



A REVISED AREA PLAN/FINAL PLAN FOR VEHIGE TRACT

A TRACT OF LAND BEING PART OF
SECTION 2, TOWNSHIP 46 NORTH, RANGE 2 EAST
VILLAGE OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI



**PROPERTY N/F
J.M.B. LAND COMPANY, L.L.C.
ZONED R-1D PUD**

DEVELOPMENT NOTES

- Area of Entire Tract: 19.55 Acres
- Area at right-of-way dedications for Hanley Road and Feise Road: 0.72 Acres
- Existing Zoning: R-1D PUD and C-1
- Proposed Zoning: R-1D PUD and C-1
- Number of Lots Proposed: 41 Single Family Lots, 1 Commercial Lot
- The proposed height and lot setbacks for R-1D PUD are as follows:
 - Minimum Front Yard: 25 feet
 - Minimum Side Yard: 7 feet
 - Minimum Rear Yard: 25 feet
 - Minimum Lot Area: 10,000 square feet
 - Minimum Lot Width: 80 feet
 - Minimum Lot Depth: 100 feet
 - Maximum Height of Building: 35 feet
 - Maximum Lot Coverage: 30%
- The proposed height and lot setbacks for C-1 are as follows:
 - Minimum Front Yard: 25 feet
 - Minimum Side Yard: 10 feet
 - Minimum Rear Yard: 15 feet
 - Minimum Lot Area: 43,560 square feet
 - Minimum Lot Width: 70 feet
 - Minimum Lot Depth: None
 - Maximum Height of Building: 45 feet
 - Maximum Lot Coverage: None
- Current Owner under Contract and Developer: St. Charles County Investment Group, L.L.C., 841 Dunbarton Drive, Weldon Spring, MO 63304, 636-441-4017
- Flood-Plain does not exist on this tract per F.I.R.M. #2918300220E, dated August 2, 1998.
- Site is served by:
 - Sewers: Public Water Supply District No. 2
 - Electric: Culver River Electric Cooperative, Inc.
 - Gas: St. Charles Gas Company
 - Water: Public Water Supply District No. 2
 - Telephone: QTE of Missouri
 - School: Wentzville School District
 - Fire: Wentzville Fire Protection District
- All streets will be constructed to Village of Dardenne Prairie and St. Charles County standards. Streets will consist of 26 foot wide concrete pavement with integral roll topped curb centered in a 50 foot right-of-way. Minimum radius shall be 150 feet.
- Trail shall be 8' wide, 3" thick asphaltic concrete on soil base.
- Off street parking shall be provided for each lot.
- All proposed utilities shall be located underground.
- Street Lighting shall be provided at intersections and cul-de-sacs, and shall be maintained by the Homeowners' Association.
- This project shall address Soil and Water Conservation Service comments with improvement plans.
- There are no deviations from R-1D or C-1 zoning district requirements. Deviations from Town regulation requirements include only that sidewalks shall be omitted from bubbles and cul-de-sacs.
- Single family lots are to be developed in one phase. Commercial lots are to be developed separately.
- Builders shall provide one tree per fifty feet of street frontage within 10 feet of the front property line at time of final grading.
- Development Density:
 - Total Area = 19.55 Acres
 - Total Dedication Area = 0.72 Acres
 - Total Development Area = 18.83 Acres
 - Commercial Development Density:
 - Total Area = 2.96 Acres
 - Number of Lots = 1 Lot
 - Density = 0.34 Lots per Acre
 - Residential Development Density:
 - Total Area of R-1D PUD = 15.87 Acres
 - Right-of-way Area = 2.82 Acres
 - Common Ground Area = 2.16 Acres
 - Net Lot Area = 10.89 Acres
 - Number of Lots = 41 Lots
 - Density = 41 Lots/15.87 Acres = 2.58 Lots per Acre
- Topography depicted is U.S.G.S. contours at 20 foot intervals, interpolated to 2 foot intervals.
- Sidewalks shall be 4" thick, 4' wide concrete, along both sides of streets.
- Homeowners' Association shall be organized by the Developer when 50% of the lots are sold to individuals or builders.

LEGAL DESCRIPTION:
All that part of Section 1, Township 46 North, Range 2 East, of St. Charles County, Missouri, being described as follows:
Commencing at the Northeast corner of said Section 1; thence South 00 degrees 09 minutes 40 seconds West, along the West line of said Section 1, a distance of 1064.61 feet; thence North 89 degrees 22 minutes 09 seconds East, a distance of 15.00 feet, to the Easterly line of a 15 foot wide tract of land dedicated for road purposes, recorded in Conveyance of Right-of-Way Book 2, Page 267, to the POINT OF BEGINNING, from which an old iron pipe bears South 89 degrees 22 minutes 09 seconds East, a distance of 3.57 feet; thence North 89 degrees 22 minutes 09 seconds East, along the Southerly line of a tract of land conveyed to Harold P. Henke and Rita Marie Henke, as recorded in Book 2198, Page 1601; in the St. Charles County Recorder's Office, a distance of 544.34 feet to an old iron pipe; thence South 00 degrees 42 minutes 13 seconds West, along the Westerly line of said Henke tract, a distance of 1593.36 feet to the Southerly line of a tract of land conveyed to Charles A. Vehige and Mary Ann Vehige, as recorded in Book 1655, Page 1235, in the St. Charles County Recorder's Office; thence North 89 degrees 13 minutes 20 seconds West, along the Southerly line of said Vehige tract, a distance of 528.24 feet to the Easterly line of said 15' land dedication, from which an old iron pipe bears South 89 degrees 13 minutes 20 seconds East, a distance of 3.78 feet; thence North 00 degrees 09 minutes 40 seconds East, along the Easterly line of said 15' land dedication, a distance of 1580.10 feet to the POINT OF BEGINNING, containing 19.55 acres, more or less, and being subject to any easements, rights-of-way or restrictions of record.

**PROPERTY N/F
K PROPERTIES
BOOK 1736/PAGE 347
ZONED R-1B (ST. CHARLES
COUNTY)**

**PROPERTY N/F
VINCENT AND BERNICE HANLEY
BOOK 1672/PAGE 901
ZONED R-1A**

**PROPERTY N/F
NICHOLAS R. AND
KATHLEEN M. AUCHLY
BOOK 1258/PAGE 1412
ZONED R-1A**

**PROPERTY N/F
J.M.B. LAND COMPANY, L.L.C.
ZONED R-1D PUD**

I HEREBY CERTIFY THAT THIS PLAN SHALL BE BINDING UPON MYSELF, AS THE CURRENT OWNER, AND UPON MY HEIRS, SUCCESSORS AND ASSIGNS.

OWNER
DATE
PROJECT NUMBER
1 OF 1
SHEET OF
11160PRE2.DWG
FILE NAME
MLA RF
DRAWN CHECKED

THIS PLAN IS NOT FOR RECORD

**PREPARED FOR: ST. CHARLES COUNTY INVESTMENT L.L.C.
GROUP, L.L.C.
841 DUNBARTON DRIVE
WELDON SPRING, MISSOURI 63304
(636) 441-4017**

REVISIONS

NO.	DATE	DESCRIPTION
09-11-00	GA	COMMENTS
09-20-00	REVISE	LOT LAYOUT

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**ENGINEERING
PLANNING
SURVEYING**

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