

GLEN EAGLE

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTIONS 29, 30, & 32,
SECTION 36, TOWNSHIP 35 N.,
ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES -

- TOTAL AREA - 377.67 ACRES
ACROSS AC. - SINGLE FAMILY / RECREATIONAL / COMMERCIAL
7.77 AC. - MULTI-FAMILY 9.82 AC. - COMMERCIAL
- PROPOSED USE - RESIDENTIAL / RECREATIONAL / COMMERCIAL
- PROPOSED ZONING - RESIDENTIAL / MULTI-FAMILY / COMMERCIAL
- THIS TRACT IS PART OF A LARGER TRACT OWNED BY THE CITY OF OTTAWA, ILL. AND IS BEING OFFERED FOR SALE BY THE CITY OF OTTAWA, ILL. AS PART OF A DEVELOPMENT PROJECT.
- LOT DATA -
A. TOTAL NUMBER OF LOTS - 600
B. MINIMUM LOT WIDTH - 60 FT.
C. MINIMUM LOT DEPTH - 25 FT.
D. MINIMUM LOT AREA - 1500 S.F.
E. MINIMUM LOT FRONT YARD - 25 FT.
F. MINIMUM LOT SIDE YARD - 5 FT.
G. MINIMUM LOT REAR YARD - 5 FT.
H. MINIMUM LOT FRONT SETBACK - 25 FT.
I. MINIMUM LOT SIDE SETBACK - 5 FT.
J. MINIMUM LOT REAR SETBACK - 5 FT.
- ALL STREETS SHALL BE DEDICATED TO THE CITY OF OTTAWA, ILL.
- ALL RIGHT-OF-WAY SHALL BE 50 FT. WIDE, UNLESS OTHERWISE NOTED OTHERWISE.
- THE RIGHT-OF-WAY BY THE CLUB HOUSE IS 60 FT. WIDE, WITH 36 FT. OF PAVEMENT.
- STORMWATER DRAINAGE AND DETENTION SHALL COMPLY WITH THE CITY OF OTTAWA, ILL. REQUIREMENTS.
- ALL UTILITIES SHALL BE LOCATED IN THE RIGHT-OF-WAY AND SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE CITY OF OTTAWA, ILL. REQUIREMENTS.
- THE CITY OF OTTAWA, ILL. ZONING ORDINANCE REQUIREMENTS AS SET FORTH IN ARTICLE 15.3.
- PROPOSED STAGES OF DEVELOPMENT -
A. STAGE 1 - 198
B. STAGE 2 - 198
C. STAGE 3 - 198
D. STAGE 4 - 198
E. STAGE 5 - 198
F. STAGE 6 - 198
G. STAGE 7 - 198
H. STAGE 8 - 198
I. STAGE 9 - 198
J. STAGE 10 - 198
- THE DEVELOPERS SHALL COMPLY WITH THE CITY OF OTTAWA, ILL. REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT.
- PROPOSED "AVERAGE" LOT SIZE - 620 S.F.
- THE PROPOSED SCREENING BETWEEN RUNNY MEADE, ILL. AND THE CITY OF OTTAWA, ILL. SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF BOTH EARTH BEANS AND EARTH BEANS.
- THE FINAL PLAN AND RECORD PLAN WILL NEED TO SHOW REAR YARD SETBACK ON THE FOLLOWING LOTS: 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 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