

A PRELIMINARY DEVELOPMENT PLAN FOR

WALKER TRACT

A TRACT OF LAND BEING
PART OF FRACTIONAL SECTION 33, TOWNSHIP 47 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



LOCATION MAP
NOT TO SCALE

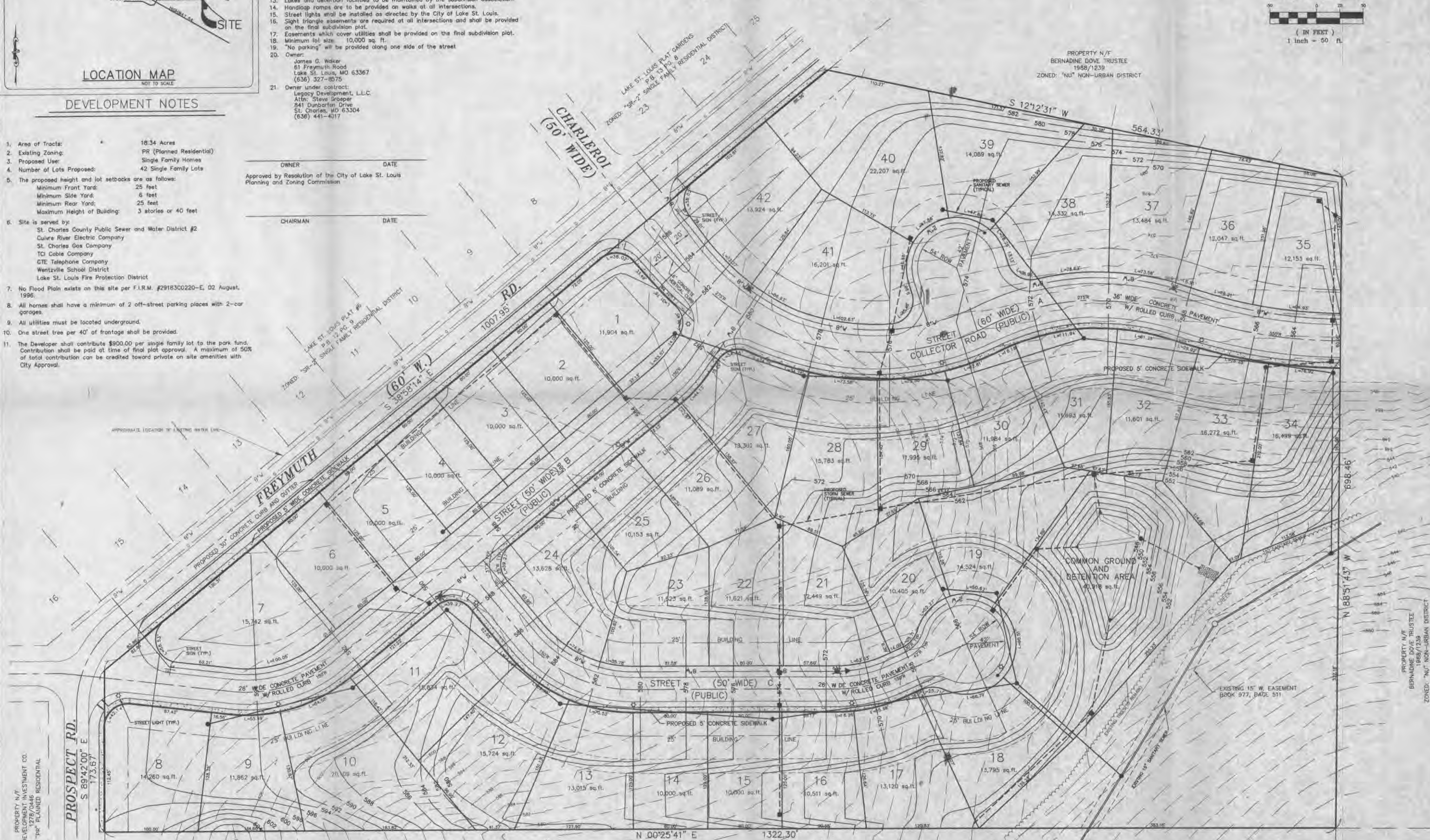
DEVELOPMENT NOTES

- Area of Tract: 16.34 Acres
- Existing Zoning: PR (Planned Residential)
- Proposed Use: Single Family Homes
- Number of Lots Proposed: 42 Single Family Lots
- The proposed height and lot setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: 6 feet
Minimum Rear Yard: 25 feet
Maximum Height of Building: 3 stories or 40 feet
- Site is served by:
St. Charles County Public Sewer and Water District #2
Cuivre River Electric Company
St. Charles Gas Company
TCI Cable Company
GTE Telephone Company
Wentzville School District
Lake St. Louis Fire Protection District
- No Flood Plain exists on this site per F.I.R.M. #291830220-E, 02 August, 1996.
- All homes shall have a minimum of 2 off-street parking places with 2-car garages.
- All utilities must be located underground.
- One street tree per 40' of frontage shall be provided.
- The Developer shall contribute \$900.00 per single family lot to the park fund. Contribution shall be paid at time of final plot approval. A maximum of 50% of total contribution can be credited toward private on site amenities with City Approval.

- Density calculations:
Total area of tract: 16.34 acres
Area of common ground: 2.60 acres
Area of street R.O.W.: 3.14 acres
Net Area: 12.60 acres
Average lot area:
12.60 acres x 43,560 sq. ft./acre = 548,856 sq. ft.
548,856 sq. ft./42 lots = 13,068 sq. ft./lot
Units per net acre: 42 lots/12.60 acres = 3.33 lots
- Lakes and detention facilities to be maintained by the subdivision association.
- Handicap ramps are to be provided on walks at all intersections.
- Street lights shall be installed as directed by the City of Lake St. Louis.
- Sight triangle easements are required at all intersections and shall be provided on the final subdivision plot.
- Easements which cover utilities shall be provided on the final subdivision plot.
- Minimum lot size: 10,000 sq. ft.
- "No parking" will be provided along one side of the street
- Owner:
James G. Walker
61 Freymuth Road
Lake St. Louis, MO 63367
(636) 327-8575
- Owner under contract:
Legacy Development, L.L.C.
Attn: Steve Groeper
841 Dunbarton Drive
St. Charles, MO 63304
(636) 441-4317

OWNER DATE
Approved by Resolution of the City of Lake St. Louis
Planning and Zoning Commission

CHAIRMAN DATE



PROPERTY N/F
BERNADINE DOWE TRUSTEE
1988/1239
ZONED: "NU" NON-URBAN DISTRICT

PROPERTY N/F
CEDAR RIDGE ASSOCIATION L.P.
CEDAR RIDGE APARTMENTS LOT 1
P.B. 26 PGS. 193-195
ZONED: "PD" PLANNED DEVELOPMENT DISTRICT

PROPERTY N/F
ANTHONY RUSS MALPOCKER
1913/0274
ZONED: "PD" PLANNED DEVELOPMENT DISTRICT

PREPARED FOR:
ST. CHARLES COUNTY
INVESTMENT GROUP, L.L.C.
ATTN: STEVE GROEPER
841 DUNBARTON DRIVE
ST. CHARLES, MO 63304
(636) 441-4017

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the instruments intended to be authenticated by my seal are limited to the stated and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other instruments or instruments relating to or intended to be used in any part or parts of the subdivision or engineering project or survey.

RICHARD FRANCIS KUMLER
REGISTERED PROFESSIONAL ENGINEER
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REVISIONS

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SURVEYING
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11-15-00
DATE
98-9745A
PROJECT NUMBER
1
SHEET OF
9745PRE.DWG
FILE NAME
BF/JK MGG
DRAWN CHECKED