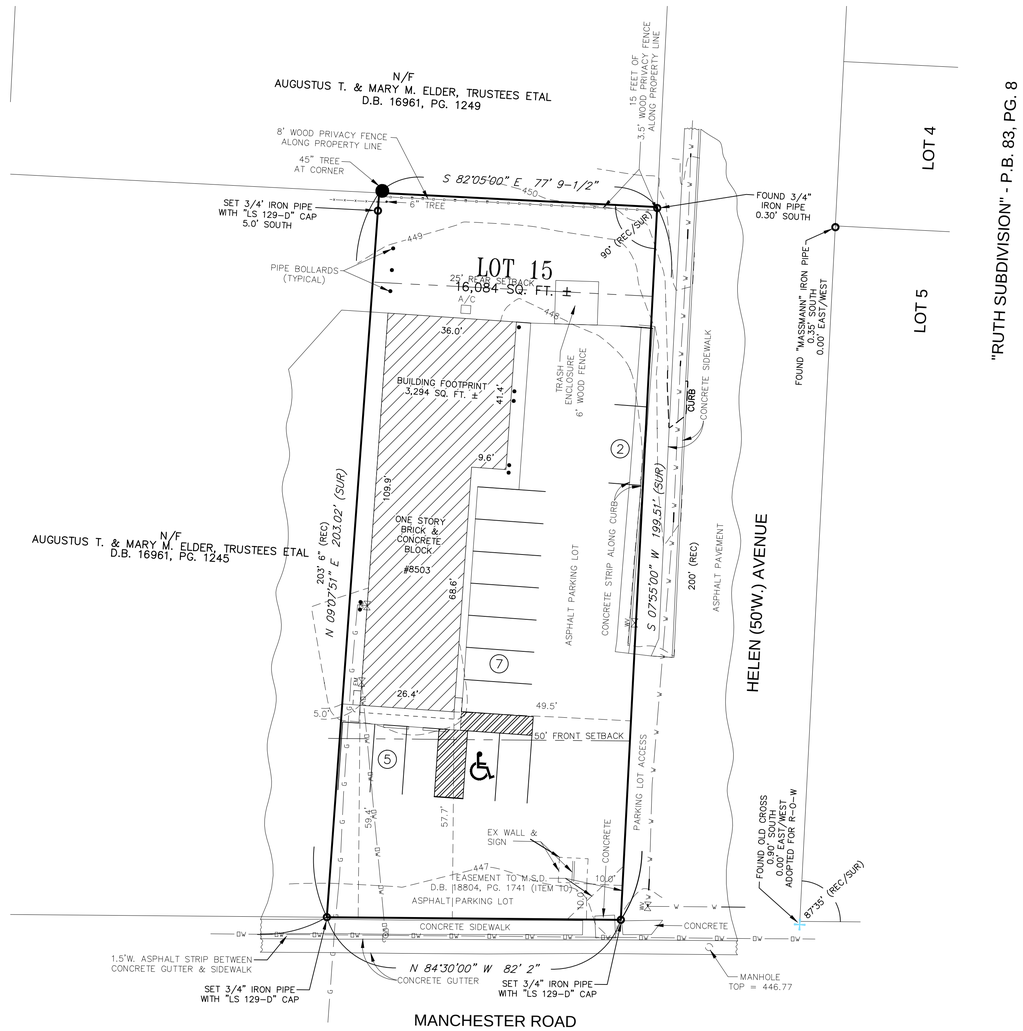
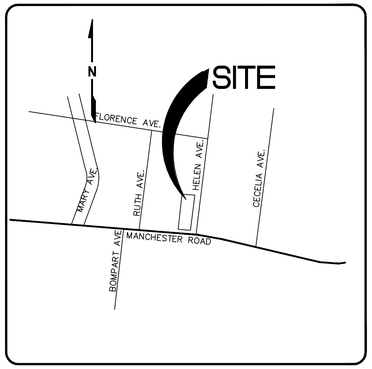
AAMCO
8503 MANCHESTER ROAD

CITY OF BRENTWOOD, MO

LEGEND

DESCRIPTION	SYMBOL
EXISTING WATERLINE	W
EXISTING GAS LINE	G
EXISTING MAJOR CONTOUR	500
EXISTING MINOR CONTOUR	502
PROPOSED MAJOR CONTOUR	504
PROPOSED MINOR CONTOUR	502
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
PROPOSED WATERLINE	W
FIRE HYDRANT	
OVERHEAD UTILITY LINE	OU
MANHOLE	
UTILITY POLE	
LIGHT STANDARD	
STREET SIGN	
WATER VALVE	
SILT FENCE	





LOCATION MAP

N.T.S.

PROJECT DATA

LOCATOR NO.	: 21K240151
OWNER (CONTRACT)	: MONTILEONE PROPERTIES, L.L.C.
ADDRESS	: 8503 MANCHESTER ROAD BRENTWOOD, MO 63144
ACREAGE OF TRACT	: 0.37 Ac.±
PRESENT ZONING	: "G.C."
PRESENT USAGE	: VACANT
PROPOSED USAGE	: AUTO REPAIR AND CARE
SCHOOL DISTRICT	: BRENTWOOD
ZIP CODE	: 63144
UTILITIES	: MISSOURI-AMERICAN WATER COMPANY : METROPOLITAN ST. LOUIS SEWER DISTRICT : LACLEDE GAS COMPANY : AT&T TELEPHONE COMPANY : AMEREN UE
FIRE DISTRICT	: BRENTWOOD
FIRM PANEL	: 29189C0327K
FLOOD ZONE	: AE

YARD AND SETBACK REQUIREMENTS

MINIMUM FRONT YARD: 50' (WHERE PARKING IS PROVIDED IN FRONT OF BUILDING)

MINIMUM SIDE YARD: 12'

MINIMUM REAR YARD: 25' (ADJACENT TO RESIDENTIAL)

PARKING REQUIREMENTS

2 – SERVICE BAYS: 3 SPACES / BAY = 6 SPACES

3 – EMPLOYEES: 1 SPACE / 2 EMPLOYEES = 2 SPACES

1,600 SF OFFICE X 3.5 SPACES / 1000 SF = 6 SPACES
TOTAL REQUIRED SPACES = 14
SPACES PROVIDED = 14 (INCLUDING 1 ACCESSIBLE SPACE)

SITE COVERAGE CALCULATIONS

SITE AREA = 16,083 S.F.
MAXIMUM SITE COVERAGE = 70% (OR 11,258 S.F.)

EXISTING BUILDING AND PAVED AREAS: 13,568 S.F.

TOTAL SITE COVERAGE = 13,568 / 16,083 = 84%

GENERAL NOTES

1. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ANY PROPOSED SITE GRADING OR IMPROVEMENTS SHOWN HEREON SHALL BE DULY DESIGNED, APPROVED, AND PERMITTED BY THE APPROPRIATE ENTITIES PRIOR TO CONSTRUCTION.
2. BOUNDARY AND TOPOGRAPHIC SURVEY BY JAMES SURVEYING CO.
3. LIGHTING SHALL COMPLY WITH THE CITY OF BRENTWOOD REGULATIONS, AND SHALL BE SHIELDED AS APPROPRIATE.
4. NO PROPOSED CHANGE TO STORM DRAINAGE.
5. PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND HAVE BEEN PLOTTED FROM AVAILABLE RECORDS.
6. SUBSURFACE INFORMATION WAS NOT AVAILABLE AT THE TIME THIS PLAN WAS PREPARED AND THEREFORE HAS NOT BEEN INCLUDED.
7. THERE ARE NO PROPOSED SITE IMPROVEMENTS WITH THIS PLAN.
8. SERVICE BAYS WILL NOT HAVE AN INTERNAL FLOOR DRAIN.

N

0 10 20 40

1 inch = 20 ft.

PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

10/28/16

M. CLAY VANCE, P.E., E-25616
VANCE ENGINEERING, INC.

STATE OF MISSOURI
MICHAEL CLAY VANCE
NUMBER E-25616
REGISTERED PROFESSIONAL ENGINEER

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

BEFORE YOU
DIG – DRILL – BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

THE WORK PREPARED BY OR UNDER THE DIRECTION OF THE ENGINEER AND ADDRESSED IN THIS PLAN AND DATED SIGNATURE IS LIMITED TO SITWORK ITEMS. SITEWORK INCLUDES GRADING, PAVING, SEWERS, AND OTHER APPURTENANT SITE IMPROVEMENTS. THE ENGINEER ASSUMES NO RESPONSIBILITY IS TAKEN FOR SERVICES PERFORMED BY OTHERS INCLUDING BUT NOT LIMITED TO: TOPOGRAPHIC SURVEYS; STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND GEOTECHNICAL INVESTIGATIONS AND RECOMMENDATIONS; CONSTRUCTION MEANS, METHODS AND SAFETY PRECAUTIONS AND PROGRAMS; SPECIFICATIONS; ESTIMATES; OR REPORTS THAT ARE DATED AFTER THE DATE OF THIS PLAN SIGNATURE, AND DATE OF THE ENGINEER.

MONTILEONE PROPERTIES, L.L.C.
5228 S. Avimore Drive
Springfield, MO 65809
P: 417-849-3702

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St. Louis, MO 63132
P: 314.427.1800
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VANCE ENGINEERING, INC.
AUTHORITY NO. 2003022194

8503 MANCHESTER ROAD

SITE PLAN

REVISED

16094

9/25/2016

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