

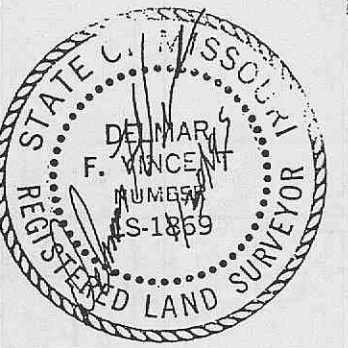
GLEN EAGLE

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTIONS 29, 30, & 32, &
SECTION 31, T. 47 N., R. 3 E.,
ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES -

- TOTAL AREA - 377.67 ACRES
358.27 AC. - SINGLE FAMILY/RECREATION
19.4 AC. - MULTI-FAMILY
- PROPOSED USE - RESIDENTIAL/RECREATIONAL
- PROPOSED ZONING - PUD, RESIDENTIAL & MULTI-FAMILY
- THIS TRACT IS IN OR SERVED BY -
A. CITY OF FALLON SEWERS F. O'Fallon Fire Dist
B. CITY OF FALLON WATER
C. O'FALLON GAS
D. GTE
E. UNION ELECTRIC CO.
- LOT DATA
A. TOTAL NUMBER OF LOTS - 593 (w/ 241 units in MF - 884 units total)
B. MINIMUM LOT SIZE - 7,500 S.F.
C. MINIMUM LOT WIDTH - 60 FT.
- YARD & SETBACK REQUIREMENTS -
A. FRONT YARD - 25 FT.
B. SIDE YARD - 5 FT.
C. REAR YARD - 25 FT.
- ALL STREETS SHALL BE DEDICATED TO THE CITY OF FALLON.
- ALL RIGHT-OF-WAY SHALL BE 50 FT. WIDE, WITH 26 FT. WIDE PAVEMENT, UNLESS NOTED OTHERWISE.
- THE RIGHT-OF-WAY BY THE CLUB HOUSE IS 60 FT. WIDE, WITH 36 FT. OF PAVEMENT, A 4 FT. WIDE SIDEWALK SHALL BE INSTALLED ON ONE SIDE OF THE STREET.
- STORMWATER DRAINAGE AND DETENTION SHALL COMPLY WITH THE CITY OF FALLON.
- ALL UTILITIES WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT TIME PROJECT IS READY FOR OCCUPANCY.
- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE CITY OF FALLON ZONING ORDINANCE REQUIREMENTS AS SET FORTH IN ARTICLE #23.
- Proposed Stages of Development;
Golf Course - 1993, April 1st (complete)
Residential - 1994
- The Developers shall comply with the City of O'Fallon's "Tree Preservation" Ordinance; for Residential - 580 trees shall be planted
- Proposed "Average" lot size;
 $358.27 \text{ ac} \times 43560 \text{ sq ft/ac} = 15,607,172 \text{ sq ft}$
 $15,607,172 \text{ sq ft} / 593 \text{ lots} = 26,319 \text{ sq ft}$
- The proposed screening between Runny Meade, the Residence, & Mauxa Rd., & the golf course shall consist of Berms & Trees
- The Final Plan & Record Plat will need to show rear yard setback on the following lots: 4, 10, 15, 20, 30, 40, 41, 45, 47, 50, 54, 55, 61, 62, 70, 74, 79, 79.9, 82, 100, 104, 104.1, 120, 132, 133, 139, 140, 144, 145, 146, 155, 160, 164, 174, 180, 180.1, 181, 181.1, 181.2, 181.3, 181.4, 181.5, 181.6, 181.7, 181.8, 181.9, 182, 182.1, 182.2, 182.3, 182.4, 182.5, 182.6, 182.7, 182.8, 182.9, 183, 183.1, 183.2, 183.3, 183.4, 183.5, 183.6, 183.7, 183.8, 183.9, 184, 184.1, 184.2, 184.3, 184.4, 184.5, 184.6, 184.7, 184.8, 184.9, 185, 185.1, 185.2, 185.3, 185.4, 185.5, 185.6, 185.7, 185.8, 185.9, 186, 186.1, 186.2, 186.3, 186.4, 186.5, 186.6, 186.7, 186.8, 186.9, 187, 187.1, 187.2, 187.3, 187.4, 187.5, 187.6, 187.7, 187.8, 187.9, 188, 188.1, 188.2, 188.3, 188.4, 188.5, 188.6, 188.7, 188.8, 188.9, 189, 189.1, 189.2, 189.3, 189.4, 189.5, 189.6, 189.7, 189.8, 189.9, 190, 190.1, 190.2, 190.3, 190.4, 190.5, 190.6, 190.7, 190.8, 190.9, 191, 191.1, 191.2, 191.3, 191.4, 191.5, 191.6, 191.7, 191.8, 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Civil Engineers
Planners
Land Surveyors



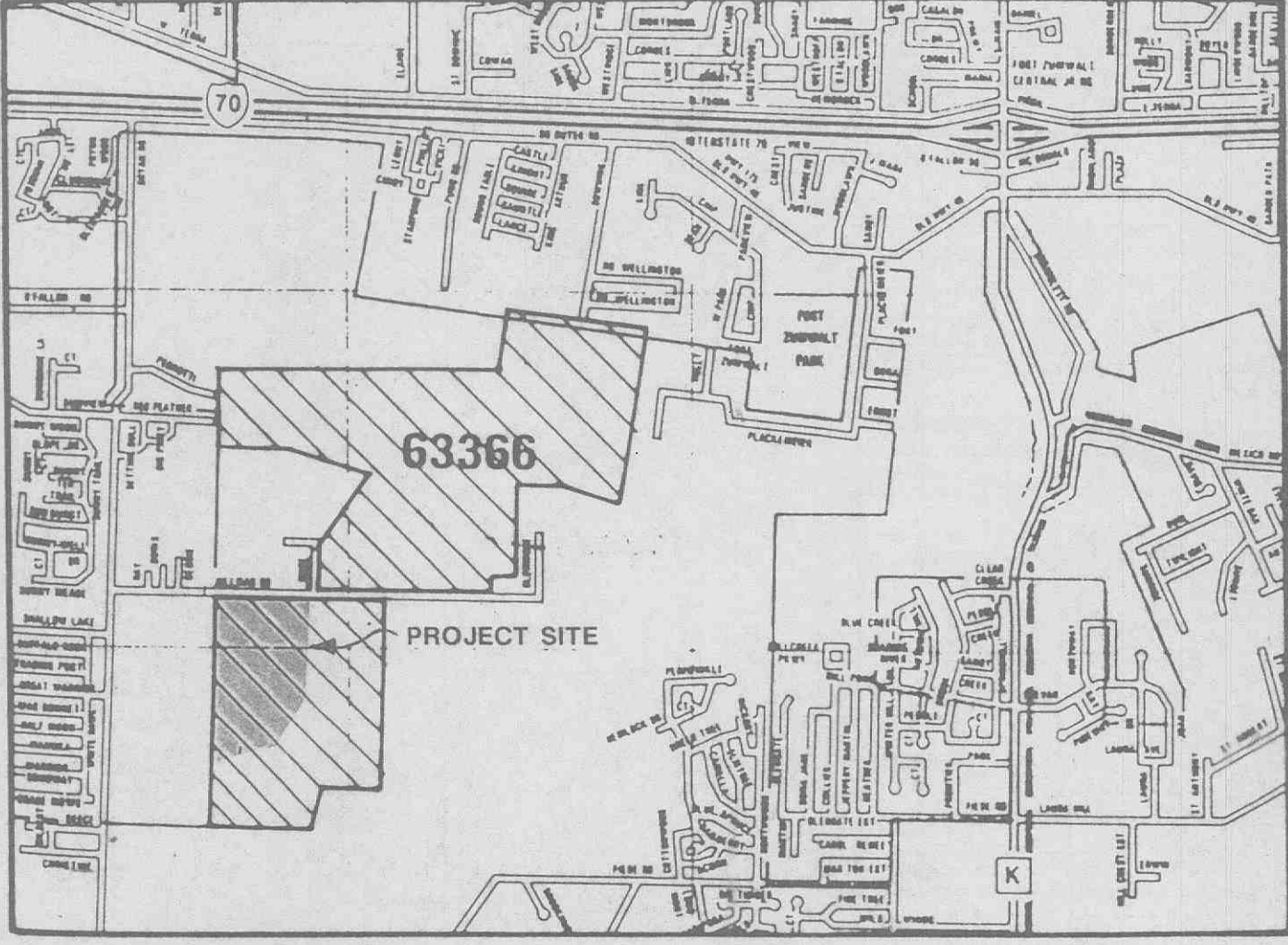
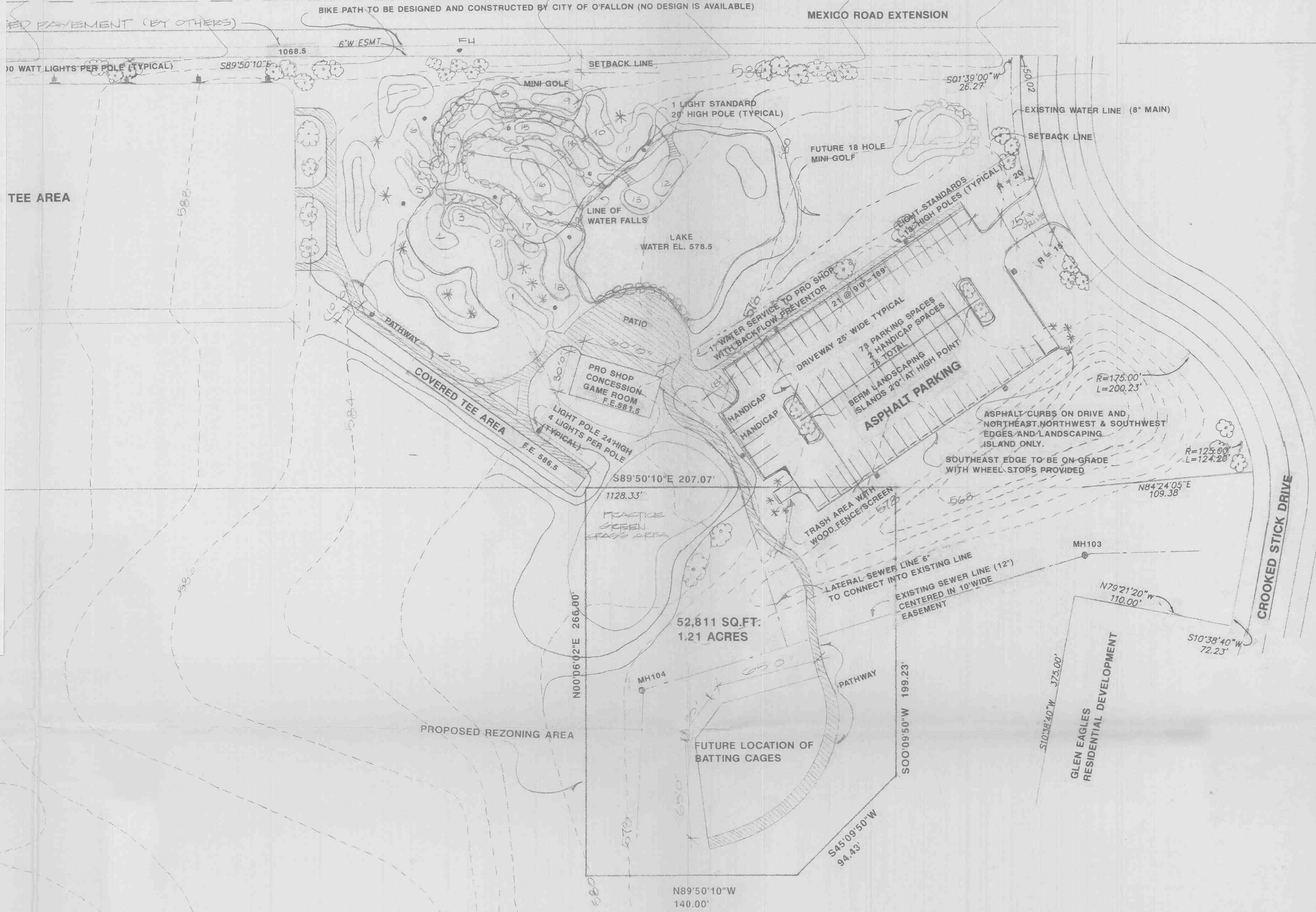
Pickett, Ray & Silver's Corporate
Registration No. LS-54-D
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

89-204/32701/JRC
01/27/95

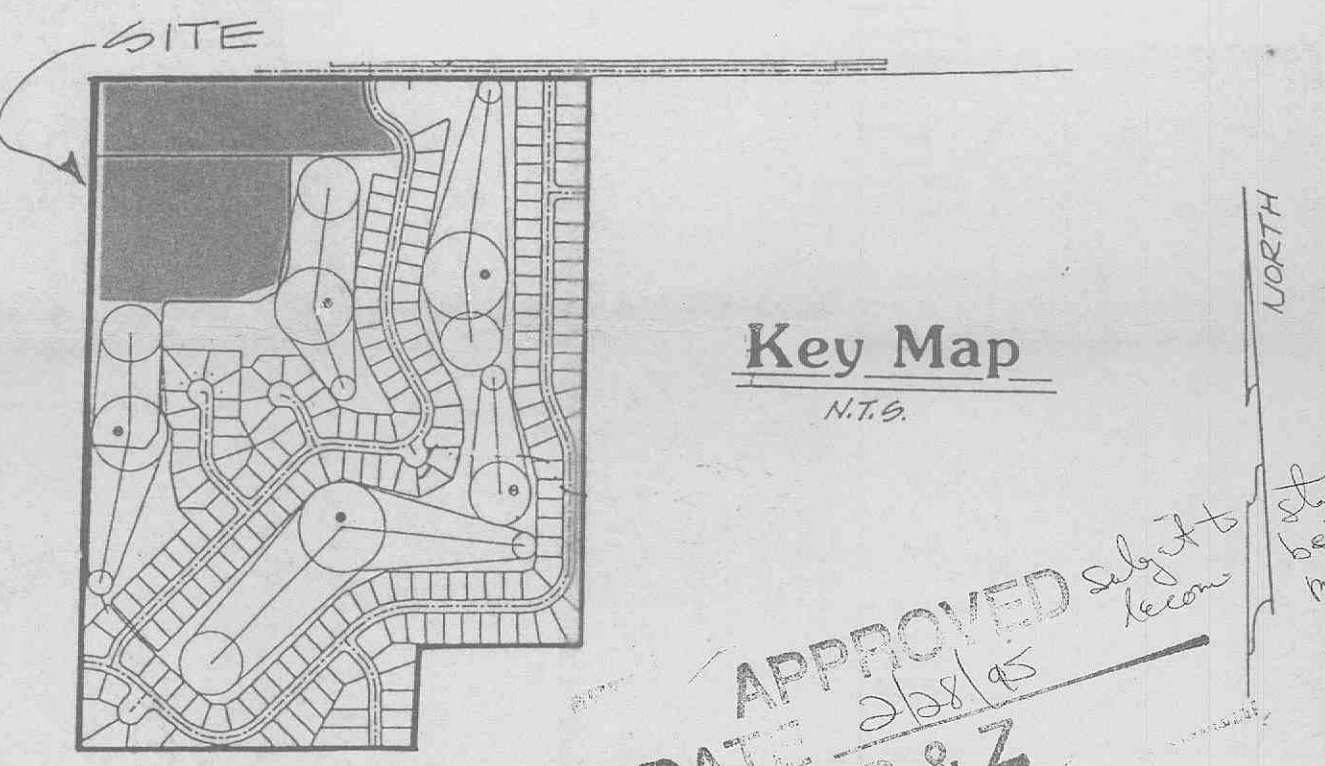
DESCRIPTION
THE FALLS AT TURTLE CREEK
RECREATION AREA SOUTH

A tract of land being part of Section 31, Township 47 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:

COMMENCING at a point marking the northeast corner of property now or formerly of Raymond Hillmann per the deed recorded in Book 1020, Page 482 of the St. Charles County Records, thence South 01°39'00" West along the East line of said Hillmann property, a distance of 320.11 feet to a point, said point being the southwestern corner of Commercial Area as shown on Turtle Creek Plat One, a subdivision recorded in Plat Book 32, Pages 170 through 175 of the St. Charles County Records; thence departing said East line of the Hillmann property and along the southern line of said Commercial Area, South 89°50'10" East, 772.04 feet to the POINT OF BEGINNING of the tract of land herein described; thence continuing along said southern line, South 89°50'10" East, 207.07 feet to a point; thence departing said southern line and through property now or formerly of Glen Eagle Associates, L.L.C., a Missouri Limited Liability Company as recorded in Book 1677, Page 1120 of the St. Charles County Records, the following courses; South 00°09'50" West, 199.23 feet to a point; thence South 45°09'50" West, 94.43 feet to a point; thence North 89°50'10" West, 140.00 feet to a point; thence North 00°06'02" East, 266.00 feet to the POINT OF BEGINNING and containing 52,811 square feet or 1.21 acres more or less. The above description is for zoning purposes only and is not to be used for the conveyance of real property, and is subject to any inaccuracies that a subsequent boundary survey may yield.



Location Map



Key Map
N.T.S.

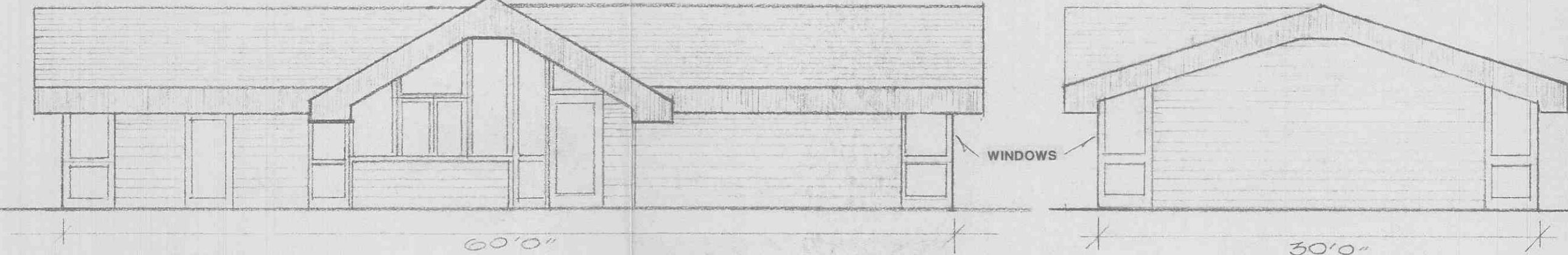
APPROVED
DATE 10-18-94
P&Z
sub Jt. Leon
staff being
not.

EXISTING CONTOURS: ---
NEW CONTOURS: - - -
FUTURE MINI GOLF AREA: - - -

LANDSCAPE NOTES:
NO EXISTING TREES REMOVED FROM SITE.
5' HEIGHT WHITE PINES *
2" MIN. DIA. HARDWOOD TREES *

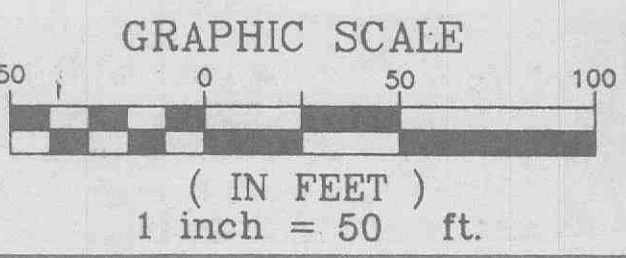
GENERAL NOTES:

1. NEIGHBORING PROPERTY OWNERS (WITHIN 300 FT. OF BUILDING) IS GLEN EAGLES ASSOCIATES.
2. UTILITIES:
UNION ELECTRIC
GTE TELEPHONE
LACLEDE GAS COMPANY OF ST. CHARLES
CITY OF O'FALLON SEWERS
CITY OF O'FALLON WATER
O'FALLON FIRE DISTRICT
3. ZONING IS R-1, PUD, RESIDENTIAL/MULTI-FAMILY/COMMERCIAL
4. PARKING - DRIVING RANGE, MINIATURE GOLF, BATTING CAGES
FLOOR AREA 1800 SQ.FT. + 100 = 18+20 = 38 SPACES REQUIRED
73 SPACES PROVIDED - TOTAL 75
TWO HANDICAP SPACES PROVIDED AS INDICATED
5. STORM WATER DETENTION IS PROVIDED FOR SITE IN LAKES OF GOLF COURSE. DESIGN HAS BEEN PREVIOUSLY SUBMITTED AND APPROVED.
6. WATER SERVICE TO BE FROM CROOKED STICK ROAD.
7. SEWER SERVICE TO BE PROVIDED BY CONNECTION INTO CITY OF O'FALLON SEWERS.
8. ELECTRICAL FROM ABOVE GROUND SERVICE ON SOUTH SIDE OF MEXICO ROAD.



NOTES:
WOOD FRAME SIDING
ASPHALT SHINGLE ROOFING
F.E. 581.5

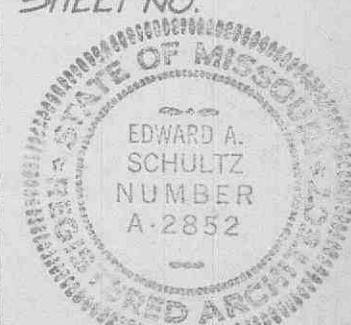
THE FALLS AT TURTLE CREEK
DRIVING RANGE-MINIATURE GOLF-BATTING CAGES
1301 CROOKED STICK DRIVE



SITE PLAN		
DRIVING RANGE - MINI GOLF - BATTING CAGES THE FALLS AT TURTLE CREEK O'FALLON, MISSOURI		
SCALE: 1" = 50' 0"	OWNERS: MISSOURI NATIONAL LINKS 165 N. MERAMEC - CLAYTON, MO 63105	DRAWN BY: <i>SW</i>
DATE: 10-18-94		REVISED: 11-20-94
EDWARD SCHULTZ - ARCHITECT 760 OFFICE PARKWAY ST. LOUIS, MO 63141 314-991-2633		SHEET NO. EDWARD A. SCHULTZ NUMBER A-2852

SITE ADDRESS:
THE FALLS AT TURTLE CREEK
1185 TURTLE CREEK DRIVE
O'FALLON, MISSOURI

SUBMITTAL



2693.40'(S)(R)

EXISTING TRELLINE AND LANDSCAPING TO REMAIN

THE VILLAS AT TURTLE CREEK

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTIONS 31,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

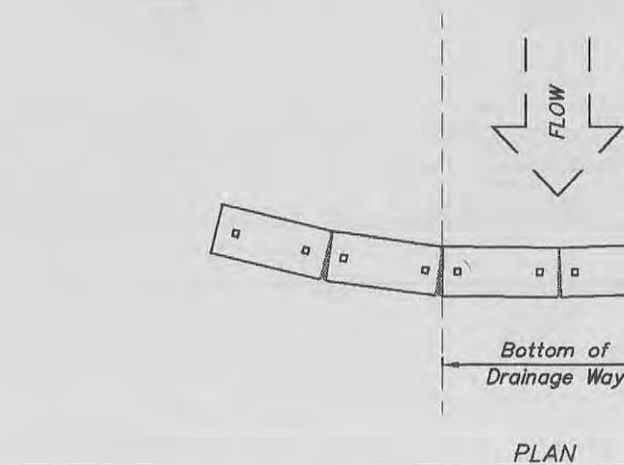
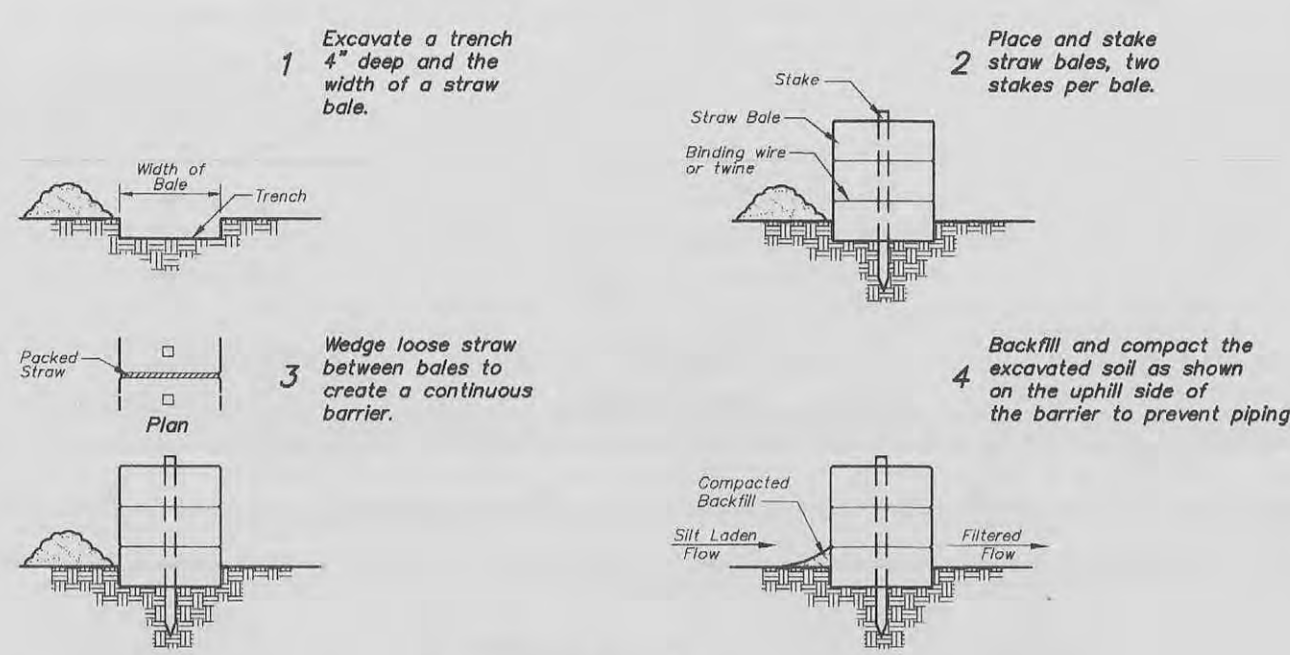
DISPLAY PLAT BUILDING 20

UPON COMMISSION APPROVAL OF THE PRELIMINARY PLAT, THE DISPLAY PLAT SHALL BECOME AN INTEGRAL PART OF THE RECORD PLAT WHICH ESTABLISHED THAT EACH DISPLAY HOME IS ON AN APPROVED LOT. NO PART OF THE PROPOSED SUBDIVISION MAY BE CONVEYED, NOR A BUILDING PERMIT ISSUED FOR ANY STRUCTURE THEREIN UNTIL THE DISPLAY HOME OR HOMES HAVE BEEN LOCATED ON AN APPROVED LOT. DISPLAY PARKING SHALL BE HARD SURFACE.

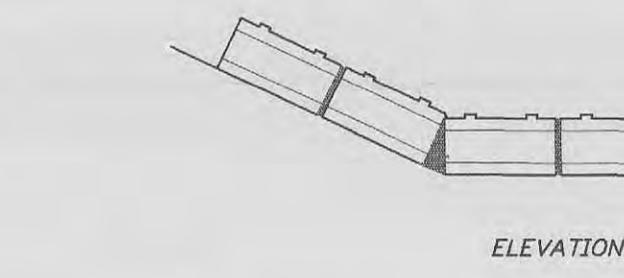
BUILDING 20
LEFT UNIT IS PALMETTO MODEL 1419 SQUARE FEET
CENTER UNIT IS DORAL MODEL 1419 SQUARE FEET
RIGHT UNIT IS CALLAWAY MODEL 1430 SQUARE FEET

STRAW BALE BARRIERS For Urban Development Sites

APPENDIX C



ELEVATION

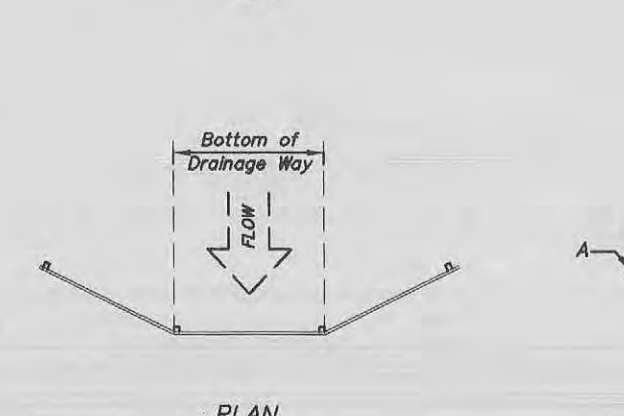
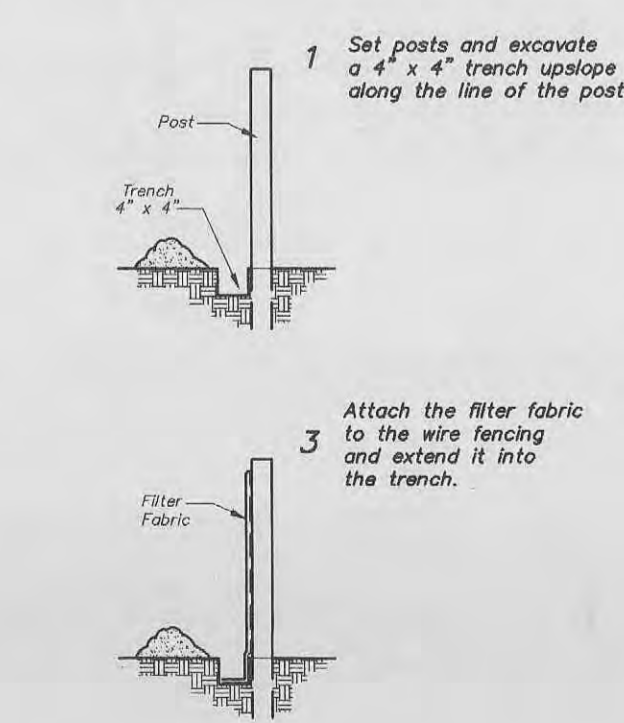


Placement and Construction of a Straw Bale Barrier

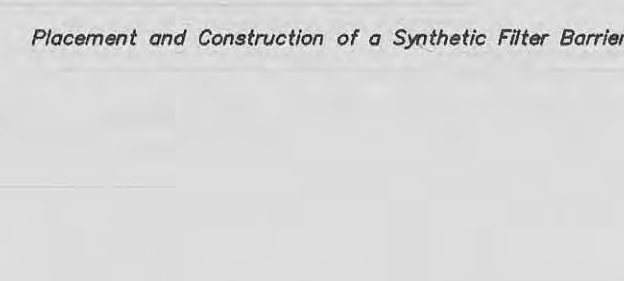
SYNTHETIC FILTER BARRIERS For Urban Development Sites

APPENDIX D

- MAINTENANCE**
- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - Any sediment deposits or debris on the fabric shall be removed promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
 - Any sediment deposits remaining in place after the rain or the barrier is no longer required shall be directed to a storm drain with the existing grade, prepared and seeded.



ELEVATION



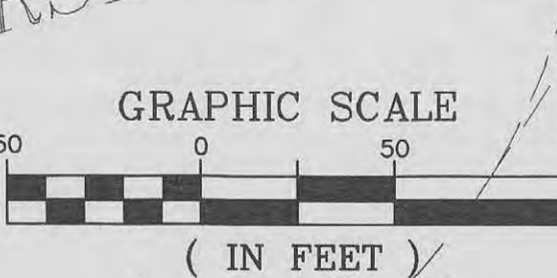
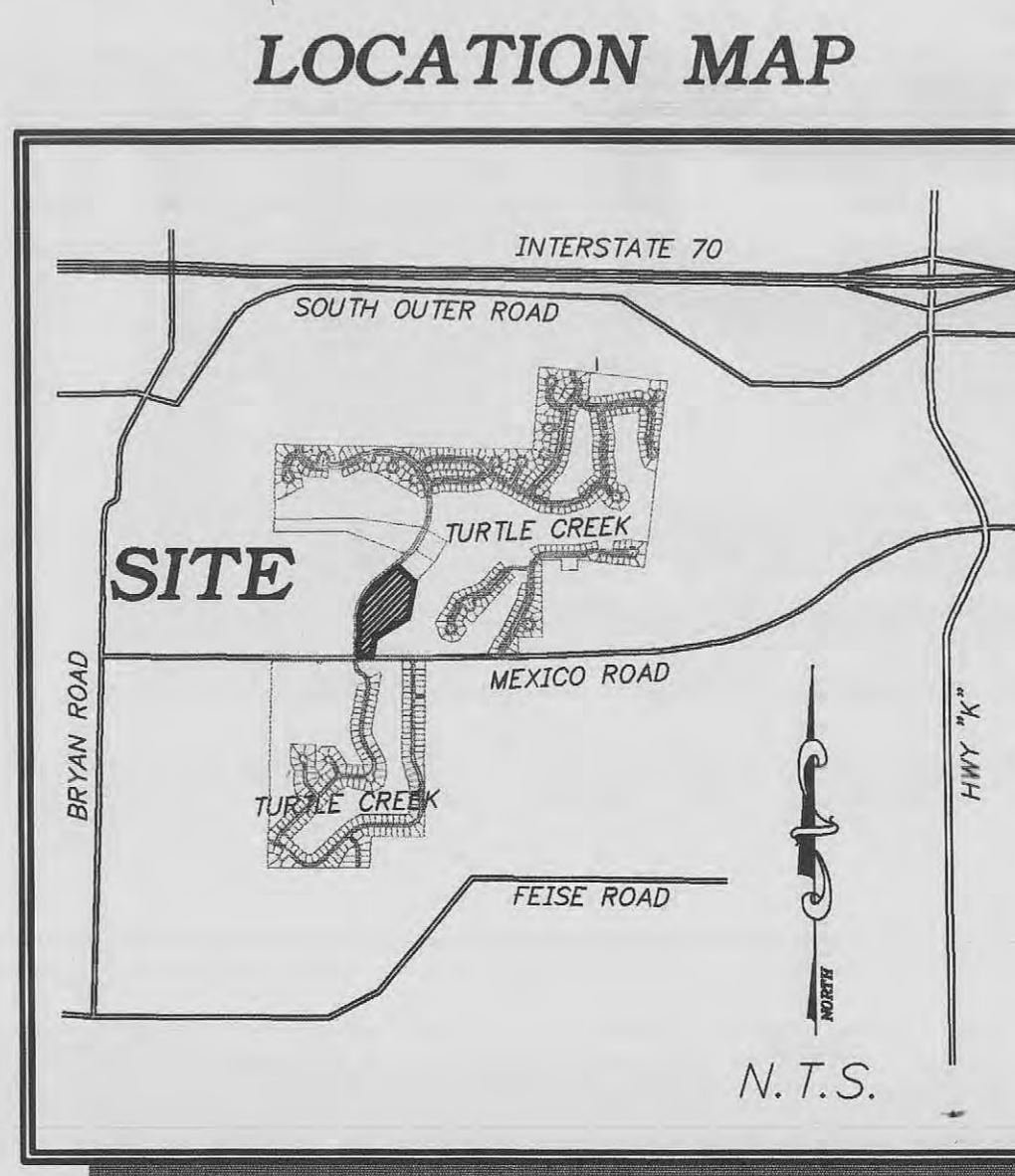
Placement and Construction of a Synthetic Filter Barrier

A MIXTURE OF THE TREES LISTED BELOW SHALL BE USED FOR THIS SITE AS SHOWN WITH A TOTAL COUNT OF 104 TREES.

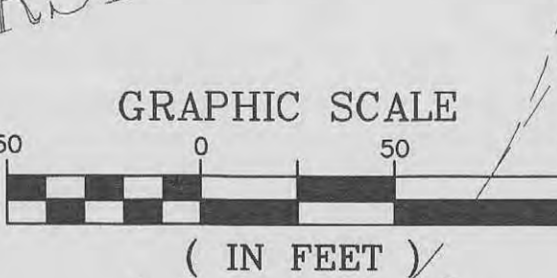
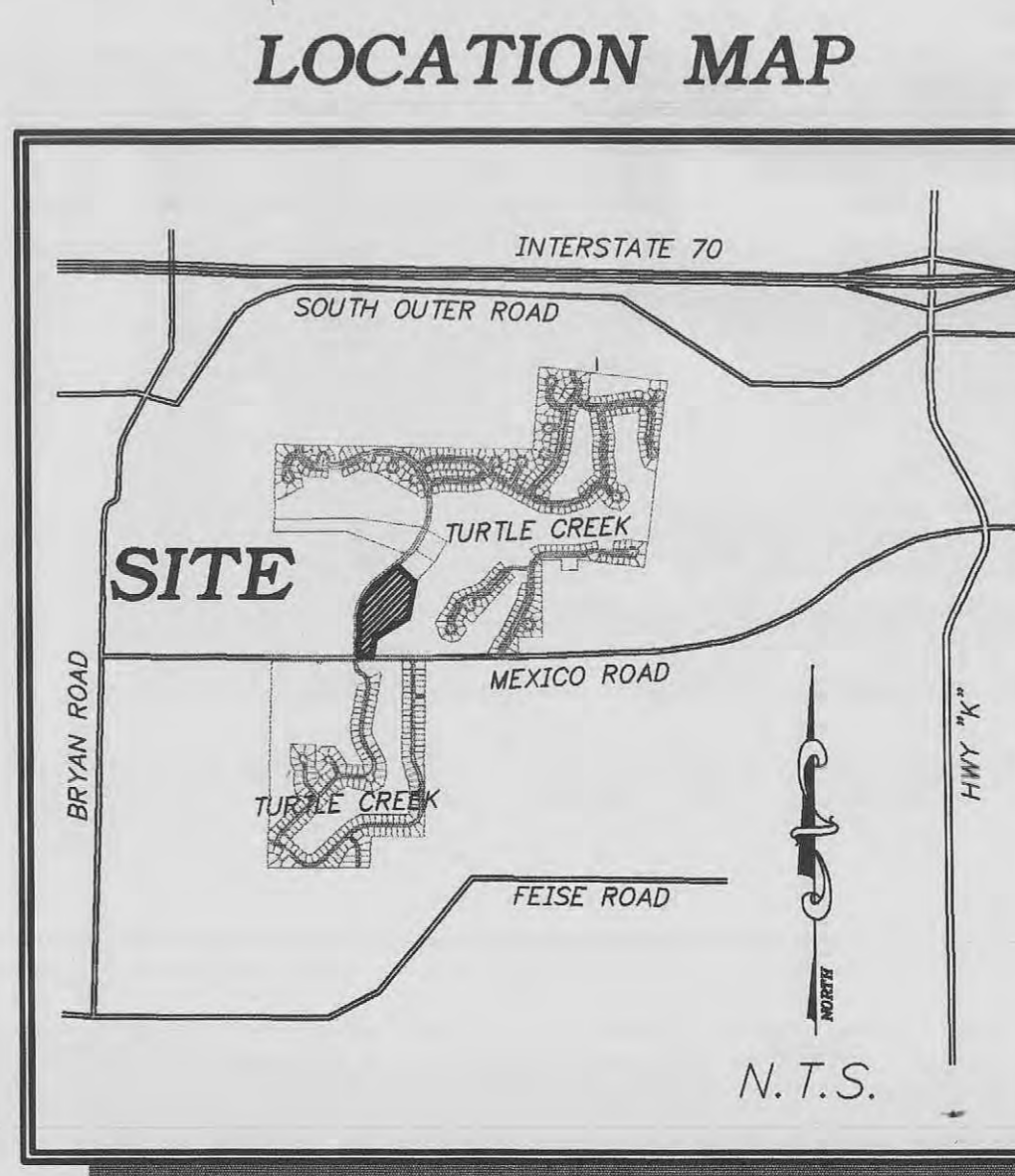
BOTANICAL NAME	COMMON NAME	SIZE
FRAXINUS PENNYCULARIS	ASH TREE	2" CAL
QUERCUS ALBA	WHITE OAK	2" CAL
PRUNUS CALLERYANA	BRADFORD PEAR	2" CAL
MALUS 'SNOWDRIFT'	SNOWDRIFT FLOWERING CRABAPPLE	2" CAL

UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

OWNER / DEVELOPER:
GLEN EAGLE ASSOCIATES
13100 MANCHESTER ROAD
SUITE G-55
ST. LOUIS, MO 63131
965-8000



18th HOLE
12th HOLE



18th HOLE
12th HOLE

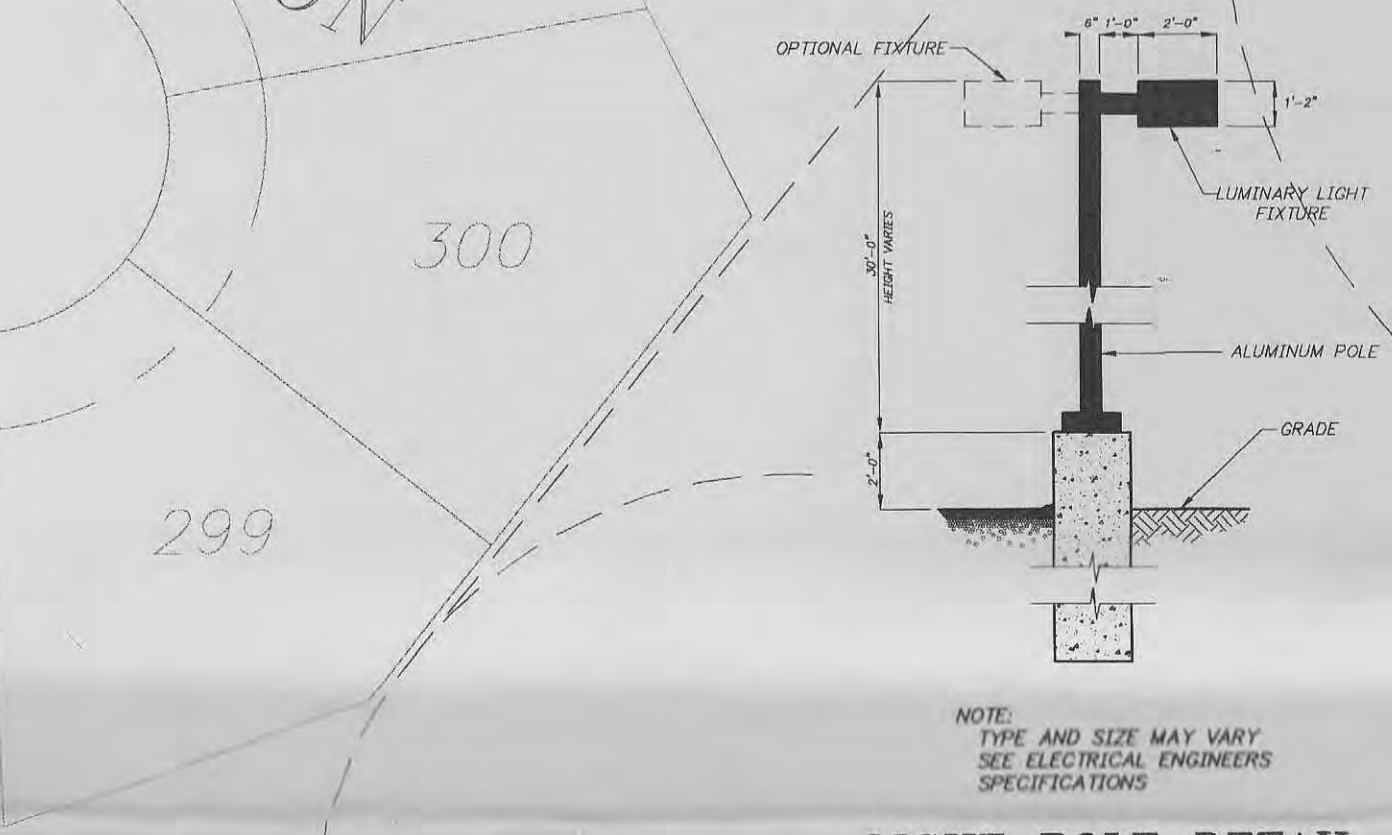
DESCRIPTION
10.81 ACRES

Part of Fractional Section 31, Township 47 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:

BEGINNING at the most southern corner of Recreation Area, as recorded on the plat of Turtle Creek Plat Two in Plat Book 32, Pages 295 through 297 of the St. Charles County, Missouri Recorder's Office; thence leaving said southern corner and through property now or formerly of Glen Eagle Associates, L.L.C., a Missouri limited liability company, as recorded in Book 1677, Page 1120 of said Recorder's Office, the following: South 11°43'55" West a distance of 460.00 feet to a point; thence South 58°21'54" West a distance of 500.00 feet to a point; thence South 09°43'20" West a distance of 250.00 feet to a point; thence along a curve to the right having a radius of 25.00 feet, an arc length of 39.92 feet, the chord of which bears North 44°05'35" West a chord distance of 35.81 feet to a point; thence North 01°39'00" East a distance of 434.93 feet to a point; thence along a curve to the right having a radius of 650.00 feet, an arc length of 550.59 feet, the chord of which bears North 25°55'00" East a chord distance of 534.28 feet to a point; thence North 50°11'00" East a distance of 352.94 feet to a point; thence leaving said right-of-way line and along the southern line of the aforementioned Recreation Area South 48°21'42" East a distance of 301.97 feet to the POINT OF BEGINNING and containing 472.310 square feet or 10.84 acres more or less. This description was prepared for preliminary plat purposes only. It is not for the conveyance of real property and is subject to any inaccuracies a boundary survey may yield.

GENERAL NOTES

- Present Zoning: "R-3"
- Proposed Use: Multi-Family
- Area of Development: 10.81 ± Acres
- Street Data: Pavement = 26' Wide
Right-of-Way = 50' Wide = 26' Wide
Cur-De-Sac R/W = 52' Radius
Cur-De-Sac Pwmt. = 40' Radius
- Total number of Multi-family units = 60
- As per previously approved Turtle Creek, R1-PUD Final Plan, the set backs are as follows:
A. Front yard - twenty five (25) feet
B. Back yard - twenty five (25) feet
- Distance Between Villa Buildings:
A. Front to front - fifty (50) feet
B. Back to back - fifty (50) feet
C. Side to side - twenty (20) feet
D. Front to side - thirty-five (35) feet
E. Back to side - thirty-five (35) feet
F. Corner to corner - fifteen (15) feet
G. Building line - twenty five (25) feet
- Project is Served By:
A. St. Charles Co. Water Dist. No. 2
B. St. Charles Gas Company
C. G.T.C. Telephone Company
D. The City of O'Fallon (Sanitary Sewer)
E. Union Electric Company
F. O'Fallon Fire Protection District
G. Fort Zumwalt School District
- All utilities will be available, functioning & usable at time project is ready for occupancy and be located underground.
- The developer shall comply with the City of O'Fallon's "Tree Preservation Ordinance" for this site.
Existing acreage of trees on site = 0.88 Acres
Existing trees to be removed = 0.034 Acres
Per Tree Preservation Ordinance, 25% of existing trees shall remain.
The remaining existing tree acreage shall be created at 15 trees per acre.
Existing = 0.86 Acres
Removed = 0.034 Acres
Reserved = 0.22 Acres
Remaining = 0.63 tree acreage.
1 acre / 15 trees = 0.0667
0.63 acres / 0.0667 = 9.5 trees
10 trees created
- Building height shall be in accordance with City of O'Fallon requirements. (See Elevation Plans.)
- Grading and drainage shall be per City of O'Fallon requirements.
- All easements shall be provided on record plat.
- This site is not located within flood plain per FEMA map #291830240 E, dated Aug. 2, 1996.
- Sanitary sewers shall be designed per the City of O'Fallon.
- Storm sewers shall be designed per City of O'Fallon Specifications.
- Storm Water Detention has been provided by Turtle Creek subdivision and Golf Course.
- This site shall comply with Article 26, Performance Standards of the O'Fallon Zoning Ordinance.
- This development complies with comprehensive plan.
- NOTE: This plat is not for record.
- This Site Plan was prepared with record information from the St. Charles County Recorder's Office, without the benefit of an up to date Title Report.
- Parking Requirements:
2 parking spaces per unit
60 units x 2 = 120 parking spaces.
- Site Density:
60 units / 10.81 acres = 5.55 units per acre
Site Density was approved with Turtle Creek Final Plan in 1994 for 15 units per acre, which equaled 160+ units for this tract.
- All units shall have the option for a patio or deck.
- A units shall have a two (2) car garage.
- This site shall be served as standard residential trash pickup.
- No parking shall be allowed on either side of Turtle Creek Villas Dr. or on the east side of Turtle Creek Dr.
- All streets shall be public.



LIGHT POLE DETAIL
N.T.S.

TABLED 6/7-11-98

SUBMITTAL
1st
JUN 10 1998 11:00 AM
City of O'Fallon PLANNING DEPT

APPROVED DATE 7-14-98
P & Z

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PICKETT RAY & SILVER
Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 65759
381-1111 FAX 381-1114

**THE VILLAS AT
TURTLE CREEK
DISPLAY PLAT
BUILDING 20**

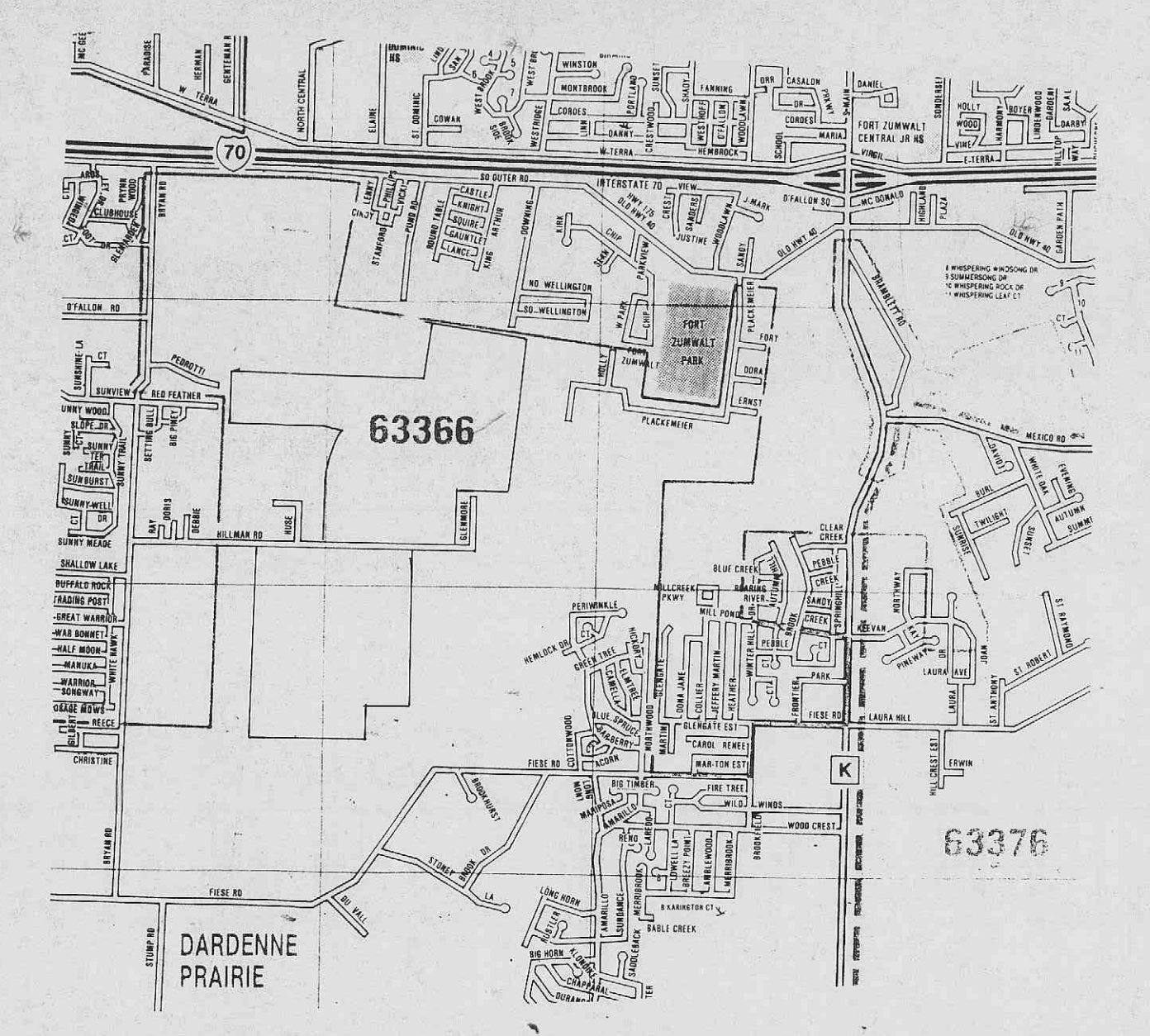
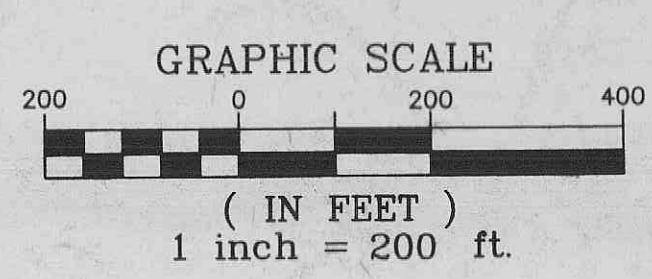
DRAWN: D.G. DATE: 06-05-98
CHECKED: DATE: 06-05-98
FIELD BOOK: PROJECT # 89-2048
JOB ORDER # 520

GLEN EAGLE

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTIONS 29, 30, & 32, &
SECTION 31, T. 47 N., R. 3 E.,
ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES -

- TOTAL AREA - 377.67 ACRES
342.24 AC. - SINGLE FAMILY/RECREATIONAL / COMMERCIAL
35.43 AC. - MULTI-FAMILY 9.82 AC - COMMERCIAL
- PROPOSED USE - RESIDENTIAL/RECREATIONAL / COMMERCIAL
- PROPOSED ZONING - PUD, RESIDENTIAL / MULTI-FAMILY / COMMERCIAL
- THIS TRACT IS IN OR SERVED BY -
A. CITY OF O'FALLON SEWERS F O'fallon Fire Dist
B. CITY OF O'FALLON WATER & Port Zumwalt School Dist
C. O'FALLON GAS
D. CTE
E. UNION ELECTRIC CO.
- LOT DATA -
A. TOTAL NUMBER OF LOTS - 600 (w/400 units in MF, 200 units Total)
B. MINIMUM LOT SIZE - 7,500 S.F.
C. MINIMUM LOT WIDTH - 60 FT.
- YARD & SETBACK REQUIREMENTS -
A. FRONT YARD - 25 FT.
B. SIDE YARD - 6 FT.
C. REAR YARD - 25 FT.
- ALL STREETS SHALL BE DEDICATED TO THE CITY OF O'FALLON.
- ALL RIGHT-OF-WAY SHALL BE 50 FT. WIDE, WITH 26 FT. WIDE PAVEMENT, UNLESS NOTED OTHERWISE.
- THE RIGHT-OF-WAY BY THE CLUB HOUSE IS 60 FT. WIDE, WITH 36 FT. OF PAVEMENT.
- STORMWATER DRAINAGE AND DETENTION SHALL COMPLY WITH THE CITY OF O'FALLON.
- ALL UTILITIES WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT TIME PROJECT IS READY FOR OCCUPANCY.
- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE CITY OF O'FALLON ZONING ORDINANCE REQUIREMENTS AS SET FORTH IN ARTICLE #23.
- PROPOSED STAGES OF DEVELOPMENT:
GOLF COURSE - 1995, APRIL 1st. (COMPLETE)
RESIDENTIAL - 1999
- THE DEVELOPERS SHALL COMPLY WITH THE CITY OF O'FALLON'S "TREE PRESERVATION ORDINANCE", FOR RESIDENTIAL
49 ACRES EXISTING TREES
36 ACRES TO BE REMOVED
MORE THAN 25% REMAIN.
- PROPOSED "AVERAGE" LOT SIZE:
 $\frac{340.05 \text{ AC.} \times 43560}{600 \text{ LOTS}} = 19,785 \text{ S.F.}$
- THE PROPOSED SCREENING BETWEEN RUNNY MEADE, THE RESIDENCES, AND MEXICO ROAD, AND THE GOLF COURSE SHALL CONSIST OF BOTH EARTH BERMS AND TREES.
- THE FINAL PLAN AND RECORD PLAT WILL NEED TO SHOW REAR YARD SETBACK ON THE FOLLOWING LOTS:
4, 16, 25, 26, 32, 40, 41, 45, 47, 50, 54, 55, 61, 62, 72, 74, 75, 79, 91, 92, 100, 103, 104, 120, 130, 132, 133, 138, 140, 144, 145, 146, 155, 163, 164, 174, 188, 230, 239, 251, 274, 275, 331, 334, 360, 364, 365, 375, 431, 488, 496, 497, 516, 527, 529, 533, 540, 551, 576, 577, 582, 583, 600.
- The three cul-de-sacs with 47 foot radius's, shall be areas with no parking, for Emergency vehicle turn around.
- Commercial Areas will have separate Site and Final plans
- Golf Course is open to the public
- All club streets in excess of 200' will be required to have temporary turn around including street adjacent to lot 544.
- sidewalks will be required along portion of the proposed Mexico Road Extension, that will not have them, along both sides of the proposed collector, and one side of all streets with over seven (7) lots.
- A PUD zoning is being requested for our min lot size of 7,500 sq. ft.
- Final horizontal alignment of sanitary sewer lines, storm lines, water lines, and eteetl be addressed on the construction plans.
- All lots originally in the floodplain will require elevation certificates. (REMA map #94050110)



APPROVED
DATE 8-23-94
P & Z

2494 1ST SUBMITTAL

PREPARED FOR:
GLEN EAGLE ASSOCIATES
7 NORTH BRENTWOOD BLVD.
CLAYTON, MISSOURI 63105
(314) 725-4000

**AMENDED
PUD FINAL PLAN**

PICKETT RAY & SILVER

REV. 8-16-84 DISPLAY LOTS T. DIETZ
Rev. 5-20-84 K.M. Larson
Rev. 1-24-83 K.M. Larson
Rev. 12-28-78 K.M. Larson
Rev. 8-22-72 105, Rev. C. G. O'F
Rev. 3-2-91 705, Rev. C. G. O'F

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

GLEN EAGLE

A TRACT OF LAND BEING PART OF FRACTIONAL SECTIONS 29, 30, & 32, & SECTION 31, T. 47 N., R. 3 E., ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES -

- TOTAL AREA - 377.67 ACRES
340.05 AC. - SINGLE FAMILY/RECREATIONAL / COMMERCIAL
37.62 AC. - MULTI-FAMILY 9.82 AC. - COMMERCIAL
- PROPOSED USE - RESIDENTIAL/RECREATIONAL / COMMERCIAL
- PROPOSED ZONING - PUD, RESIDENTIAL / MULTI-FAMILY / COMMERCIAL
- THIS TRACT IS IN OR SERVED BY
A. CITY OF O'FALLON SEWERS F. O'Fallon Fire Dist.
B. CITY OF O'FALLON WATER G. Port Zumwalt School Dist.
C. O'FALLON GAS
D. GTE
E. UNION ELECTRIC CO.
- LOT DATA
A. TOTAL NUMBER OF LOTS - 600 (w/408 units in Mr. 1,008 units Total)
B. MINIMUM LOT SIZE - 7,500 S.F.
C. MINIMUM LOT WIDTH - 60 FT.
- YARD & SETBACK REQUIREMENTS -
A. FRONT YARD - 25 FT.
B. SIDE YARD - 6 FT.
C. REAR YARD - 25 FT.
- ALL STREETS SHALL BE DEDICATED TO THE CITY OF O'FALLON.
- ALL RIGHT-OF-WAY SHALL BE 50 FT. WIDE, WITH 26 FT. WIDE PAVEMENT, UNLESS NOTED OTHERWISE.
- THE RIGHT-OF-WAY BY THE CLUB HOUSE IS 60 FT. WIDE, WITH 36 FT. OF PAVEMENT.
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- THE DEVELOPERS SHALL COMPLY WITH THE CITY OF O'FALLON'S "TREE PRESERVATION ORDINANCE", FOR RESIDENTIAL.
49 ACRES EXISTING TREES
36 ACRES TO BE REMOVED
MORE THAN 258 REMAIN.
- PROPOSED "AVERAGE" LOT SIZE:
340.05 AC. x 43560 = 14,785 S.F.
600 LOTS
- THE PROPOSED SCREENING BETWEEN RUNNY MEADE, THE RESIDENCES, AND MEXICO ROAD, AND THE GOLF COURSE SHALL CONSIST OF BOTH EARTH BERMS AND TREES.
- THE FINAL PLAN AND RECORD PLAT WILL NEED TO SHOW REAR YARD SETBACK ON THE FOLLOWING LOTS:
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- Commercial Areas will have separate Site and Final plans.
- Golf Course, to open to the public.
- All drive streets in excess of 250' will be required to have temporary turn around including street adjacent to lot end.
- Side walks will be required along portion of the proposed Mexico Road extension that will not have street along both sides of the proposed collector, and one side of all streets with over 60' lot.
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- Final horizontal alignment of sanitary sewer lines, storm lines, water lines, and street to be addressed on the construction plans.
- All lots originally in the floodplain will require elevation certificates. (SEMA map #2945C010)



REVISED
addressing staff needs

PREPARED FOR:

GLEN EAGLE ASSOCIATES
7 NORTH BRENTWOOD BLVD.
CLAYTON, MISSOURI, 63105
(314) 725-4000

AMENDED PUD FINAL PLAN

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63276
441-1211 • 278-1211

Rev. 5-20-94 (Final)
Rev. 1-24-93 (AM. Ordinance)
Rev. 12-28-93 (AM. Ordinance)
Rev. 6-22-92 (1st Rev. Ordinance)
Plan. 3-20-92 (1st Rev. Ordinance)

