

IMPROVEMENT PLANS FOR LEGACY ESTATES

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 33, T.47 N., R.3 E.,
ST. CHARLES COUNTY, MISSOURI

DEVELOPMENT NOTES

- GROSS ACREAGE OF PROPERTY: 6.1 ACRES
- PRESENT ZONING CLASSIFICATION: "R-1" SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING CLASSIFICATION: "R-1" SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
- THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING UTILITIES:

SANITARY SEWER: DUCKETT CREEK SANITARY DISTRICT
WATER: MISSOURI AMERICAN WATER COMPANY OR
ST. CHARLES COUNTY PUBLIC WATER SUPPLY DIST NO. 2
ELECTRIC: UNION ELECTRIC
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 HEIGHT, AREA AND LOT REQUIREMENTS FOR THIS PROJECT ARE AS FOLLOWS:

MAXIMUM HEIGHT OF STRUCTURES: 35 FEET OR 2 1/2 STORIES
MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 6 FEET
MINIMUM REAR YARD: 25 FEET
MINIMUM LOT WIDTH: 85 FEET
MINIMUM LOT AREA: 12,000 SQUARE FEET
MINIMUM LOT DEPTH: 120 FEET

- TWO (2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DWELLING UNIT.
- THE STREET SHOWN ON THIS PLAT IS PROPOSED TO BE A PUBLIC STREET, BE CONSTRUCTED TO THE CURRENT CITY OF OFALLON PUBLIC STREET STANDARDS, AND BE DEDICATED TO THE CITY FOR MAINTENANCE AFTER CONSTRUCTION AND INSPECTION APPROVAL.

- THE STREET SHOWN ON THIS PLAT IS PROPOSED TO BE A MINOR STREET AND HAVE A 26 FOOT WIDE PAVEMENT CENTERED IN A 50 FOOT WIDE RIGHT OF WAY. THE CURB-DE-SAC SHALL HAVE A 30 FOOT PAVEMENT RADIUS WITHIN A 50 FOOT RIGHT OF WAY RADIUS.

- THIS PROPERTY IS TRIBUTARY TO BELLEAU CREEK AND IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS. (REF. FIRM 23183C0116D)

- THE PRESENT OWNERS OF THIS PROPERTY ARE:

WILLIAM L. FLOYD AND CHARLOTTE K. FLOYD, HIS WIFE
* 3 PRETORIA COURT
ST. CHARLES, MISSOURI 63303

- EASEMENTS FOR ALL PROPOSED UTILITIES WILL BE ESTABLISHED ON THE RECORD PLAT.

- 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 "OFALLON, MISSOURI".

- THIS PLAT IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT FOR RECORD AS THE FINAL LAND SUBDIVISION PLAT.

- A DETAILED EROSION / SEDIMENT CONTROL PLAN AND REVEGETATION PLAN WILL BE SUBMITTED AS PART OF THE SUBDIVISION IMPROVEMENT PLANS.

- ALL UTILITIES CONSTRUCTED AS PART OF THE SUBDIVISION IMPROVEMENTS SHALL BE LOCATED UNDERGROUND.

- THIS SUBDIVISION WILL BE SERVED BY THE DUCKETT CREEK SANITARY DISTRICT AND THE RESIDENCES/SERVICED CONNECTIONS WILL BE SUBJECT TO THE PUBLISHED RULES, RATES AND REGULATIONS OF THE SEWER DISTRICT INCLUDING APPLICABLE SPECIAL SURCHARGE OF \$19.00 PER MONTH FOR THE 1992 SRF PROGRAM WHICH PROVIDED SEWER LINES THAT SERVE THIS SUBDIVISION.

- THIS PROJECTS GRADING ACTIVITY WILL BE MINIMAL. EXISTING TREES DENOTED ON THIS PLAT AS "SAVE" ARE TO BE PRESERVED, AND WHERE NECESSARY, SUITABLE PROTECTIVE BARRIERS SHALL BE ERRECTED AND MAINTAINED TO PREVENT DAMAGE THERETO. THE TREE MASS ALONG THE NORTH PROPERTY LINE, DENOTED ON THIS PLAT AS "EXIST" TREES TO BE SAVED" ARE ALSO TO BE PRESERVED. TOTAL PRESERVATION WILL EXCEED THE 20% REQUIREMENT OF ORDINANCE NO. 1689.

- NEW TREES SHALL BE PLANTED ALONG THE STREET FRONTAGE OF LEGACY DRIVE IN ACCORDANCE WITH ARTICLE 23 OF THE OFALLON ZONING ORDINANCE. NEW TREE PLANTINGS SHALL BE DECIDUOUS SHADE TREE AS SPECIFIED IN SUBSECTION 23.04. D AND NEW TREE PLANTINGS MAY BE CLUSTERED OR ARRANGED WITHIN THE FRONT YARD AREAS RATHER THAN PLACED EVENLY AT 50 FOOT INTERVALS.

SHEET INDEX

- COVER SHEET
- NOTES AND SPECIFICATIONS
- SITE PLAN
- GRADING PLAN
- PROFILES
- DRAINAGE AREA MAP
- CD1-CD5) DETAILS

LEGEND	
NEW	EXISTING

APPROVED
Colleen Kramme
2/5/97

* P+7 has the landscape plan.



PREPARED FOR:

MR. WILLIAM L. FLOYD
#3 PRETORIA COURT
ST. CHARLES, MISSOURI

TELEPHONE: (314) 940-7305
(314) 946-4646

DATE	NO.	REVISION
10/19/96	1	City Comments
11/18/96	2	City Comments
10/14/96	1	CITY AND DUCKETT COMMENTS

 LOCATION MAP	DATE: SEPT., 1996	DRAWN: L.E.L.	CHECKED: R.S.M.	PROJECT NO.: 96-212	SHEET NO.: 1 OF 6
------------------	-------------------	---------------	-----------------	---------------------	-------------------