SITE DEVELOPMENT CONCEPT PLAN

OLD JAMESTOWN MANOR

A Planned Environment Unit Procedure

A TRACT OF LAND BEING PART OF

SECTIONS 19 & 20

T. 47 N. - R. 7 E.

CITY OF BLACK JACK, ST. LOUIS COUNTY, MISSOURI

BOOK 345 PAGE 796
FILED FOR RECORD
SEP 30 2005
AT 12 O'clock P M.
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

755

BILL NO. 841
ORDINANCE NO. 887
Sponsor: Councilman Kovak

AN ORDINANCE GIVING APPROVAL TO A PLANNED ENVIRONMENT UNIT DEVELOPMENT ON A 13.6 ACRE TRACT IN THE "R-2" RESIDENTIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Black Jack, after due notice and a public hearing, recommended to the City Council on April 27, 2005 that the Project Site (as defined below) be approved as a Planned Environment Unit ("PEU") development; and

WHEREAS, the City Council is now fully advised on the subject.

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

SECTION 1. Approval of a PEU development of a tract consisting of 13.8 acres located on 13450 Old Jamestown Road in the "R-2" Residence Zoning District of the City of Black Jack, Missouri is granted. Said 13.8 acre tract ("Project Site") is described as follows:

A tract of land being part of the Northeast ¼ of Section 19 and part of Fractional Section 20, Township 47 North, Range 7 East, St. Louis County, Missouri and being further described as follows:

Beginning at an old stone at the Southeast corner of said Northeast ¼ of Section 19, said point being on the Western line of property now or formerly of Annie Finkel, said point being on the Western line of property now or formerly of Annie Finkel East according to instrument recorded in Book 12627, page 142 of the St. Louis County Records; thence along the South line of said Northeast ¼ of Section 19, North 89 degrees 34 minutes 00 seconds West, 206.23 feet more or less to a point on the Southeastern line of Old Jamestown Road as established by instrument recorded in Book 6330, page 1812 of the St. Louis County Records; thence in a Northeasterly direction, along said Southeast line, being a curve to the right, having a radius of 813.93 feet an arc distance of 457.91 feet more or less to an angle point therein; thence North 21 degrees 46 minutes 00 seconds West, 21.00 feet more or less to a point on the Southeast line of Old Jamestown Road, 40 feet wide; thence along said Southeast line, North 68 degrees 14 minutes 00 seconds East, 179.03 feet more or less to the intersection of the Eastern line of property now or formerly of Finkel, as aforementioned; thence along the Eastern line of Finkel, South 27 degrees 15 minutes 57 seconds East, 644.44 feet more or less to an angle point therein; thence South 45 degrees 34 minutes 19 seconds East, 441.85 feet more or less to an angle point therein; thence South 6 degrees 54 minutes 58 seconds West, 45.93 feet more or less to the Southwest corner of said Finkel; thence along the Southern line of Finkel, North 89 degrees 31 minutes 30 seconds West, 957.34 feet more or less to a point on the line between said Sections 19 and 20, said point being the Southwest corner of Finkel; thence along the between said Sections 19 and 20, being the Western line of Finkel, North 0 degrees 29 minutes 00 seconds East, 321.93 feet more or less to the point of beginning and containing 12.8 Acres more or less.

SECTION 2. The approval of the PEU is granted subject to compliance with all ordinances of the City of Black Jack, Missouri, including, without limitation, Section 300 of the Zoning Ordinance of City of Black Jack, Missouri (Appendix C of the Code of Ordinances of the City of Black Jack), and compliance with the following conditions recommended by the Planning & Zoning Commission in its meeting on April 27, 2005:

A. PERMITTED USES

This PEU authorizes the development of the Project Site with a maximum of ninety-seven (97) single family dwelling units.

B. APPROVAL OF THIS PEU

The approval of this PEU is subject to compliance with the following conditions:

i. No residential structure shall exceed two stories of three (3) stories or thirty-five (35) feet in height above the average finished ground elevation at the perimeters of the structure.

ii. The developer shall apply for and receive all necessary approvals from the Army Corps of Engineers with respect to Sections 401 and 404 of the Clean Water Act and shall comply with all applicable requirements thereof.

iii. The developer shall apply for and receive all necessary approvals from the Metropolitan St. Louis Sewer District with respect to MSD#5 (Halstead Pathway Interceptor Extension Sanitary) Phase II and wastewater and sanitary sewer improvements and shall comply with all applicable requirements thereof.

iv. The developer shall apply for and receive all necessary land disturbance permits from the Missouri Department of Natural Resources and shall comply with all applicable requirements thereof.

v. The developer shall apply for and receive the approval of the St. Louis County Department of Highways and Traffic for a curb cut for the Project Site at the Old Jamestown Road.

vi. The developer shall submit to the City Engineer a mixture of ornamental and evergreen material pursuant to Section 150 through 153 thereof, prior to any tree removal.

vii. The developer shall preserve as many trees as possible on the Project Site and shall comply with the City's Tree Preservation and Restoration Ordinance (Sec. 17-21 et seq. of the City's Code of Ordinances).

viii. All grades on the Project Site shall comply with the slope requirements of St. Louis County.

ix. All disturbed, non-agricultural areas on the Project Site shall be landscaped with vegetative cover.

x. All construction will take place within the Project Site by Old Jamestown Road only.

C. RECORDING

Within sixty (60) days of approval of the final Site Development Concept Plan by the Planning and Zoning Commission, the approved Site Development Concept Plan shall be recorded with the St. Louis County Recorder of Deeds.

SECTION 3. This Ordinance shall become effective upon its passage and approval as provided by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLACK JACK, ST. LOUIS COUNTY, MISSOURI, THIS 21st DAY OF JUNE, 2005.

Norman C. McCloud, Mayor

ATTEST:

Karen L. Goodson, City Clerk

APPROVED THIS 21st DAY OF JUNE, 2005.

APPROVED AS TO LEGAL FORM

Sharon L. Stock, Assistant Counselor

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PROPERTY DESCRIPTION

A tract of land being part of the Northeast ¼ of Section 19 and part of Fractional Section 20, Township 47 North, Range 7 East, St. Louis County, Missouri and being further described as follows:

Beginning at an old stone at the Southeast corner of said Northeast ¼ of Section 19, said point being on the Western line of property now or formerly of Annie Finkel East according to instrument recorded in Book 12627, page 142 of the St. Louis County Records; thence along the South line of said Northeast ¼ of Section 19, North 89 degrees 34 minutes 00 seconds West, 206.23 feet more or less to a point on the Southeastern line of Old Jamestown Road as established by instrument recorded in Book 6330, page 1812 of the St. Louis County Records; thence in a Northeasterly direction, along said Southeast line, being a curve to the right, having a radius of 813.93 feet an arc distance of 457.91 feet more or less to an angle point therein; thence North 21 degrees 46 minutes 00 seconds West, 21.00 feet more or less to a point on the Southeast line of Old Jamestown Road, 40 feet wide; thence along said Southeast line, North 68 degrees 14 minutes 00 seconds East, 179.03 feet more or less to the intersection of the Eastern line of property now or formerly of Finkel, as aforementioned; thence along the Eastern line of Finkel, South 27 degrees 15 minutes 57 seconds East, 644.44 feet more or less to an angle point therein; thence South 45 degrees 34 minutes 19 seconds East, 441.85 feet more or less to an angle point therein; thence South 6 degrees 54 minutes 58 seconds West, 45.93 feet more or less to the Southwest corner of said Finkel; thence along the Southern line of Finkel, North 89 degrees 31 minutes 30 seconds West, 957.34 feet more or less to a point on the line between said Sections 19 and 20, said point being the Southwest corner of Finkel; thence along the between said Sections 19 and 20, being the Western line of Finkel, North 0 degrees 29 minutes 00 seconds East, 321.93 feet more or less to the point of beginning and containing 12.8 Acres more or less.

This description is based on a cursory review of deeds and plats of record and is subject to any facts disclosed by a current property boundary survey and an up to date title search.

SJF Group, Inc. the owner of the property shown on this site Development Concept Plan for and in consideration of being granted a permit to develop said property under the provisions of Section 300 of the Code of Ordinances of the City of Black Jack, Missouri, do hereby agree, declare and covenant that from the date of recording of this plan, the property shall be developed only as shown hereon. This plan may be amended or superseded by the Planning Commission or may be vacated by order or ordinance of the City of Black Jack, Missouri City Council, each as more particularly authorized by the City of Black Jack, Missouri Zoning Ordinance now or hereafter in effect.

SJF Group, Inc

By: Stephen J. Fleckenstein, President

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 22nd day of September, 2005, before me personally appeared Stephen J. Fleckenstein, to me known, who, being duly sworn, did say that he is the President of SJF Group, INC., a Corporation of the State of Missouri, 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 that said Stephen J Fleckenstein acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: March 3, 2009

Notary Public

TERESA BOWLMAN
Printed Name of Notary Public

TERESA BOWLMAN
Notary Public, Notary Seal
State of Missouri
St. Louis County
My Commission Expires Oct. 3, 2009
Commission # 04611158

This Site Development Concept Plan of "OLD JAMESTOWN MANOR" was approved by the Black Jack, Missouri Planning and Zoning Commission in accordance with the provisions of Section 300 of Appendix C of the Code of Ordinance of the City of Black Jack, Missouri. This plan shall be developed under conditions prescribed by Ordinance No. 887 approved by the City of Black Jack, Missouri, the 21st day of June, 2005.

IN WITNESS WHEREOF, we have set our hands and affixed the official seal of Black Jack, Missouri the 21st day of September, 2005.

CITY OF BLACK JACK, MISSOURI

Karen Goodson
City Clerk

Norman C. McCloud
Mayor

GENERAL NOTES

1. TOTAL AREA OF TRACT = 12.8 Acres (545,666 s.f.)
2. Tract is identified by St Louis County locator number: 07 0 31 0488
3. Tract is currently zoned "R-2" Residence District (15,000 s.f. Min.)
4. Proposed Zoning: "R-2 PEU" Residence District
5. Allowable Yield:

Total Area of Tract	548,666 sf	12.600 Ac.
Less Rights-of-Way	70,417 sf	1.617 Ac.
Net Area	478,436 sf	10.983 Ac.

478,436 sf / 15,000 sf = 31.89 lots allowed

6. TOTAL LOTS PROPOSED = 97

Minimum Lot Size	15,000 SF
Maximum Lot Size	18,396 SF
Average Lot Size	12,940 SF
Area of Common Ground	129,058 SF

7. All construction shall be in accordance with City of Black Jack and Metropolitan St. Louis Sewer District standards and specifications.
8. All site grading shall comply with the slope requirements of St. Louis County.
9. Tract lies in the following districts.

Sewer	Metropolitan St. Louis Sewer District (Coldwater Creek Watershed)
Fire	Black Jack Fire Protection District
School	Hazelwood School District

10. All public utilities are available to the site
Tract is served by the following utilities.

Electric	Ameren UE
Gas	Laclede Gas Company
Telephone	SBC
Water	Missouri American Water

11. Contours are USGS Datum
Contour Interval = 4.0'
12. This entire site is outside of the 100 year Flood Plain

This is to certify that this plat is a representation of existing and proposed land divisions and has been prepared from plats and deeds of record.

David A. Colvin, Mo. P.E. - #E-19278

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

REVISIONS		

SITE DEVELOPMENT CONCEPT PLAN

OLD JAMESTOWN MANOR

13450 Old Jamestown Road, Black Jack, Missouri 63033

Prepared for:

SJF GROUP, INC.
1345 Triad Center - PMB 151
St. Peters, Missouri 63376
(636)493-2003

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the clayton engineering company, inc.
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Designed	KNS
Drawn	KBS
Checked	DAC
Date	06/01/05
Project Number	04178
Sheet Number	1 of 1