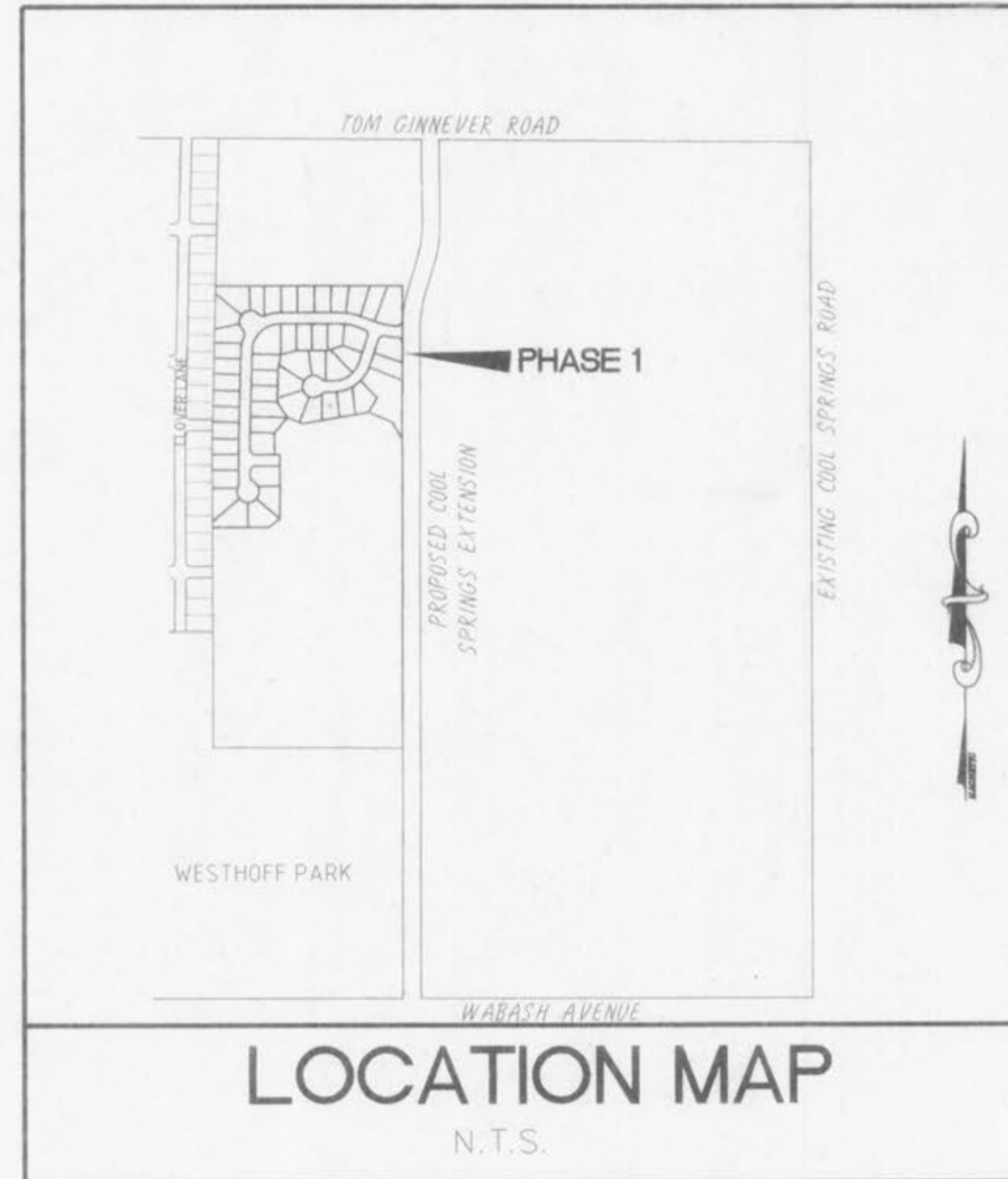


# IMPROVEMENT PLANS FOR DIAMOND POINTE PHASE ONE

A TRACT OF LAND BEING PART OF THE NE 1/4 OF THE SE 1/4, PART OF THE SE 1/4 OF THE NE 1/4 OF SEC. 21 AND PART OF THE NW 1/4 OF THE SW FRAC. 1/4 OF SEC. 22, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

## DEVELOPMENT NOTES

- GROSS ACREAGE OF PROPERTY: 40.29 +/- ACRES.
- PRESENT ZONING CLASSIFICATION: R-3 P.U.D.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING UTILITIES:  
SANITARY SEWER: CITY OF O'FALLON  
WATER: CITY OF O'FALLON  
ELECTRIC: UNION ELECTRIC COMPANY  
GAS: ST. CHARLES GAS COMPANY  
TELEPHONE: GTE TELEPHONE COMPANY
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:  
ST. ZUMWALT SCHOOL DISTRICT  
O'FALLON FIRE PROTECTION DISTRICT
- 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
- THE PROPOSED LOT DATA FOR THIS PROJECT ARE AS FOLLOWS:  
TOTAL NUMBER OF LOTS: 135  
MINIMUM LOT SIZE: 7,700 SQUARE FEET  
MINIMUM LOT WIDTH AT BUILDING LINE: 70 FEET
- TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DWELLING UNIT.
- ALL STREETS SHOWN ON THIS PLAT ARE PROPOSED TO BE PUBLIC STREETS, BE CONSTRUCTED TO THE CURRENT CITY OF O'FALLON PUBLIC STREET STANDARDS, AND BE DEDICATED TO THE CITY FOR MAINTENANCE AFTER CONSTRUCTION AND INSPECTION APPROVAL.
- ALL STREETS SHOWN ON THIS PLAT ARE PROPOSED TO BE MAJOR STREETS, AND HAVE A 26 FOOT WIDE PAVEMENT CENTERED IN A 50 FOOT WIDE RIGHT-OF-WAY.
- THIS PROPERTY IS TRIBUTARY TO A BRANCH OF BELLEAU CREEK, AND IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS (REF: FIRM 29183 C 0255 G, DATED 8-2-96).
- THE PRESENT OWNERS OF THIS PROPERTY ARE:  
LAWRENCE F. BEHYMER, SR. TRUST  
C/O MR. MARK KAUFER  
P.O. BOX 846  
ST. PETERS, MISSOURI 63374
- THIS AREA PLAN PROPOSES THE FOLLOWING DIVISION OF GROSS ACREAGE:  
GROSS ACREAGE: 40.29 +/- ACRES  
ACREAGE IN STREET RIGHTS-OF-WAY: 7.62 +/- ACRES  
ACREAGE IN COMMON OPENING: 0.69 +/- ACRES  
NET ACREAGE: 31.98 +/- ACRES  
PROPOSED NUMBER OF SFR UNITS: 135  
GROSS AREA PER SFR UNIT: 13,000 +/- SQUARE FEET  
NET AREA PER SFR UNIT: 70,379 +/- SQUARE FEET  
GROSS DENSITY: 3.35 DWELLING UNITS PER ACRE
- THE BOUNDARY DEPICTED ON THIS PLAT IS TAKEN FROM DEED AND PLAT RECORDS AND NOT BY BENEFIT OF ACTUAL FIELD SURVEY.
- THE TOPOGRAPHY DEPICTED ON THIS PLAT IS TAKEN FROM USGS QUADRANGLE MAP "O'FALLON, MO."
- THIS PLAT IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT FOR RECORD AS THE FINAL LAND SUBDIVISION PLAT.
- THE DEVELOPER SHALL MEET THE TREE PRESERVATION ORDINANCE REQUIREMENTS.
- THE REQUEST FOR A PLANNED UNIT DEVELOPMENT (PUD) IS FOR THE FOLLOWING REASONS: 1) PERMIT FLEXIBILITY IN SITE DESIGN; 2) ACHIEVE MORE EFFICIENT USE OF LAND WITHIN THE FRAMEWORK & INTENT OF THE ZONING ORDINANCE, WHICH CAN RESULT FROM LARGE SCALE OR MULTIPLE USE DEVELOPMENTS; 3) FOSTER A MORE STABLE COMMUNITY BY PROVIDING A VARIETY & BALANCE OF HOUSING TYPES & LIVING ENVIRONMENTS; 4) REDUCE LAND COST PER DWELLING UNIT IN RESIDENTIAL DEVELOPMENTS.
- WETLANDS SUBJECT TO THE UNITED STATES CORP OF ENGINEERS (CDE) REGULATIONS ARE NOT LOCATED ON THIS SITE.
- ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME OF ANY STAGE OF THE PROJECT IS READY FOR OCCUPANCY.



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**APPROVED**  
Contingent upon the following:  
1. Providing tracer wire for the water main and a detail of the blow-offs,  
2. Continuing the sidewalk around the bubble on Diamond Point Ct and providing handicap ramps, and  
3. Providing a landscape plan.  
Colleen Young  
8/11/97

| NEW | LEGEND                     | EXISTING |
|-----|----------------------------|----------|
| ⊙   | MANHOLE                    | ○        |
| ⊠   | INLET MANHOLE              | ⊞        |
| ■   | INLET                      | □        |
| ■   | DOUBLE INLET               | ⊞        |
| ■   | MULTIPLE INLET             | ⊞        |
| ○   | MANHOLE DESIGNATOR         | ○        |
| ⬡   | INLET DESIGNATOR           | ⬡        |
| —   | PIPE 6" THRU 18"           | —        |
| —   | PIPE 21" THRU 108"         | —        |
| —   | FLOWLINE OF CREEK OR DITCH | —        |
| —   | UNDERGROUND UTILITIES      | —        |
| —   | FENCE                      | —        |
| —   | GUARD RAIL                 | —        |
| ⊕   | TREE                       | ⊕        |
| ⊕   | BUSH                       | ⊕        |
| —   | HEDGE ROW                  | —        |
| ▲   | UTILITY METER OR VALVE     | ▲        |
| ⊙   | POWER POLE & GUY           | ⊙        |
| ⊙   | STREET SIGN                | ⊙        |
| ⊙   | FIRE HYDRANT               | ⊙        |
| ⊙   | LIGHT STANDARD             | ⊙        |
| ⊙   | MAIL BOX                   | ⊙        |
| ⊙   | HOUSE VENT                 | ⊙        |
| ⊙   | CONTROL POINT              | ⊙        |
| ⊙   | CONTROL POINT DESIGNATOR   | ⊙        |
| ⊙   | DELTA                      | ⊙        |

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PREPARED FOR : LAWRENCE F. BEHYMER, SR. TRUST  
C/O MR. MARK KAUFER  
P.O. BOX 846  
ST. PETERS, MISSOURI  
PHONE: 978-6344

|                                               |            |                                             |
|-----------------------------------------------|------------|---------------------------------------------|
| 8/5/97                                        | 2          | PER CITY OF O'FALLON COMMENTS DATED 8/14/97 |
| 7/28/97                                       | 1          | PER CITY OF O'FALLON COMMENTS DATED 7/23/97 |
| DATE:                                         | NO.:       | REVISION:                                   |
| <b>MUSLER ENGINEERING COMPANY</b>             |            |                                             |
| CIVIL ENGINEERING - PLANNING - LAND SURVEYING |            |                                             |
| 6240 Mexico Road, St. Peters, Missouri 63376  |            |                                             |
| Telephone: (314) 441-4555                     |            |                                             |
| DATE:                                         | DRAWN:     | CHECKED:                                    |
| 7 JULY 1997                                   | J.R.S.     |                                             |
| PROJECT NO.:                                  | SHEET NO.: |                                             |
| 96-257R3                                      | 1 OF 13    |                                             |