

Location Map

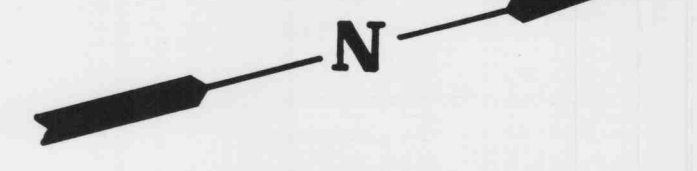
MONTICELLO ESTATES RECREATION AREA

A TRACT OF LAND BEING LOTS 2 & 3,
OF JOHN D. COALTER'S SURVEY OF
HOWELL'S PRAIRIE TRACT
IN U.S. SURVEY T. 46 N., R. 3 E.,
ST. CHARLES COUNTY, MO.

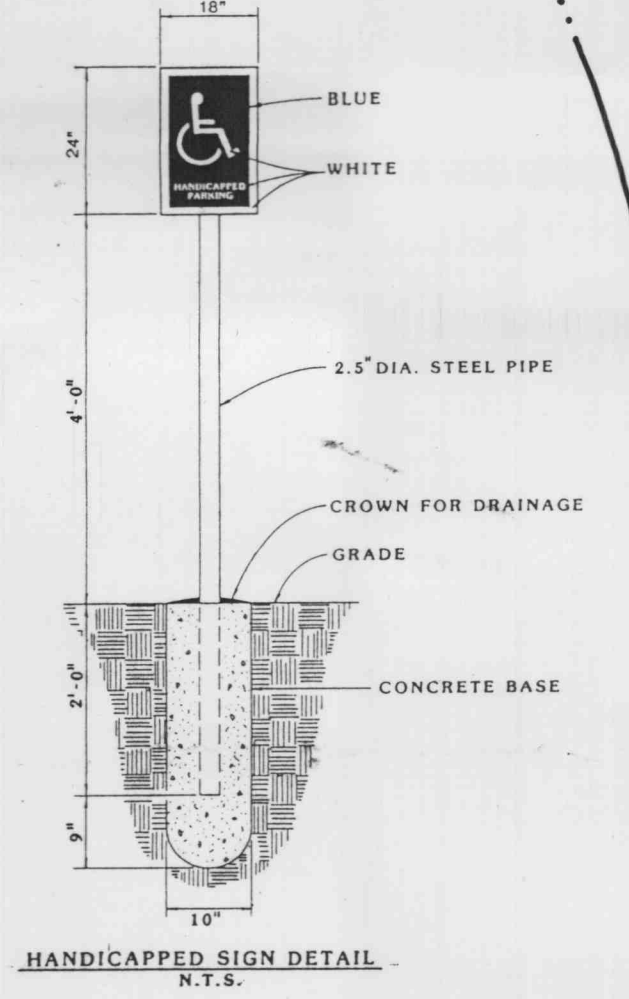
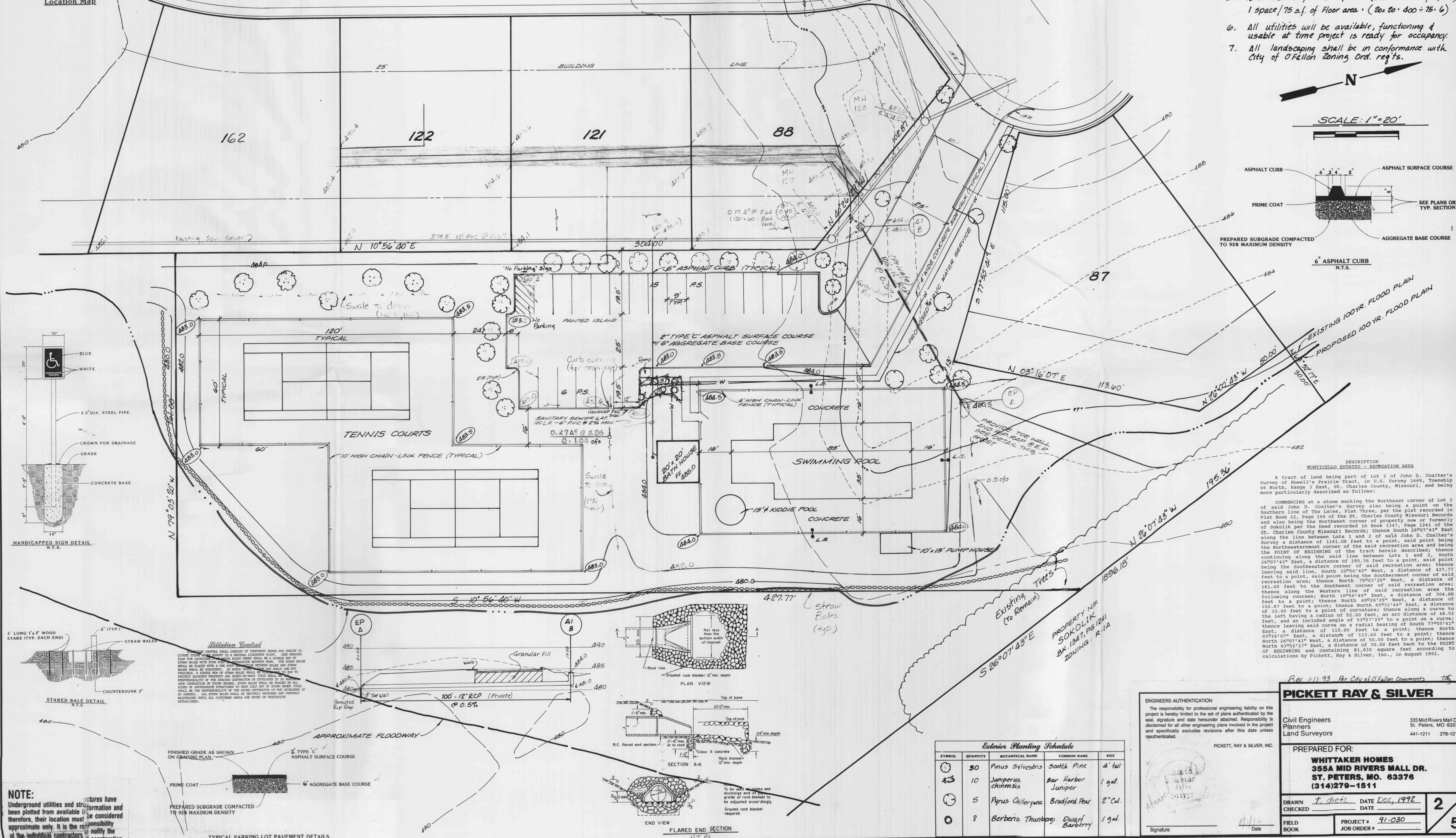
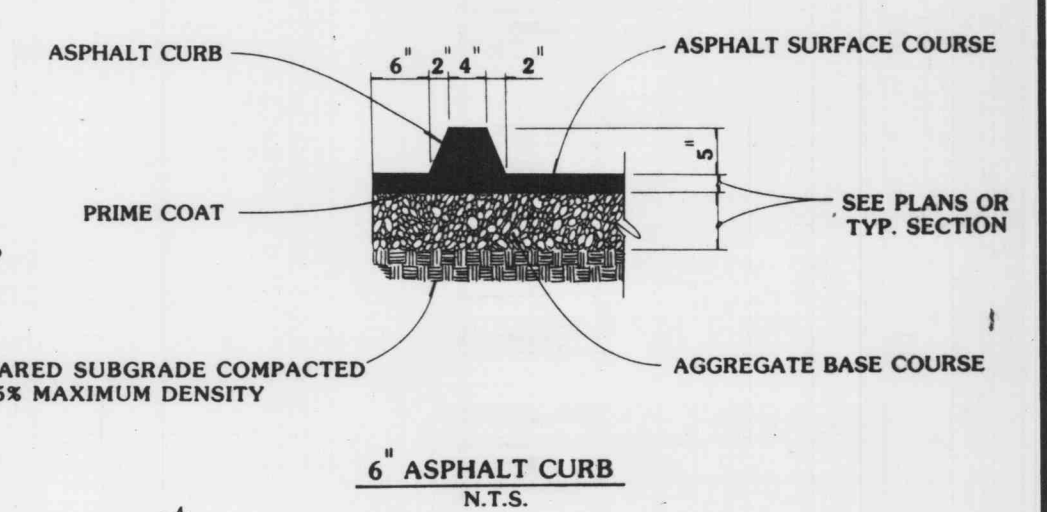
IMPROVEMENT PLANS
RECREATION AREA
DECEMBER, 1992 91-030

General Notes:

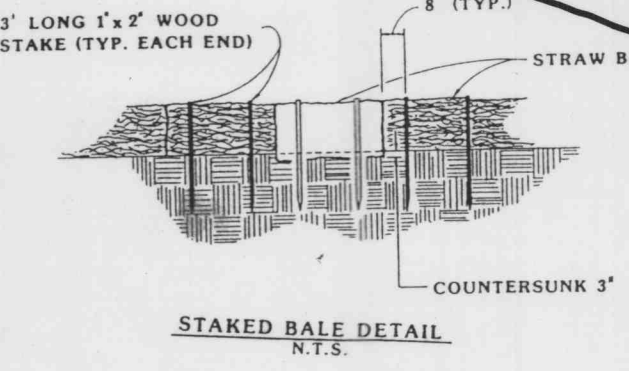
1. Present Zoning - R-1, Single Family Res.
2. Total Area - 1.9 A^s
3. Building Use - Recreational & Common Grd.
4. This Tract is in or served by:
Union Electric
Duckett Creek Sewer Dist.
Southwestern Bell Telephone
St. Charles Co. Water Dist #2
St. Charles Gas Co.
Cottleville Fire Protection Dist.
5. Total Parking - 21 spaces. (includes 1 Hop space)
1 space / 75 s.f. of floor area. (20x20 = 400 ÷ 75 = 6)
6. All utilities will be available, functioning & usable at time project is ready for occupancy.
7. All landscaping shall be in conformance with City of O'Fallon Zoning Ord. reg'ts.



SCALE: 1" = 20'

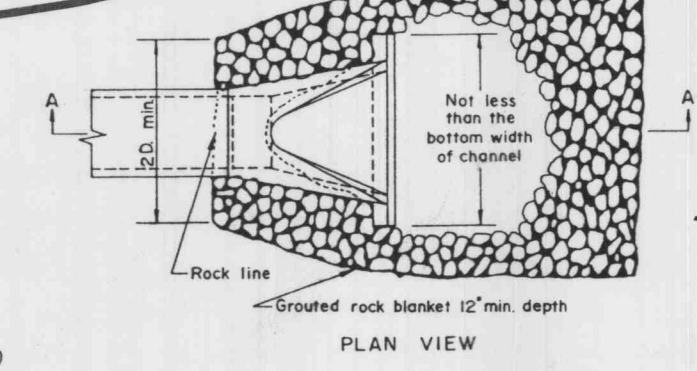


HANDICAPPED SIGN DETAIL N.T.S.

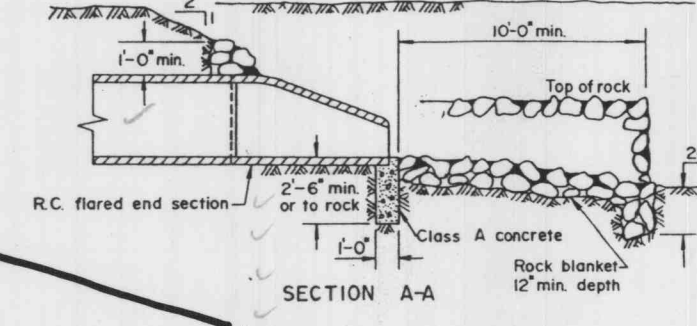


STACKED BALE DETAIL N.T.S.

Erosion Control
STRAW BALES SHALL BE STAPLED TO THE UNDERLIEING SURFACE WITH 3" X 2" WOOD STAKES TO PREVENT SLIPPERY TO A SLOPE OF 10% OR GREATER. STAKES SHALL BE PLACED WITH A ONE FOOT SPACING BETWEEN BALES AND STAPLES SHALL BE STAPLED TO THE UNDERLIEING SURFACE. STAPLES SHALL BE STAPLED TO THE UNDERLIEING SURFACE. STAPLES SHALL BE STAPLED TO THE UNDERLIEING SURFACE.



PLAN VIEW SECTION A-A



FLARED END SECTION N.T.S.

DESCRIPTION
MONTICELLO ESTATES - RECREATION AREA
A tract of land being part of Lot 2 of John D. Coalter's Survey of Howell's Prairie Tract, in U.S. Survey 1669, Township 46 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:
COMMENCING at a stone marking the Northeast corner of Lot 2 of said John D. Coalter's Survey also being a point on the Southern line of The Lakes, Plat Three, per the plat recorded in Plat Book 22, Page 168 of the St. Charles County Missouri Records and also being the Northwest corner of property now or formerly of Sokolik per the deed recorded in Book 1347, Page 1241 of the St. Charles County Missouri Records; thence South 26°07'43" East a distance of 1161.08 feet to a point, said point being the Northeast corner of the said recreation area and being the POINT OF BEGINNING of the tract herein described; thence continuing along the said line between Lots 1 and 2, South 26°07'43" East, a distance of 195.36 feet to a point, said point being the Southeast corner of said recreation area; thence following said line, South 10°56'40" West, a distance of 427.77 feet to a point, said point being the Southeast corner of said recreation area; thence North 79°03'20" West, a distance of 161.00 feet to the Southwest corner of said recreation area; thence along the Western line of said recreation area the following courses; North 10°56'40" East, a distance of 304.00 feet to a point; thence North 40°26'29" West, a distance of 102.87 feet to a point; thence North 65°31'44" East, a distance of 10.00 feet to a point of curvature; thence along a curve to the left having a radius of 52.00 feet, an arc distance of 48.52 feet, and an included angle of 50°07'25" to a point on a curve; thence leaving said curve on a radial bearing of South 79°55'41" East, a distance of 115.00 feet to a point; thence North 03°16'07" East, a distance of 113.60 feet to a point; thence North 26°07'43" West, a distance of 50.00 feet to a point; thence North 62°52'17" East, a distance of 30.00 feet back to the POINT OF BEGINNING and containing 81,630 square feet according to calculations by Pickett, Ray & Silver, Inc., in August 1992.

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the act of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.
Signature: [Signature] Date: [Date]

Rev. 111.93 Per City of O'Fallon Comments

PICKETT RAY & SILVER
Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

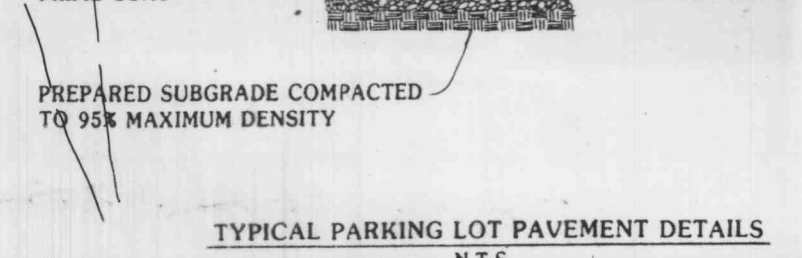
PREPARED FOR:
WHITTAKER HOMES
355A MID RIVERS MALL DR.
ST. PETERS, MO. 63376
(314)279-1511

DRAWN BY: J. Dietz DATE: Dec, 1992
CHECKED BY: [Signature] DATE: [Date]
FIELD BOOK: [Blank] PROJECT #: 91-030
JOB ORDER #: [Blank]

Exterior Planting Schedule

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
☉	30	Pinus Sylvestris	Scott's Pine	4' tall
☽	10	Juniperus chinensis	Bar Harbor Juniper	1 gal.
☾	5	Pyrus Calleryana	Bradford Pear	2' Cal.
○	8	Berberis Thunbergii	Dwarf Barberry	1 gal.

NOTE:
Underground utilities and structures have been plotted from available information and should be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



TYPICAL PARKING LOT PAVEMENT DETAILS N.T.S.