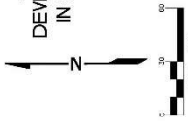
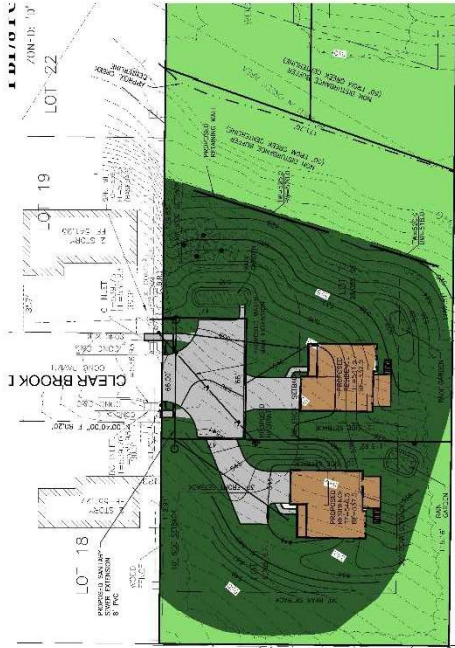


BLATTNER FARM

A PROPOSED CHANGE IN ZONING FROM 'D' RESIDENTIAL TO 'PD-R' PLANNED DEVELOPMENT - RESIDENTIAL, AND A PROPOSED SUBDIVISION OF A TRACT OF LAND IN SEC. 34, TWP. 45 N., RANG. 5 E., ST. LOUIS COUNTY, CITY OF DES PERES, MISSOURI



INTERSTATE 270



DETAIL OF WESTERN END
SCALE: 1" = 50'

PROJECT DATA

OWNER: BLDG COMPANY
 ADDRESS: 2157 W. 320th ST
 PROJECT: 2157 W. 320th ST
 SHEET: 10000-SF-PD-R-1-1075
 DATE: 10/02/18

GENERAL NOTES

- THIS PLAN IS TO BE USED TO OBTAIN A ZONING VARIANCE AND SHOULD BE USED IN CONJUNCTION WITH THE PLANNED DEVELOPMENT PERMITS FOR THE SUBDIVISION OF THE TRACT OF LAND AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.
- THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI.

DENSITY CALCULATION

PROPOSED NUMBER OF LOTS: 34
 PROPOSED AREA: 448,500 SF
 MAXIMUM DENSITY: 15 UNITS PER ACRE
 TOTAL LOTS PERMITTED: 6,727

MINIMUM YARD SETBACKS

YARD TYPE	MINIMUM SETBACK (FEET)
FRONT YARD	30'
REAR YARD	10'
SIDE YARD	5'

MINIMUM LOT SIZE

LOT #	AREA (SQ FT)	MINIMUM LOT AREA (SQ FT)
1	77,014	10,000
2	77,014	10,000
3	77,014	10,000
4	77,014	10,000
5	77,014	10,000
6	77,014	10,000
7	77,014	10,000
8	77,014	10,000
9	77,014	10,000
10	77,014	10,000
11	77,014	10,000
12	77,014	10,000
13	77,014	10,000
14	77,014	10,000
15	77,014	10,000
16	77,014	10,000
17	77,014	10,000
18	77,014	10,000
19	77,014	10,000
20	77,014	10,000
21	77,014	10,000
22	77,014	10,000
23	77,014	10,000
24	77,014	10,000
25	77,014	10,000
26	77,014	10,000
27	77,014	10,000
28	77,014	10,000
29	77,014	10,000
30	77,014	10,000
31	77,014	10,000
32	77,014	10,000
33	77,014	10,000
34	77,014	10,000

PRELIMINARY PLAN DISCLAIMER

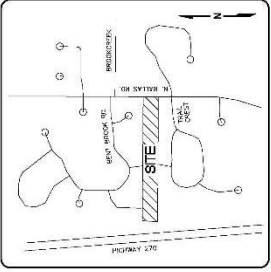
THIS PRELIMINARY PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL DESIGN SHALL BE SUBMITTED TO THE CITY OF DES PERES, MISSOURI FOR REVIEW AND PERMITTING. ANY CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT.

PREPARED BY: VANCE ENGINEERING, INC.
 DATE: 10/02/18

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING MAJOR CONTOUR
(Symbol)	EXISTING MINOR CONTOUR
(Symbol)	PROPOSED MAJOR CONTOUR
(Symbol)	PROPOSED MINOR CONTOUR
(Symbol)	EXISTING SPOT ELEVATION
(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	PROPOSED SANITARY SEWER
(Symbol)	EXISTING WATER MAIN
(Symbol)	PROPOSED WATER MAIN
(Symbol)	EXISTING GAS LINE
(Symbol)	PROPOSED GAS LINE
(Symbol)	EXISTING PUBLIC UTILITY
(Symbol)	PROPOSED PUBLIC UTILITY
(Symbol)	AS-BUILT
(Symbol)	TO BE RELOCATED
(Symbol)	TO BE REPLACED AND RELOCATED
(Symbol)	TO BE REMOVED
(Symbol)	TO BE REMOVED AND REPLACED

LOCATION MAP

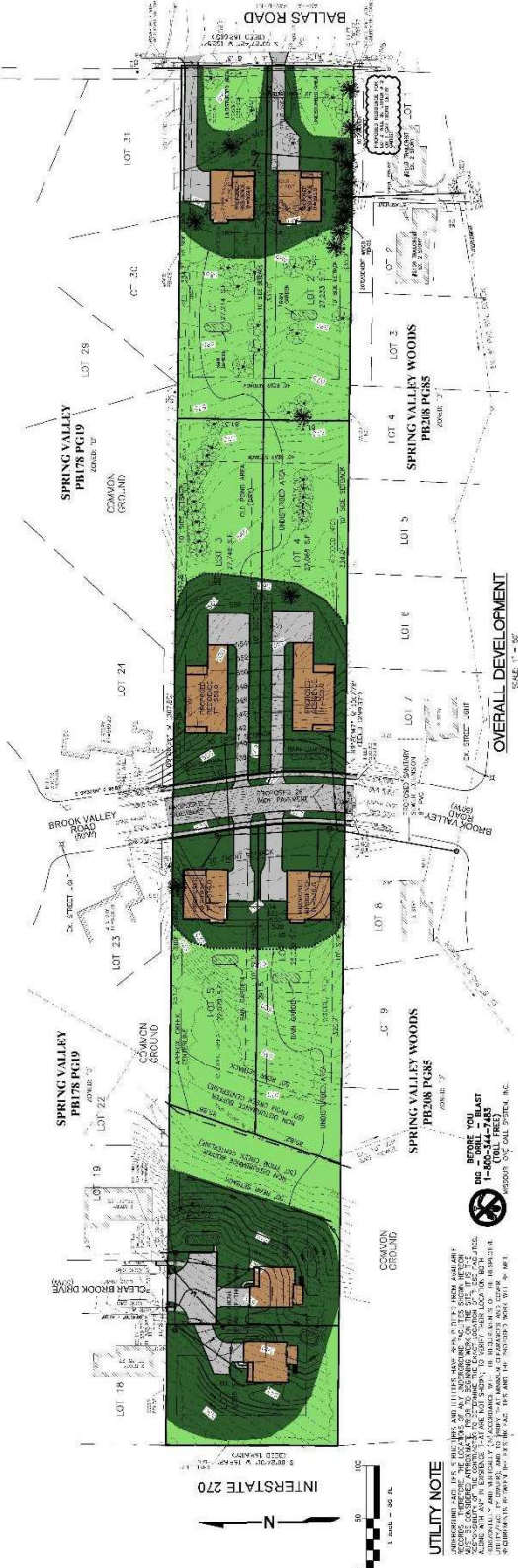


BLATTNER FARM
 PRELIMINARY PLAN

18061
 10/02/18
 1/1

Vance Engineering, Inc.
 21257 W. 320th St.
 St. Louis, MO 63114
 P: 314.427.1800

Feitex Development Corp.
 15711 Irons, MO 63148
 P: 314.931.8008



UTILITY NOTE
 ALL UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF DES PERES, MISSOURI. ANY CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT.

OVERALL DEVELOPMENT
 SCALE: 1" = 50'