CROWN POINTE

PART OF THE EAST 1/2 OF THE S.W. 1/4 OF SECTION 29
TOWNSHIP 1 NORTH, RANGE 6 WEST, OF THE 3RD PRIME MERIDIAN
ST. CLAIR COUNTY, ILLINOIS
CITY OF MASCOUTAH

LEGAL DESCRIPTION

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29; THENCE SOUTH 00 DEGREES 47 MINUTES 14 SECONDS EAST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 29, A DISTANCE OF 1,249.68 FEET TO A LINE 10.00 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF MASCOUTAH SURFACE PROTECTION DISTRICT; THENCE NORTH 89 DEGREES 58 MINUTES 18 SECONDS WEST, 10.00 FEET NORTHERLY OF AND PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE OF MASCOUTAH SURFACE PROTECTION DISTRICT, 1,269.52 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH JEFFERSON STREET (A.K.A. ILLINOIS ROUTE 4); THENCE NORTH 00 DEGREES 43 MINUTES 56 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE OF NORTH JEFFERSON STREET (A.K.A. ILLINOIS ROUTE 4), A DISTANCE OF 828.09 FEET TO THE SOUTHERLY LINE OF SCHNEIDEWIND SUBDIVISION; REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A01871617; THENCE SOUTH 89 DEGREES 07 MINUTES 18 SECONDS EAST, ON SAID SOUTHERLY LINE OF SCHNEIDEWIND SUBDIVISION, 249.99 FEET TO THE EASTERLY LINE OF SAID SCHNEIDEWIND SUBDIVISION; THENCE NORTH 00 DEGREES 43 MINUTES 56 SECONDS WEST, ON SAID EASTERLY LINE OF SAID SCHNEIDEWIND SUBDIVISION, 439.97 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 29; THENCE SOUTH 89 DEGREES 08 MINUTES 44 SECONDS EAST, ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, A DISTANCE OF 1,018.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34.14 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

ZONED PDP
RS-10 SINGLE FAMILY RESIDENTIAL
GENERAL COMMERCIAL, MULTIPLE FAMILY RESIDENTIAL

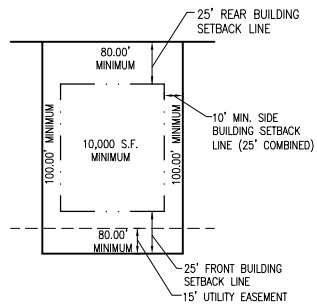
MASCOUTAH FIRE PROTECTION DISTRICT
MASCOUTAH COMMUNITY SCHOOL DISTRICT NO. 19

GENERAL COMMERCIAL
OUTLOTS F AND G
TOTAL AREA: 4.74 Ac
BUILDING AREA: 0.69 Ac
TOTAL PARKING: 175 Spaces

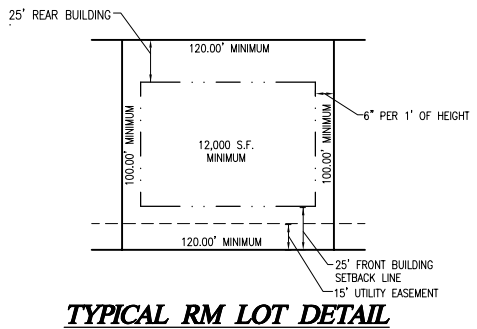
TOTAL MULTIPLE FAMILY RESIDENTIAL LOTS
AVERAGE LOT SIZE 15,836 S.F.
SMALLEST LOT SIZE 13,676 S.F.
LARGEST LOT SIZE 20,161 S.F.
EACH LOT SHALL HAVE 4 DWELLING UNITS

TOTAL SINGLE FAMILY RESIDENTIAL LOTS
AVERAGE LOT SIZE 11,849 S.F.
SMALLEST LOT SIZE 10,027 S.F.
LARGEST LOT SIZE 16,630 S.F.

GROSS AREA	34.14 AC±
GREEN SPACE	0.57 AC±
RIGHT-OF-WAY	5.56 AC±
DETENTION AREA	1.19 AC±
NET AREA	26.82 AC±



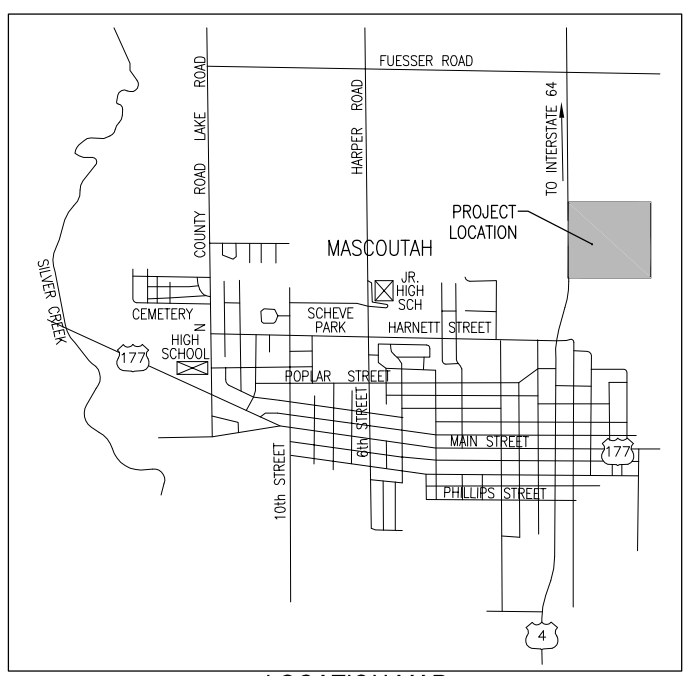
TYPICAL RS-10 LOT DETAIL



TYPICAL RM LOT DETAIL

NOTES:

1. EASEMENTS ALONG ALL RIGHT-OF-WAYS SHALL BE 15 FEET WIDE UTILITY AND DRAINAGE UNLESS OTHERWISE NOTED.
2. 10' WIDE EASEMENTS SHALL BE ON THE BACK LINE OF ALL LOTS UNLESS OTHERWISE NOTED.
3. ALL UTILITIES NOT LOCATED WITHIN THE RIGHT-OF WAY OF THE STREETS SHALL BE CENTERED IN A 15' WIDE EASEMENT.
4. WATERMAIN SHALL BE 8" THROUGHOUT SUBDIVISION.
5. WATERMAIN TO BE INSTALLED WITHIN THE 15' WIDE RIGHT-OF-WAY EASEMENT.
6. SANITARY SEWER – 12" OR 8"
7. ALL DIMENSIONS SHOWN HEREON ARE SUBJECT TO CHANGE UPON FINAL PLATTING.
8. STORM SEWERS SHALL BE A MINIMUM 12" DIAMETER.
9. SCHOOLS: MASCOUTAH COMMUNITY SCHOOL DISTRICT #19.
10. STREET LIGHTS TO BE DESIGNED AND INSTALLED PER THE CITY OF MASCOUTAH REQUIREMENTS.
11. OUTLOTS A,B,C,D,&E SHALL BE UTILIZED AS PASSIVE RECREATIONAL SPACE.



LOCATION MAP

ZONING DISTRICT	BULK REGULATIONS-LOT SIZE	MIN. FRONT YARD	MIN. SIDE YARD MODIFICATION	MIN. REAR YARD	BUILDING MODIFICATION
RS-10 SINGLE FAMILY RESIDENTIAL	10,000 S.F.	25'	10' (25' COMBINED)	25'	25%

REVISED PER PLANNING COMMISSION REVIEW
MAY 6, 2009

LAND SURVEYOR/ENGINEER

THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488

OWNER/SUBDIVIDER

CPR PROPERTIES, LLC
221 WEST POINTE DRIVE, SUITE 7
SWANSEA, ILLINOIS 62226
(618) 277-4407

GRAPHIC SCALE
100' 0 100' 200'

THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS ◆ SURVEYORS ◆ PLANNERS

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stlouis@twm-inc.com

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Signature:
Signature Date:
Expiration Date:

STATEMENT OF RESPONSIBILITY

I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

TITLE: FINAL DEVELOPMENT PLAN
PROPOSED SITE PLAN

PROJECT: CROWN POINTE
CITY OF MASCOUTAH
ST. CLAIR COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
1	4/9/09	REVISED PER CITY REVIEW
2	5/6/09	REVISED PER PLANNING COMMISSION REVIEW

DRAWN BY:	LEM
DESIGNED BY:	NTS
CHECKED BY:	
APPROVED BY:	
PROJECT NUMBER	D01080111

SHEET 2 OF 3 SHEETS

PROJECT DESCRIPTION: FINAL DEVELOPMENT PLAN

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING