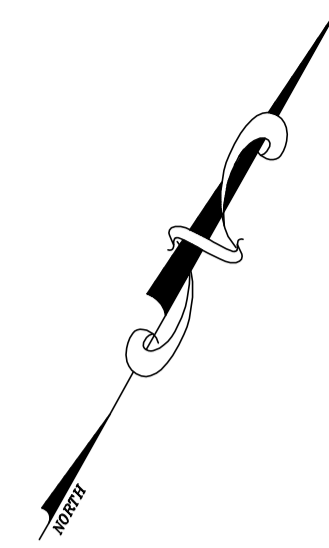


SKETCH PLAN OF "CUMBERLAND COURT"

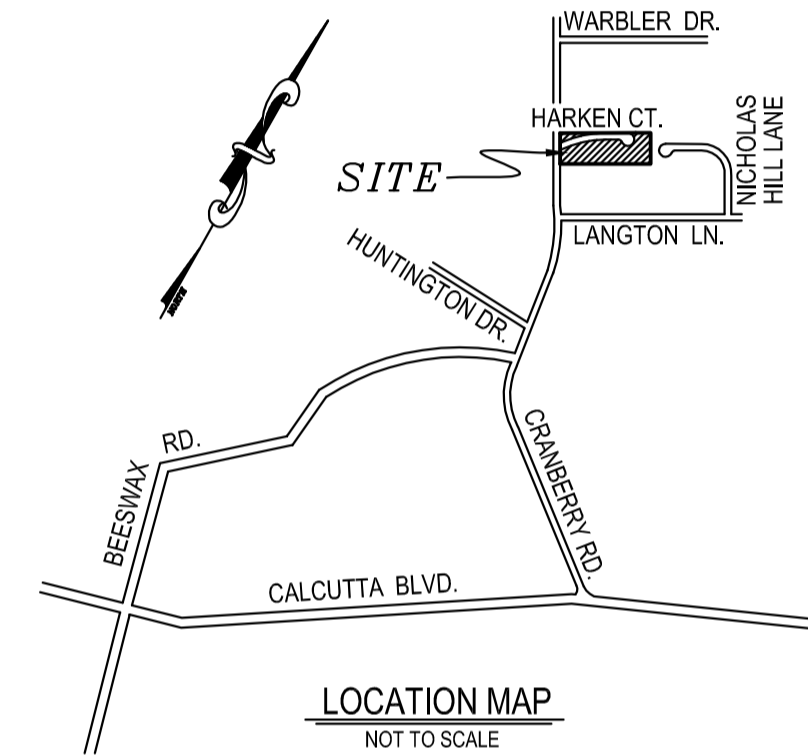
"THE RESUBDIVISION OF LOTS 1 AND 2 OF
"HARDEES ACRES", PER P.B. 11, PG. 42
AS RECORDED IN THE ST. LOUIS COUNTY RECORDS
IN U.S. SURVEY 1723, TOWNSHIP 45 NORTH, RANGE 3 EAST
ST. LOUIS COUNTY, MISSOURI



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



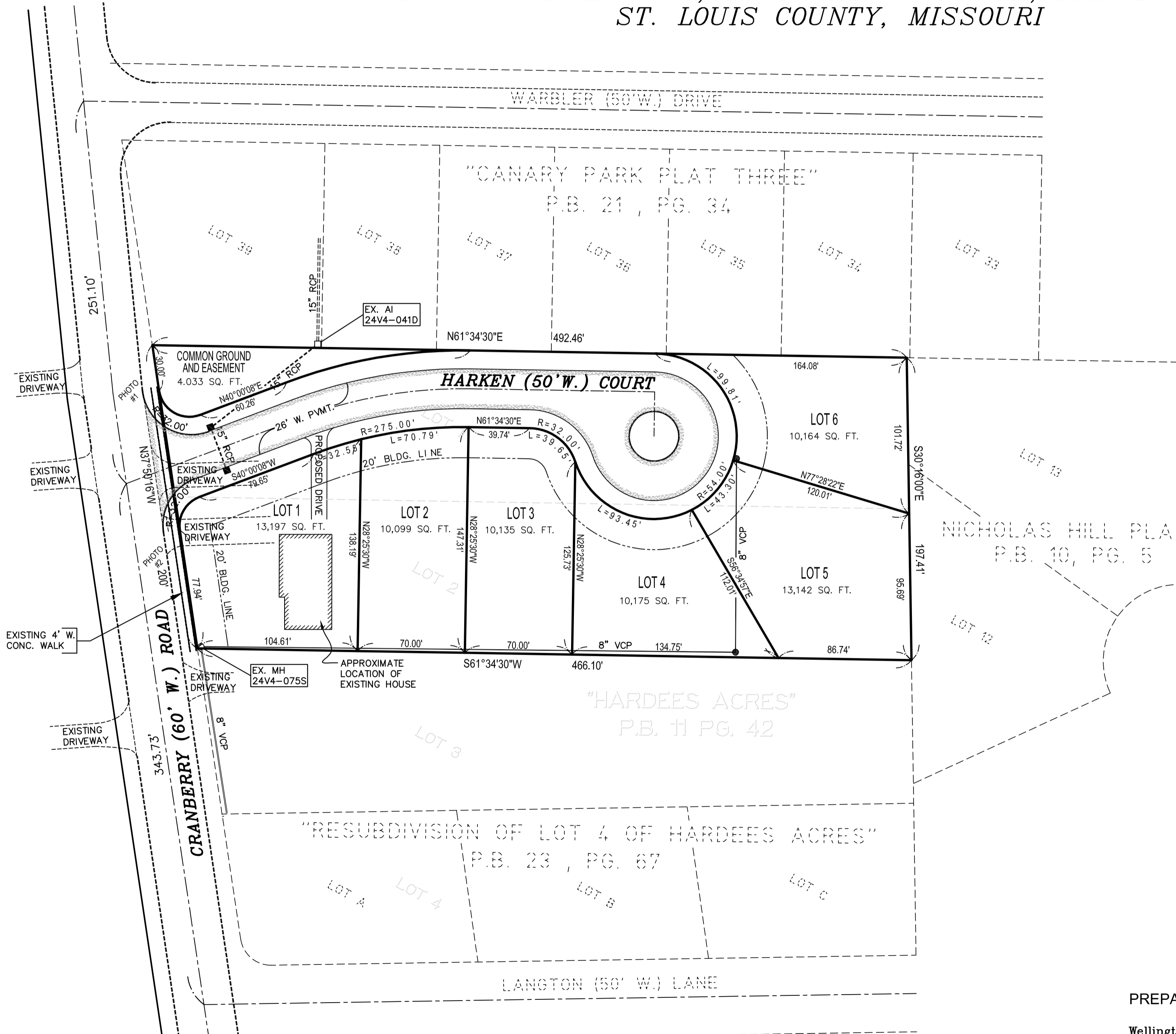
LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- 1.) Locator numbers for this site are: 24V-13-0956 and 24V-11-0671.
- 2.) Area of this site is ±2.2 Acres.
- 3.) Existing zoning is R-3.
- 4.) Existing site addresses are: 1416 & 1422 Cranberry Rd. St. Louis, MO 63987
- 5.) Minimum lot size = 10,000 square feet.
- 6.) Minimum front yard setback = 20 feet.
- 7.) Minimum rear yard setback = 15 feet.
- 8.) Minimum side yard setback = 8 feet.
- 9.) Lot 1 driveway shall be relocated to access the new street only.
- 10.) Grading and drainage shall be per St. Louis County and M.S.D. Standards.
- 11.) All stormwater shall be discharged at an adequate natural discharge point.
- 12.) Grades shall not exceed a (3) horizontal 10 (1) vertical slope.
- 13.) Lot 1 R.O.W. will be restored as directed by Highways and Traffic.

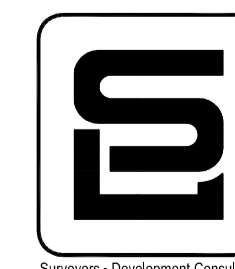
DIFFERENTIAL RUN-OFF CALCULATION

$2.2(2.6-1.7) = 1.98 \text{ c.f.s.}$



PREPARED FOR:

Wellington Rose
2493 Weingarten St.
St. Louis, MO 63193
(314) 935-1352



SABUR SURVEYING & ENGINEERING, INC. 1751 ASHBY RD. ST. LOUIS, MO. 63114 PHONE: (314)428-1414 FAX: (314)428-6082 sabur-inc.com		
DRAWN BY: J.F.B.	ORDER NO.: 99-245	SHEET: 1
CHECKED BY: M.A.S.	DATE: 6/14/99	1