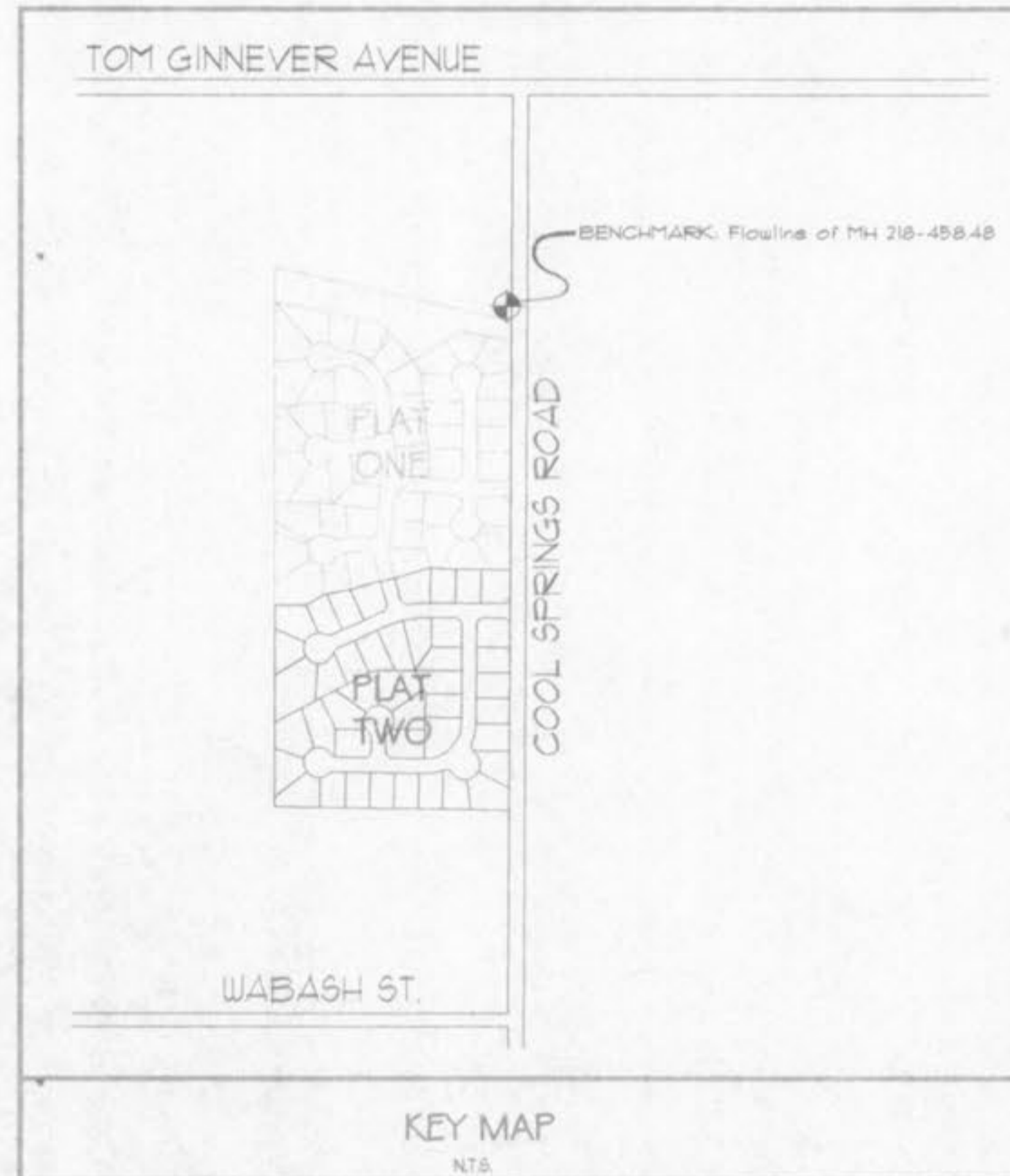


IMPROVEMENT PLANS FOR KING'S CROSSING Phase Two

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

- GROSS ACREAGE OF PROPERTY: 32.90 +/- ACRES.
- PROPOSED ZONING CLASSIFICATION: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- 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
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
FT. ZUMWALT SCHOOL DISTRICT
OFALLON 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 IN FLAT TWO: 43
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT WIDTH AT BUILDING LINE: 80 FEET
- 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.
- 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.
- THIS PROPERTY IS TRIBUTARY TO A BRANCH OF BELLEAU CREEK, AND IS UNAPPECTED BY ANY SPECIAL FLOOD HAZARD AREAS. (REF. FIRM 29183 C @235 E DATED 8-2-96)
- THE PRESENT OWNERS OF THIS PROPERTY ARE:
HARBINGER GROUP, LLC
11221 MANCHESTER ROAD, #318
KIRKWOOD, MISSOURI 63122
- 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%)
- THE FOLLOWING LOTS MAY BE SUSCEPTIBLE TO STREET CREEP.
(11,229.30 SQ. FT.)

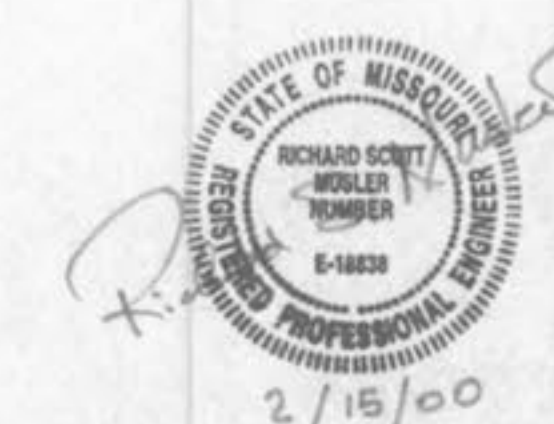


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Construction Details	

ENCL. FILE
APPROVED
BY: [Signature]
DATE: 12/15/00
C. [Signature]

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



DATE	DRAWN	CHECKED	PROJECT NO.	SHEET NO.
DEC'00	RFV	RSP	98-251-01	105