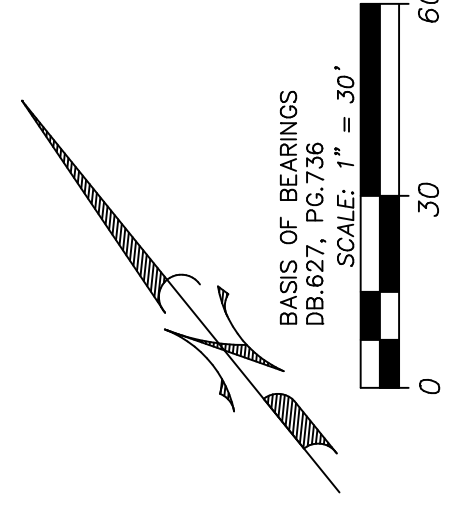


OWNER:
 MCGOFF MUFFLER SHOPS INC.
 1427 JEFFCO BLVD.
 ARNOLD, MO. 63010
 PH:
 APPLICANT:
 KENT CHILDS
 15 FOREST RIDGE
 SPRINGFIELD, IL 62712
 PH: 227-553-3685

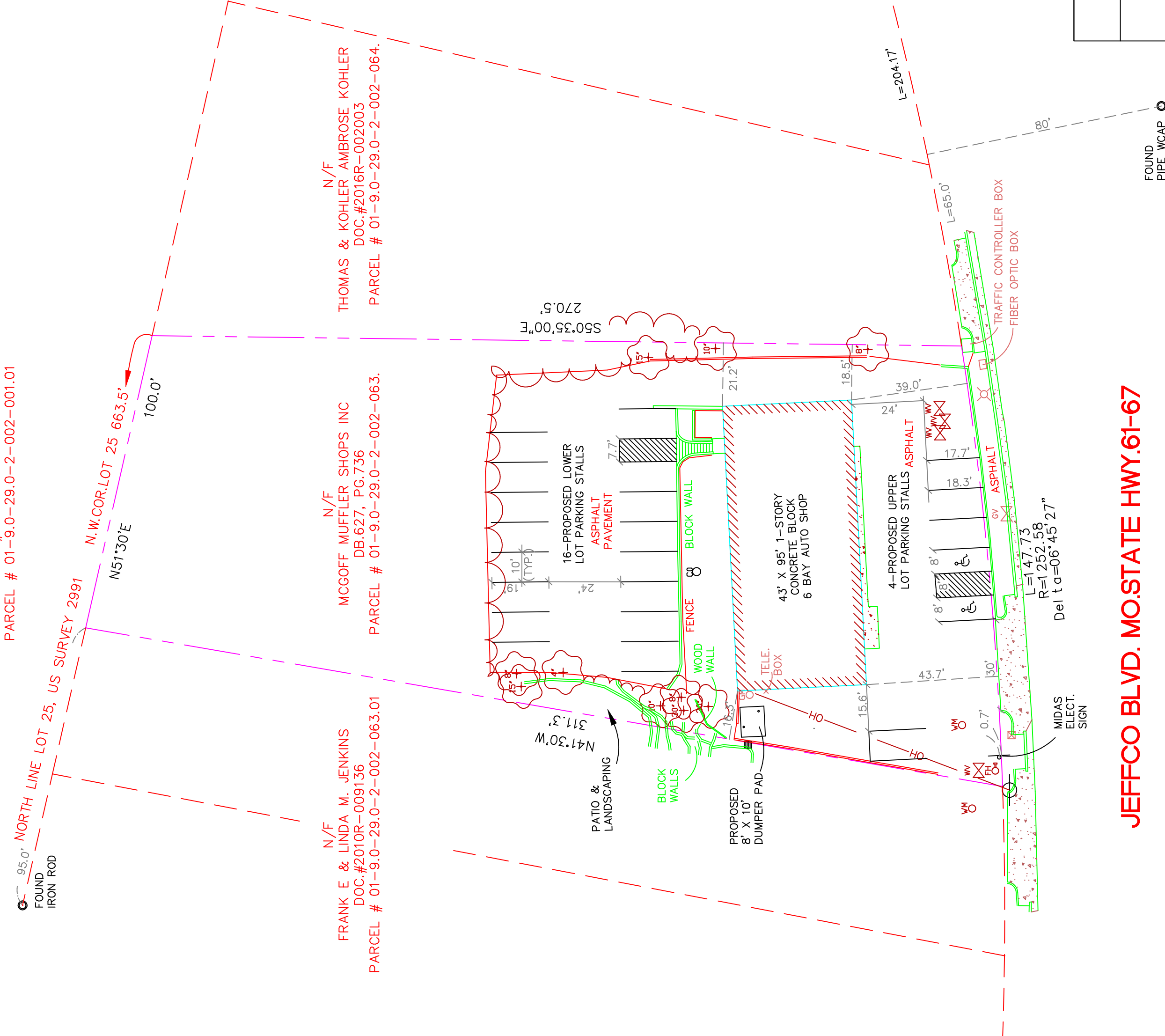
ZONED C-3

SET BACKS:
 FRONT 50 FEET
 PARKING 15 FEET
 SIDE 0 FEET
 REAR 0 FEET

CONDITIONAL USE LOT AREA = 35,563 sq.ft.
 BUILDING AREA = 4085 sq.ft.
 PARKING/DRIVE ISLE AREA = 14160 sq.ft.
 (IMPERVIOUS ASPHALT PAVEMENT)
 TOTAL TYPICAL PARKING STALLS = 20
 ADA PARKING STALLS = 2



LEGEND	
	MANHOLE
	CLEANOUT
	CURB GRATE INLET
	GRATE INLET
	DOUBLE INLET
	FLARED END SECTION
	UTILITY POLE
	GUY WIRE
	WATER METER
	WATER VALVE
	WATER MANHOLE
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	GAS DRIP
	ELECTRIC BOX
	TELEPHONE PED
	CABLE PED
	SIGNAL BOX
	TRAFFIC SIGNAL
	TELE. MANHOLE
	ELECT. MANHOLE
	WATER MANHOLE
	BARRIER POST
	SIGN
	MAILBOX
	LIGHT STANDARD
	SPINKLER HEAD
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE
	UNDERGROUND WATER
	OVERHEAD UTILITIES



MIDAS MUFFLER SHOP

SITE DEVELOPMENT PLAN

1427 JEFFCO BLVD.

BURDINE AND ASSOCIATES, INC.

Registered Land Surveyors
 636-282-1600

1638 Jeffco Blvd.
 Arnold, Mo. 63010

CERTIFICATE OF AUTHORITY #0302241

Checked By: *DDP*
 Date: *SEPT 25 2019*

Project No.: **19121**
 Drawn By: *DRZ*
 Sheet No: *1* OF *1*

NOTE: THE RIGHT-OF-WAY AS SHOWN HEREON IS AS SHOWN ON THE STATE HIGHWAY PLANS. NO CONVEYEE DOCUMENT AS BEEN SUPPLIED TO THIS OFFICE.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO KENT CHILDS THAT AT HIS REQUEST, WE BURDINE AND ASSOCIATES, INC. IN THE MONTH OF SEPTEMBER, 2019, HAVE LOCATED THE IMPROVEMENTS ON A TRACT OF LAND BEING PART OF LOT 25 OF THE SUBDIVISION OF U.S. SURVEY NO. 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI, FOR THE PURPOSE OF AN CONDITIONAL USE PERMIT.

Daniel R. Zervas
 DANIEL R. ZERVAS, PLS 2430
 BURDINE AND ASSOCIATES, INC. 219-D
 9-25-19
 DATE

