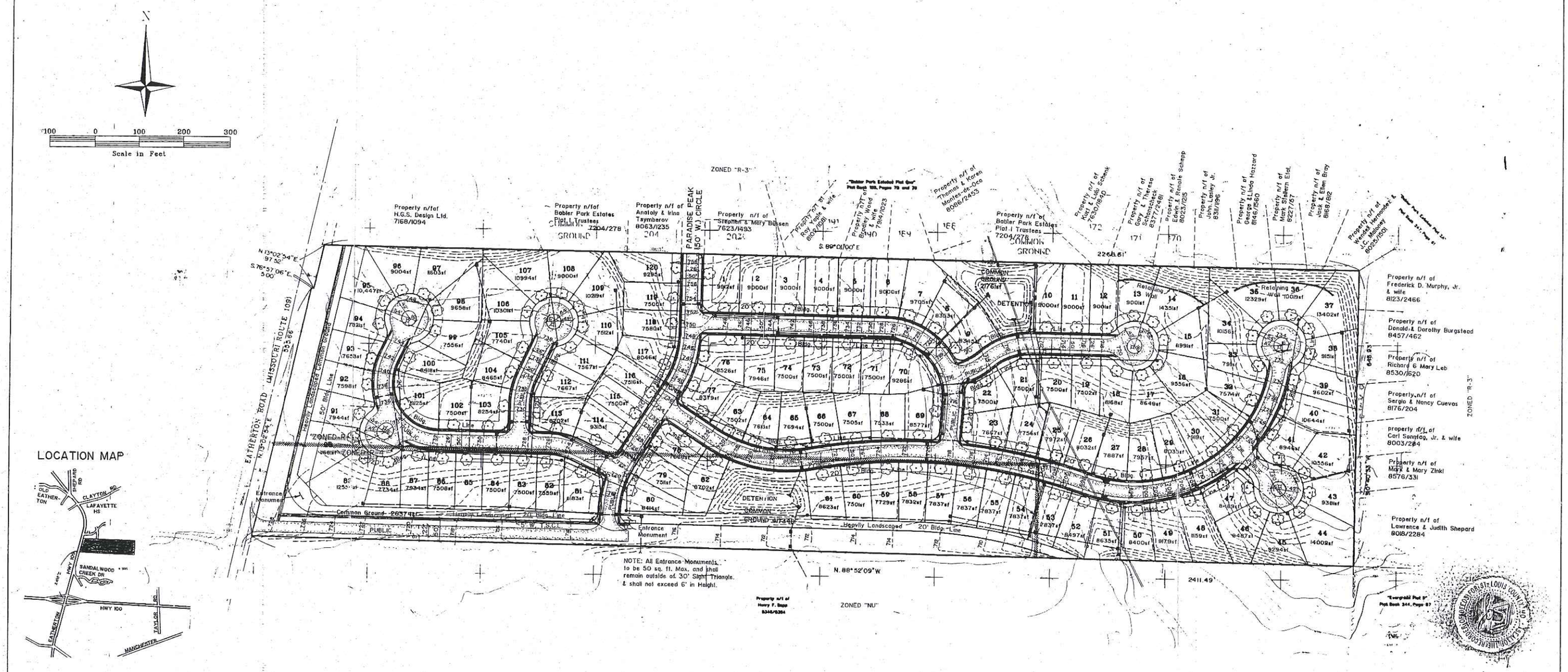
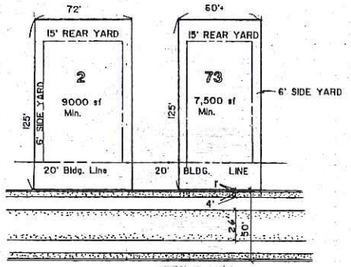


MINIMUM LOTS



LEGEND

EXISTING CONTOURS	400
PROPOSED CONTOURS	400
EXIST. SANITARY SEWERS	
PROP. SANITARY SEWERS	
EXIST. STORM SEWERS	
PROP. STORM SEWERS	
EXIST. TREE MASS	
LIGHT STANDARD	16' HIGH MAX.

NOTE: Construction traffic shall access development from Highway 109 only.

NOTE: The existing pond will be dewatered at a reasonable rate to protect against erosion and siltation damage to adjacent properties and roads.

NOTE: Existing soft soils shall be removed from all proposed right-of-way areas prior to placement of fill in these areas.

NOTE: The developer shall provide guard rail as required by the Department of Highways & Traffic.

NOTE: Sidewalk escrow along loop road shall extend entire length of Right-of-Way, not just pavement

NOTE: The developer shall disclose to prospective purchaser that the Pond-Grover Loop Road adjacent to the south side of the site is intended to circulate area traffic around the Route 100 - Route 109 interchange and provide access to adjacent development.

OWNER OF SITE:
West County Investment Corporation
2100 Highway 109
Glencoe, Missouri 63038-1535

STATE OF MISSOURI)
) S
County of St. Louis)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 3rd day of March A.D. 19 93 at 9:34 o'clock A. M. and is truly recorded in Plat Book 317 Page 66 and 67

Witness my hand and official seal on the day and year aforesaid.

Recorder of Deeds

By Deputy Recorder

APPROVED SITE DEVELOPMENT PLAN
☐ CONCEPT ☐ SPECIFIC LANDSCAPE
ST. LOUIS COUNTY PLANNING COMMISSION
2-8-93 Douglas Morgan JMJ
P.C. 45, 46-92 The Jones Company
MAP NO. 23V ZONING PEU in R-3, R-4
AMENDED

SHEET 2 OF 2

A SITE DEVELOPMENT PLAN OF:

A PLANNED ENVIRONMENT UNIT DEVELOPMENT IN R-3 & R-4, ORDINANCE NO. 16,122

KINGSTOWNE ESTATES

A TRACT OF LAND IN SECTION 36, T. 45 N. - R. 3 E., ST. LOUIS COUNTY, MISSOURI

PREPARED FOR:

THE JONES COMPANY
CUSTOM HOMES
13100 Manchester Road Suite G55
St. Louis, Missouri 63131
Phone (314) 965-8000

REVISED

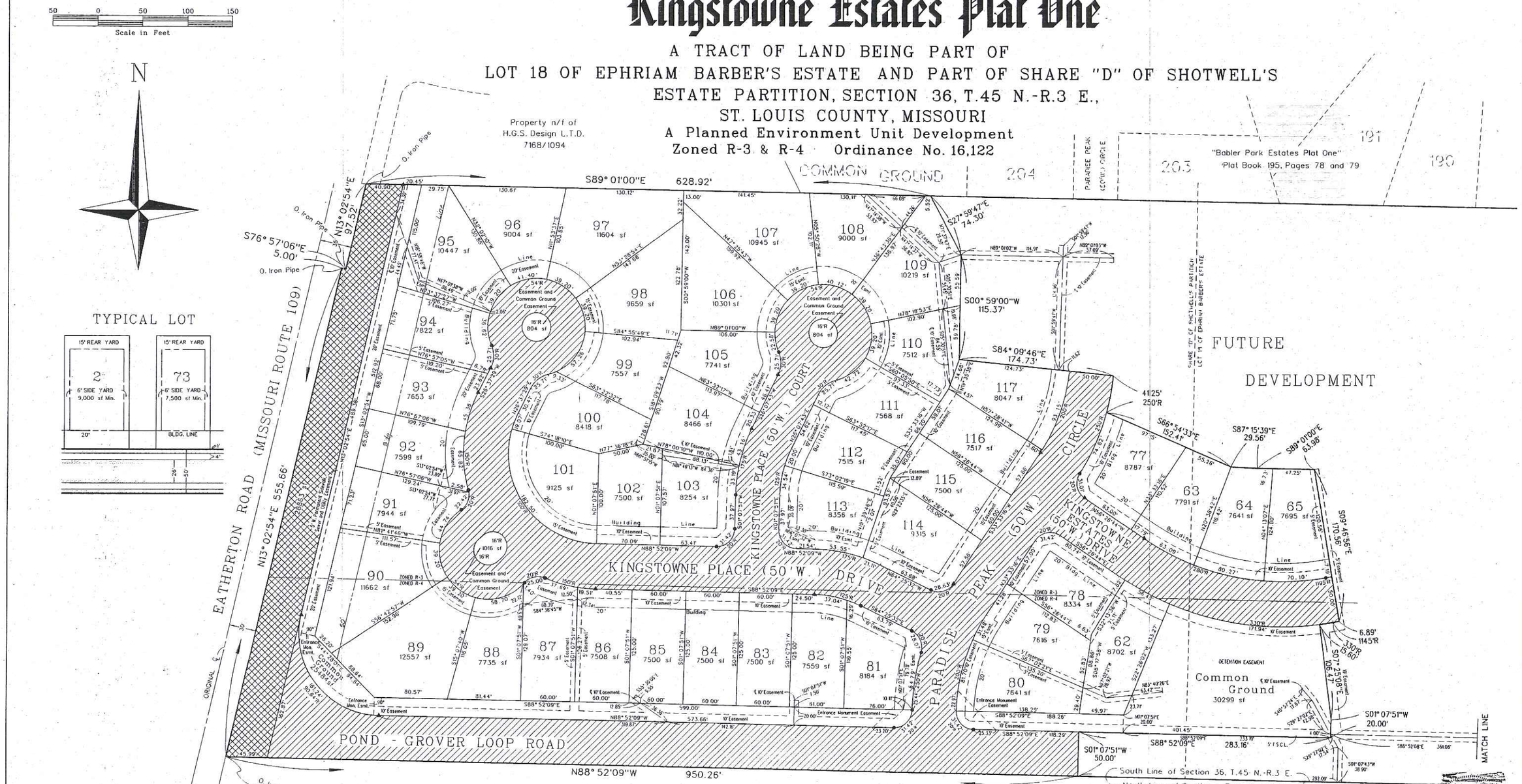
12-21-92	S.L.C. Comments
1-15-93	S.L.C. Comments
1-20-93	
1-29-93	S.L.C. Comments
2-11-93	Retaining Walls

DATE Nov. 12, 1992

VOLZ ELBRING ENGINEERING AND SURVEYING, INC.
SURVEYING COMPANY A SUBSIDIARY
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212
88-2936

Kingstowne Estates Plat One

A TRACT OF LAND BEING PART OF
LOT 18 OF EPHRIAM BARBER'S ESTATE AND PART OF SHARE "D" OF SHOTWELL'S
ESTATE PARTITION, SECTION 36, T.45 N.-R.3 E.,
ST. LOUIS COUNTY, MISSOURI
A Planned Environment Unit Development
Zoned R-3 & R-4 Ordinance No. 16,122



NOTES:

1. Bearing system adopted from the South line of "Babler Park Estates Plat One", a subdivision according to the plat thereof recorded in Plat Book 195, Pages 78 and 79.
2. Property referenced from Stewart Title Guaritee Company, Commitment No 137747-31201 effective June 27, 1988.

M.S.D. Benchmark

453-105 743.95 - "U" cut on the north flower box at the entrance to "Babler Park Estates" 25' north of Babler View Drive and 90' east of the centerline of Highway 109

Site Benchmark

"T" cut at the southeast corner of headwall near the southwest property corner of proposed subdivision. Elevation - 725.43

THIS PLAT CONTAINS 14.313 ACRES.

STATE OF MISSOURI)
) SS.
County of St. Louis)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 5th day of June A.D. 1973 at 11:11 o'clock A.M. and is truly recorded in Plat Book 319 Page 370 and 371

Witness my hand and official seal on the day and year aforesaid.

Recorder of Deeds

By Deputy Recorder

Richard W. Norvell, President
Land Survey Division
Mo. Reg. L.S. #1437
JUNE 2, 1973

Sheet 2 of 2

LEGEND

- ▲ Permanent Monument
- ● Iron Pipe
- T.S.C.L. = Temporary Slope and Construction License

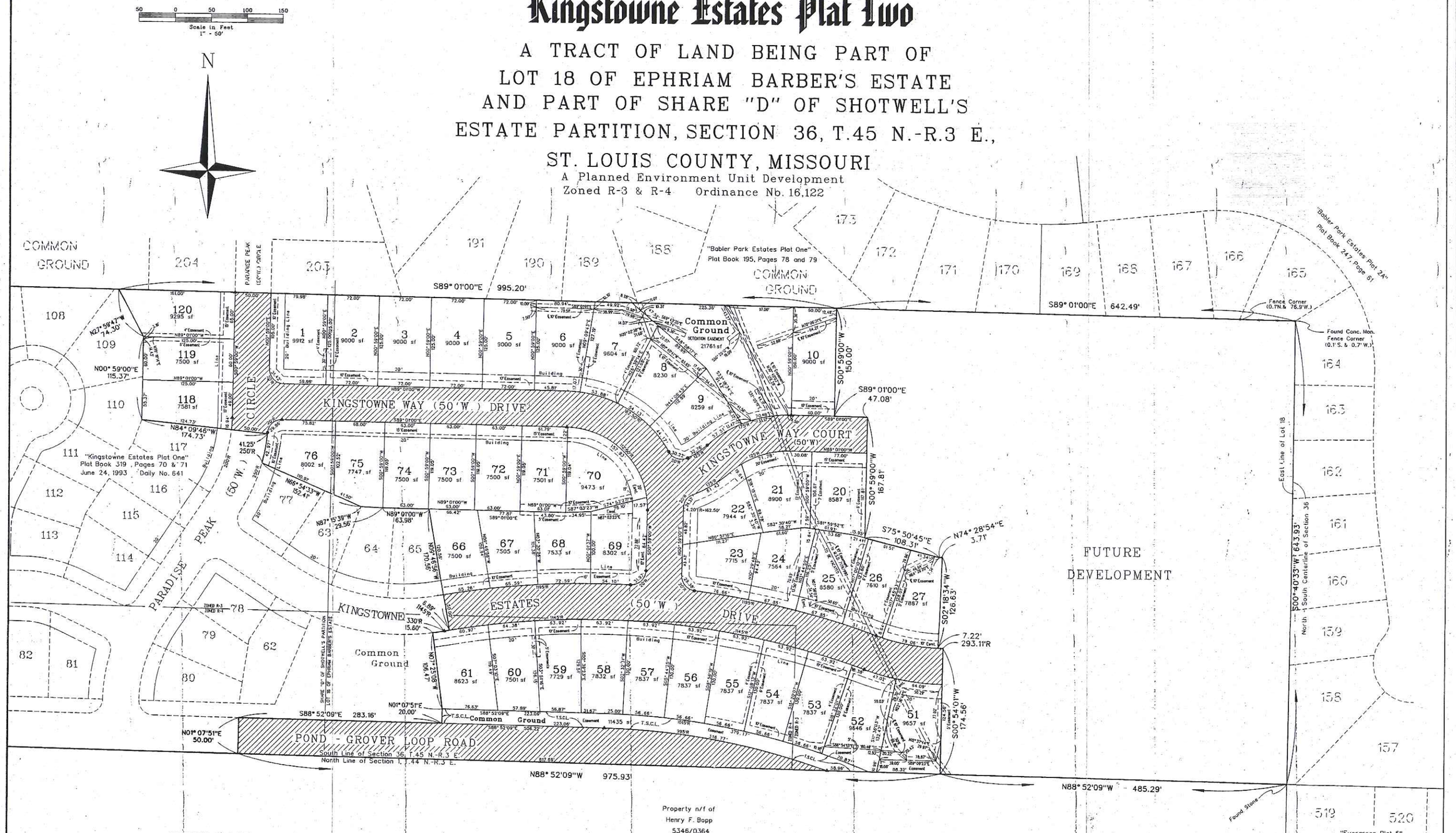
Locator Numbers:
23V53 0011
23V54 0012

VOLZ ELBRING ENGINEERING AND SURVEYING, INC.
SURVEYING COMPANY A SUBSIDIARY
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212
88-2936

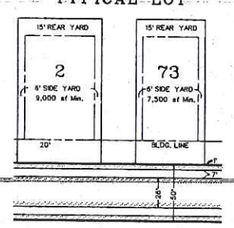
Kingstowne Estates Plat Two

A TRACT OF LAND BEING PART OF
LOT 18 OF EPHRIAM BARBER'S ESTATE
AND PART OF SHARE "D" OF SHOTWELL'S
ESTATE PARTITION, SECTION 36, T.45 N.-R.3 E.,
ST. LOUIS COUNTY, MISSOURI

A Planned Environment Unit Development
Zoned R-3 & R-4 Ordinance No. 16,122



TYPICAL LOT



THIS PLAT CONTAINS 11.944 ACRES.

STATE OF MISSOURI }
County of St. Louis } SS.

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 8TH day of SEP A.D. 19 93 at 1:20 o'clock P M. and is truly recorded in Plat Book 321 Pages 22 AND 23

Witness my hand and official seal on the day and year aforesaid.

Recorder of Deeds

By Deputy Recorder

NOTES:

1. Bearing system adopted from the South line of "Babler Park Estates Plat One", a subdivision according to the plat thereof recorded in Plat Book 195, Pages 78 and 79.
2. Property referenced from Stewart Title Guarantee Company, Commitment No. 137747-31201 effective June 27, 1988.

M.S.D. Benchmark

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Site Benchmark

"T" cut at the southeast corner of headwall near the southwest property corner of proposed subdivision. Elevation - 725.43

Richard W. Norvell, President
Land Survey Division
Mo. Reg. L.S. #1437

Sheet 2 of 2

LEGEND

▲ Permanent Monument
● Iron Pipe

Locator Numbers:

VOLZ ENGINEERING AND SURVEYING, INC.
ELBRING SURVEYING COMPANY
A SUBSIDIARY

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L. BLVD.
ST. LOUIS, MISSOURI 63132