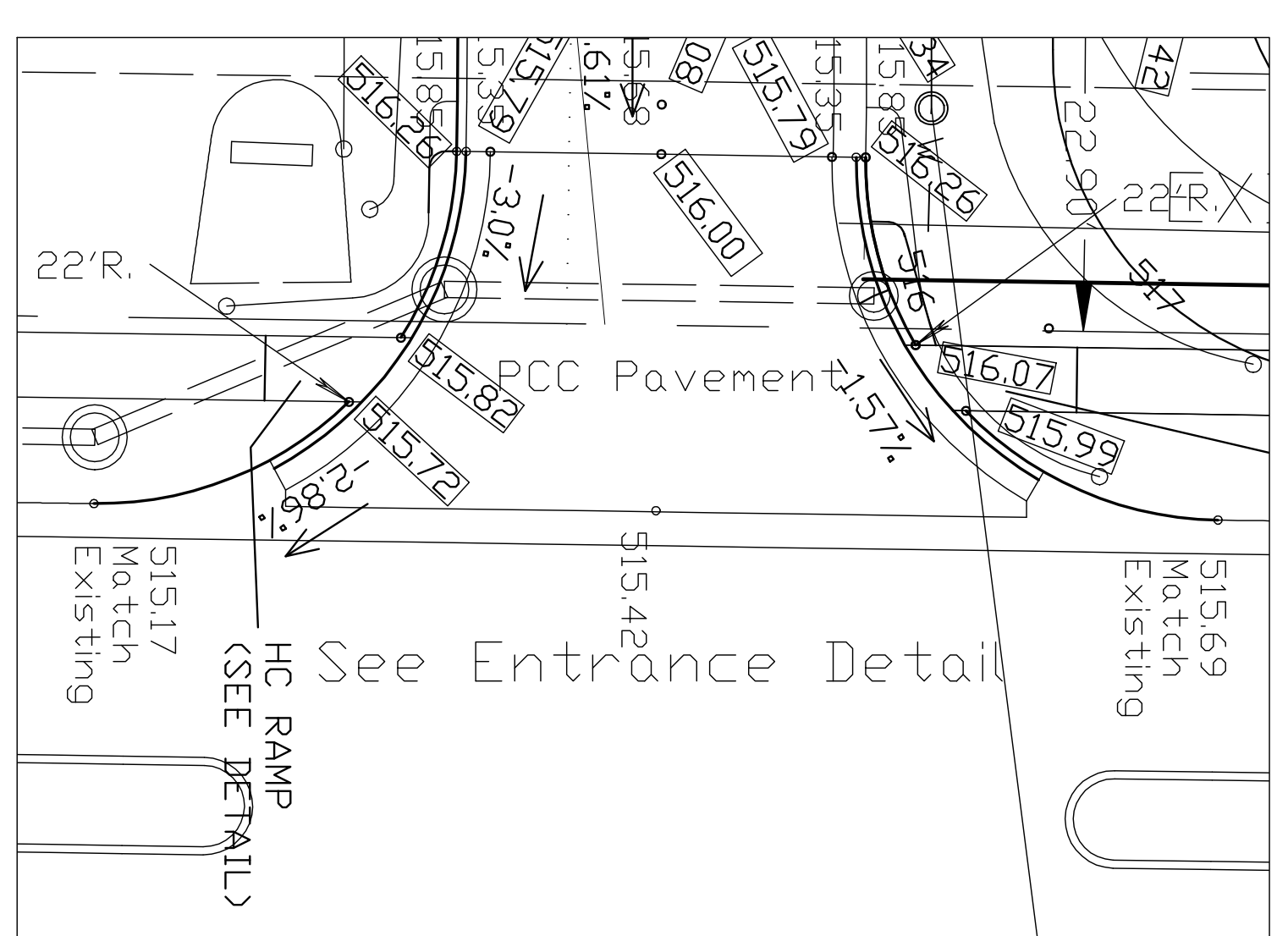
TYPICAL DRIVE DETAIL



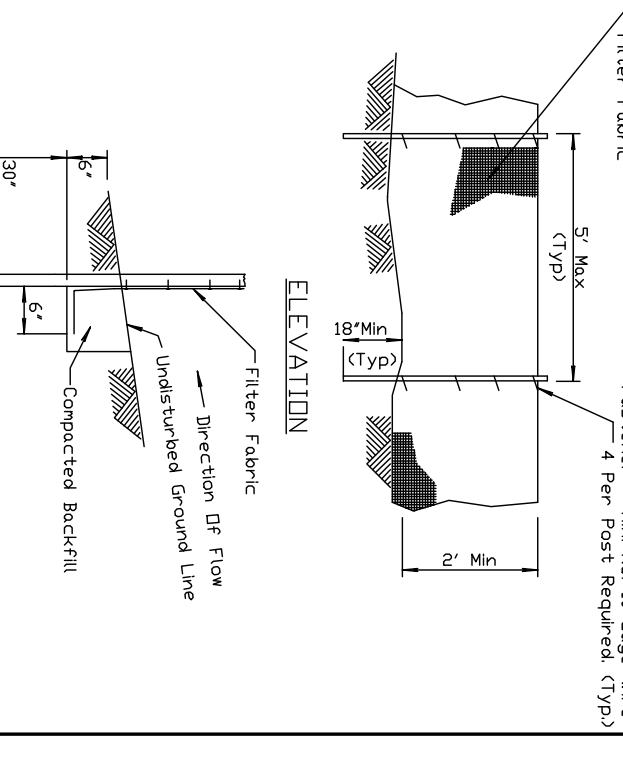
STRAW BALE BARRIER PLAN



NOTES
 1. Bales shall be placed in the top of ridge or on the contour and in a
 2. Each bale shall be released in the soil a minimum of 4' and placed
 3. Bales shall be securely anchored in place by either two stakes or
 4. Stakes shall be driven through the top of the straw bale into the
 5. Bales shall be driven through the top of the straw bale into the
 6. Bales shall be driven through the top of the straw bale into the
 7. Bales shall be driven through the top of the straw bale into the
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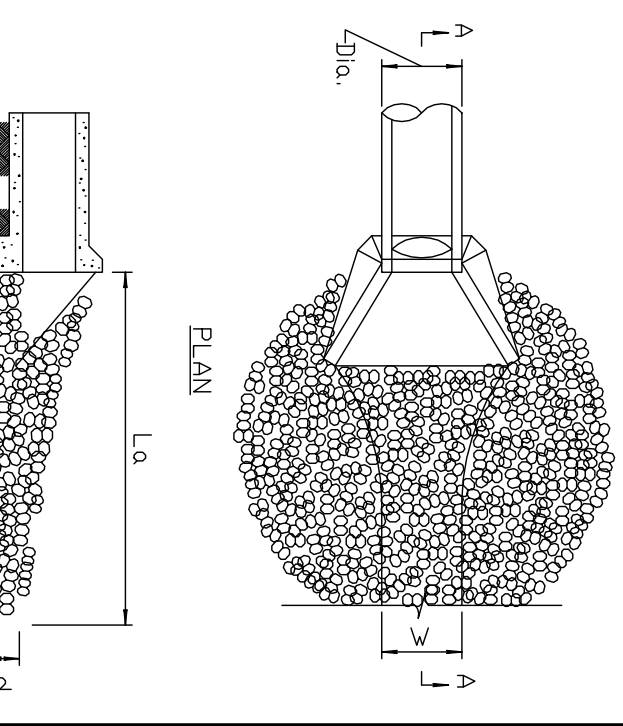


SILT FENCE PLAN

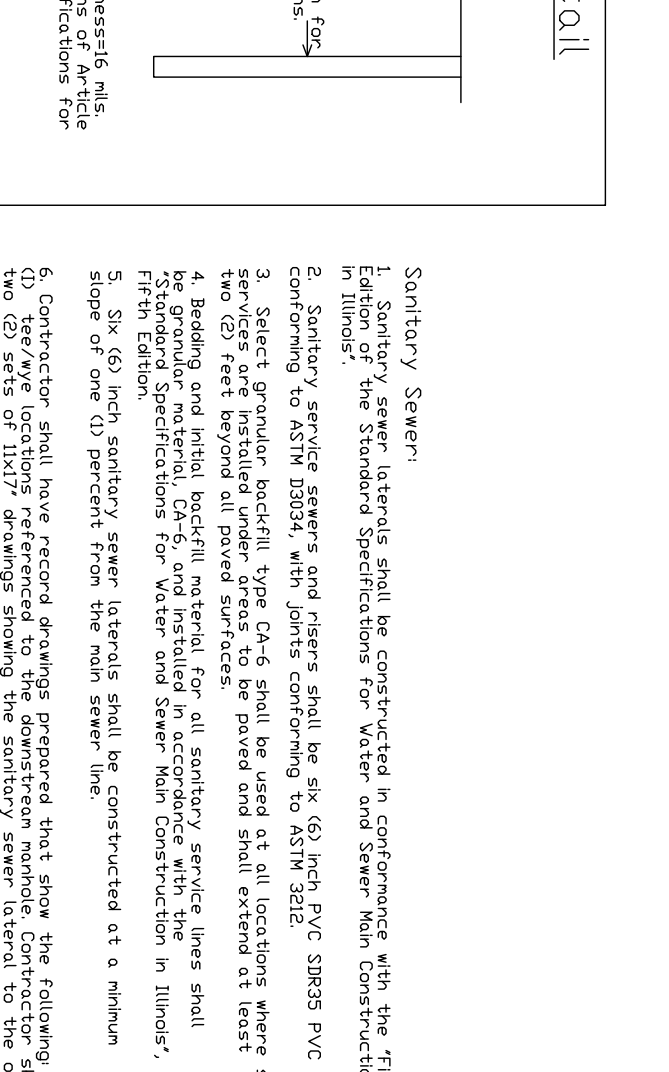
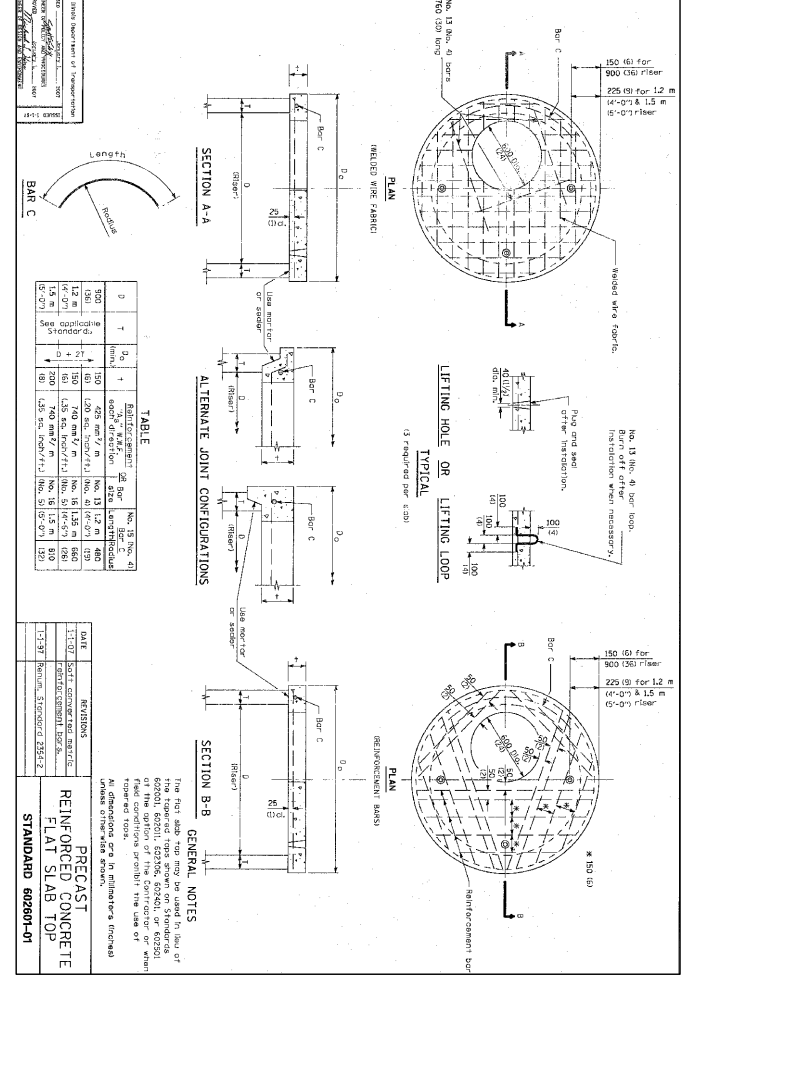
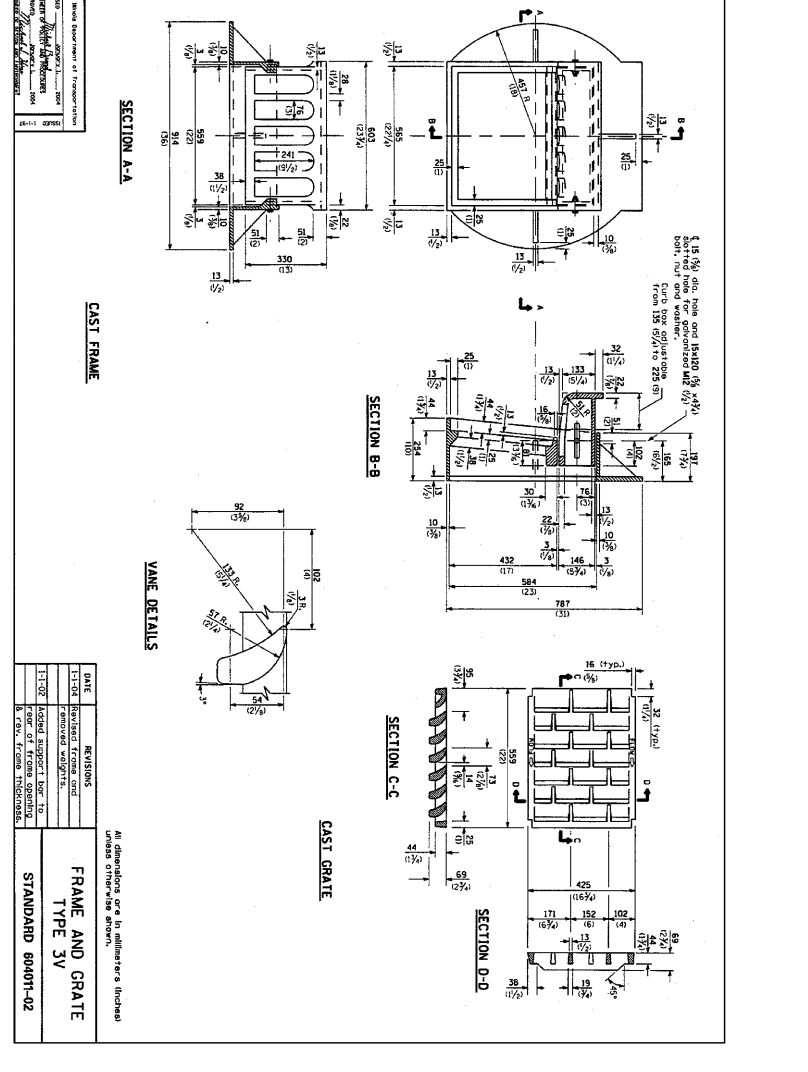
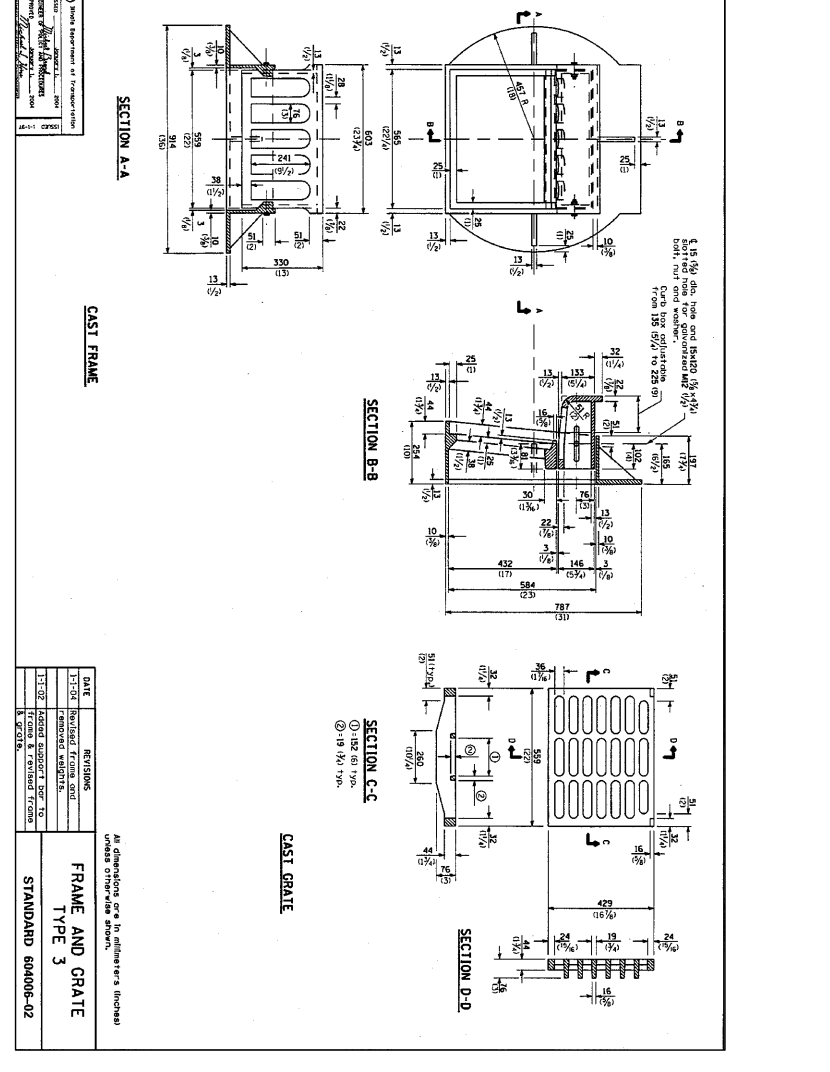
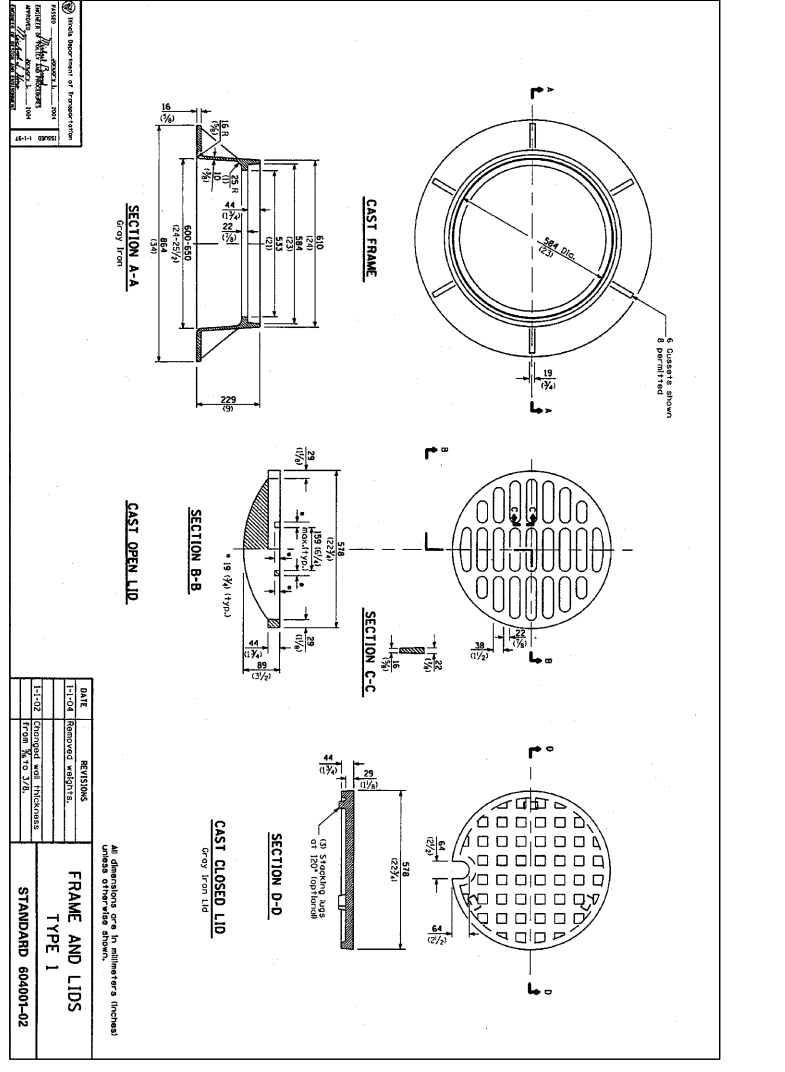
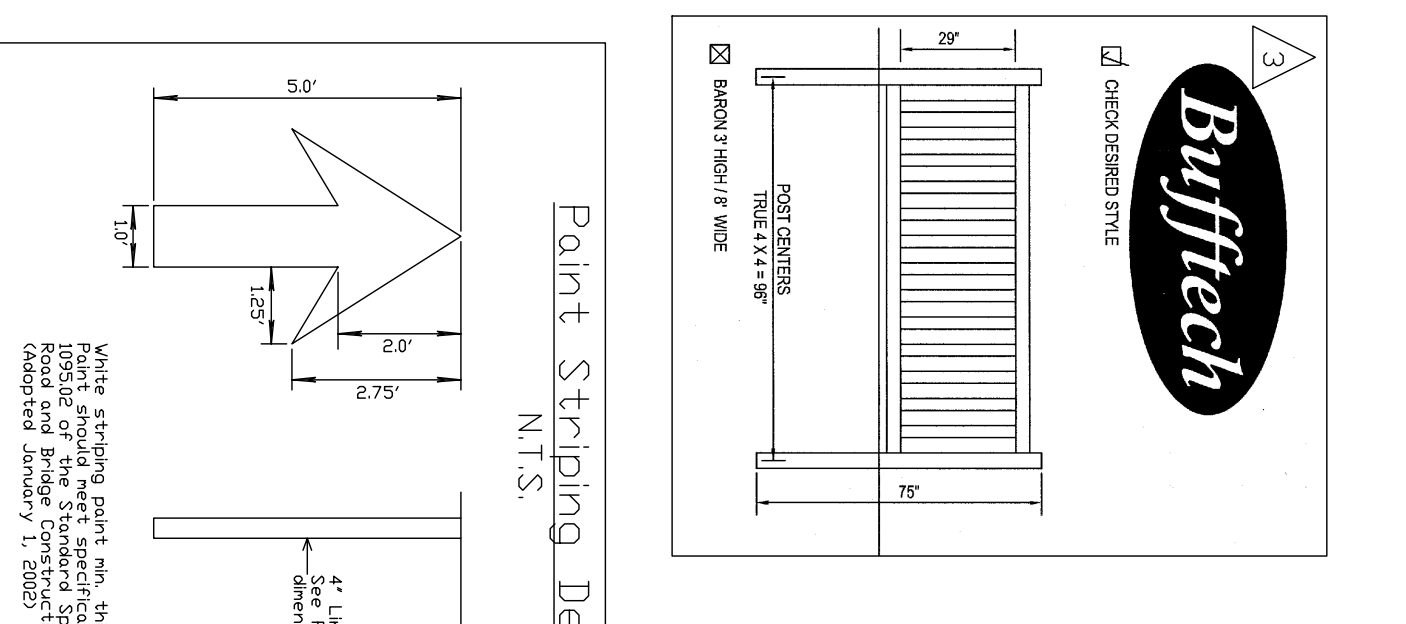
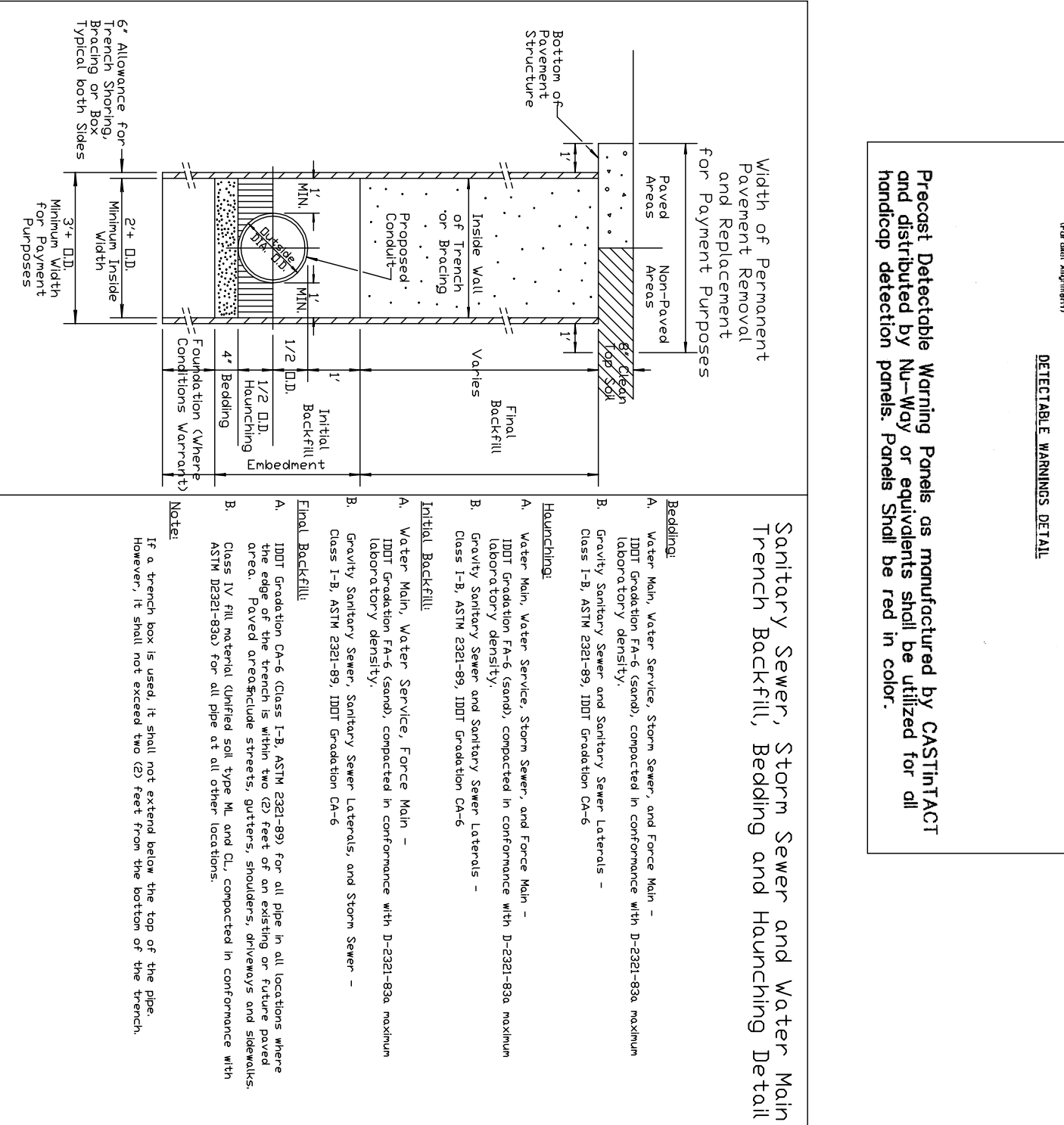
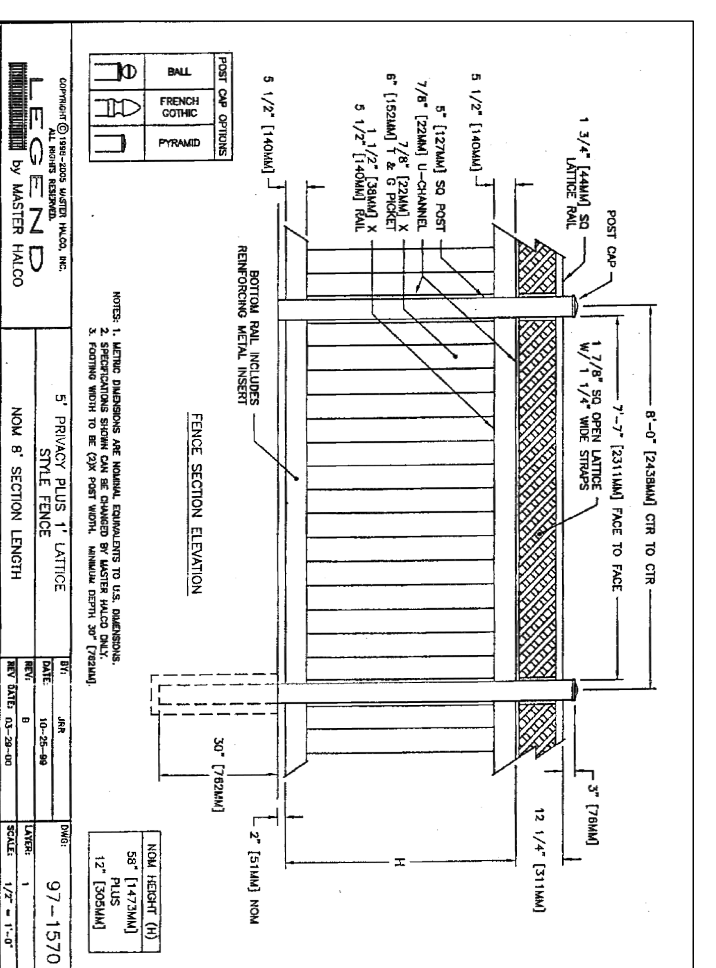
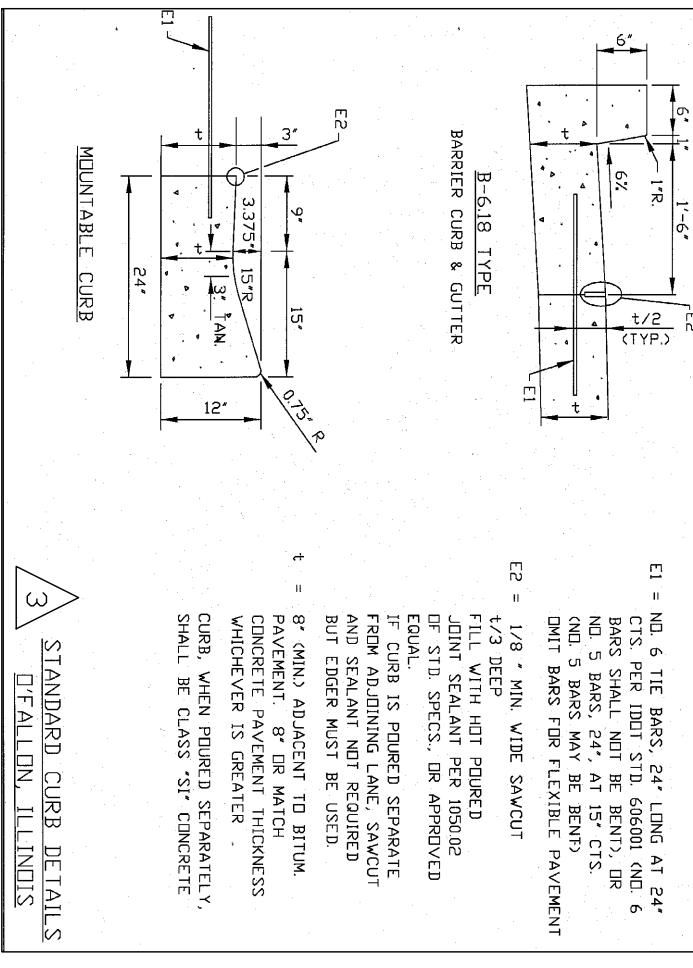
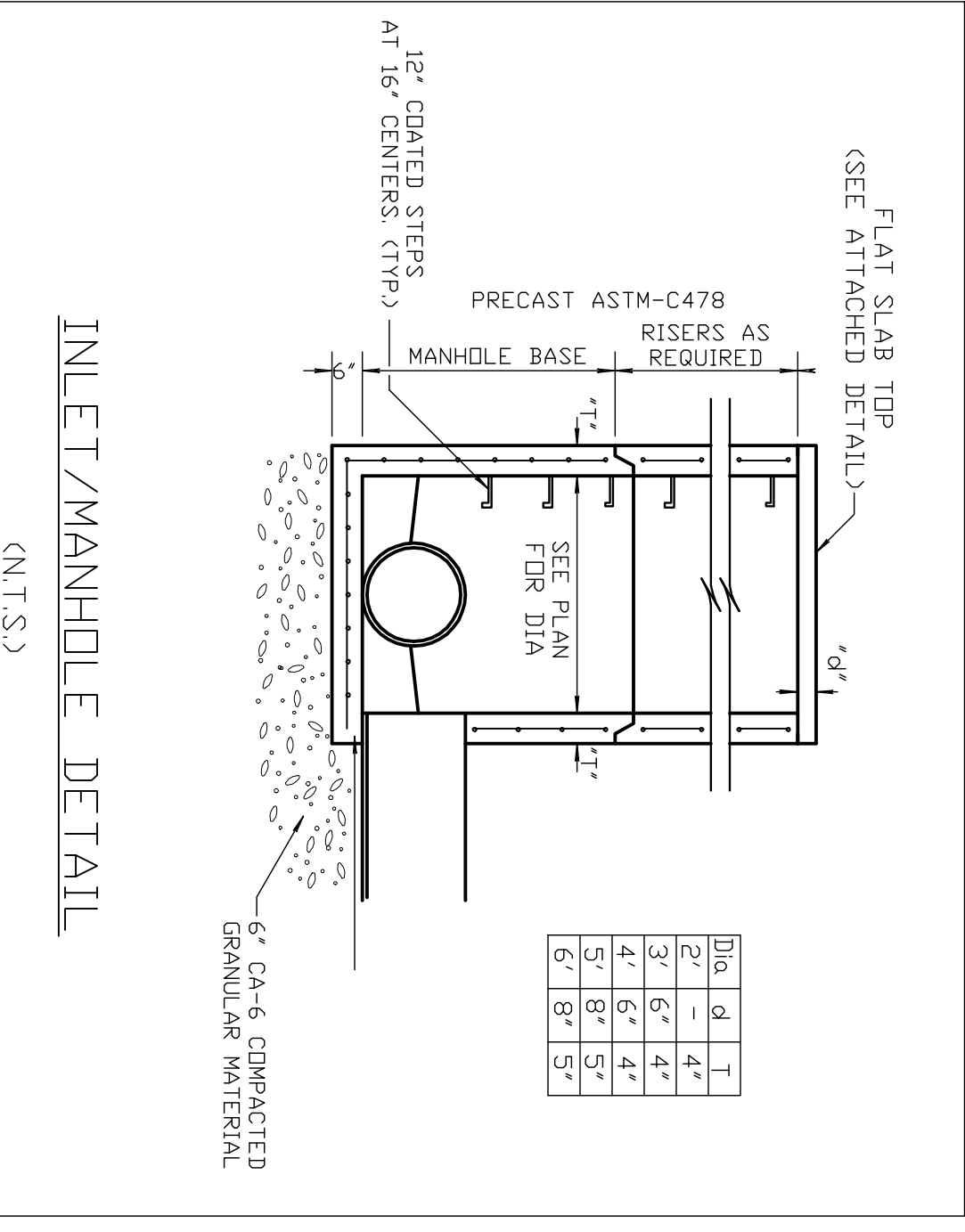
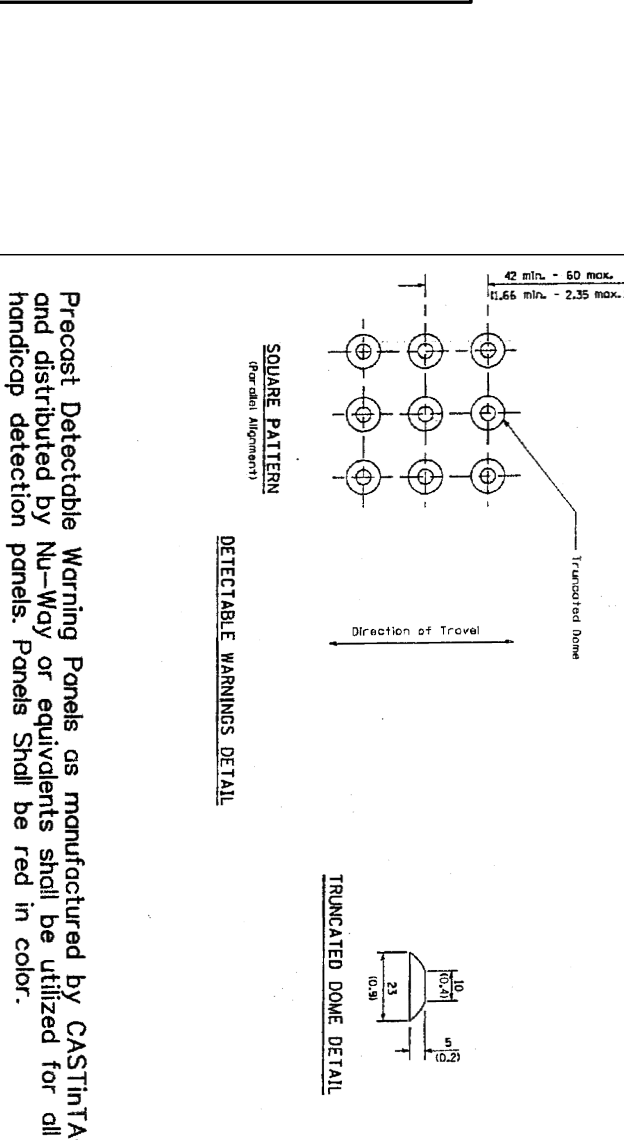
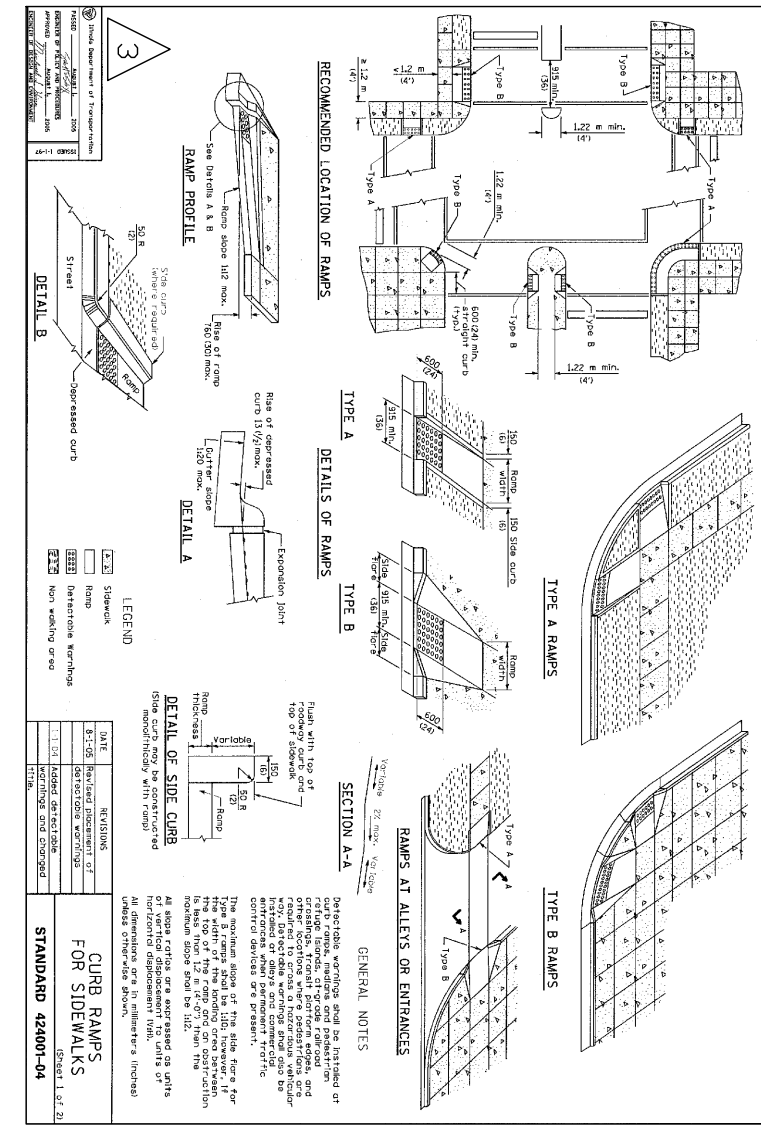
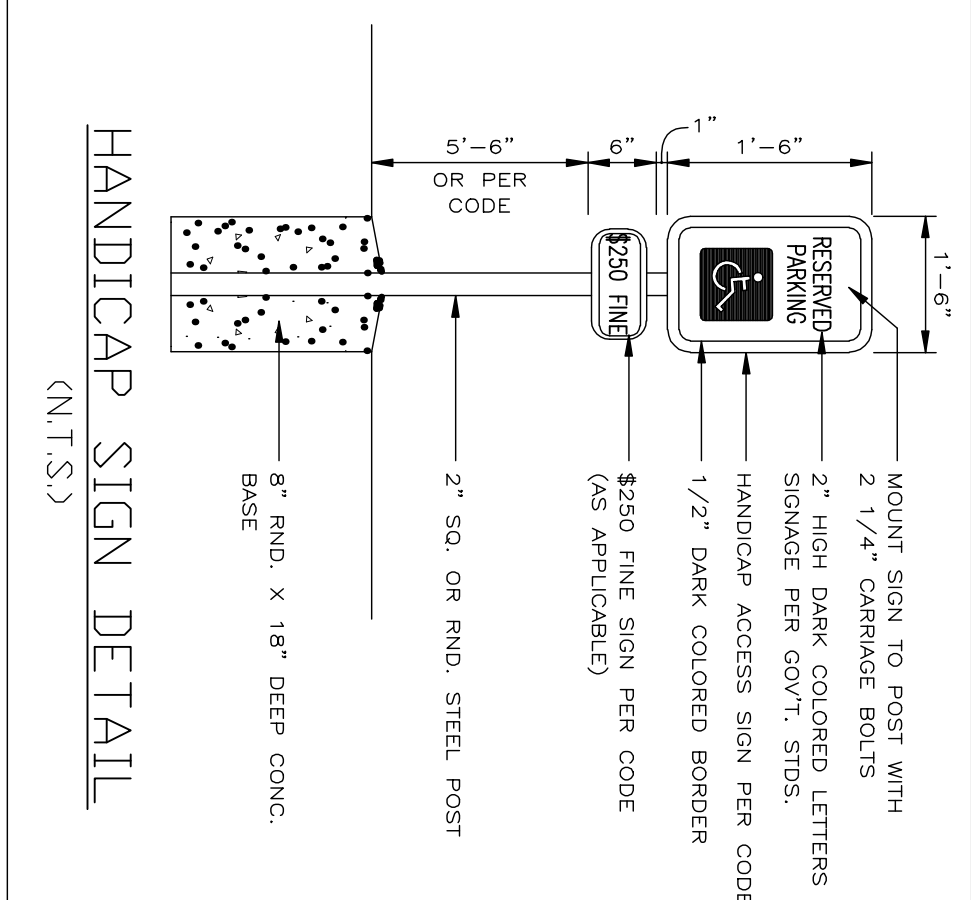
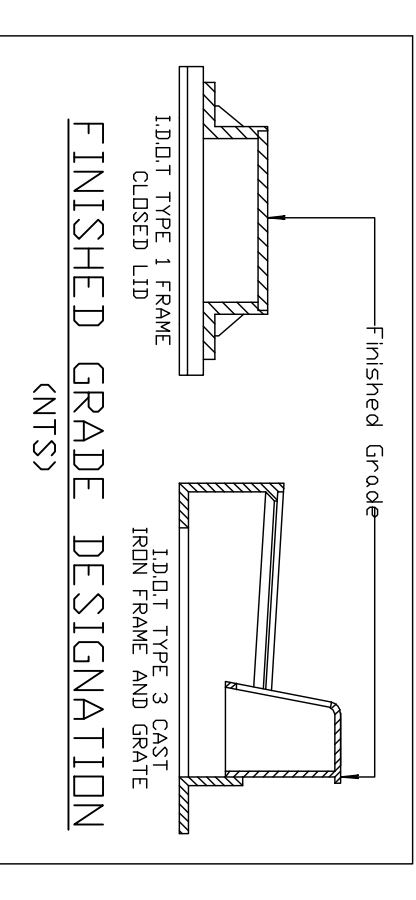


NOTES
 1. Temporary silt fence shall be installed prior to any grading work
 2. Silt fence shall be installed in accordance with the following
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OUTLET TO CHANNEL



NOTES
 1. The filter fabric shall meet the requirements in material
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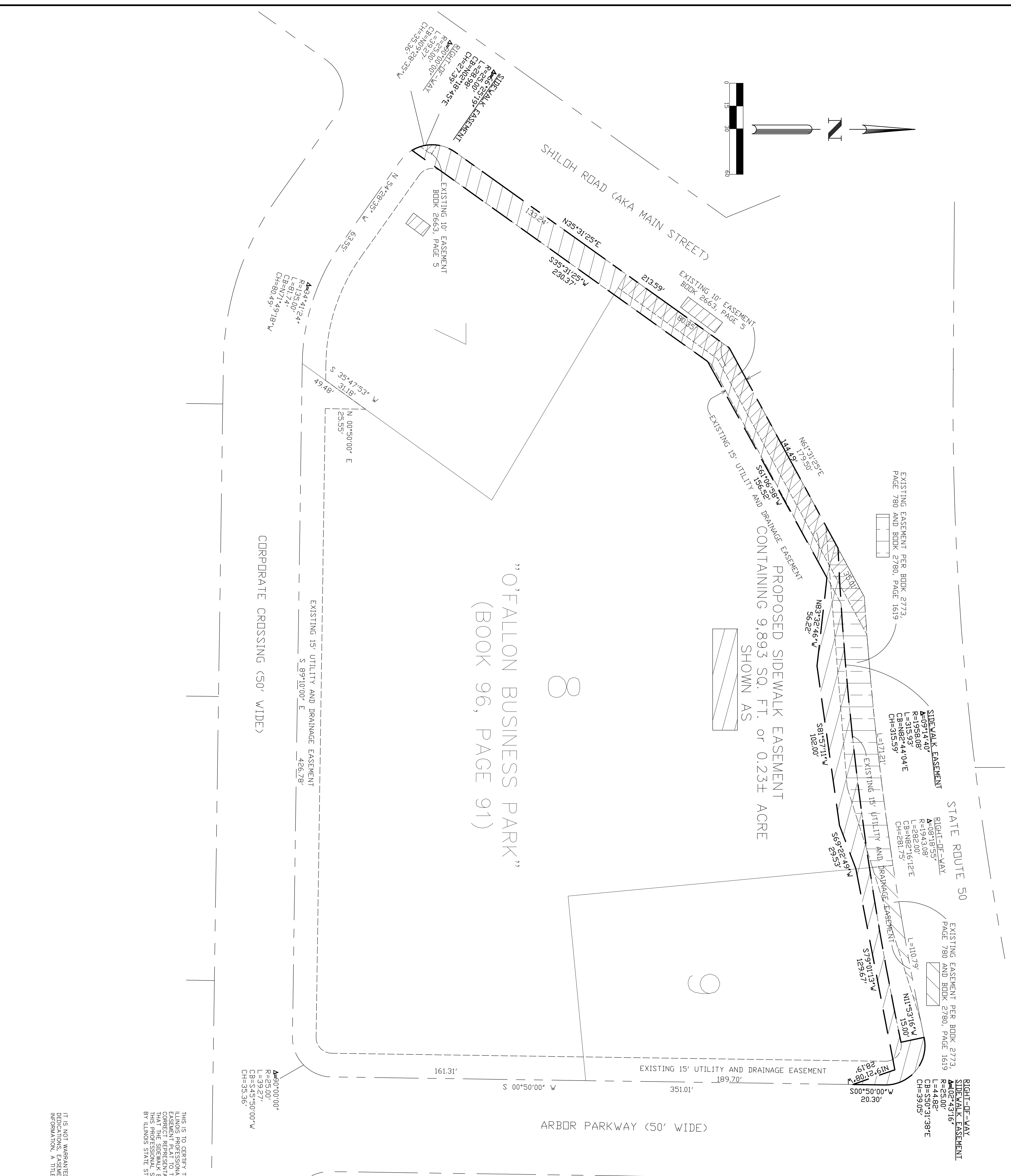


NO.	DATE	REVISION
1	02/03/06	Added Details
2	04/25/06	Added Details and Removed Details per Comments From City of O'Fallon
3	11/12/07	Added Details

Construction Details
 Market Basket
 O'Fallon, Illinois

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DESIGNED BY: BLH
 CHECKED BY: DLK
 APPROVED BY: DDK
 HORIZONTAL SCALE: N/A
 VERTICAL SCALE: N/A
 PROJECT NO: 60136-100
 DATE: 11/11/05
 SHEET NO: 5 OF 6



"O'FALLON BUSINESS PARK"
(BOOK 96, PAGE 91)

PROPOSED SIDEWALK EASEMENT
CONTAINING 9,893 SQ. FT. or 0.23± ACRE
SHOWN AS

CORPORATE CROSSING (50' WIDE)

ARBOR PARKWAY (50' WIDE)

STATE ROUTE 50

RIGHT-OF-WAY
SIDEWALK EASEMENT
EXISTING EASEMENT PER BOOK 2773,
PAGE 780 AND BOOK 2780, PAGE 1619
L=110.79'
R=25.00'
CB=S50°31.38'E
CH=39.05'

EXISTING EASEMENT PER BOOK 2773,
PAGE 780 AND BOOK 2780, PAGE 1619

SIDEWALK EASEMENT
L=1097.44'
R=1958.08'
CB=N82°44.04'E
CH=315.59'

RIGHT-OF-WAY
L=1081.6155'
R=282.00'
CB=N82°16.12'E
CH=281.75'

EXISTING EASEMENT PER BOOK 2773,
PAGE 780 AND BOOK 2780, PAGE 1619
L=110.79'
R=25.00'
CB=S50°31.38'E
CH=39.05'



STATE OF ILLINOIS)
COUNTY OF)
SS)
I, JASON STEVENS, AS THE AUTHORIZED AGENT FOR GEM PROPERTIES, LLC,
OWNER IN FEE OF THE PROPERTY EMBRACED BY THIS PLAT HEREBY
ACKNOWLEDGE THIS PLAT TO BE MY FREE VOLUNTARY ACT AND DEED AND I
HEREBY DEED TO THE CITY OF O'FALLON FOR THE PUBLIC USE FOR THE
MAINTENANCE AND USE OF THE SIDEWALK
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND ON THIS
DAY OF _____, 2007.

JASON STEVENS, AUTHORIZED AGENT
GEM PROPERTIES, LLC

STATE OF ILLINOIS)
COUNTY OF)
SS)
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY
AFORESAID, DO HEREBY CERTIFY THAT JASON STEVENS, PERSONALLY KNOWN
TO ME TO BE THE AUTHORIZED AGENT FOR GEM PROPERTIES, LLC, WHICH IS
THE OWNER IN FEE OF LOTS 7, 8, AND 9 OF O'FALLON BUSINESS PARK, AND
WHICH IS THE PROPERTY EMBRACED BY THIS PLAT, HAS FREELY AND VOLUNTARILY
USES AND PURPOSES HEREBY SET FORTH
GIVEN UNDER MY HAND AND NOTARIAL SEAL ON THIS
DAY OF _____, 2007.

NOTARY PUBLIC

SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF GEM PROPERTIES, LLC, I, THE UNDERSIGNED,
DORCAS L. KINZINGER, SURVEYOR, HAVE SURVEYED AND PLATTED THE ABOVE
DESCRIBED PROPERTY AND THE ADJACENT PROPERTY AND HAVE FOUND THIS
EASEMENT PLAT TO BE THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS IS A
CORRECT REPRESENTATION OF THE KNOWN EXISTING EASEMENTS AFFECTING THIS PROPERTY, AND
THAT THE SIDEWALK EASEMENTS SHOWN HEREON CORRECTLY SHOW THE PUBLIC WALKS AS CONSTRUCTED
AND THE PUBLIC WALKS AS CONSTRUCTED TO BE THE PUBLIC WALKS AS CONSTRUCTED
BY ILLINOIS STATE STATUTE.

DORCAS L. KINZINGER, P.L.L.S. NO. 3179
LICENSE EXP. DATE 11-30-2008
DATE SEALED _____

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING
DEDICATIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES, FOR COMPLETE
INFORMATION, A TITLE OPINION OR COMMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

NO.	DATE	REVISION

Easement Plat
of Lots 7, 8, and 9 "O'Fallon Business Park"
City of O'Fallon, St. Clair County, Illinois

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DRAWN BY: CVD
CHECKED BY: DLK
APPROVED BY: DLK

HORIZONTAL SCALE:
1" = 30'

VERTICAL SCALE:
N/A

PROJECT NO:
60136-100

DATE:
11/12/07

SHEET NO:
1 OF 1