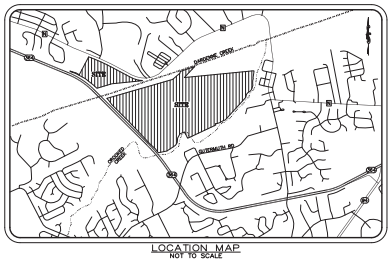
A P.U.D. FINAL PLAN FOR
COTTLEVILLE TRAILS

A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 15 AND
PART OF U.S. SURVEYS 57 AND 304,
TOWNSHIP 46 NORTH, RANGE 3 EAST,
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

GENERAL NOTES:

1. TOTAL GROSS AREA OF TRACT: 336.61 ACRES
2. NEW DEVELOPMENT AREA: R-1E (P.U.D.) 264.99 ACRES; R-2 (P.U.D.) 53.88 ACRES; C-3 (P.U.D.) 17.65 ACRES
3. EXISTING ZONING: "R-1E (P.U.D.)" (CITY OF COTTLEVILLE); "R-3 (P.U.D.)" (CITY OF COTTLEVILLE); "C-3 (P.U.D.)" (CITY OF COTTLEVILLE); "C-3" (CITY OF COTTLEVILLE)
4. PROPOSED ZONING: "R-1E (P.U.D.)" (CITY OF COTTLEVILLE); "R-2 (P.U.D.)" (CITY OF COTTLEVILLE); "C-3 (P.U.D.)" (CITY OF COTTLEVILLE)
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL; SINGLE FAMILY ATTACHED RESIDETAL; MULTI FAMILY APARTMENTS; INDOOR/OUTDOOR STORAGE
6. PROPOSED LOTS/UNITS: 355 SINGLE FAMILY LOTS; 217 SINGLE FAMILY ATTACHED UNITS; 175 MULTI FAMILY APARTMENT UNITS
7. CURRENT OWNER OF PROPERTY:
   COTTLEVILLE HOLDINGS LLC
   5733 WESTWOOD DRIVE
   WELDON SPRING, MO 63304
8. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES:
   ELECTRIC: AMEREN MISSOURI
   AT&T
   SPIRE MISSOURI INC
   COTTLEVILLE FIRE PROTECTION DISTRICT
   DUCKETT CREEK SEWER DISTRICT
   MISSOURI AMERICAN WATER COMPANY
   PUBLIC WATER SUPPLY DISTRICT NO. 2
   CHARTER COMMUNICATIONS
9. ZONING RESTRICTIONS:

"R-1E" SINGLE FAMILY RESIDENTIAL ZONING ARE AS FOLLOWS:
FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 7 FEET
REAR YARD SETBACK: 25 FEET
MINIMUM LOT WIDTH: 70 FEET
MINIMUM LOT AREA: 7,000 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET

"R-2" MULTI-FAMILY RESIDENTIAL DISTRICT ZONING ARE AS FOLLOWS:
FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
MINIMUM LOT WIDTH: 200 FEET
MINIMUM LOT AREA: 5,000 S.F. PER FAMILY
MAXIMUM BUILDING HEIGHT: 35 FEET

"R-2" SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT ZONING ARE AS FOLLOWS:
DISTANCE BETWEEN GROUPED BUILDINGS:
FRONT TO FRONT: 50 FEET
BACK TO BACK: 50 FEET
SIDE TO SIDE: 30 FEET
FRONT TO SIDE: 35 FEET
BACK TO SIDE: 35 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

"C-3" GENERAL COMMERCIAL RETAIL DISTRICT ZONING ARE AS FOLLOWS:
FRONT YARD SETBACK: 35 FEET
REAR YARD SETBACK: 25 FEET
INTERIOR SIDE SETBACK: 20 FEET
STREET SIDE SETBACK: 35 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET

GENERAL NOTES cont.:

10. ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 29183C0433G DATED JANUARY 20, 2016, THIS TRACT LIES PARTIALLY WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AND PARTIALLY WITHIN ZONE AE FLOODWAY (REGULATORY FLOODWAY).
11. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATIONS OF THE LOCATION OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION IMPROVEMENTS.
12. ALL PROPOSED LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF COTTLEVILLE UNIFORM LIGHTING CODE.
13. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
14. ALL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF COTTLEVILLE.
15. A PROPOSED LANDSCAPING PLAN WILL BE SUBMITTED AT THE TIME OF THE FINAL PUD PLAN IN CONFORMANCE WITH SECTION 405-650 OF THE ZONING ORDINANCE.
16. ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING AND USEABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
17. PERIMETER 10 FOOT WIDE EASEMENTS AND 5 FOOT WIDE LOT LINE EASEMENTS TO BE PROVIDED FOR THE DEVELOPMENT.
18. PROPOSED LAKES SHALL HAVE A MINIMUM DEPTH OF 10 FEET. STORMWATER ESCROWS WILL BE HELD UNTIL THE FINAL DEPTH IS VERIFIED.
19. A 20 FOOT LANDSCAPE/TRANSITION SETBACK IS REQUIRED BETWEEN THE COMMERCIAL AND THE SINGLE FAMILY. TRANSITION STRIP SHALL BE INSTALLED AT THE TIME THE SUBJECT LOT IS IMPROVED AND SHALL INCLUDE A VEGETATIVE PLANTING SCREEN CONSISTING OF EVERGREEN PLANTS WITH A MINIMUM HEIGHT OF SIX (6) FEET AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
20. ALL WALKING/CART TRAILS TO BE 10' WIDE AND GRAVEL. GRAVEL TRAILS WILL BE REQUIRED TO BE PAVED WITHIN THE RIGHT OF WAY WHERE THEY CONNECT TO PUBLIC STREETS.
21. SELF STORAGE LOT TO BE PAVED.
22. ALL RESIDENTS IN DEVELOPMENT WILL HAVE RIGHTS TO USE THE AMENITIES. ALL AMENITIES ARE PRIVATE EXCEPT FOR THE G.R.G. TRAIL. A 20 FEET WIDE EASEMENT WILL BE PROVIDED FOR THE PROPOSED G.R.G. TRAIL.
23. ADDITIONAL TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION PLAN REVIEW.
24. CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED TO USE THE ENTRANCE FROM ST. CHARLES STREET ONTO HIGHWAY N.
25. AN APPROVED LOMR WILL BE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
26. VILLAGE "G" WILL BE MARKETED TO ACTIVE ADULTS.
27. MINIMUM HOME SQUARE FOOTAGE IS 1,200 S.F.
28. THE BUILDING ELEVATIONS FOR THE INDOOR STORAGE BUILDING AND APARTMENT BUILDING SHALL BE REVIEWED AND APPROVED BY THE CITY PLANNING AND ZONING COMMISSION AND THE BOARD OF ALDERMAN PRIOR TO CONSTRUCTION.
29. THE STREETS IN VILLAGE "G" TO BE PRIVATE.
30. ADDITIONAL TRAFFIC CALMING DEVICES MAY BE REQUIRED DURING CONSTRUCTION PLAN REVIEW PROCESS.
31. AMENITIES TO BE COMPLETED PRIOR TO 70% OF THE HOMES IN PHASE ONE BEING COMPLETED.

PARKING PROVIDED FOR APARTMENTS

175 TOTAL UNITS
PARKING PROVIDED: 353 SPACES (INCLUDING 10 ACCESSIBLE SPACES)
353 UNITS/175 SPACES = 2.017 SPACES PER UNIT
CART PARKING PROVIDED: 62 SPACES

REQUESTED DEVIATION FROM CITY CODES:

R-1E
- REAR YARD SETBACK OF 20 FEET.
  CODE REQUIRES A 25 FOOT REAR YARD SETBACK.
- SIDE YARD SETBACK OF 6 FEET.
  CODE REQUIRES A 7 FOOT SIDE YARD SETBACK.
- MINIMUM LOT WIDTH OF 40 FEET.
  CODE REQUIRES A 70 FOOT MINIMUM LOT WIDTH.
- MINIMUM LOT AREA OF 4,800 S.F.
  CODE REQUIRES 7,000 S.F. MINIMUM LOT AREA.

R-2
- MAXIMUM BUILDING HEIGHT OF 70 FEET.
  CODE REQUIRES A 35 FOOT MAXIMUM BUILDING HEIGHT.

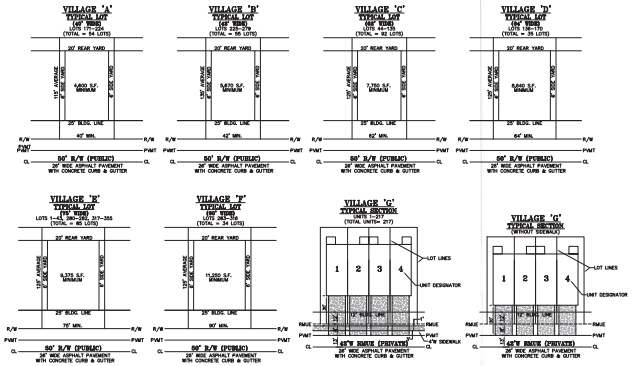
CITY CODE
- SIDEWALKS ON ONE SIDE OF THE STREET.
  CODE REQUIRES SIDEWALKS ON BOTH SIDES OF THE STREET.
- PAVEMENT WIDTH OF 26 FEET.
  CODE REQUIRES A PAVEMENT WIDTH OF 30 FEET.
- MINIMUM CENTERLINE RADIUS OF 100 FEET.
  CODE REQUIRES 150 FEET MINIMUM RADIUS.

LEGEND

- FIBER OPTIC MARKER
- CABLE TV BOX
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- TELEPHONE CABLE PEDESTAL
- ELECTRIC METER
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- HANDICAP PARKING
- POWER POLE
- GUY WIRE
- LIGHT STANDARD
- UGE — UNDERGROUND ELECTRIC
- OHW — OVERHEAD ELECTRIC
- T — TELEPHONE LINE
- GAS — GAS LINE
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- FO — FIBER OPTIC LINE

	PHASE 1	PHASE 2
LOTS	1-43	44-64
LOTS	65-86	87-135
LOTS	136-144	145-162
LOTS	163-184	185-212
LOTS	213-239	240-266
LOTS	267-287	288-311
LOTS	312-355	

	PHASE 3	PHASE 4
UNITS	52-102	1-51
UNITS	125-155	103-124
UNITS	168-201	156-167
UNITS		202-217



A P.U.D. FINAL PLAN FOR
COTTLEVILLE TRAILS
HIGHWAY N
CITY OF COTTLEVILLE, ST. CHARLES COUNTY, MO 63304

PREPARED FOR:
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231 Point West Blvd.
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636-928-5552
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Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

10/13/20	CITY COMMENTS

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.

STATE OF MISSOURI
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Civil Engineer
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09/30/2020
DATE
18-17470
PROJECT NUMBER
17470finalplan.dwg
FILE NAME
CLM
DRAWN
DJB JBS
DESIGNED CHECKED

FINAL
PLAN

1 of 5