

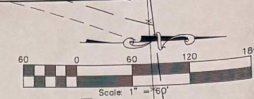
OWNER/DEVELOPER: G&S DEVELOPMENT
2801 WEST OXIDE SUITE 5
ST. LOUIS, MISSOURI 63103
SURVEYOR/ENGINEER: WUNDERLICH SURVEYING & ENGINEERING, INC.
20 SOUTH CHURCH STREET
P.O. BOX 436
UNION, MISSOURI 63084

ZONED: COMMUNITY DEVELOPMENT ZONING DISTRICT
TOTAL ACAGE: 25.4 ACRES
PROPOSED NO. OF LOTS: 36 LOTS

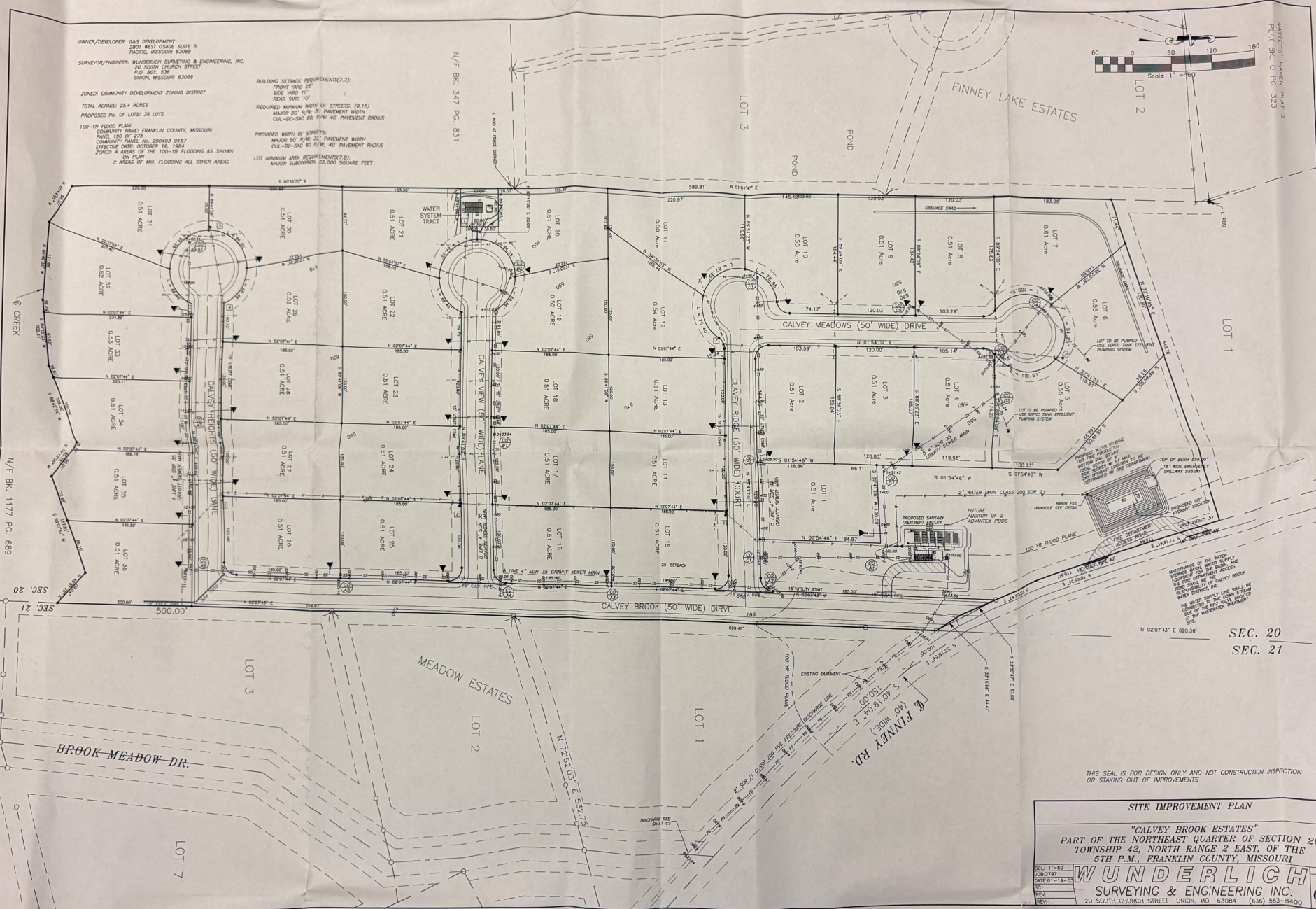
100-YR FLOOD PLAIN:
COMMUNITY MAP: FRANKLIN COUNTY, MISSOURI
PAGE: 180 OF 275
COMMITTEE FILE NO. 200403 0187
EFFECTIVE DATE: OCTOBER 16, 1994
ZONED: A AREAS OF THE 100-YR FLOODING AS SHOWN
ON PLAN
C AREAS OF MIN. FLOODING ALL OTHER AREAS

BUILDING SETBACK REQUIREMENTS(7.7):
FRONT 10'00'
SIDE 10'00'
REAR 10'00'
REQUIRED MINIMUM WIDTH OF STREETS: (R.15)
MAJOR 20' R/W, 31' PAVEMENT WIDTH
CUL-DE-SAC 60' R/W, 40' PAVEMENT RADIUS
PROVIDED WIDTH OF STREETS:
MAJOR 30' R/W, 31' PAVEMENT WIDTH
CUL-DE-SAC 60' R/W, 40' PAVEMENT RADIUS
LOT MINIMUM AREA REQUIREMENTS(7.8):
MAJOR SUBDIVISION 22,000 SQUARE FEET

N/F BK. 347 PG. B31



WATER: HANSEN PLAT 5
PLAT BK. 0 PG. 323



SEC. 20
SEC. 21

THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS

SITE IMPROVEMENT PLAN

"CALVEY BROOK ESTATES"
PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 42, NORTH RANGE 2 EAST, OF THE
5TH P.M., FRANKLIN COUNTY, MISSOURI

WUNDERLICH
SURVEYING & ENGINEERING, INC.
20 SOUTH CHURCH STREET UNION, MO 63084 (636) 583-8400

SHEET
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