

NOTES

1. DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM A PLAN REVIEWER BY COMPLETION OF THIS PLAN. THE PLAN REVIEWER HAS REVIEWED THIS PLAN FROM THE SITE PLAN SECTION TO ASSURE A PROVISION IS MADE FOR THE PROVISION AND COORDINATION OF SUCH SERVICES.
2. PERMITTEE IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND FOR THE PROVISION AND COORDINATION OF SUCH SERVICES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND FOR THE PROVISION AND COORDINATION OF SUCH SERVICES.
4. EXISTING SITE UTILITIES (UNDERGROUND AND OVERHEAD) ARE SHOWN AS SHOWN ON THE ATTACHED UTILITY MAP. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND FOR THE PROVISION AND COORDINATION OF SUCH SERVICES.

SOILS DATA

DATA OBTAINED FROM THE SOIL SURVEY OF BRADY COUNTY, MISSOURI, SHOWING THE SOILS IN THE PROJECT AREA.

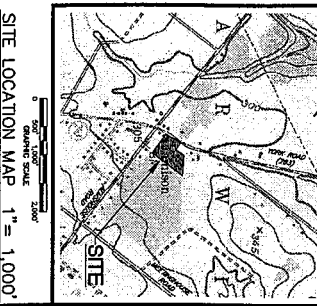
DATE - OCTOBER 20, 1964 (YOU 0)

SITE STATISTICS

TRACT AREA: 10.00 ACRES
 PARCEL NO. 31-04-000

1. ACCORDING TO THE OFFICE OF THE ENGINEER OF BRADY COUNTY, MISSOURI, THE SOILS IN THE PROJECT AREA ARE AS FOLLOWS:
2. GRADE OF PROJECT TRACTS:
3. ADDRESS OF THE SUBJECT TRACT:
4. ADJACENT TRACTS:
5. ADJACENT TRACTS (TO THE NORTH):

PROPOSED LOT 'A': 7,500 SQ. FT. (0.172 ACRES)
 PROPOSED LOT 'B': 2,100 SQ. FT. (0.048 ACRES)
 PROPOSED LOT 'C': 18,000 SQ. FT. (0.413 ACRES)



ZONING DATA

DATA OBTAINED FROM THE BRADY COUNTY ZONING ORDINANCE, AS AMENDED TO DATE BY THE BOARD OF ZONING ADJUSTMENT, BRADY COUNTY, MISSOURI, SHOWING THE ZONING IN THE PROJECT AREA.

DATE - OCTOBER 20, 1964 (YOU 0)

LOT 'A'	LOT 'B'	LOT 'C'
RESIDENTIAL SINGLE-FAMILY (R-1)	RESIDENTIAL SINGLE-FAMILY (R-1)	RESIDENTIAL SINGLE-FAMILY (R-1)
MIN. LOT AREA: 10,000 SQ. FT.	MIN. LOT AREA: 10,000 SQ. FT.	MIN. LOT AREA: 10,000 SQ. FT.
MIN. LOT WIDTH: 100 FT.	MIN. LOT WIDTH: 100 FT.	MIN. LOT WIDTH: 100 FT.
MIN. FRONT YARD SETBACK: 25 FT.	MIN. FRONT YARD SETBACK: 25 FT.	MIN. FRONT YARD SETBACK: 25 FT.
MIN. SIDE YARD SETBACK: 5 FT.	MIN. SIDE YARD SETBACK: 5 FT.	MIN. SIDE YARD SETBACK: 5 FT.
MIN. REAR YARD SETBACK: 5 FT.	MIN. REAR YARD SETBACK: 5 FT.	MIN. REAR YARD SETBACK: 5 FT.
MAX. BUILDING HEIGHT: 35 FT.	MAX. BUILDING HEIGHT: 35 FT.	MAX. BUILDING HEIGHT: 35 FT.
MAX. FLOOR AREA: 10,000 SQ. FT.	MAX. FLOOR AREA: 10,000 SQ. FT.	MAX. FLOOR AREA: 10,000 SQ. FT.
MAX. GROUND COVER: 20%	MAX. GROUND COVER: 20%	MAX. GROUND COVER: 20%
MAX. LOT COVERAGE: 20%	MAX. LOT COVERAGE: 20%	MAX. LOT COVERAGE: 20%
MAX. NUMBER OF UNITS: 1	MAX. NUMBER OF UNITS: 1	MAX. NUMBER OF UNITS: 1

PARKING DATA

DATA OBTAINED FROM THE BRADY COUNTY ZONING ORDINANCE, AS AMENDED TO DATE BY THE BOARD OF ZONING ADJUSTMENT, BRADY COUNTY, MISSOURI, SHOWING THE PARKING REQUIREMENTS IN THE PROJECT AREA.

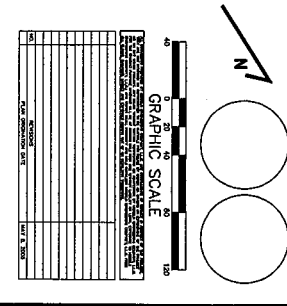
DATE - OCTOBER 20, 1964 (YOU 0)

EXISTING STRUCTURES: 1 BAY/200 SQ. FT. TOTAL FLOOR AREA
 20 PARKING SPACES PROVIDED (MINIMUM LOT 'A')
 70 TOTAL PARKING SPACES PROVIDED

LOT 'A':
 1 BAY/200 SQ. FT. TOTAL FLOOR AREA
 20 PARKING SPACES PROVIDED (MINIMUM LOT 'A')
 70 TOTAL PARKING SPACES PROVIDED

LOT 'B':
 1 BAY/200 SQ. FT. TOTAL FLOOR AREA
 20 PARKING SPACES PROVIDED (MINIMUM LOT 'A')
 70 TOTAL PARKING SPACES PROVIDED

LOT 'C':
 1 BAY/200 SQ. FT. TOTAL FLOOR AREA
 20 PARKING SPACES PROVIDED (MINIMUM LOT 'A')
 70 TOTAL PARKING SPACES PROVIDED



CONCEPT PLAN 'A'

EVERGREEN TRACT

BRADY COUNTY, MISSOURI

YORK DEVELOPMENT CO.

BRADY COUNTY, MISSOURI

1031

1" = 40'

1031