IMPROVEMENT PLANS FOR LHGACH ESTATES

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

DEVELOPMENT

- LEGEND NEW EXISTING 0 MANHOLE INLET MANHOLE DOUBLE INLET
- MULTIPLE INLET SANITARY DESIGNATOR STORM DESIGNATOR
- PIPE 21" THRU 108" FLOWLINE OF CREEK OR DITCH - Z'0 - UNDERGROUND UTILITIES
- ___ x ___ x ___ FENCE _____ TREE 0 BUSH HEDGE ROW UTILITY METER OF VALVE
 - -POWER POLE & GUY STREET SIGN FIRE HYDRANT 100 LIGHT STANDARD
 - MAIL BOX T.B.R.& R. TO BE REMOVED AND REPLACED
 - DENOTES ADDRESS (1234)

- GROSS ACREAGE OF PROPERTY 61 ACRES
- 2 PRESENT ZONING CLASSIFICATION: "R-I" SINGLE FAMILY RESIDENTIAL.
- 3. PROPOSED ZONING CLASSIFICATION. "R-I" SINGLE FAMILY RESIDENTIAL
- 4. PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL SUBDIVISION
- 5. THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING

SANITARY SEWER DUCKETT CREEK SANITARY DISTRICT WATER MISSOURI AMERICAN WATER COMPANY OR ST CHARLES COUNTY PUBLIC WATER SUPLY DIST NO. 2 ELECTRIC UNION ELECTRIC GAS ST CHARLES GAS COMPANY TELEPHONE GTE TELEPHONE COMPANY

- 6 THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS FT. ZUMWALT SCHOOL DISTRICT
- 1 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 & FEET MINIMUM REAR YARD 25 FEET MINIMUM LOT WIDTH: 85 FEET MINIMUM LOT AREA 12,000 SQUARE FEET MINIMUM LOT DEPTH 120 FEET

- 8. TWO (2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DUELLING UNIT.
- 9. 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
- ID. 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 CUL-DE-SAC SHALL HAVE A 38 FOOT PAVEMENT RADIUS WITHIN A BO FOOT RIGHT OF WAY RADIUS
- II. THIS PROPERTY IS TRIBUTARY TO BELLEAU CREEK, AND IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS. (REF. FIRM 29183C0116D)
- 12. THE PRESENT OWNERS OF THIS PROPERTY ARE

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

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

- 14 THE BOUNDARY DEPICTED ON THIS PLAT IS TAKEN FROM DEED AND FLAT RECORDS AND NOT BY BENEFIT OF ACTUAL FIELD SURVEY
- IB THE TOPOGRAPHY DEPICTED ON THIS PLAT IS TAKEN FROM USGS QUADRANGLE MAP "OFALLON, MISSOURI"
- 16 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 REVEGITATION PLAN WILL BE SUBMITTED AS PART OF THE SUBDIVISION IMPROVEMENT
- 18 ALL UTILITIES CONSTRUCTED AS PART OF THE SUBDIVISION IMPROVEMENTS SHALL BE LOCATED UNDERGROUND.
- 19. 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 125.00 PER MONTH FOR THE 1992 9RF PROGRAM WHICH PROVIDED SEVER LINES THAT SERVICE THIS SUBDIVISION
- 20. 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 ERECTED 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
- 22. 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
- 3) SITE PLAN
- 4) GRADING PLAN
- PROFILES
- DRAINAGE AREA MAP

CD1-CD5



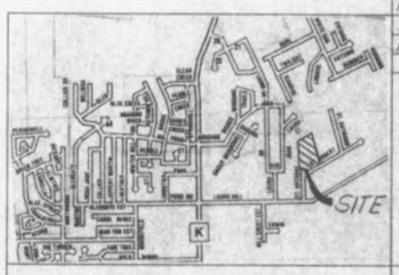
* P+7 has the land scape plan.



PREPARED FOR:

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MUSLER ENGINEERING COMPANY

REVISION:

74/96 I CITY AND DUCKETT COMMENTS

L.E.L.

CIVIL ENGINEERING - PLANNING - LAND SURVEYING

6240 Mexico Road, St. Peters, Missouri 63376 Telephone: (314) 441-4555

LOCATION MAP

SEPT., 1996

R.S.M.

CHECKED: PROJECT NO .: SHEET NO .: 96-212 1 OF 6