

# A INTERIM GRADING PLAN FOR WHITETAIL ESTATES

A TRACT OF LAND BEING PART OF U.S. SURVEY 1641,  
TOWNSHIP 46 NORTH, RANGE 3 EAST,  
ST. CHARLES COUNTY, MISSOURI

## DEVELOPMENT NOTES

### LEGAL DESCRIPTION

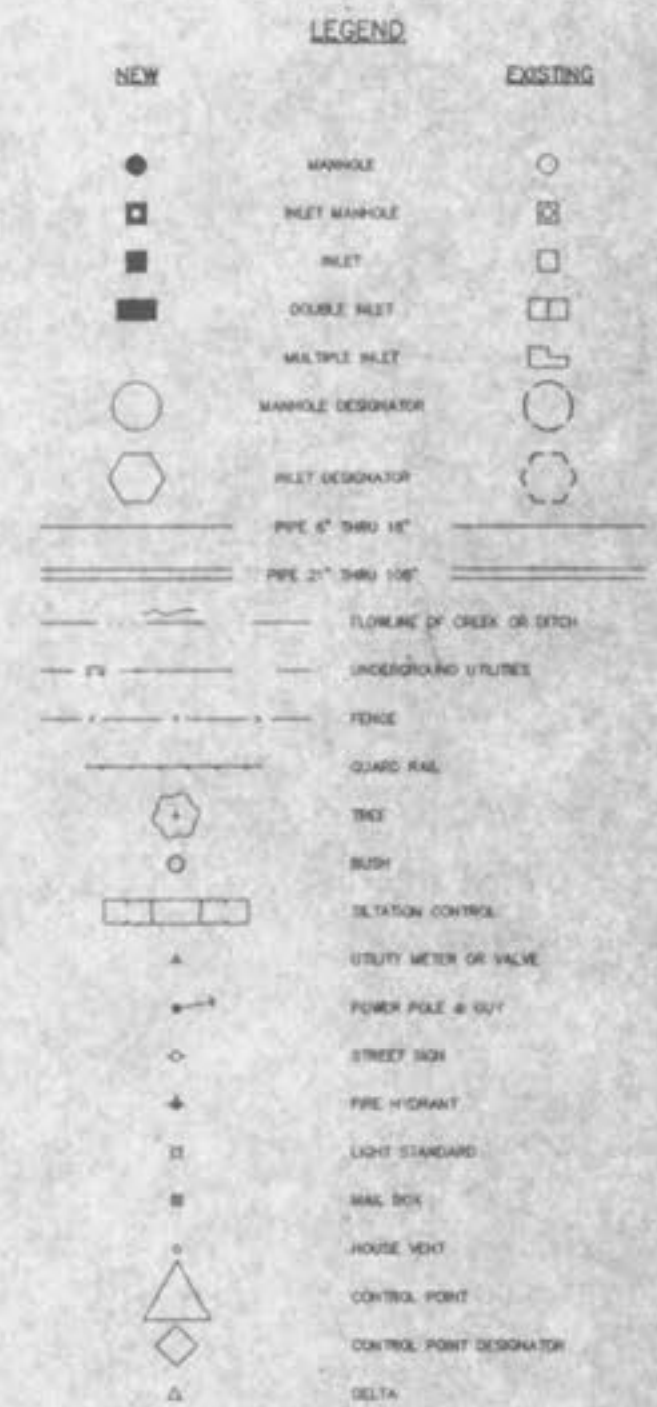
A tract of land being part of U.S. Survey 1641, Township 46 North Range 3 East, St. Charles County, Missouri; and part of the tracts of land conveyed to Stoltz, as described in deeds recorded in Book 1690, Page 694, and Book 1208, Page 26, of the St. Charles County Recorder's Office, and being more particularly described as follows:

Commencing at the Northwest corner of a tract of land to Stoltz as recorded in Book 1200, Page 1689, being described as the point of intersection of the Western line of said tract of land in Book 1200, Page 1689, and the centerline of Bates Road (30 feet wide), from which an old iron rod bears S. 09°21'44" E., 15.36 feet; thence along said centerline of Bates Road, along an adopted bearing system being State Plane Grid Bearing of the Missouri Coordinate System of 1983, a bearing of S. 81°27'53" W., a distance of 21.27 feet to a point being the TRUE POINT OF BEGINNING of the tract of land herein described.

Thence leaving said centerline of road, S. 08°32'07" E., a distance of 59.44 feet to a point; thence S. 17°19'56" W., a distance of 282.96 feet to a point; thence S. 17°50'18" E., a distance of 618.90 feet to a point; thence S. 86°18'58" E., a distance of 394.70 feet to a point on the Western line of a 10.466 acre tract of land conveyed to Rupp by deed recorded in Book 1220, Page 1825; thence, along said Western line, S. 09°28'12" E., a distance of 103.11 feet to an old iron pipe marking the Southwest corner of said 10.466 acre tract; thence along the South line of said 10.466 acre tract, S. 85°55'31" E., a distance of 116.07 feet to an old iron pipe marking the Northwest corner of "VILLAGES at DARDENNE - OAKLAND VILLAGE", a subdivision, as recorded in Plat Book 22, Page 193, formerly a tract of land conveyed to Raup by deed recorded in Book 446, Page 700; thence along the Western line of said "VILLAGES at DARDENNE - OAKLAND VILLAGE", S. 02°52'13" W., a distance of 562.87 feet to an old iron pipe marking the Southeast corner of said tract of land in Book 1690, Page 694; thence along the South line of said tract of land in Book 1690, Page 694, N. 89°17'13" W., a distance of 956.02 feet to an old iron pipe marking the Southwest corner of said tract of land in Book 1690, Page 694, being on an Eastern line of a tract of land known as the Monsanto Animal Agricultural Farm Subdivision; thence along said Eastern line, N. 00°03'04" E., a distance of 1550.15 feet to a point in the centerline of the aforesaid Bates Road, from which an old iron rod bears, S. 00°03'04" W., a distance of 15.0 feet; thence along said centerline of Bates Road, N. 81°27'53" E., a distance of 355.91 feet to the point of beginning, excepting therefrom the Southern half of said Bates Road (30 feet wide), and containing 22.091 acres, more or less, exclusive of that portion within Bates Road.

1. GROSS ACREAGE OF PROPERTY: 22.091 ACRES
2. PRESENT ZONING CLASSIFICATION: "UNZONED"
3. PROPOSED ZONING CLASSIFICATION: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
4. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
5. THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING UTILITIES:
  - WATER: ST. CHARLES COUNTY WATER DISTRICT NO. 2 OR MISSOURI-AMERICAN WATER COMPANY
  - SANITARY SEWER: BUCKETT CREEK SEWER DISTRICT
  - ELECTRIC: UNION ELECTRIC COMPANY
  - GAS: ST. CHARLES GAS COMPANY
  - TELEPHONE: G.E.L. TELEPHONE COMPANY
6. THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
  - ST. JOHNSWAY SCHOOL DISTRICT
  - O'FALLON FIRE PROTECTION DISTRICT
7. TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DWELLING UNIT
8. ALL STREETS SHOWN ON THIS PLAT ARE PROPOSED TO BE PUBLIC STREETS, BE CONSTRUCTED TO CURRENT CITY OF O'FALLON PUBLIC STREET "CLASS A" STANDARDS, AND BE DEDICATED TO THE CITY FOR MAINTENANCE AFTER CONSTRUCTION AND INSPECTION APPROVAL
9. ALL STREETS ARE PROPOSED TO BE MINOR STREETS AND HAVE A 26 FOOT WIDE PAVEMENT (FROM BACK OF CURB TO BACK OF CURB) CENTERED IN A 32 FOOT WIDE RIGHT-OF-WAY.
10. THIS PROPERTY IS TRIBUTARY TO DARDENNE CREEK, AND IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREA (REF. FIRM NO. 29183DM-3011)
11. THE PRESENT OWNER OF THIS PROPERTY IS:
  - JAMES C. & NOEMA M. STOLZ
  - 2627 BATES ROAD
  - O'FALLON, MISSOURI 63366
12. THE PURCHASER (UNDER CONTRACT) OF THIS PROPERTY IS:
  - FIRST LAND COMPANY OF ST. CHARLES COUNTY, INC.
  - MR. HAROLD W. BURKEMPER, PRESIDENT
  - P.O. BOX 176
  - ST. PETERS, MISSOURI 63376

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 PLAT RECORDS, AND NOT BY BENEFIT OF ACTUAL FIELD SURVEY.
15. THE TOPOGRAPHY DEPICTED ON THIS PLAT IS TAKEN FROM USGS QUADRANGLE INFORMATION.
16. THIS PLAT IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT FOR RECORD AS THE FINAL LAND SUBDIVISION PLAT.
17. THE PROPOSED HEIGHT, AREA, AND LOT REQUIREMENTS ARE AS FOLLOWS:
  - MAXIMUM HEIGHT: 35 FEET
  - MINIMUM FRONT YARD: 25 FEET
  - MINIMUM SIDE YARD: 6 FEET
  - MINIMUM REAR YARD: 25 FEET
  - MINIMUM LOT WIDTH: 100 FEET
  - MINIMUM LOT AREA: 20,000 SQUARE FEET
18. A DETAILED EROSION/SEDIMENT CONTROL PLAN AND REVEGETATION PLAN WILL BE SUBMITTED AS PART OF THE SUBDIVISION IMPROVEMENT PLANS. ESCROW FUNDS FOR REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE ESTABLISHED.
19. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE THEIR DRIVEWAY ACCESS TO INTERIOR SUBDIVISION STREETS AND SHALL NOT HAVE DRIVEWAY ACCESS TO BATES ROAD.
20. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS APPROXIMATELY 23,290 SQ. FT.
21. AN ENTRANCE PERMIT WILL BE OBTAINED FROM THE ST. CHARLES COUNTY HIGHWAY DEPARTMENT FOR THE PUBLIC STREET ENTRANCE ONTO BATES ROAD.
22. THE STORMWATER DEFENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH CURRENT CITY OF O'FALLON POLICIES AND STANDARDS.
23. EXISTING BUILDINGS, FENCES & ROADS TO BE REMOVED & DEBRIS DISPOSED OF OFF-SITE.
24. PROPOSED GRADING SHALL NOT EXCEED A 3:1 SLOPE.
25. THE FOLLOWING LOTS MAY BE SUSCEPTIBLE TO STREET CREEP: 10-16, 19, 20, 29, 31 & 32.
26. TREE PRESERVATION CALCULATIONS:
  - AREA OF EXISTING TREES=4.62 ACRES
  - AREA OF PROPOSED CLEARINGS=7.44 ACRES
  - AREA OF TREES PRESERVED=3.18 ACRES (69%)



File Copy  
**APPROVED**  
Contingent upon:  
 ① St. Charles County approval of the entrance into Bates Rd,  
 ② Placing siltation control at the end of the outlet pipe from the east basin, and  
 ③ Providing an escrow agreement for the grading and erosion control prior to the start of construction.  
 4/30/97 Colleen Krumme

*[Signature]*  
4/15/97

PREPARED FOR:  
FIRST LAND COMPANY OF ST. CHARLES COUNTY, INC.  
MR. HAROLD W. BURKEMPER, PRESIDENT  
P.O. BOX 176  
ST. PETERS, MISSOURI 63376  
TELEPHONE: (314) 928-4988

	DATE: 4/28/97	NO.:	REVISION:
	City Comments		
<b>MUSLER ENGINEERING COMPANY</b> CIVIL ENGINEERING - PLANNING - LAND SURVEYING 6240 Mexico Road, St. Peters, Missouri 63376 Telephone: (314) 441-4555			
DATE: 4/15/97	DRAWN: L.E.L.	CHECKED: R.S.M.	PROJECT NO.: 98-935 SHEET NO.: 1 OF 3