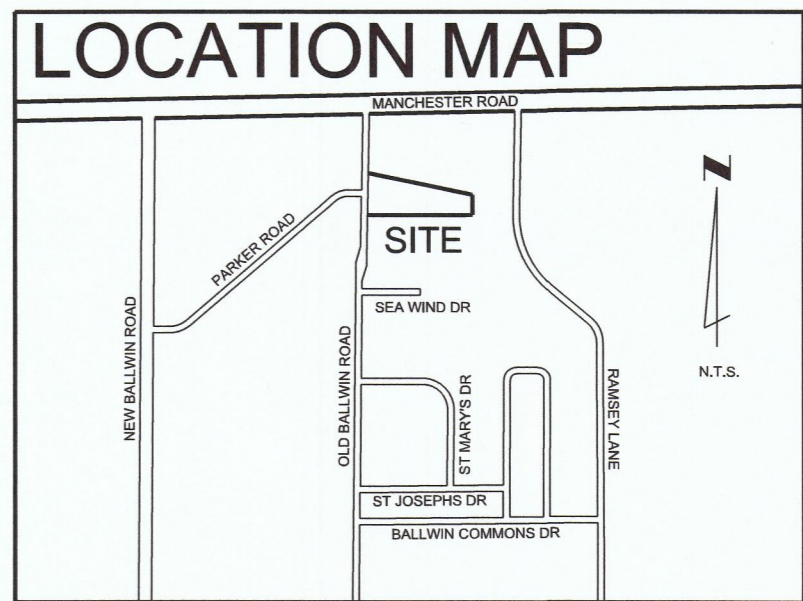
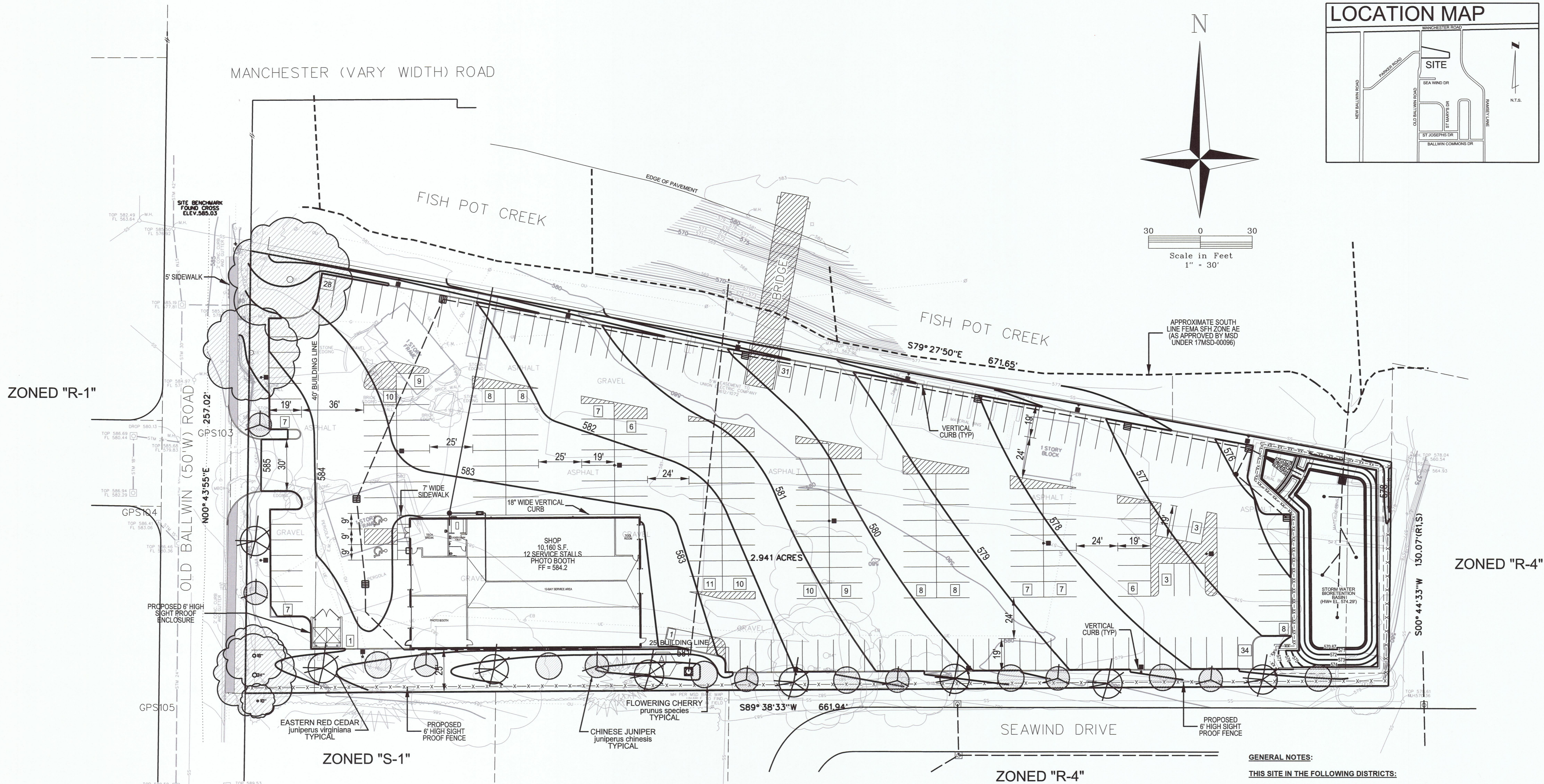
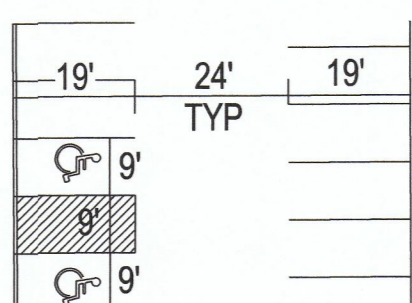


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TREE	PLANT SCHEDULE	SIZE	QUANTITY
	CHINESE JUNIPER juniperus chinensis	6" TALL	8
	FLOWERING CHERRY prunus species	2.5" CAL	7
	EASTERN RED CEDAR juniperus virginiana	6" TALL	8

TYPICAL PARKING
DIMENSIONS
ACCESSIBLE SPACES



LEGEND	
EXISTING TREES TO REMAIN	
EXISTING TREES	
PROPOSED CONTOURS	
EXISTING TOPOGRAPHY	
LIGHT STANDARDS	

PROJECT NOTES:		
AREA OF SITE:	2.941 ACRES	128,110 SF
LOCATOR NO:	23S 63 0365	
SITE ADDRESS:	112 OLD BALLWIN ROAD	
OWNER OF RECORD:	Msh II LLC	112 OLD BALLWIN RD. BALLWIN, MO 63021-5804
PREPARED FOR:		MSH CHEVROLET CADILLAC INC ETAL 15110 MANCHESTER RD BALLWIN, MO 63011
PREPARED BY:		10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
ZONING:	"C-1" COMMERCIAL DISTRICT	
PROPOSED USES:	ARTICLE IX - C-1 COMMERCIAL DISTRICT REGULATIONS USES ALLOWED IN SECTION 2. - USE REGULATIONS. NO BUILDING SHALL EXCEED 45 FEET IN HEIGHT, EXCEPT AS OTHERWISE PROVIDED HEREIN.	
AREA REGULATIONS:	FRONT YARD SIDE YARD REAR YARD	40' SIDE YARD IS NOT REQUIRED 25'
PROPOSED USES:	AUTOMOBILE AND MOTOR VEHICLE SERVICE & REPAIR FACILITY	
PARKING REGULATIONS	REQUIRED	PROPOSED
ACCESSIBLE SPACES	10,160 SF/300 = 34 SPACES 2 HC	247
LEGAL DESCRIPTION	A TRACT OF LAND IN SECTION 34, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY MISSOURI	

DESCRIPTIONS BASED ON SURVEY:

A TRACT OF LAND IN SECTION 34, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF "VLASIS INDUSTRIAL COURT PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 106 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, WITH THE EAST LINE OF OLD BALLWIN ROAD, 50 FEET WIDE, AS WIDENED BY INSTRUMENT RECORDED IN BOOK 6659 PAGE 793 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE OF OLD BALLWIN ROAD, 50 FEET WIDE, NORTH 00 DEGREES 43 MINUTES 55 SECONDS EAST 257.02 FEET TO THE NORTH LINE PROPERTY DESCRIBED IN DEED TO RICHARD D. REINISCH AND GRACE A. REINISCH AS RECORDED IN BOOK 8255 PAGE 375 OF THE ST. LOUIS COUNTY RECORDS, THENCE EASTWARDLY ALONG SAID NORTH LINE SOUTH 79 DEGREES 27 MINUTES 50 SECONDS EAST 671.65 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DEED TO KENSINGTON WEST APARTMENTS, L.L.P. AS RECORDED IN BOOK 11006 PAGE 1981 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID EAST LINE SOUTH 00 DEGREES 44 MINUTES 33 SECONDS WEST 130.07 FEET TO THE NORTH LINE OF SAID KENSINGTON WEST APARTMENTS, L.L.P. PROPERTY; THENCE WESTWARDLY ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID "VLASIS INDUSTRIAL COURT PLAT ONE" SOUTH 89 DEGREES 38 MINUTES 33 SECONDS WEST 661.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.941 ACRES ACCORDING TO SURVEY BY VOLZ INC. DURING APRIL 2017.

GENERAL NOTES:

THIS SITE IN THE FOLLOWING DISTRICTS:

METROPOLITAN ST. LOUIS SEWER DISTRICT
METRO WEST FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
FISH POT CREEK WATERSHED

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
AT&T TELEPHONE COMPANY
CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF BALLWIN AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

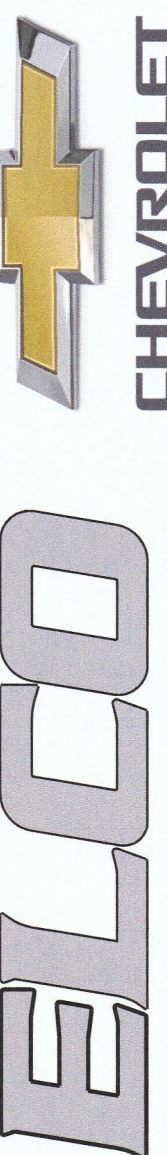
THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF BALLWIN STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

LIGHTING SHOWN ON SITE WILL BE LIMITED TO THE BUILDING & PARKING LOT. THE LIGHT LEVELS WILL BE ZERO AT ALL LOT LINES.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



CHEVROLET

A TRACT OF LAND IN SECTION 34,
TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY MISSOURI

SITE DEVELOPMENT PLAN

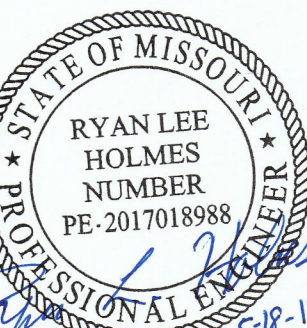
LOCATOR NUMBER: 23S 63 0365
SITE ADDRESS: 112 OLD BALLWIN RD

21332

2.941 ACRES

05-17-2018

SDP 1



RYAN L. HOLMES P.E.
PROFESSIONAL ENGINEER
PE-2017018988

ELCO

MSH CHEVROLET CADILLAC INC ETAL
15110 MANCHESTER RD
BALLWIN, MO 63011

VOLZ
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