

IMPROVEMENT PLANS FOR KINGS MILL ESTATES

A TRACT OF LAND BEING PART OF
LOT NO. 3 OF THE SUBDIVISION
OF THE CAROLINE M. BATES FARM,
BEING PART OF LOT 18 OF THE
WALNUT GROVE TRACT IN U. S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

DEVELOPMENT NOTES

1. GROSS ACREAGE OF PROPERTY: 12.0 ACRES (TO CENTERLINE OF BATES ROAD)
2. ZONING CLASSIFICATION: "R-1B PUD" SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
4. THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING UTILITIES:

WATER: ST. CHARLES COUNTY PUBLIC WATER SUPPLY DISTRICT NO. 2 (636) 561-3737
 SANITARY SEWER: DUCKETT CREEK SANITARY DISTRICT (636) 441-1244
 ELECTRIC: UNION ELECTRIC COMPANY (636) 639-8312
 GAS: ST CHARLES GAS COMPANY (636) 946-5039
 TELEPHONE: G.T.E. TELEPHONE COMPANY (636) 332-7392
 MISSOURI ONE-CALL: 1(800)DIG-RITE(344-7483)

5. THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:

FT. ZUMWALT SCHOOL DISTRICT
 O'FALLON FIRE PROTECTION DISTRICT



INDEX

- SHEET 1 COVER
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- SHEET 3 FLAT PLAN
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- SHEET 5 DRAINAGE AREA PLAN
- SHEET 6 STREET PROFILES
- SHEET 7 SANITARY SEWER PROFILES
- SHEET 8 STORM SEWER PROFILES
- SHEET 9 BASIN OVERFLOW AND SILTATION CONTROL DETAILS
- SHEET CD-1 THRU CD-5 DETAILS



RECEIVED
NOV 30 2008
ENGINEERING DEPT

PREPARED FOR:

FIRST LAND COMPANY
 OF ST. CHARLES COUNTY, INC.
 MR. HAROLD W. BURKEMPER, PRESIDENT
 P.O. BOX 176
 ST. PETERS, MISSOURI 63376-0176
 TELEPHONE: 636.928.4988
 FAX: 636.928.4847

11/17/00	1	PER ST. CHARLES CO. DUCKETT CREEK PRAIRIE		
DATE:	NO.:	REVISION:		
MUSLER ENGINEERING COMPANY				
CIVIL ENGINEERING - PLANNING - LAND SURVEYING				
32 Portwest Court, St. Charles Missouri 63303				
Telephone: (636) 916-0444				
DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
9/27/00	JDN	RSM	00-496	1

N/F
MISSOURI DISTRICT OF THE
LUTHERAN CHURCH MO SYNOD.
BK. 2233, PG. 12

- NOTE: STORM LINE CONSTRUCTION FROM EX AI(157H) TO AI 118
- 1) TREE MASS DISTURBANCE SHALL BE KEPT TO A MINIMUM.
 - 2) ALL DISTURBED AREA ON LOTS 61H AND 62H SHALL BE SODDED.
 - 3) CITY OF O'FALLON INSPECTOR SHALL BE NOTIFIED 24 HOURS PRIOR TO CONSTRUCTION.

NOTE: A 10' WIDE DEDICATION STRIP IS PROPOSED ALONG BATES ROAD TO PROVIDE 1/2 OF A 60' R.O.W.

(205) DENOTES ADDRESS

NOTE: ALL PROPOSED STREETS WILL BE PUBLIC.

EXAI(160)
T-588.44
FL-581.39
FL-580.29

HV405
Z 588.500

FALCON HILL (50' W.) PARKWAY

BATES (40' W.)

FALCON HILL (50' W.) DRIVE

N00°49'02"W

N89°15'50"E

1029.53'

KINGSMILL (50' W.) CT

AVALON (50' W.) CT

SOVEREIGN (50' W.) CT

S00°49'05"E

S00°50'44"E

15.66'

TWIN HILMNEY'S, THE CEDAR VILLAGE II, PHASE TWO BK.31, PG.57

THE CEDARS (50' W.) DRIVE

N/F
GRISWOLD, MICHAEL AND MARGIA
BK. 1995, PG. 1019

BATES ESTATES SUBDIVISION

LOT 3

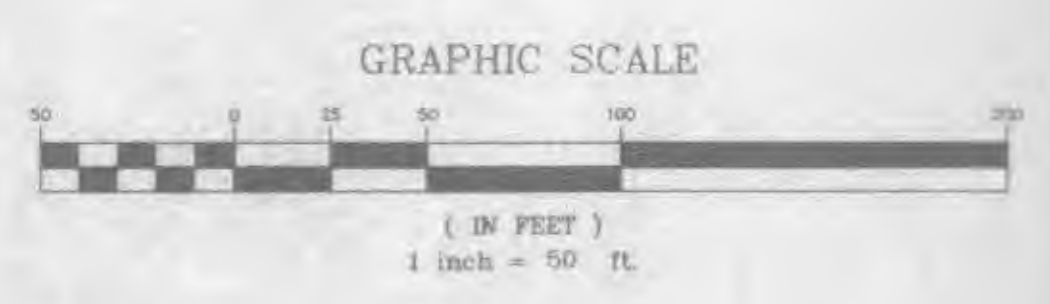
LOT 7

LOT 3

LOT 9

BLUEJAY (50' W.) LANE

EXIST. GRAVEL DRIVE



BENCHMARK—U.S.G.S. DATUM
TOP OF SANITARY MH #57H OF TWIN CHIMNEYS-
VILLAGE II SUBDIVISION BETWEEN LOTS 67H &
68H NEAR "THE CEDARS DRIVE".
ELEV. -606.28



3
9

N/F
MISSOURI DISTRICT OF THE
LUTHERAN CHURCH MO SYNOD.
BK. 2233, PG. 12

NOTE: ALL PROPOSED STREETS WILL BE PUBLIC

NOTE: A 10' WIDE DEDICATION STRIP
IS PROPOSED ALONG BATES ROAD TO
PROVIDE 1/2 OF A 60' R.O.W.

EXM(115)
T-588.44
FL-581.30
FL-580.25

HV95
7 582.00

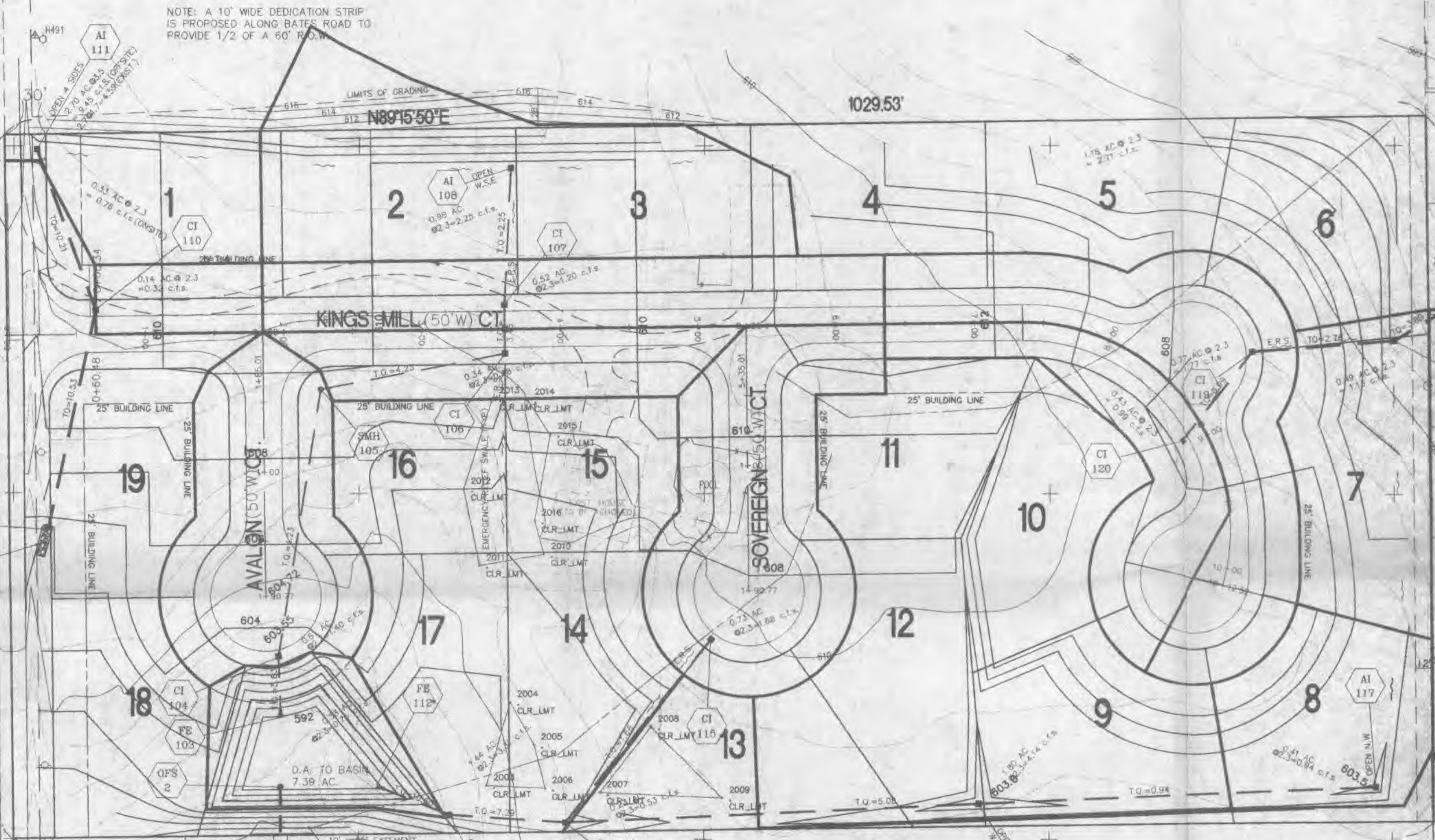
FALCON HILL (50' W.) PARKWAY

BATES (40' W.) DRIVE

FALCON HILL (50' W.) DRIVE

NOTE:
SEE SHEET 8 OF 9 FOR
ENTRANCE DETAIL

20' M&D/T TYPE 1 ROCK BLANKET
OVER FILTER FABRIC



N/F
GRISWOLD, MICHAEL AND MARGIA
BK. 1995, PG. 1019

EX AL(157H)
T-595.80
FL-593.00

EX AL(117)
T-585.65
FL-578.95

BENCHMARK-U.S.G.S. DATUM
TOP OF SANITARY MH #547H OF TWIN CHINNEYS
VILLAGE H SUBDIVISION BETWEEN LOTS 67H &
68H NEAR 'THE CEDARS' DRIVE
ELEV.-608.28

TWIN CHINNEYS, THE CEDAR VILLAGE II, PHASE TWO BK. 31, PG. 57

THE CEDARS (50' W.) DRIVE

BATES ESTATES SUBDIVISION

LOT 5

LOT 7

LOT 9

LOT 9

BLUEJAY (50' W) LANE

EXIST. GRAVEL DRIVE