

**BOARD BILL NO. 60 INTRODUCED BY ALDERMAN FRANK WILLIAMSON**

1 An ordinance establishing and creating a Planned Unit Development District for a portion  
2 of City Block 3861 to be known as the "Cabanne Townhomes Planned Unit Development  
3 District".

4 **Whereas**, the zoning ordinance of the City of St. Louis authorizes the establishment and  
5 creation of Planned Unit Development Districts (PUD's), a special zoning "overlay" tool  
6 authorizing the appropriate development of residential or commercial uses, or the combination  
7 thereof, in the best interests of the City and to provide for a scale and flexibility of development  
8 which could not otherwise be achieved through the existing single-use zoning districts, without  
9 detriment to neighboring properties; and

10 **Whereas**, on April 4, 2007, at the regular April meeting of the Planning Commission of  
11 the City of St. Louis, a Sketch Plan submitted as a request for Planned Unit Development District  
12 designation by Building Investment Group LLC for property under their control in City Block  
13 3861 (as shown in Exhibit "A") was presented; and

14 **Whereas**, the Planning Commission has reviewed said Sketch Plan and determined  
15 compatibility with the City's January 2005 Strategic Land Use Plan and other applicable zoning  
16 and redevelopment regulations established for the proposed Planned Unit Development District  
17 provided the subsequent Detailed Development Plan include documentation as to the details of  
18 the development; and

19 **Whereas**, the Planning Commission made all requisite findings as required by 26.80.050  
20 of the Revised Code of the City of St. Louis and approved and adopted said Sketch Plan by

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1 Resolution No. PDA-059-07-PUD on April 4, 2007 with conditions and has provided a copy of  
2 the resolution to the Board of Aldermen;

3 **NOW THEREFORE BE IT RESOLVED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

4 **SECTION ONE. Findings of Fact**

5 The Board of Aldermen of the City of St. Louis hereby find and determine that: (i) the  
6 Cabanne Townhomes Planned Unit Development District, as submitted by Building Investment  
7 Group LLC and recommended by the City of St. Louis Planning Commission with four  
8 conditions, encourages appropriate development; (ii) the Cabanne Townhomes Sketch Plan  
9 approved with four conditions by the Planning Commission on April 4, 2007 is in the best  
10 interest of the City of St. Louis; (iii) the Cabanne Townhomes Sketch Plan with four conditions  
11 recommended by the Planning Commission accomplishes the purposes set forth in 26.80.050.A  
12 of the Revised Code of the City of St. Louis; and (iv) the Cabanne Townhomes Sketch Plan with  
13 four conditions recommended by the Planning Commission meets the conditions set forth in  
14 26.80.050.E of the Revised Code of the City of St. Louis.

15 **SECTION TWO. Requirements Regarding Detailed Development Plan.**

16 The Sketch Plan is the first step in the approval of a project seeking to be developed  
17 within and in accordance with the rules pertaining to a Planned Unit Development District. At a  
18 later time, the Developer submits for review by the Planning Commission a Detailed  
19 Development Plan for a portion of, or all, of the area included in the Planned Unit Development  
20 District. This Detailed Development Plan is compared for conformity with the approved Sketch  
21 Plan by the Planning Commission. The Planning Commission on April 4, 2007, in making its

April 27, 2007

Page 2 of 5

Board Bill No. 60

Sponsor: Alderman Frank Williamson

**BOARD BILL NO. 60 INTRODUCED BY ALDERMAN FRANK WILLIAMSON**

1 recommendation to the developer and the Board of Aldermen regarding the Cabanne  
2 Townhomes Sketch Plan, included four conditions within the recommendation regarding  
3 modifications to the presented Sketch Plan that are recommended to be included in the Detailed  
4 Development Plan. They are: 1) add fenestration to the building facades toward Cabanne typical  
5 of a front facade; 2) the landscape of the Development Plan give a substantial level of detail to  
6 the common ground landscaping toward Cabanne; 3) the landscape and site plan of the  
7 Development Plan explore ways to soften the amount of paved area between building fronts  
8 including reducing rear yards to 15 feet to capture green space and 4) modify the design of the  
9 rear building facades visible along Cabanne including building materials to make them sensitive  
10 to the surrounding neighborhood are included in subsequent Development Plans.

11 In addressing the requirements set forth in 26.80.050.H of the Revised Code of the City  
12 of St. Louis pertaining to Detailed Development Plan Standards, the submittal of the Detailed  
13 Development Plan for the Cabanne Townhomes Planned Unit Development District shall include  
14 documentation showing a minimum of 20% of the site in open space, but none of the open space  
15 shall be required to be public.

16 **SECTION THREE. Establishment and Creation of Cabanne Townhomes**  
17 **Planned Unit Development District.**

18 The Cabanne Townhomes Planned Unit Development District, as proposed in the  
19 Cabanne Townhomes Sketch Plan (attached hereto as Exhibit "B") is hereby approved and  
20 adopted as recommended by the Planning Commission. There is hereby created a Planned Unit

**BOARD BILL NO. 60 INTRODUCED BY ALDERMAN FRANK WILLIAMSON**

1 Development District, containing approximately 1.0 acre, to be known as the Cabanne  
2 Townhomes Planned Unit Development District for the real property described below:

3 5842 Cabanne Avenue – 3861-00-00800

4 - Lots 9 and 10 in Block 7 of Cabanne Addition and in City Block 3861 of the  
5 City of St. Louis fronting 100 feet on the south line of Cabanne Avenue by a  
6 depth southwardly of 215 feet

7 5854 Cabanne Avenue – 3861-00-00700

8 - Lot 11 in Block 7 of Cabanne Addition and in City Block 3861 of the City of St.  
9 Louis fronting 50 feet on the south line of Cabanne Avenue by a depth  
10 southwardly of 215 feet

11 5858-5860 Cabanne Avenue – 3861-00-00600

12 - Lot 12 in Block 7 of Cabanne Addition and in City Block 3861 of the City of St.  
13 Louis fronting 50 feet on the south line of Cabanne Avenue by a depth  
14 southwardly of 215 feet to the north line of Lot 29 of Clemens Olive Street  
15 Addition.

16 **SECTION FOUR. Severability Clause.**

17 The provisions of this ordinance shall be severable. In the event that any provision of this  
18 ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining  
19 provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance  
20 are so essentially and inseparably connected with, and so dependent upon, the void provision that

April 27, 2007

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Board Bill No. 60

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1 it cannot be presumed that the Board of Aldermen would have enacted the valid provisions  
2 without the void ones or unless the Court finds that the valid provisions, standing alone, are  
3 incomplete and incapable of being executed in accordance with the legislative intent.

4 **SECTION FIVE. Emergency Clause.**

5 This being an ordinance for the preservation of public peace, health, and safety, it is  
6 hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article  
7 IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon  
8 its passage and approval by the Mayor.

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# **Planned Unit Development District Sketch Plan**

**For**

## **Cabanne Townhomes PUD**

5842-58 Cabanne Avenue  
City Block 3861

City of St. Louis Planning Commission

April 4, 2007

File No. PDA-059-07-PUD

**Arthur B. El-Amin  
Building Investment Group LLC**

At its April 4, 2007 meeting, the Planning Commission, in making its recommendation to the developer and the Board of Aldermen regarding the Cabanne Townhomes Sketch Plan, included four conditions within the recommendation regarding modifications to the presented Sketch Plan that are recommended to be included in the Development Plan. They are: 1) add fenestration to the building facades toward Cabanne typical of a front facade; 2) the landscape of the Development Plan give a substantial level of detail to the common ground landscaping toward Cabanne; 3) the landscape and site plan of the Development Plan explore ways to soften the amount of paved area between building fronts including reducing rear yards to 15 feet to capture green space and 4) modify the design of the rear building facades visible along Cabanne including building materials to make them sensitive to the surrounding neighborhood are included in subsequent Development Plans.

TO THE CITY OF ST. LOUIS PLANNING COMMISSION  
PETITION FOR  
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

PETITIONER'S NAME Building Investment Group, LLC  
CONTACT NAME (If above is a firm/an organization) Arthur B. El-Amin  
ADDRESS 327 DeBaliviere Avenue, St. Louis, Missouri 63112  
ZIP CODE 63112 PHONE (314) 367-1674  
E-MAIL aelamin@buildinginvestmentgroup.com

Legal Description of Property Petitioned, including total acreage (use additional sheets if Necessary) See Attached  
Parcel Number(s) (use additional sheets if necessary) 3861-00-00800 (parcel #1); 3861-00-00700 (parcel #2); 3861-00-00600 (parcel #3)  
Address(es) including street(s) and street number(s) 5842 Cabanne Avenue (parcel #1); 5854 Cabanne Avenue (parcel #2); 5858-5860 Cabanne Avenue (parcel #3)  
*The following can be listed or mapped on additional sheets:*  
Present Zoning is B-2 Family Dwelling District(s) or a change has been Requested for zoning to C Multiple Family Dwelling District(s).  
The acreage of the property including streets and alley except boundary streets (to Nearest tenth of an acre) is One (1) Acre  
Present Use of the Property Presently Vacant Residential Lots and Vacant Building  
Proposed Use of the Property New Construction - 12 New Townhomes  
Are you the owner of the property described? Yes  
If not, what is your legal interest in the property? N/A  
The owner(s)-of-record of the petitioned property according to City Of St. Louis Assessor's Records is(are) known as Building Investment Group, LLC

  
\_\_\_\_\_  
Signature(s) of Petitioner(s)

3-26-07  
\_\_\_\_\_  
Date Filed

Parties of Interest (Fill in if applicable):  
Project Engineer and/or Architect (if applicable) Name Claxton Consulting Engineers, Inc  
Address 6717 Olive Blvd, St. Louis, MO 63130 Phone (314) 727-4965  
Project Engineer and/or Architect (if applicable) Name J. D. Whaley Architect, Inc.  
Address 1529 Old Highway 94 S. Ste 105, St. Charles, MO 63303 Phone (636) 946-6949  
Developer and/or Builder (if other than petitioner) Name Same  
Address 327 DeBaliviere Avenue, St. Louis, MO 63112 Phone (314) 367-1674

*City of St. Louis Planning and Urban Design Agency  
1015 Locust Street, Suite 1200, St. Louis, MO 63101*

# Cabanne Townhomes



## SKETCH PLAN (Written)

Located in the 5800 block of Cabanne, this project will consist of twelve (12) attached townhomes – each offered with approximately 2,053 square feet of living space and two-car garages.

The townhomes will feature entry foyer, family/great room, dining room, 3 bedrooms, 2 1/2 bathrooms, 2<sup>nd</sup> floor laundry facility, double deck, kitchen with appliances (electric range, dishwasher and microwave), 1<sup>st</sup> floor masterbedroom and bath with double bowl vanity, corner tub, separate shower and walk-in closet. Optional features include – granite countertops, gas fireplace, hardwood & ceramic flooring, whirlpool tub, privacy fencing, Am/Fm/CD Intercom System. The townhomes will also include a security alarm system and 10 year tax abatement.

Exterior features include decorative brick and masonry front with vinyl or hardiboard sides and rear. 30 year architectural roof and attractive landscaping at front yard.

Construction financing for the project has been approved. The total construction cost is \$2,460,910.00 and is privately financed by St. Louis Bank (see attached loan approval). Construction funds are in place awaiting disbursement as the project progresses.

The project will be professionally marketed with a nationally recognized real estate firm and each unit will be affordably priced at \$259,900 (see attached marketing plan).

Building Investment Group, LLC is currently the owner of all three parcels of land included in the project. Development of the project is projected to commence immediately upon approval of the PUD and will be constructed in four phases – each phase will contain three housing units. Construction of the first phase will commence immediately upon approval of the PUD, with completion estimated 4 to 6 months from start of construction. Phase two will follow immediately upon completion of phase one, pending successful marketing results for the twelve town home units. Phase three and four will follow the same pattern with total project completion estimated October 2008.





## DISBURSEMENT REQUEST AND AUTHORIZATION

**Borrower:** BUILDING INVESTMENT GROUP LLC  
327 DEBALIVIERE AVENUE  
ST LOUIS, MO 63112

**Lender:** St. Louis Bank  
14323 South Outer Forty Road  
North Tower - First Floor  
Town and Country, MO 63017

**LOAN TYPE.** This is a Variable Rate Nondisclosable Draw Down Line of Credit Loan to a Limited Liability Company for \$2,460,910.00 due on October 2, 2008. The reference rate (Wall Street Journal Prime Rate, currently 8.250%) is added to the margin of 0.500%, resulting in an initial rate of 8.750.

**PRIMARY PURPOSE OF LOAN.** The primary purpose of this loan is for:

- Personal, Family, or Household Purposes or Personal Investment.  
 Business (Including Real Estate Investment).

**SPECIFIC PURPOSE.** The specific purpose of this loan is: Increase loan originally to provide funds to construct 12 single family residential townhomes in the 5800 block of Cabanne Ave., St. Louis, Mo.

**DISBURSEMENT INSTRUCTIONS.** Borrower understands that no loan proceeds will be disbursed until all of Lender's conditions for making the loan have been satisfied. Please disburse the loan proceeds of \$2,460,910.00 as follows:

<b>Undisbursed Funds:</b>	\$2,361,461.11
<b>Amount paid to others on Borrower's behalf:</b>	\$3,576.64
\$3,576.64 to Integrity Land Title	
<b>Other Disbursements:</b>	\$95,857.25
\$95,857.25 Modify loan 432290 (current principal balance)	
<b>Total Financed Prepaid Finance Charges:</b>	\$15.00
\$15.00 Flood Certification	
<b>Note Principal:</b>	\$2,460,910.00

**FINANCIAL CONDITION.** BY SIGNING THIS AUTHORIZATION, BORROWER REPRESENTS AND WARRANTS TO LENDER THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT AND THAT THERE HAS BEEN NO MATERIAL ADVERSE CHANGE IN BORROWER'S FINANCIAL CONDITION AS DISCLOSED IN BORROWER'S MOST RECENT FINANCIAL STATEMENT TO LENDER. THIS AUTHORIZATION IS DATED FEBRUARY 16, 2007.

**BORROWER:**

BUILDING INVESTMENT GROUP LLC

By: COPY  
ARTHUR B EL-AMIN, MANAGING MEMBER of  
BUILDING INVESTMENT GROUP LLC



Frank A. Williamson  
Alderman, 26th Ward

**BOARD OF ALDERMEN**  
CITY OF SAINT LOUIS  
MISSOURI

**COMMITTEES**  
Ways & Means  
Neighborhood Development  
Streets, Traffic & Refuse  
Transportation & Commerce  
Public Safety  
Parks & Environmental Matters

March 28, 2007

City of St. Louis  
Planning & Urban Design Agency  
1015 Locust Street, Suite 1200  
St. Louis, Missouri 63101

**RE: Cabanne Townhome Project**

Dear Committee Members:

The Building Investment Group has successfully developed and constructed several projects within the 26<sup>th</sup> Ward. Over the past eight years, the company has constructed more than forty (40) new homes in the ward, adding a substantial amount of improved real estate value to the area.

Currently the developers are planning to build 12 new town homes in the 5800 block of Cabanne Avenue. I fully support their plans for the Cabanne Townhome Project.

Also, I appreciate your expediency in processing the petition submitted for the Planned Unit Development District, so that they may avoid any delays in the project.

Please do not hesitate to contact my office should you have any questions or concerns.

With warmest regards, I am...

Sincerely,

Frank A. Williamson

## WEST END COMMUNITY CONFERENCE

724 N. Union Blvd. • St. Louis, Missouri 63108 (314) 367-7049



March 26, 2007

City Of St. Louis  
Planning & Urban Design Agency  
1015 Locust Street, Suite 1200  
St. Louis, MO 63101

**RE: Building Investment Group LLC/Cabanne Townhome Project**

Dear PUD Committee:

It is with great pleasure that The West End Community Conference acknowledges its support for the Cabanne Townhome Project, currently under development by Building Investment Group, LLC.

Building Investment Group, LLC has been developing projects in the 26<sup>th</sup> ward for a number of years and we are delighted to be of assistance. This firm has constructed quality homes that have added so much value to this ward; it is without doubt, that the Cabanne Project will enhance the ward even more.

Once again, West End Community Conference would like to extend its full support, in favor of the successful completion of the Cabanne Townhome Project.

Please do not hesitate to contact my office should you have any questions or concerns.

Thank you.

Respectfully Submitted,

# Cabanne Townhomes



## SKETCH PLAN (Map)

Building Investment Group, LLC proposes to construct twelve (12) new attached townhomes in the 5800 block of Cabanne Avenue.

The project is located in the West End (48) City Neighborhood – Ward 26, bounded by Goodfellow Boulevard on the East, Hamilton Boulevard on the West, Clemens Avenue on the South, and The Bi-State Row Railroad on the North. The project will be embedded within city blocks 3861 on the south and 3862 on the north and located between two major thoroughfares (Goodfellow Boulevard & Hamilton Boulevard).

The project is also in close proximity to parks, playgrounds, churches and other community amenities. Porter Park, Parkland Park and Ivory Perry Park surround the project within the same neighborhood. There is a newly refurbished playground just a half block east of the project. Forest Park and the popular Delmar Loop and The Pageant are all just minutes away.

The current topographic character of the land is typically flat with some existing structures and some vacant lots. The current housing stock can be characterized as a mixture of large multi-family dwelling units, several single family units and vacant residential lots & buildings (both single & multi-family). There are also two commercial parcels that were used as parking structures. The following summarizes the makeup:

- One Refurbished City Playground (Goodfellow/Cabanne Intersection-SE Corner)
- Three Occupied Multi-Family Dwelling Units(30+ Units)
- Two Occupied Multi-Family Dwelling Units(12+ Units)
- Three Vacant Multi-Family Dwelling Units
- Three Vacant Residential Lots
- Eight Occupied Single Family Dwelling Units
- Two Commercial Parcels
- Three New Single Family Homes

Building Investment Group, LLC is in the process of completing three new single family homes located at the intersection of Cabanne Avenue & Hamilton Boulevard. The Cabanne Town homes would certainly enhance the residential make-up of the area. It would add the homeowner aspect to the multi-family community. Currently, all of the existing multi-family structures are rental units.





SKETCH PLAN  
(Map)

City Block 3861 – Cabanne South Side Of Street



Refurbished Playground Cabanne/Goodfellow



5820 Cabanne (Multi-Family 30 Unit)



5832 Cabanne (Multi-Family 30 Unit)



5842 & 5854 Cabanne (Vacant Lots)



5858-5860 Cabanne (Vacant Bldg.  
To Be Demolished)



5870 & 5872 Cabanne (Single Family)



5878-5898 Cabanne (Multi-Family/Commere)





SKETCH PLAN

(Map)

City Block 3862 – Cabanne North Side Of Street



5803-5811 Cabanne (Multi-Family 30+ Units)



5817 & 5823 Cabanne (Vacant Land & Bldg)



5831 & 5841-5843 Cabanne (Vacant Lot & Multi-Family 24 Units)

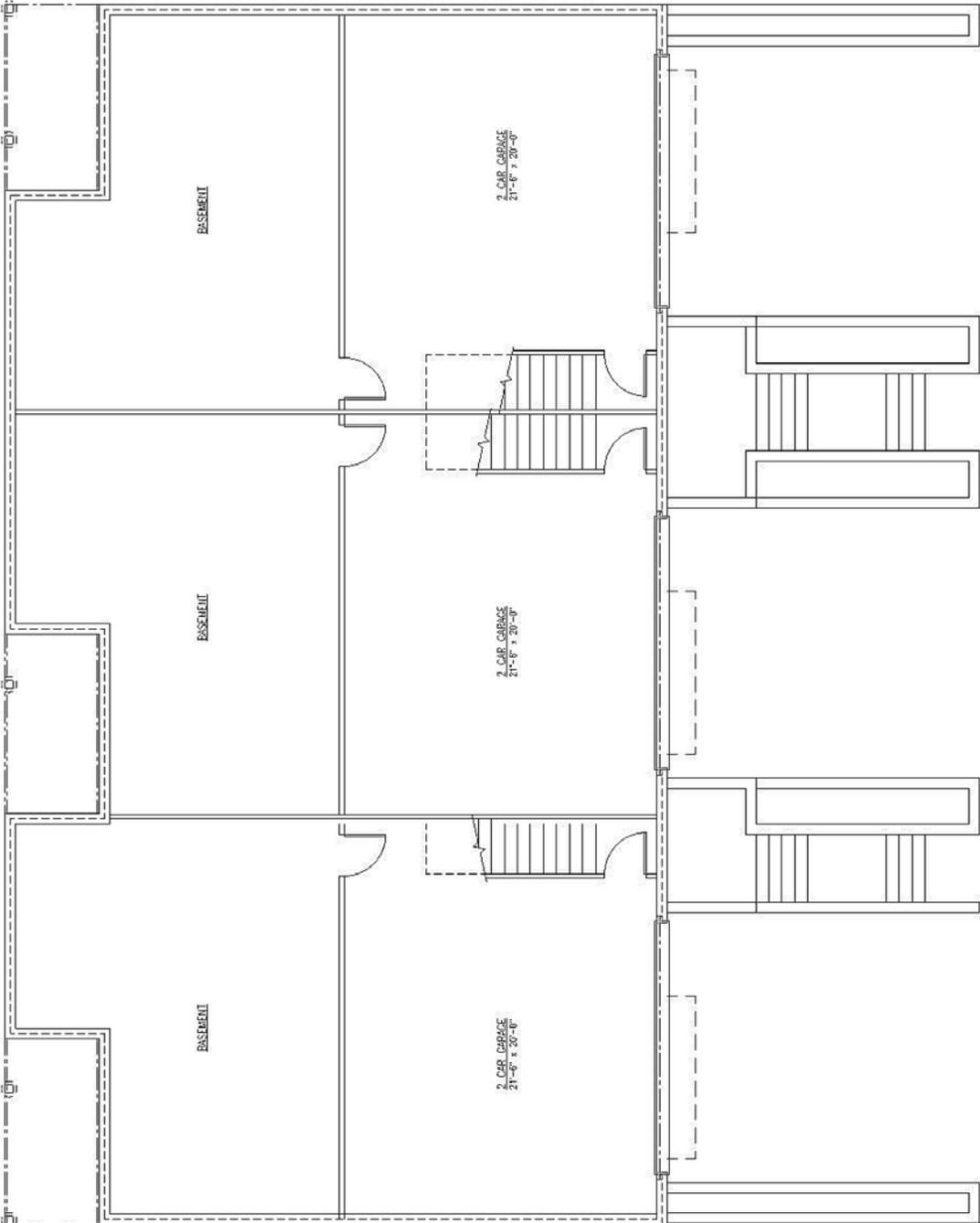


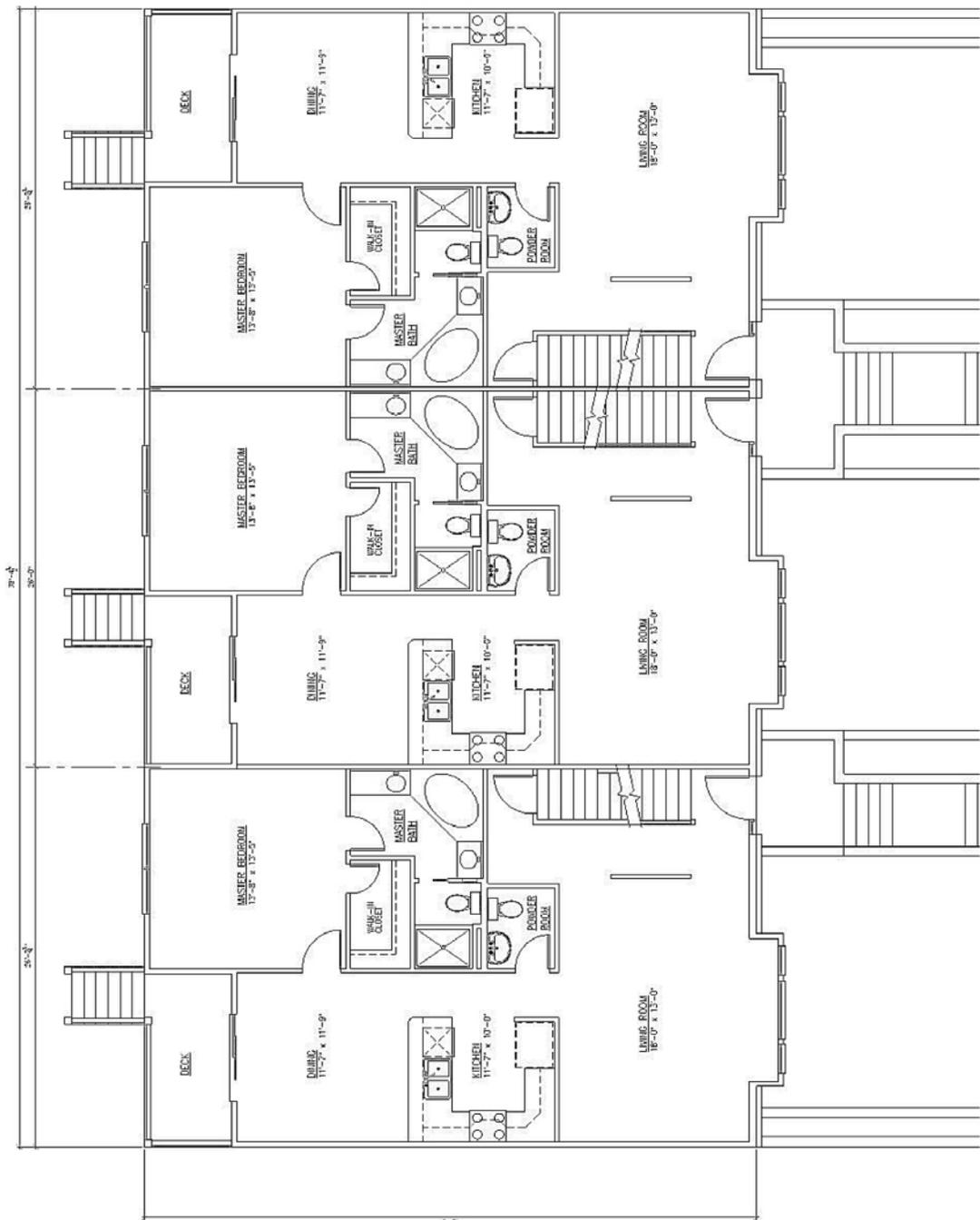
5861-5889 Cabanne (6 Single Family Homes)

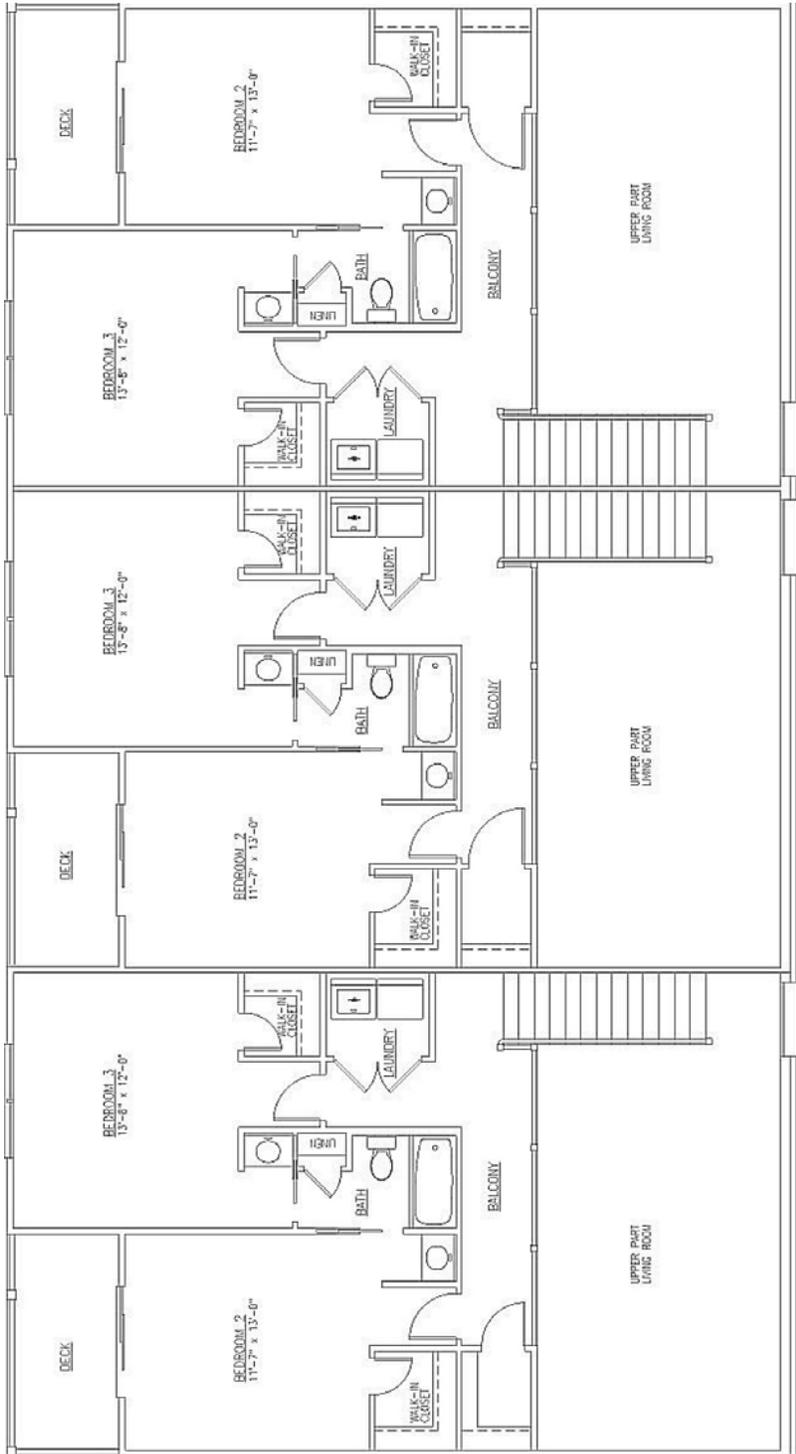


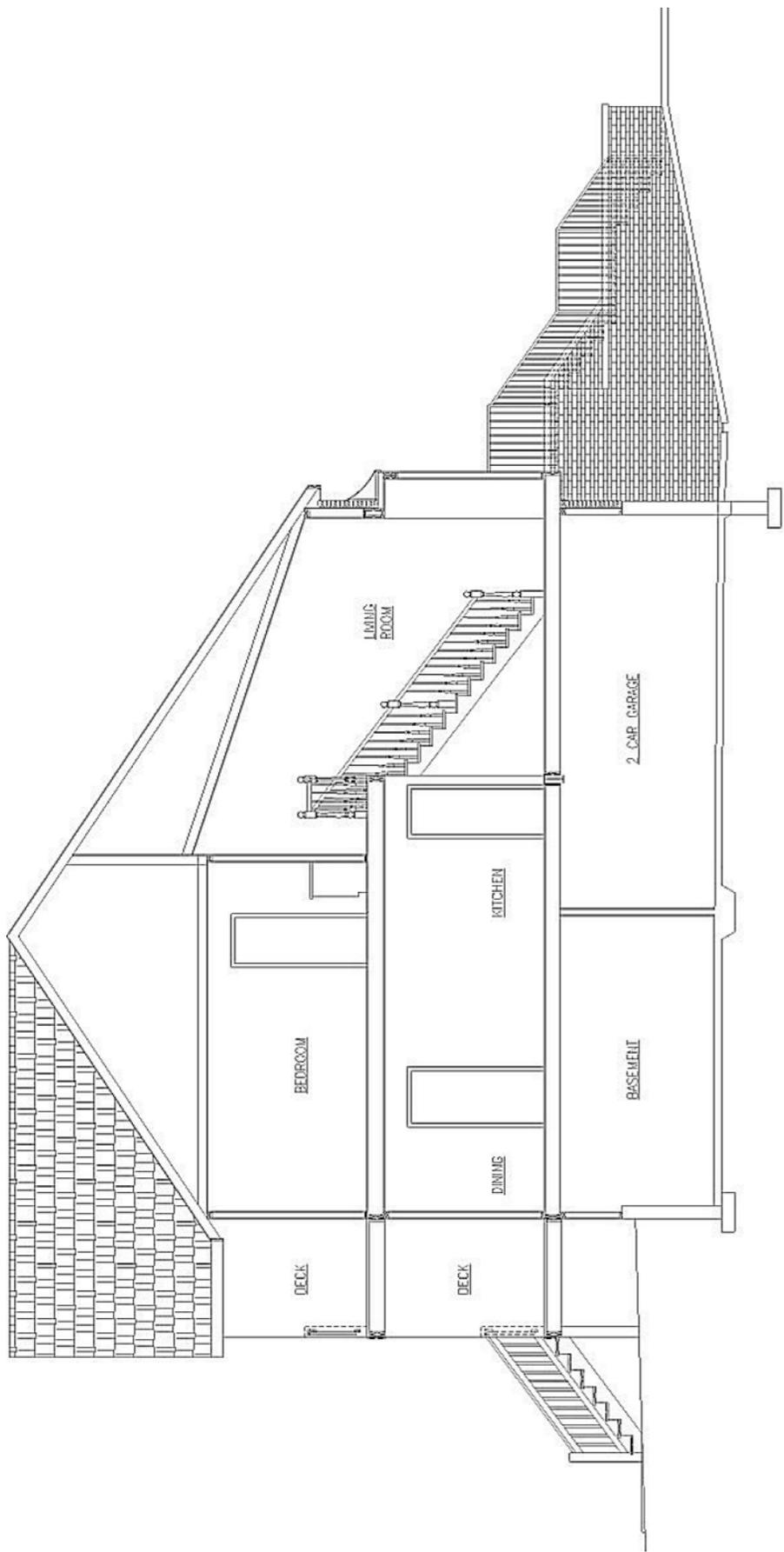
914 Hamilton (New Construction – Cabanne/Hamilton Intersection)

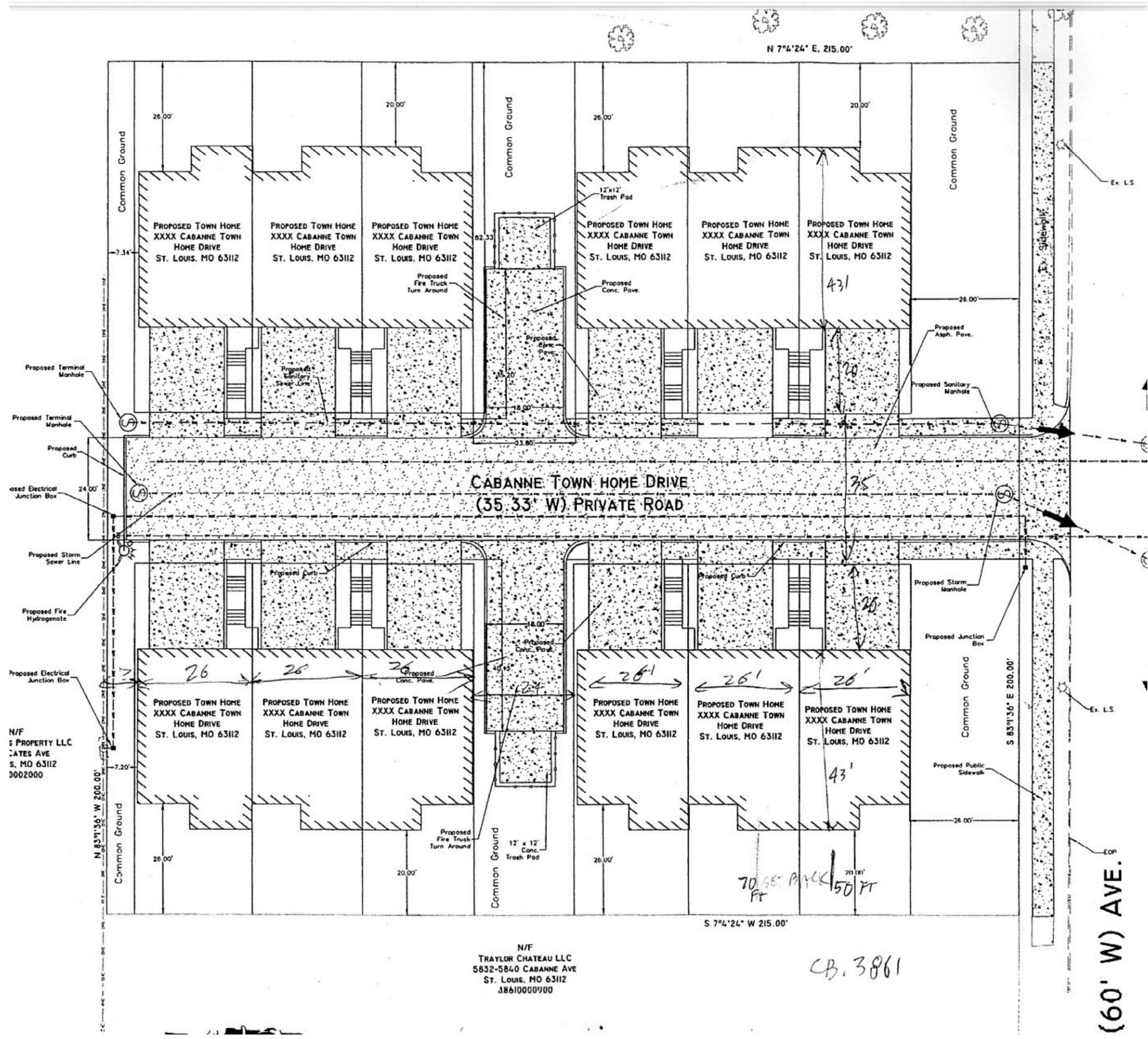










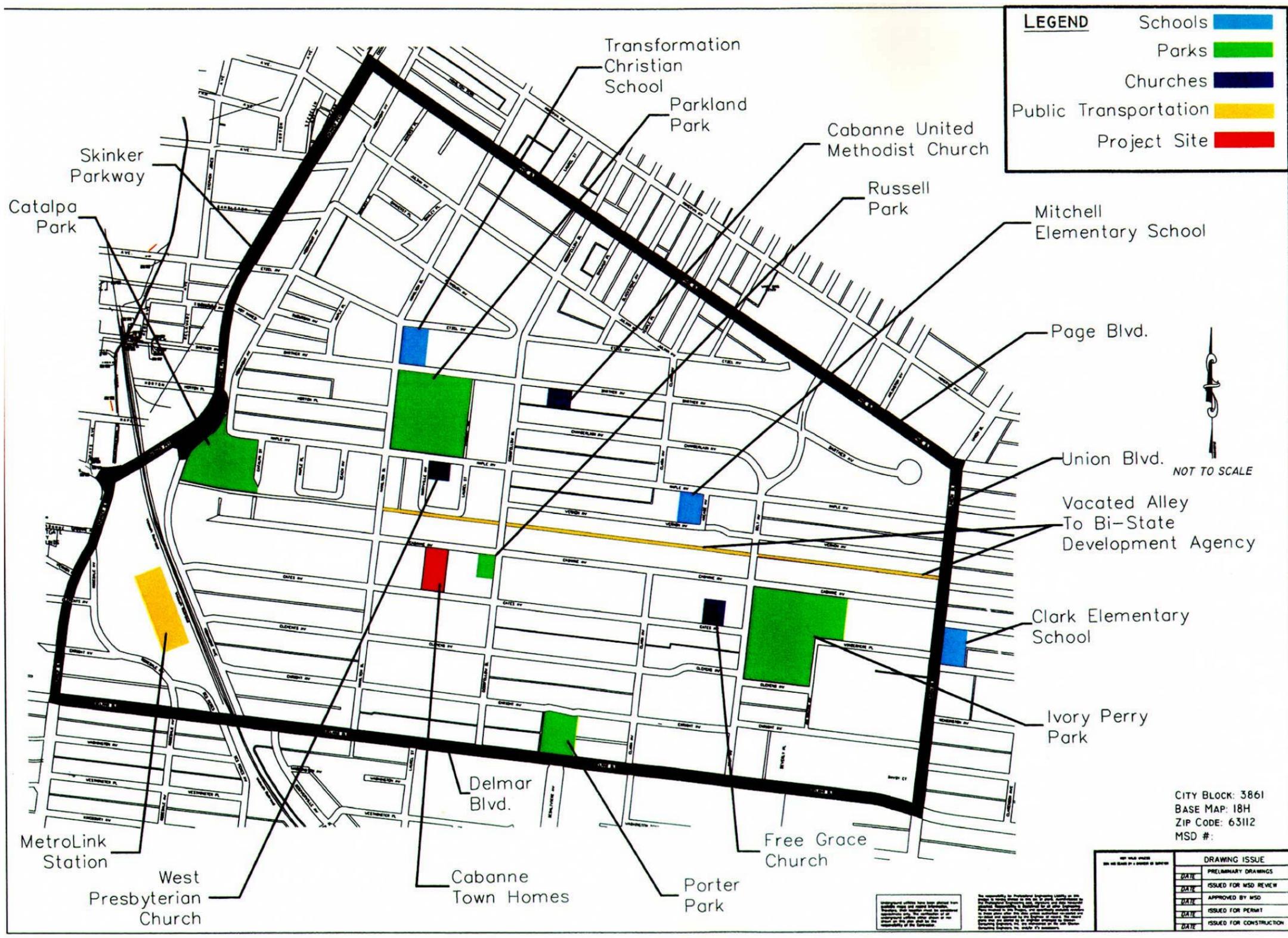


N/F  
S PROPERTY LLC  
ATES AVE  
S, MO 63112  
0002000

N/F  
TRAYLOR CHATEAU LLC  
5832-5840 CABANNE AVE  
ST. LOUIS, MO 63112  
J8610000700

CB. 3861

(60' W) AVE.



**LEGEND**

Schools	<span style="color: blue;">■</span>
Parks	<span style="color: green;">■</span>
Churches	<span style="color: darkblue;">■</span>
Public Transportation	<span style="color: yellow;">■</span>
Project Site	<span style="color: red;">■</span>

REVISIONS


CLAYTON CONSULTING ENGINEERS, INC.  
 THE SITE CIVIL PEOPLE  
 PHONE 314-727-4965  
 FAX 314-727-4977  
 EMAIL CLAYTON@CSGLOBAL.NET

AREA MAP  
 Cabanne Town Homes  
 5842-5860 Cabanne Ave.  
 St. Louis, MO 63112

Owner:  
 Building Investment Group  
 Arthur El-Amin  
 327 DeBaliviere  
 St. Louis, MO 63112

City Block: 3861  
 Base Map: 18H  
 ZIP Code: 63112  
 MSD #:

DESIGNED BY	JAC	JOB NO.	2006446
DRAWN BY	RK	SHEET NO.	
CHECKED BY	JAC		
DATE	04/04/07		

CITY BLOCK: 3861  
 BASE MAP: 18H  
 ZIP CODE: 63112  
 MSD #:

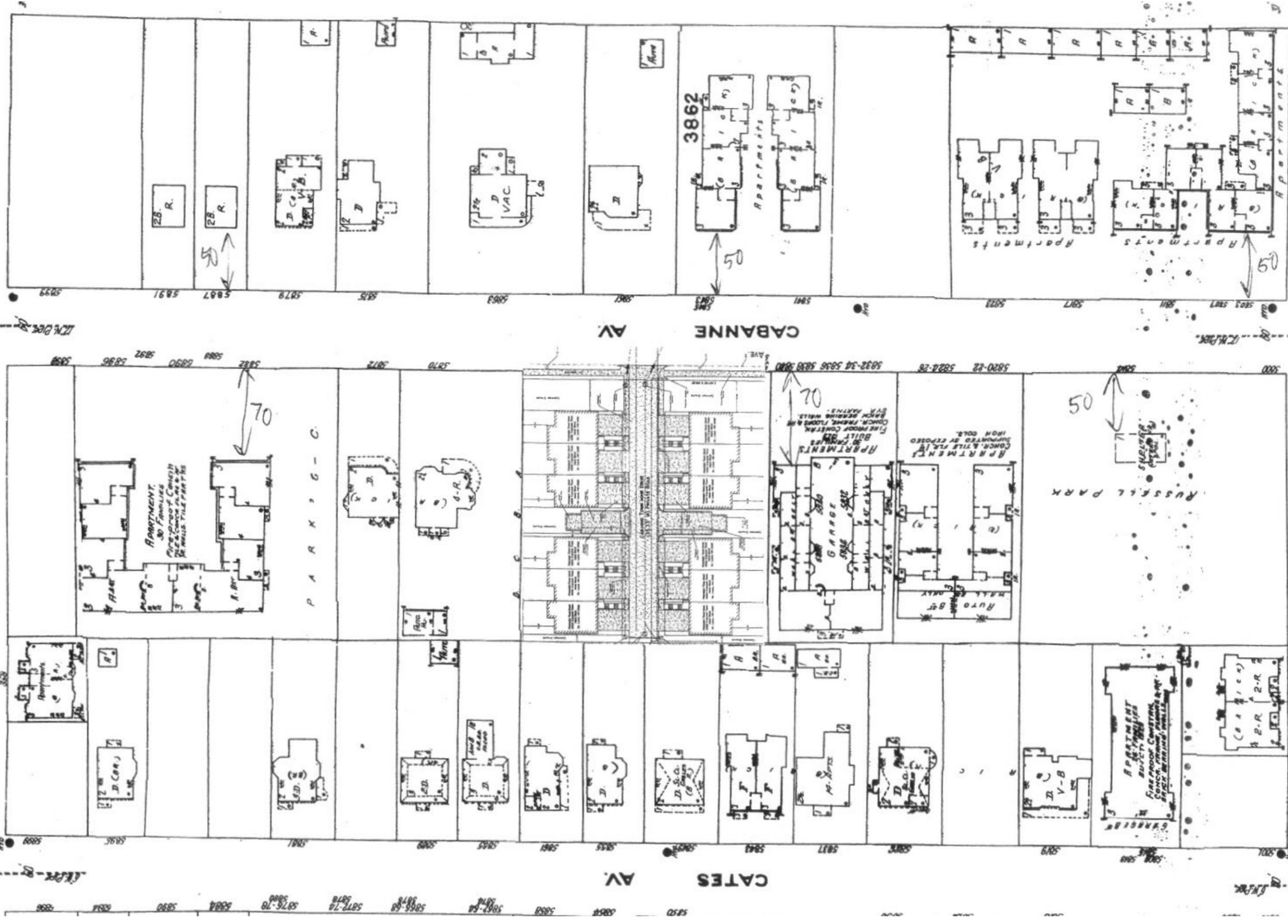
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DATE	ISSUED FOR PERMIT
DATE	ISSUED FOR CONSTRUCTION

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 The information on this drawing was prepared from...  
 The information on this drawing was prepared from...

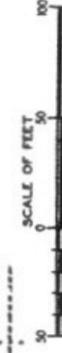
ENTIRE SHEET URBAN RENEWAL SITE.

50

HAMILTON BLVD



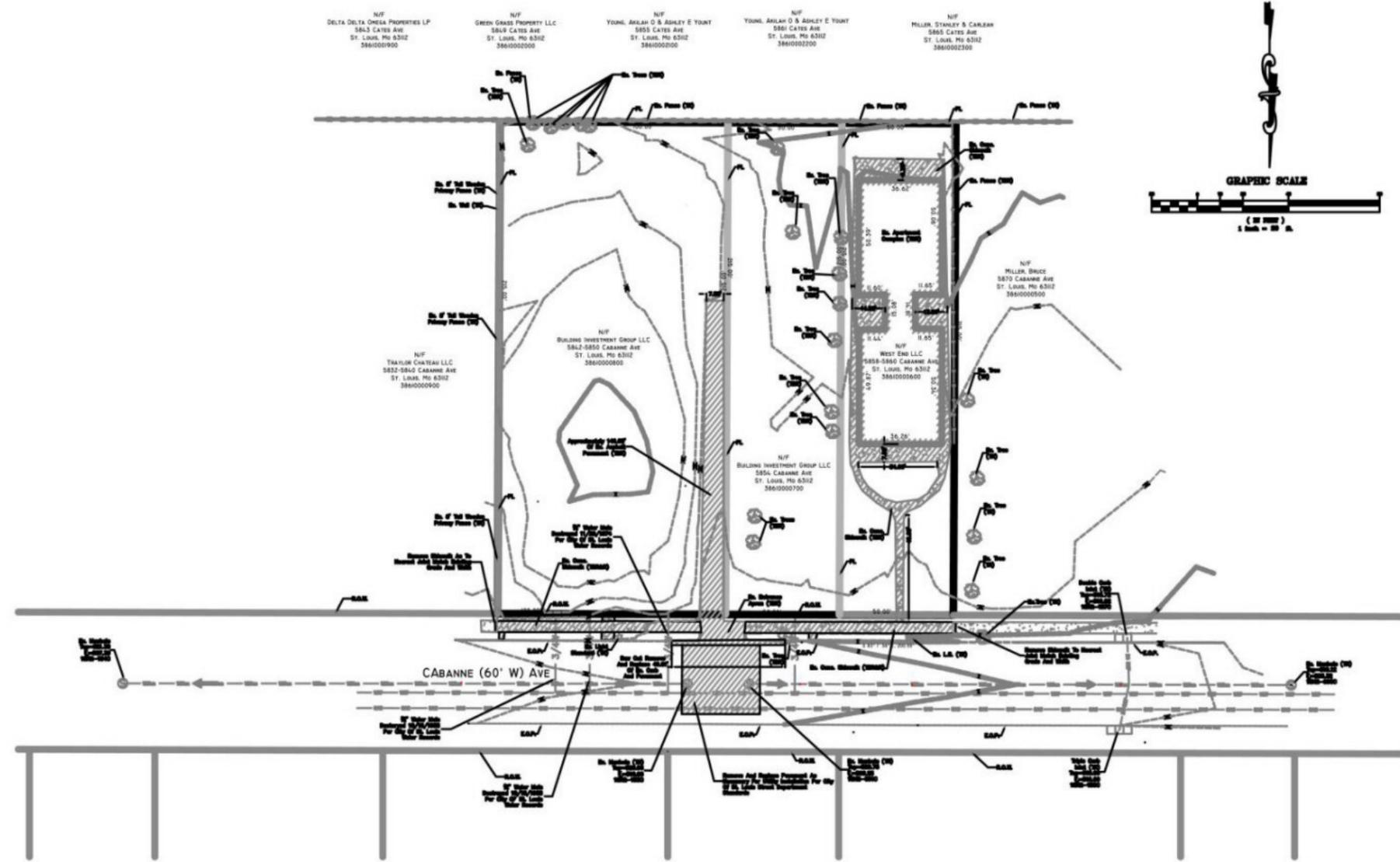
GOODFELLOW BLVD



SCALE OF FEET

COMPANION SANBORN MAP COMPANY, INC.





N/F DELTA DELTA OMEGA PROPERTIES LP 5843 CATES AVE ST. LOUIS, MO 6312 386000900  
 N/F GREEN GRASS PROPERTY LLC 5849 CATES AVE ST. LOUIS, MO 6312 386000200  
 N/F YOUNG, ANJAN D & ASHLEY E YOUNT 5855 CATES AVE ST. LOUIS, MO 6312 386000200  
 N/F YOUNG, ANJAN D & ASHLEY E YOUNT 5861 CATES AVE ST. LOUIS, MO 6312 386000200  
 N/F MILLER, STANLEY S & CARLEW 5865 CATES AVE ST. LOUIS, MO 6312 386000200

N/F TRAYLOR CHATEAU LLC 5822-5862 CABANNE AVE ST. LOUIS, MO 6312 3860000900  
 N/F BUILDING INVESTMENT GROUP LLC 5842-5852 CABANNE AVE ST. LOUIS, MO 6312 3860000800

N/F BUILDING INVESTMENT GROUP LLC 5854 CABANNE AVE ST. LOUIS, MO 6312 3860000700

N/F MILLER BRICK 5870 CABANNE AVE ST. LOUIS, MO 6312 3860000500

N/F WEST END LLC 5858-5860 CABANNE AVE ST. LOUIS, MO 6312 3860000600

CABANNE (60' W) AVE

REVIEW SET NOT FOR CONSTRUCTION

CITY BLOCK: 3861  
 BASE MAP: 18H  
 ZIP CODE: 63112  
 MSD #:

REVISIONS

CLAXTON CONSULTING ENGINEERS, INC  
 THE SITE CIVIL PEOPLE  
 PHONE 314-727-4665  
 FAX 314-727-4972  
 EMAIL CLAXTON@CSGLOBAL.NET

Civil Demolition Plan  
 Cabanne Town Homes  
 5842-5860 Cabanne Ave.  
 St. Louis, MO 63112

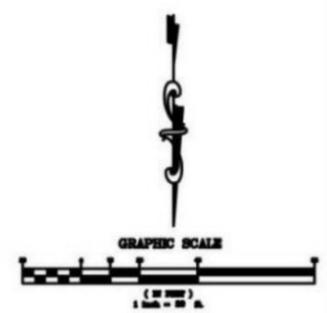
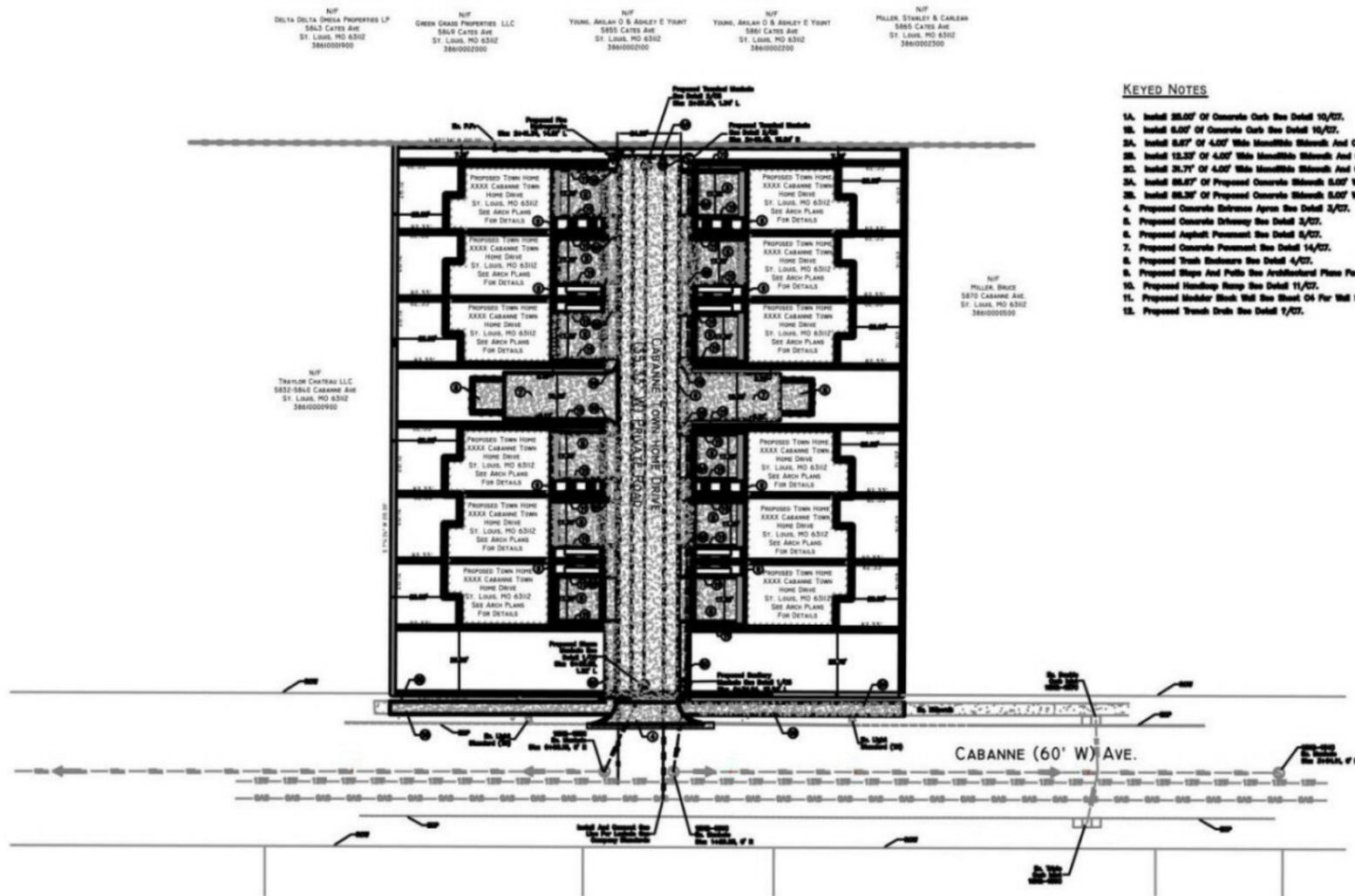
Owner:  
 Building Investment Group  
 Artur El-Amin  
 327 DeBiliviere  
 St. Louis, MO 63112

Order Quantity Engineers, Inc  
 6747 Olive Blvd  
 St. Louis, Missouri 63120  
 Phone (314) 727-4665  
 Fax (314) 727-4972  
 www.civilpeople.com

DRAWING ISSUE		ISSUED BY	ISSUE NO.
ISSUED FOR CONSTRUCTION	JAC	JAC	2008446
ISSUED FOR PERMIT	JAC	JAC	
ISSUED FOR DESIGN	JAC	JAC	
ISSUED FOR PRINT	JAC	JAC	
ISSUED FOR CONSTRUCTION	JAC	JAC	

C1





- KEYED NOTES**
- 1A. Install 25.00' Of Concrete Curb See Detail 10/07.
  - 1B. Install 6.00' Of Concrete Curb See Detail 10/07.
  - 2A. Install 8.00' Of 4.00' Wide Manhole Sidewalk And Curb See Detail 8/07.
  - 2B. Install 12.00' Of 4.00' Wide Manhole Sidewalk And Curb See Detail 8/07.
  - 2C. Install 20.00' Of 4.00' Wide Manhole Sidewalk And Curb See Detail 8/07.
  - 2D. Install 26.00' Of Proposed Concrete Sidewalk 5.00' Wide See Detail 8/07.
  - 2E. Install 26.00' Of Proposed Concrete Sidewalk 5.00' Wide See Detail 8/07.
  3. Proposed Concrete Entrance Apron See Detail 2/07.
  4. Proposed Asphalt Pavement See Detail 8/07.
  5. Proposed Concrete Pavement See Detail 14/07.
  6. Proposed Trunk Enclosure See Detail 4/07.
  7. Proposed Slope And Pads See Architectural Plans For Details.
  8. Proposed Handicap Ramp See Detail 11/07.
  9. Proposed Modular Block Wall See Sheet C4 For Wall Section And Elevations.
  10. Proposed Trunk Ditch See Detail 7/07.

SEE UTILITIES PLAN SHEET C4 FOR FULL UTILITIES LAYOUT  
 PRELIMINARY FOR CONCEPT REVIEW ONLY

CITY BLOCK: 3681  
 BASE MAP: 18H  
 ZIP CODE: 63112  
 MSD #:

REVISIONS

CLAXTON CONSULTING ENGINEERS, INC.  
 THE SITE CIVIL PEOPLE  
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 FAX 314-727-4972  
 EMAIL CLAXTON@CSGLOBAL.NET

SITE PLAN  
 Cabanne Town Homes  
 5842-5860 Cabanne Ave  
 St. Louis, Mo. 63112

Owner:  
 Building Investment Group  
 Arthur El-Amin  
 327 DeBaliviere  
 St. Louis, MO 63112

State County Signs In  
 6317 City Sign  
 St. Louis, Missouri 63103  
 Phone (314) 727-4965  
 Fax (314) 727-4972  
 www.claxton.com

DRAWING ISSUE		ISSUED BY	DATE
ISSUED FOR CONSTRUCTION	PRELIMINARY DRAWING	JAC	02/26/07
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ISSUED FOR DESIGN	ISSUED FOR DESIGN	JAC	
ISSUED FOR PERMIT	ISSUED FOR PERMIT	JAC	
ISSUED FOR CONSTRUCTION	ISSUED FOR CONSTRUCTION	JAC	

3







**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

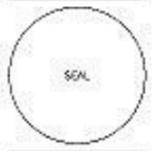


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

J. D. Whaley  
Architect, Inc.

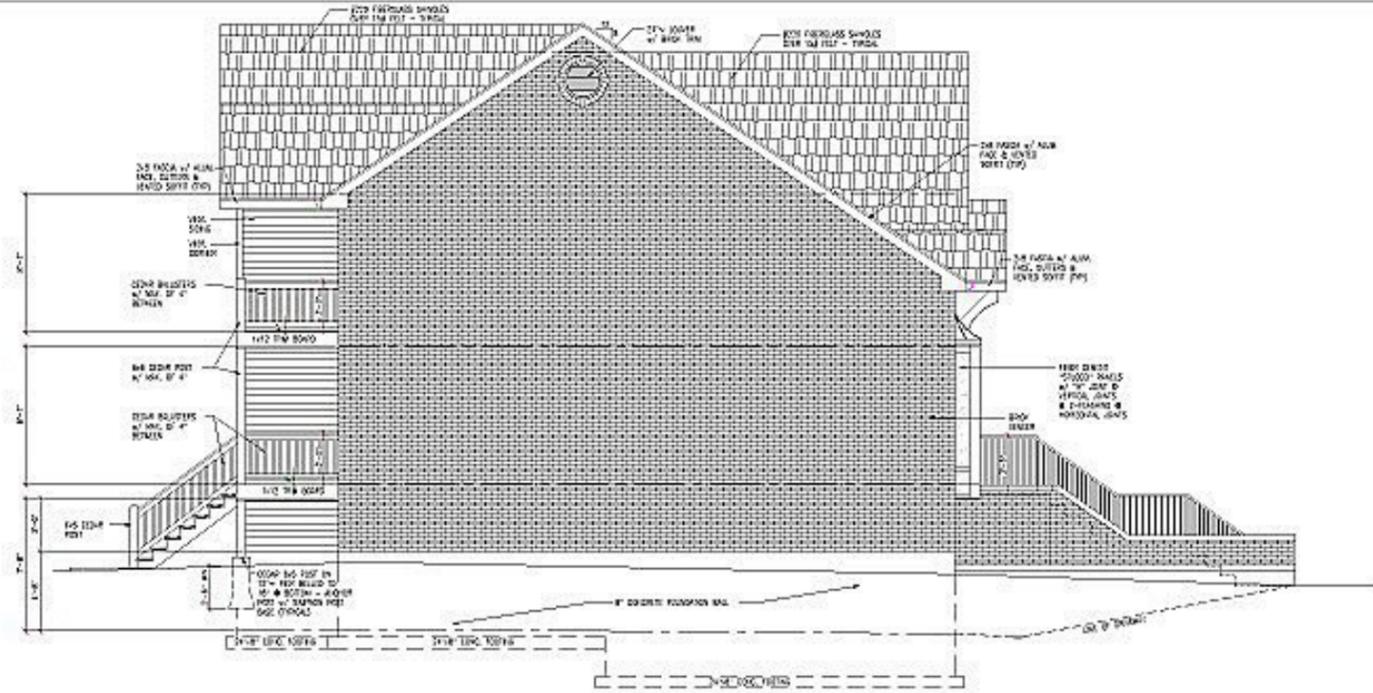
1509 Old Highway 94 S  
Suite 271  
St. Charles, MO 63043  
(620) 945-0949



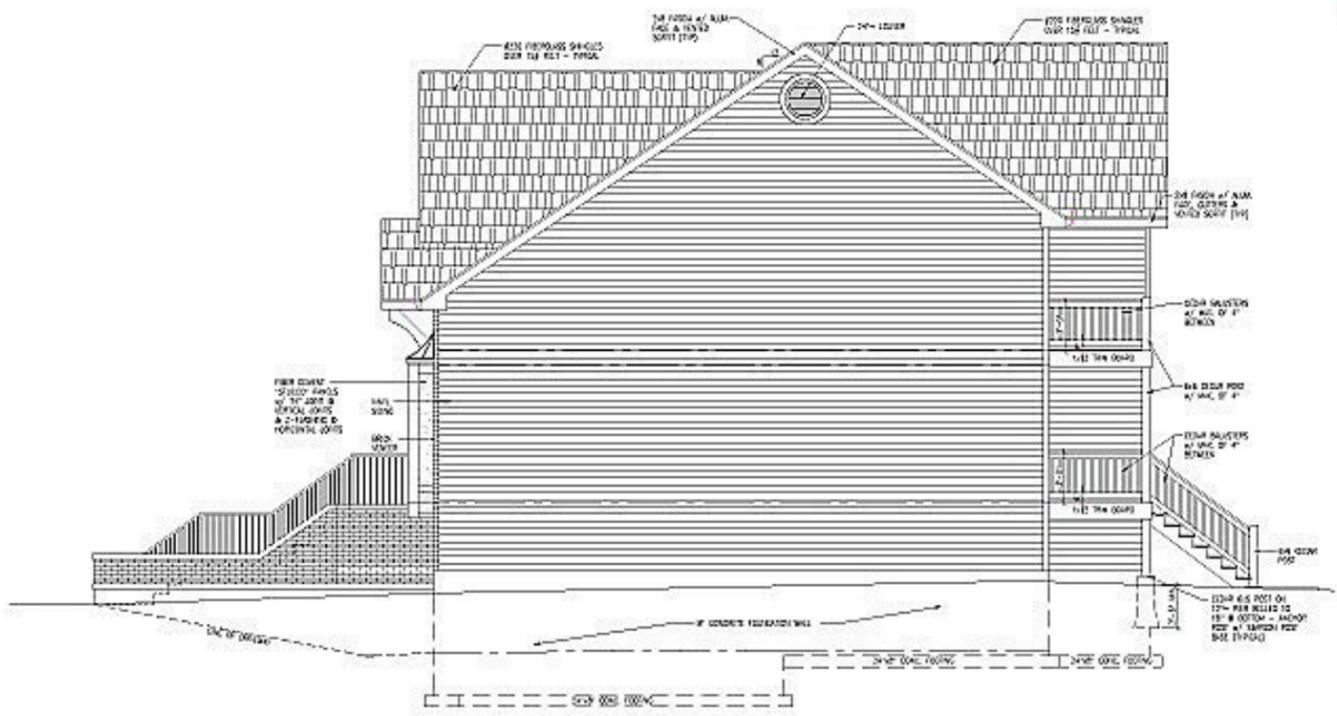
PROPOSED RESIDENCE FOR:  
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SHEET TITLE:  
EXTERIOR ELEVATIONS  
DATE: 11/11/11  
PRJ. NO.: 2011  
SHEET NO.: **A4**

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LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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PROPOSED RESIDENCE FOR:  
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327 DeBALMEIRE BOULEVARD  
ST. LOUIS, MISSOURI

SHEET TITLE:  
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DATE: 11/11/07  
PRJ. NO.: 8002  
SHEET NO.:  
**A5**

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