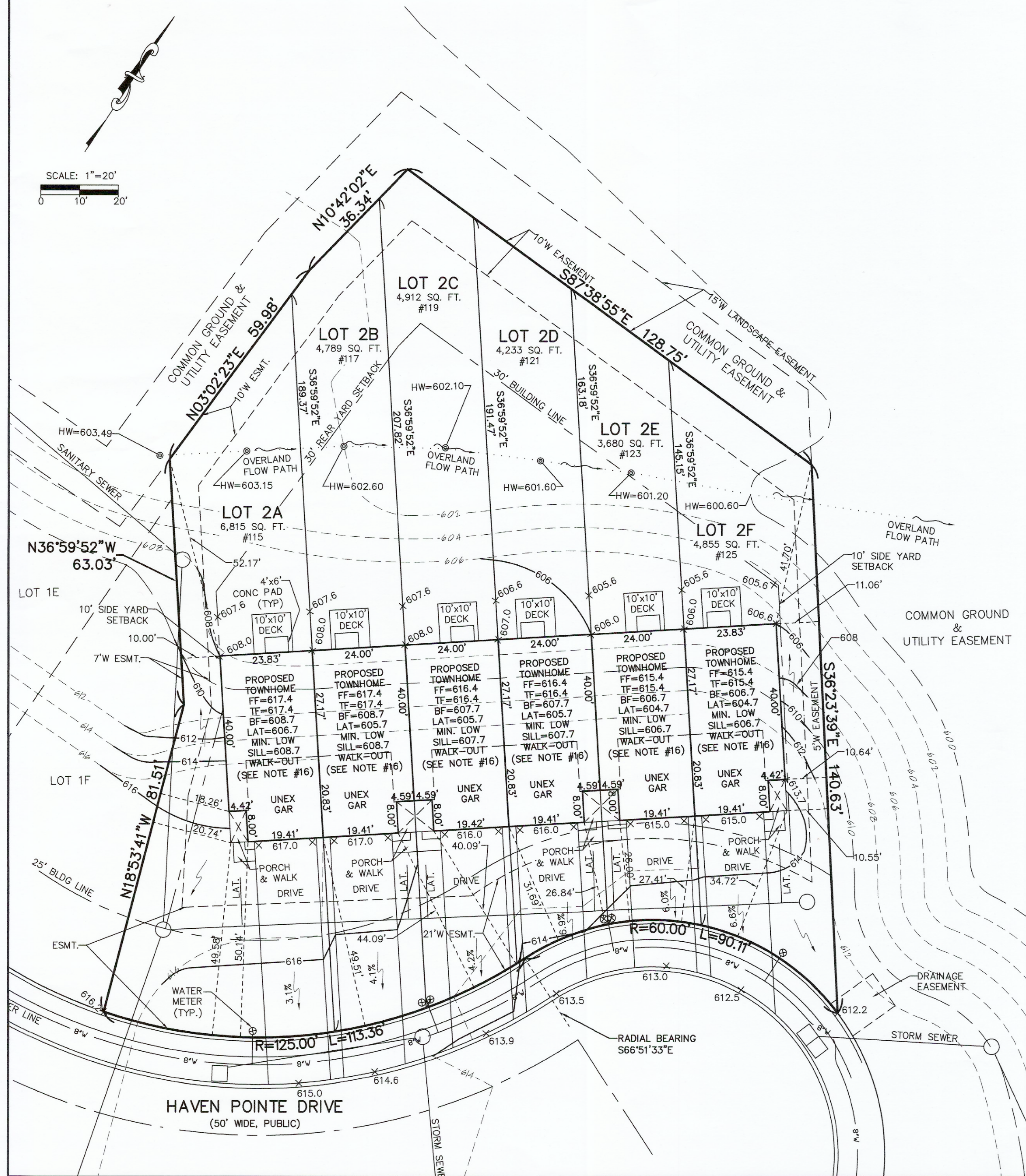


A PLOT PLAN OF
LOT 2A, 2B, 2C, 2D, 2E, & 2F OF
"HAVEN POINTE PLAT ONE"
DOCUMENT NUMBER 2024R-036038
TOWNSHIP 47 NORTH, RANGE 1 EAST
CITY OF WENTZVILLE,
ST. CHARLES COUNTY, MISSOURI

SCALE: 1"=20'
0 10' 20'



GENERAL NOTES:

1. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. BASIS OF BEARINGS ARE ADOPTED FROM THE RECORDED PLAT.
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR OUR USE. PROPERTY MAY BE SUBJECT TO EASEMENTS AND OTHER MATTERS OF RECORD.
4. CONTRACTOR TO VERIFY HORIZONTAL LOCATION OF EXISTING SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND SIZE OF ANY IMPROVEMENTS ADDITIONAL TO THIS LOT.
5. ALL TIES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE TAKEN FROM THE RECORD PLAT UNLESS NOTED OTHERWISE.
7. ALL BUILDING DIMENSIONS ARE TAKEN ALONG THE FACE OF FOUNDATION.
8. THIS DRAWING IS PREPARED FROM BUILDING PLANS PROVIDED BY THE CLIENT, CONSTRUCTION PLANS BY BAX ENGINEERING AND RECORD PLAT INFORMATION ONLY. NO FIELD WORK WAS DONE IN THE PREPARATION OF THIS PLOT PLAN.
9. ACCORDING TO THE RECORD PLAT, THE BUILDING SETBACKS ARE:
25' FRONT YARD SETBACK
10' SIDE YARD SETBACK
30' REAR YARD SETBACK
10. BAX ENGINEERING IS NOT RESPONSIBLE FOR BUILDING CONSTRUCTED OVER BUILDING SETBACK LINES OR WITHIN EASEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE BUILDING BEHIND THE REQUIRED SETBACK LINES, OUT OF EASEMENTS AND MAINTAINING THE REQUIRED DISTANCE BETWEEN BUILDINGS.
11. DRAINAGE EMERGENCY RELIEF SYSTEM (ERS) EXISTS? IF YES, BUILDER TO ENSURE 6" FREEBOARD FROM ALL LOW SILLS TO SWALE HIGHWATER ELEVATION OR HIGHEST ADJACENT SWALE ELEVATION.
☐ NO ☐ YES - NON CRITICAL (VISUAL REVIEW)
☐ YES - CRITICAL (SURVEY REQUIRED PRIOR TO OCCUPANCY)
STAFF INITIALS _____
12. FUTURE FENCE PERMITS MAY INVOLVE SPECIAL DESIGN DUE TO DRAINAGE ON THIS LOT.
☐ YES ☐ NO STAFF INITIALS _____
13. DRIVEWAY AND SIDEWALK SHALL BE CONSTRUCTED PER CONSTRUCTION DETAIL 700.23 AND 700.26.
14. 100 YEAR OVERLAND FLOW PATH HIGH WATER ELEVATIONS WERE CALCULATED BY BAX ENGINEERING USING HYDROFLOW AND BASED ON THE DRAINAGE AREA MAP IN THE CONSTRUCTION PLANS.
15. BUILDING LOW SILL ELEVATION AND ERS SWALE REQUIRES THE AS-BUILT SURVEY VERIFICATION CERTIFICATE PRIOR TO THE TEMPORARY OCCUPANCY PERMIT BEING ISSUED. THE BUILDING LOW SILL ELEVATION IS TO BE A MINIMUM OF 6" ABOVE THE 100 YEAR HIGH WATER ELEVATION CONTAINED IN THE ERS SWALE.
16. FRONT FOUNDATION WALLS TO BE 9' POUR, SIDE AND BACK FOUNDATION WALLS TO BE 8' POUR ON ALL PROPOSED TOWNHOMES.

PLOT PLAN

PREPARED FOR:

HABITAT FOR HUMANITY
2041 TRADE CENTER DRIVE
ST. PETERS, MO. 63376
(636) 978-5712

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than these authenticated by my seal.



REVISIONS

NO.	DESCRIPTION



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PLANNING
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Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

05/11/26

DATE

04-12955

PROJECT NUMBER

SHEET OF

12955P2A-2F.DWG
FILE NAME

DRK CAW/JBS
DRAWN CHECKED

DATE DONE IN FIELD