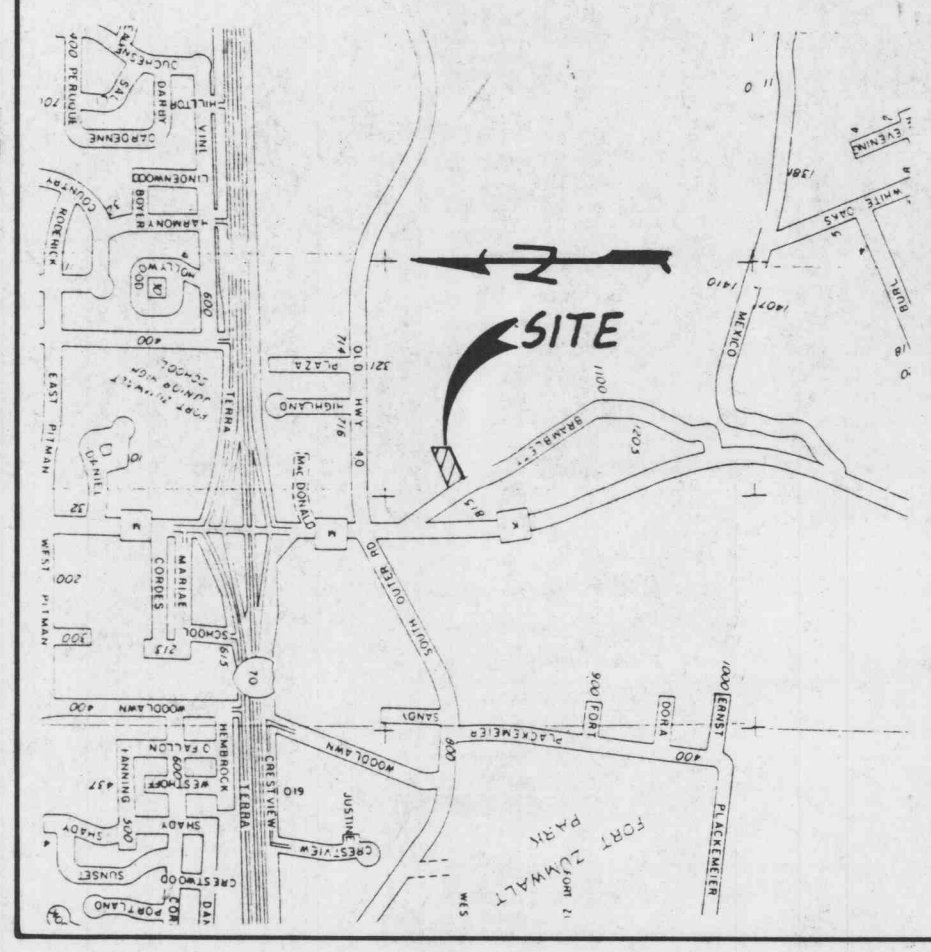
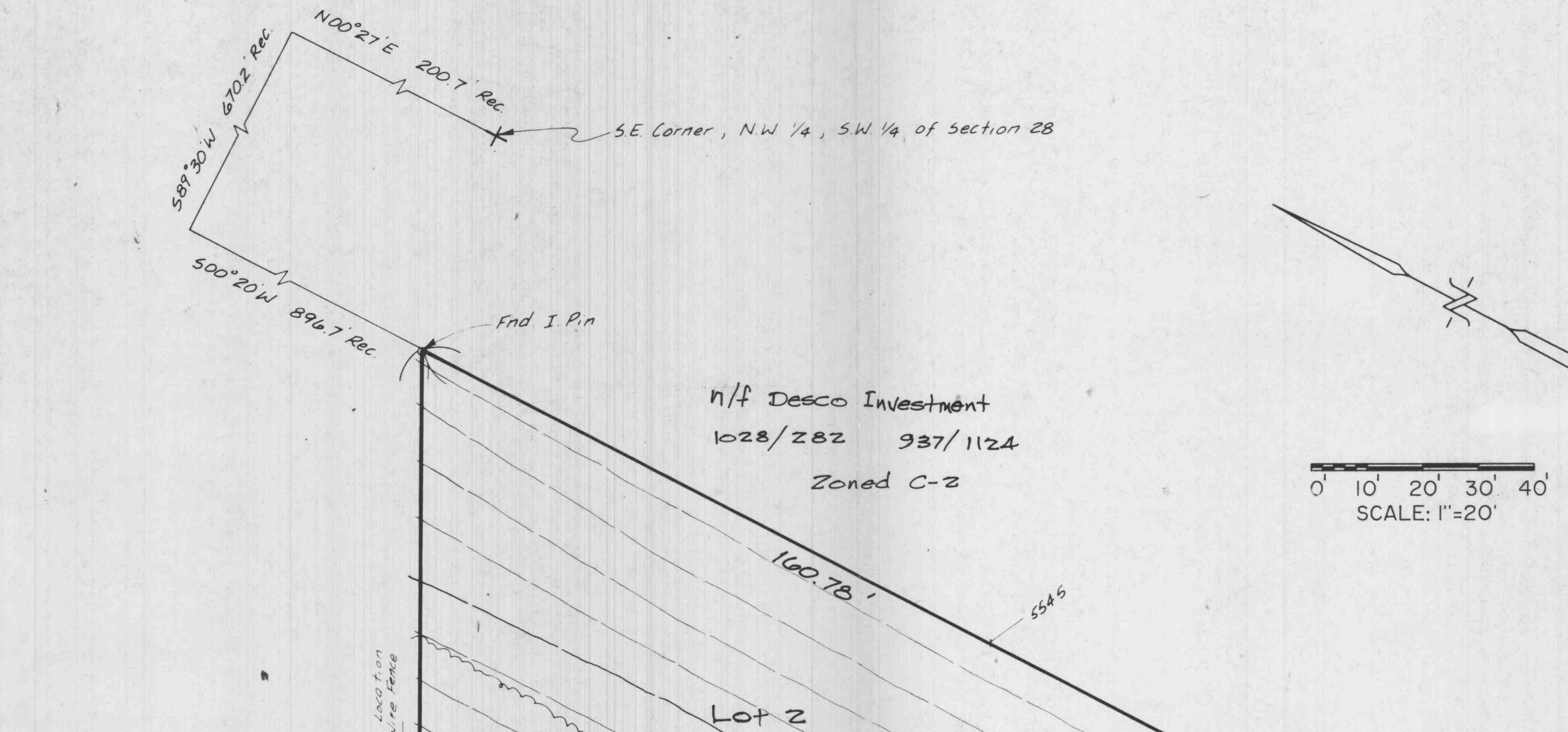


# Button AUTOBODY SHOP SITE PLAN

- GENERAL NOTES:**
1. Present Zoning: C-2 General Business District
  2. Proposed Zoning: C-2 General Business District
  3. Site Area: 0.876 Acres
  4. Proposed Use: Auto Body Shop
  5. This tract is served by:
    - A. Electric - Union Electric
    - B. Water - Private
    - C. Sewer - Private
    - D. Gas - St. Charles Gas Co.
    - E. Telephone - Continental Telephone Co.
    - F. Fire - O'Fallon Fire District
    - G. School - Ft. Sumner School District
  6. Parking Requirements: Auto Repair Garage
    - Building Area = 3,328 sq. ft.
    - Parking Required = 3,328 ÷ 500 = 6.66 spaces
    - Handicap Parking Required: 1 space
    - Parking Provided: 6 regular + 1 handicap = 7 spaces
  7. Setback Requirements:
    - Front - 25 Ft.
    - Side - None
    - Rear - None
  8. All workmanship and materials associated with the new construction in the Bramblett Road right-of-way and on the site shall conform to the current standards and specifications of the City of O'Fallon.
  9. Detention to be coordinated with the City Engineer.
  10. Sanitary sewer system to be coordinated with the City Engineer.
  11. Siltation control to be provided as required by the City of O'Fallon.
  12. No slope shall be greater than 3:1 and shall be seeded or seeded and mulched.

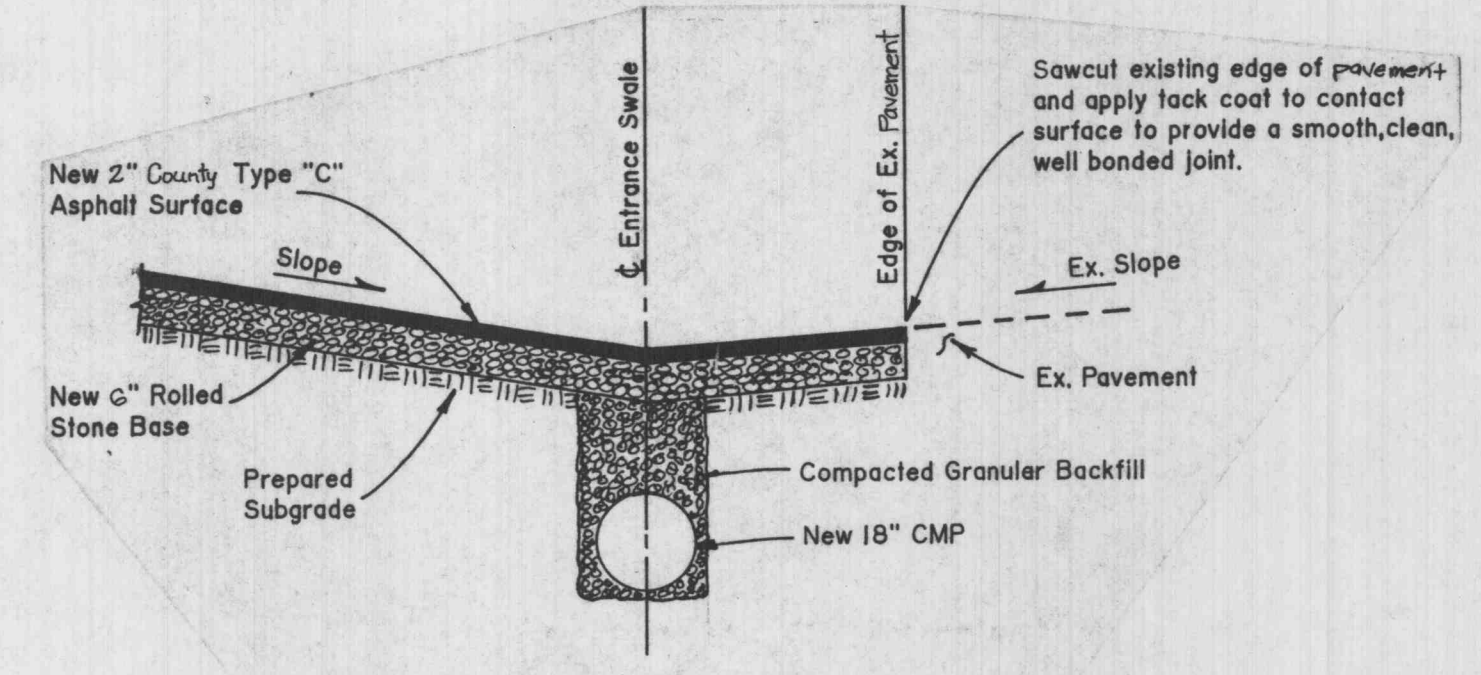
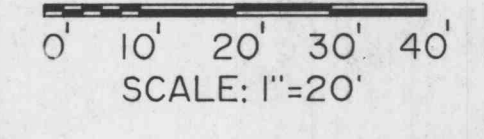


**LOCATION MAP**  
NO SCALE

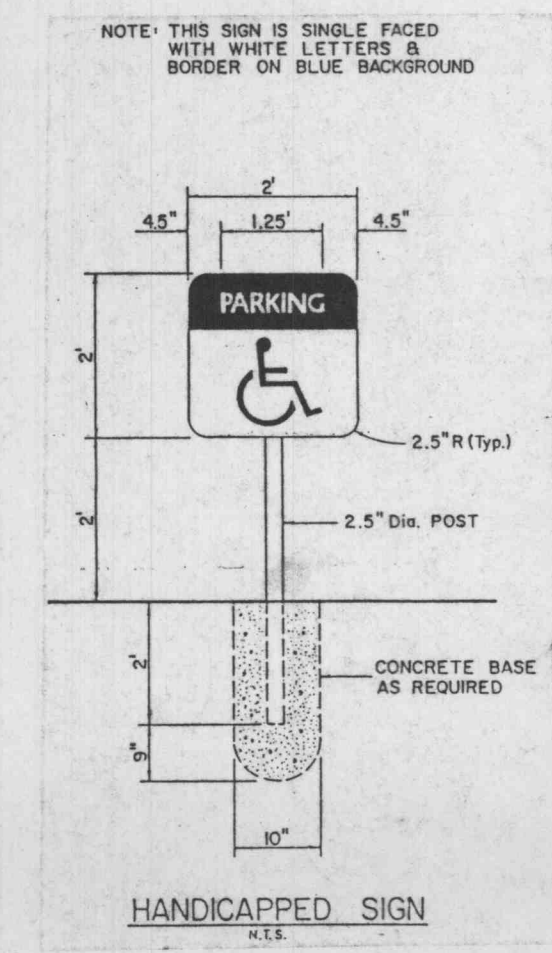


n/f Francis Kellerman  
230/134 1041/1194  
Zoned C-3

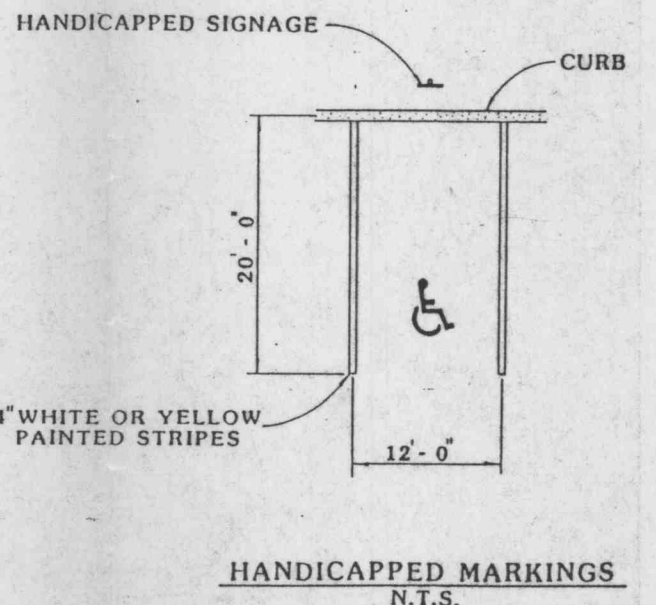
n/f Desco Investment  
1028/282 937/1124  
Zoned C-2



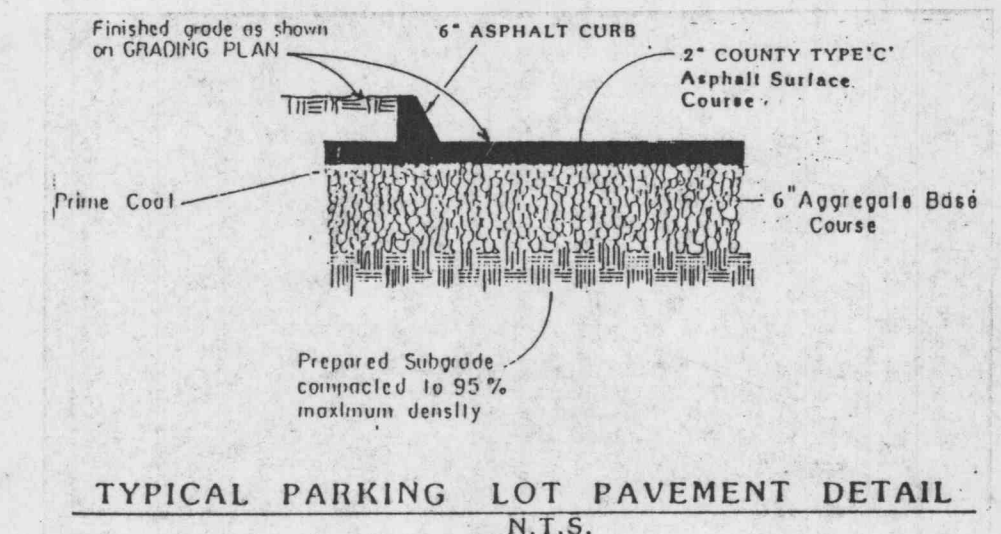
**ENTRANCE DETAIL A-A**  
NO SCALE



**HANDICAPPED SIGN**  
Note: Handicapped sign may be mounted to side of new building.



**HANDICAPPED MARKINGS**  
N.T.S.



**TYPICAL PARKING LOT PAVEMENT DETAIL**  
N.T.S.

Notch curb at 10' intervals for drainage

Additional Row to be dedicated via separate instrument

EXISTING TREES TO BE REMOVED (T.B.R.) TYP.

Exist Brick House

The sediment control plan should be implemented before grading begins. No graded area is to remain bare without being seeded and mulched. Also, when deemed necessary positive steps should be exercised to prevent this soil from damaging adjacent property and silting up all storm drainage systems whether on or off site.

All low places whether on-site or off-site should be graded to allow drainage. This can be accomplished with temporary ditches.

Button Subdivision

BM: "□" cut on Southwest side of triangular shaped concrete island at the Southwest corner of Old Highway 40 and Highway "K."  
Elevation 586.94

SITE BM: "7" on corner concrete wingwall West side of entrance to Button Machine Shop, 1010 Bramblett.  
Elevation 528.87

New pinnaak - 2" caliper - 15 required  
All disturbed areas to be seeded and mulched.

APPROVED  
DATE 10/15/90  
P&Z

APPROVED AS NOTED  
1-17-90  
Frank Adkins

1/11/90 O'Fallon Comments  
Rev. 10/23/89 O'Fallon P&Z & P&Z Comments

**ENGINEERS AUTHENTICATION**

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.

**JAMES Y. BURKE**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSOURI  
NUMBER E-18347

Signature: *James Y. Burke* Date: 9-27-89

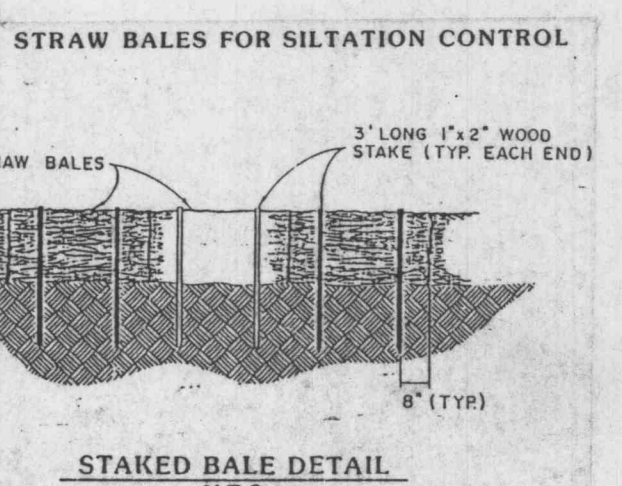
**PICKETT RAY & SILVER**

Civil Engineers  
Planners  
Land Surveyors

333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
441-1211 278-1211

PREPARED FOR:  
**MR. ALAN BUTTON**  
1010 BRAMBLETT ROAD  
O'FALLON, MO. 63366

DRAWN 10-2-89 DATE K.A.W.  
CHECKED DATE  
FIELD BOOK 1989J PROJECT # 89-107  
JOB ORDER # 5255



**STAKED BALE DETAIL**  
N.T.S.

**DESCRIPTION**  
LOT 2 OF BUTTON SUBDIVISION

A tract of land being part of the West half of the Southwest quarter of Section 28, Township 47 North, Range 3 East and being described as follows:  
COMMENCING at a point marking the Southeast quarter of the Northwest quarter of the southwest quarter; thence North 0°27' East, 200.7 feet to a point on the South line of Old U.S. State Highway 40; thence South 89°30' West along the South line of said Highway 40 to a point; thence South 0°20' West, 896.7 feet to an iron pipe being the POINT OF BEGINNING of the tract herein described; thence continuing South 0°20' West a distance of 160.78 feet to a point; thence South 62°47'23" West, a distance of 224.77 feet to a point on the Eastern line of Bramblett Road, 40 feet wide; thence along the said Eastern line of Bramblett the following courses; North 33°10' West, a distance of 45.93 feet to an angle point; thence North 26°40' West, a distance of 98.87 feet to a point; thence North 63°10' East leaving said Eastern right-of-way line, 302.90 feet back to the POINT OF BEGINNING and containing 38,169 square feet or 0.876 acres more or less according to a survey by Pickett, Ray & Silver completed in September, 1989.

01-90-BU-24