

# PRELIMINARY DEVELOPMENT PLAN TOWNHOMES AT PROMINENCE

A TRACT OF LAND BEING PART OF  
NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 47 NORTH, RANGE 2 EAST  
ST. CHARLES COUNTY, MISSOURI

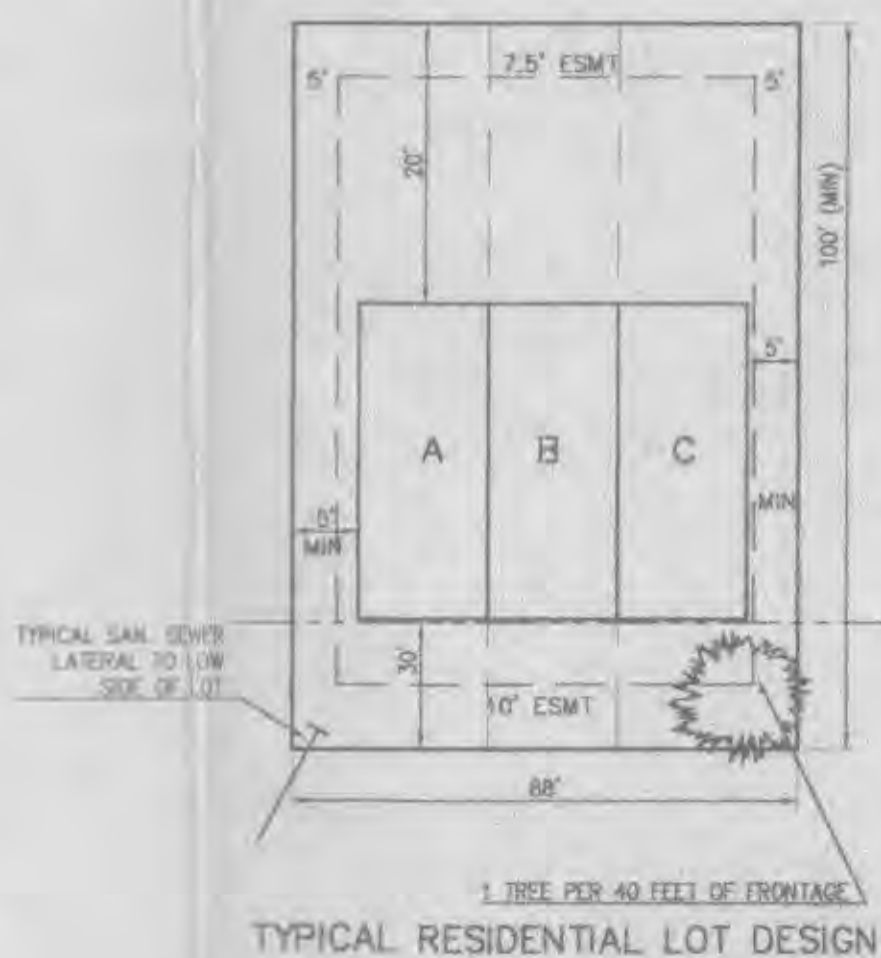


## LEGEND

### GENERAL NOTES:

- Property Owners:  
Lawrence J. Witte Jr. & Lisa Ann Witte  
56 Harbor Bend Ct.  
Lake St. Louis, MO 63367
- Developer:  
Titan Homes, Inc.  
7427 Mendon Road, Suite 200  
St. Peters, MO 63376  
Contact: Dennis Wale (636) 970-7788
- Area of Tract: 13.57 acres
- Present Zoning: PD (Planned Development District, City of Lake St. Louis)
- Proposed Use: PD (Planned Development District, City of Lake St. Louis)
- Proposed Building Setbacks:  
Front - Thirty (30')  
Side - Five (5')  
Rear - Twenty (20')
- Calculation of Project Density:  
Number of lots: 22 lots  
Number of units: 22 x 3 = 66 units  
Area in ROW: 1.81 acres  
Area in Common Grounds: 5.33 acres  
Area in Lots: 6.53 acres  
Average Area per lot: 11.76 acres/22 lots = 23,087 sq ft per lot  
11.76 acres/66 units = 7,841 sq ft per unit
- Proposed Development will be served by the following:  
Water: Public Water Supply District #3 (261-5727)  
Sewer: Sewer District #3 (261-5727)  
Electric: American LE (925-2710)  
Gas: St. Charles Gas Company (846-8157)  
Fire: Wentzville Fire Protection District  
Police: Wentzville Police District (94)  
Other: Road District
- Storm Water Detention must comply with Lake St. Louis standards.
- All streets shall be 26' wide and will be constructed to Lake St. Louis Standards.
- Erosion and sedimentation control will be addressed with the improvement plans and will conform with Lake St. Louis standards.
- Soil information will be addressed in the improvement plans.
- According to the FRM Flood Insurance Rate Map 281630215-F Dated March 17, 2003, this development is not in any flood plain.
- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, other than shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to any grading and/or construction of improvements.
- All utilities shall be installed underground.
- Sanitary sewer, force main, storm sewer, and watermain locations shown are approximate only. Actual locations to be determined with improvement plans.

	SANITARY STRUCTURE		CLEAN OUT
	STORM STRUCTURE		T.B.R. TO BE REMOVED
	TEST HOLE		T.B.R. & R. TO BE REMOVED & RELOCATED
	POWER POLE		T.B.P. TO BE PROTECTED
	LIGHT STANDARD		T.B.A. TO BE ABANDONED
	CURB INLET		B.C. BASE OF CURB
	DOUBLE CURB INLET		T.C. TOP OF CURB
	GRATE INLET (EXISTING)		T.W. TOP OF WALL
	AREA INLET (EXISTING)		TYP. TYPICAL
	DOUBLE AREA INLET		U.N.O. UNLESS NOTED OTHERWISE
	FLARED END SECTION		U.I.P. USE IN PLACE
	END OF PIPE		EXISTING CONTOUR
	ENERGY DISSIPATOR		PROPOSED CONTOUR
	MANHOLE		TREE LINE
	REINFORCED CONCRETE PIPE		SAN. SEWER (EXISTING)
	CORRUGATED METAL PIPE		SAN. SEWER (PROPOSED)
	CAST IRON PIPE		STORM DRAIN (EXISTING)
	POLYVINYL CHLORIDE PIPE		STORM DRAIN (PROPOSED)
	FIBERGLASS CLAY PIPE		PORE BOX
	DRIVEWAY		RICH PAV.
	WATER LINE		HYDRANT
	POST		CONCRETE PAVEMENT
	WATER METER		PLACED RIP-RAP W/UNDERLAIN FABRIC
	WATER VALVE		GENERAL SURFACE DRAINAGE
	WATER SHUT OFF		N.T.S. NOT TO SCALE
	GAS VALVE		ROW RIGHT-OF-WAY
	OVERHEAD ELECTRIC LINE		T.B.C. TOP BACK CURB
	CLEARING LIMITS		D.I.P. DUCTILE IRON PIPE
	E.O.A. EDGE OF ASPHALT		D.N.D. DO NOT DISTURB
	E.O.C. EDGE OF CONCRETE		UNDISTURBED AREA
	A.T.G. ADJUST TO GRADE		

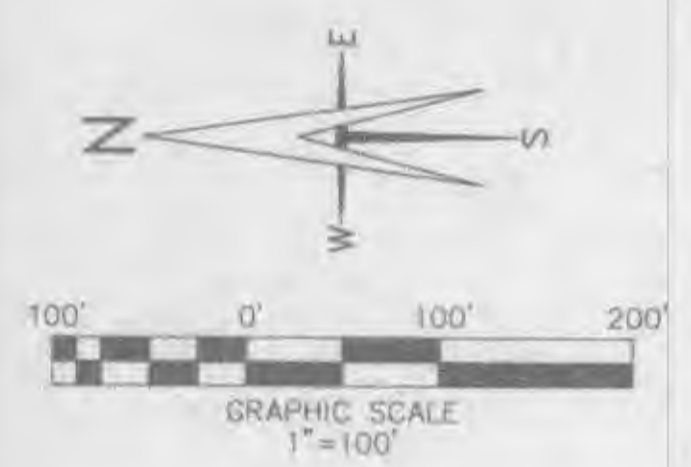
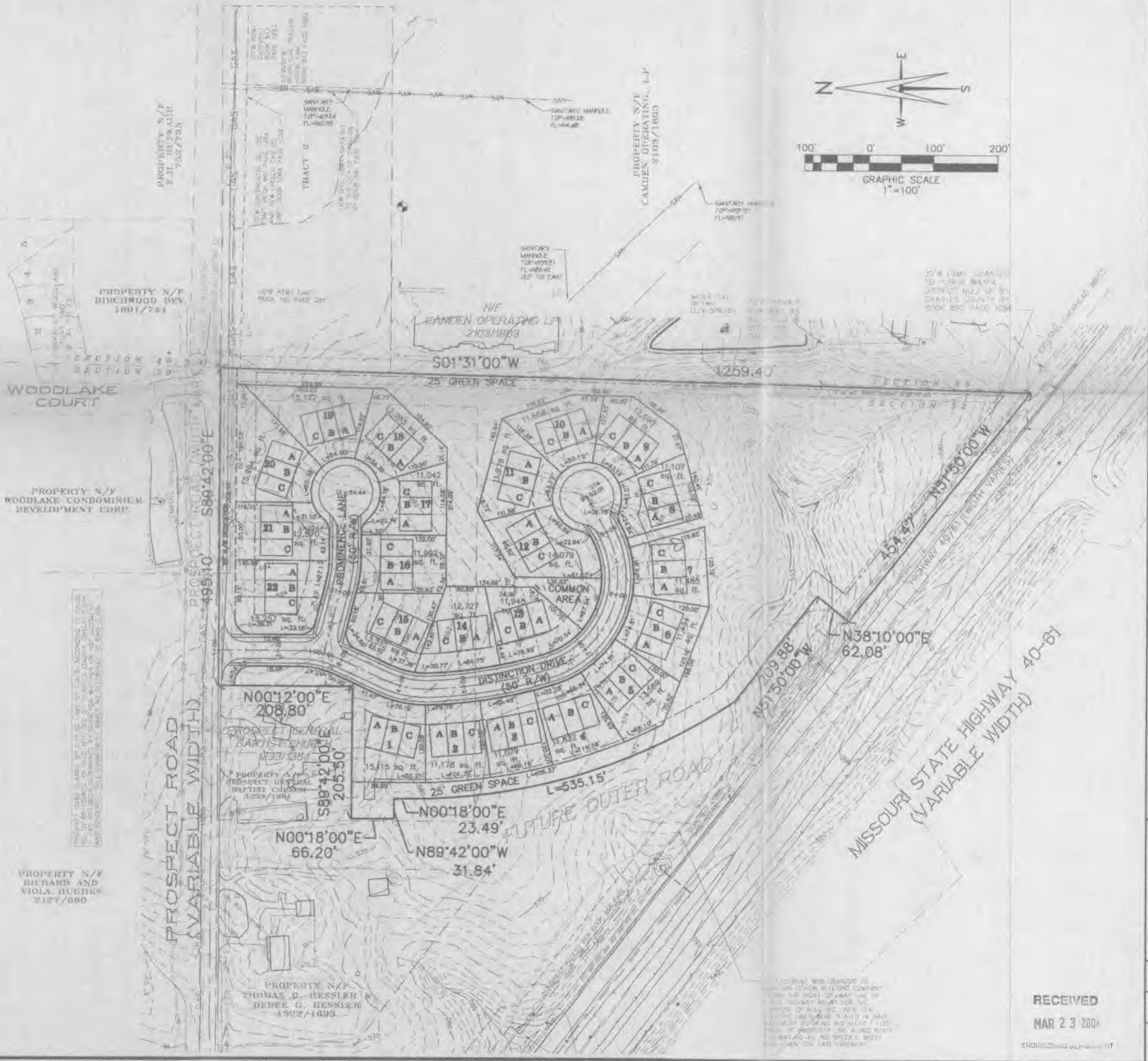


*Dennis Wale*  
OWNER OR OWNER'S REPRESENTATIVE

3-22-04  
DATE

APPROVED BY RESOLUTION OF THE CITY OF LAKE SAINT LOUIS PLANNING AND ZONING COMMISSION.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



PRELIMINARY DEVELOPMENT PLAN  
TOWNHOMES AT  
PROMINENCE

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448

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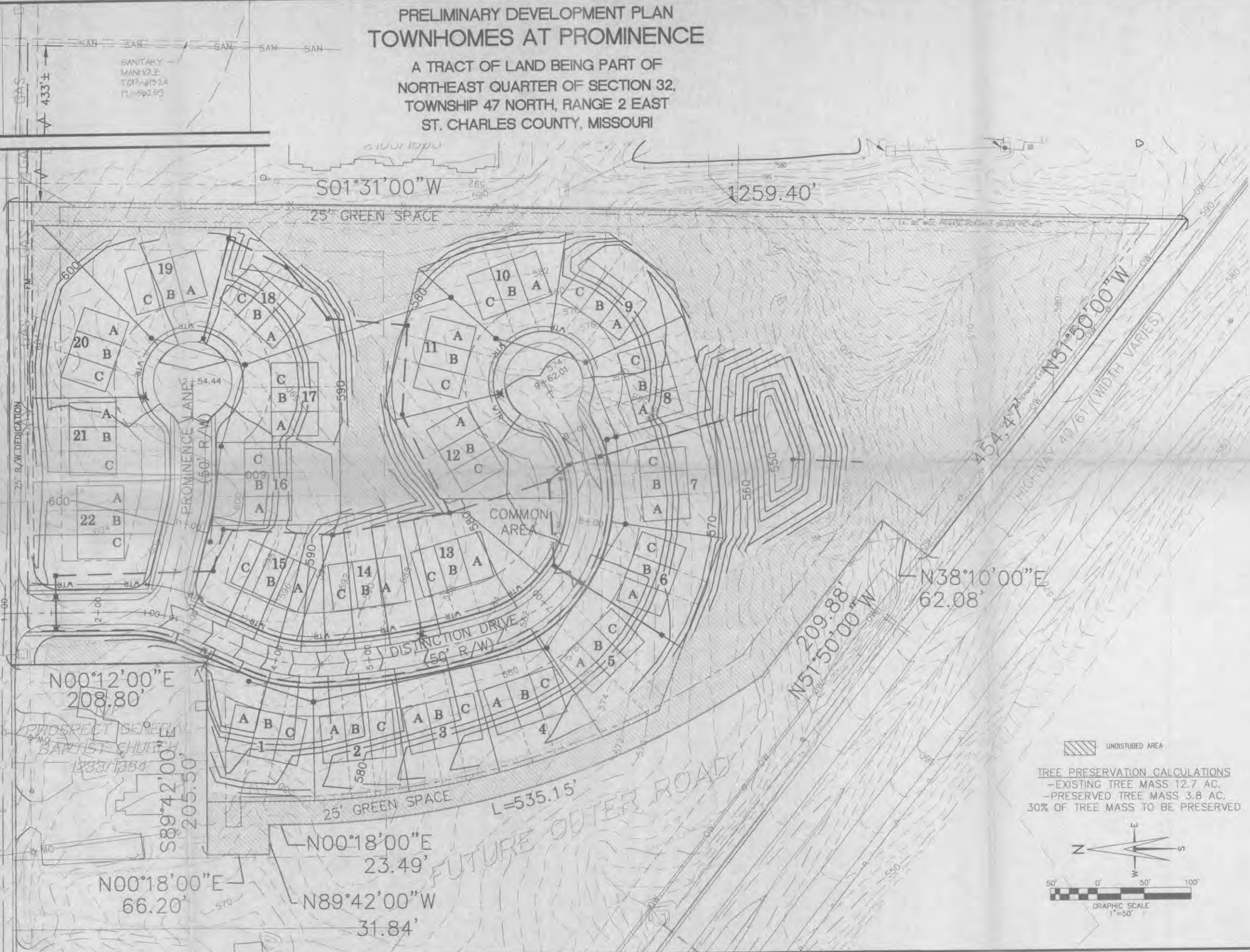
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SANITARY  
MANHOLE  
TOP=413.24  
FL=302.93

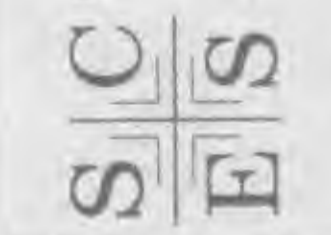
T 10 N 12 9

PROSPECT ROAD (WIDTH VARIES)  
S89°42'00"E 495.10'  
S89°42'00"E 433'±  
S89°42'00"E 205.50'  
S89°42'00"E 66.20'



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