

PRELIMINARY SITE PLAN

for a proposed nine (9) lot residential subdivision

WESTGLEN COURT

located at 855 WESTGLEN VILLAGE DR

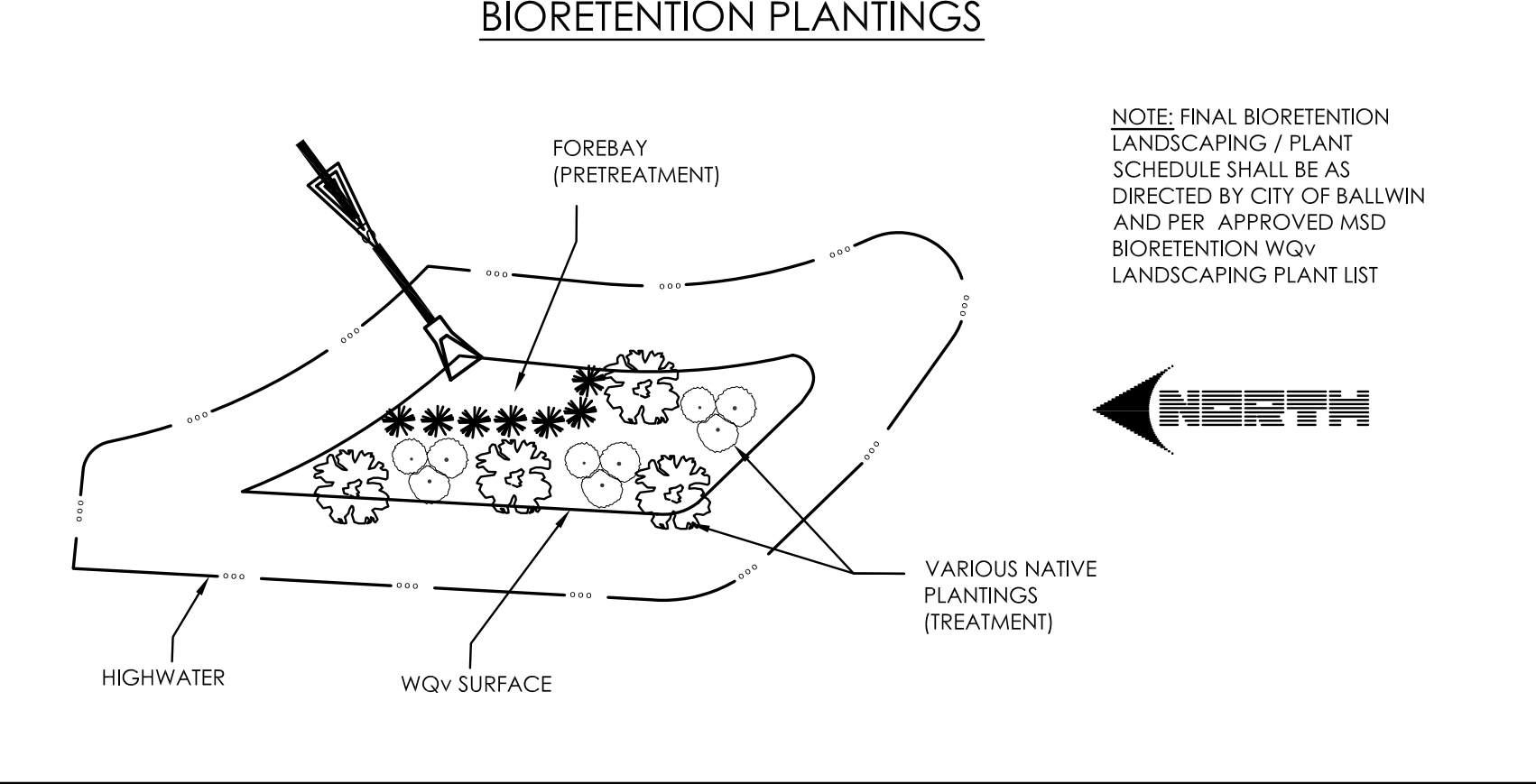
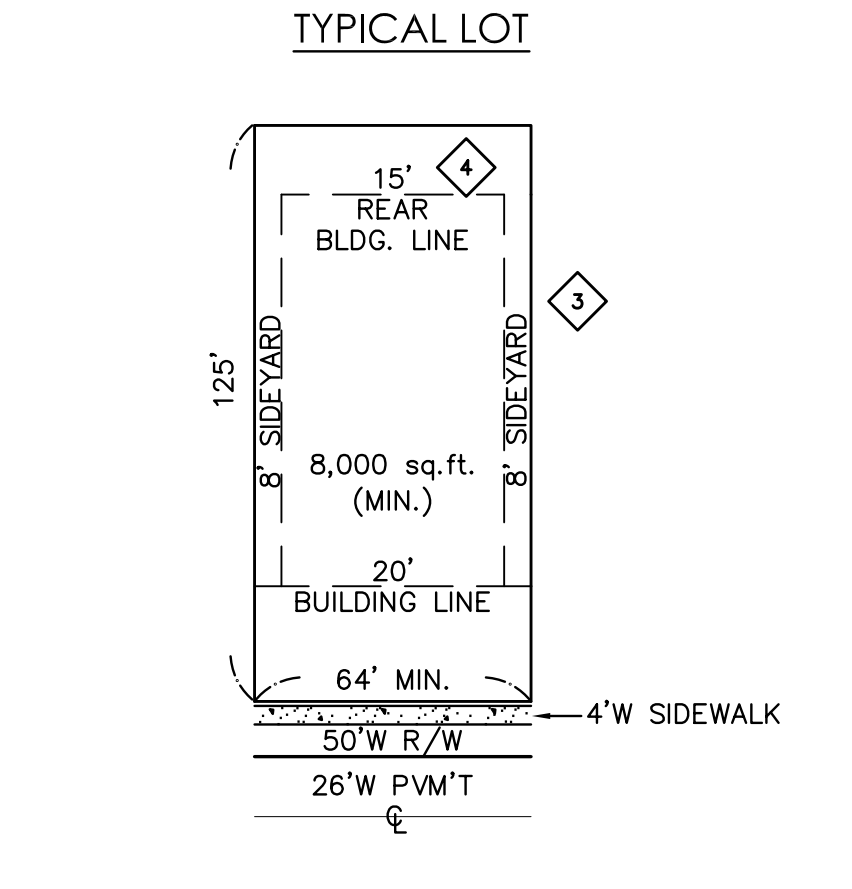
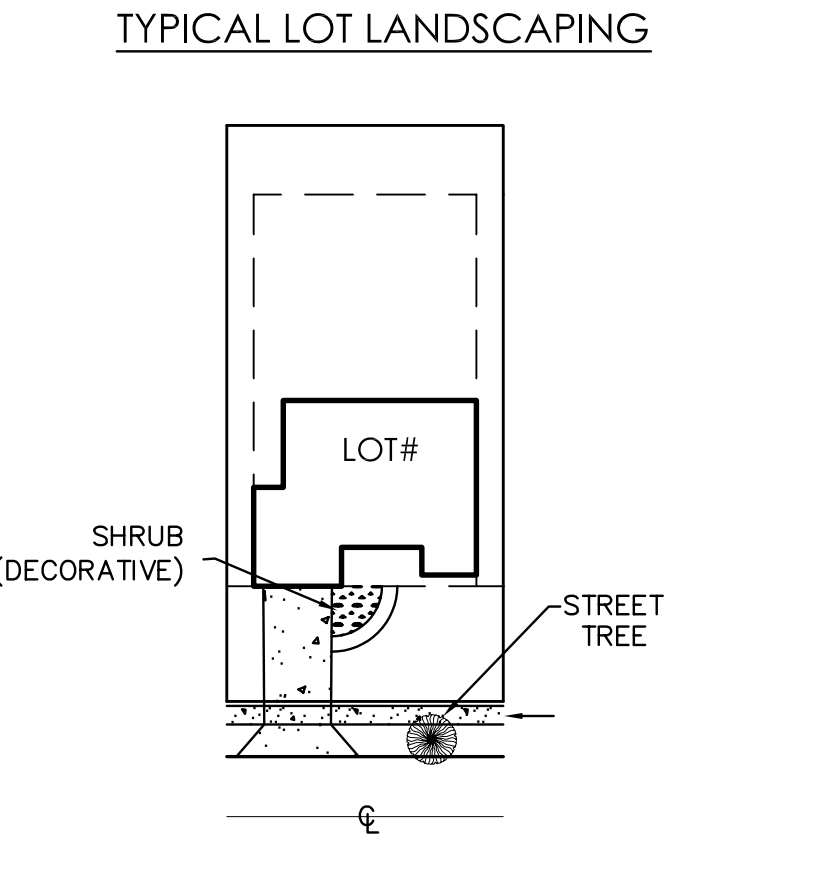
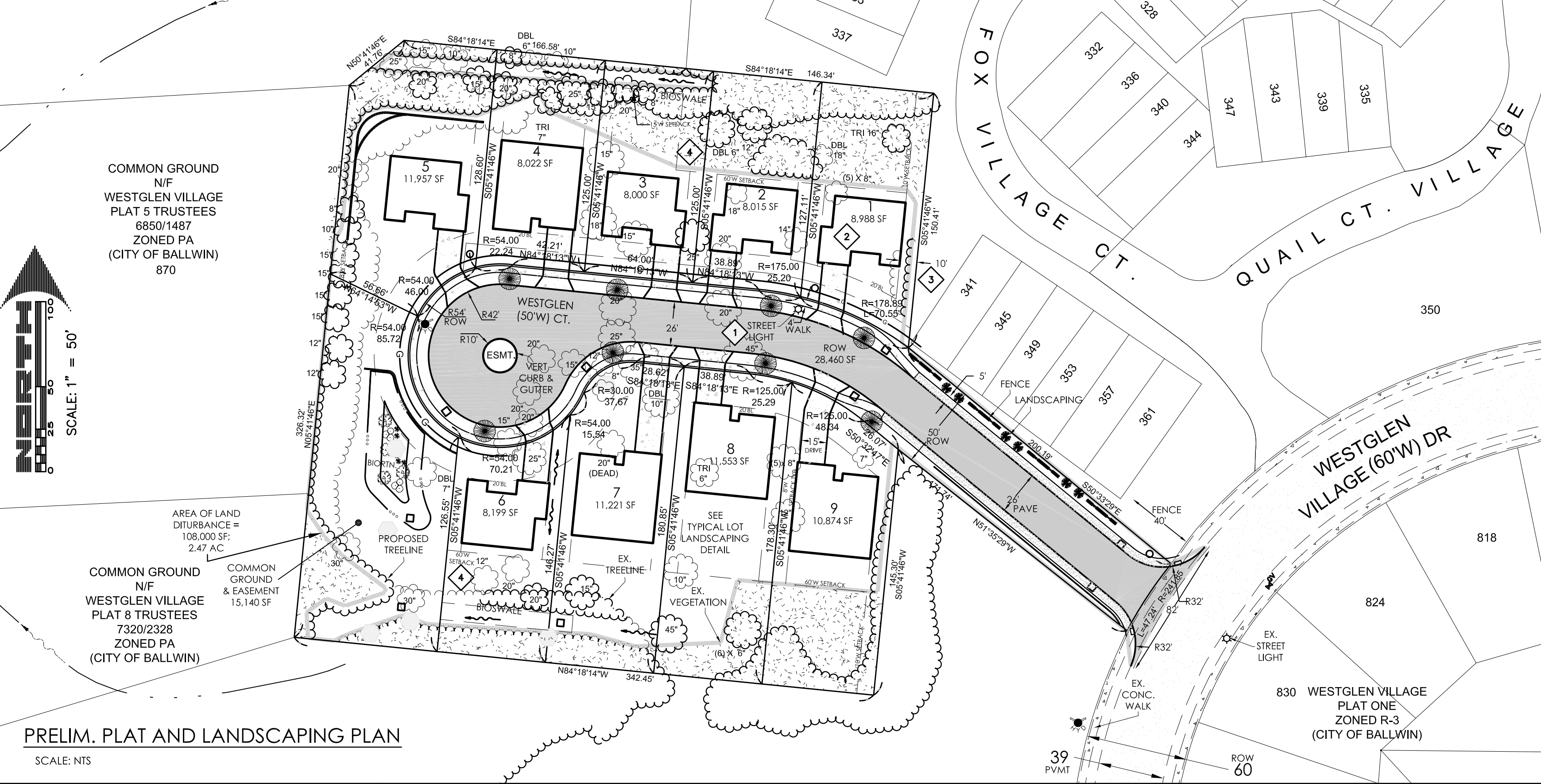
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC 3, TS 44 N, R4E
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, 63021

PERTINENT DATA	
TOTAL AREA OF TRACT	: 3.0 ACRES
LOCATOR NUMBER	: 245440176
FEMA PANEL NUMBER	: 29189C0254H
WUNNENBURG PAGE/GRID	: DD26-44
SITE ADDRESS	: 855 WESTGLEN VILLAGE DR CITY OF BALLWIN
ZIP CODE	: 63021
MSD BASEMAP	: 245
FIRE DISTRICT	: METRO WEST
SCHOOL DISTRICT	: ROCKWOOD
MUNICIPALITY	: CITY OF BALLWIN
SEWER DISTRICT	: METROPOLITAN ST. LOUIS SEWER DISTRICT
RECORD OWNERS OF TRACT	: GANZ VERNON V. TRUSTEE
WATERSHED	: MERAMEC RIVER
PRESENT ZONING / USAGE	: R3 - SINGLE FAMILY RESIDENCE
PROPOSED ZONING / USAGE	: PLANNED SINGLE-FAMILY DWELLING DEVELOPMENT (PSD)
EXISTING WATER TAP SIZE	: ONE (1) 3/4" DOMESTIC
PROPOSED WATER TAP SIZE	: NINE (9) 3/4" DOMESTIC
BUILDING SETBACKS	: 20' MIN FRONT YARD SETBACK 15' MIN REAR YARD SETBACK 8' MIN SIDE YARD SETBACK
PARKING REQUIRED	: 2 ATTACHED GARAGE SPACES WITH 2 DRIVEWAY SPACES X 9 LOTS = 36 SPACES
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SHEET INDEX	
PSP1	TITLE SHEET
PSP2	SITE + GRADING PLAN

KEYED NOTES	
GENERAL: SEE KEYED AND GENERAL NOTES OTHER SHEETS AS MAY APPLY TO THIS DRAWING.	
1. STREET LIGHTS PER CITY OF BALLWIN STDs	
2. FOOTPRINTS AS SHOWN ARE PRELIMINARY, FROM DEVELOPER'S CURRENT PORTFOLIO.	
3. 10' SIDEYARDS TO EAST LOTS 1 AND 9. SEE PLAN.	
4. 60' REAR PSD SETBACK LOTS 1-3 AND 6-9. SEE PLAN.	

EXISTING	DESCRIPTION	PROPOSED
528	CONTOURS	528
x 528	SPOT(S)	+ 528
—○—	GAS W/ VALVE	—○—
—	CABLE TV	—
—	OVH	—
—	UNDERGROUND LINES (ELECT., CATV, TELE.)	—
—○—	UTILITY POLE	—○—
T #, B #	RETAINING WALL TOP, BOTTOM	T #, B #
—X—X—	LAND DISTURBANCE	—X—X—
☆	LIGHT STANDARD	☆
—W—	WATER	—W—
—ST—	FIRE HYDRANT	—ST—
—	STORM SEWER	—
—	STORM STRUCTURE	—
—	CURB INLET	—
—	AREA INLET & OPEN SIDE (ALL IF NO ARROWS)	—
—	FLARED END SECTION	—
—SS—	DRAINAGE SWALE / DIRECTION OF FLOW	—SS—
—SS—	SANITARY SEWER	—SS—
—	SANITARY STRUCTURE	—
—	MANHOLE	—
—	RIP RAP/REVIEWMENT	—
—	CONCRETE	—
—	ASPHALT PAVEMENT	—
—	PERMEABLE PAVEMENT (SIDEWALK)	—
—	BENCHMARK	—
—	TEST PIT	—
—	TREE LINE	—
—	TREES (>8" CALIPER)	—
—	PONDING LIMITS	—



PROPERTY DESCRIPTION

(FROM RECORD INFORMATION)

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIRST PRINCIPAL MERIDIAN, CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

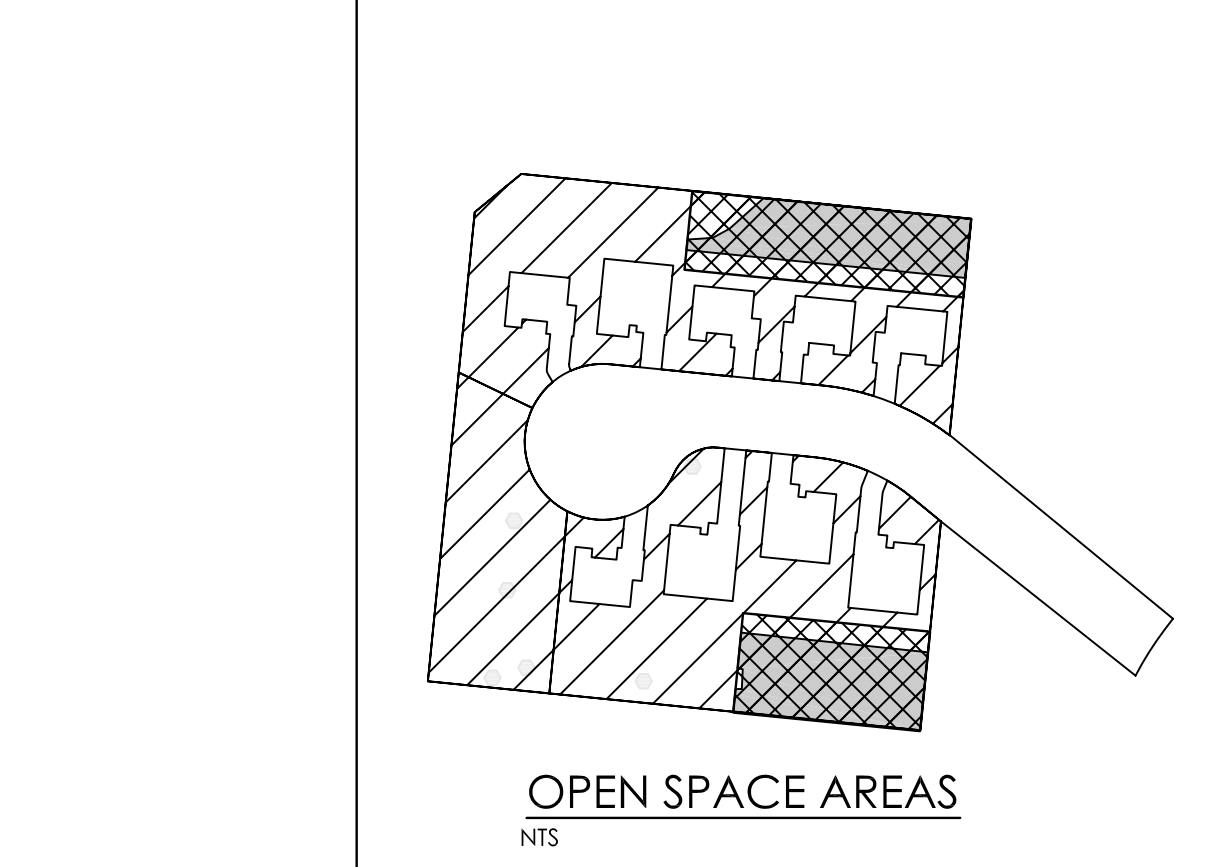
BEGINNING AT THE SOUTHERNMOST CORNER OF EASTERN COMMON GROUND OF "WESTGLEN VILLAGE PLAT FIVE" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 145, PAGE 79 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID CORNER BEING THE INTERSECTION OF THE SOUTHWEST LINE OF SAID EASTERN COMMON GROUND AND THE NORTHWEST RIGHT-OF-WAY LINE OF WESTGLEN VILLAGE (60 FEET WIDE) DRIVE; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 51 DEGREES 34 MINUTES 38 SECONDS EAST, 310 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 50.30 FEET TO A POINT ON THE NORTH LINE OF COMMON GROUND OF "WESTGLEN VILLAGE PLAT SEVEN" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 48 OF SAID RECORDS; THENCE LEAVING LAST SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG LAST SAID NORTH LINE OF COMMON GROUND.

WESTGLEN COURT	
PRELIMINARY STREET DESIGN INFORMATION (SEE SHEET 2 FOR DESIGNATORS)	
CLASSIFICATION:	2 LANE LOCAL
DESIGN SPEED:	25 MPH
RIGHT OF WAY :	50 FT WIDE
PAVEMENT WIDTH:	26 FT

VERTICAL DESIGN	
CURVE NO.	VERTICAL CURVES
% IN	% OUT
DELTA	K
LENGTH	COMMENTS
SEE KEYED NOTE 12 ON SHEET 2	
P-1	WESTGLEN COURT
V-1	4 7.0 3.0 25 75
V-2	7.0 -4.0 -11.0 25 275
V-3	-4.0 4.0 8.0 20 160
MIN 60' ENTRY PLATFORM @4% MAX	
MAINLINE TRANSITION BEYOND PLATFORM	
CREST HP MAINLINE	
SAG TO LP CUL DE SAC	

HORIZONTAL DESIGN	
CURVE NO.	HORIZONTAL CURVES
C.L. RADIUS	START STA
END STA	LENGTH (FT)
COMMENTS	
H1	150.00 3+24.31 4+12.66 88.35
MAINLINE CURVE	

NOTE: ADJUST VERTICAL PLATFORMS AS REQUIRED FOR ADA REQUIREMENTS



OPEN SPACE CALCULATIONS	
SECTION 11 OF PSD REGULATIONS	
SITE AREA	130428 SF 3.00 AC 100%
DEDUCT FOLLOWING AREAS:	
BUILDINGS	17889 SF 0.41 AC 14%
DRIVEWAYS	3660 SF 0.08 AC 3%
RIGHT OF WAY	28460 SF 0.65 AC 22%
TOTAL DEDUCTION	49809 SF 1.14 AC 38%
NET OPEN SPACE	80619 SF 1.86 AC 62%

MINIMUM USABLE OPEN SPACE REQUIRED (15%)	19564 SF 0.45 AC 15%
USABLE OPEN SPACE PROVIDED	19570 SF 0.45 AC 15%

USABLE OPEN SPACE <8% SLOPE REQUIRED (70% OF MIN. USABLE OPEN SPACE REQUIRED)	13695 SF 0.31 AC 70%
USABLE OPEN SPACE WITH <8% SLOPE PROVIDED	13740 SF 0.32 AC 70%

NOTE: A MINIMUM OF 15% OF THE SITE MUST BE DEDICATED TO OPEN SPACE. AT LEAST 70% OF THE LAND DEDICATED FOR OPEN SPACE SHALL HAVE A SLOPE OF NO MORE THAN 8%.

NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THESE DRAWINGS HAVE BEEN APPROXIMATED FROM: FACILITY MAPS PROVIDED TO OUR OFFICE BY UTILITY PROVIDERS, RECEIVED AS OF THE DATE OF THIS DRAWING; EXTRAPOLATION FROM SURFACE FEATURES AS MAY HAVE BEEN NOTED DURING FIELD RECONNAISSANCE OR FIELD SURVEYS; AND/OR LOCATES AS MAY HAVE BEEN MARKED ON THE SURFACE BY MO ONE CALL / DIG-RITE. THEIR LOCATION(S) MUST BE CONSIDERED STRICTLY APPROXIMATE, ARE INTENDED FOR GENERAL INFORMATION ONLY, AND SHOULD NOT BE RELIED UPON BY ANYONE HAVING ACCESS TO THIS DRAWING. IT IS THE RESPONSIBILITY OF ANY CONTRACTORS / SUBCONTRACTORS OR ANYONE PERFORMING EXCAVATIONS OR CONSTRUCTING IMPROVEMENTS ON THIS SITE TO VERIFY NOT JUST THE X-Y-Z LOCATION(S) OF UTILITIES AS MAY BE SHOWN, BUT ALSO THE EXISTENCE OF ANY FACILITIES AS MAY NOT BE SHOWN, INCLUDING SERVICE LINES, AND THE RELATIONSHIP / COMPATIBILITY BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES. TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADINGS, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION, REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND THE CONTRACTOR(S) SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD. ADDITIONALLY, CONTRACTORS/ SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY PROVIDERS AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED DOLLAR CHARGES; AND/OR SPECIAL BACKFILL OR RESTORATION REQUIREMENTS, SUCH INVESTIGATIONS TO INCLUDE BUT NOT BE LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENT OF ANY AND ALL REQUIRED FEES.)

BEFORE YOU DIG - DRILL - BLAST
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(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

EXISTING CONDITIONS	
THIS DRAWING REFLECTS THE RESULTS OF TOPOGRAPHIC AND BOUNDARY SURVEYS (AS MAY BE BASED UPON FIELD WORK, AVAILABLE RECORDS, OR A COMBINATION THEREOF), AND RESEARCH OF AVAILABLE UTILITY RECORDS, AS MAY OR MAY NOT HAVE BEEN SUPPLEMENTED BY SITE RECONNAISSANCE, TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, CURRENT AS OF DEC. 2013. PUBLICATION OF THIS DRAWING DOES NOT CONSTITUTE OR IMPLY A WARRANTY OR GUARANTEE OF SITE CONDITIONS. IT IS NOT INTENDED AND SHOULD NOT BE USED TO SUBSTITUTE OR REPLACE THE INVESTIGATIVE EFFORT(S) OF ANY DESIGN PROFESSIONAL CONTRACTORS (PRIME OR SUB), OWNER, LENDER, END USERS, PURCHASERS OR ANYONE ELSE NOW HAVING OR AS WILL (MAY) HAVE AN INTEREST IN THE PROPERTY, SAME TO PERFORM THEIR OWN INDEPENDENT RESEARCH PRIOR TO OR DURING CONSTRUCTION, TO ASCERTAIN CONDITIONS AS EXIST AT THE SITE, REFER TO PROJECT GEOTECHNICAL REPORT FOR INFORMATION AS TO SUBSURFACE CONDITIONS. SEE NOTICES TO CONTRACTOR THIS SHEET. CONTACT 1-800-DIG-RITE FOR LOCATES OF MEMBER UTILITIES. PRIVATE SERVICE LINES MAY/WILL ADDITIONAL INVESTIGATION, BEYOND ANY PRIOR EFFORTS OF THIS OFFICE AS TO EXISTENCE AND/OR LOCATIONS.	

UTILITY CONTACT LIST	
CABLE TV CHARTER COMMUNICATIONS 941 CHARTER COMMONS TOWN AND COUNTRY, MO 63017 PHONE: 636.220.2174	TELEPHONE AT&T TELEPHONE COMPANY 1 BELL CTR STE 4200 ST. LOUIS, MO 63101 PHONE: 314.235.9800
ELECTRIC AMEREN UE ONE AMEREN PLAZA 1901 CHOUTEAU AVENUE P.O. BOX 66149, JAC 700 ST. LOUIS, MO 63166	WATER MISSOURI AMERICAN WATER 727 CRAIG ROAD ST. LOUIS, MO 63101 PHONE: 314.996.2396
SEWER MSD 2350 MARKET STREET ST. LOUIS, MO 63103 PHONE: 314.768.6260	GAS LACLEDE GAS COMPANY 720 OLIVE STREET ST. LOUIS, MO 63101 PHONE: 314.621.6960
FIRE METRO WEST FIRE PROTECTION DISTRICT 1000 NEW BALLWIN ROAD CASTLEWOOD, MO 63021 PHONE: 636.458.2100	

OWNERS CERTIFICATE

THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PRELIMINARY SITE PLAN HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAN.

SIGNATURE _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

ON THIS _____ DAY OF _____, 20____, THE APPEARED _____ TO ME PERSONALLY KNOW, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREWIT SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

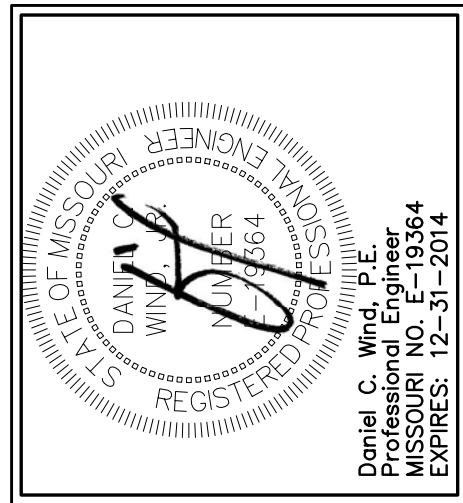
NOTARY PUBLIC _____

CITY APPROVAL

ON THE _____ DAY OF _____, 20____, THE _____ OF THE CITY OF BALLWIN, MISSOURI, DOES HEREBY APPROVE OF THE PRELIMINARY SITE PLAN "WESTGLEN COURT" BY ORDINANCE NO. _____

CITY CLERK _____ MAYOR _____

RESERVED FOR AGENCY



DISCLAIMER

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WESTGLEN COURT
PRELIMINARY SITE PLAN
TITLE SHEET

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Email: windengineering.com
C.O.A. #E-1607-D

No.	Date	Description
2	2/10/14	IN-HOUSE EDITS
1	1/15/14	CITY COMMENTS

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