

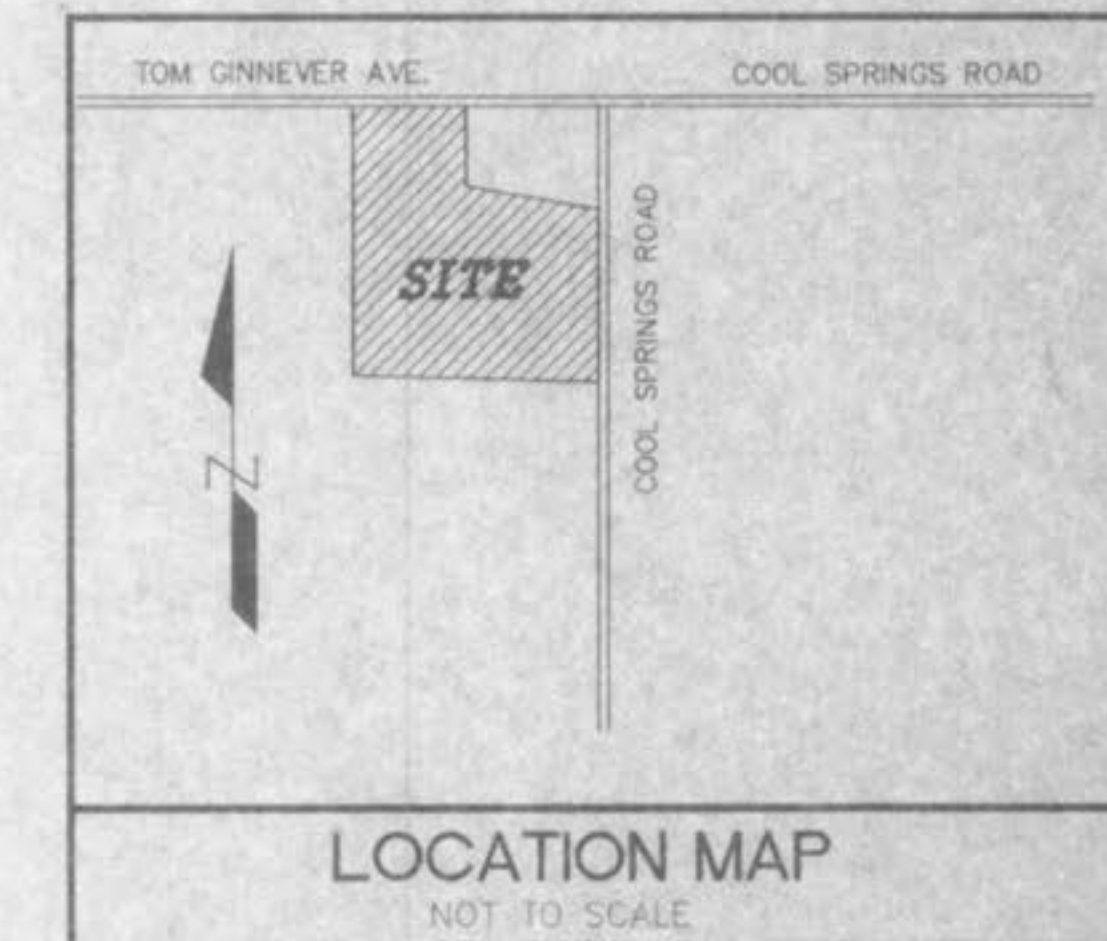
IMPROVEMENT PLANS FOR PARKSIDE VILLAS

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF
THE NORTHWEST FRAC. 1/4 OF SECTION 22
TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

DEVELOPMENT NOTES

- GROSS ACREAGE OF PROPERTY: 15.74 +/- ACRES.
- PRESENT ZONING CLASSIFICATION: UNZONED
- PROPOSED ZONING CLASSIFICATION: R-2 TWO-FAMILY RESIDENTIAL DISTRICT
- PROPOSED LAND USE: TWO-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:
77 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: 37
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT WIDTH AT BUILDING LINE: 80 FEET
- TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DWELLING UNIT.
- ALL STREETS SHOWN ON THIS PLAN 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 PLAN ARE PROPOSED TO BE NINDE 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 (FEET FROM 1978 C 0235 C, DATED 8-2-96)
- THE PRESENT OWNERS OF THIS PROPERTY ARE:
LEOLA GERTS AND CAROL K. MITCHELL
237 CAPITOL DRIVE
PLEASANT HILLS, PENNSYLVANIA 15236
- THE CONTRACT PURCHASER OF THIS PROPERTY IS:
HAKERBOER GROUP, LLC
11221 MANCHESTER ROAD, #318
BIRKWOOD, MISSOURI 63122
- THIS AREA PLAN PROPOSES THE FOLLOWING DIVISION OF GROSS ACREAGE:
GROSS ACREAGE: 15.74 +/- ACRES
ACREAGE IN COMMON GROUND: 2.15 +/- ACRES
PROPOSED NUMBER OF DWELLING UNITS: 74
GROSS AREA PER DWELLING UNIT: 8,900 +/- SQUARE FEET
GROSS DENSITY: 4.9 DWELLING UNITS PER ACRE
- AS THIS PROPERTY IS TRIBUTARY TO A BRANCH OF BELLEAU CREEK, WHICH BRANCH DRAINAGES WITH THE MAIN CHANNEL IN THE LOWER REACHES OF SAID MAIN CHANNEL, A WAIVER TO THE REQUIREMENT OF PROVIDING ON-SITE STORMWATER DETENTION FACILITIES IS REQUESTED.
- THE BOUNDARY DEPICTED ON THIS PLAN IS TAKEN FROM DEED AND PLAT RECORDS, AND NOT BY BENEFIT OF ACTUAL FIELD SURVEY.
- THE TOPOGRAPHY DEPICTED ON THIS PLAN IS TAKEN FROM USGS QUADRANGLE MAP "O'FALLON, MO."
- THIS PLAN 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 WHICH DATA SHALL BE SUBMITTED WITH THE PROJECT'S GRADING PLAN.
- THE DEVELOPER SHALL MEET THE TREE PRESERVATION ORDINANCE REQUIREMENTS AND PROVIDE A LANDSCAPE PLAN AT THE TIME OF GRADING PLAN SUBMITTAL. DEVELOPER UNDERSTANDS THAT A GRADING PERMIT WILL NOT BE ISSUED UNTIL SAID ORDINANCE IS MET.

NEW	LEGEND	EXISTING
●	MANHOLE	○
■	INLET MANHOLE	□
■	INLET	□
■	DOUBLE INLET	□
■	MULTIPLE INLET	□
■	MANHOLE DESIGNATOR	□
—	INLET DESIGNATOR	—
—	PIPE 8" THRU 18"	—
—	PIPE 24" THRU 36"	—
—	FLOWLINE OF CREEK OR DITCH	—
—	UNDERGROUND UTILITIES	—
—	FENCE	—
—	GUARD RAIL	—
—	TREE	—
—	BUSH	—
—	SILTATION CONTROL	—
—	UTILITY METER OR VALVE	—
—	POWER POLE & TOWER	—
—	STREET SIGN	—
—	FIRE HYDRANT	—
—	LIGHT STANDARD	—
—	MAL BOX	—
—	HOUSE VENT	—
—	CONTROL POINT	—
—	CONTROL POINT DESIGNATOR	—
—	DELTA	—



SHEET INDEX

COVER SHEET	1
NOTE SHEET	2
FLAT PLAN	3
GRADING PLAN	4
STREET PROFILE	5
SANITARY PROFILES	6
STORM PROFILES	7
DRAINAGE AREA MAP	8
DETAILS	CD1-CD5

File
APPROVED
6/19/98
Joan Callup

Professional Engineer
Richard S. Musler
E-10838
5-5-98

PREPARED FOR:

COMMON WEALTH DEVELOPMENT
MR. HAROLD W. BURKEMPER, PRESIDENT
P.O. BOX 176
ST. PETERS, MISSOURI 63376
TELEPHONE: (314) 928-4988

DATE	NO.	REVISION		
MUSLER ENGINEERING COMPANY				
CIVIL ENGINEERING - PLANNING - LAND SURVEYING				
6240 Mexico Road, St. Peters, Missouri 63376				
Telephone: (314) 441-4555				
DATE	DRAWN	CHECKED	PROJECT NO.	SHEET
4/10/98	L.E.L.	R.S.M.	98-257R2	1