

PROJECT INFORMATION

BUILDER:
MCKELVEY HOMES
424 S WOODS MILL ROAD, SUITE 110
TOWN AND COUNTRY, MO 63017
P: (636)556-7592

ARCHITECT:
PAUL DEAN HUNSICKER
1016 CLARK DRIVE
FENTON, MO 63124
P: (314)971-0639

SURVEYOR:
ALTEA LAND SURVEYORS
3906 OLD HWY 94 S SUITE 600,
ST CHARLES, MO 63304
P: (636)477-6000

SITE INFORMATION:
LOC # 23110163
FIRM PANEL: 29189CC309K
DATE: 2/4/15
ZONE: X (OUTSIDE 100-YEAR)

CIVIL ENGINEERING PLANS

FOR

4 PARKLAND AVENUE

GLENDALE, MO 63122

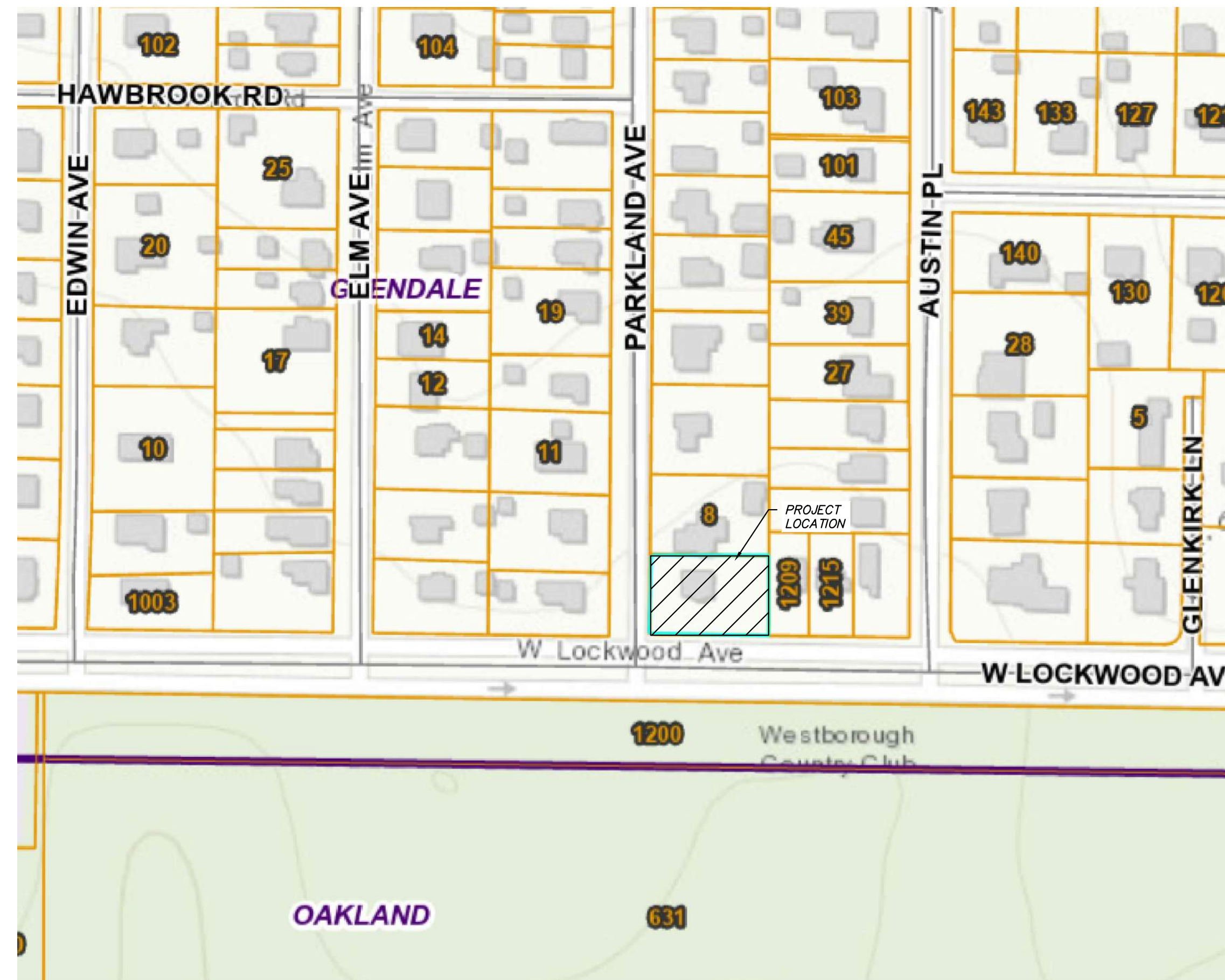
ZONING INFORMATION
ZONING: R-1 RESIDENTIAL
FRONT YARD SETBACK: 35' MINIMUM
SIDE YARD SETBACK: 10' MINIMUM
REAR YARD SETBACK: 30' MINIMUM
IMPERVIOUS AREA: 55% MAXIMUM FOR TOTAL LOT AND 45% MAXIMUM FOR FRONT YARD

DRAWING INDEX
C0.0 COVER SHEET
C1.0 PROPOSED SITE PLAN
C2.0 STORMWATER CONTROL PLAN SURVEY

PARCEL SIZE
14,981 SF (0.34 AC)

LEGAL DESCRIPTION
LOT 7 IN BLOCK 3 OF PARKLAND PLACE
PLAT BOOK: 1, PAGE: 144
ST. LOUIS COUNTY, MISSOURI

PROJECT BENCHMARK
CUT SQUARE IN CURB
ELEV=616.24'



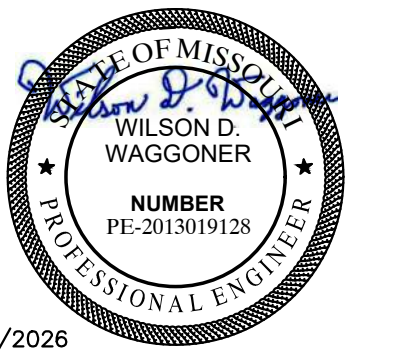
LOCATION MAP (NTS)

COVER SHEET
4 PARKLAND AVENUE
GLENDALE, MO 63122

MCKELVEY HOMES

TITLE:

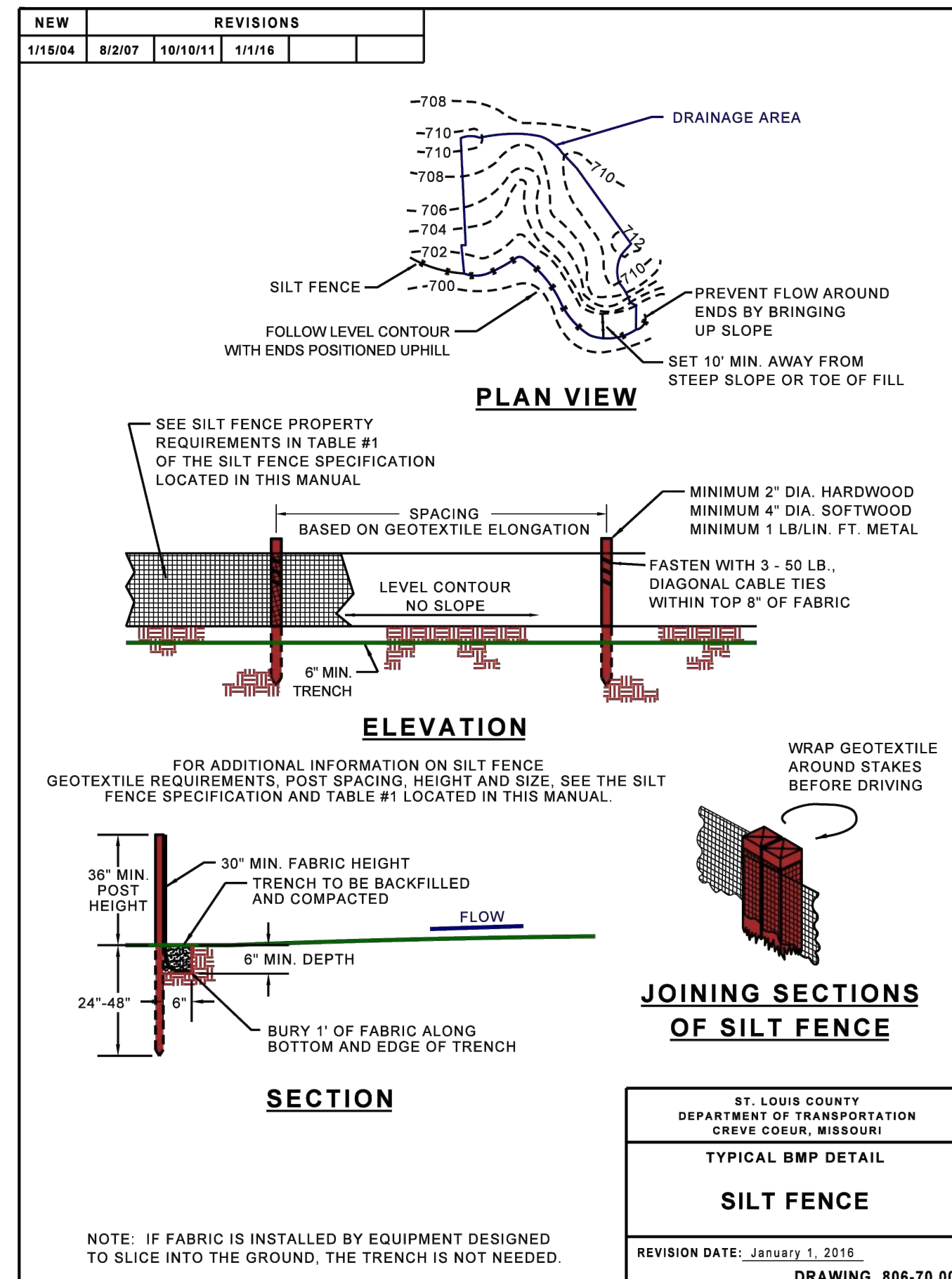
CLIENT:



3/30/2026

WCD WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY

P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDDESIGN.COM



1/1/2016 Page 143 Sediment and Erosion Control Manual Standard Drawings

UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.



Know what's below. 811 before you dig.

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT WILSON CIVIL DESIGN LLC AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF MCKELVEY HOMES HAS PREPARED THIS CIVIL ENGINEERING PLAN SET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY.

Wilson D. Waggoner 3/30/2026

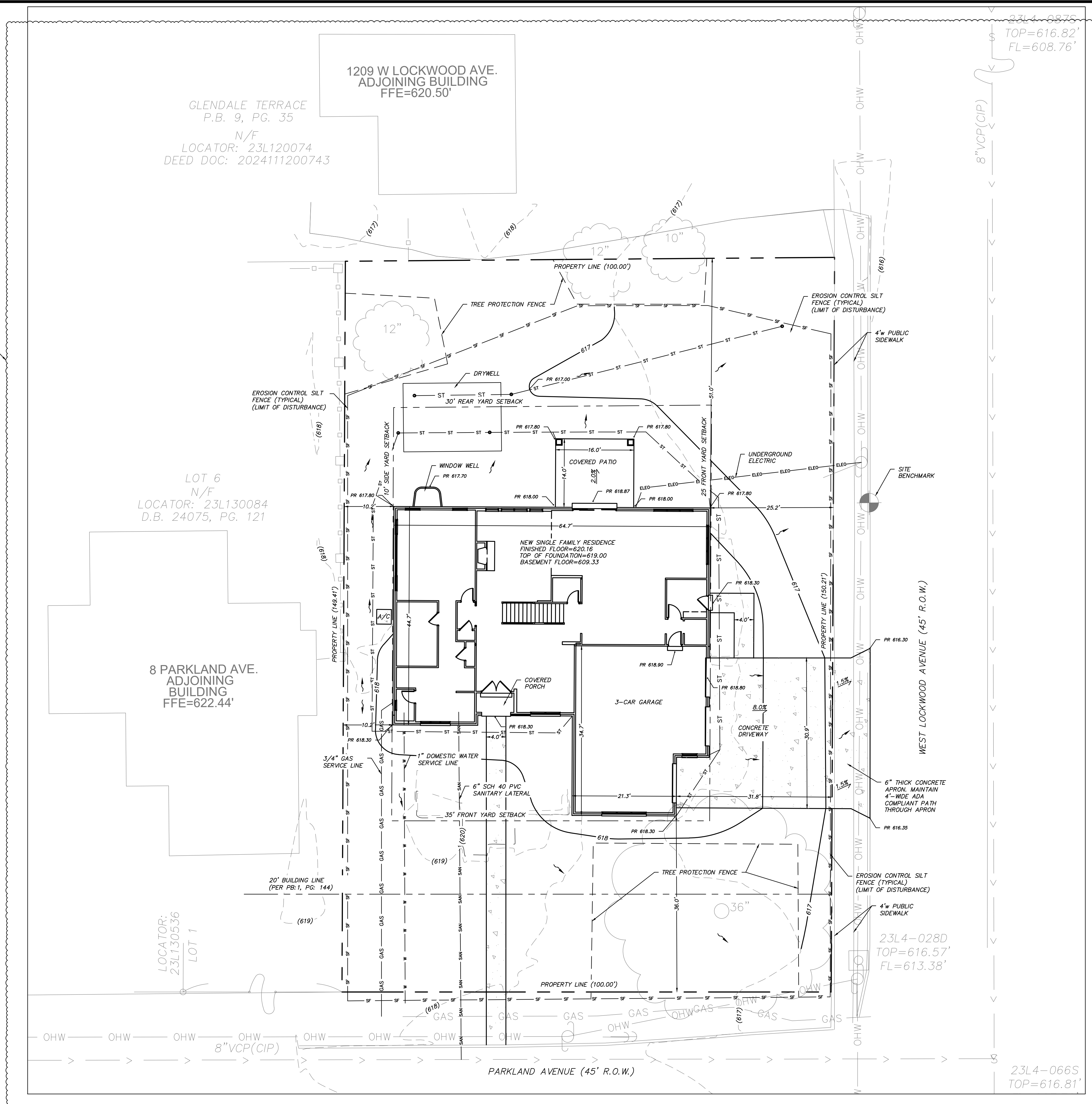
WILSON D. WAGGONER, P.E. 2013019128
IN THE STATE OF MISSOURI
EXPIRES 12-31-2027

NO.	DATE	REVISION	CITY COMMENT	RESPONSE
1	3/30/2026			

DRAWN	WDW	SCALE
CHECKED	WDW	DATE 3/12/2026

C0.0

SHEET 1 OF 4



1209 W LOCKWOOD AVE.
ADJOINING BUILDING
FFE=620.50'

GLENDALE TERRACE
P.B. 9, PG. 35
N/F
LOCATOR: 23L120074
DEED DOC: 2024111200743

LOT 6
N/F
LOCATOR: 23L130084
D.B. 24075, PG. 121

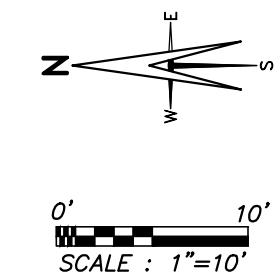
8 PARKLAND AVE.
ADJOINING BUILDING
FFE=622.44'

PARCEL SIZE
14,981 SF (0.34 AC)

PROJECT BENCHMARK
CUT SQUARE IN CURB
ELEV=616.24'

LEGEND

- PROPOSED CONCRETE PAVEMENT
- ELEC— PROPOSED ELECTRIC SERVICE
- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- ST — PROPOSED STORM DRAIN
- SF — PROPOSED STORM DRAIN
- TREE PROTECTION FENCE
- (XXX) EXISTING CONTOUR ELEVATION
- XXX PROPOSED CONTOUR ELEVATION
- PR=PROPOSED SPOT GRADE
- EX=EXISTING SPOT GRADE



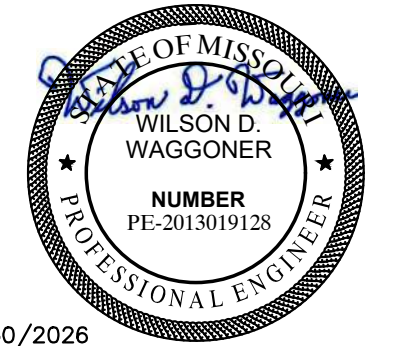
UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.



PROPOSED SITE PLAN
4 PARKLAND AVENUE
GLENDALE, MO 63122

MCKELVEY HOMES



3/30/2026

WCD WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY

P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDISEGN.COM

NO.	DATE	REVISION	CITY COMMENT	RESPONSE
1	3/30/2026			

DRAWN	WDW	SCALE
CHECKED	WDW	DATE
		3/12/2026

C1.0

BOUNDARY RETRACEMENT, IMPROVEMENT & TOPOGRAPHIC SURVEY

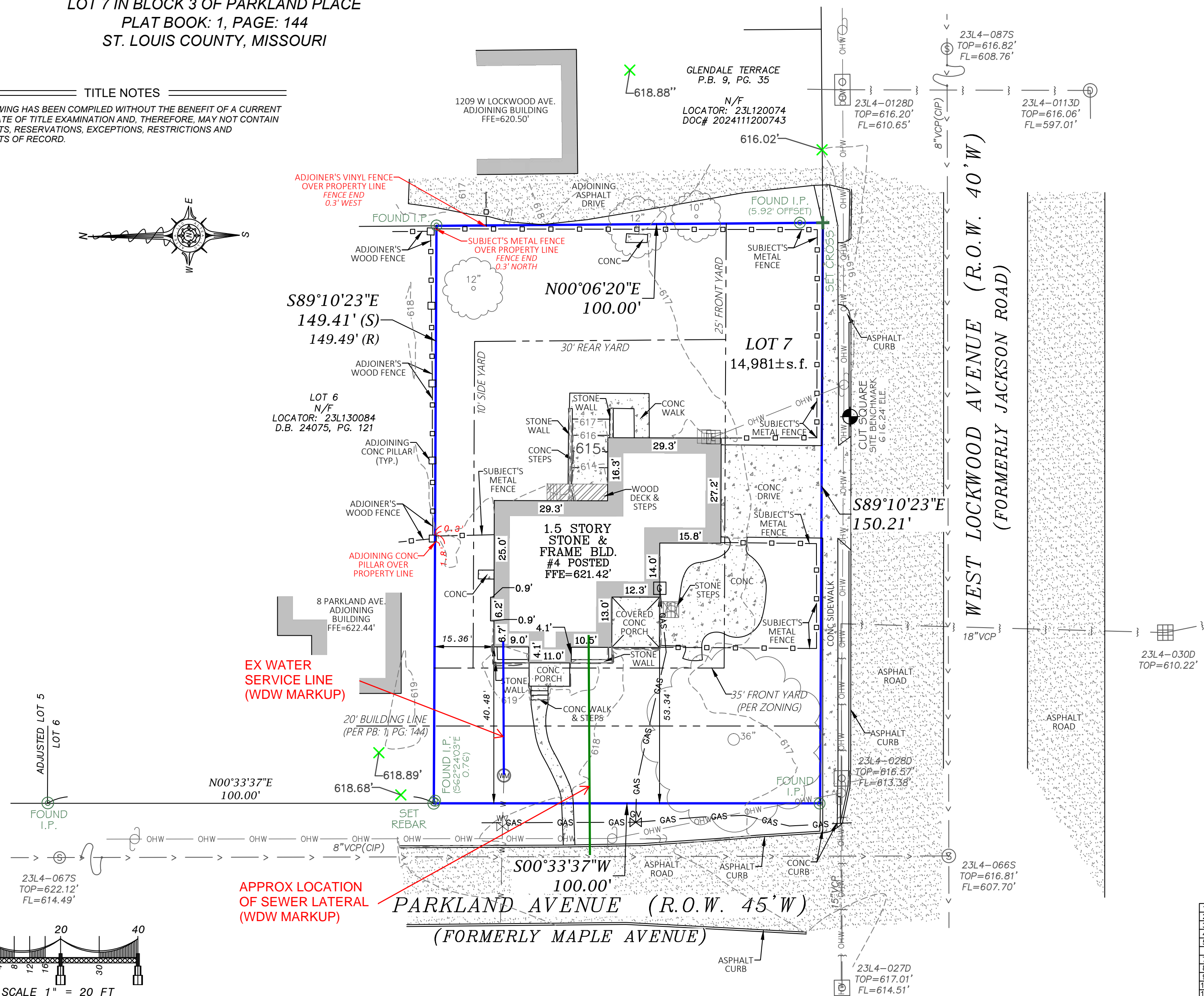
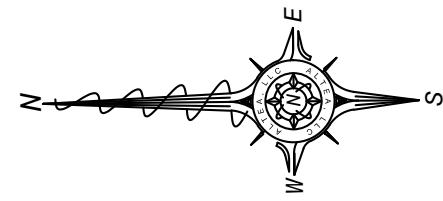
4 PARKLAND AVENUE

LOT 7 IN BLOCK 3 OF PARKLAND PLACE
PLAT BOOK: 1, PAGE: 144
ST. LOUIS COUNTY, MISSOURI

MISSOURI ONE CALL		TICKET NO. 260513483	REQUEST DATE: 2/20/26
DATE	UTILITY	COMPANY	RESPONSE
2/24/26	ELECTRIC	AMEREN MISSOURI ELECTRIC	CLEAR / NO CONFLICT
	FO, TEL, TV	ATT DISTRIBUTION	CLEAR / NO CONFLICT
	WATER	MISSOURI AMERICAN WATER CO	MARKED
	GAS	SPIRE MO EAST	MARKED
	SEWER	MSD	CLEAR / NO CONFLICT
	FO	UPN DBA SEGRA	CLEAR / NO CONFLICT

TITLE NOTES

THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND COVENANTS OF RECORD.

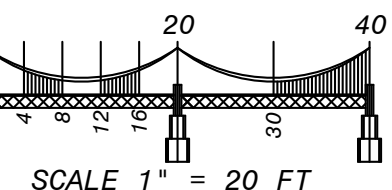


SURVEYOR'S NOTES

- CONTOURS DEPICTED HEREON ARE DISPLAYED IN ONE (1) FOOT INTERVALS.
- SITE BENCHMARK: ELEVATION = 616.24'. CUT SQUARE ON CURB NEAR THE SOUTHEAST CORNER OF THE SITE.
- SHOWN UTILITIES, IF ANY, ARE BASED ON ABOVE GROUND OBSERVATIONS & ARE INCLUDED ONLY WHEN A UTILITY SURVEY WAS PART OF THE PROJECT SCOPE. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE.
- BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON FEBRUARY 24, 2026 WITH THE FOLLOWING PARAMETERS:
 ZONE: MISSOURI EAST 2401
 HORIZONTAL DATUM: NAD83
 VRS BASE STATION PRS143356476177 (CORS-ID MOSI)
 N (Y) = 302843.569 (METERS)
 E (X) = 253367.387 (METERS)
 ELEVATION = 459.87'
 COMBINED FACTOR = 0.99993347
 VERTICAL DATUM: NAVD88 (GEOID12B)
- THE SUBJECT TRACT CONTAINS 0.34 ACRES MORE OR LESS (14,981 SQUARE FEET MORE OR LESS).
- PER THE CITY OF GLENDALE, THE PROPERTY SHOWN HEREON IS ZONED "R-1" RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
 FRONT YARD SETBACK ON PARKLAND AVE. - 35 FT
 FRONT YARD SETBACK ON LOCKWOOD AVE. - 25 FT (25% OF LOT WIDTH)
 REAR YARD - 30 FT
 SIDE YARD - 10 FT

LEGEND

○	CHAIN FENCE	—	BOUNDARY LINE
---	EASEMENT LINE	□	WOOD/VINYL/ METAL FENCE
---	SETBACK LINE	X	WIRE FENCE
---	PARCEL SURVEY U.S. SURVEY/ SECTION LINE CENTERLINE	▬	BUILDING FOOTPRINT
---	SANITARY SEWER	---	5' CONTOUR LINE
OHW	OVERHEAD WIRE UNDERGROUND	---	1' CONTOUR LINE
UGE	UNDERGROUND ELECTRIC LINE	---	NATURAL GAS LINE
W	WATER LINE	---	TELEPHONE LINE
⊙	SANITARY MANHOLE	---	CABLE TELEVISION LINE
⊙	AREA INLET	⊙	CABLE BOX
⊙	DOUBLE AREA INLET	E	ELECTRIC METER
⊙	GRATED INLET	AC	AIR CONDITIONING UNIT
PVC	PVC PIPE CAP	⊙	UTILITY POLE
G	GAS METER	T	TELEPHONE BOX
G	GAS VALVE	⊙	TELEPHONE PEDESTAL
WM	WATER METER	XXX'	SPOT ELEVATION
WV	WATER VALVE	XX"	TREE WIDTH



SHEET IDENTIFICATION		
TOPO & BOUNDARY		
PROJECT NUMBER 26-0397-O-T		
1 OF 1	FIELD CREW:	SJL
	SURVEYED:	2/24/2026
	DRAFTER:	LD/SG
	DRAFTED:	2/26/2026
	REVIEWER:	BLH
REVIEWED:	2/27/2026	

SURVEYOR'S STATEMENT

AT THE REQUEST OF CHARLIE BRENNAN AND MCKELVEY HOMES, ALTEA, LLC, HAS DURING THE MONTH OF FEBRUARY, 2026, EXECUTED A BOUNDARY RETRACEMENT, IMPROVEMENT & TOPOGRAPHIC SURVEY OF LOT 7 IN BLOCK 3 OF PARKLAND PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 144 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

AS AGENT OF ALTEA, LLC
DATE 2-27-26

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SURVEY MARKERS

- ⊙ FOUND/SET SEMI-PERMANENT MONUMENT
- ⊕ FOUND/SET PERMANENT MONUMENT
- ✚ FOUND/SET CROSS
- ⚓ FOUND/SET ANCHOR
- FOUND/SET ARROW
- SET STAKE
- ⊙ SITE BENCHMARK

STATE OF MISSOURI

JAMES JOSEPH DWYER

NUMBER LS-1552

REGISTERED LAND SURVEYOR

ABBREVIATIONS

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD
 NR=NON-RADIAL PB=PLAT BOOK PG=PAGE D.B.=DEED BOOK
 N/F=NOW OR FORMERLY CL=CENTERLINE S.F.=SQUARE FEET
 CONC=CONCRETE R.O.W.=RIGHT-OF-WAY B.M.=BENCHMARK
 ESMT.=EASEMENT ELE=ELEVATION BLD.=BUILDING
 FFE=FINISHED FLOOR ELE FL=FLOWLINE TFF=TOP OF FINISHED FLOOR

ALTEA, LLC

Consulting Land Surveyors

3906 S. OLD HWY 94, SUITE 600
 ST. CHARLES, MO 63304
 PHONE: (636) 477-6000
 FAX: (636) 898-0950
 WWW.ALTEALS.COM
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