

Drawing name: V:\2020\218 6101 Ozark Way Drawings\Preliminary\Sketches\218 skg.dwg Plotted on: Jan 12, 2024 - 9:14am Plotted by: sloveless

Persimmon Trace

A TRACT OF LAND BEING PART OF
LOT 9 OF THE SUBDIVISION OF JOHN COALTER'S HOWELL PRAIRIE
TRACT WITHIN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST,
CITY OF WELDON SPRING, ST. CHARLES COUNTY, MISSOURI

Concept Sketch Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
DUCKETT CREEK SANITARY SEWER DISTRICT
QUIVRE RIVER ELECTRIC COOP
COTTLEVILLE FIRE PROTECTION DISTRICT
FRANCIS HOWELL SCHOOL DISTRICT
AMBULANCE DISTRICT 4
MISSOURI AMERICAN WATER COMPANY
AT&T
LACLEDE GAS COMPANY
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE DUCKETT CREEK SANITARY SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE CITY OF WELDON SPRING REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE OFF-SITE EASEMENTS FOR STORM WATER, SANITARY SEWERS, AND WATER LINES WILL BE OBTAINED BEFORE CONSTRUCTION APPROVAL.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WELDON SPRING.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF WELDON SPRING STANDARDS.
- STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF WELDON SPRING STANDARDS.
- STREET TREE TYPES SHALL BE A MIXTURE FROM THE APPROVED STREET TREE LIST SECTION 215.020. SUCH TREES ARE LISTED AS: THORNLESS HONEY LOCUST, RED MAPLE, SUGAR MAPLE, HEDGE MAPLE, SEEDLESS GREEN ASH, WHITE ASH, IRONWOOD, PIN OAK, WILLOW OAK, RED OAK, LITTLE LEAF LINDEN, AND SILVER LINDEN.
- ALL SIGNS SHALL COMPLY WITH CHAPTER 415 OF THE MUNICIPAL CODE FOR WELDON SPRING.
- NEAREST MAJOR INTERSECTION IS O'FALLON ROAD AND HIGHWAY 94.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF WELDON SPRING STANDARDS.
- SITE TO CONFORM TO THE CITY OF WELDON SPRING TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.
- DEVELOPER SHALL COMPLY WITH SECTION 410.630.A.4 OF THE MUNICIPAL CODE FOR WELDON SPRING: PUBLIC USES, PARKS, PLAYGROUNDS, AND RECREATIONS AREAS, ALTERNATIVE PROCEDURE—MONEY IN LIEU OF LAND.

CURRENT OWNER:

BPD CO 1, LLC
11939 MANCHESTER ROAD, STE.133
DES PERES, MISSOURI 63131

OWNER UNDER CONTRACT:

FISCHER AND FRICHEL CUSTOM HOMES, LLC
695 TRADE CENTER BLVD., SUITE 200
CHESTERFIELD, MISSOURI 63005

PRELIMINARY DEVELOPMENT NOTES:

PARCEL ID: 3-157C-1669-00-0002.7000000

EXISTING ZONING: AG (WELDON SPRING)

PROPOSED ZONING: PR PLANNED RESIDENTIAL

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

GROSS AREA OF SITE: 9.54 ACRES

RIGHT-OF-WAY: 1.39 ACRES

FLOODPLAIN: 0.15 ACRES

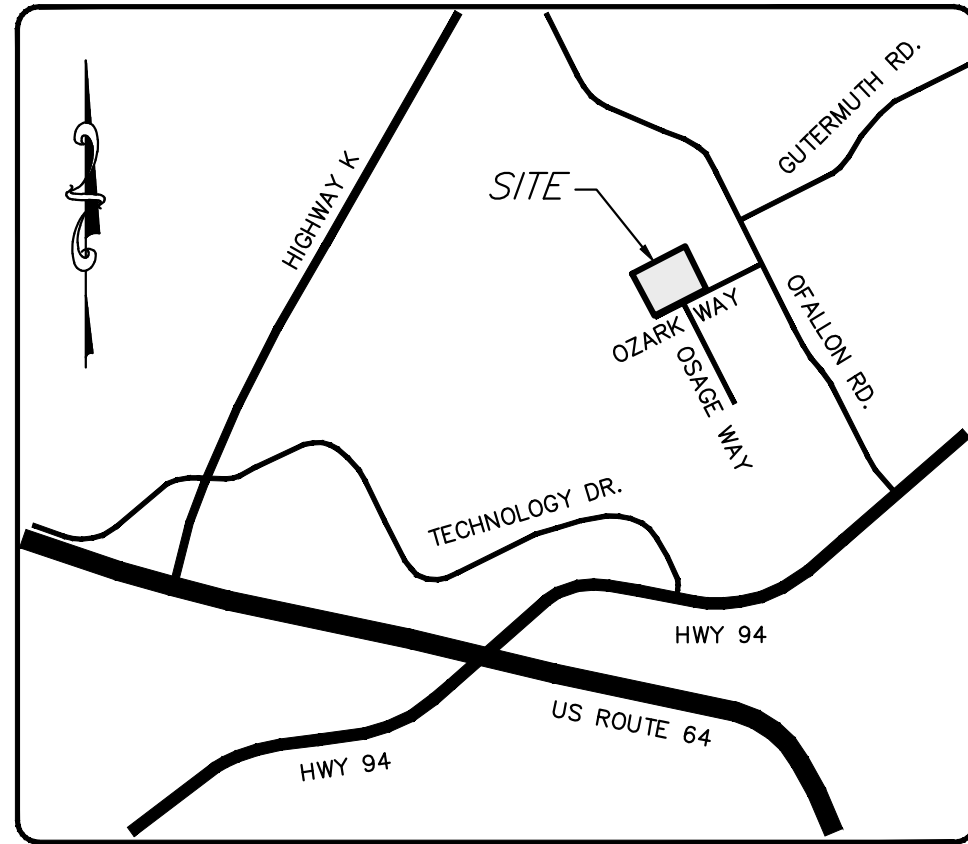
COMMON GROUND: 2.26 ACRES

DENSITY CALCULATION: $9.54 \text{ AC} \cdot \frac{1}{\text{AC}} = 20.77 \text{ LOTS ALLOWABLE}$
 $20,000 \text{ S.F. (RS 1/2)}$

TOTAL LOTS PROPOSED: 19

LOT DATA:

MAXIMUM LOT: 17,268 S.F.
MINIMUM LOT: 11,594 S.F.
AVERAGE LOT: 13,523 S.F.

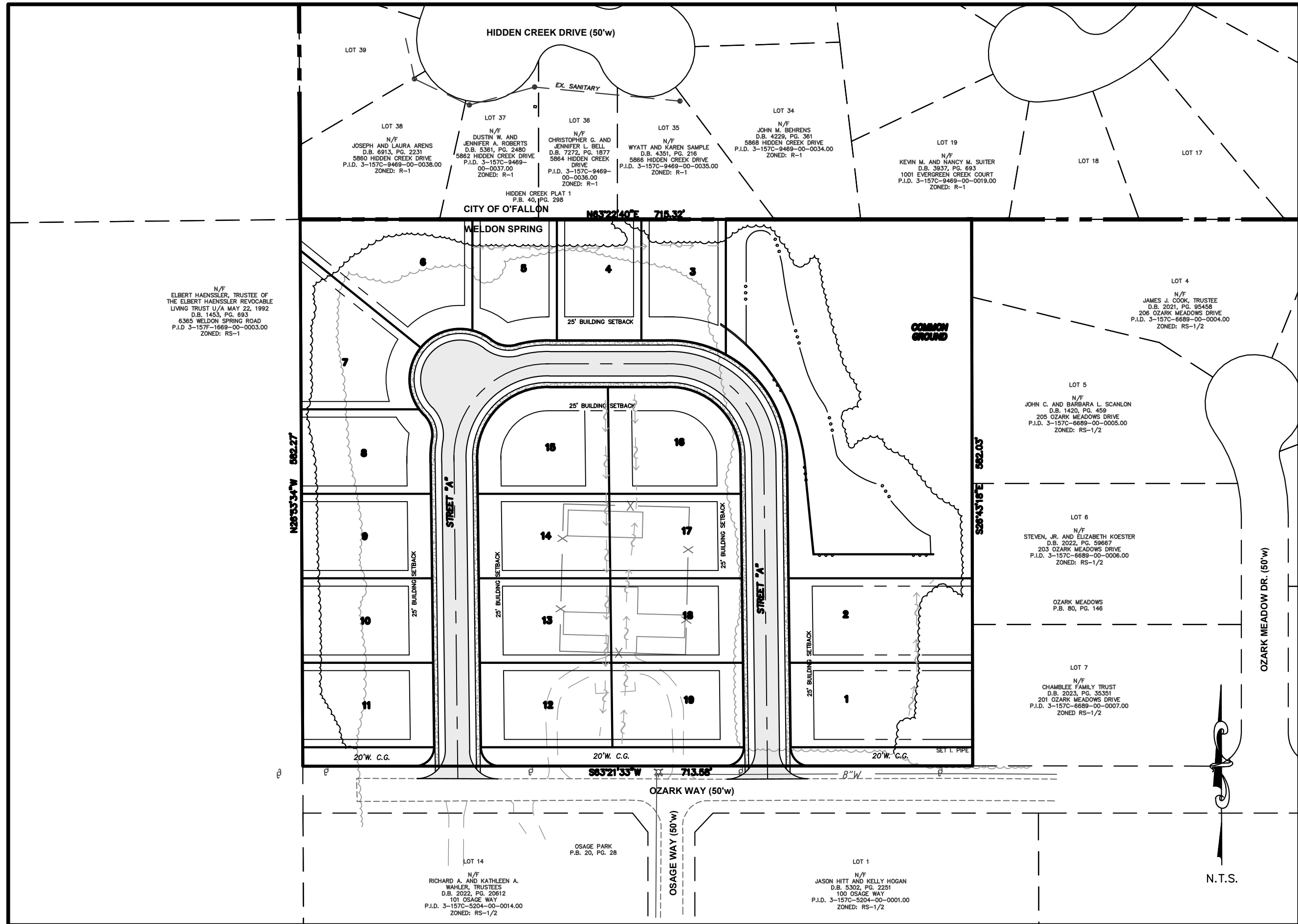


LOCATION MAP

N.T.S.

PROJECT ZIP CODE 63304

EXISTING	LEGEND	PROPOSED
	CONTOURS	
	SPOT ELEVATIONS	
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	
	WATER MAIN & SIZE	
	TELEPHONE	
	ELECTRIC (U) UNDERGROUND	
	ELECTRIC (O) OVERHEAD	
	FLOW LINE	
	TO BE REMOVED	
	TOP OF CURB	
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	PARKING STALLS	
	YARD LIGHT	

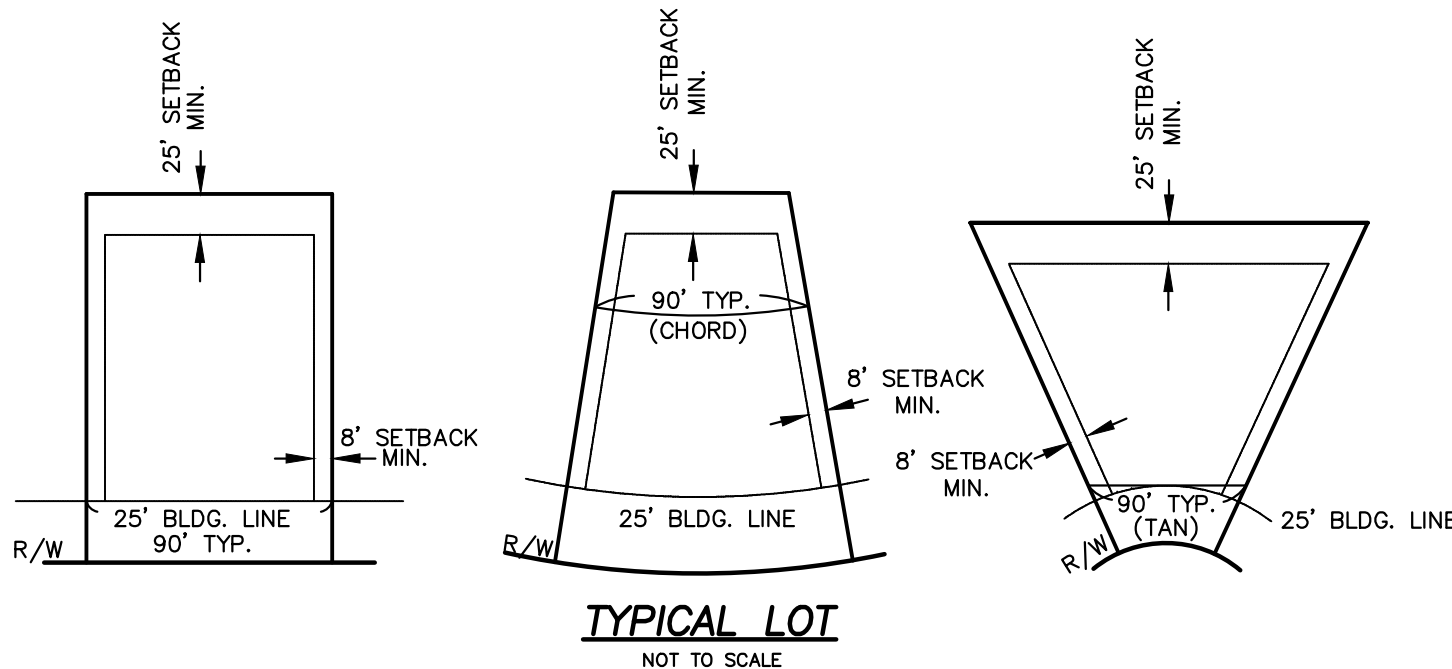


KEY MAP

N.T.S.

SHEET INDEX

- | | |
|-----|---------------------|
| 1.1 | COVER SHEET |
| 2.1 | CONCEPT SKETCH PLAN |



FLOOD NOTE:

ACCORDS TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C04356 DATED JANUARY 20, 2016), THIS PROPERTY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY, 2024, AT THE REQUEST OF FISHER AND FRICHEL CUSTOM HOMES, LLC, PREPARED A CONCEPT SKETCH PLAN OF "PERSIMMON TRACE", A TRACT OF LAND BEING PART OF LOT 9 OF THE SUBDIVISION OF JOHN COALTER'S HOWELL PRAIRIE TRACT WITHIN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF WELDON SPRING, ST. CHARLES COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMEY A HENSON, PLS
MO.REG. PLS #2007017963

ISSUE REMARKS/DATE

1 1-12-2024

Fischer & FricHEL
Custom Homes, LLC
695 TRADE CENTER BLVD., SUITE 200
CHESTERFIELD, MISSOURI 63005

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Persimmon Trace
WELDON SPRING, MISSOURI

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments and other documents not exhibiting the seal and signature shall not be considered prepared by the engineer, and the engineer hereby disclaims any and all responsibility for such plans, drawings or documents not exhibiting the seal and signature.

PRELIMINARY PLAN
Date: 1-12-2024
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

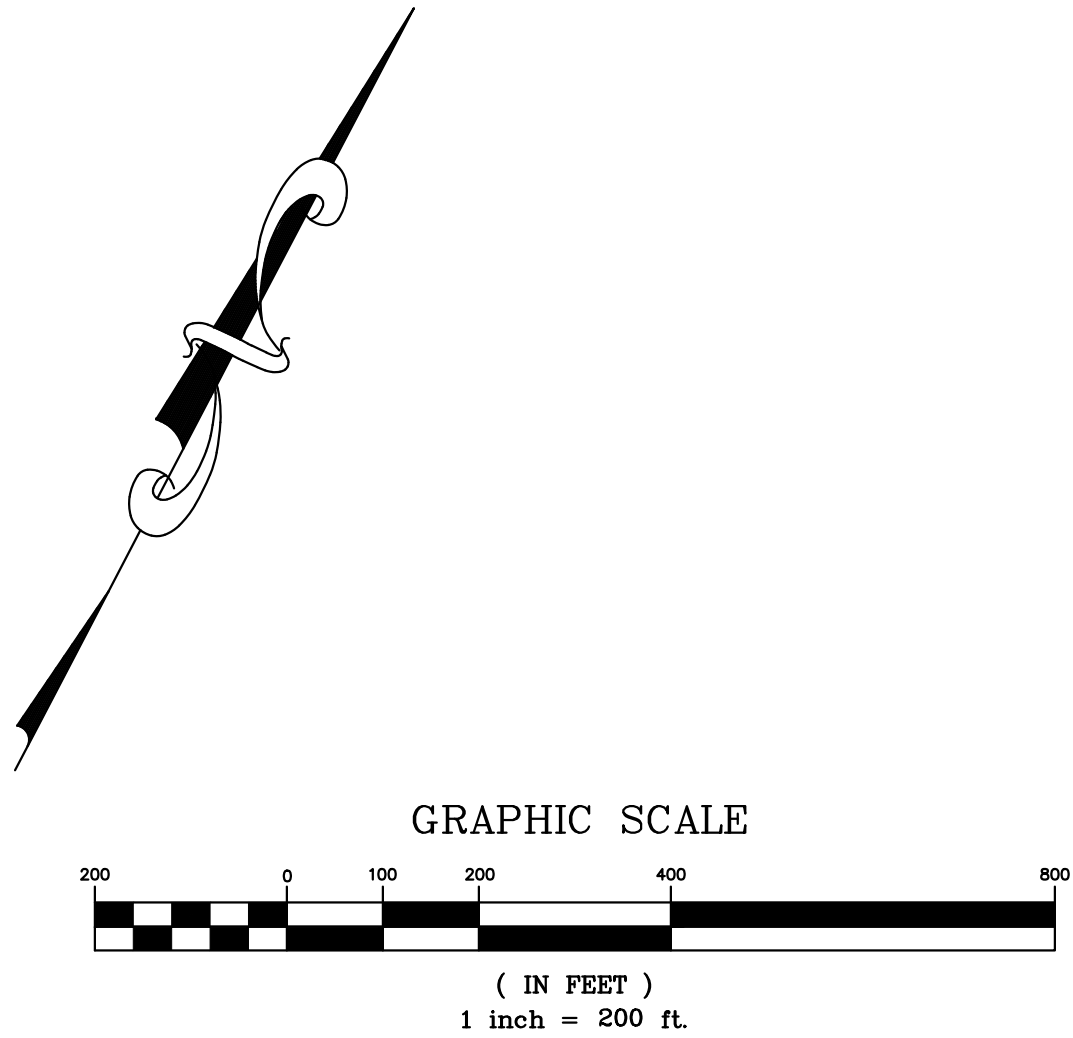
Job Number
23-08-218

Date
Jan. 12, 2024

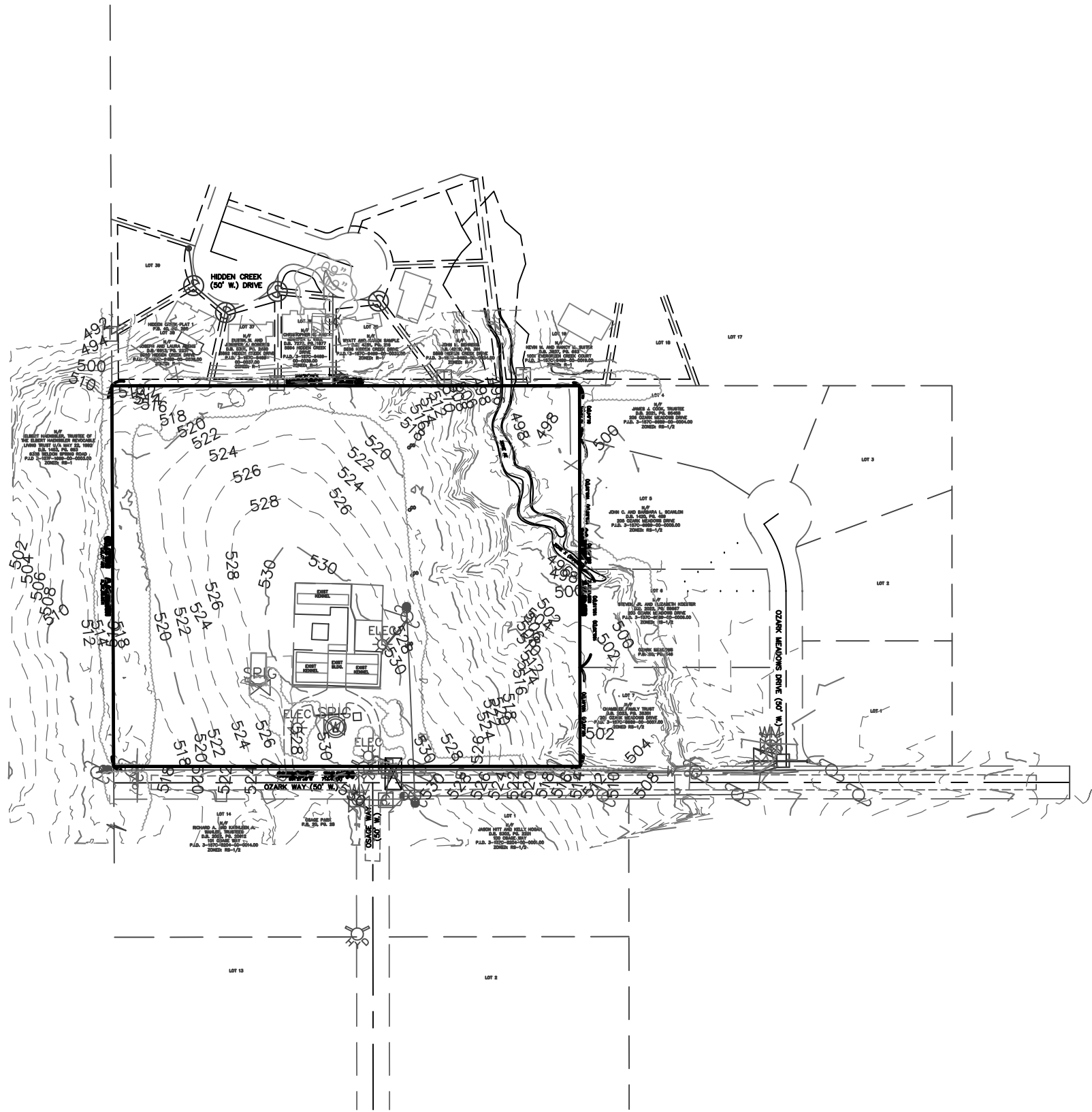
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Drawn: SL 1.1

Checked: SK

Drawing name: F:\2024-04-09\2308218 6101 Ozark Way\Drawings\Preliminary\Sketched\8218 sk7.dwg Plotted on: Apr 09, 2024 - 1:40pm Plotted by: bluep



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE		REMARKS	DATE
1			1-12-2024
2			4-9-2024

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EXISTING RESOURCES PLAN

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PRELIMINARY PLAN
Date: 4-9-2024
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number 23-08-218	
Date Apr. 9, 2024	
Designed: MF	Sheet
Drawn: SL	5.1
Checked:	SK

DENSITY CALCULATIONS

Dwelling Units (DU) < 200 ft Boundary

NORTH 3.276 acres x 3.56 DU/Acre = 11.66DU

EAST 2.67 acres x 1.5 DU/Acre = 4.08 DU

SOUTH 3.276 acres x 0.85 DU/Acre = 2.78 DU

TOTAL = 18.52 DU < 200 Ft Boundary

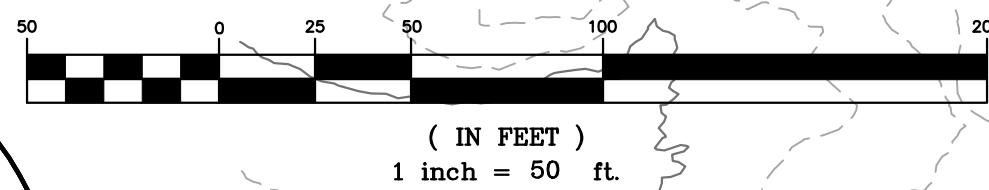
PROPOSED = 10 FULL DU < 200 Ft Boundary

PROPOSED = 3 PARTIAL DU < 200 Ft

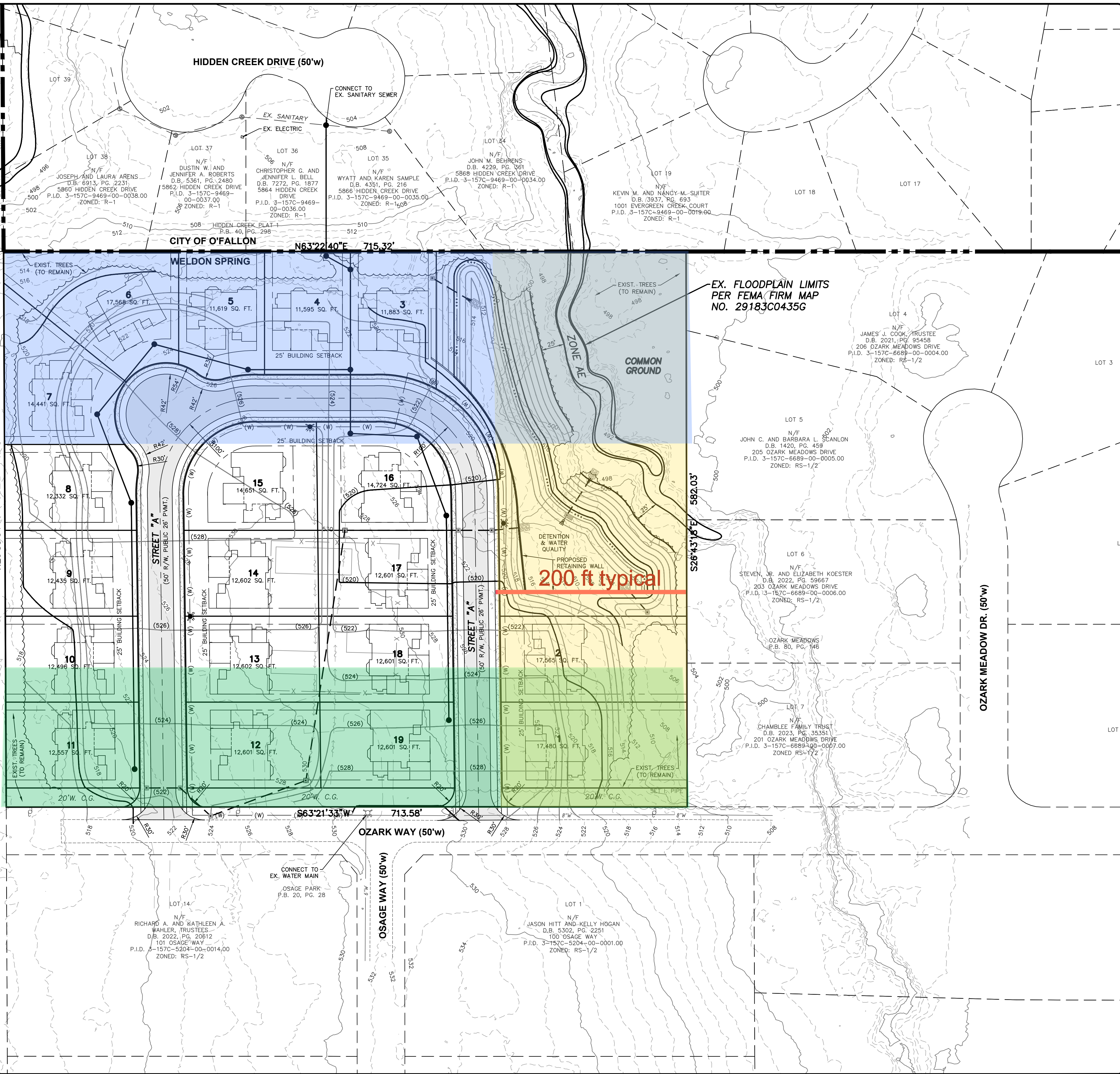
200 ft typical

200 ft typical

GRAPHIC SCALE



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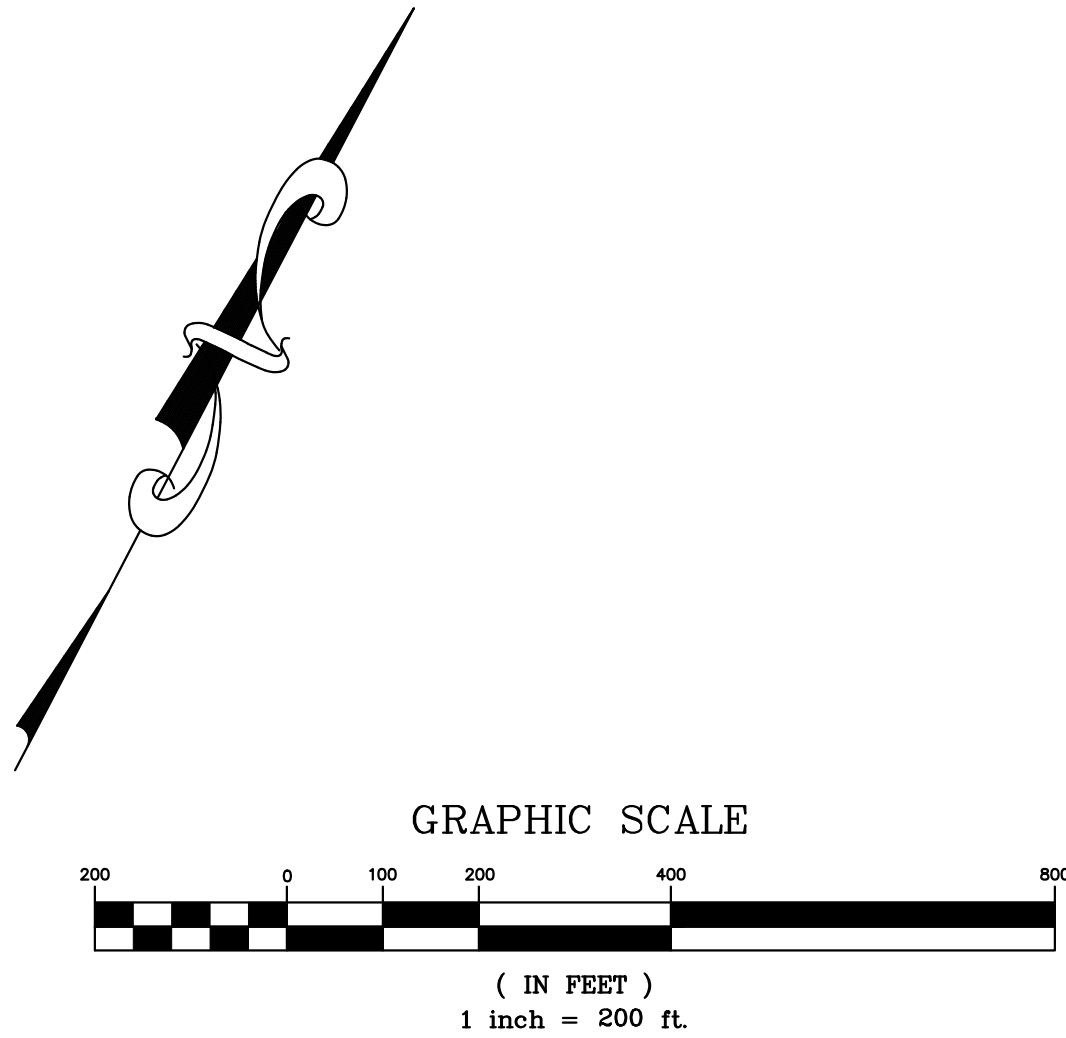
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Persimmon Trace
WELDON SPRING, MISSOURI
CONCEPT SKETCH PLAN

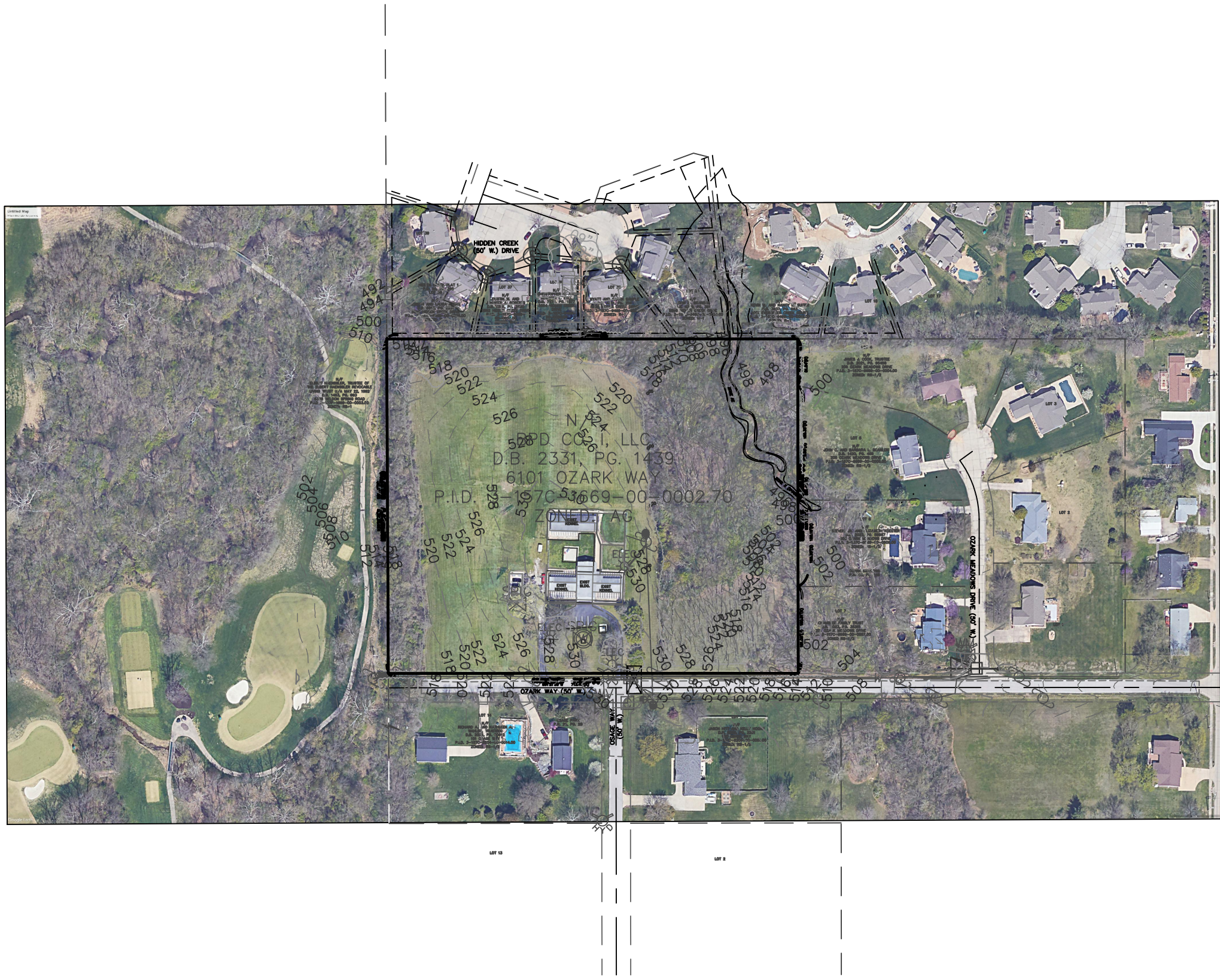
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Checked: SK

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WELDON SPRING, MISSOURI

SITE ANALYSIS MAP

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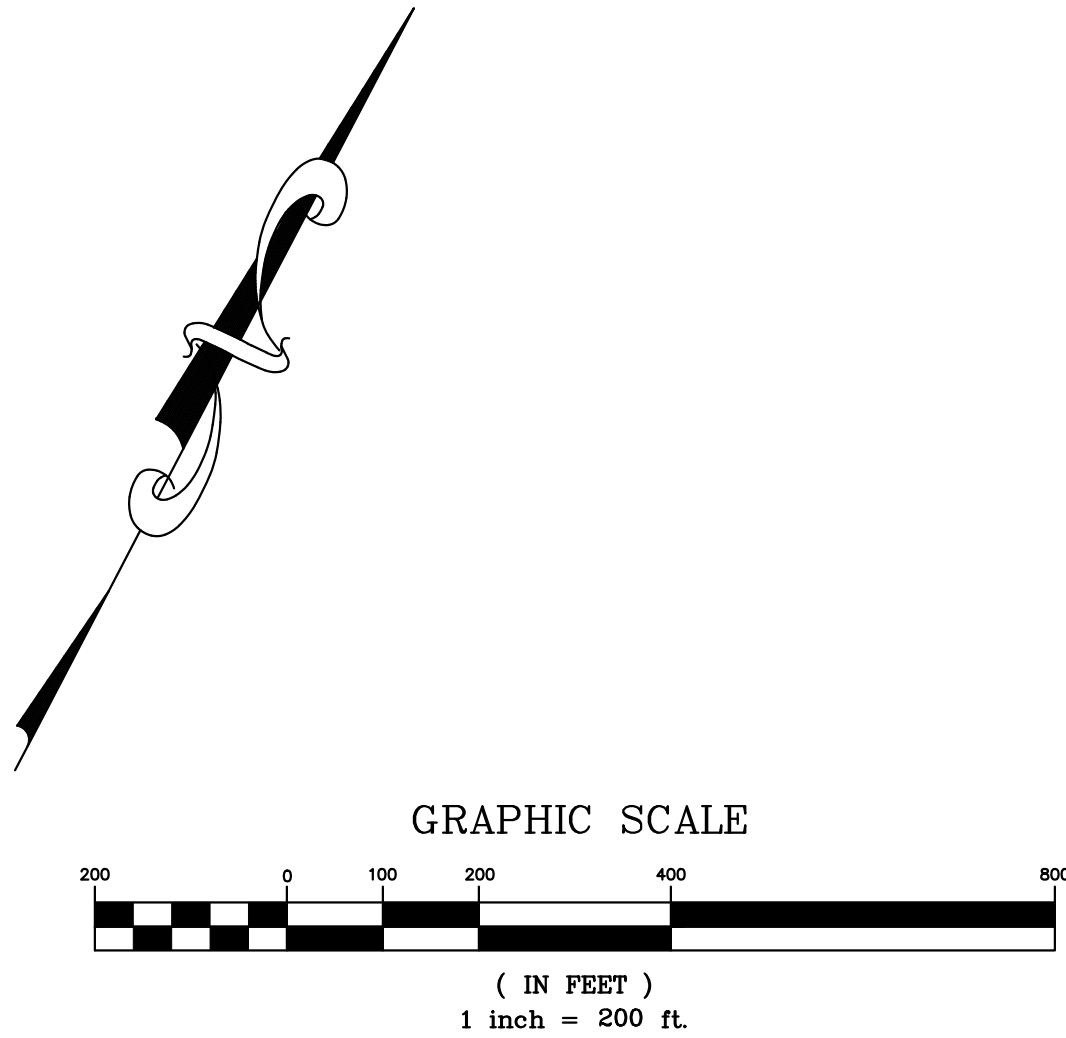
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WELDON SPRING, MISSOURI
SITE CONTEXT MAP

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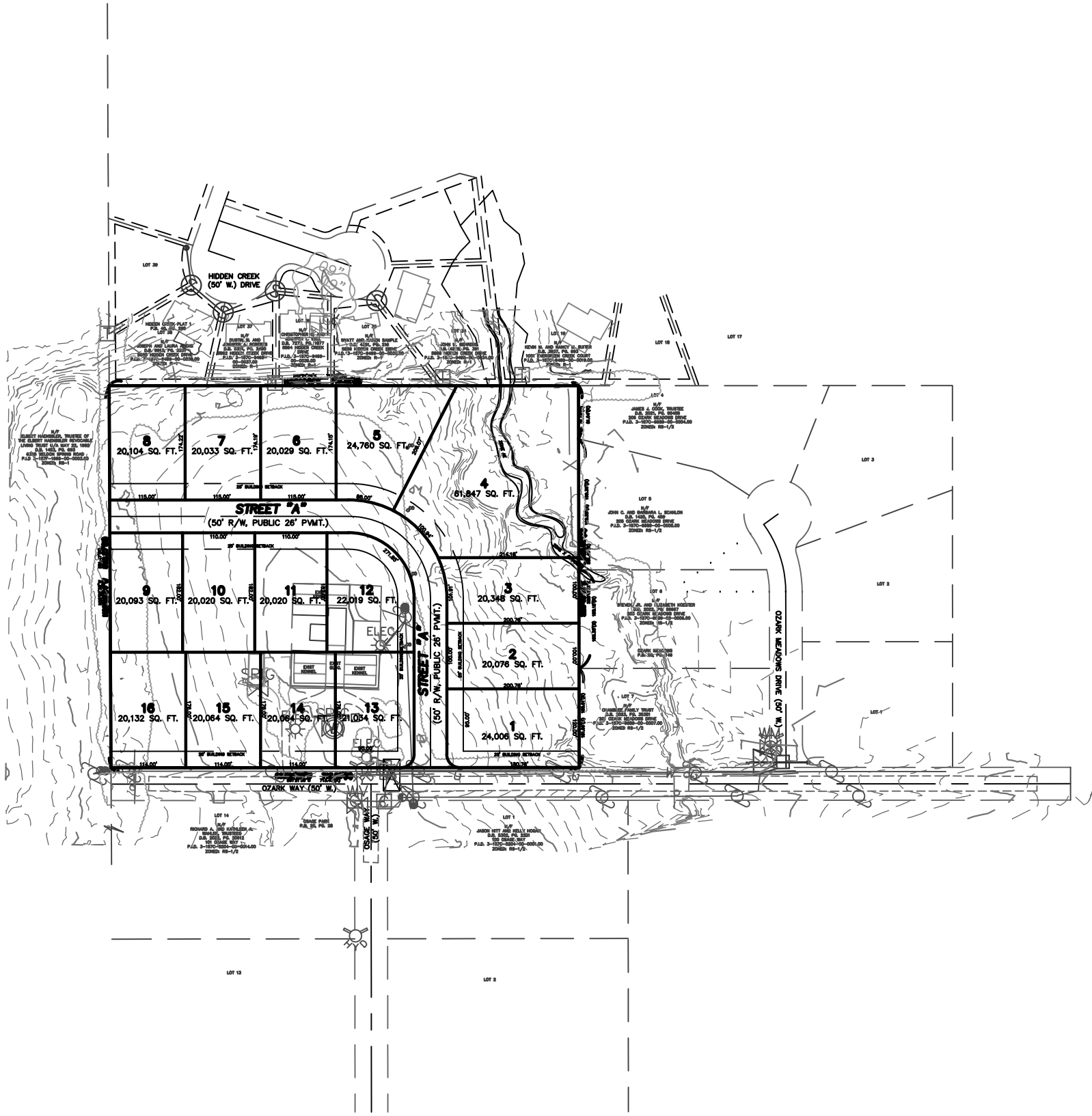
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YIELD PLAN

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