

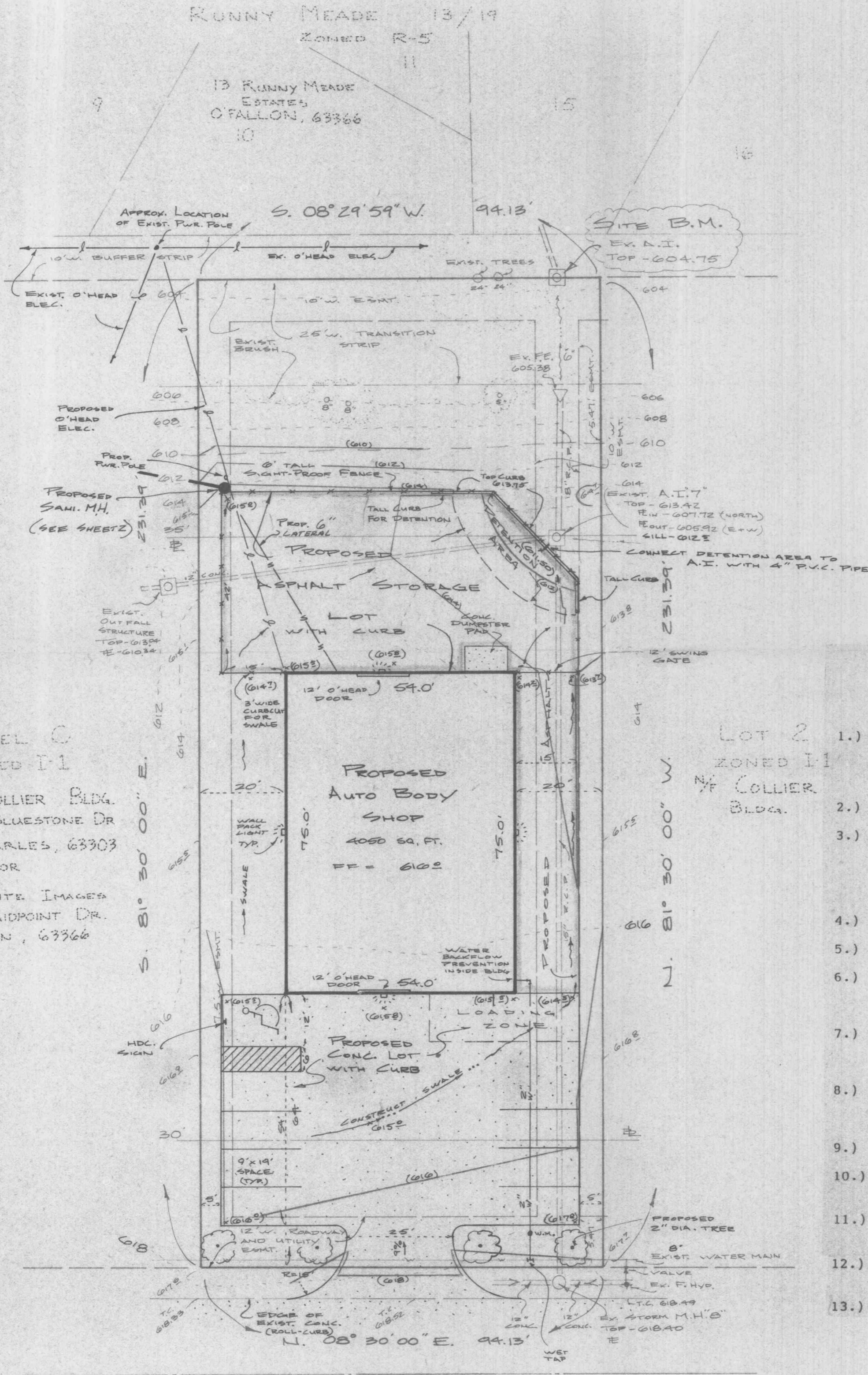
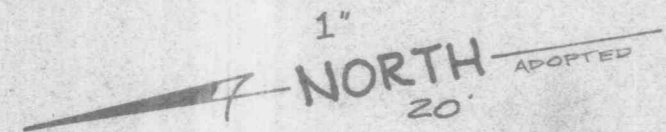
SITE PLAN

COLLISION REPAIR SERVICES

LOT 1 "MIDPOINT INDUSTRIAL PARK"

ST. CHARLES CO, MO

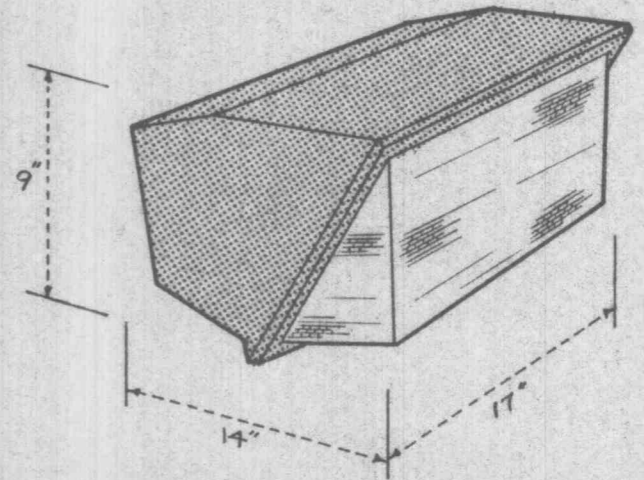
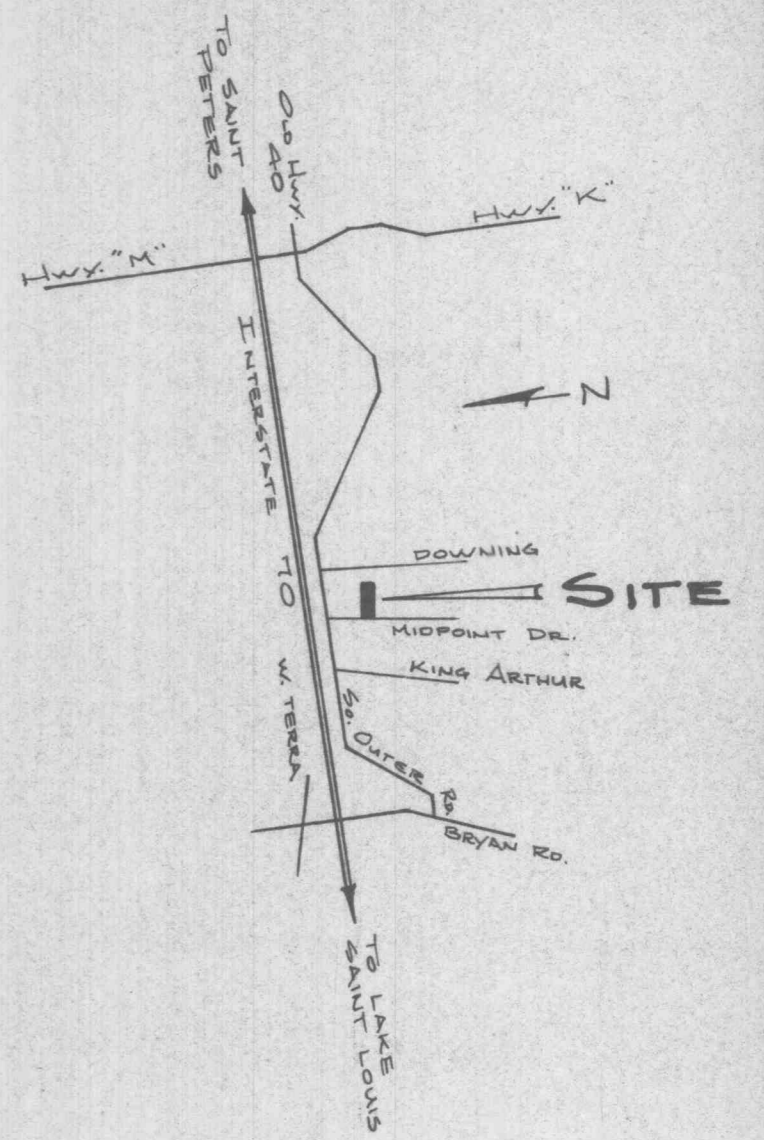
RECEIVED
SEP - 1 1995
ENGINEERING DEPT



PARCEL C
ZONED I-1
NE COLLIER BLDG.
2010 BLUESTONE DR
ST. CHARLES, 63303
OR
EXQUISITE IMAGES
820 MIDPOINT DR.
O'FALLON, 63366

LOT 2
ZONED I-1
NE COLLIER
BLDG.

LOCATION MAP
(NO SCALE)



250/400 WATT WALL PACK
LIGHTING DETAIL

GENERAL NOTES

- 1.) Developer: Collision Repair Services
Jim Preston
9 Plackemeier Drive
O'Fallon, Mo. 63366
- 2.) This tract contains 0.5 acres, more or less.
- 3.) Current Zoning is I-1 Light Industrial.
Requirements:
A. Front Yard - 30'
B. Side Yard - 20'
C. Rear Yard - 35'
- 4.) Proposed Auto Body Shop contains 4,050 square feet.
- 5.) All elevations in parenthesis, (xxxx), indicate proposed elevations.
- 6.) One tree for every 40 feet of road frontage is required, totalling 3 trees. Four 2" diameter deciduous trees are provided.
- 7.) U.S.G.S. Benchmark: S.E. Corner of headwall, 59 feet right of Sta. 703 + 50, Interstate 70. Elev. = 618.94.
- 8.) Parking required and provided:
1 space per 500 sq. ft. of building,
4050/500 = 8 spaces.
- 9.) One 12 ft. by 35 ft loading zone is provided.
- 10.) All elevations in parenthesis, (xxxx), indicate proposed elevations.
- 11.) Existing area inlet in S.E. corner of lot will be utilized as an outfall structure for paved detention area.
- 12.) This property does not lie within the flood plain per F.I.R.M. 29183C - 0110.
- 13.) The address for the site will be 831 Midpoint Drive.

MIDPOINT (50' w.) DRIVE

APPROVED

RETENTION REV: 8-30-95 A.R.M.

PLN# BOOK 32, PAGES 124, 125

Landmark Surveying & Engineering, Inc.
802 E. Main, Wentzville, MO 63385
327-5853 • 332-9190
Troy: 528-5452

SITE PLAN
COLLISION REPAIR SERVICES

Drwn. ARM	Date 8-19-95	SHEET 1 OF 2
Ckd.	Date	
Rev. ARM	Date 7-11-95	

NOTE:
Underground utilities and structures have been plotted from available information and approximate location must be considered of the individuality. It is the responsibility of the utility companies and contractors to notify the owner before actual construction.

