OAKVILLE HEIGHTS

A TRACT OF LAND IN SECTION 15, TOWNSHIP 43 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI

DOCUMENT	$ 60.00
STATE USER	$ 4.00
F&MF FUND	$ 3.00
MHI FUND	$ 3.00
TOTAL	$ 66.00

54

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS

I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING AND ANNEXED INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 19__, AT ____ O'CLOCK ____ M. AND IS DULY RECORDED IN PLAT BOOK ____, PAGE ____.

IN WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR AFORESAID.

RECORDER OF DEEDS

BY: _____ DEPUTY RECORDER

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS

ON THIS 22nd DAY OF March, 1995, BEFORE ME PERSONALLY APPEARED VINCE SIEMER, SR. WHO SAYS HE IS THE PRESIDENT OF SIEMER ENTERPRISES, INC., A CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID VINCE SIEMER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: [illegible]

NOTARY PUBLIC

CORP SEAL

WE, VINCE SIEMER ENTERPRISES, INC. PLAN THIS PROPERTY FROM R-4 TO R-3.

THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP SAID PROPERTY UNDER THE PROVISIONS OF SECTIONS 1003.127 ST. L.C.R.O. OF THE ST. LOUIS COUNTY ORDINANCE, DO HEREBY DECLARE AND COVENANT THAT FROM THE DATE OF RECORDING OF THIS PLAN, THE PROPERTY SHALL BE DEVELOPED ONLY IN THE MANNER SHOWN HEREON. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE PURSUANT TO SECTIONS 97.020 THROUGH 97.050 R.S.Mo. BY ST. LOUIS COUNTY OR ANY OWNER OF LAND WITHIN THE PLAN ADOPTED BY THE ST. LOUIS COUNTY PLANNING COMMISSION TO PROMOTE ORDERLY DEVELOPMENT. THIS PLAN MAY BE REVISED OR SUPERSEDED BY THE PLANNING COMMISSION OR BOARD OF ADJUSTMENT BY THE DEPARTMENT OF PLANNING OR VARIANCE ORDER OR ORDINANCE OF THE ST. LOUIS COUNTY COUNCIL. EACH AS MORE PARTICULARLY AUTHORIZED BY THE ST. LOUIS COUNTY ZONING ORDINANCE NOW OR HEREAFTER IN EFFECT.

VINCE SIEMER ENTERPRISES, INC.
VINCE SIEMER PRES.

PRELIMINARY LAND DESCRIPTION

A TRACT OF LAND IN SECTION 15 TOWNSHIP 43 NORTH RANGE 6 EAST, ST. LOUIS COUNTY, MO, ALSO BEING KNOWN AS MEINE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 133, PAGE 16 OF THE ST. LOUIS COUNTY LAND RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE OF SAID MEINE ESTATES; THENCE NORTH 30 DEGREES 20 MINUTES WEST 152.54 FEET TO A POINT; THENCE NORTH 19 DEGREES 48 MINUTES WEST 118.72 FEET TO A POINT; THENCE NORTH 17 DEGREES 43 MINUTES WEST 133.24 FEET TO A POINT; THENCE NORTH 14 DEGREES 18 MINUTES WEST 94.08 FEET TO A POINT; THENCE NORTH 8 DEGREES 45 SECONDS WEST 125.90 FEET TO A POINT; THENCE NORTH 88 DEGREES 08 MINUTES EAST 780.84 FEET TO A POINT; THENCE SOUTH 00 DEGREES 38 MINUTES WEST 330.37 FEET TO A POINT; THENCE SOUTH 38 DEGREES 30 MINUTES WEST 118.84 FEET TO A POINT; THENCE SOUTH 81 DEGREES 12 MINUTES WEST 393.51 FEET TO A POINT; THENCE SOUTH 6 DEGREES 43 MINUTES EAST 183.91 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT 37.10 FEET WITH A RADIUS OF 25.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 16 MINUTES EAST 7.99 FEET TO A POINT; THENCE SOUTH 57 DEGREES 29 MINUTES WEST 87.23 FEET TO A POINT; THENCE ALONG AN ARC TO THE RIGHT 26.92 FEET WITH A RADIUS OF 25.00 FEET TO A POINT; THENCE NORTH 8 DEGREES 43 MINUTES WEST 118.42 FEET TO A POINT; THENCE SOUTH 81 DEGREES 12 MINUTES WEST 201.33 FEET TO THE TRUE POINT OF BEGINNING, AND ALSO CONTAINING 8.83 ACRES MORE OR LESS AS CALCULATED BY DOERING ENGINEERING, INC. DURING THE MONTH OF NOVEMBER, 1993 FROM AVAILABLE RECORDS. SUBJECT TO AN ACTUAL FIELD SURVEY.

END OF DESCRIPTION

GEOTECHNICAL ENGINEER'S STATEMENT

Brauker Earth Engineering and Testing, Inc., and the undersigned have no responsibility for services provided by the undersigned have no responsibility for services provided by others. Those services by others include, but are not limited to: establishment of grades and lines; staking of subdivisions; design or specifications for roadways, structures, utilities, earthwork, and other engineering or surveying; equipment, materials or supplies; reports, surveys, or any other documents or data relating to or intended to be used for any part or parts of this project.

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BRAUKER EARTH ENGINEERING AND TESTING, INC. — 3/17/95 Date

STATE OF MISSOURI — DANIEL J. COTTIN — NUMBER E-13819 — REGISTERED PROFESSIONAL ENGINEER

ACCESS AND ROADWAY IMPROVEMENTS

Improve Old Baumgartner Road to one-half of a seventy (70) foot right-of and a twenty-four (24) foot pavement with eight (8) foot stabilized shoulders including all storm drainage facilities as directed by the Department of Highways and Traffic.

Upon completion of an investigation of the existing pavement integrity along Old Baumgartner Road, the developer may be required to provide a structural overlay of Old Baumgartner Road from the proposed development access eastwardly to Heintz Road as directed by the Department of Highways and Traffic.

Provide a sidewalk conforming to St. Louis county ADA standards adjacent to Old Baumgartner Road or provide the finish grading therefor and required cash escrow as directed by the Department of Highways and Traffic.

All construction traffic associated with this development shall be restricted to Heintz Road as directed by the Department of Highways and Traffic.

All new landscaping materials shall meet the following criteria:

a) Deciduous trees shall be a minimum one and one-half (1-1/2) inches in caliper.
b) Evergreen trees shall be a minimum four (4) feet in height.
c) Shrubs shall have a minimum diameter of eighteen (18) inches.
d) Flowering trees shall be a minimum of one and one-half (1-1/2) inches in caliper.

LANDSCAPE REQUIREMENTS - SPECIFIC

Street trees and other landscaping shall be provided as required in the St. Louis County Subdivision Ordinance.

Restoration and replanting of existing vegetation shall be required in the area where the detention facility is to be placed. The materials used in this restoration shall represent a mix of plant species so as to provide immediate visual impact and insure overall mortality.

The area of existing tree masses, identified on the Preliminary site Development Plan dated November 12, 1993 as "EX. TREE MASS (TO REMAIN)", shall be retained and shown on the Site Development Plan. Said trees shall be marked on the site prior to the commencement to grubbing, clearing, and grading. Removal of said vegetation will constitute a violation of said Special Procedure Permit and will constitute grounds for revocation of permits. Additional "tree masses" shall be added to the above plan on proposed Lots 6, 8, and 10 and retained within the sixty (60) foot setback area along the rear lot lines.

Retaining walls which cross property lines shall be constructed of pre-cast interlocking concrete forms.

Existing roadway easements, unless vacated, shall remain unrestricted at all times.

No recreational vehicles, trailers, or boats shall be parked on any non-paved surfaces or within the established front yard setback requirements as stipulated in Section 1003.117 R-4 Residence District Regulations of the St. Louis County Zoning Ordinance.

No sales trailer shall be placed on the site, until final approval of the requested zoning districts and P.E.U. are received from the St. Louis County Council.

TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to an North Oakville Traffic Generation Assessment Trust Fund established by Ordinance No. 15,216. This contribution shall not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

Type of Development	Required Contribution
Single Family Space	$599.88/Parking Space

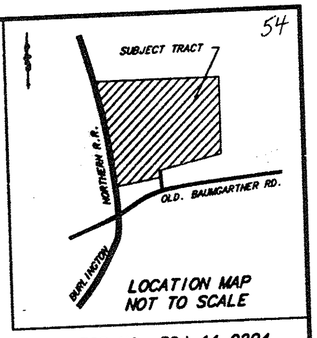
(Parking space as required by Section 1003.165 of The St. Louis County Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Highways and Traffic.

Credits for roadway improvements required in Condition 4 (e) will be awarded as directed by the Department of Highways and Traffic.

As this development is located within a trust fund area established by St. Louis County any portion of the traffic generation assessment contribution which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 1995, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

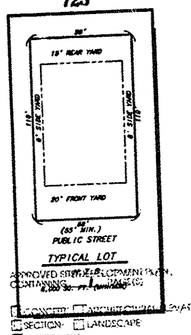


LOCATION MAP
NOT TO SCALE

LOCATOR NO. 32J 44 0204

BOOK 335 PAGE 54 P.C. NUMBER 150 AND 151-94
FILED FOR RECORD ORDINANCE NUMBERS 16,885 AND 16,887-94

APR 24 1995
AT 10:21 o'clock A.M.
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.
725

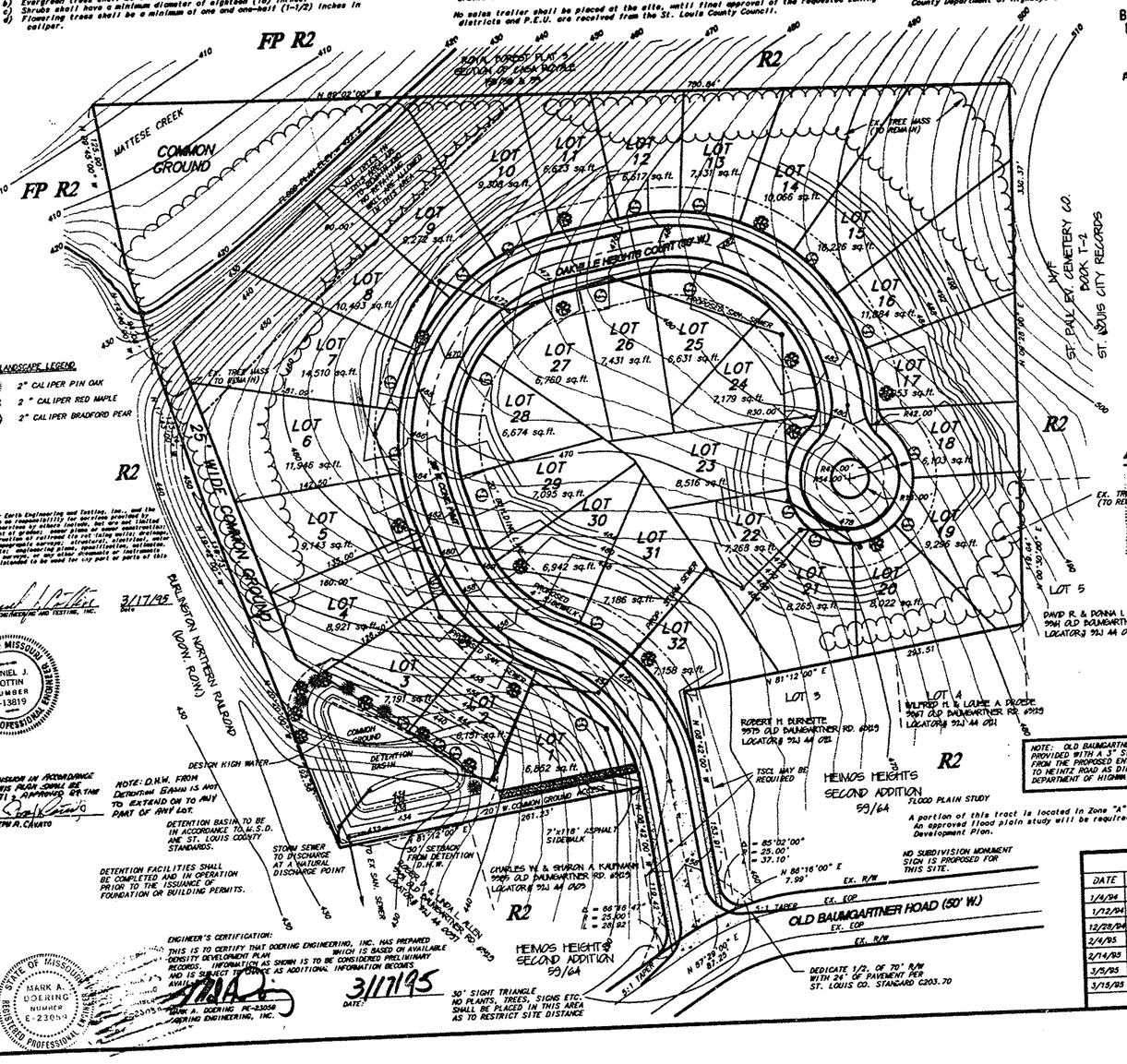


TYPICAL LOT

APPROVED STATE ELECTRONIC PLAN CONTAINING: 8.83 ac. ± ___ lots

☐ CONCEPT ☐ PRELIMINARY ☐ FINAL
☐ SECTION ☐ LANDSCAPE
☐ AMENDMENT

ST. LOUIS COUNTY PLANNING COMMISSION
4/20/95 DATE — Douglas Morgan Kz CHAIRMAN
P.C. 150-93 + 151-93
MAP NO. 32J ZONING P.E.U. in R-3 and FPR-5
AMENDED N/A
(NOTE: AMENDMENT PERTAINS ONLY TO ITEMS LISTED)



NOTE: OLD BAUMGARTHER ROAD SHALL BE PROVIDED WITH A 3" STRUCTURAL OVERLAY FROM THE PROPOSED ENTRANCE EASTWARDLY TO HEINTZ ROAD AS DIRECTED BY THE DEPARTMENT OF HIGHWAYS AND TRAFFIC.

A portion of this tract is located in Zone "A" of F.E.M.A.'s Flood Insurance Rate Map. An approved flood plain study will be required prior to approval of the Final Development Plan.

LANDSCAPE LEGEND

- 2" CALIPER PIN OAK
- 2" CALIPER RED MAPLE
- 2" CALIPER BRADFORD PEAR

DRAINAGE DETENTION AREAS THAT ARE NOT MAINTAINED BY A PUBLIC AUTHORITY SHALL BE OWNED AS AN UNDIVIDED INTEREST IN COMMON TO EACH LOT IN THE SUBDIVISION FOR MAINTENANCE PURPOSES OR CONVEYED TO TRUSTEES WITH AUTHORITY TO PERFORM MAINTENANCE RESPONSIBILITIES.

THIS PLAN WAS APPROVED BY THE St. Louis County PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1003.127 OF THE ST.L.C.R.O. THIS PLAN SHALL BE OPERATED UNDER CONDITIONS PRESCRIBED BY ORDINANCE NUMBER 16,887 ADOPTED BY THE St. Louis County Council on March 20, 1994.

JOSEPH R. CIVATO

PREPARED FOR:
VINCE SIEMER ENTERPRISES, INC.
11140 SOUTH TOWNE SQUARE
ST. LOUIS, MO 63123
(314) 894-8070

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT DOERING ENGINEERING, INC. HAS PREPARED DENSITY DEVELOPMENT PLAN WHICH IS BASED ON AVAILABLE RECORDS. INFORMATION AS SHOWN IS TO BE CONSIDERED PRELIMINARY AND IS SUBJECT TO CHANGE AS ADDITIONAL INFORMATION BECOMES AVAILABLE.

MARK A. DOERING PE-23059
DOERING ENGINEERING, INC.

3/17/95
DATE:

STATE OF MISSOURI — MARK A. DOERING — NUMBER E-23059 — REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

1. TOTAL ACREAGE OF TRACT: 8.83 AC.
2. AREA IN RIGHT-OF-WAY: 1.41 AC.
3. AREA IN FLOOD PLAIN: 0.87 AC.
4. NET AREA: (8.83-1.41) 7.42 AC.
5. EXISTING ZONING: R-3, FP R-3 WITH A P.E.U.
6. DENSITY CALCULATIONS: UNIFORM ALLOWABLE LOTS: (7.42 x 43,560)/10,000 28.7 LOTS
7. PROPOSED NUMBER OF LOTS 32 LOTS
8. EXISTING LAND USE: VACANT
9. PROPOSED LAND USE: 32 SINGLE FAMILY DWELLINGS
10. GRADING AND DRAINAGE PER M.S.D. AND ST. LOUIS COUNTY STANDARDS.
11. STREET LIGHTS, TREES AND SIGNS TO BE INSTALLED PER COUNTY STANDARDS.
12. ALL ELECTRIC AND TELEPHONE DISTRIBUTION LINES SHALL BE UNDERGROUND.
13. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
14. OAKVILLE HEIGHTS COURT TO BE PUBLIC.
15. SLOPES SHALL NOT EXCEED 3V:1H.
16. STREET APPROACHES AND CUL-DE-SACS TO BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
17. PARKING CALCULATIONS:
    REQUIRED PARKING (32 LOTS x 1 SPACE/LOT)= 32 SPACES (BEHIND BUILDING LINE)
    PROPOSED PARKING (32 LOTS x 1 SPACES/LOT)= 32 SPACES (BEHIND BUILDING LINE)

PERTINENT DATA:

1. SEWER: M.S.D.
2. WATER: ST. LOUIS COUNTY WATER COMPANY
3. GAS: LACLEDE GAS COMPANY
4. ELECTRIC: UNION ELECTRIC
5. TELEPHONE: SOUTHWESTERN BELL TELEPHONE
6. CABLE: CROWN CABLE TELEVISION
7. FIRE DISTRICT: MEHLVILLE FIRE DISTRICT
8. SCHOOL DISTRICT: MEHLVILLE R-9 SCHOOL DISTRICT
9. AREA SHOPPING FACILITY: SOUTH COUNTY SHOPPING CENTER
10. NEAREST MAJOR INTERSECTION: HEINTZ AND OLD BAUMGARTNER (500' EAST OF SUBJECT TRACT)

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT DOERING ENGINEERING, INC. HAS PREPARED BOUNDARY INFORMATION AS SHOWN ON THIS PLAT, AND THAT SAID BOUNDARY INFORMATION DOES NOT REPRESENT A BOUNDARY SURVEY AND IS SUBJECT TO ALL EASEMENTS, BUILDING LINES, CONDITIONS AND RESTRICTIONS OF RECORD.

DAVID L. ROBBINS, RLS #2310
DOERING ENGINEERING, INC.
DATE: 3/17/95

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

REVISIONS

DATE	Δ	COMMENTS
1/4/94		ZONING CHANGE FROM R-4 TO R-3
1/12/94		REVISE LOTS 8 & 9
12/28/94		PER ST. LOUIS CO. ORDINANCE
2/4/95		PER ST. LOUIS CO. ORDINANCE
2/14/95		PER ST. LOUIS CO. ORDINANCE
3/3/95		PER ST. LOUIS CO. ORDINANCE
3/15/95		PER ST. LOUIS CO. ORDINANCE

OAKVILLE HEIGHTS
SITE DEVELOPMENT PLAN

DOERING ENGINEERING INC.
7321 S. LINDBERGH BLVD.
SUITE 104
ST. LOUIS, MO. 63125
OFFICE: (314) 487-6913
FAX: (314) 487-2379

CIVIL ENGINEERING * PLANNING

DATE: 11/12/93	JOB NO. 93079	CADD: 93070LDP
DRAWN: GG	CHK: MAD	SHEET: 1 OF 1