

# AS-BUILT PLANS FOR IMPROVEMENT PLANS FOR KING'S CROSSING Phase Two

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF  
THE SOUTHWEST FRAC. 1/4 AND PART OF THE  
SOUTHWEST 1/4 OF THE NORTHWEST FRAC. 1/4 OF  
SECTION 22, TOWNSHIP 41 NORTH, RANGE 3 EAST,  
ST. CHARLES COUNTY, MISSOURI

## DEVELOPMENT NOTES

1. GROSS ACREAGE OF PROPERTY: 32.90 +/- ACRES.
2. PROPOSED ZONING CLASSIFICATION: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
3. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL SUBDIVISION
4. THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING UTILITIES:  
SANITARY SEWER: CITY OF OFALLON  
WATER: CITY OF OFALLON  
ELECTRIC: UNION ELECTRIC COMPANY  
GAS: ST. CHARLES GAS COMPANY  
TELEPHONE: GTE TELEPHONE COMPANY
5. THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:  
FT. ZUMWALT SCHOOL DISTRICT  
OFALLON FIRE PROTECTION DISTRICT
6. THE PROPOSED YARD AND SETBACK REQUIREMENTS FOR THIS PROJECT ARE AS FOLLOWS:  
MINIMUM FRONT YARD: 25 FEET  
MINIMUM SIDE YARD: 6 FEET  
MINIMUM REAR YARD: 25 FEET
7. THE PROPOSED LOT DATA FOR THIS PROJECT ARE AS FOLLOWS:  
TOTAL NUMBER OF LOTS IN FLAT TWO: 43  
MINIMUM LOT SIZE: 10,000 SQUARE FEET  
MINIMUM LOT WIDTH AT BUILDING LINE: 80 FEET
8. ALL STREETS SHOWN ON THIS FLAT ARE PROPOSED TO BE PUBLIC STREETS, BE CONSTRUCTED TO THE CURRENT CITY OF OFALLON PUBLIC STREET STANDARDS, AND BE DEDICATED TO THE CITY FOR MAINTENANCE AFTER CONSTRUCTION AND INSPECTION APPROVAL.
9. ALL STREETS SHOWN ON THIS FLAT ARE PROPOSED TO BE MINOR STREETS, AND HAVE A 26 FOOT WIDE PAVEMENT CENTERED IN A 50 FOOT WIDE RIGHT-OF-WAY.
10. THIS PROPERTY IS TRIBUTARY TO A BRANCH OF BELLEAU CREEK, AND IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS. (REF. FIRM 29183 C 0235 E, DATED 8-2-96)
11. THE PRESENT OWNERS OF THIS PROPERTY ARE:  
HARBINGER GROUP, LLC  
11221 MANCHESTER ROAD, #318  
KIRKWOOD, MISSOURI 63122
12. TREE PRESERVATION CALCULATIONS  
AREA OF EXISTING TREES = 6.32 ACRES  
AREA OF PROPOSED CLEARING = 4.06 ACRES  
AREA OF TREES PRESERVED = 2.26 ACRES (36%)
13. THE FOLLOWING LOTS MAY BE SUSCEPTIBLE TO STREET CREEP.  
(11,12,29,30,35)



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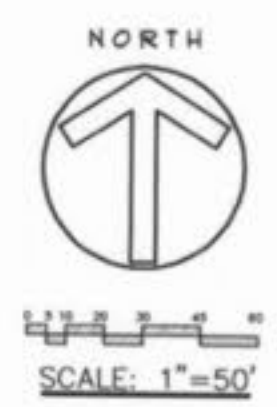
PREPARED FOR  
HARBINGER GROUP, LLC  
C/O MR. DENNIS BELDNER  
11221 MANCHESTER ROAD, #318  
KIRKWOOD, MISSOURI 63122  
TELEPHONE: (314) 822-5442  
FAX: (314) 822-6206

The responsibility for professional Land Surveying liability on this project is hereby limited to the set of "As-Built" plans authenticated by the seal, signature and date hereunder. Responsibility is disclaimed for all other plans in this project.

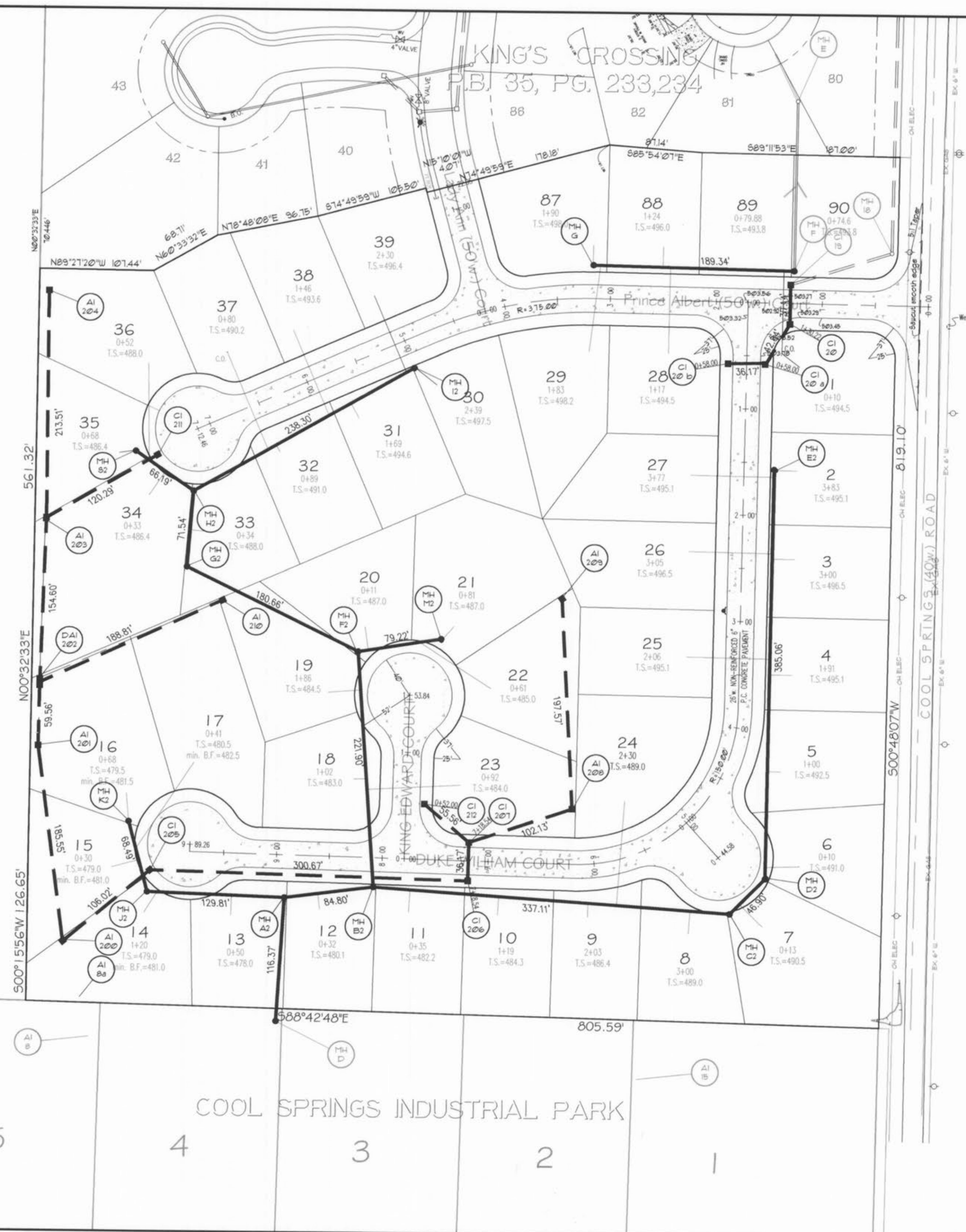
*Fred Talgram*  
FRED TALGRAM  
MISSOURI REG. L.S. #2073



<b>MUSLER ENGINEERING COMPANY</b>				
CIVIL ENGINEERING - PLANNING - LAND SURVEYING				
32 Port West Court, St. Charles, Missouri 63303				
Telephone: (314) 916-0444				
APR/01 DATE:	BCJ DRAWN:	RVJ CHECKED:	104 PROJECT NO.:	104 SHEET NO.:
DEC/99	RVJ	RVJ	96-251-R1	104



OZZIE SMITH  
 SPORTS PARK

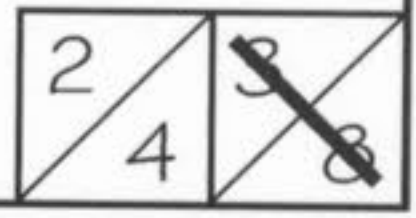


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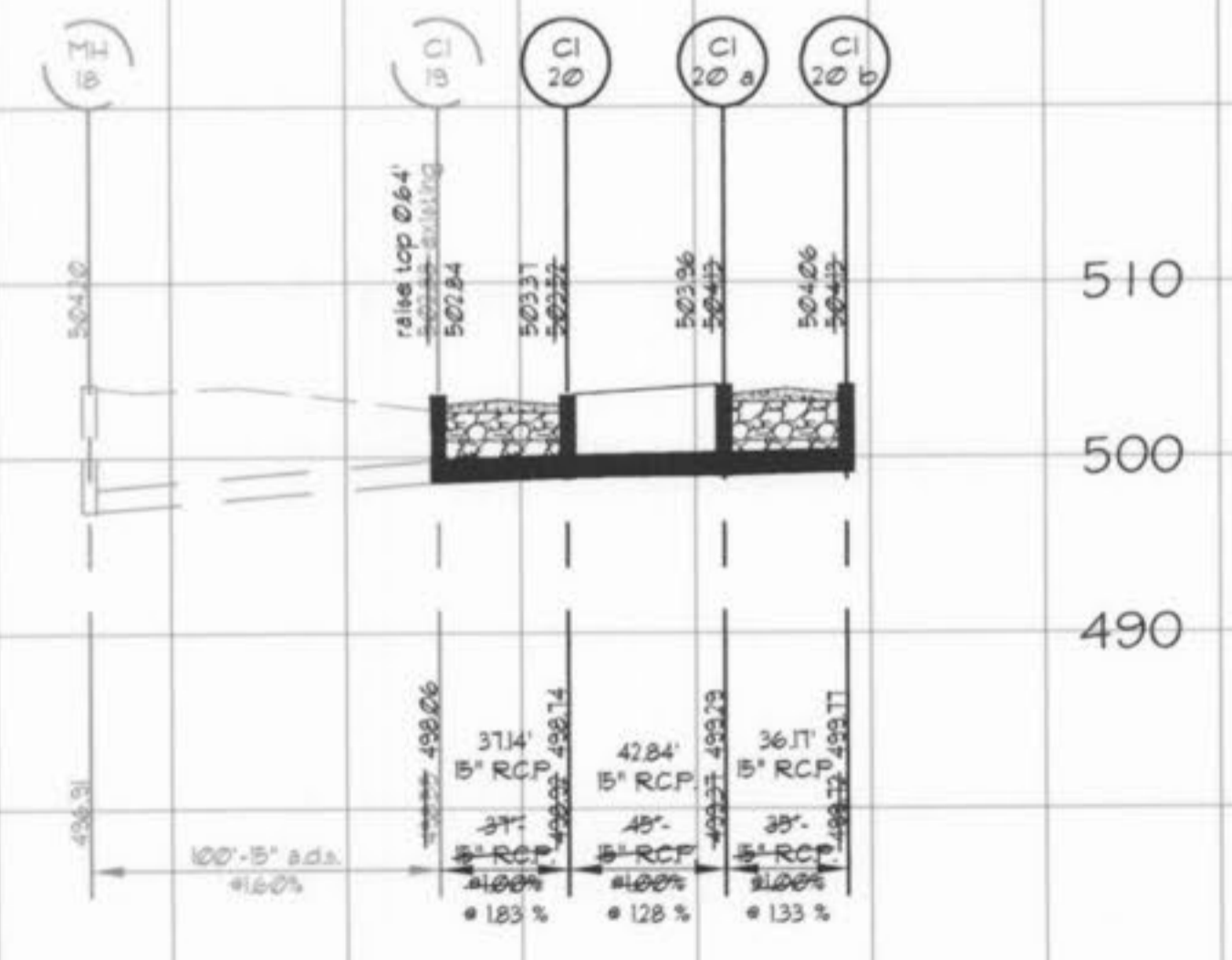
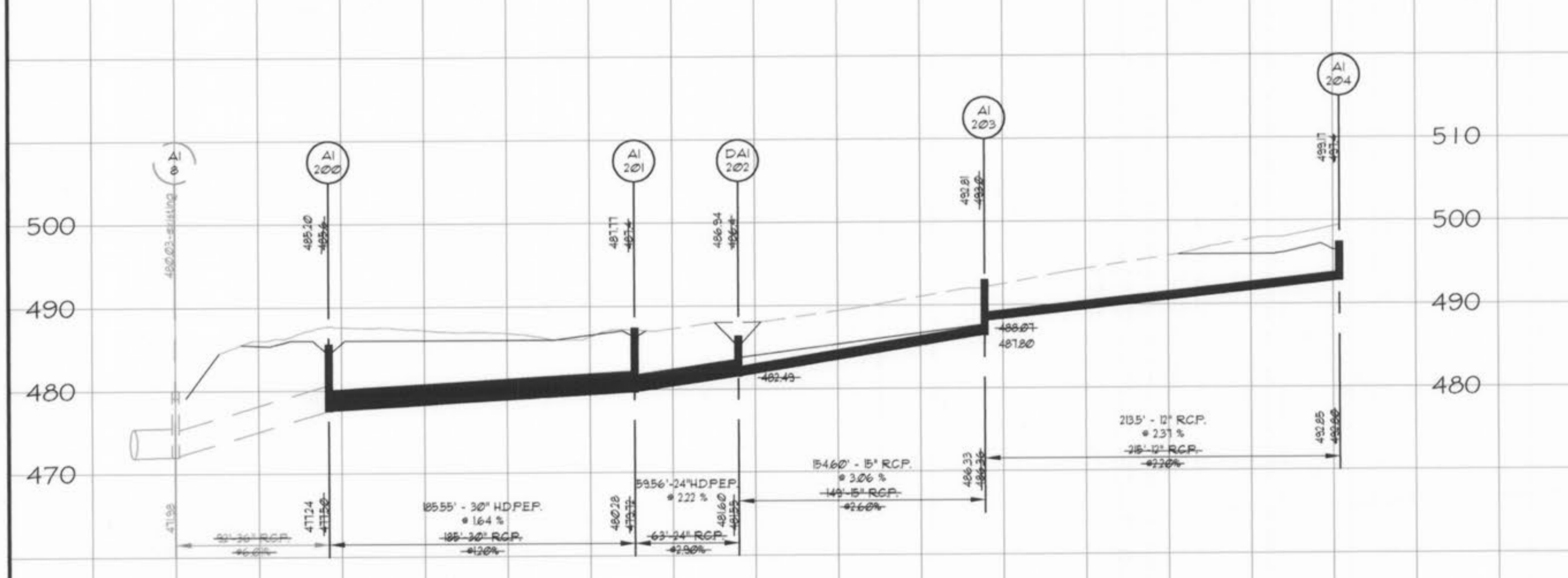
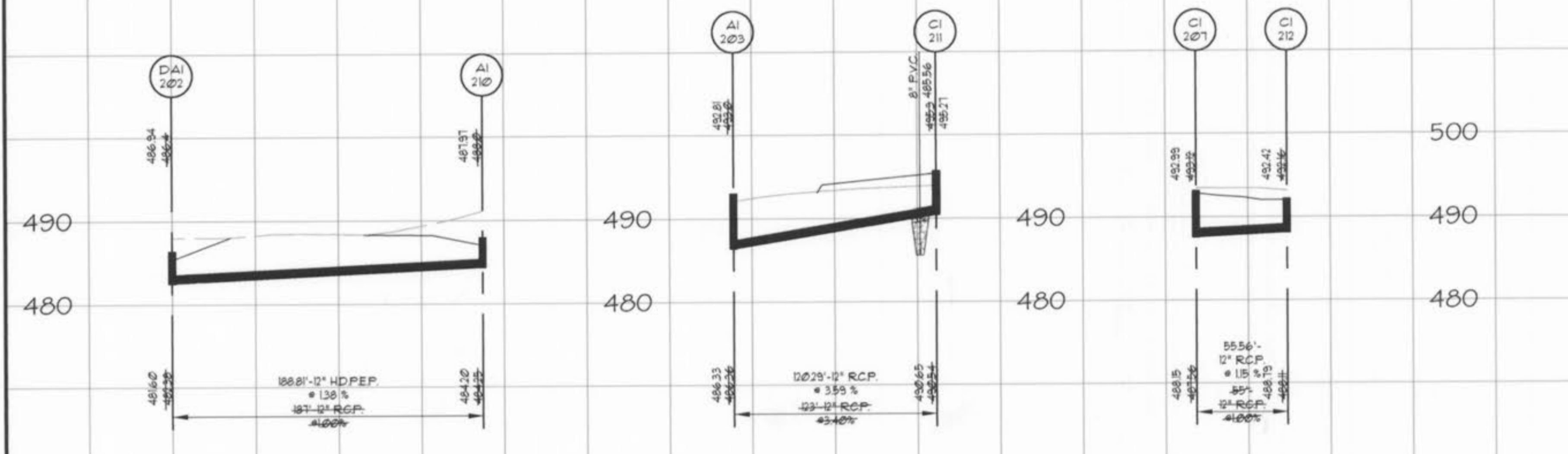
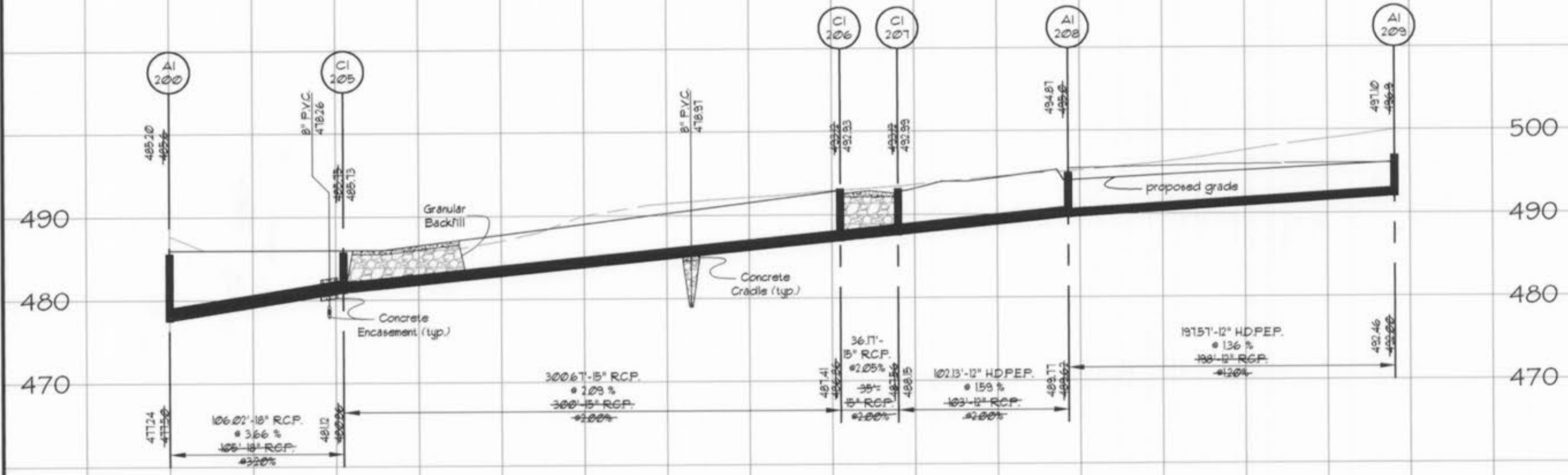
FRED WELLS  
 MISSOURI REG. L.S. #2073



NW CORNER OF  
 SW 1/4 OF THE  
 SW 1/4 OF SEC. 22







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FRED WELLS  
 MISSOURI REG. L.S. #2073

STATE OF MISSOURI  
 PROFESSIONAL LAND SURVEYORS  
 FRED WELLS  
 No. 2073  
 Exp. 12/31/03

SCALE  
 Horizontal: 1"=50'  
 Vertical: 1"=10'

