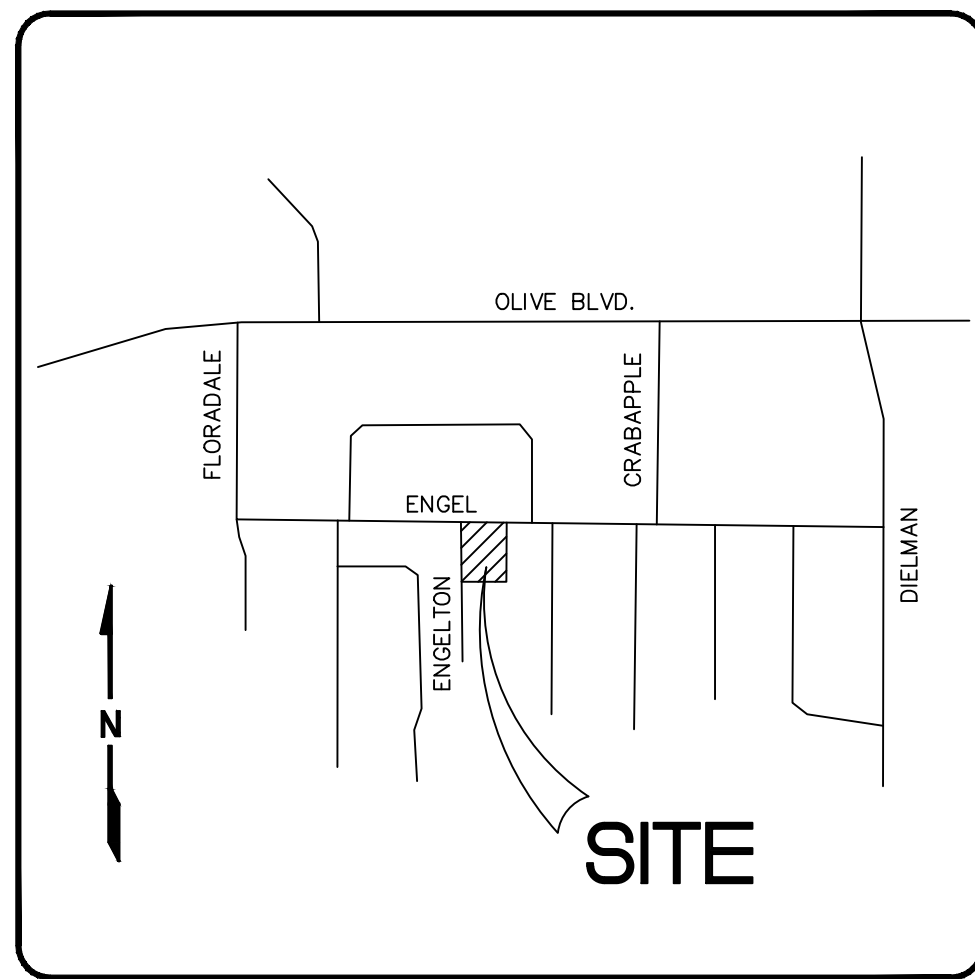


PRELIMINARY SUBDIVISION PLAT

# ENGELTON OAK ESTATES

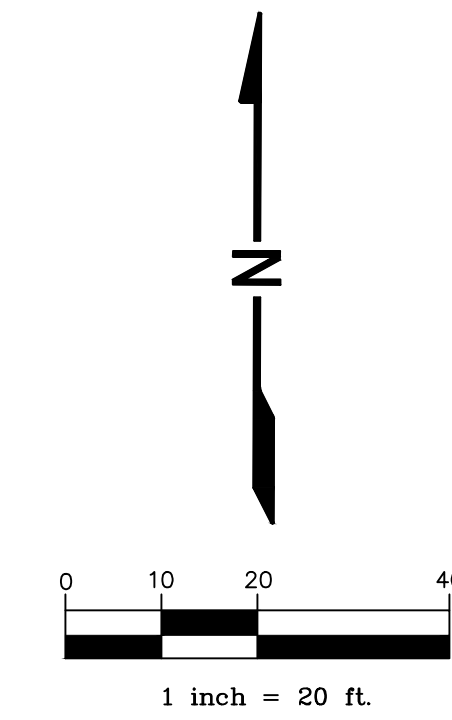
A SUBDIVISION OF A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 6 EAST, IN ST. LOUIS COUNTY, CITY OF OLIVETTE, MISSOURI



LOCATION MAP  
N.T.S.

LEGEND

| DESCRIPTION                 | SYMBOL        |
|-----------------------------|---------------|
| EXISTING MAJOR CONTOUR      | ---500---     |
| EXISTING MINOR CONTOUR      | ---502---     |
| PROPOSED MAJOR CONTOUR      | ---504---     |
| PROPOSED MINOR CONTOUR      | ---502---     |
| PROPOSED SPOT ELEVATION     | 502.00        |
| EXISTING SANITARY SEWER     | —○—           |
| EXISTING STORM SEWER        | —□—           |
| PROPOSED SANITARY SEWER     | —●—           |
| PROPOSED STORM SEWER        | —■—           |
| EXISTING WATERLINE          | —W—           |
| EXISTING FIRE HYDRANT       | ⊙             |
| EXISTING GAS LINE           | —G—           |
| EXISTING OVERHEAD UTILITY   | —OU—          |
| USE IN PLACE                | (U.I.P.)      |
| ADJUST TO GRADE             | (A.T.G.)      |
| TO BE REMOVED               | (T.B.R.)      |
| TO BE REMOVED AND REPLACED  | (T.B.R.&R.)   |
| TO BE REMOVED AND RELOCATED | (T.B.R.&REL.) |



PROJECT DATA

LOCATOR NO. : 17L420951  
 ADDRESS : 9518 ENGEL LANE, OLIVETTE, MO 63132  
 OWNER : ARIS REALTY GROUP, LLC  
 AREA OF TRACT : 0.76 Ac.± (33,238 S.F.±)  
 PRESENT ZONING : SR - SINGLE FAMILY RESIDENTIAL  
 PROPOSED USAGE : SINGLE FAMILY RESIDENTIAL  
 SCHOOL DISTRICT : LADUE  
 FIRE DISTRICT : OLIVETTE  
 WATERSHED(S) : RIVER DES PERES  
 FIRM PANEL : 231890192K  
 UTILITIES : MISSOURI-AMERICAN WATER COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT, LACLEDE GAS COMPANY, AT&T TELEPHONE COMPANY, AMEREN UE

LEGAL DESCRIPTION

PARCEL 1: A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 45 NORTH RANGE 6 EAST AND BEING PART OF LOT 3 OF A SURVEY AND SUBDIVISION OF THE HENRY KERN ESTATE MADE BY RICHARD ELBRING, SURVEYOR, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 14 PAGE 19 OF THE ST. LOUIS COUNTY RECORDS AND BOUNDED AS FOLLOWS: WEST BY THE WEST LINE OF SAID LOT 3, NORTH BY A LINE PARALLEL WITH THE SOUTH LINE OF ENGEL LANE A DISTANT 180 FEET SOUTH OF THE SOUTH LINE OF ENGEL LANE, EAST BY THE EAST LINE OF SAID LOT 3 AND SOUTH BY A LINE PARALLEL WITH THE SOUTH LINE OF ENGEL LANE AND DISTANT 213 FEET SOUTH OF THE SOUTH LINE OF ENGEL LANE.

PARCEL 2: A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 45 NORTH RANGE 6 EAST AND BEING PART OF LOT 3 OF A SURVEY AND SUBDIVISION OF THE HENRY KERN ESTATE MADE BY RICHARD ELBRING, SURVEYOR, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 14 PAGE 19 OF THE ST. LOUIS COUNTY RECORDS AND BOUNDED AS FOLLOWS: WEST BY THE WEST LINE OF SAID LOT 3, NORTH BY THE SOUTH LINE OF ENGEL LANE, EAST BY THE EAST LINE OF SAID LOT 3 AND SOUTH BY A LINE PARALLEL WITH THE SOUTH LINE OF ENGEL LANE AND DISTANT 180 FEET SOUTH OF THE SOUTH LINE OF ENGEL LANE.

YARD SETBACKS

MINIMUM PER SR ZONING  
 FRONT: 25'  
 SIDE: LOT 1 = 13.5' (12% LOT WIDTH), LOT 2 = 12' (12% LOT WIDTH)  
 REAR: LOTS 1 & 2 = 31.25' (20% LOT DEPTH)

MINIMUM LOT SIZE

MINIMUM PER SR ZONING:  
 100' WIDE, 150' DEEP, 15,000 S.F.  
 PROPOSED LOTS:  
 100' MINIMUM WIDTH  
 156.08' MINIMUM DEPTH  
 15,807 S.F. MINIMUM AREA

PRELIMINARY PLAN DISCLAIMER

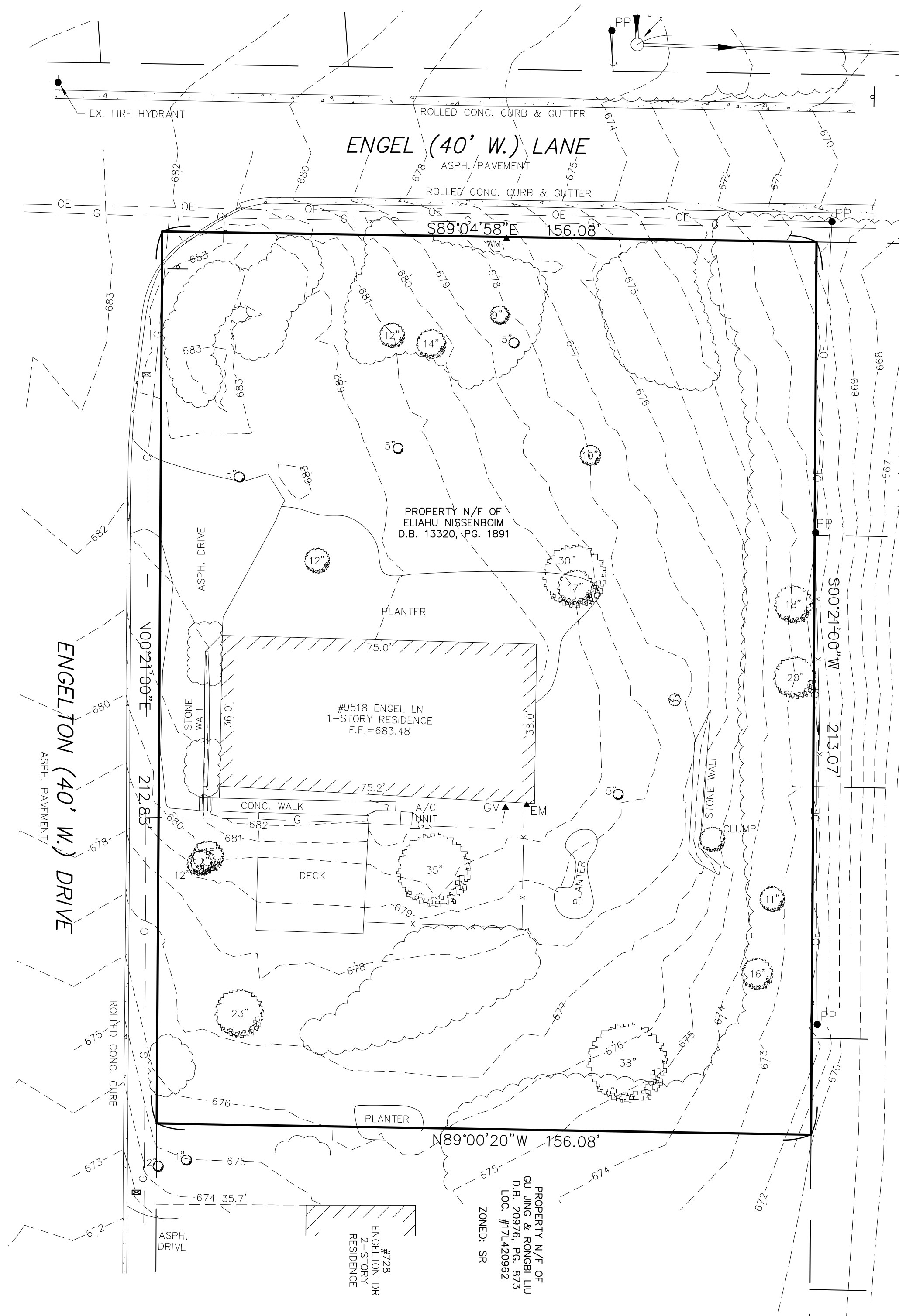
THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

M. CLAY VANCE, P.E., E-25616  
 VANCE ENGINEERING, INC.

EXISTING UTILITIES NOTE

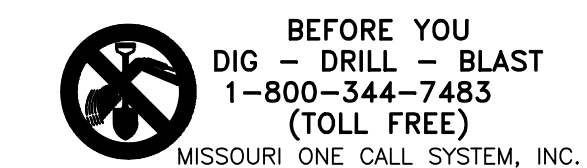
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



EXISTING SITE

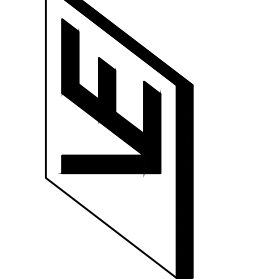
ST. LOUIS COUNTY BENCHMARK

14-526: ELEV. = 706.16 NGVD29  
 CUT "L" ON THE NORTHWEST CORNER OF THE CONCRETE BASE FOR METAL TRAFFIC SIGNAL CONTROL BOX SITUATED SOUTHEAST OF THE SIGNALIZED INTERSECTION OF OLIVE BOULEVARD WITH A COMMERCIAL DRIVE ENTRANCE ON THE SOUTH AND WITH INDIAN MEADOWS DRIVE FROM THE NORTH; NEAR THE NORTHWEST CORNER OF PROPERTY FOR OLIVETTE LANES ADDRESSED AS #9520 OLIVE BOULEVARD; ROUGHLY 6 FEET SOUTH OF THE BACK OF CURB AND SOUTH OF THE SIDEWALK ALONG THE SOUTH SIDE OF OLIVE BOULEVARD, AND 50 FEET MORE OR LESS EAST OF THE CENTERLINE OF A SIGNALIZED COMMERCIAL ENTRANCE TO PROPERTY ADDRESSED AS #9538 OLIVE BOULEVARD.



ARIS REALTY GROUP, LLC  
 12346 Monticouri Drive  
 St. Louis, MO 63141  
 P: 314-799-4656

Vance Engineering, Inc.  
 10537 Lackland Road  
 St. Louis, MO 63114  
 P: 314.427.1800



VANCE ENGINEERING, INC.  
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

ENGELTON OAK ESTATES  
 SUBD. OF 9518 ENGEL LANE

PRELIMINARY PLAT

PRELIMINARY

MICHAEL CLAY VANCE, P.E.  
 E-25616

REVISED

10/12/17 PRELIM CITY

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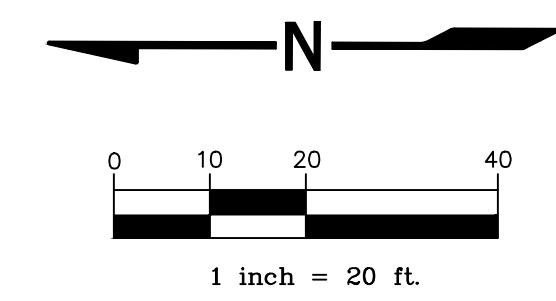
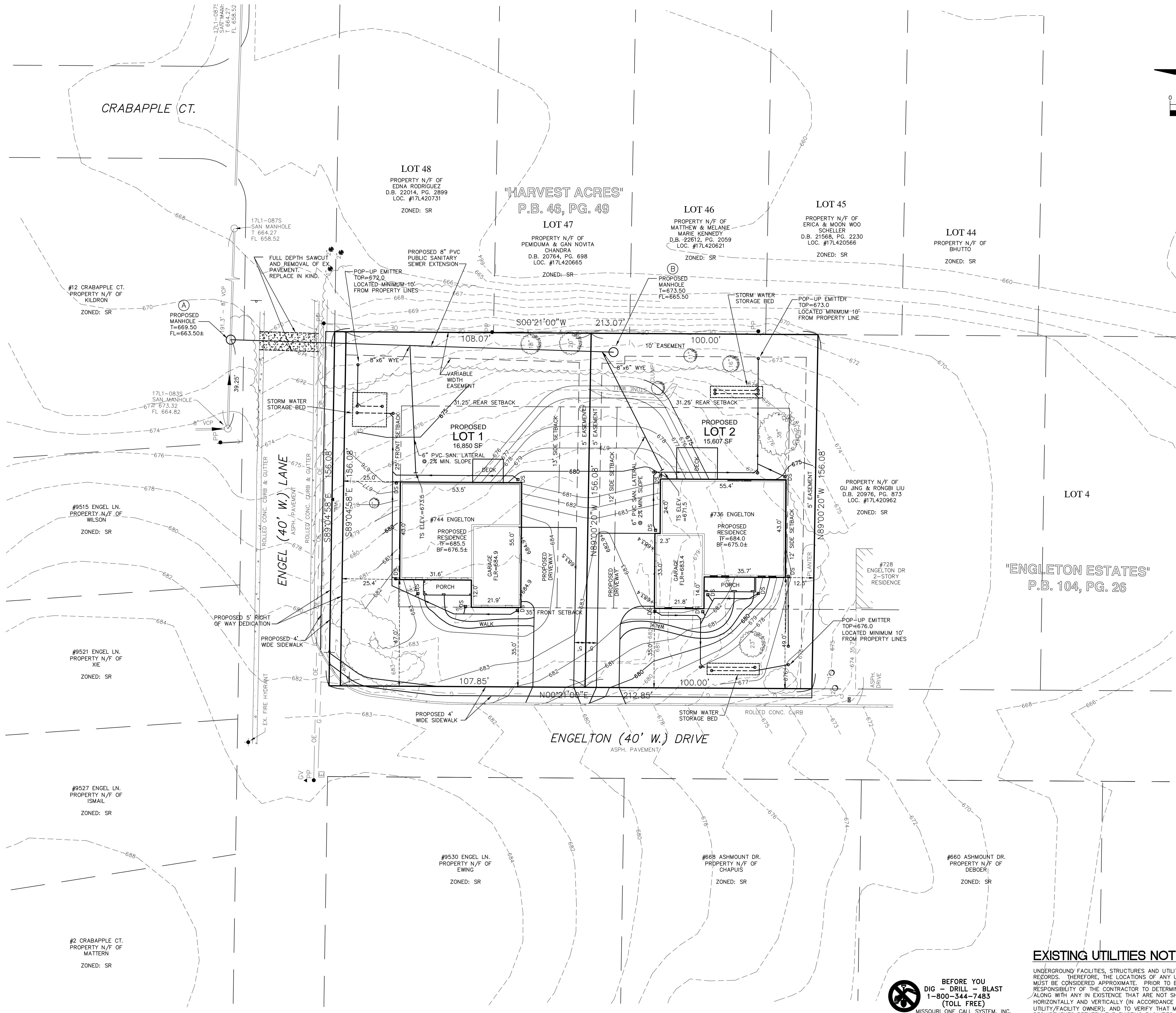
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**ENGLETON OAK ESTATES**  
 SUBD. OF 9518 ENGEL LANE

**PRELIMINARY PLAT**

**PRELIMINARY**

MICHAEL CLAY VANCE, P.E.  
 E-25616

REVISIONS

|          |             |
|----------|-------------|
| 10/12/17 | PRELIM CITY |
|          |             |
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 09/15/17  
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**PROPOSED SITE**

**EXISTING UTILITIES NOTE**

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**BEFORE YOU DIG - DRILL - BLAST**  
 1-800-344-7483  
 (TOLL FREE)  
 MISSOURI ONE CALL SYSTEM, INC.