

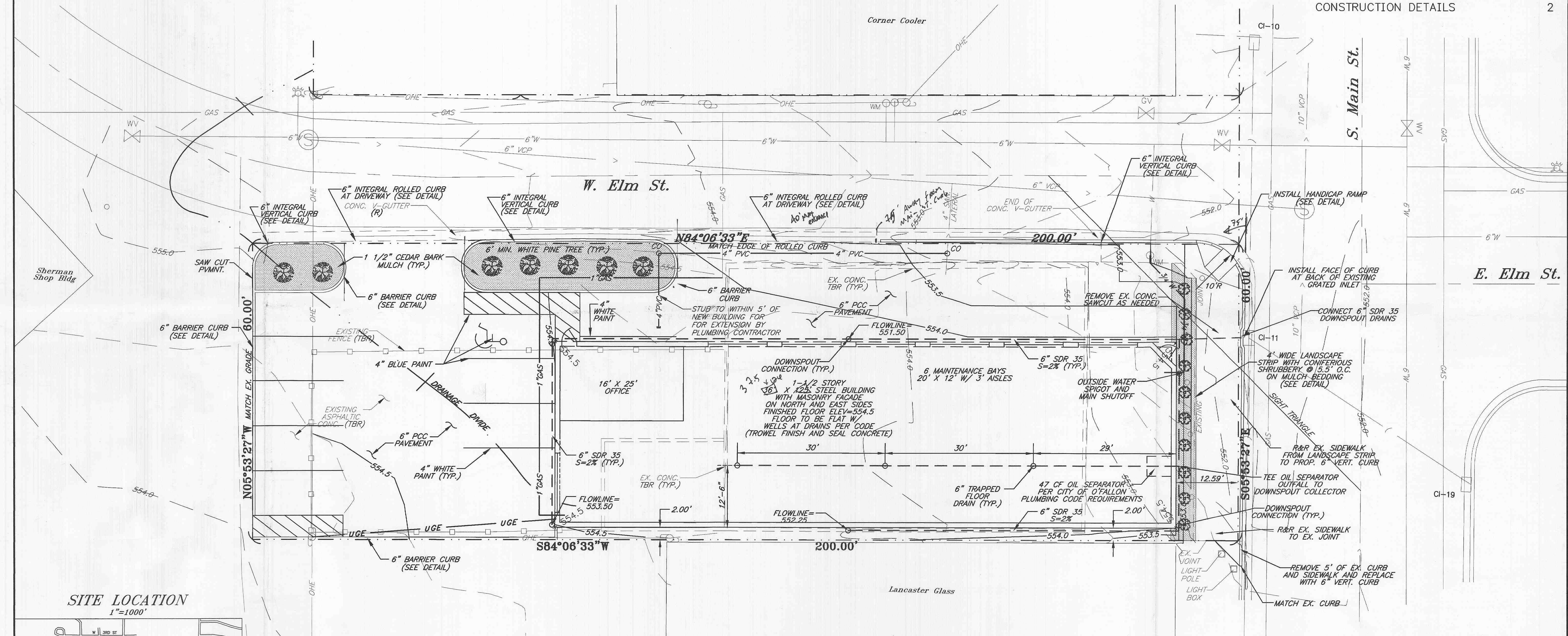
# PLANS FOR CONSTRUCTION OF O'FALLON GARAGE O'FALLON, MISSOURI

B.L.D.C. CONSTRUCTION INSPECTION  
**APPROVED**  
AS NOTED  
7-26-99  
*[Signature]*  
CARLOS LINNENBERG

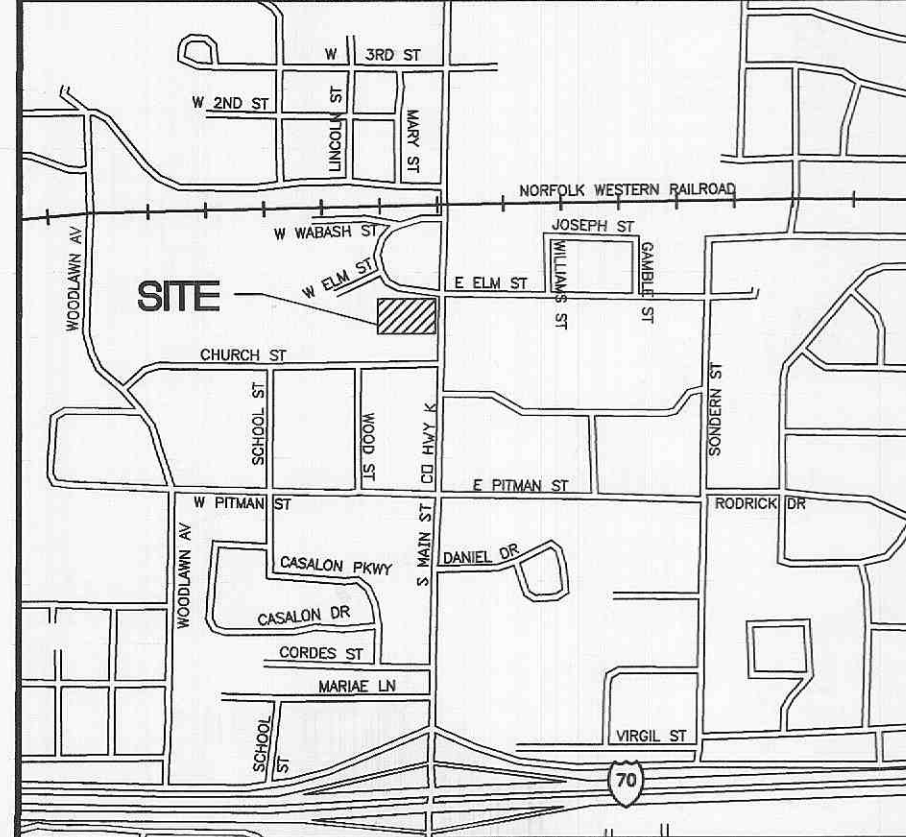
<b>GBA</b> GEORGE BUTLER ASSOCIATES, INC. Engineers / Architects Kansas City, Mo. / Lenexa, Ks. / O'Fallon, Mo. / Wichita, Ks.	225 SOUTH MAIN STREET, SUITE 200 O'FALLON, MISSOURI 63366-2892 (636) 240-2444 (636) 978-2901 FAX		DATE: 6-1-99
	O'FALLON GARAGE CONSTRUCTION SITE PLAN DENNIS R. AND TRACY L. SHERMAN 417 LOISE LANE DRIVE, O'FALLON, MO 63366 (636)240-3299		DESIGN BY: BLH
	PROJECT NO.: 8759	SHEET NO.: 1	TOTAL SHEETS: 2
REVISIONS	BY	DATE	
PER CITY'S COMMENTS	LRK	6/30/99	
PER CITY'S COMMENTS	LRK	7/13/99	
PARKING SPACES	LRK	7/21/99	
BUILDING SETBACK	LRK	7/22/99	

### INDEX OF SHEETS

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**SITE LOCATION**  
1"=1000'



**GENERAL NOTES:**

- 1) PROPERTY IS ZONED C-2. GENERAL BUSINESS DISTRICT, USE: 6411 AUTOMOBILE AND OTHER MOTOR VEHICLE REPAIR SERVICES AND BODY SHOP.
- 2) PARKING REQUIRED: (36' X 125')/(500 S.F./SPACE) = 9 SPACES REQUIRED (9 PROVIDED)
- 3) LANDSCAPING REQUIRED: 1 TREE FOR EVERY 40' OF FRONTAGE.  
60/40=2 ON MAIN STREET  
200/40=5 ON ELM STREET  
(7 PROVIDED ON ELM STREET)
- 4) POST-DEVELOPMENT STORM WATER RUNOFF IS LESS THAN PRE-DEVELOPMENT AS SOME PAVEMENT HAS BEEN REMOVED.
- 5) SITE COVERAGES: TOTAL AREA: 12,000 SQ. FT.  
BUILDING: 5,000 SQ. FT. (41.7%)  
PAVEMENT: 6,270 SQ. FT. (52.3%)  
LANDSCAPED: 730 SQ. FT. (6.1%)
- 6) NO EXTERIOR LIGHTING PROVIDED.
- 7) ALL UTILITIES TO BE LOCATED UNDERGROUND.
- 8) NO TREES TO BE 6 FOOT CONIFERS ON MULCH BEDDING.
- 9) NO SIDE OR REAR SETBACK IN C-2 DISTRICT.
- 10) LANDSCAPED AREAS
- 11) VARIANCE ACQUIRED FOR BUILDING SETBACK ON MAIN STREET FROM 25 FEET TO 11 FEET AND ON WEST ELM STREET FROM 25 FEET TO 20 FEET.
- 12) SITE IS NOT WITHIN THE 100-YR FLOOD HAZARD AREA PER FIRM #29183C0237E.
- 13) ALL SLOPES SHALL BE LESS THAN 3:1 UNLESS OTHERWISE NOTED ON PLANS.

