

SHEET INDEX:

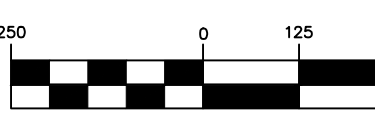
- COVER SHEET
2 VILLAGE 'I' & COMMON GROUND 'G'
3 VILLAGE 'H'
4-5 VILLAGE 'G'
6 COMMON GROUND 'A'
7-8 COMMON GROUNDS 'A' & 'B'
9 DETAILS

A PARTIAL AMENDED P.U.D. AREA PLAN FOR

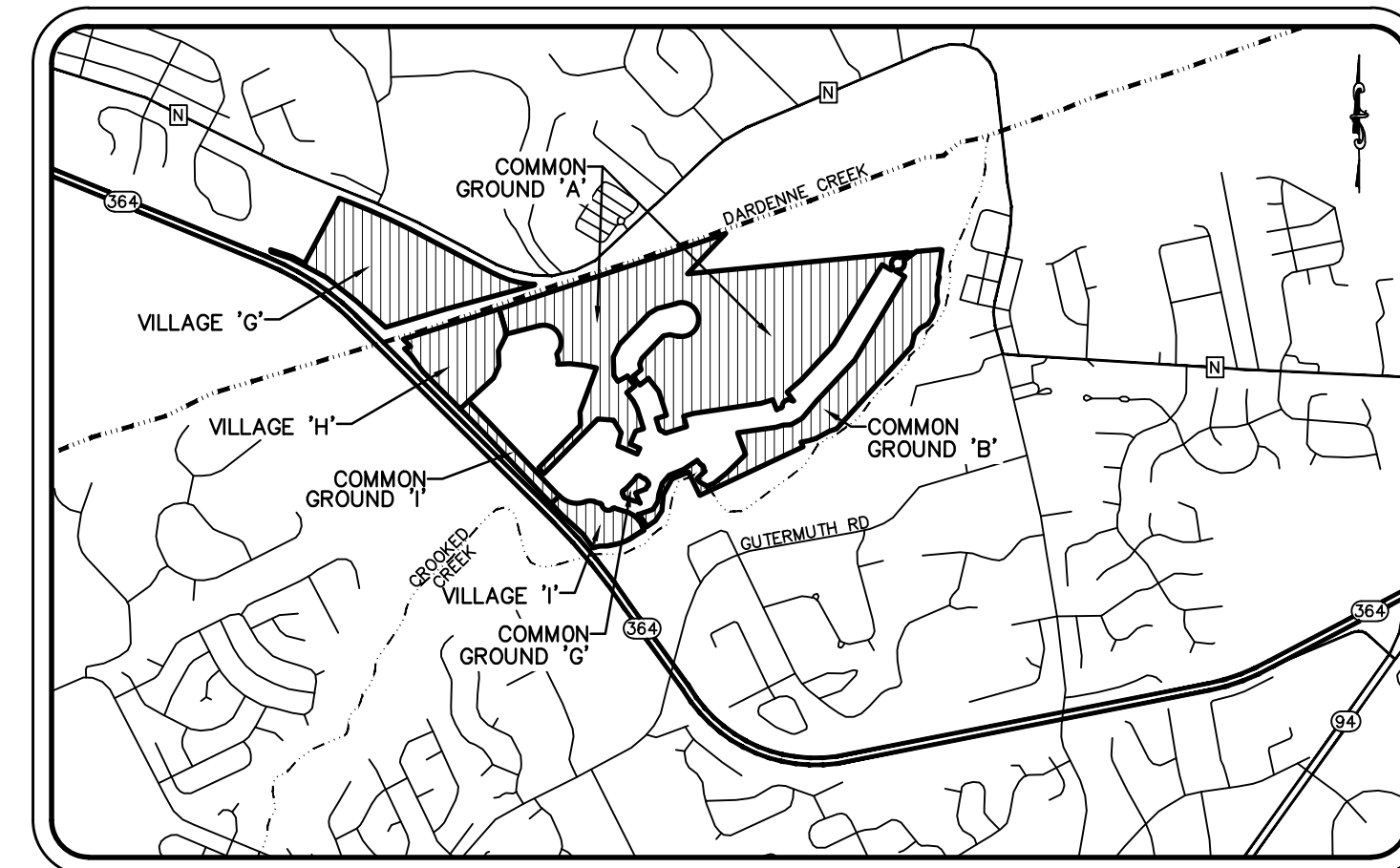
COTTLEVILLE TRAILS

ALL OF COMMON GROUNDS 'A', 'B', 'G', 'I' &
ALL OF OUTLOT 5 AND OUTLOT 6 OF
"COTTLEVILLE TRAILS PLAT ONE"
DOCUMENT NO. 2022R-062288
AND 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

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



LOCATION MAP
NOT TO SCALE

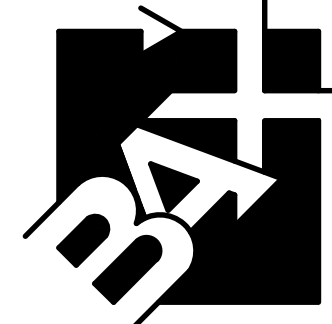
A PARTIAL AMENDED P.U.D. AREA PLAN FOR

COTTLEVILLE TRAILS

HIGHWAY N

CITY OF COTTLEVILLE, ST. CHARLES COUNTY, MO 63304

PREPARED FOR:
CDM LAND L.L.C.
5731 WESTWOOD DRIVE
WELDON SPRING, MO 63304
314-718-3702



**ENGINEERING
PLANNING
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221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

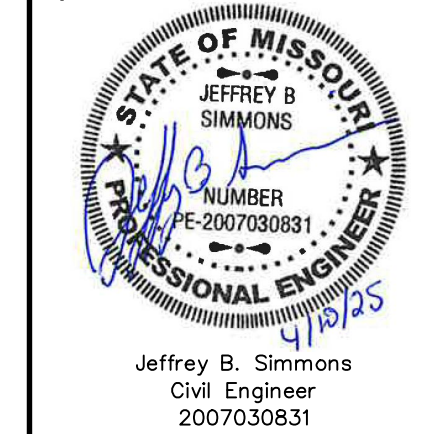
Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655

Missouri State Certificate of Authority
Surveying #000144

REVISIONS

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07/11/2024

DATE

18-17470

PROJECT NUMBER

17470areaplan.dwg

FILE NAME

CLM

DRAWN

JBS

DESIGNED

CHECKED

COVER

SHEET

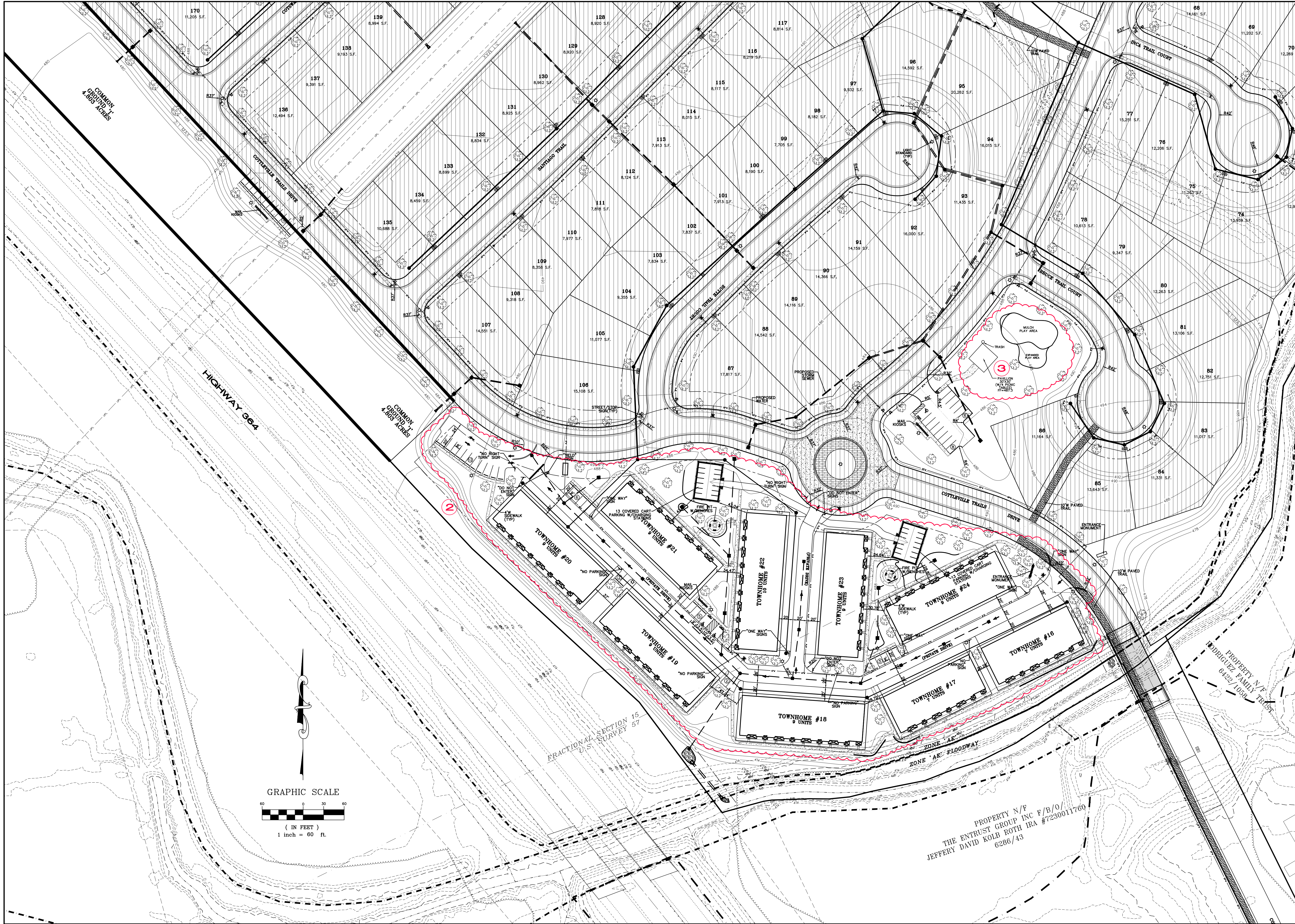
1 of 9

GENERAL NOTES:

- TOTAL GROSS AREA OF TRACT: 336.61 ACRES
- NEW DEVELOPMENT AREA:
 - "R-1E" SINGLE FAMILY (P.U.D.) = 4,803 ACRES
 - "R-2" MULTI-FAMILY (P.U.D.) = 68.51 ACRES
 - (VILLAGE 'G' = 46,332 ACRES)
 - (VILLAGE 'H' = 14,389 ACRES)
 - (COMMON GROUND 'A' = 113,615 ACRES)
 - (COMMON GROUND 'B' = 35,312 ACRES)
 - (COMMON GROUND 'G' = 1,166 ACRES)
 - (COMMON GROUND 'I' = 4,803 ACRES)
- EXISTING ZONING:
 - "R-1E" SINGLE FAMILY (P.U.D.) (CITY OF COTTLEVILLE)
 - "R-2" MULTI-FAMILY (P.U.D.) (CITY OF COTTLEVILLE)
 - "C-3" GENERAL COMMERCIAL (P.U.D.) (CITY OF COTTLEVILLE)
- PROPOSED ZONING:
 - "R-1E" SINGLE FAMILY (P.U.D.) (CITY OF COTTLEVILLE)
 - "R-2" MULTI-FAMILY (P.U.D.) (CITY OF COTTLEVILLE)
- PROPOSED USE:
 - SINGLE FAMILY RESIDENTIAL & MULTI-FAMILY TOWNHOMES
- PROPOSED LOTS/UNITS:
 - 217 SINGLE FAMILY ATTACHED UNITS
 - 195 MULTI-FAMILY TOWNHOME UNITS
- CURRENT OWNER OF PROPERTY:
 - DOM LAND, L.L.C.
 - 5731 WESTWOOD DRIVE
 - WELDON SPRING, MO 63304
 - LOMBARDO HOMES OF ST. LOUIS, LLC
 - 4 RESEARCH PARK, SUITE 130
 - ST. CHARLES, MO 63304
 - COTTLEVILLE HOLDINGS, LLC
 - 5731 WESTWOOD DRIVE
 - WELDON SPRING, MO 63304
- THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES:
 - AT&T
 - SPRINT MISSOURI INC.
 - COTTLEVILLE FIRE PROTECTION DISTRICT
 - DOUGLASS CREEK SEWER DISTRICT
 - MISSOURI AMERICAN WATER COMPANY
 - PUBLIC WATER SUPPLY DISTRICT NO. 2
 - CHARTER COMMUNICATIONS
- 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 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 BUILDING
 - MAXIMUM BUILDING HEIGHT: 35 FEET
- DISTANCE BETWEEN GROUPED BUILDINGS:
 - FRONT TO FRONT: 50 FEET
 - FRONT TO BACK: 50 FEET
 - BACK TO BACK: 50 FEET
 - SIDE TO SIDE: 20 FEET
 - FRONT TO SIDE: 30 FEET
 - BACK TO SIDE: 30 FEET
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 29183C0435G 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), AND AS MODIFIED BY FEMA CASE NO. 22-07-0821P, 24-07-0520A, & 25-07-0235A.
- 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, EITHER 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.
- ALL PROPOSED LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF COTTLEVILLE UNIFORM LIGHTING CODE.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF COTTLEVILLE.
- A PROPOSED LANDSCAPING PLAN FOR VILLAGES H AND I WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS IN CONFORMANCE WITH SECTION 405.460 OF THE ZONING ORDINANCE.
- 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.
- PERMETER 10 FOOT WIDE EASEMENTS TO BE PROVIDED FOR THE DEVELOPMENT AT THE EDGE OF EACH VILLAGE.
- VILLAGE 'H' AND VILLAGE 'I' HAVE ACCESS TO THE OVERALL COTTLEVILLE TRAILS AMENITIES.
- VILLAGE 'G' SHALL NOT HAVE ACCESS TO THE OVERALL COTTLEVILLE TRAILS AMENITIES. ALL OTHER VILLAGES SHALL NOT HAVE ACCESS TO VILLAGE G AMENITIES.
- VILLAGE AT TWIN CREEKS SHALL HAVE ACCESS TO THE OVERALL COTTLEVILLE TRAILS AMENITIES.
- TRAILS ARE OPEN TO RESIDENTS OF ALL VILLAGES.
- ADDITIONAL TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION PLAN REVIEW.
- CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED TO USE THE ENTRANCE FROM ST. CHARLES STREET ONTO HIGHWAY N.
- AN APPROVED LOWR WILL BE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
- MINIMUM HOME S.F. FOR TOWNHOMES IS 1,200 S.F.
- ALL VILLAGES SHALL HAVE A MINIMUM 2 CAR GARAGE.
- A MINIMUM DISTANCE OF 25 FEET SHALL BE HELD FOR SEPARATION FROM ANY BUILDING TO A COVERED CART CHARGING AREA.
- VILLAGES 'H' AND 'I' SET FORTH ON THIS PLAN ARE LOCATED WITHIN THE COTTLEVILLE GREENWAY COMMUNITY IMPROVEMENT DISTRICT AND SUBJECT TO ITS ORDINANCES, RULES, AND REGULATIONS.
- DENSITY CALC:
 - VILLAGE 'G' = 217 UNITS / 46,332 ACRES = 4.68 UNITS PER ACRE
 - VILLAGE 'H' = 117 UNITS / 14,389 ACRES = 8.13 UNITS PER ACRE
 - VILLAGE 'I' = 78 UNITS / 7,789 ACRES = 10.01 UNITS PER ACRE
- MINIMUM LOT DIMENSIONS FOR P.U.D. SHALL BE AS SHOWN ON TYPICAL LOT DETAILS ON SHEET 9.

PARKING SPACES:

- VILLAGE 'G':
GARAGE SPACES = 217 UNITS X 2 SPACES = 434
- VILLAGE 'H':
GARAGE SPACES = 117 UNITS X 2 SPACES = 234
DRIVEWAY SPACES = 117 UNITS X 2 SPACES = 234
CAR PARKING SPACES = 50 (INCLUDING 4 ACCESSIBLE SPACES)
GOLF CART PARKING SPACES = 49
- VILLAGE 'I':
GARAGE SPACES = 78 UNITS X 2 SPACES = 156
DRIVEWAY SPACES = 78 UNITS X 2 SPACES = 156
CAR PARKING SPACES = 32 (INCLUDING 2 ACCESSIBLE SPACES)
GOLF CART SPACES = 26



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5731 Merwood Drive
St. Charles, MO 63304
314-718-3702

Engineering Planning Surveying
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
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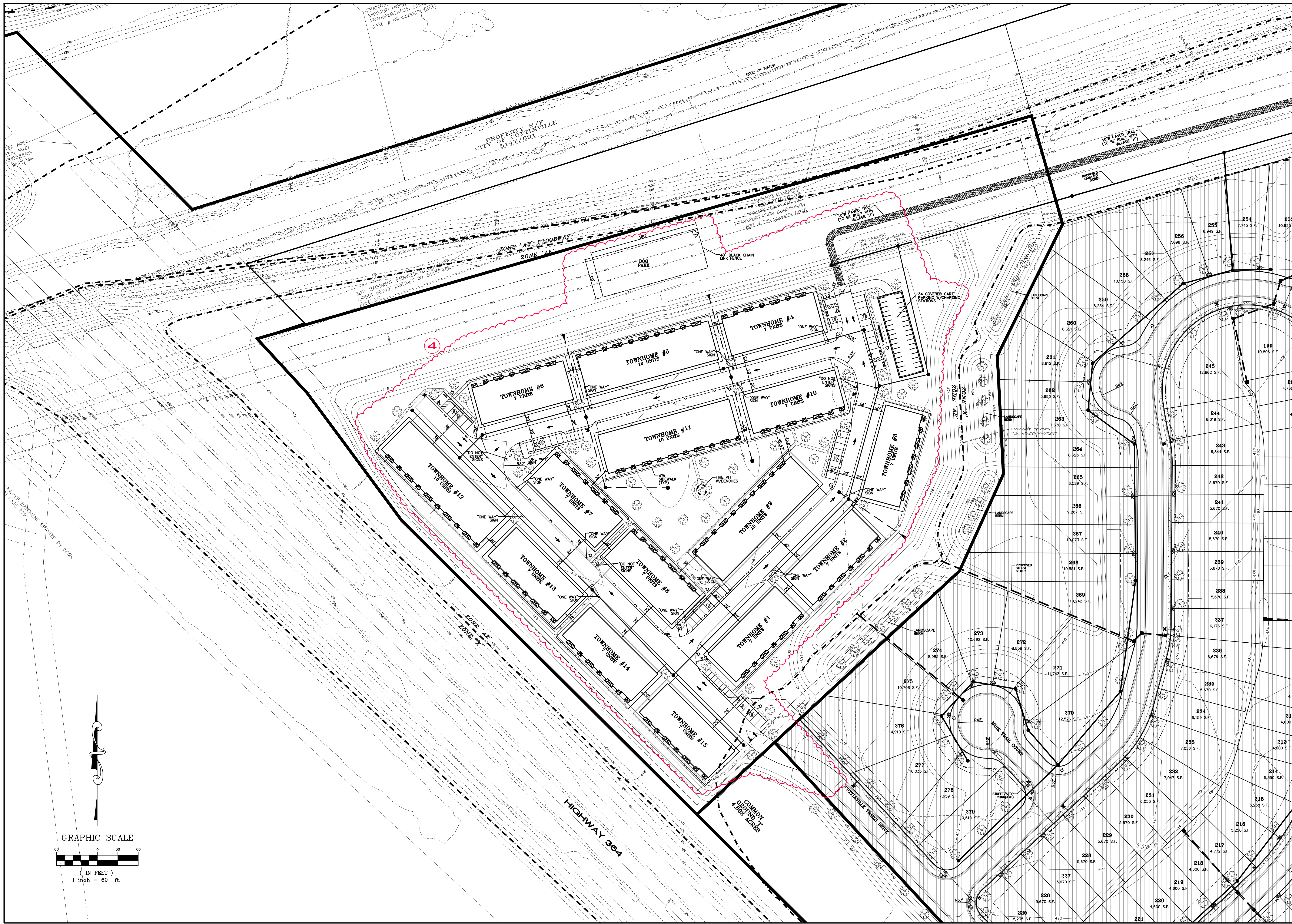
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STATE OF MISSOURI
JEFFREY B. SIMMONS
NUMBER
FE-2007030831
PROFESSIONAL ENGINEER
4/10/25
Jeffrey B. Simmons
Civil Engineer
2007030831

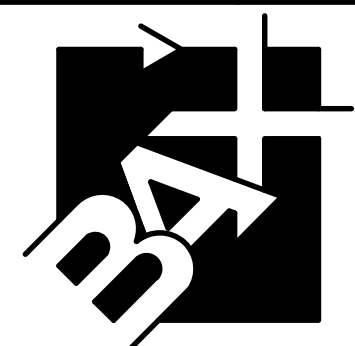
07/11/2024
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18-17470
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17470areaplan.dwg
FILE NAME
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VILLAGE 'I'

2 of 9



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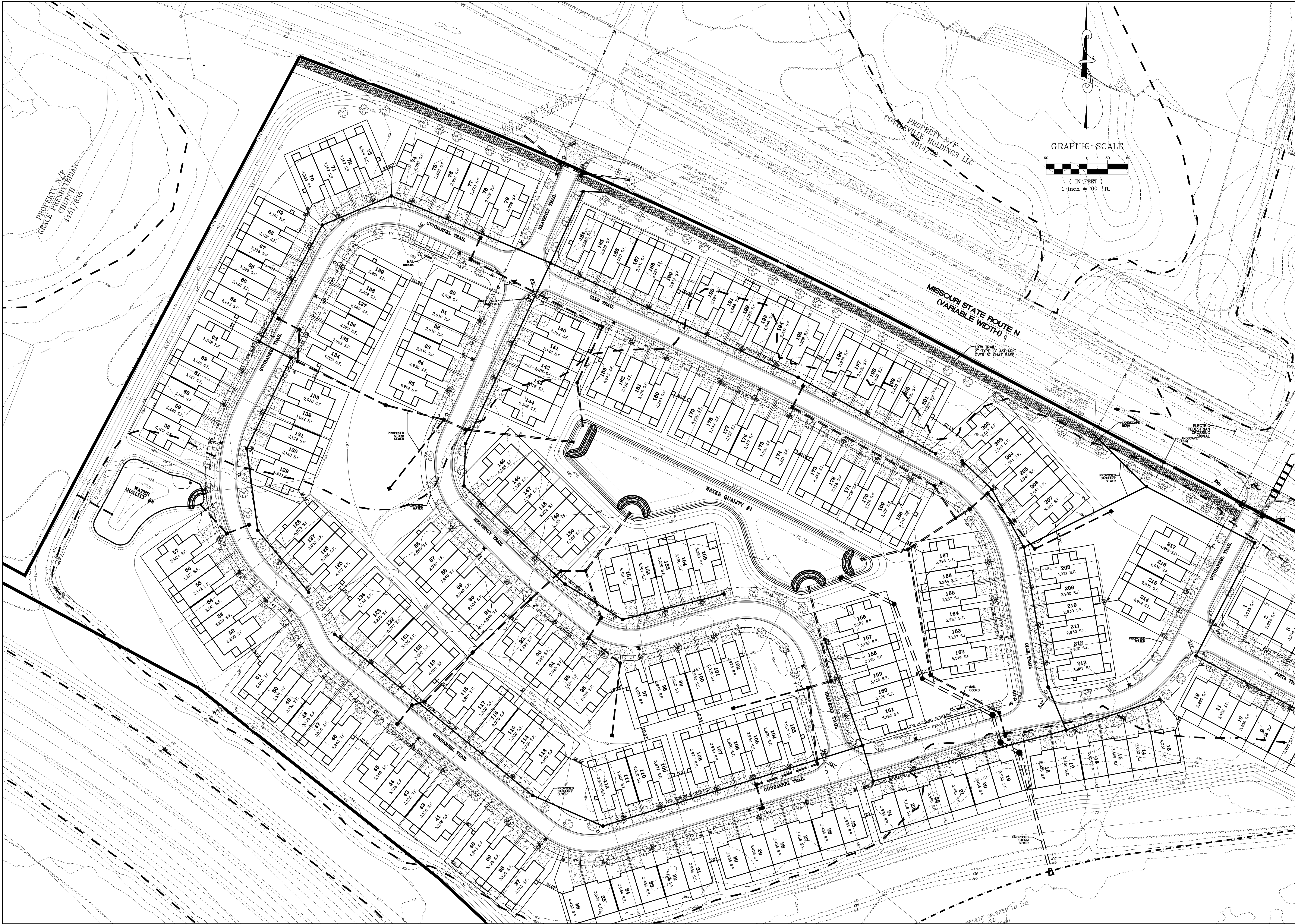
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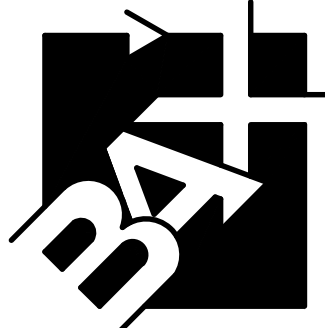
JBS JBS

DESIGNED CHECKED

VILLAGE 'H'



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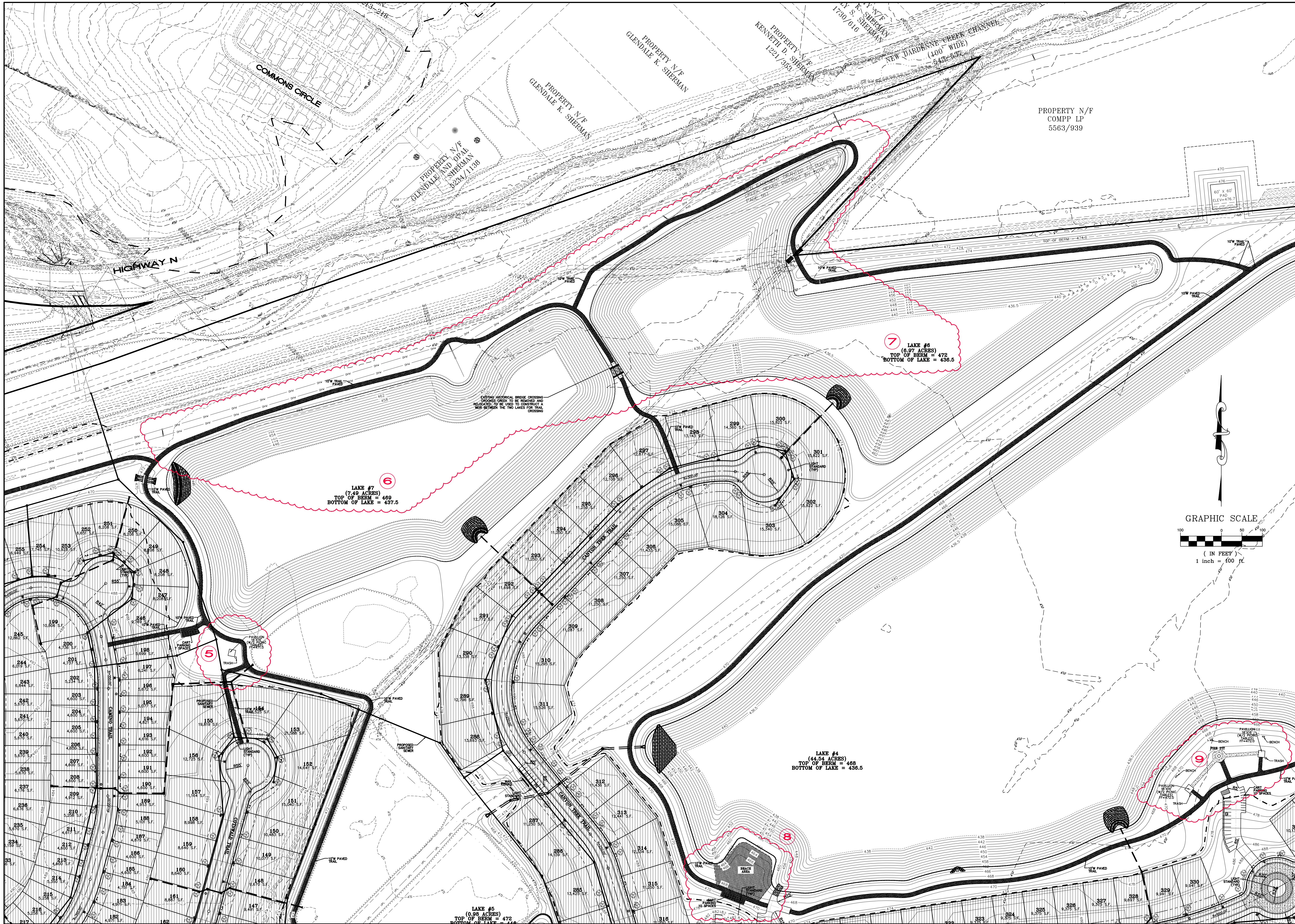
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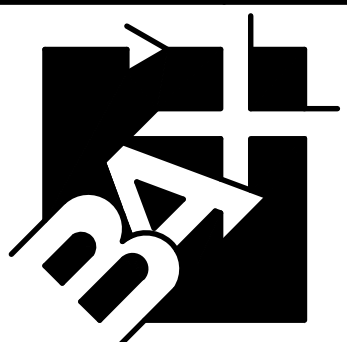
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VILLAGE 'G'



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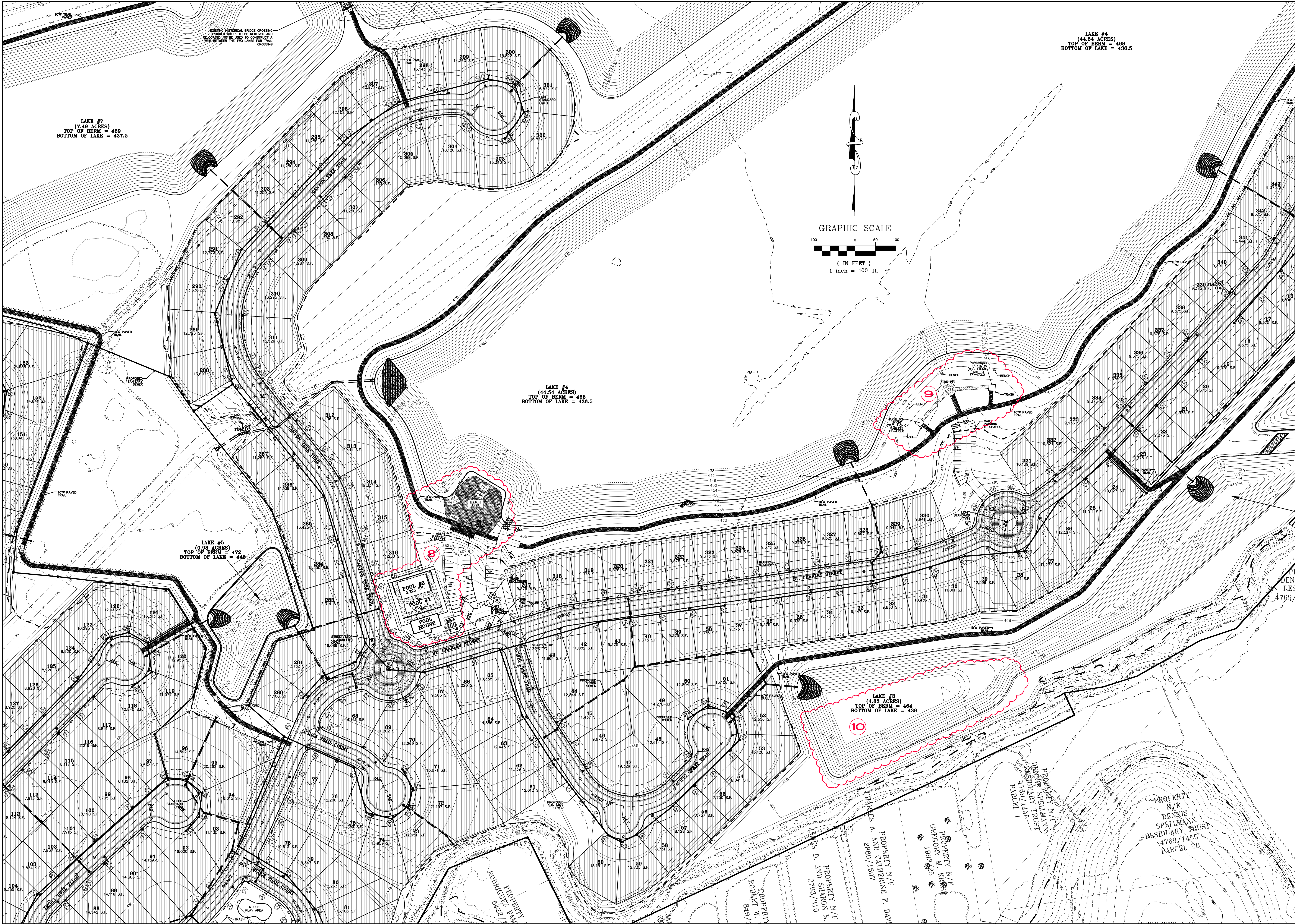
CLM

DRAWN

JBS JBS

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**AMENITY
AREAS**



LAKE #4
(44.54 ACRES)
TOP OF BERM = 468
BOTTOM OF LAKE = 436.5

LAKE #7
(7.49 ACRES)
TOP OF BERM = 469
BOTTOM OF LAKE = 437.5

LAKE #4
(44.54 ACRES)
TOP OF BERM = 468
BOTTOM OF LAKE = 436.5

LAKE #5
(0.90 ACRES)
TOP OF BERM = 472
BOTTOM OF LAKE = 446

LAKE #3
(4.83 ACRES)
TOP OF BERM = 464
BOTTOM OF LAKE = 439

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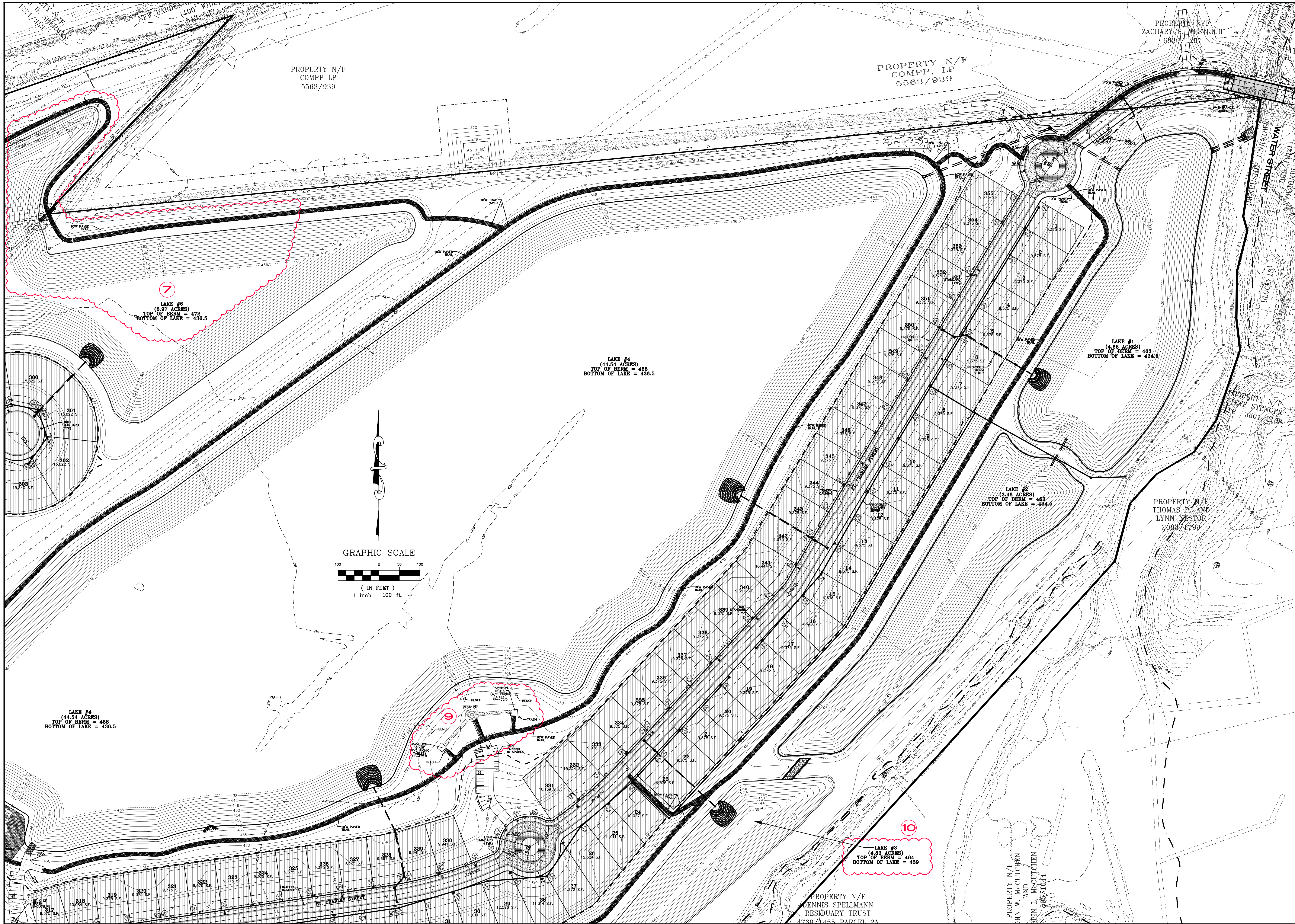
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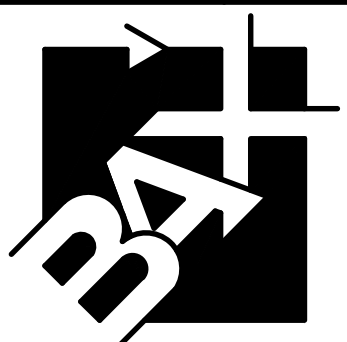
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AREAS

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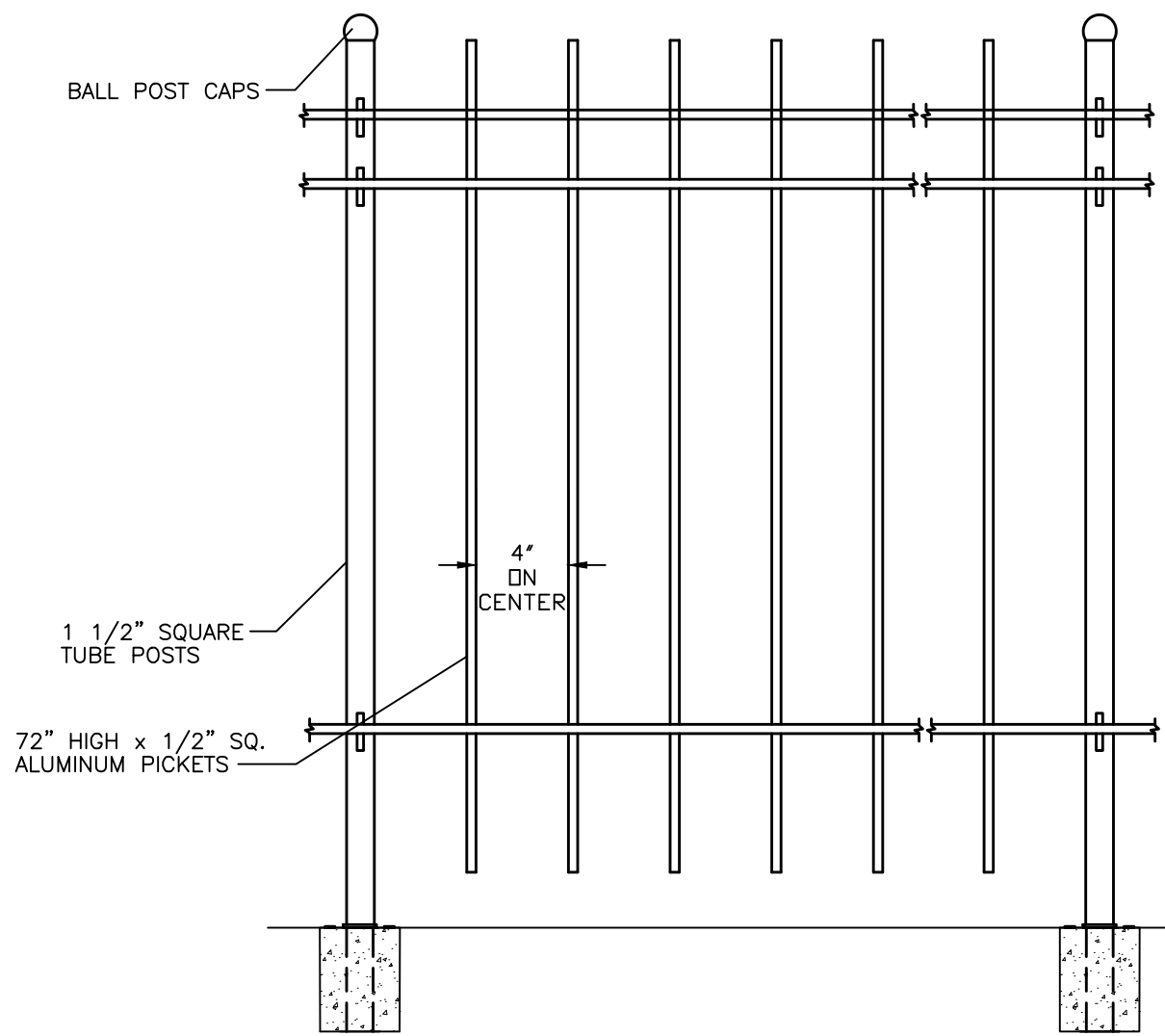
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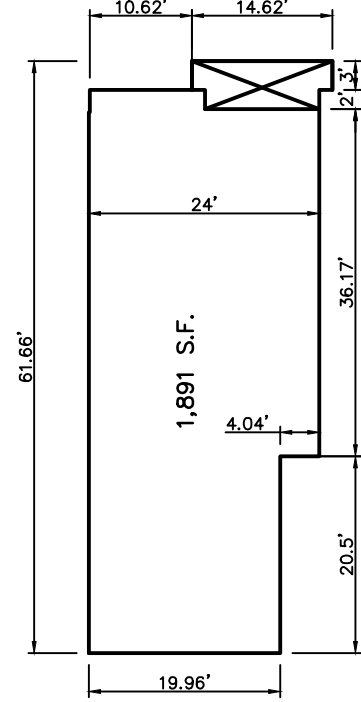
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**AMENITY
AREAS**

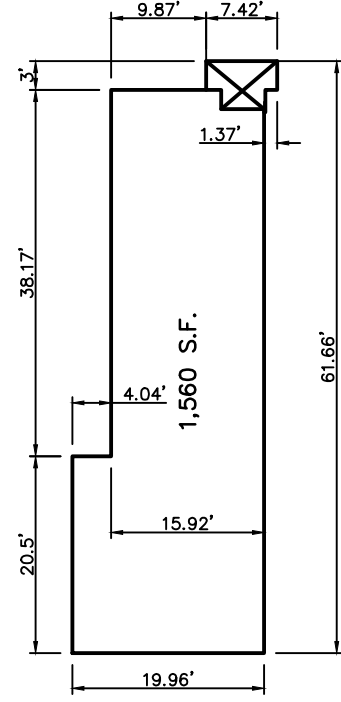
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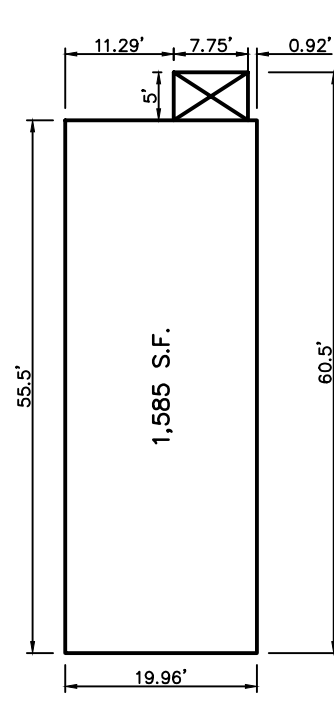
**BLACK ALUMINUM FENCE
(AROUND POOL)**
NOT TO SCALE



WAKEFIELD
TYPICAL UNIT

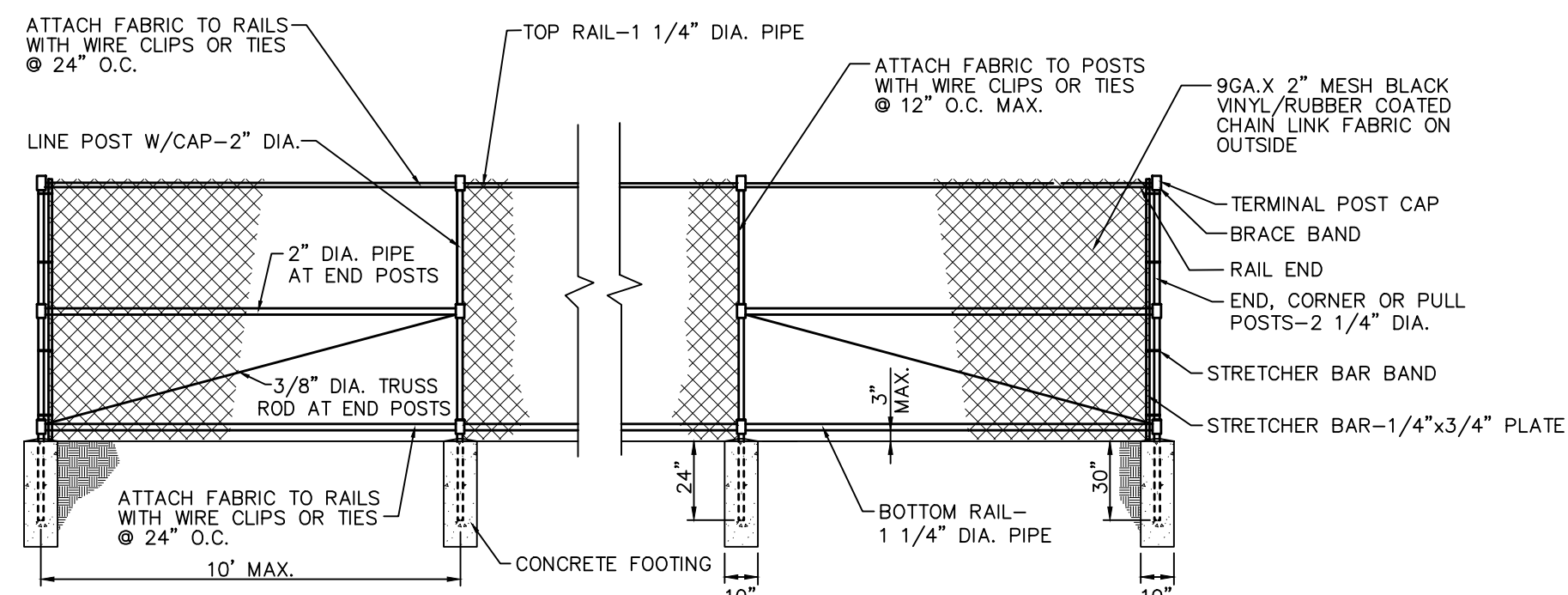


BRISTOL
TYPICAL UNIT

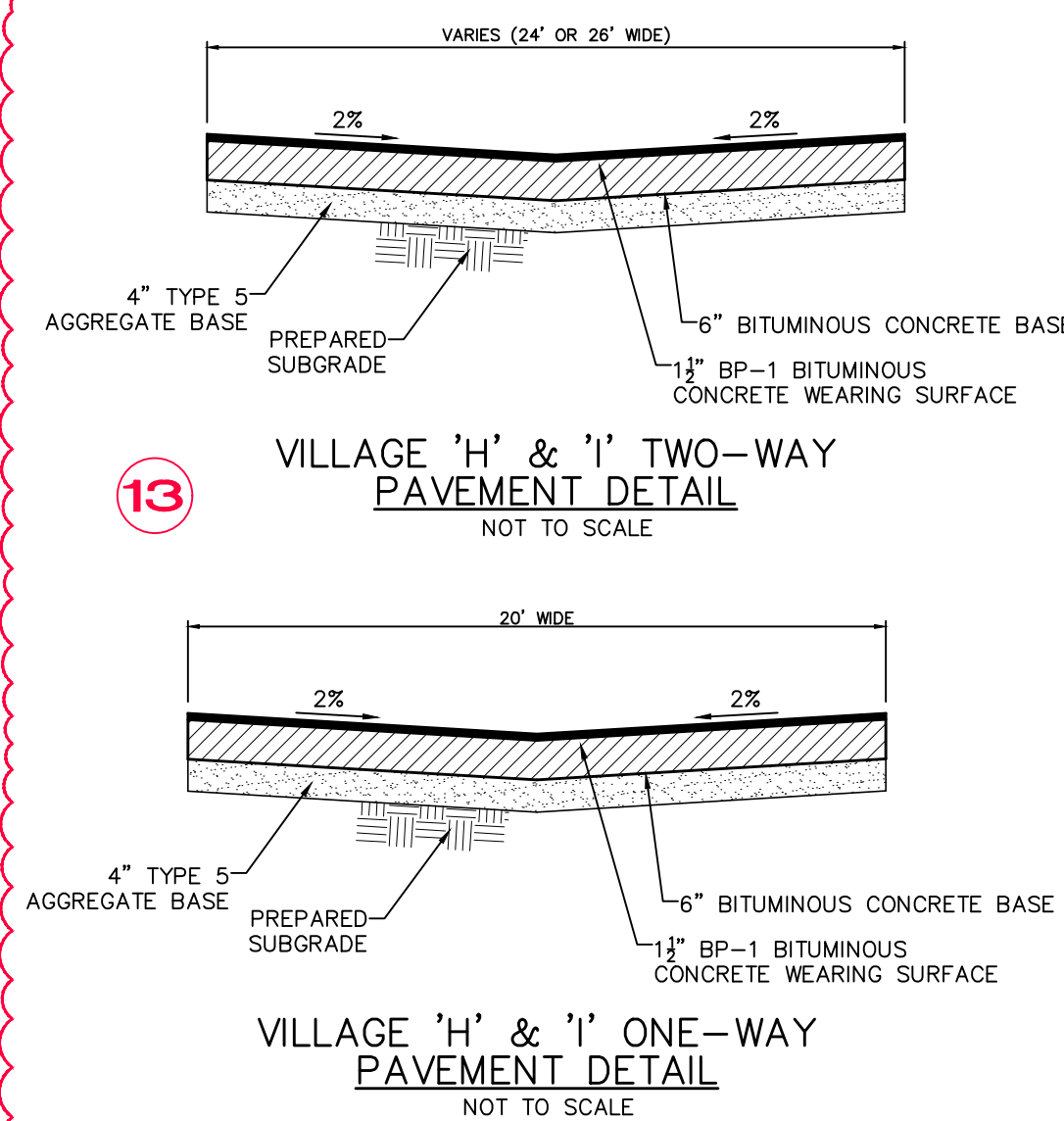


LANCASTER
TYPICAL UNIT

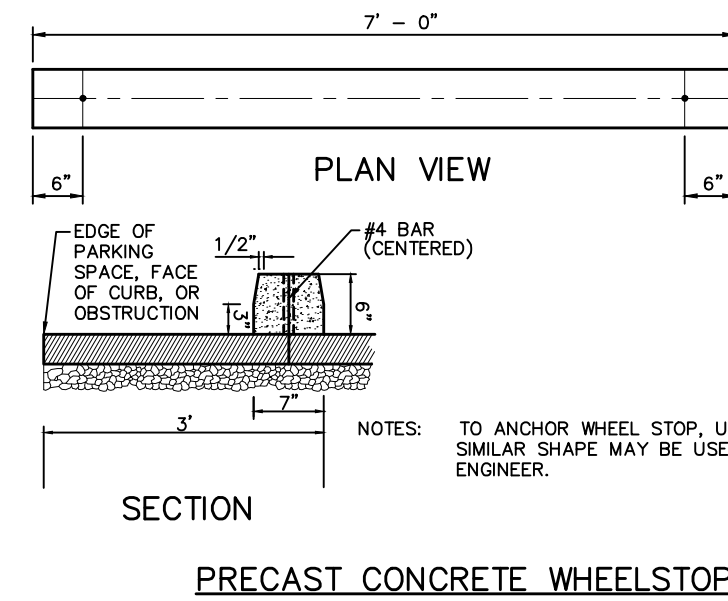
**VILLAGES 'H' & 'I'
OPTIONAL TOWNHOME UNITS**



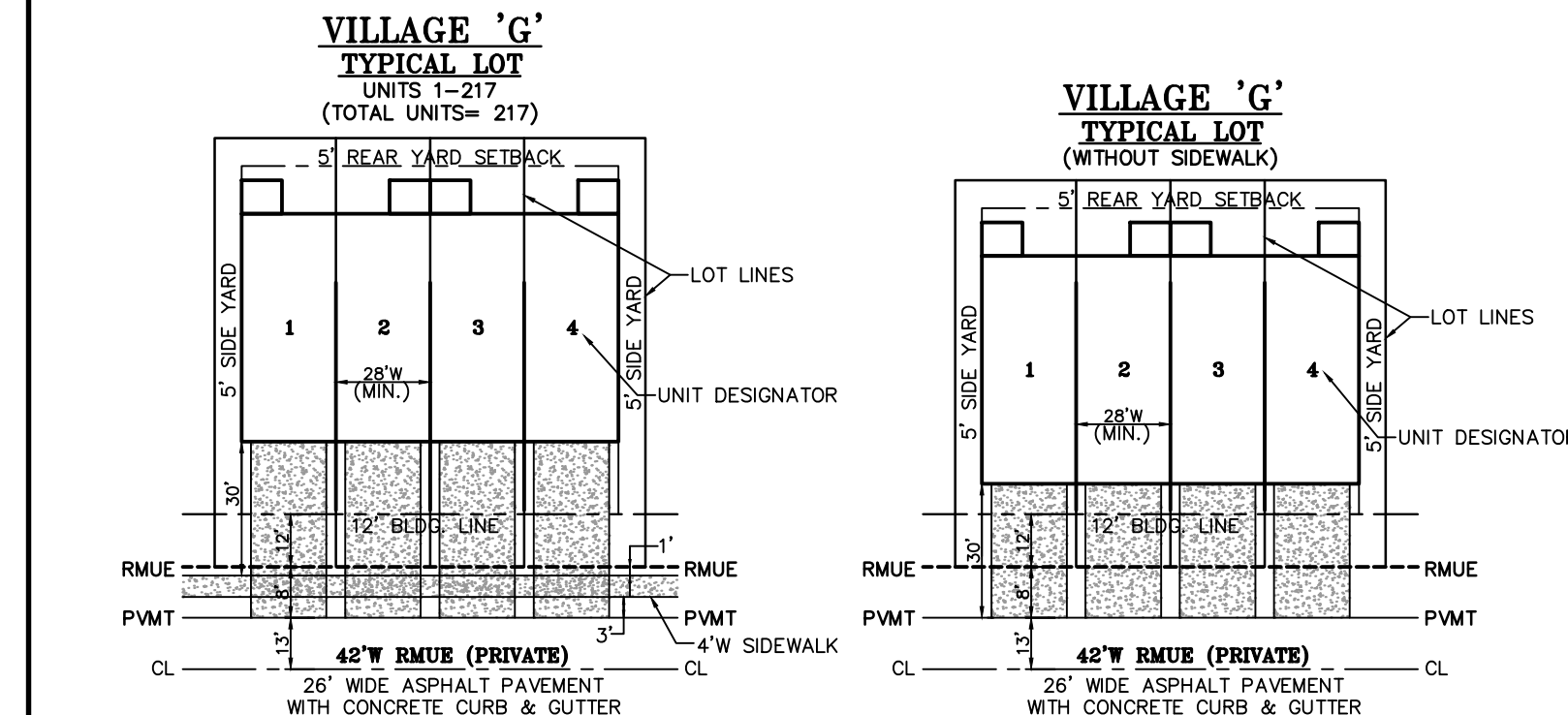
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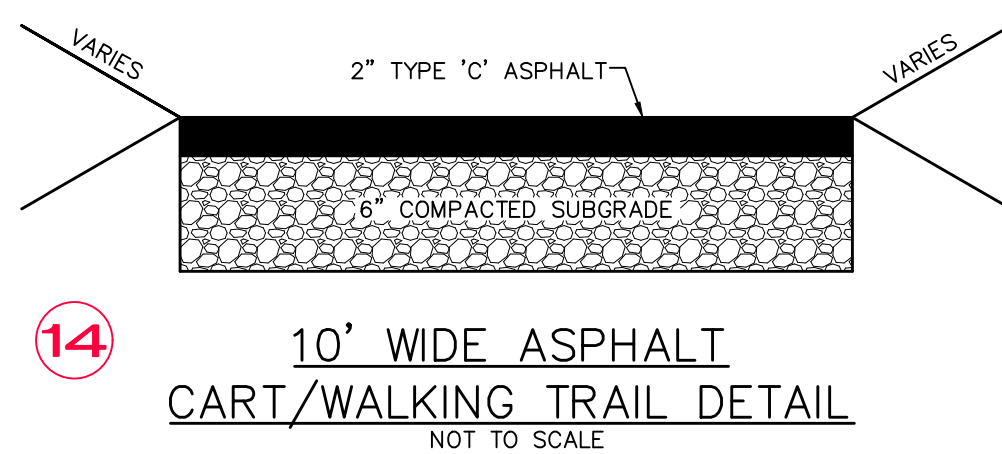
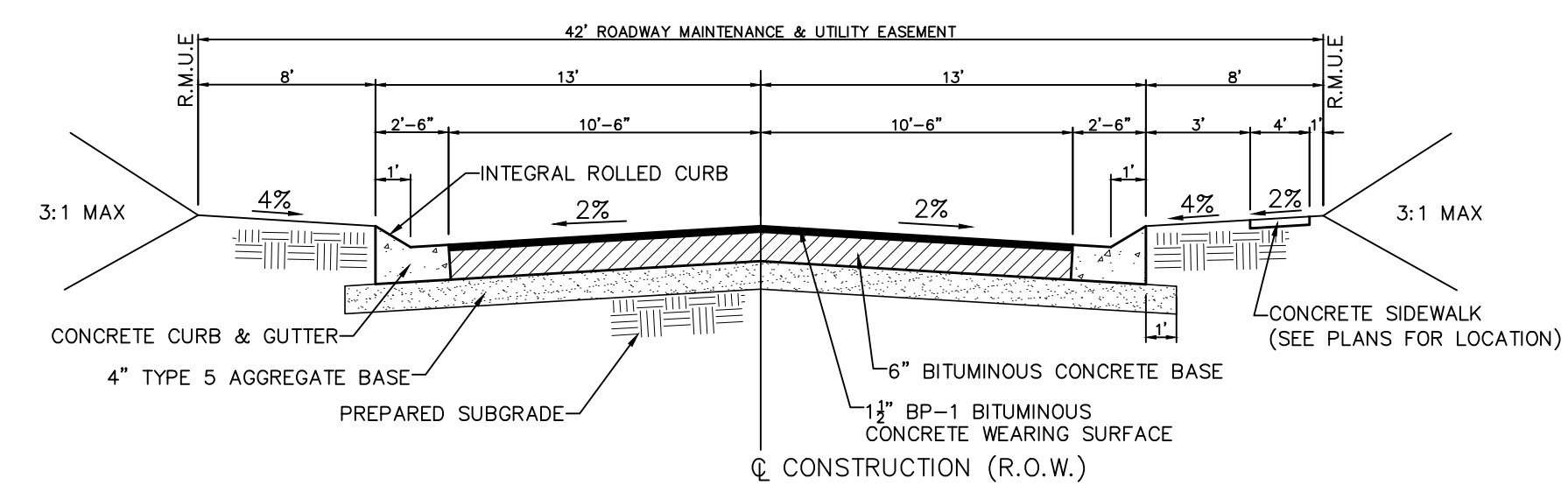
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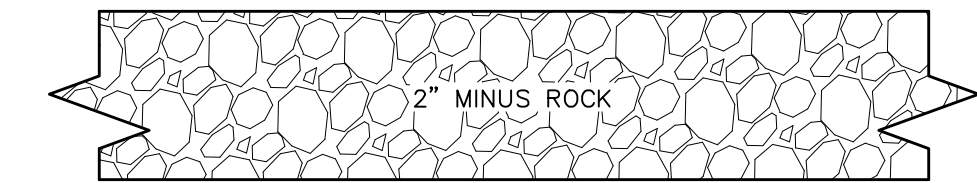
PRECAST CONCRETE WHEELSTOP



TYPICAL VILLAGE 'G' STREET SECTION
NOT TO SCALE

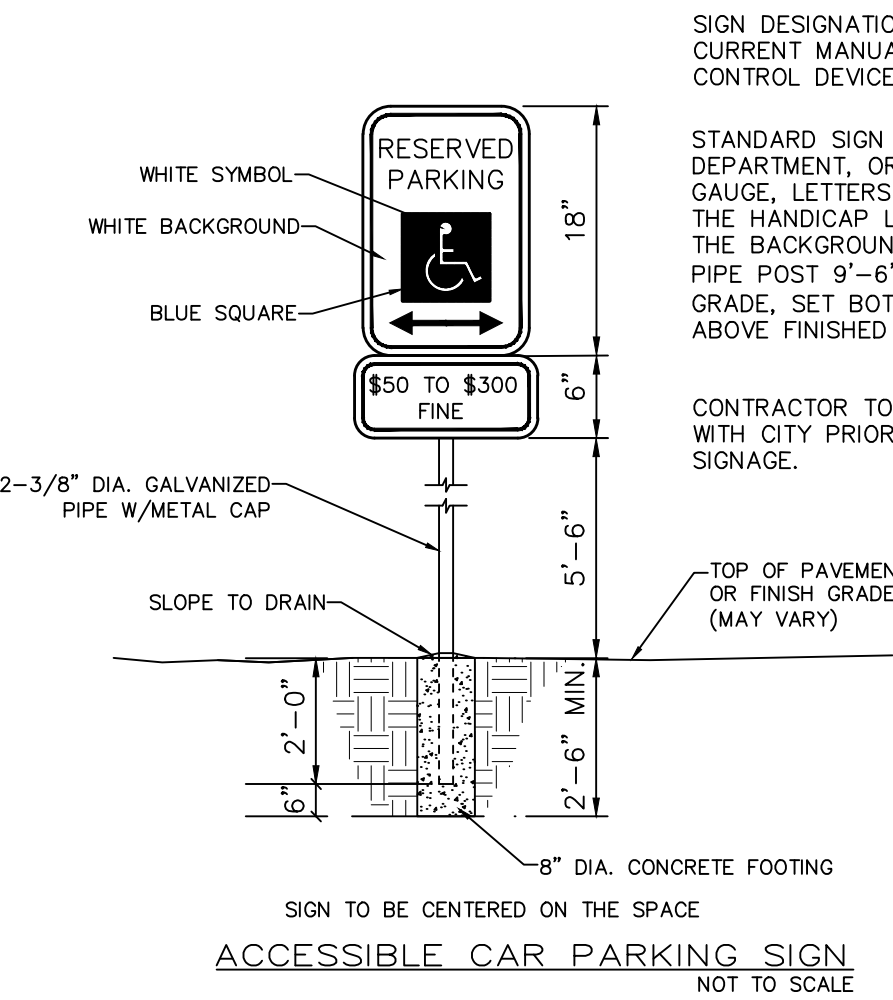


14



15

BOAT RAMP DETAIL
NOT TO SCALE

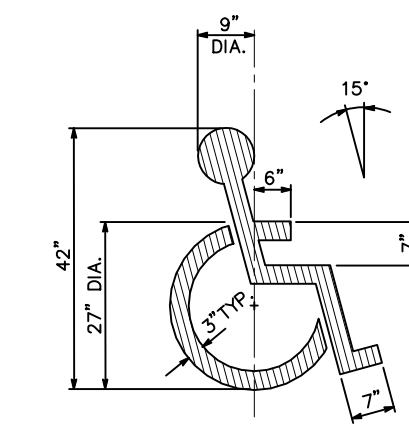


ACCESSIBLE CAR PARKING SIGN
NOT TO SCALE

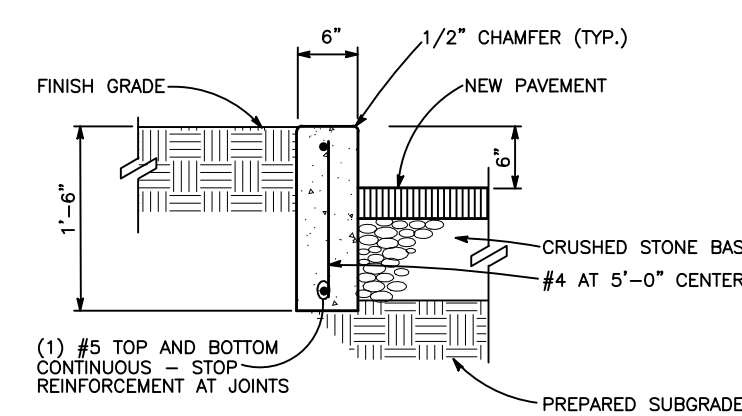
SIGN DESIGNATIONS ARE FROM THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, LETTERS AND BORDERS ARE GREEN, THE HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE, GALVANIZED PIPE POST 9'-6\"/>

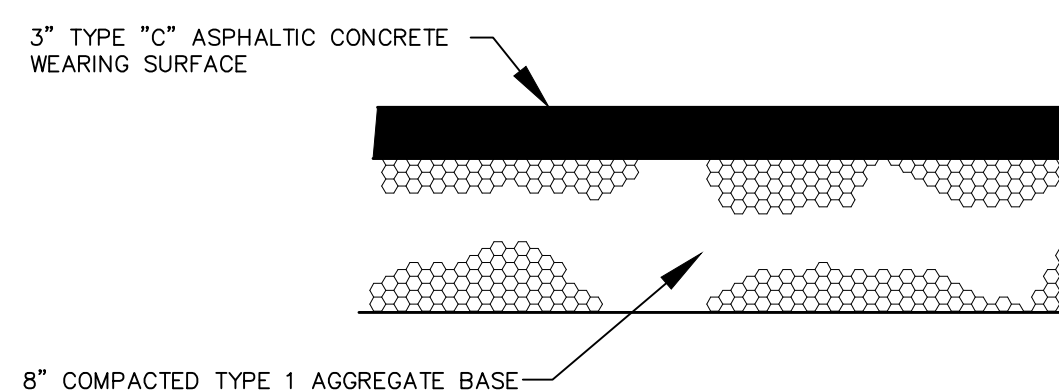
CONTRACTOR TO VERIFY ALL SIGNAGE WITH CITY PRIOR TO ORDERING ALL SIGNAGE.



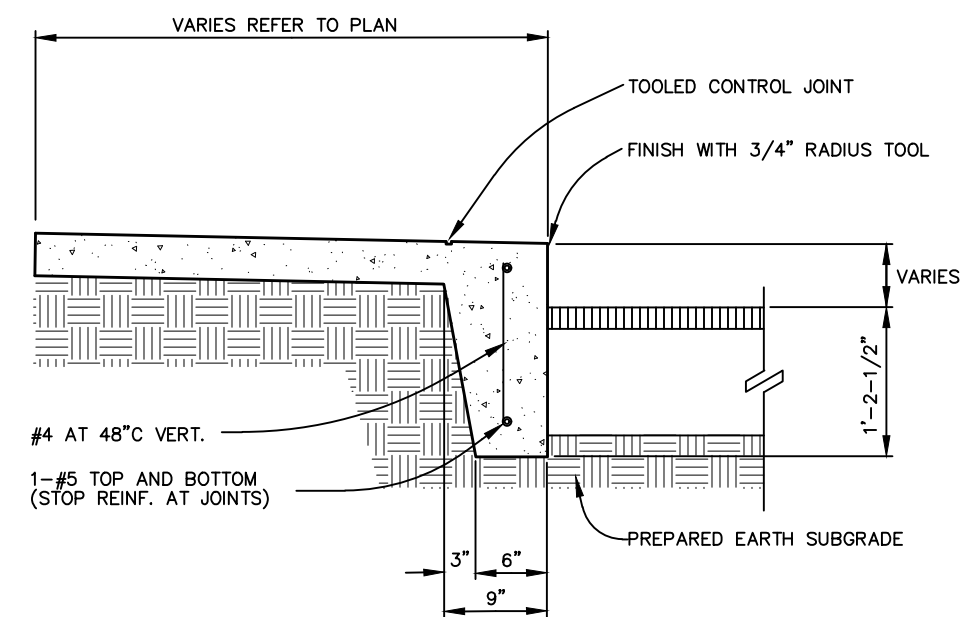
**PAINTED HANDICAPPED
PARKING SYMBOL**
NOT TO SCALE



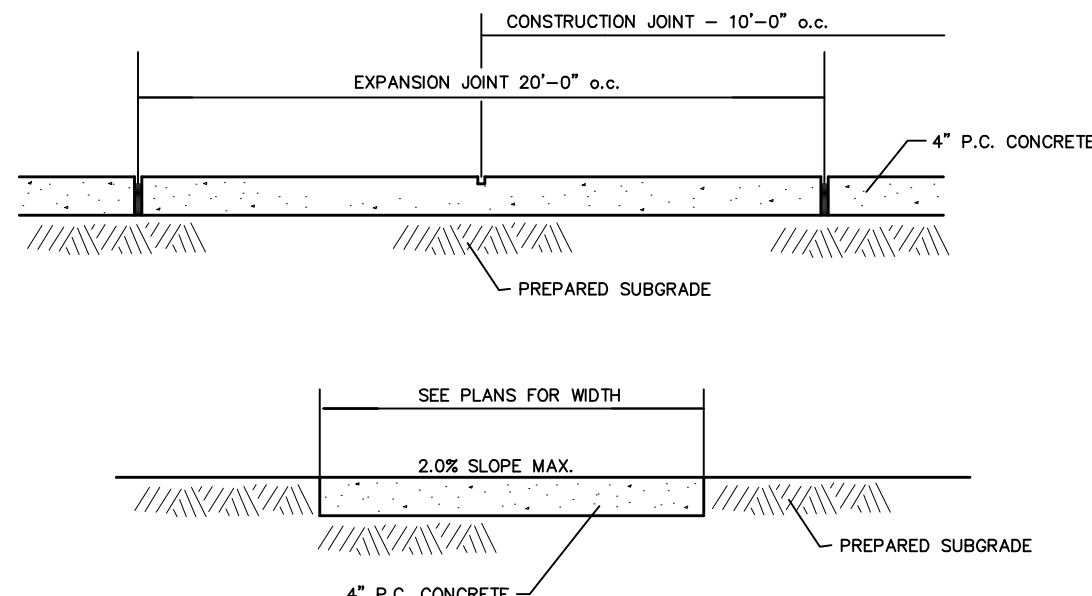
CONCRETE CURB DETAIL
NOT TO SCALE



**ASPHALT PAVEMENT DETAIL
FOR PARKING SPACES**
NOT TO SCALE

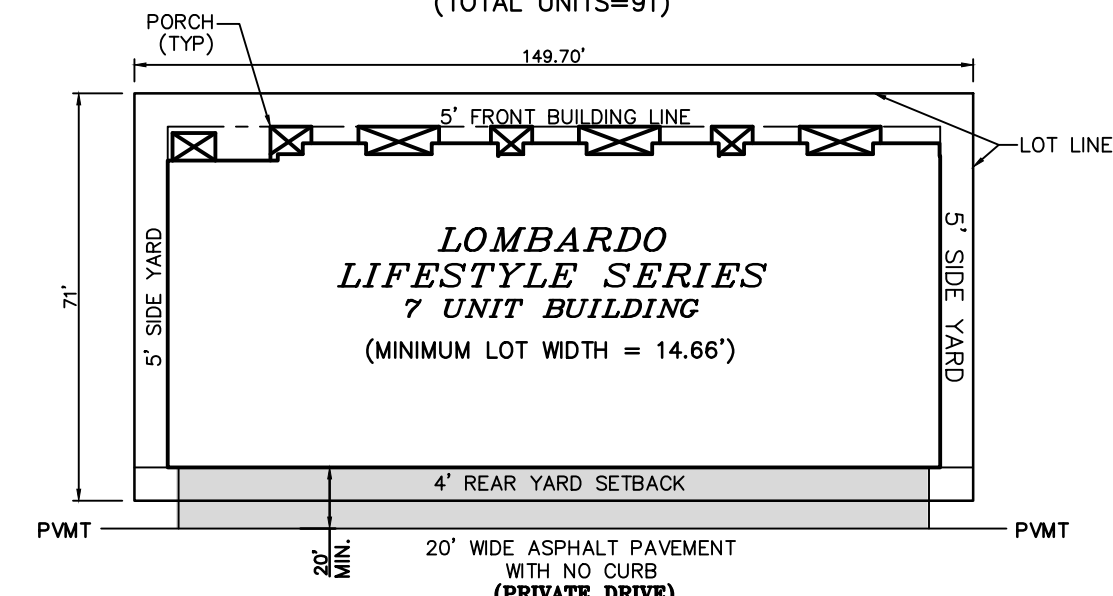


TURNED DOWN CONCRETE WALK
NOT TO SCALE

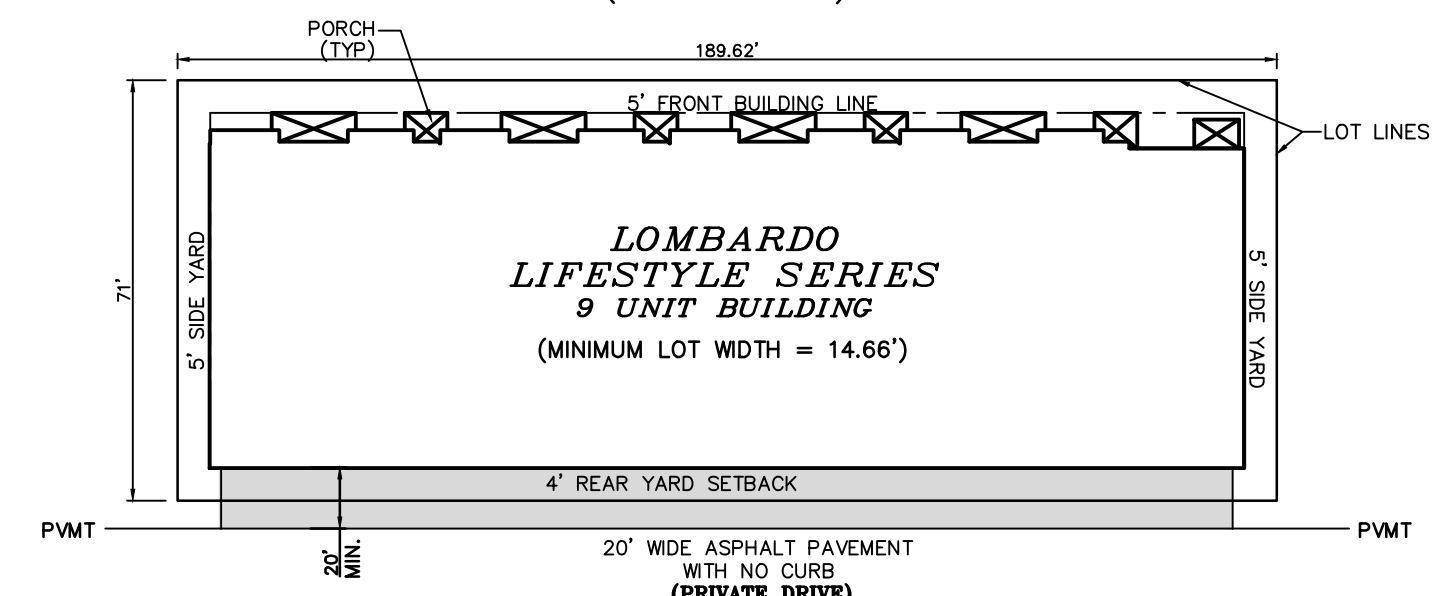


CONCRETE SIDEWALK DETAIL
NOT TO SCALE

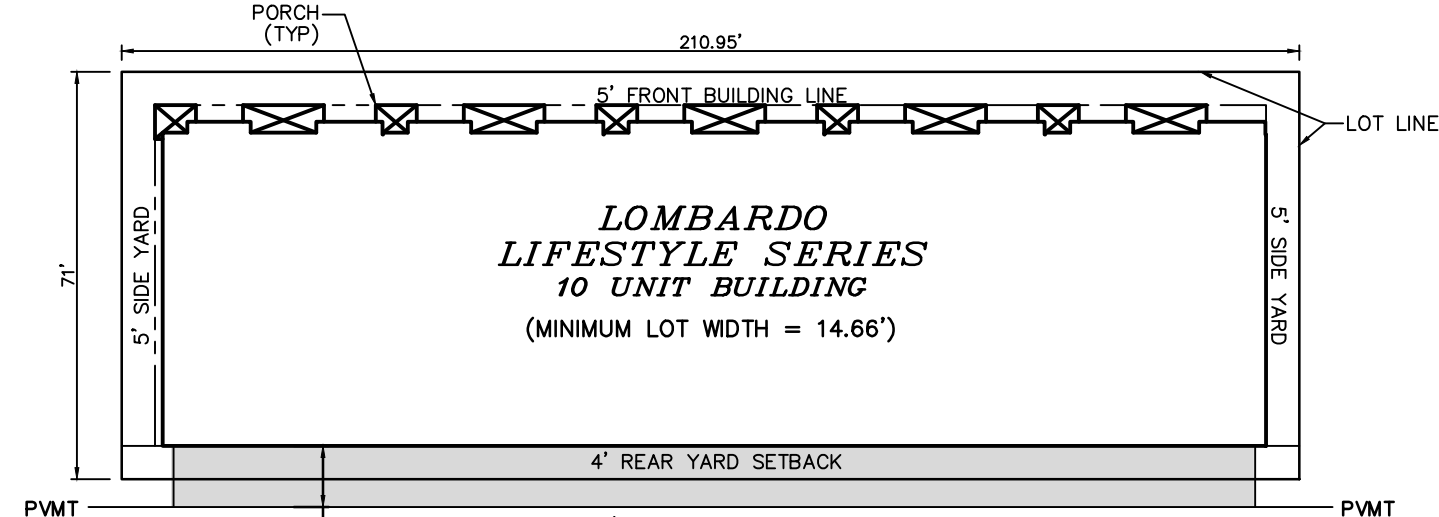
**VILLAGES 'H' & 'I'
TYPICAL TOWNHOME LOTS**
BUILDING #1-4, 6-8, 10, 13-17
(TOTAL UNITS=91)



**VILLAGES 'H' & 'I'
TYPICAL TOWNHOME LOTS**
BUILDING #18-21, 23-24
(TOTAL UNITS=54)



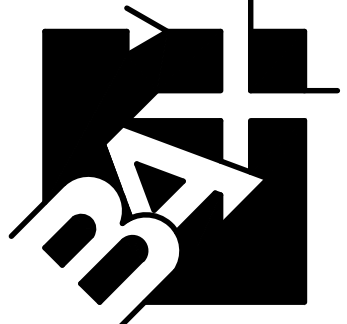
**VILLAGES 'H' & 'I'
TYPICAL TOWNHOME LOTS**
BUILDING #5, 9, 11-12, 22
(TOTAL UNITS=50)



VILLAGES 'H' & 'I': INTERIOR LOT LINES SHALL BE DETERMINED AT THE TIME OF FINAL PLAT USING A COMBINATION OF OPTIONAL TOWNHOME UNITS SHOWN ON THIS SHEET.

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

PREPARED FOR:
DDM Land L.L.C.
5731 Arrowwood Drive
St. Charles, MO 63304
314-718-3702



**ENGINEERING
PLANNING
SURVEYING**

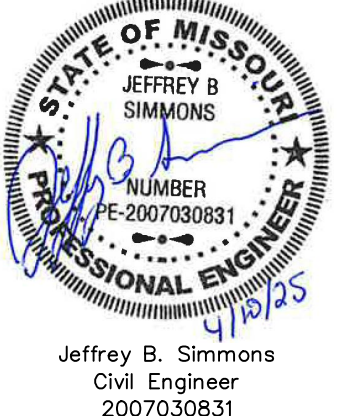
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

DATE	CITY COMMENTS
07/25/24	CITY COMMENTS
08/12/24	CITY COMMENTS
08/21/24	CITY COMMENTS
09/04/24	CITY COMMENTS
04/10/25	CLIENT 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 those authenticated by my seal.



Jeffrey B. Simmons
Civil Engineer
2007030831

07/11/2024
DATE
18-17470
PROJECT NUMBER
17470areaplan.dwg
FILE NAME
CLM
DRAWN
JBS
DESIGNED
JBS
CHECKED

DETAILS