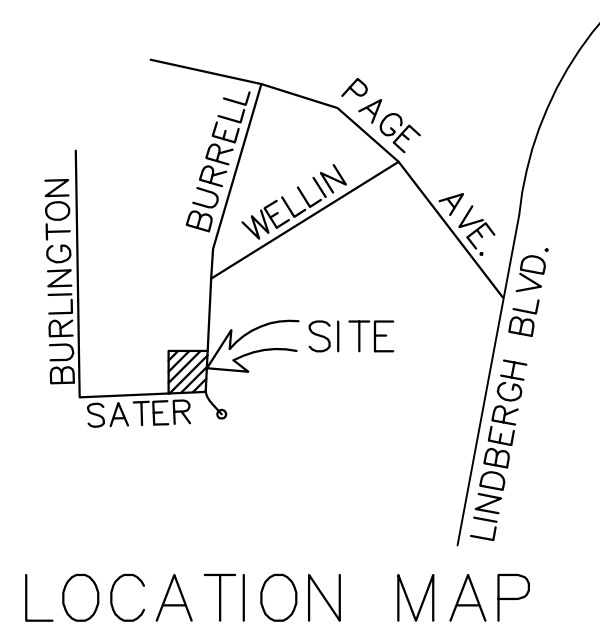


PRELIMINARY PLAT FOR RIDGEWOOD

THE RESUBDIVISION OF LOT 17 OF SABUR
RECORDED IN P.B. 85, PG. 54 OF THE ST. LOUIS COUNTY RECORDS
CITY OF CALLAWAY, ST. LOUIS COUNTY, MISSOURI
ZONED R-4



Property n/f of
George A. & Pamela J. O'banyon
9850/2511

MSD MH
14N2-074S
T-534.90
FL-528.78

Exist.
House

Property n/f of
Judy Garland
1234/567

Exist. 8" Sanitary Sewer

Exist. Easement
to MSD per
D.B. 123/ Pg. 4

Property n/f of
James G. Webb
5682/4398



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PROPOSED WATER LINE EXTENSION

EXISTING ASPHALT PAVEMENT WITH
6" CONCRETE CURB AND GUTTER

GARFIELD 50' W AVE.

ANTLER AVE.

WATKINS 50' W AVE.

MSD MH
14N2-065S
T-532.44
FL-522.94

GENERAL NOTES:

1. Locator No. for this site is 34K-34-8735.
2. Area of this site is 1.06 Acres.
3. Existing Zoning is R-4.
4. Existing Site Address is 3484 Garfield Avenue.
5. Minimum Lot Size is 7,200 Sq. Ft.
6. Minimum Front Yard Setback = 30 Ft.
7. Minimum Rear Yard Setback = 30 Ft.
8. Minimum Side Yard Setback = 6 Ft.
9. No Grading of the Site is Proposed.
10. Sidewalks shall be constructed to city of Bridgeton standards and shall be 4" thick Portland Cement Concrete.

DIFFERENTIAL RUN-OFF CALCULATION

$$1.06(2.6-1.7)=0.95 \text{ cfs}$$

NOTES:

This site is located in and served by :

- Metropolitan St. Louis Sewer District
- Community Fire Protection District
- Ritenour School District
- Missouri-American Water Company
- Laclede Gas Company
- AmerenUE Electric Company
- Southwestern Bell Telephone Company

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT WE HAVE DURING JANUARY, 2001 BY THE ORDER OF EAST WIND DEVELOPERS, INC. PREPARED A PRELIMINARY PLAT FROM AUTHENTICATED RECORDS AND THE RESULTS ARE CORRECTLY SHOWN HEREON.

DUANE R. BURRELL, MO PLS 2459

PREPARED FOR:

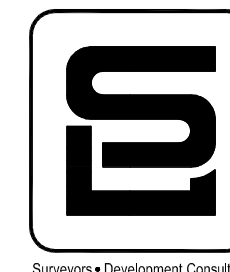
EAST WIND DEVELOPERS, INC.

2678 MISSOURI ROAD
ST. LOUIS, MO 63114

PHONE: (314)395-4545

SITE ADDRESS
3484 GARFIELD AVE.
CALLAWAY, MO 63056

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.



SABUR SURVEYING & ENGINEERING, INC. 1751 ASHBY RD. ST. LOUIS, MO. 63114 PHONE: (314)428-1414 FAX: (314)428-6082 sabur-inc.com		
DRAWN BY: M.A.S.	ORDER NO. 01-324	SHEET 1
CHECKED BY: D.R.B.	DATE: 1-29-01	1