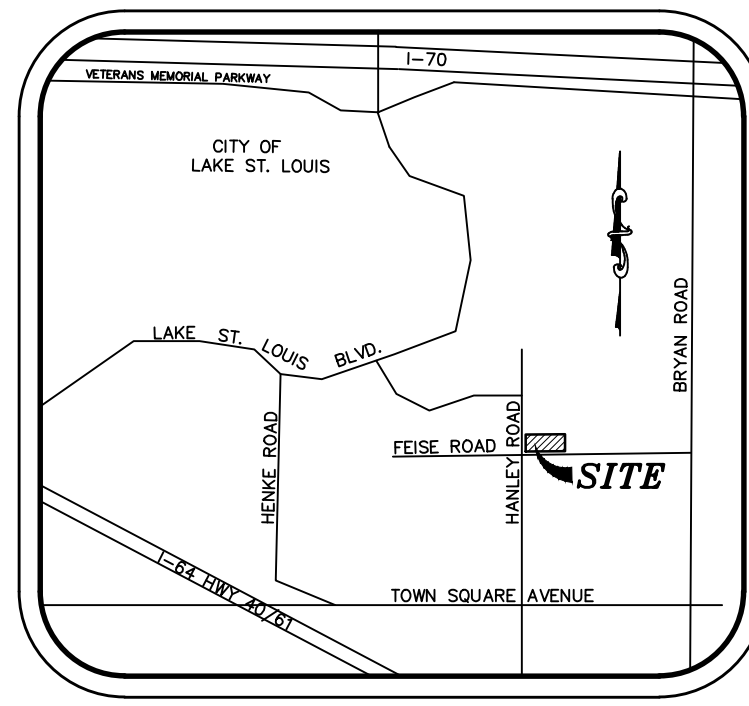


# AN AREA PLAN FOR VILLAS AT DARDENNE PLACE PHASE 2

A TRACT OF LAND BEING PART OF OUTLOT 'A' OF 'PRAIRIE COMMONS PLAT ONE' PER PLAT BOOK 38, PAGES 22-23 TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF DARDENNE PRAIRIE ST. CHARLES COUNTY, MISSOURI



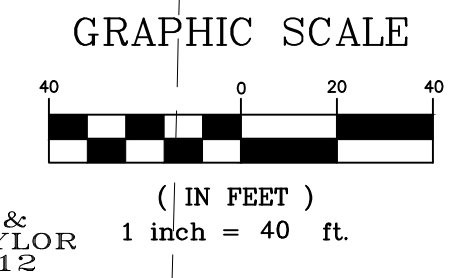
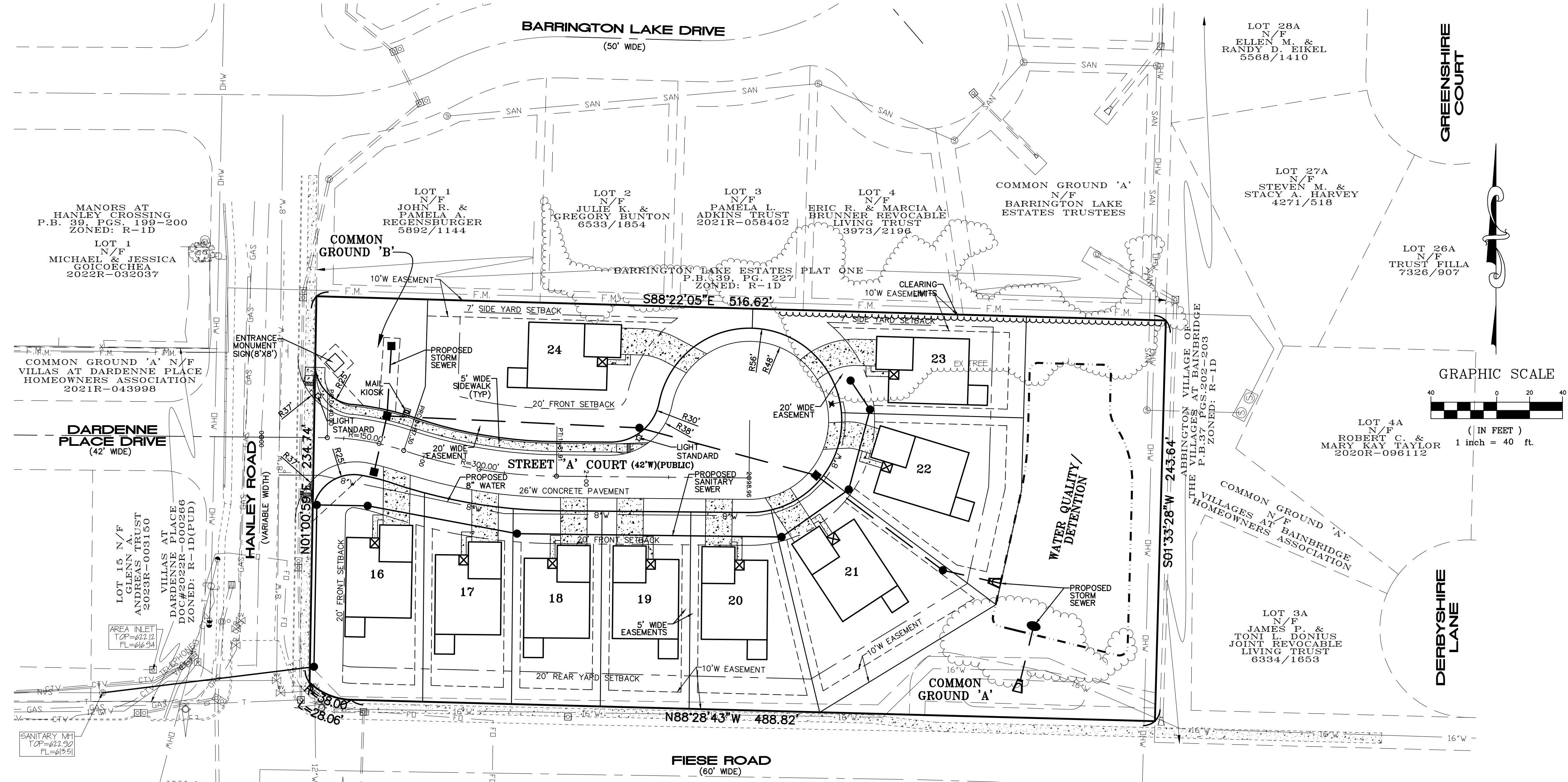
LOCATION MAP NOT TO SCALE

### SHEET INDEX:

- 1 SITE PLAN
- 2 GRADING PLAN
- 3 LANDSCAPE & LOT AREA PLAN
- 4 STORMWATER MANAGEMENT PLAN

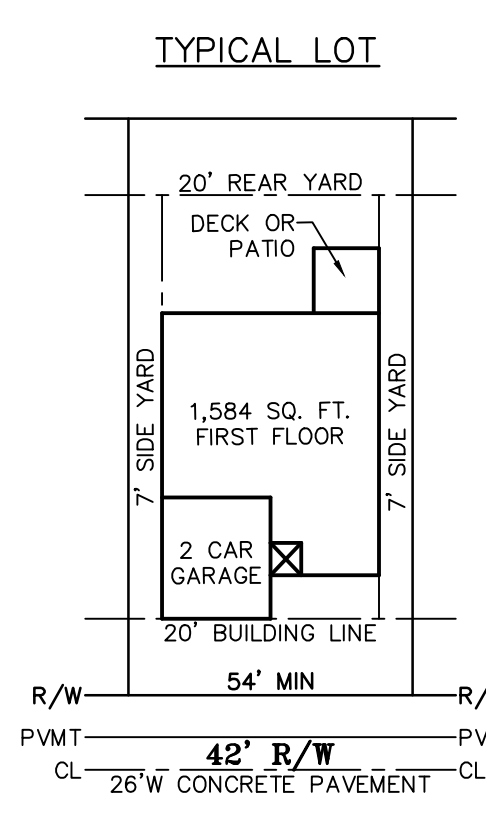
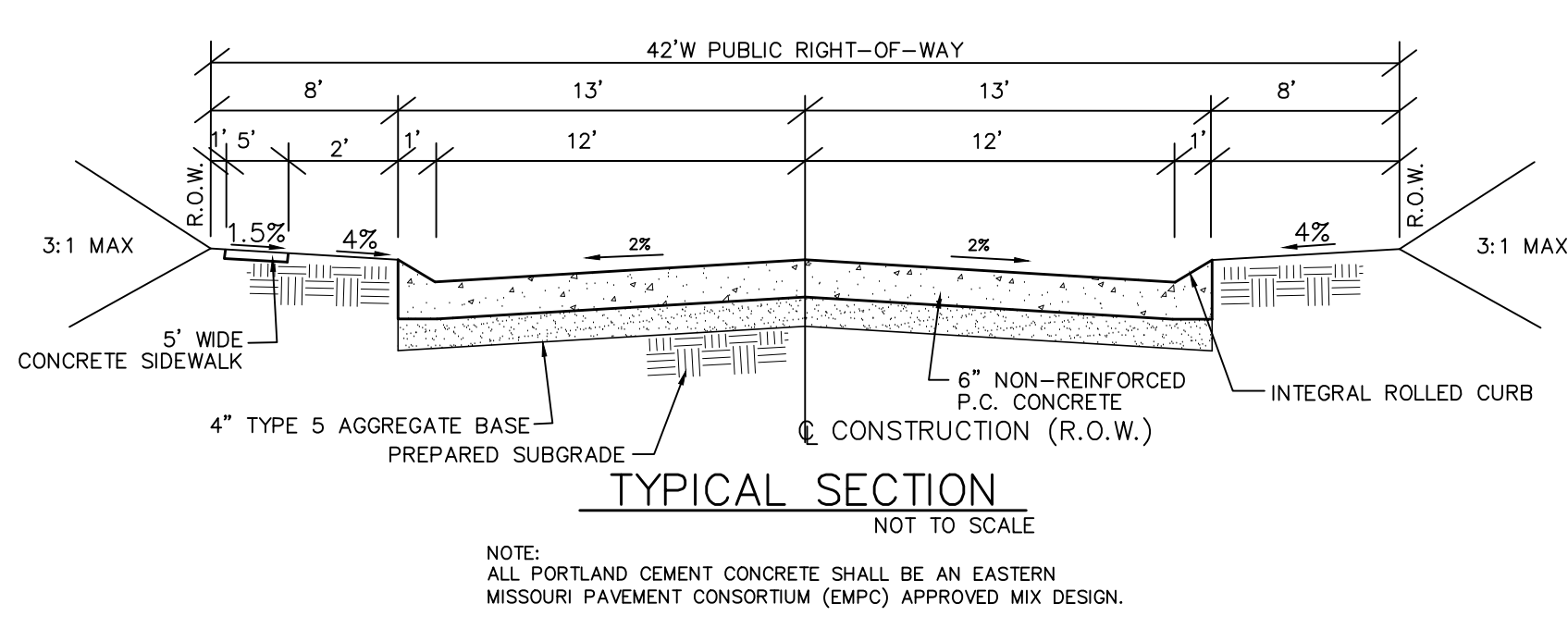
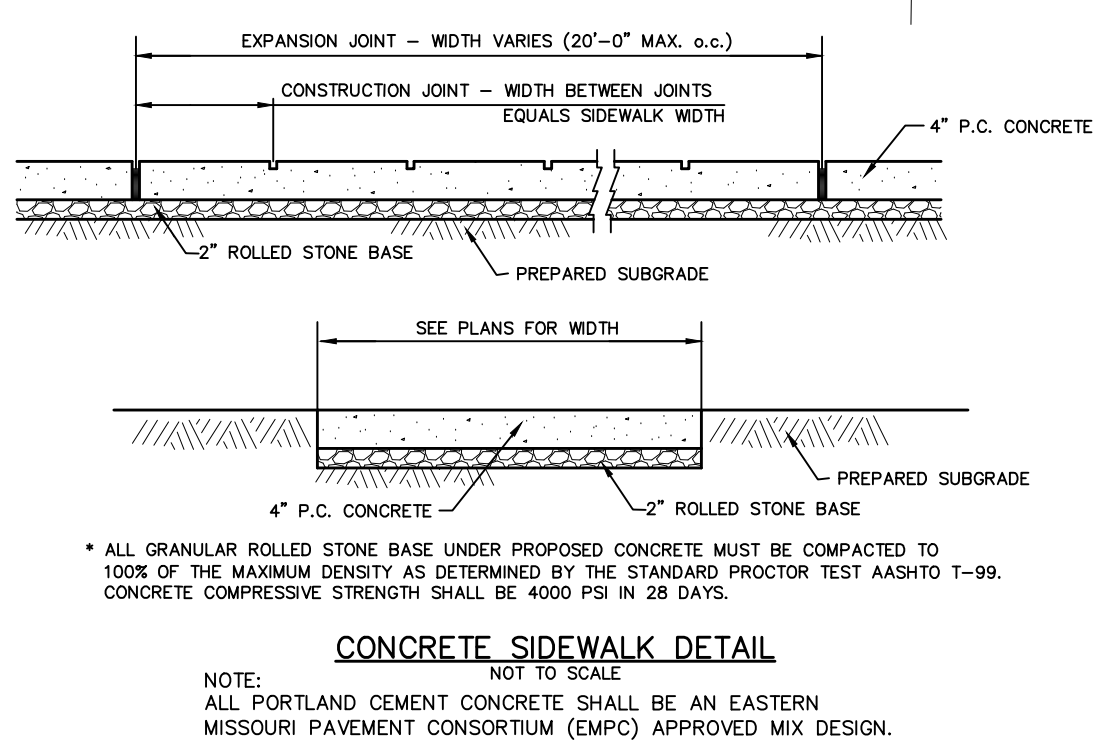
### DEVELOPMENT NOTES:

1. Area of Tract: 2.88 Acres
2. Existing Zoning: R-1A, Residential
3. Proposed Zoning: R-1D, PUD
4. Proposed Use: Single Family Residential
5. Proposed Lots: 9 Lots
6. Property Owner: Durre A. Mueller, 5530 Salt River Road, St. Peters, MO 63376
7. Developer: Bridgewater Communities, Inc., P.O. Box 4607, Chesterfield, MO 63005
8. Zoning Requirements:
  - R-1D: Minimum Lot Area: 12,000 sq. ft., Minimum Lot Width: 80 ft., Minimum Lot Depth: 100 ft., Minimum Front Yard Setback: 25 ft., Minimum Side Yard Setback: 10 ft., Minimum Rear Yard Setback: 25 ft., Maximum Lot Coverage: 30%, Maximum Height of Structures: 2.5 Stories or 35 Feet, Minimum Dwelling Size: One Story Residential: 1,600 sq. ft. (Excluding Garage & Basement)
9. Site served by the following:
  - Sanitary Sewer: Public Water Supply District No. 2
  - Water: Public Water Supply District No. 2
  - Telephone: CenturyLink
  - Electric: Cuivre River
  - Gas: Spire
  - Fire: Wentzville Fire Protection District
  - School: Wentzville School District
10. Site breakdown:
  - Overall Site Area = 125,764.69 s.f.
  - Area of Right-of-way dedication = 19,832.00 s.f.
  - Area of Lots = 75,902.58 s.f.
  - Area of Usable Common Ground = 30,030.11 s.f.
11. Average Lot Area:
  - Area of Lots = 75,902.58 s.f.
  - 75,902.58 s.f. / 9 Lots = 8,433.62 s.f.
12. Density Calculations:
  - Overall Site minus Right-of-way & Unusable Common Ground = 105,932.69 s.f. - (19,832.00 s.f.) = 86,100.69 s.f.
  - 105,932.69 s.f. / 12,000 s.f. = 8.8
13. Woodland Area Calculations:
  - Ex. Trees = 12,183.33 s.f.
  - Trees to be removed = 11,659.56 s.f.
  - Trees to Remain = 523.77 s.f.
14. Landscaping Required:
  - All lots having 40% or less open space must have a minimum of 20% of that open space landscaped.
  - 30,030.11 s.f. / 125,764.69 s.f. = 23.8%
  - 23.8% < 40%, then 30,030.11 s.f. x 20% = 6,006.02 s.f. (Required Landscape Credit)
  - Total Landscape Credit Provided = 16 Trees @ 400 s.f. each = 6,400 s.f.
  - 1 Tree planted in front of each lot having 79' or less road frontage. Lots having 80' or more road frontage shall have 1 Tree planted for every 40' of frontage.
  - Lots having 79' or less road frontage:
    - Lot 21 = 38.81 l.f. / 40 l.f. = 1 Tree (Street 'A' Court frontage)
    - Lot 22 = 40.61 l.f. / 40 l.f. = 1 Tree (Street 'A' Court frontage)
  - Lots having 80' or more road frontage:
    - Lot 16 = 256.72 l.f. / 40 l.f. = 6 Trees (Feise Rd, Hanley Rd & Street 'A' Court frontage)
    - Lot 17 = 108.84 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 18 = 108.04 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 19 = 108.01 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 20 = 128.40 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 23 = 81.71 l.f. / 40 l.f. = 2 Trees (Street 'A' Court frontage)
    - Lot 24 = 357.21 l.f. / 40 l.f. = 9 Trees (Hanley Rd & Street 'A' Court frontage)
    - Common Ground 'A' = 203.86 l.f. / 40 l.f. = 5 Trees (Feise Rd frontage)
  - Total Street Trees Required = 36
  - Trees Street Trees Provided = 36
15. Per Flood Insurance Rate Map No. 29183C0220G, dated January 20, 2016. This tract lies within Zone 'X', areas determined to be outside the 0.2% annual chance floodplain.
16. All proposed utilities to be located underground.
17. This site will be developed in one phase.
18. Parking Spaces Provided: 4 Spaces per Unit (2 Garage Spaces & 2 Driveway Spaces)
19. Street lighting will be private and maintained by the Homeowners Association.
20. Project Benchmark: A-149 - Elevation 630.08 - NAVD88 DATUM - Standard Disk, stamped A 149 1935. Located in the Northwest wingwall of the Norfolk and Western Railroad bridge over US Highway 61 Business.

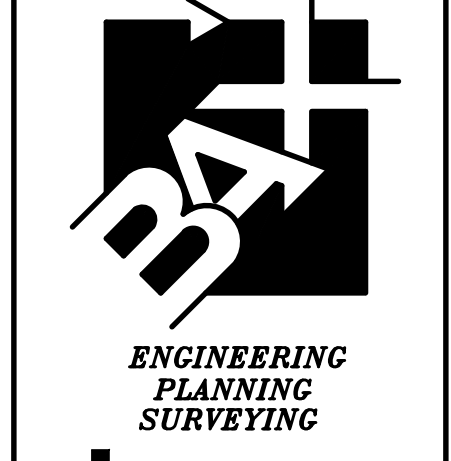


**LEGEND:**

	FLARED END SECTION		EX. SANITARY SEWER
	EX. SANITARY SEWER MANHOLE		EX. 12\"/>
	EX. STORM SEWER MANHOLE		EX. OVERHEAD ELECTRIC
	EX. GRATE INLET		EX. FENCE
	EX. CURB/AREA INLET		EX. TELEPHONE LINE
	EX. DOUBLE CURB/AREA INLET		EX. TELEPHONE LINE
	PROPOSED CURB/AREA INLET		EX. FORCE MAIN
	PROPOSED MANHOLE		TREE LINE
	FIRE HYDRANT		PROPOSED SANITARY SEWER
	SIGN		PROPOSED STORM SEWER
	POWER POLE		PROPOSED EASEMENTS
	LIGHT STANDARD		CURB INLET
			AREA INLET
			GRATE INLET
			OUTFALL STRUCTURE
			MANHOLE
			FLARED END SECTION
			REINFORCED CONCRETE PIPE
			POLY VINYL CHLORIDE (PLASTIC)
			ROADWAY MAINTENANCE AND UTILITY EASEMENT



AN AREA PLAN FOR  
**VILLAS AT DARDENNE PLACE PHASE 2**  
 INTERSECTION OF FIESE ROAD & HANLEY ROAD  
 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368



**ENGINEERING PLANNING SURVEYING**  
 221 Point West Blvd.  
 St. Charles, MO 63301  
 636-928-5552  
 FAX 928-1718

Box Engineering Company, Inc.  
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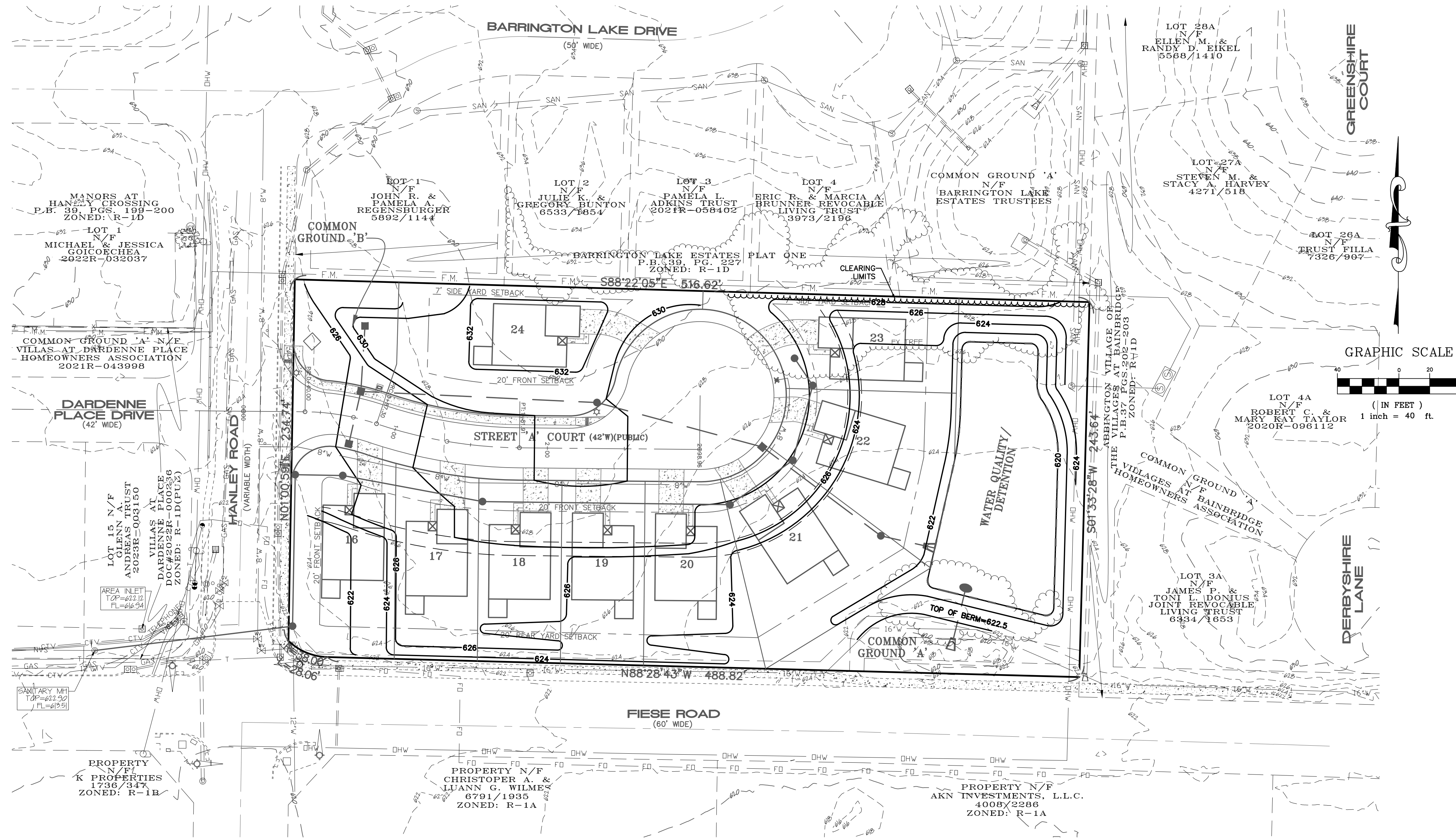
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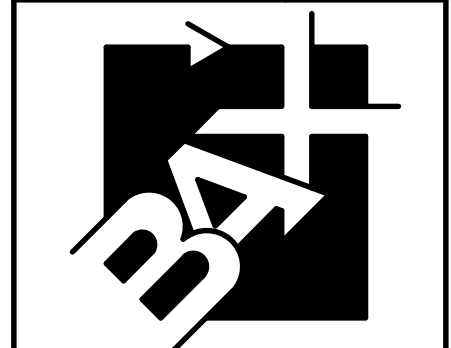
Jeffrey B. Simmons  
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 2007030831

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 JBS JBS  
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**COVER SHEET**  
 1 of 4



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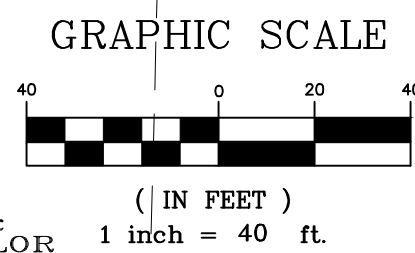
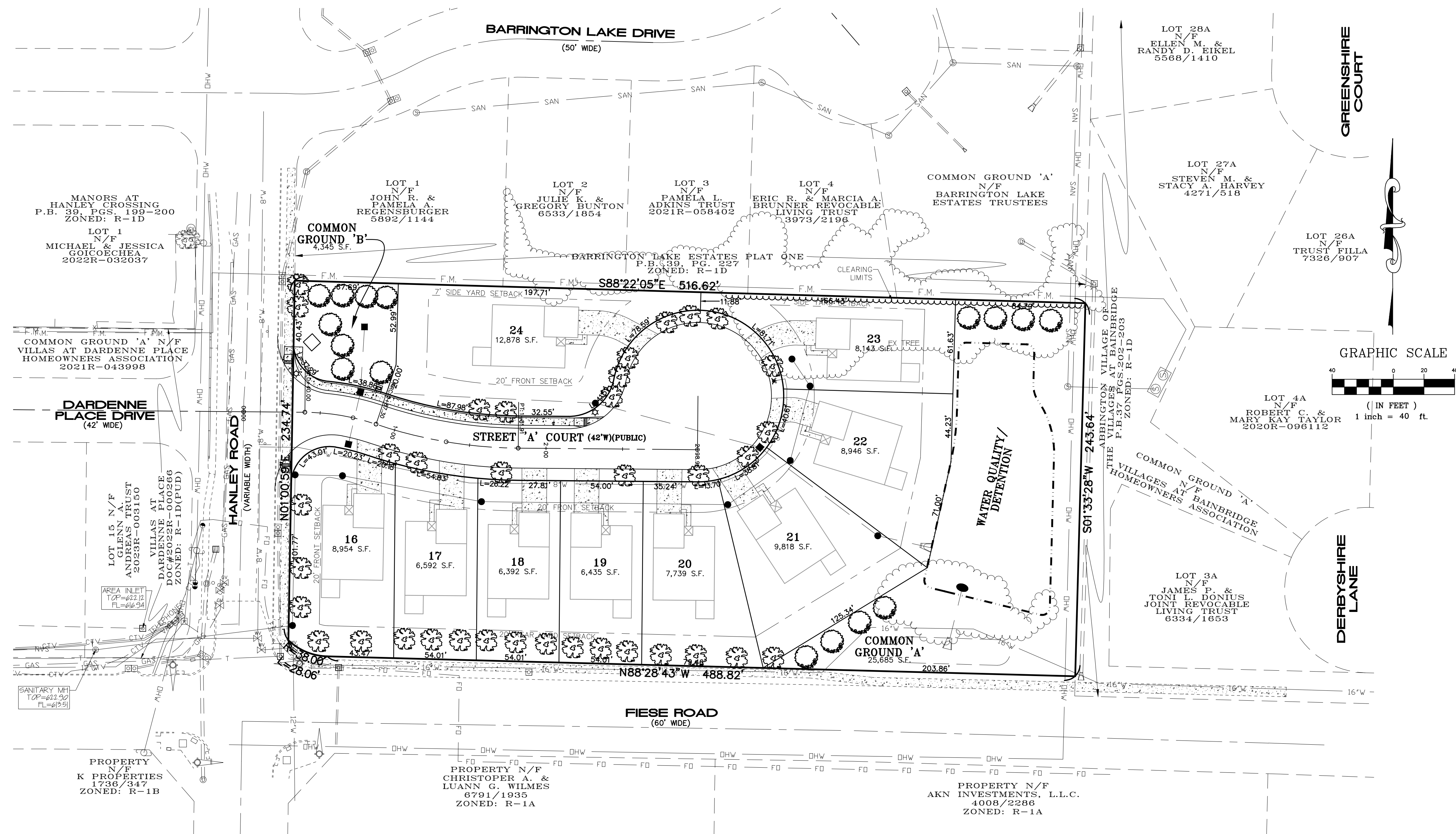
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**GRADING  
 PLAN**

LANDSCAPE LEGEND

-  QTY. (36) ~ PROPOSED RED MAPLE TREE  
 (Mature Height = 45 ft. Tall)  
 (minimum 2" caliper)
-  QTY. (16) ~ PROPOSED WHITE OAK TREE  
 (Mature Height = 60 ft. Tall)  
 (minimum 2" caliper)  
 (400 s.f. credit each)



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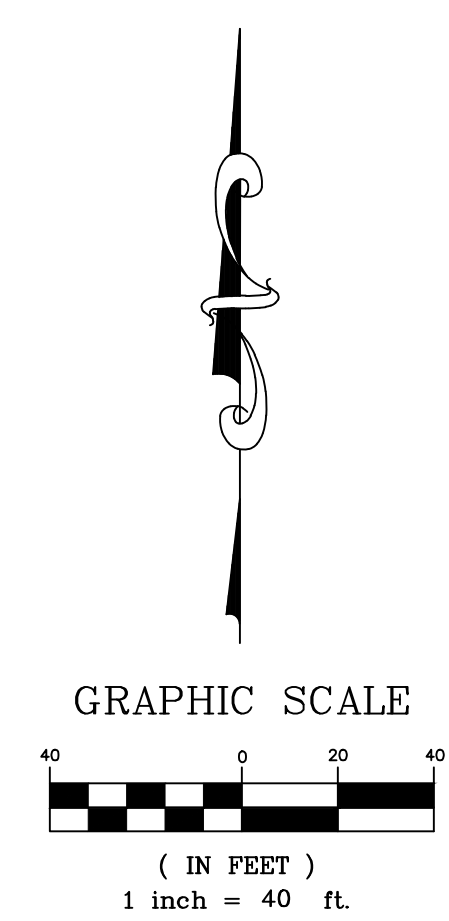
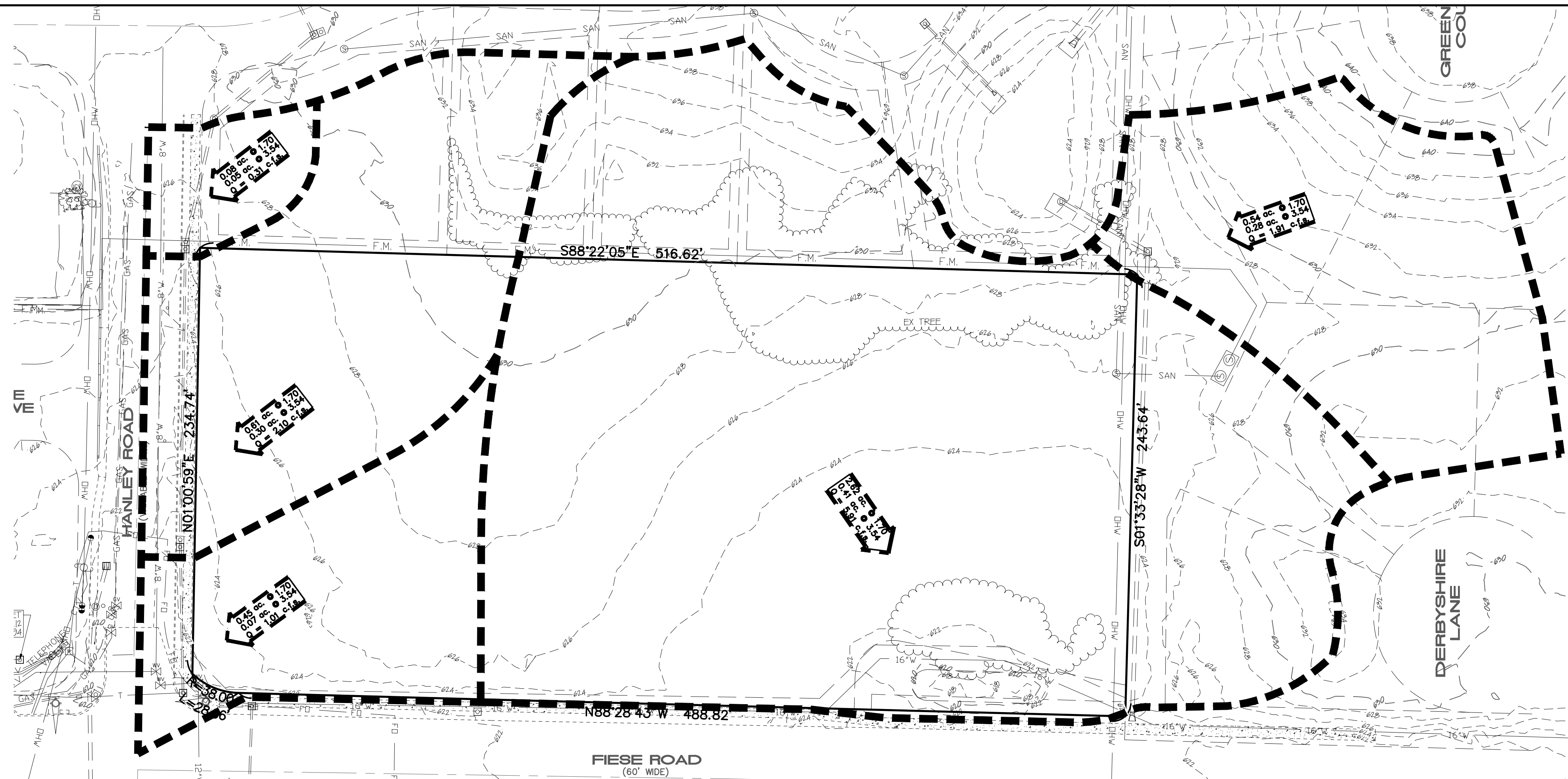
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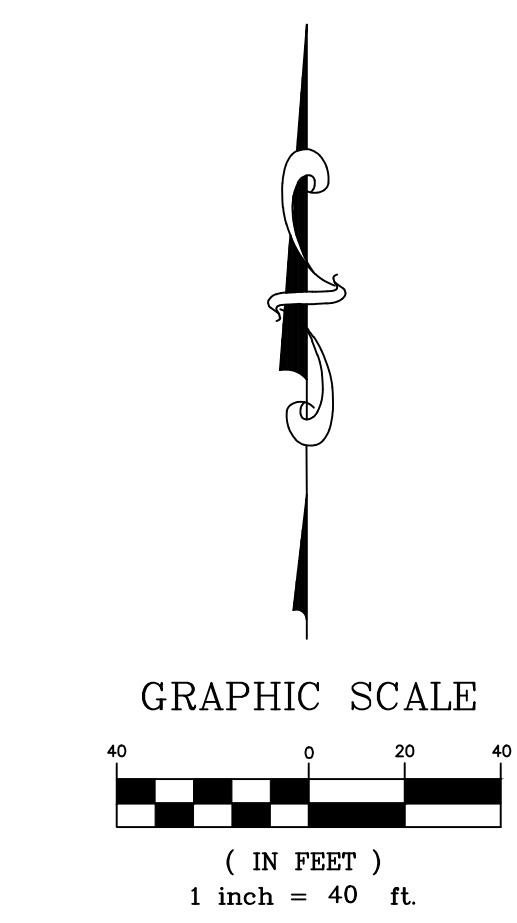
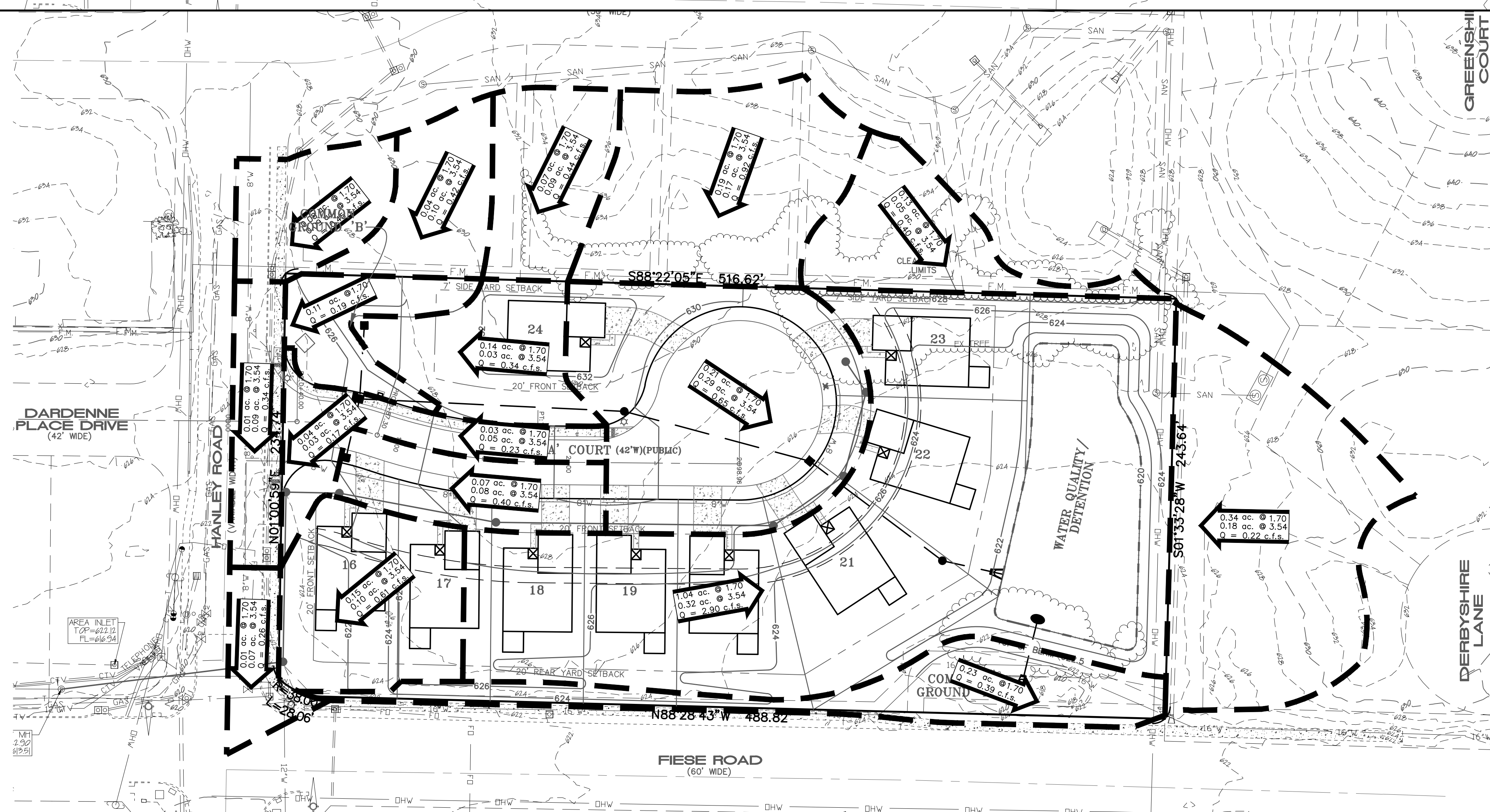
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LANDSCAPE  
 & LOT AREA  
 PLAN

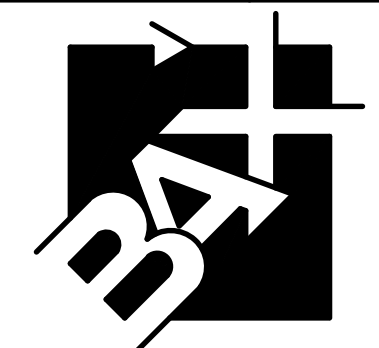


**PRE-DEVELOPED  
DRAINAGE AREA MAP**  
SCALE: 1" = 40'



**POST-DEVELOPED  
DRAINAGE AREA MAP**  
SCALE: 1" = 40'

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**STORMWATER  
MANAGEMENT  
PLAN**