

BILL NO. 2137

ORDINANCE NO. 1911

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR BELLE MONTE SUBDIVISION, A 6.315 ACRE TRACT OF LAND ZONED "R-3" RESIDENCE DISTRICT WITH A PEU, LOCATED SOUTH OF CONWAY ROAD AND WEST OF AUGUST HILL ON CONWAY.

WHEREAS, Volz Engineering, on behalf of Hayden Homes, has submitted for review and approval the Record Plat for Belle Monte Subdivision located south of Conway Road and west of August Hill on Conway; and,

WHEREAS, the petitioner has submitted a Record Plat for 6.315 acres creating 22 lots for single-family attached dwellings, in the "R-3" Residence District with a PEU; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval there of.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for Belle Monte Subdivision, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

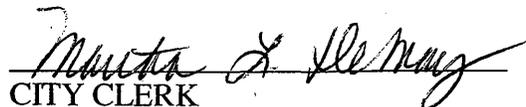
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 27th day of January, 2003.

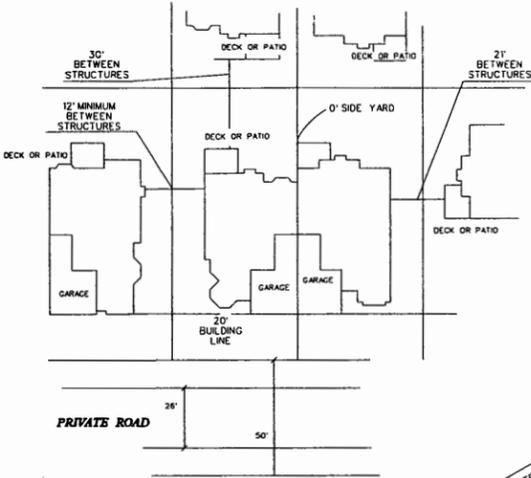

MAYOR

ATTEST:


CITY CLERK

TYPICAL LOT SETBACKS

SIDE TO SIDE - 12' MINIMUM BETWEEN STRUCTURES
REAR TO REAR - 30' BETWEEN STRUCTURES
SIDE TO REAR - 27' BETWEEN STRUCTURES



Scale in Feet
1" = 30'

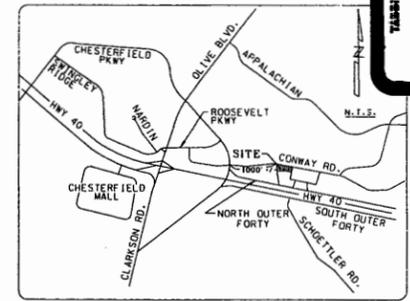
THIS PLAT CONTAINS 6.315 ACRES

BELLE MONTE ROAD

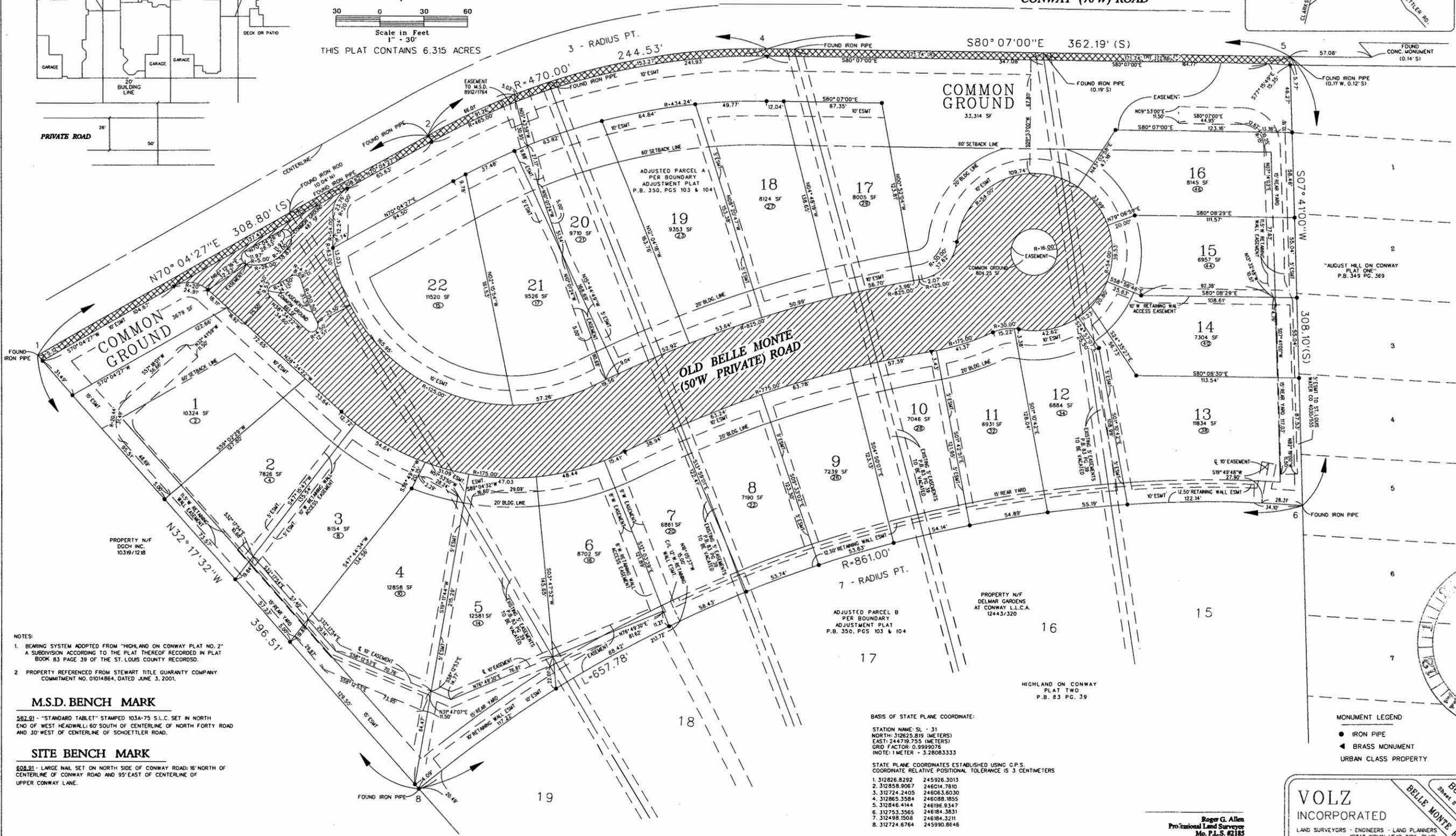
A TRACT OF LAND BEING ADJUSTED PARCEL A
BEING PART OF LOTS 15, 16, 17, 18, AND 19
OF HIGHLAND ON CONWAY PLAT NO. TWO
U.S. SURVEYS 1911, TOWNSHIP 45 NORTH - RANGE 4 EAST,
ST. LOUIS COUNTY, MO. - CITY OF CHESTERFIELD
"R-3" PEU (PLANNED ENVIRONMENT UNIT)
ORDINANCE NUMBER 1808

PREPARED FOR:
HAYDEN HOMES
SEVEN THE PINES COURT
ST. LOUIS, MO. 63141

LOCATION MAP



CONWAY (70'W) ROAD



- NOTES
1. BEARING SYSTEM ADOPTED FROM "HIGHLAND ON CONWAY PLAT NO. 2." A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS.
 2. PROPERTY REFERENCED FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 01014864, DATED JUNE 3, 2001.

M.S.D. BENCH MARK

582.91 - "STANDARD TABLET" STAMPED 103A-75 S.L.C. SET IN NORTH END OF WEST HEADWALL; 60' SOUTH OF CENTERLINE OF NORTH FORTY ROAD AND 30' WEST OF CENTERLINE OF SCHOTTLETTER ROAD.

SITE BENCH MARK

608.91 - LARGE NAIL SET ON NORTH SIDE OF CONWAY ROAD; 16' NORTH OF CENTERLINE OF CONWAY ROAD AND 95' EAST OF CENTERLINE OF UPPER CONWAY LANE.

BASIS OF STATE PLANE COORDINATE:

STATION NAME: SL - 31
NORTH: 312625.819 (METERS)
EAST: 244719.755 (METERS)
GRID FACTOR: 0.9999076
NOTE: 1 METER = 3.28083333

STATE PLANE COORDINATES ESTABLISHED USING C.P.S. COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS

1.	312626.8292	245928.3013
2.	312626.9067	246014.7810
3.	312724.2405	246063.6030
4.	312865.3584	246088.1855
5.	312846.4144	246196.9347
6.	312753.3565	246184.3831
7.	312498.1508	246184.3211
8.	312724.6764	245990.8646

Roger G. Allen
Professional Land Surveyor
Mo. P.L.S. #2185

- MONUMENT LEGEND
- IRON PIPE
 - ◄ BRASS MONUMENT
 - URBAN CLASS PROPERTY



VOLZ INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

B6716
Sheet 2 of 2
BELLE MONTE ROAD