THE WATERWAYS
OF LAKE SAINT LOUIS

A TRACT OF LAND BEING PART OF SECTION 2,
U.S. SURVEYS 287 & 53
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

LANDSCAPE SCHEDULE

SYM	QUANTITY	COMMON NAME	SIZE
	160	SUGAR MAPLE	2"
	300	PIN OAK	2"
	50	WHITE/AUSTRIAN PINE	2"
	50	BURNING BUSH/BARBERRY	2 GAL

LOCATION MAP

SITE

N/F LAD PROPERTIES 2062/348

N/F PROUHET 1799/1463

N/F K PROPERTIES 1736/347

N/F LAD PROPERTIES 2062/348

N/F MIDWESTERN CORPORATION 1427/478

N/F MIDWESTERN CORP. 1427/478

N/F COLETTA HEMMER 1685/1641

N/F MERZ 924/506

S 01°01'40" W 2693.97'

1362.75'

LANDSCAPE BUFFER

60' RESERVED AREA

PROPOSED SELF-STORAGE LIMITS

PHASE ONE

PHASE TWO

PROPOSED LAKE & RETENTION BASIN (PHASE ONE) REQUIRED = 91,300 CF AVAILABLE STORAGE = 143,700 CF

PROPOSED LAKE & RETENTION BASIN (PHASE TWO) REQUIRED = 97,900 CF AVAILABLE STORAGE = 131,400 CF

FUTURE COMMERCIAL BUILDING

FUTURE PARKING AREA

FUTURE COMMERCIAL AREA
AREA 1.18 ACRES

N 00°26'52" W 208.71'

N 89°58'49" W 1212.58'

S 89°33'08" E 234.71'

1166.67'

PROPOSED 15'W SANITARY SEWER EASEMENT

PROPOSED HENKE ROAD
(PRELIMINARY RE-ALIGNMENT)

PROPOSED EXTENSION OF SANITARY SEWER SERVICE TO "MEADOWBROOK" OR "VILLAS AT RIDGEPOINT" CONNECTING TO EXISTING MANHOLES 550 APPROXIMATELY 230' NORTH OF PROPERTY LINE.

NORTH

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THESE 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.

COVERED PARKING
GARAGES
TRASH ENCLOSURE

DESCRIPTION
THE WATERWAYS OF LAKE SAINT LOUIS
83.77 ACRES

A tract of land being part of Section 2, U.S. Survey 287 and U.S. Survey 53, Township 46 North, Range 2 East, St. Charles County, Missouri and being more particularly described as follows:

COMMENCING at an old stone in the centerline of Henke Road, marking the southeast corner of Lot 8 of Bates Subdivision; thence along the North line of property now or formerly of "State of Missouri" as recorded in Book 183, Page 1875 of the St. Charles County, Missouri Recorder's Office the following: South 89°58'49" East a distance of 334.71 feet to a point being the POINT OF BEGINNING; thence along the East and North line of the aforementioned State of Missouri property the following: North 00°26'52" West a distance of 208.71 feet to a point; thence North 89°06'40" West a distance of 212.79 feet to a point being on the North right-of-way of Henke Road; thence along said North right-of-way the following: North 89°06'40" West a distance of 1362.75 feet to a point; thence North 00°53'24" East a distance of 2474.19 feet, to a point; thence leaving said right-of-way along the South line of property now or formerly of the Midwestern Corporation as properties now or formerly of the Midwestern Corporation as recorded in Book 1427, Page 478 of said Recorder's Office, Midwestern Corporation as recorded in Book 1427, Page 478 of said Recorder's Office, and LAD Properties Corporation as recorded in Book 2062, Page 348 of said Recorder's Office the following: North 89°30'47" East a distance of 1,392.70 feet to a point; thence along the West line of said LAD Properties and property now or formerly of Prouhet as recorded in Book 1799, Page 1463 of said Recorder's Office the following: South 01°01'40" West a distance of 2693.97 feet to a point, said point being the corner of the said Prouhet and Merz property; thence being the northwest corner of K properties as recorded in Book 1736, Page 347 of said Recorder's Office, thence along the North line of said Merz property North 89°58'49" West a distance of 1166.67 feet to the POINT OF BEGINNING and containing 3,649,020 square feet or 83.77 acres more or less.

DEVELOPMENT NOTES

1. Area of Development: 83.77 acres.
   Phase One: 37.49 acres
   Phase Two: 21.63 acres
   Commercial Development: 11.69 acres
   Henke Road Re-alignment: 3.96 acres
2. Present Zoning: "PD" Planned Development Zoning District.
3. Total Number of Units = 806
   Phase One: 344 Units
   Phase Two: 332 Units
4. Proposed Use: Multi-Family Residential & Future Commercial Area
5. Setback and Yard Requirements:
   a. Front – None
   b. Rear – None
   c. Side – None
6. Height Requirements:
   3 stories or 40 feet, except additional height may be allowed by Special Use Permit.
7. Maximum Number of Living Units:
   83.77 acres x 43,560 sq. ft./acre = 3,649,021.2 sq. ft.
   3,649,021.2 sq. ft. x 3,500 sq. ft./unit = 1,042.57 units
   Maximum Living Units allowed = 1,043 units
8. Total Parking Provided: 1,068/666 = 2.25 spaces per unit.
   Phase I: 841/344 = 2.44 spaces per units. (437 covered)
   Phase II: 727/332 = 2.07 spaces per unit. (350 covered)
   50% of spaces shall be covered.
9. Site is served by or located in the following:
   a. Water – St. Charles County Water District No. 2
   b. Sanitary Sewers – St. Charles County Water District No. 2
   c. Gas – St. Charles Gas Company
   d. Telephone – G.T.E. Missouri
   e. Fire – Lake Saint Louis Fire Protection District.
   f. Electric – Cuivre River Electric
   g. School – Wentzville "R-4" School District
   h. Cable T.V. – AT&T Corporation
10. No flood plain exists on this property per Firm no. 29183C0220 E, dated August 2, 1995.
11. All utilities will be located underground.
12. This development shall be completed in two (2) phases.
13. Temporary sedimentation basins and erosion control shall be constructed prior to site grading.
14. Density: Phase One = 37.49 ac. x 43560/344 = 4,747 s.f./unit
    Phase Two = 21.63 ac. x 43560/332 = 2,837 s.f./unit
15. Covenants, restrictions and easements shall be part of improvement plans and/or record plat.
16. Developer will provide street names with improvement plans. Said street names shall be approved by the St. Charles County Planning Department.
17. Maximum "preliminary" street grade shown is 4% final slopes shall be part of improvement plans.
18. "Complete cul de sacs" shall be constructed with Phase One improvements (see Phase limits).
19. All walls contained shall be screened from view with retaining walls and plantings in front of walls.

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PREPARED FOR:
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(636) 532- 8050

NO.	DATE	DESCRIPTION	BY
4	9/18/00	PER DEVELOPERS AGREEMENT	DT
3	5/5/00	PER PICKETT	TD
2	9/14/99	PER CITY OF LSL COMMENTS	RAH
1	8/24/99	PER CITY OF LSL COMMENTS	RAH

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions other than date unless reauthenticated.

PICKETT, RAY & SILVER, INC

Signature Date

PICKETT RAY & SILVER
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Planners
Land Surveyors
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St. Peters, MO 63376
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FAX (636) 397-1104
Email: PICKETT@PRIMARY.NET

PRELIMINARY DEVELOPMENT PLAN

DRAWN R.D.W. DATE 09/24/99
CHECKED DATE
FIELD BOOK –
PROJECT # 83046.SDP.00R
JOB ORDER #
1/1

83046PRE