

VETTA WOODLANDS

SITE PLAN

2 WOODLANDS PARKWAY,

TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 3 EAST,
CITY OF COTTLEVILLE, ST CHARLES COUNTY, MO

GENERAL NOTES:

- BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY METRON SURVEYING & LAYOUT CO., DATED 11/21/2024
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF COTTLEVILLE.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF COTTLEVILLE & MISSOURI DNR.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRE CONSTRUCTION CONFERENCE WITH THE CITY OF COTTLEVILLE PRIOR TO ANY CLEARING, GRADING, OR INSTALLATION OF IMPROVEMENTS.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED PER THE CITY OF COTTLEVILLE, MISSOURI STANDARDS.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
- INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF COTTLEVILLE STANDARDS.
- ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NOW-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- THE OWNER SHALL, AT ALL TIMES, CONTAIN MUD AND OTHER SPOILS ON THIS SITE. NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO DEPOSIT MUD OR ANY OTHER MATERIAL ON PUBLIC STREETS. PROJECT WILL BE STOPPED IF STREETS ARE NOT CLEANED IMMEDIATELY.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING, AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION. ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- FOR PROPOSED LANDSCAPING, IRRIGATION, ETC., SEE LANDSCAPE PLAN, BY OTHERS.
- A GRADING PERMIT AND GRADING PERMIT ESCROW IS REQUIRED FOR ANY PROJECTS GREATER THAN 10,000 SQUARE FEET.
- A CITY BUILDING PERMIT MUST BE APPROVED PRIOR TO CONSTRUCTION.
- THE STATE OF MISSOURI REQUIRES A LAND DISTURBANCE PERMIT PRIOR TO ANY DISTURBANCE OF LAND GREATER THAN 1 ACRE. PROVIDE THE CITY WITH A COPY OF THE STATE LAND DISTURBANCE PERMIT.
- NO PLACEMENT OF FILL IN THE FLOODWAY MAY OCCUR. ALL EXCAVATION SPOILS SHALL BE REMOVED. A FLOOD PLAIN DEVELOPMENT PERMIT AND A NO-RISE CERTIFICATE MUST BE APPROVED BEFORE EXCAVATION MAY BEGIN.

LOCAL BENCHMARK

SC 09 - SURVEY DISK IN TOP OF CONCRETE MONUEMENT NEAR FAIRFAX DR. & MID RIVERS MALL DR.
NAD 83 (2011) POSITION- 38 46 10.04268 (N) 090 37 43.46525 (W)

ELEV.= 479.00'

SITE BENCHMARK

CP 5007 - IRON PIPE CORNER FOUND. LOCATED SOUTH 8.87' FROM MANHOLE.

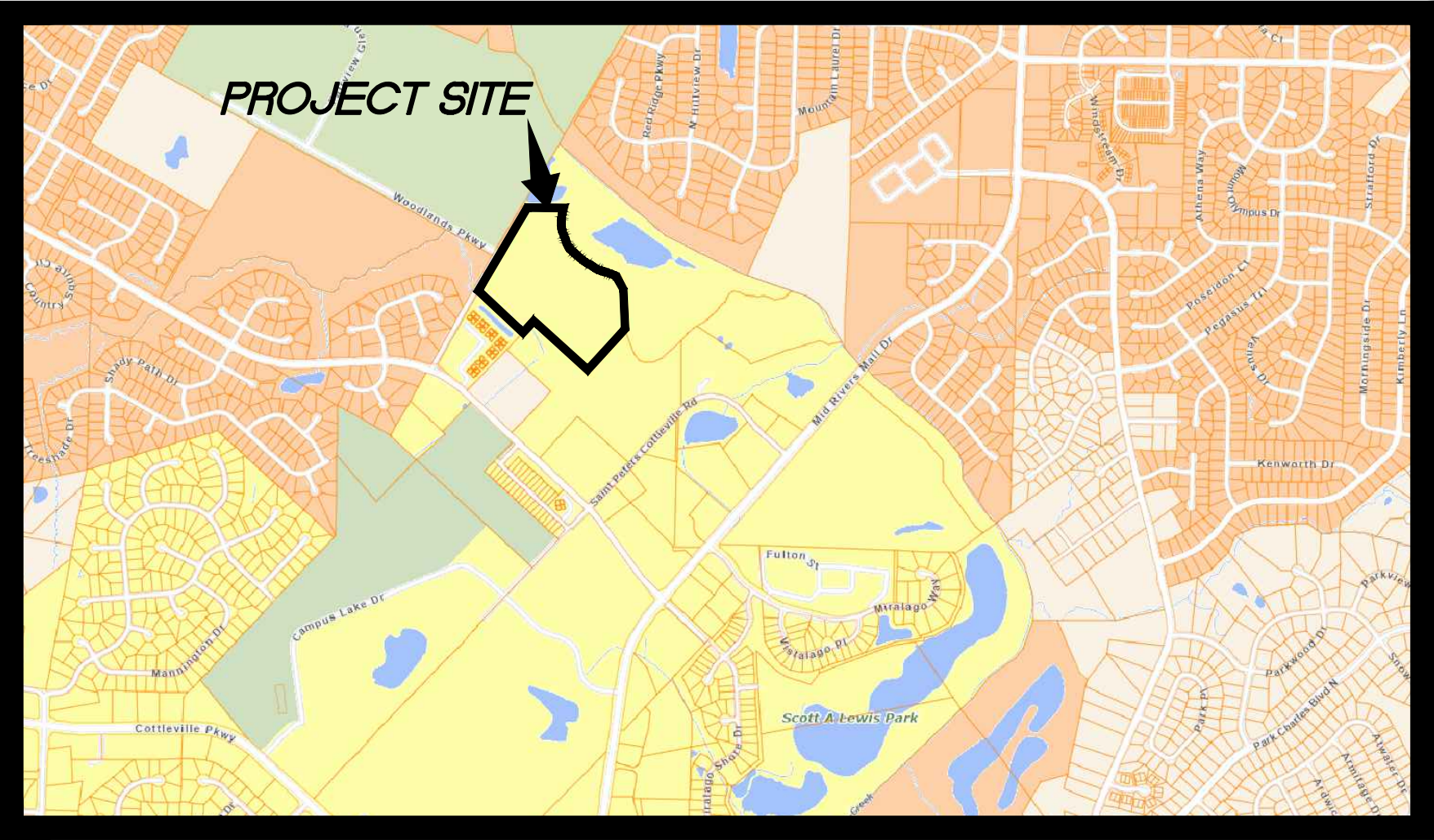
ELEV.= 461.15'

LEGEND

- UTILITY POLE
- FIRE HYDRANT
- GAS VALVE
- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- GAS LINE
- WATER LINE
- WATER METER
- OVERHEAD ELECTRIC LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWERS
- SANITARY SEWER STRUCTURE DESIGNATION
- SANITARY CLEANOUT
- PROPOSED STORM SEWERS
- STORM SEWER STRUCTURE DESIGNATION
- PROPOSED LIGHT STANDARD

ABBREVIATIONS

- N/F NOW OR FORMERLY
- W WIDE
- DB. DEED BOOK
- PB. PLAT BOOK
- PG. PAGE
- CONC. CONCRETE
- SAN. SANITARY
- MH MANHOLE
- R RADIUS
- L LENGTH
- D DELTA
- TBR TO BE REMOVED
- UIP TO BE USED IN PLACE
- D.S. ROOF DOWNSPOUT
- C.O. SANITARY CLEANOUT
- L.S. LIGHT STANDARD
- w/ WITH



LOCATION MAP

N.T.S.

DRAWING INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	SITE / GRADING PLAN
C4.1-C4.2	SITE PLAN

USES

EXISTING/PROPOSED USES:
1 - INDOOR SOCCER FIELD
3 - OUTDOOR SOCCER FIELDS
4 - TOTAL FIELDS

HOURS OF OPERATION:
M-F: 4:30pm - 9:30pm
M-F (SUMMER HOURS): 9:00am - 9:30pm
SAT-SUN: 9:00am - 9:30pm

PARKING CALCULATIONS

PARKING REQUIREMENTS:
CITY OF COTTLEVILLE: 1 SPACE / 3 SPECTATORS
ATG SPORTS: 50 SPACE / FIELD

VETTA PARKING REQUIRED:
100 SPACES / FIELD

PARKING REQUIRED:
CITY: 15 PLAYERS / TEAM
2 TEAMS / FIELD = 30 PLAYERS / FIELD
X 3.7 PERS / PLAYER = 111 PERS / FIELD
111 PERS X 1 SPACE / 3 PERS
37 SPACES / FIELD X 4 = 148 SPACES

PARKING PROVIDED

PARKING SPACE CALCULATIONS:
WEST LOT - 251 SPACES
EAST LOT - 172 SPACES
TOTAL NEW SPACES = 423 SPACES
EXISTING SPACES - 13
TOTAL SPACES = 436 SPACES
11 HANDICAP SPACES PROVIDED
GOLF CART SPACES = 1/50 SPACES
= 10 GOLF CART SPACES

SITE DATA

PROPERTY OWNER: WOODLANDS PARKWAY LLC
12320 OLD TESSON RD.
ST. LOUIS, MO 63128

EXISTING ZONING: SD/C-PO
COLLEGE/PARK AND
OPEN SPACE SUBDISTRICT
814,572 SF (18.70 AC) ±

SITE ADDRESS: 2 WOODLANDS PARKWAY
ST. PETERS, MO 63376

PARCEL NUMBER: 3--0006--S001--00--0009.0000000
ACCOUNT NUMBER: 520605A000

SERVICE DISTRICTS

FIRE: COTTLEVILLE FIRE PROTECTION DIST.
1385 MOTHERHEAD RD.
ST. CHARLES, MO 63304
636.447.6655

AMBULANCE: ST. CHARLES COUNTY AMBULANCE DIST.
130 WEISS RD.
COTTLEVILLE, MO 63376
636.344.7600

SCHOOL: FRANCIS HOWELL R-III
801 CORPORATE CENTRE DR.
O'FALLON, MO 63368
636.851.4000

SEWER: DUCKETT CREEK SANITARY DISTRICT
3550 STATE HWY K
O'FALLON, MO 63368
636.441.1244

WATER: PWSD #2
100 WATER DR
O'FALLON, MO 63368
636.561.3737

ELECTRIC: AMEREN UE
BLUESTONE DR.
ST CHARLES, MO 63303
800.552.7583

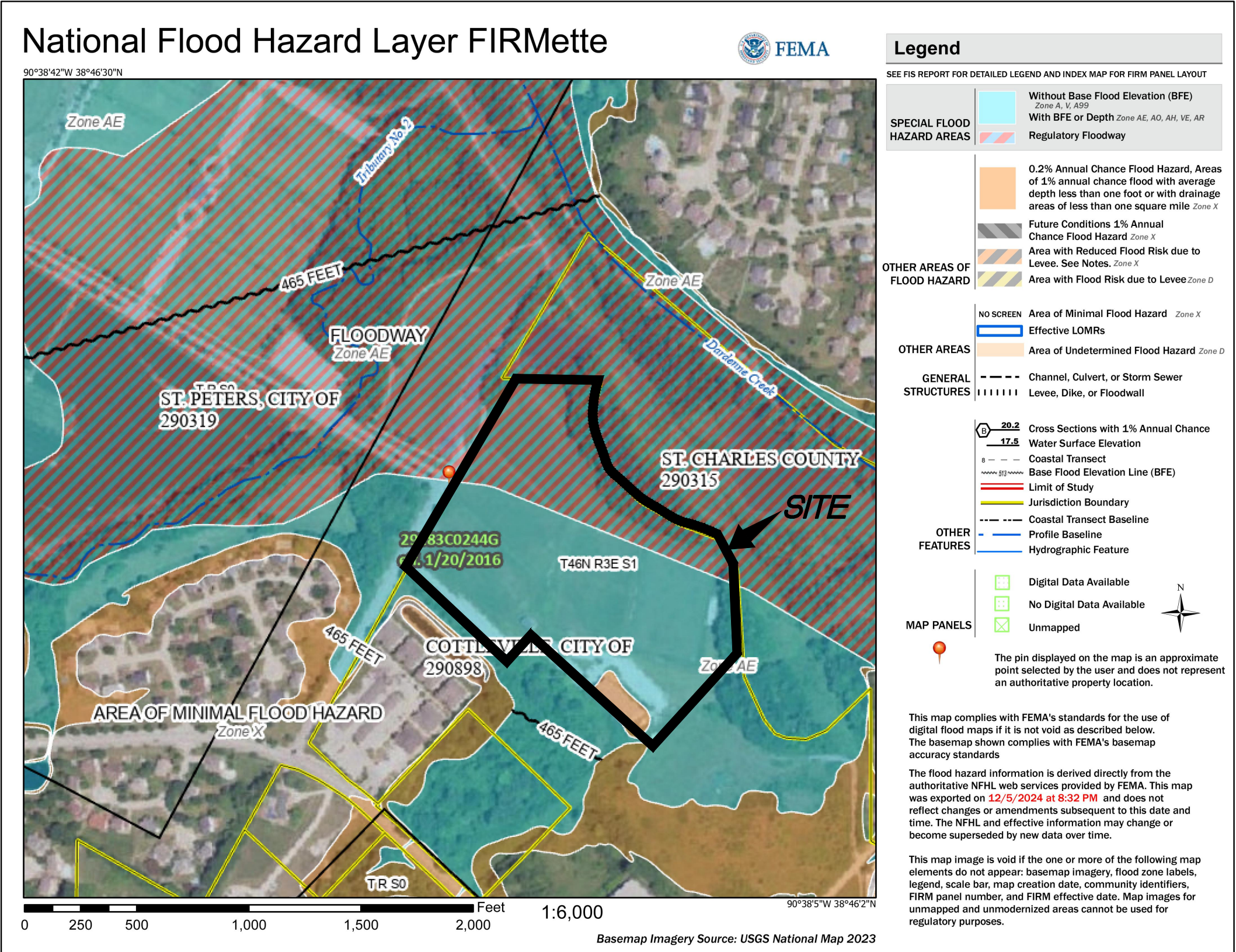
TELEPHONE: AT&T
402 NORTH 3RD
ST. LOUIS, MO 63301
314.949.1300

GAS: SPIRE
700 MARKET ST.
ST. LOUIS, MO 63101

LEGAL DESCRIPTION
TONY GLAVIN SOCCER SCHOOL
18.70 ACRES

A tract of land being part of Fractional Section 1, Township 46 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows:

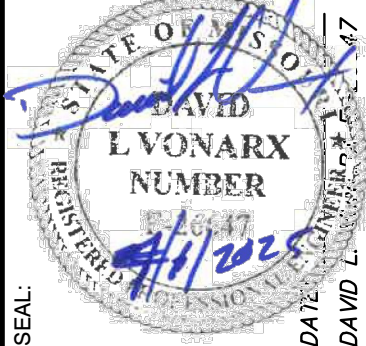
COMMENCING at a point marking the southeast corner of U.S. Survey 739 and being the southeast corner of Country Crossing Manor Plat Two as recorded in Plat Book 33, Pages 322 through 325 of the St. Charles County, Missouri Records; thence leaving said corner along the eastern line of said Country Crossing Manor Plat Two and the eastern line of said U.S. Survey 739 North 27°51'43" East a distance of 1620.68 feet to a point marking the northwest corner of Parcel No. 3 and the southwest corner of Parcel No. 2 of the property now or formerly of the City of St. Peters as recorded in Book 1547, Page 838 of the said St. Charles County, Missouri Records; thence leaving said corner continuing along the eastern line of U.S. Survey 739 and along the western line of the aforementioned Parcel No. 2 of the City of St. Peters North 27°51'43" East a distance of 477.65 feet to a point marking the northwest of said Parcel No. 2; thence leaving the eastern line of said U.S. Survey 739 along the northern line of said Parcel No. 2 and the southern line of property now or formerly of Michael lly as recorded in Book 1275, Page 336 of the said St. Charles County, Missouri Records South 89°04'29" East a distance of 56.09 feet to a point marking the northwest corner of property now or formerly of Tony Glavin Soccer Complex, L.L.C. as recorded in Book 1737 of the said St. Charles County, Missouri Records and being 50' East of and parallel to the eastern line of said U.S. Survey 739 and being the POINT OF BEGINNING of the herein described tract of land; thence leaving said corner along the northern line of said Tony Glavin Soccer Complex property and along the southern line of said lly property the following courses: South 89°04'29" East a distance of 293.02 feet to a point on the centerline of the Old Dardenne Creek; thence along said centerline South 10°48'53" West a distance of 86.71 feet to a point; thence South 07°58'10" East a distance of 100.98 feet to a point; thence South 25°08'14" East a distance of 143.60 feet to a point; thence South 48°44'34" East a distance of 151.64 feet to a point; thence South 65°24'36" East a distance of 129.77 feet to a point; thence South 71°27'07" East a distance of 160.33 feet to a point; thence South 35°51'04" East a distance of 116.59 feet to a point; thence South 01°36'13" East a distance of 302.47 feet to a point marking the northwest corner of property now or formerly of County Sports, Inc. as recorded in Book 753, Page 1080 of the said St. Charles County, Missouri Records; thence leaving said Creek centerline along the western line of said County Sports, Inc. property and the eastern line of said Tony Glavin Soccer Complex property South 42°15'51" West a distance of 465.14 feet to a point marking the southeast corner of said Tony Glavin Soccer Complex property and being the northeast corner of property now or formerly of Ricky and Karen Hoffman as recorded in Book 856, Page 701 of the said St. Charles County, Missouri Records; thence leaving the western line of said County Sports, Inc. property along the southern line of said Tony Glavin Soccer Complex property and the northern line of said Hoffman property North 48°23'25" West a distance of 546.45 feet to a point marking the northwest corner of said Hoffman property; thence along the western line of said Hoffman property South 42°15'51" West a distance of 125.47 feet to a point; thence leaving the western line of said Hoffman property continuing along the southern line of said Tony Glavin Soccer Complex property North 48°24'11" West a distance of 485.23 feet to a point on the eastern line of Parcel No. 3 of the aforementioned City of St. Peters property; thence along the eastern line of said Parcel No. 3 and the eastern line of the aforementioned Parcel No. 2 North 27°51'43" West a distance of 762.18 feet back to the POINT OF BEGINNING and containing 814,551 square feet or 18.70 acres more or less.



FIRMETTE MAP

TITLE SHEET

WOODLANDS PARKWAY, LLC
12320 OLD TESSON ROAD
ST. LOUIS, MO 63128
PETE SPANOS: 314-808-1888



VonArx Engineering
10988 Business 21, Suite A, PO Box 884
Hillsboro, MO 65650
656-797-8425
office@vonarxengineering.com
Certificate of Authority 000975

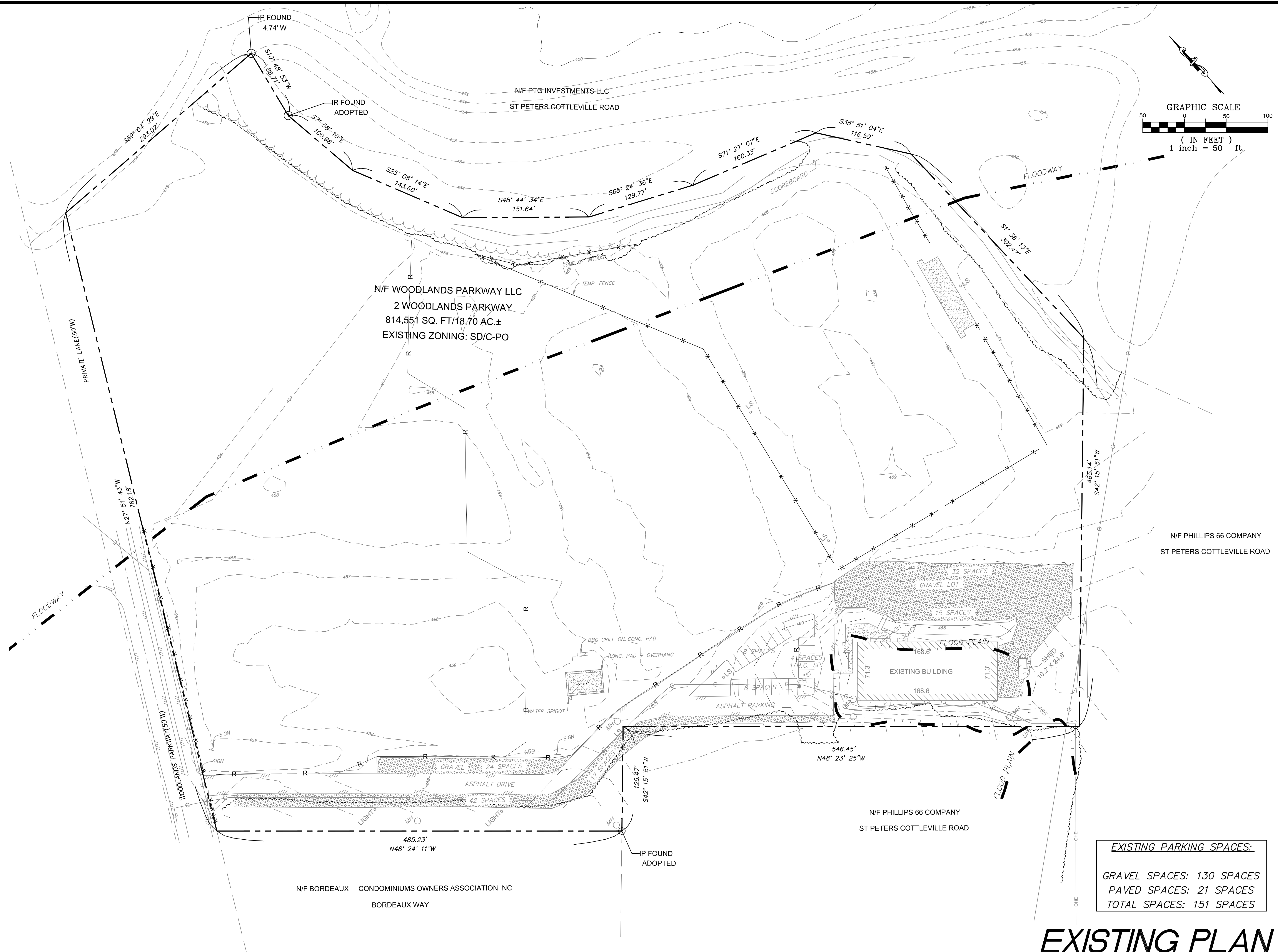
VETTA WOODLANDS
NEW PARKING AND TURF FIELDS
COTTLEVILLE, MISSOURI

ISSUE DATE
4/1/2025

SCALE
NONE

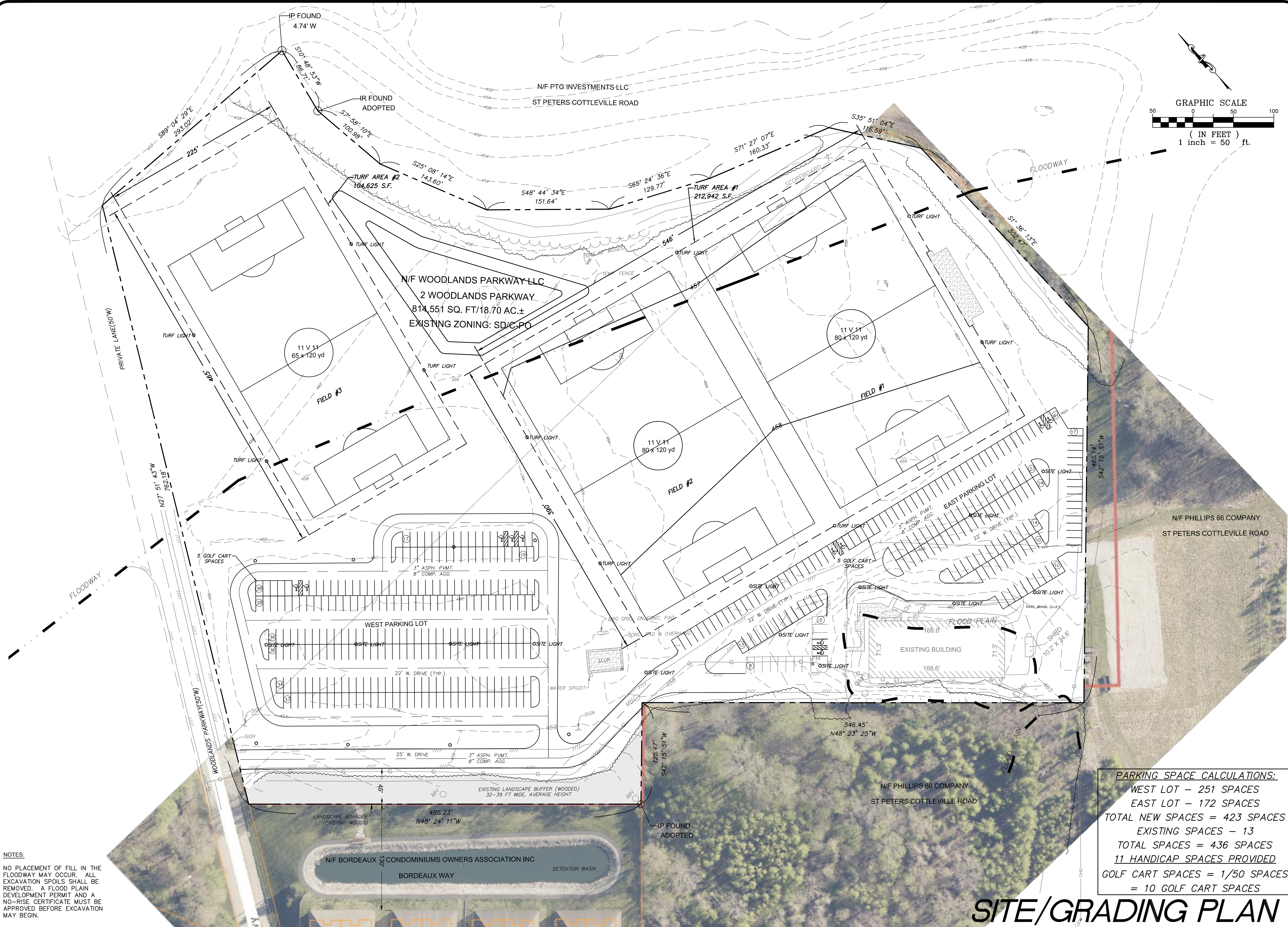
Job Number
15522

Sheet Number
C1



EXISTING PLAN

WOODLANDS PARKWAY, LLC		WOODLANDS PARKWAY, LLC	
12320 OLD TESSON ROAD		12320 OLD TESSON ROAD	
ST. LOUIS, MO 63128		ST. LOUIS, MO 63128	
PETE SPANOS: 314-808-1888		PETE SPANOS: 314-808-1888	
VonArx Engineering 10789 Business 21, Suite A, PO Box 684, Hillaboro, MO 65090 646-797-8425 office@vonarxengineering.com Certificate of Authority: 000975		VonArx Engineering 10789 Business 21, Suite A, PO Box 684, Hillaboro, MO 65090 646-797-8425 office@vonarxengineering.com Certificate of Authority: 000975	
VETTA WOODLANDS NEW PARKING AND TURF FIELDS COTTLEVILLE, MISSOURI		VETTA WOODLANDS NEW PARKING AND TURF FIELDS COTTLEVILLE, MISSOURI	
ISSUE DATE 4/1/2025		ISSUE DATE 4/1/2025	
SCALE 1" = 50'		SCALE 1" = 50'	
Job Number 15522		Job Number 15522	
Sheet Number C2		Sheet Number C2	



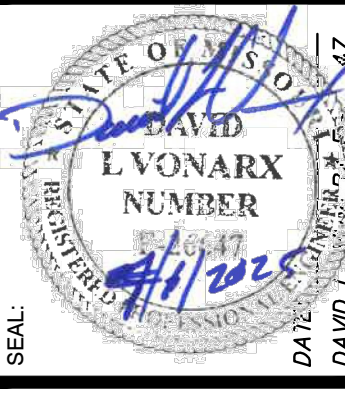
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SITE/GRADING PLAN

Revisions	
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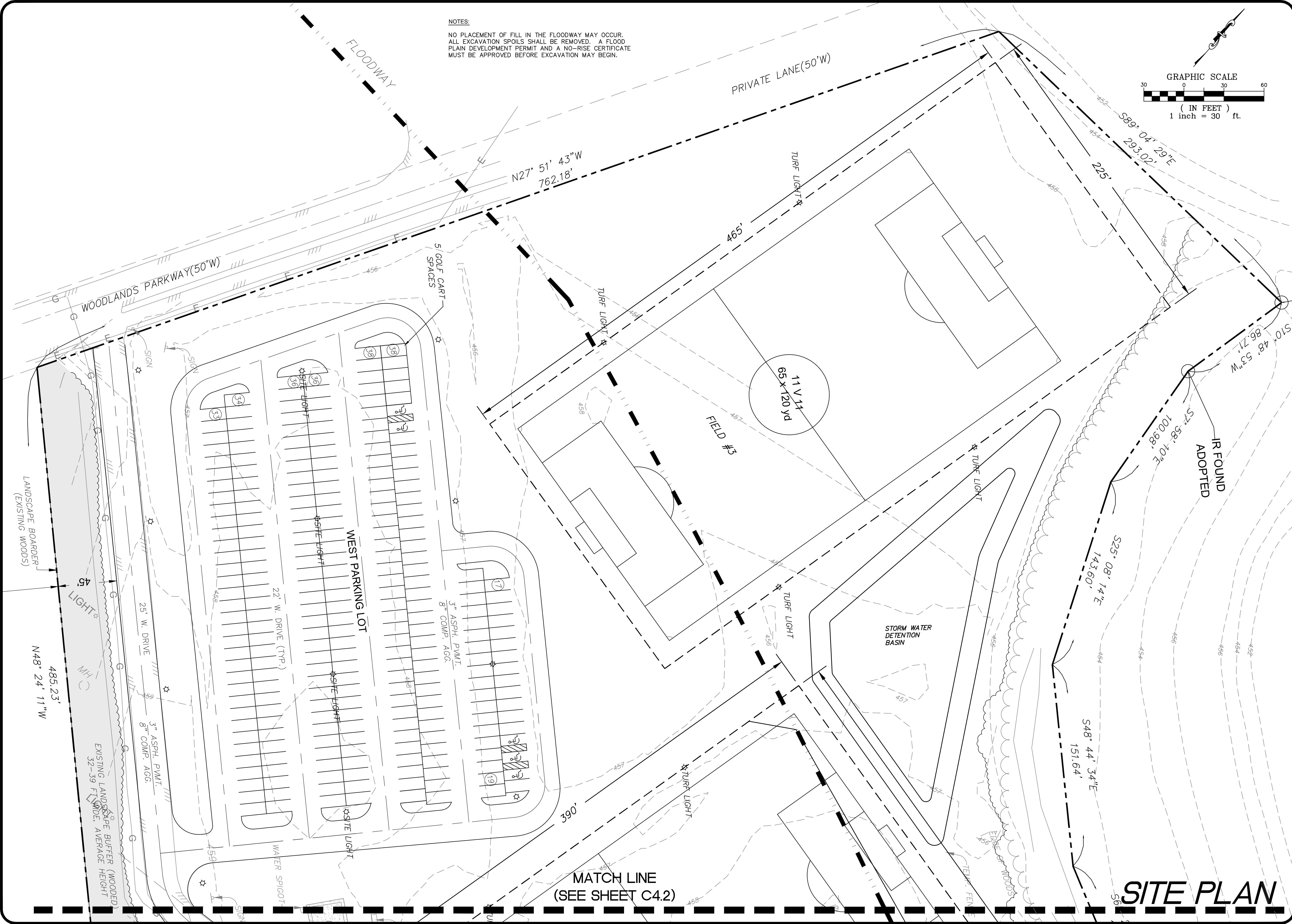
OWNER:
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ST. LOUIS, MO 63128
PETE SPANOS: 314-808-1888



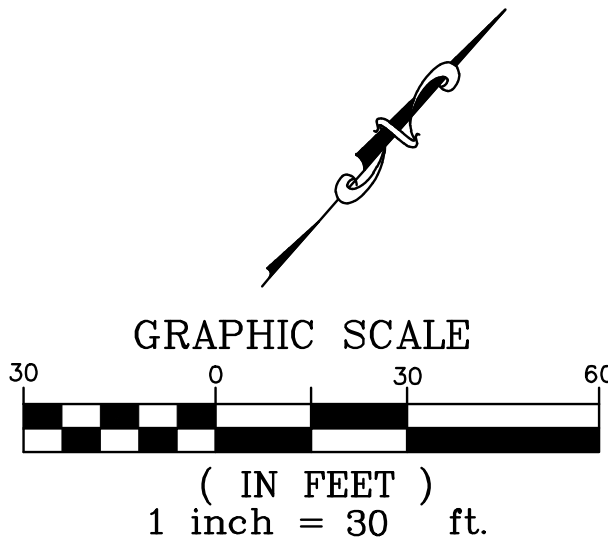
CIVIL ENGINEER
VonArx Engineering
10988 Business 21, Suite A, PO Box 884
Hillsboro, MO 64090
666-797-8225
office@vonarxengineering.com
Certificate of Authority 000975

ISSUE DATE
4/1/2025
SCALE
1" = 50'
Job Number
15522
Sheet Number
C3

VETTA WOODLANDS
NEW PARKING AND TURF FIELDS
COTTLEVILLE, MISSOURI

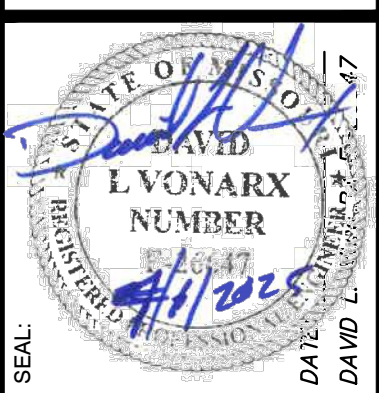


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Revisions	Date	By	App'd

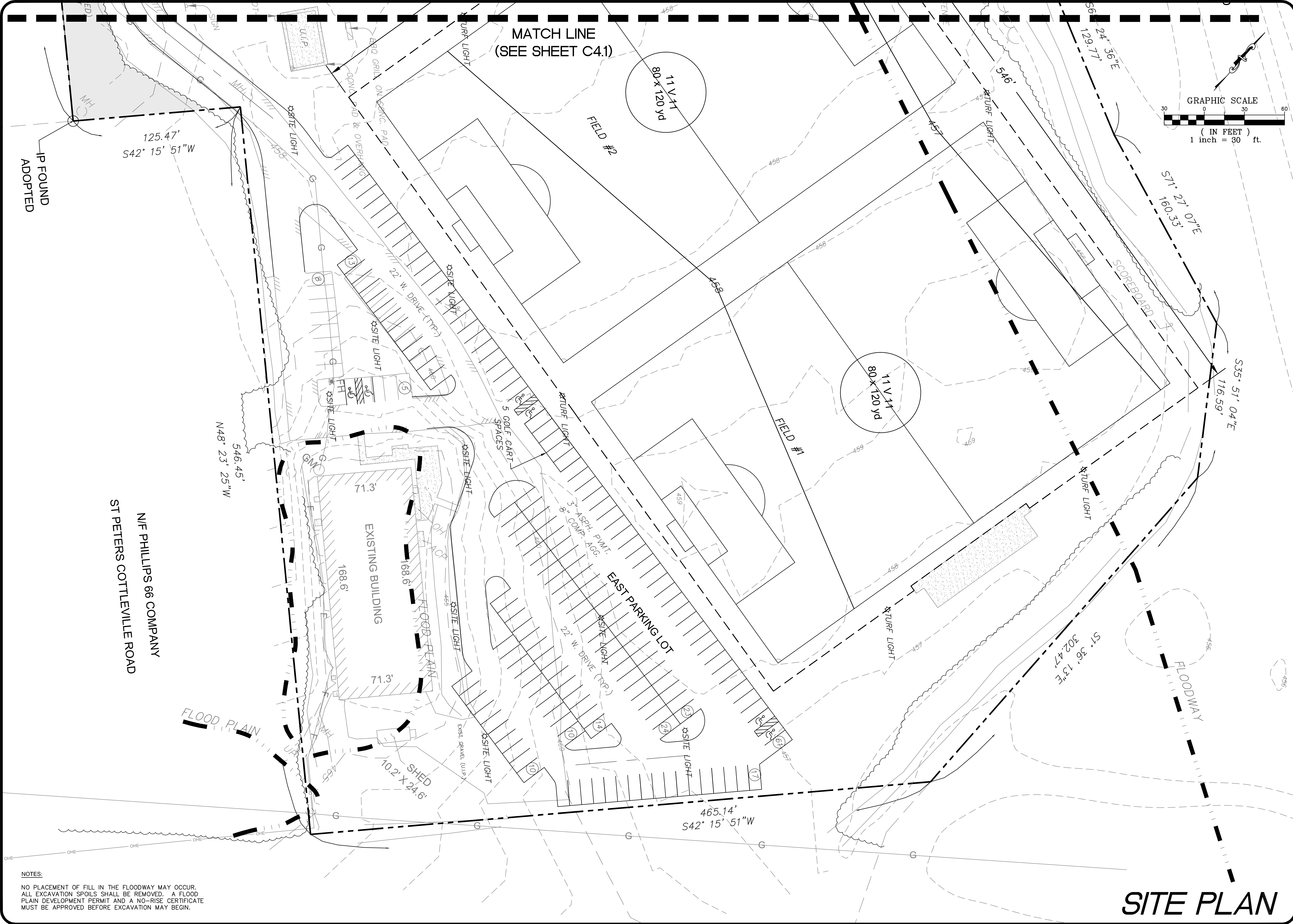
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**VETTA WOODLANDS
NEW PARKING AND TURF FIELDS
COTTLEVILLE, MISSOURI**

ISSUE DATE
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SCALE
1" = 30'
Job Number
15522
Sheet Number
C4.1



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Revisions	WOODLANDS PARKWAY, LLC 12320 OLD TESSON ROAD ST. LOUIS, MO 63128 PETE SPANOS: 314-808-1888
Date	
OWNER	
SEAL	
CIVIL ENGINEER	 VonArx Engineering 10988 Business 21, Suite A, PO Box 884 Hillburn, MO 63050 636-797-8225 office@vonarxengineering.com Certificate of Authority 000975
ISSUE DATE	4/1/2025
SCALE	1" = 30'
Job Number	15522
Sheet Number	C4.2