

# PRELIMINARY PLAT PRE19-02

## PRELIMINARY PLAT FOR THE RESUBDIVISION OF ADJUSTED LOTS 51 & 52 OF WINDCASTLE PLAT TWO - 51 CASTLE LAKE COURT

Application: PRE19-02  
Engineer: Volz Incorporated  
Owner/Developer: Jason R. Jensen and April D. Jensen Revocable Trust  
Property Zoning: R1B, Single-Family Residential District  
Proposed Lots: 2  
Parcel Size: 1.79 acres  
Location: At the northern terminus of Castle Lake Court,  
near the City of Weldon Spring  
Council District: 7  
Account No.: T141100003

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### **CONTENTS:**

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Topographic Map
- Preliminary Plat
- Letters received
  - ◆ None

## STAFF RECOMMENDATION

**To:** County Planning & Zoning Commission

**Prepared by:** Ellie Marr, CFM

**Application No.:** PRE19-02

**Date:** April 8, 2019

### GENERAL INFORMATION

**Owner:** Jason R. and April D. Jensen Revocable Trust

**Applicant:** Voltz Incorporated – Jeff Atkins

**Requested Action:** Approval of a preliminary plat for the Resubdivision of Adjusted Lots 51 & 52 of Windcastle, Plat Two (2 lots)

**Location:** 51 Castle Lake Court, at the northern terminus of Castle Lake Court

**Subdivision area:** 1.79 acres

**Current Zoning:** R1B, Single Family Residential, 20,000 sq. ft. minimum lot size

**Current Land Use:** Undeveloped

**Adjacent Land Use and Zoning:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R1A/PUD and R1B, Single Family Residential	Subdivision Common Grounds
South	R1B, Single Family Residential	Windcastle Plat 2
East	R1B, Single Family Residential	Bluffs at Windcastle Subdivision
West	R1B, Single Family Residential	Windcastle Plat 2

**2030 Master Plan:** Recommends low density residential land uses (1-4 units per acre)

**Public Services:** County Council District 7 – John White

**School District:** Francis Howell School District

**Fire District:** Cottleville Fire Protection District

**Utilities:** Water – Missouri American Water Company  
Sewer – Duckett Creek Sewer District

### PRELIMINARY PLAT SUMMARY

The developer is proposing to create a 2 lot resubdivision. When the subject property was originally platted in 2005, it consisted of two (2) lots. A boundary adjustment plat later combined these two (2) lots, and now the applicant is applying to divide the parcel as it was originally platted. No new utilities for the proposed lots will be necessary.

**RECOMMENDATION**

The Planning and Zoning Division recommends that the Planning and Zoning Commission approve the Resubdivision of Adjusted Lots 51 & 52 of Windcastle Plat Two. The plat is not subject to any rezoning requests and will be similar to the original plat.

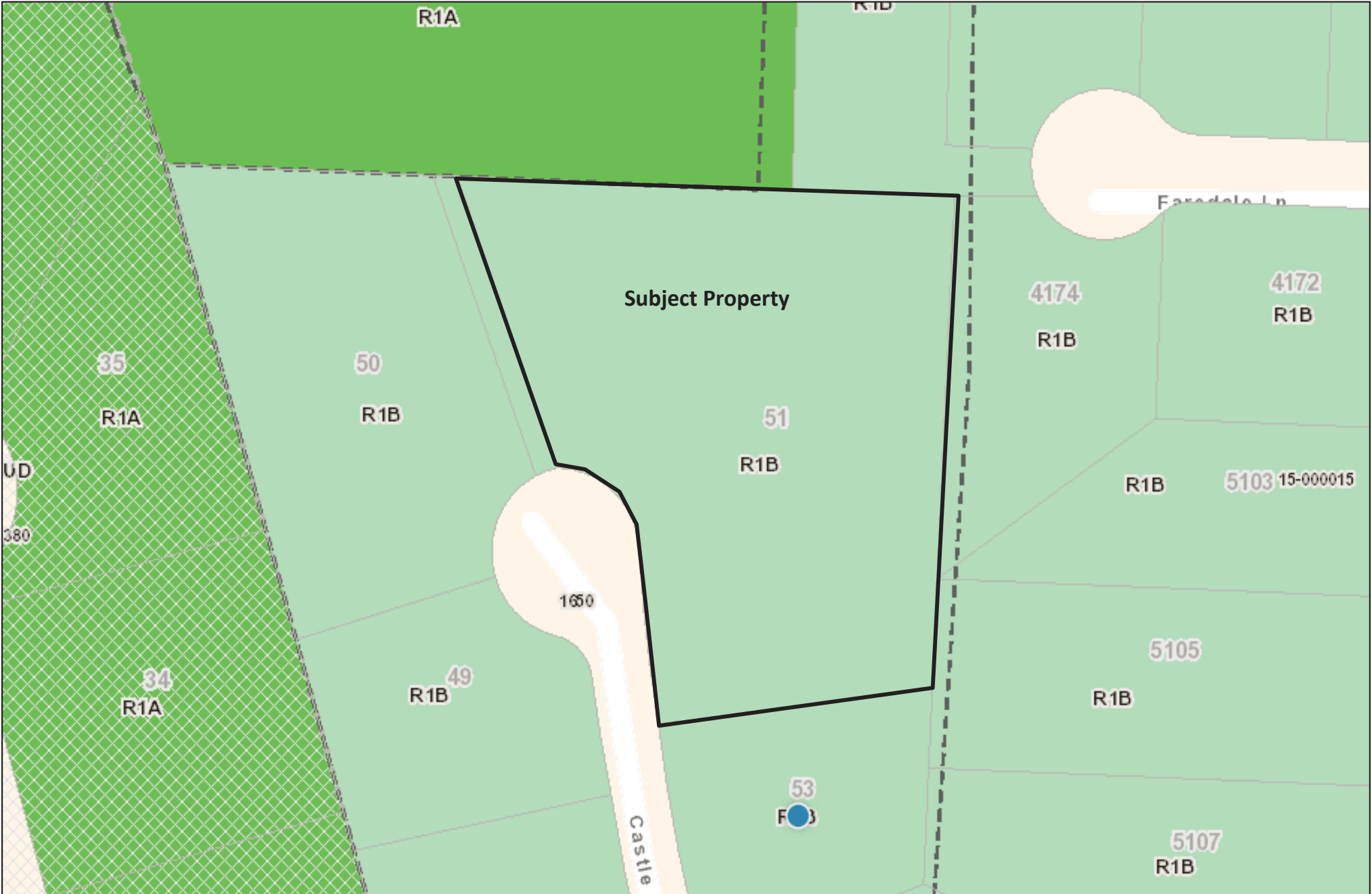


**Proposed Lots 51 & 52**

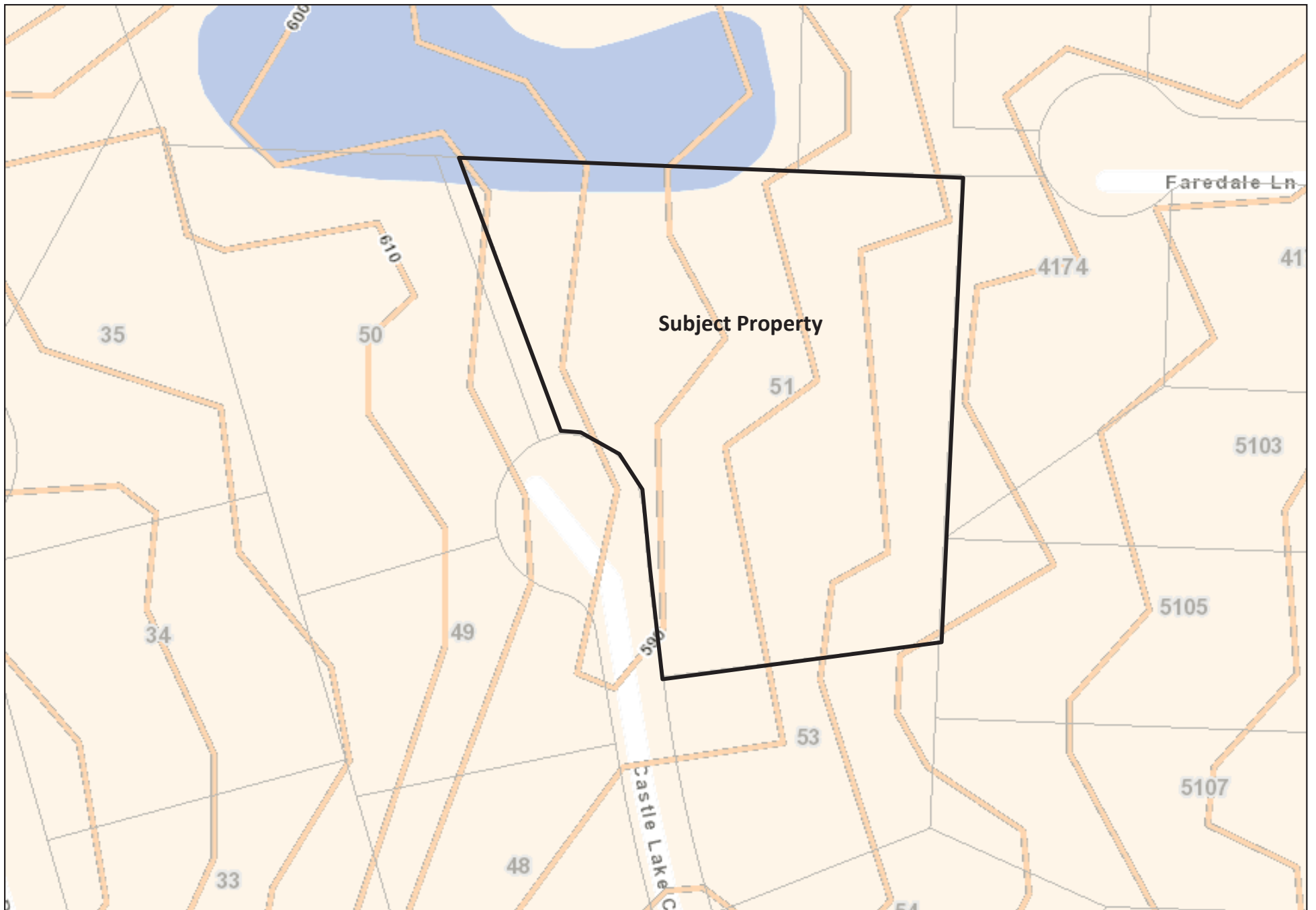


PRE19-02 - Aerial

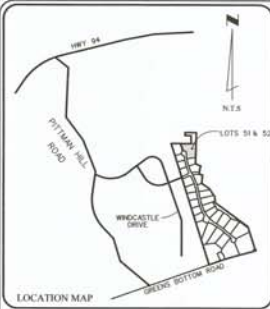




PRE19-02 - Zoning

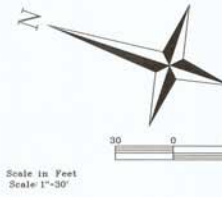


PRE19-02 - Topography



LEGEND:  
 (Z) ADDRESS

"WINDCASTLE PLAT TWO RESUBDIVISION OF BOUNDARY ADJUSTMENT LOTS 51 AND 52"  
 A TRACT OF LAND BEING ADJUSTED LOT 51 OF "WINDCASTLE PLAT TWO  
 BOUNDARY ADJUSTMENT PLAT OF LOTS 51 & 52", IN SECTION 29  
 TOWNSHIP 46 NORTH - RANGE 4 EAST ST. CHARLES COUNTY, MISSOURI  
 ZONED R1B, RESIDENTIAL



THIS SITE IS IN THE FOLLOWING DISTRICTS:  
 DUCKETT CREEK SEWER DISTRICT  
 COTTLEVILLE FIRE PROTECTION DISTRICT  
 FRANCIS HOWELL SCHOOL DISTRICT  
 DARDENNE CREEK WATERSHED

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
 AMBERLIFE  
 LADEDE GAS COMPANY  
 MISSOURI AMERICAN WATER COMPANY  
 SOUTHWESTERN BELL TELEPHONE COMPANY

NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR TO 500 YEAR FLOODPLAIN  
 (FEMA MAP #09183C0458 G - January 20, 2016)

SINGLE FAMILY DWELLINGS TO BE MAX HEIGHT OF 36, 2 STORES ABOVE FINAL GRADE AS MEASURED FROM FRONT  
 BUILDING LINE AT STREET ELEVATION.

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE DUCKETT CREEK SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO ST. CHARLES COUNTY AND DUCKETT CREEK  
 SANITARY DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLE  
 ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

GRADING AND DRAINAGE SHALL BE PER ST. CHARLES COUNTY AND DUCKETT CREEK SEWER STANDARDS.

GRADED SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL  
 REPORT AND APPROVED BY ST. CHARLES COUNTY.

ALL IMPROVEMENTS ARE EXISTING IN THE WINDCASTLE SUBDIVISION

ALL STORM SEWER EASEMENTS ALONG LOT LINES ARE 14' WIDE.

THE UNDERGROUND UTILITIES SHOWN HEREIN 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 SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION  
 OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ASSUME ANY  
 PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318,  
 RSMO.

LEGAL DESCRIPTION: "WINDCASTLE PLAT TWO RESUBDIVISION OF BOUNDARY ADJUSTMENT LOTS 51 AND 52"

PROJECT NOTES

OWNER OF RECORD & PREPARED FOR:

MR. JASON JENSEN  
 705 W. KIRKHAM AVE.  
 GLENDALE MO 63122  
 PH: (314) 378-5710  
 JASON.JENSEN@ATT.NET

PREPARED BY:

VOLZ INCORPORATED  
 13849 MIDWAY HEAD NOTL. BLVD.  
 ST. LOUIS MO. 63132-1166

AREA OF SITE: 1.79 AC.

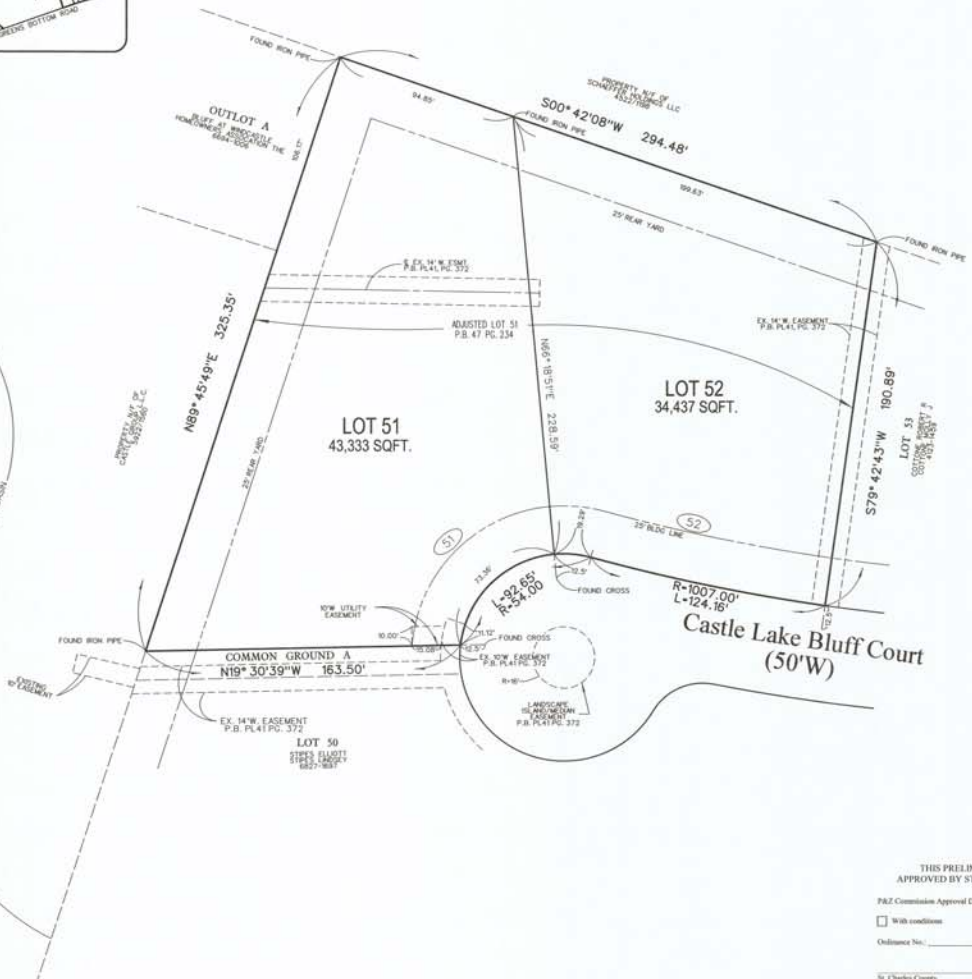
EXISTING ZONING: "R-1B"

EXISTING USE: 2 SINGLE FAMILY LOTS

PROPOSED USES: 2 SINGLE FAMILY HOMES

MR. JASON JENSEN  
 705 W. KIRKHAM AVE.  
 GLENDALE MO 63122  
 PH: (314) 378-5710  
 JASON.JENSEN@ATT.NET

**VOLZ**  
 INCORPORATED  
 13849 MIDWAY HEAD NOTL. BLVD.  
 ST. LOUIS MO. 63132-1166  
 ENGINEERING • LAND PLANNING • LAND SURVEYING  
 INSURANCE • CONSTRUCTION MANAGEMENT



MAINTENANCE OF THE ISLAND/MEDIANS  
 LANDSCAPING WILL BE THE RESPONSIBILITY  
 OF THE SUBDIVISION HOMEOWNERS ASSOCIATION

THIS PRELIMINARY PLAT IS  
 APPROVED BY ST. CHARLES COUNTY:

P&Z Commission Approval Date: \_\_\_\_\_

With conditions

Ordinance No.: \_\_\_\_\_

St. Charles County Planning & Zoning Division Director Date: \_\_\_\_\_

BY ORDER OF MR. JASON JENSEN, WE HAVE PREPARED A PRELIMINARY PLAT, THE RESULTS OF WHICH  
 ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY PLAT. NOT FOR  
 CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR  
 THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF  
 GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A  
 CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE  
 DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCE HAVE BEEN DONE AND THIS CONCEPT PLAN  
 IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE  
 INFORMATION HAVE NOT BEEN MADE AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. BOUNDARY  
 LINES HAVE BEEN PREPARED FROM INFORMATION SUPPLIED BY THE CLIENT WITHOUT BENEFIT OF TITLE  
 SEARCH OR FIELD SURVEYS. TOPOGRAPHIC DATA HAS BEEN TAKEN FROM EXISTING MAPS AND NOT  
 VERIFIED BY PHYSICAL ELEVATIONS. ZONING DENSITY IS ASSUMED AND THE LOCATION, CAPACITY AND  
 AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION, WITHOUT VERIFICATION.  
 ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE  
 AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER  
 ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS PRELIMINARY PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING  
 AND PROPOSED LAND DIVISIONS. THIS IS A PRELIMINARY PLAN - NOT FOR CONSTRUCTION.

Professional Engineer Seal for Timothy J. Meyer, P.E., No. E-24685.  
 Professional Land Surveyor Seal for Eric J. Kirby, No. S-24685.

REVISED: MARCH 26, 2019

**WINDCASTLE**  
 PLAT TWO  
 "RESUBDIVISION OF BOUNDARY ADJUSTMENT LOTS 51 AND 52"

PRELIMINARY PLAT  
 21912  
 Date Map No. 07-LL-24  
 March 26, 2019