REVISIONS:

7-17-2001	CITY COMMENTS
8-22-2001	MISC. REVISIONS
8-27-2001	CITY COMMENTS

A LANDSCAPE PLAN FOR
AUTOTIRE CAR CARE CENTER

01-11336A 6-1-2001

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

PROPERTY CONVEYED TO THE STATE OF MISSOURI 1575/607

MISSOURI STATE HIGHWAY "N" (VARIABLE WIDTH)

EX. SANITARY MANHOLE TOP = 491.76 FL = 481.81

EX. SANITARY MANHOLE TOP = 505.55 FL = 495.14

EX. 10' ESMT

EX. 8" RCP

EX. 8" PVC

EX. 10' ESMT

TEMPORARY CONSTRUCTION EASEMENT TO THE STATE OF MISSOURI 1575/607

S68°28'58"E 79.60'

L=146.99'
R=1,367.39

25' BUILDING SETBACK

157.19'

N21°31'02"E

LOT 2
33,848 SQ.FT.
0.77 ACRES

PROPOSED AUTOTIRE 5,824 SQ.FT. F.F.=498.00

160.00'

S36°11'09"W

PROPOSED INGRESS/EGRESS EASEMENT

LOT 3
32,597 SQ.FT.
0.75 ACRES

N60°03'26"W 185.00'

PROPOSED INGRESS/EGRESS EASEMENT

PROPOSED STORM WATER DETENTION BASIN (by others)

X 497.80

5:1 TAPER

X 493.90

5:1 TAPER

X 493.00

X 495.00

X 497.10

X 495.50

X 495.50

X 495.00

PROPERTY N/F ARCH ENERGY, L.C. 1754/16 ZONED C-3 HIGHWAY COMMERCIAL

LANDSCAPE LEGEND

QTY. (14) ~ INDICATES PROPOSED BRADFORD PEAR (2" minimum caliper)

QTY. (4) ~ INDICATES PROPOSED MUGHO PINE (18" minimum width)

3/4

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