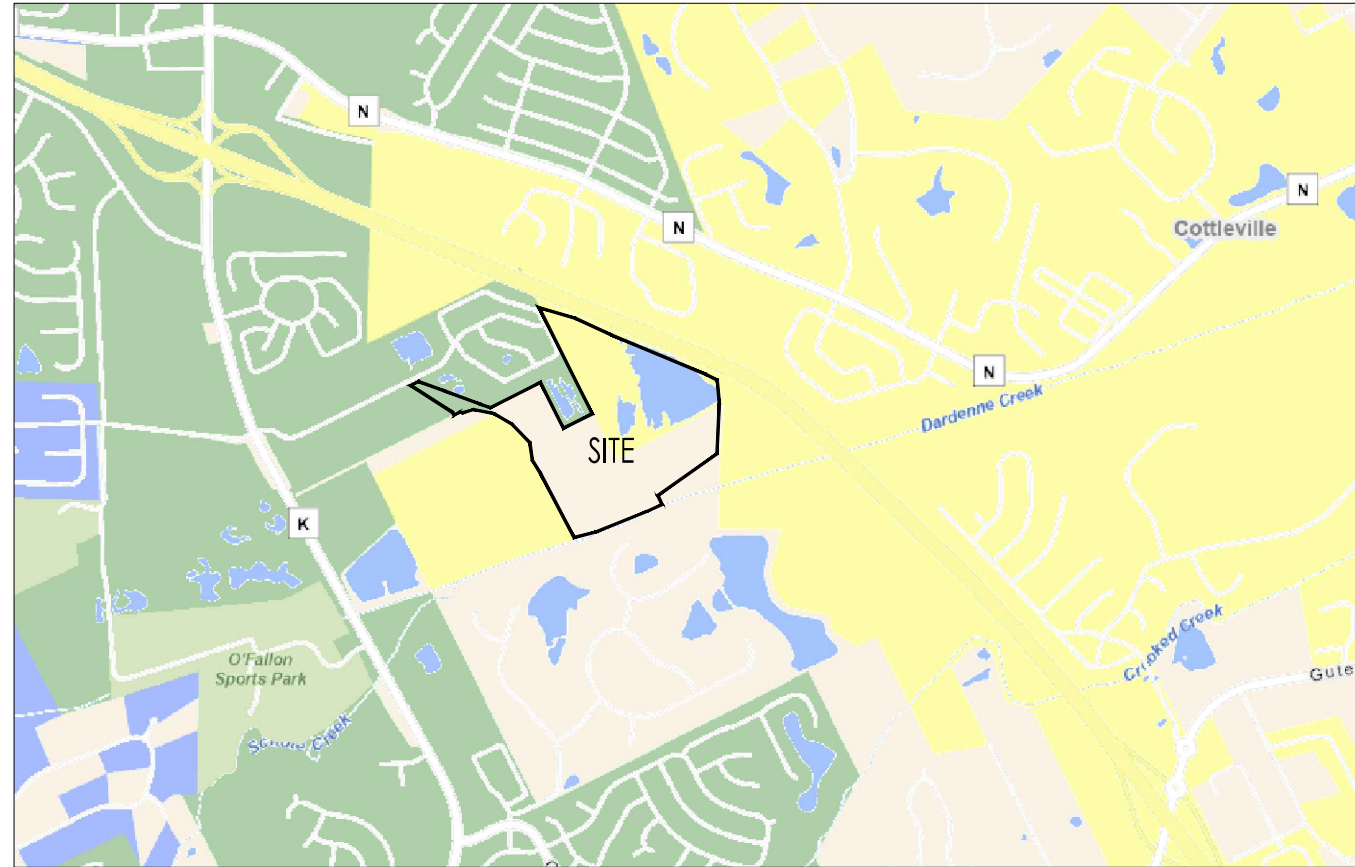


LOCATION MAP

SCALE: 1" = 200'



GENERAL NOTES:

- TOTAL GROSS AREA OF TRACT: 71.566 ACRES
- EXISTING ZONING: "R-1A" (CITY OF COTTLEVILLE)
"C-1" (CITY OF COTTLEVILLE)
UNZONED (ST. CHARLES COUNTY)
C-2 AND P-R (O'FALLON)
- PROPOSED ZONING: "R-1D" (CITY OF COTTLEVILLE)
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
- PROPOSED LOTS: 69 SINGLE FAMILY LOTS
- CURRENT OWNER OF PROPERTY: LESA J KEEVEN & KARL L KEEVEN REVOCABLE TRUSTS
PO BOX 247
O'FALLON, MO 63366
- THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES:
- AVHREN MISSOURI - DUCKETT CREEK SEWER DISTRICT
- AT&T - PUBLIC WATER SUPPLY DISTRICT NO. 2
- SPECTRUM
- COTTLEVILLE FIRE PROTECTION DISTRICT
- ZONING RESTRICTIONS:
"R-1D" 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: 80 FEET
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM DWELLING SIZE: 1,200 S.F.
- THIS PLAN PROPOSES THE FOLLOWING DIVISION OF ACREAGE:
AREA IN LOTS = 21.48 ACRES (935,580.43 S.F.)
AREA IN COMMON GROUND = 44.05 ACRES (1,918,923.12 S.F.)
AREA IN RIGHT-OF-WAY = 6.04 ACRES (262,925.20 S.F.)
TOTAL AREA = 71.57 ACRES (3,117,428.74 S.F.)
- DENSITY AND AREA CALCULATIONS:
GROSS DENSITY PROPOSED: 69 LOTS / 71.57 ACRES = 0.96 LOTS PER ACRE
NET DENSITY PROPOSED: 69 LOTS / 71.91 ACRES = 0.96 LOTS PER ACRE
AVERAGE LOT SIZE: 935,580.43 S.F. / 69 LOTS = 13,559.14 S.F. PER LOT
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 29183C0435G AND 29183C0430G, DATED JANUARY 20, 2016, THIS TRACT LIES PARTIALLY WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AND PARTIALLY WITHIN ZONE AE (FLOODWAY) (REGULATORY FLOODWAY). A LOWR WILL BE COMPLETED TO RECLAIM A PORTION OF THE SITE FOR RESIDENTIAL DEVELOPMENT.
- THIS PLAN WAS CREATED BASED ON A BOUNDARY AND TOPO SURVEY COMPLETED BY BAX ENGINEERING COMPANY IN OCTOBER OF 2024.
- 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.
- 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.
- PERIMETER 10 FOOT WIDE EASEMENTS TO BE PROVIDED FOR THE DEVELOPMENT.
- PROPOSED LAKES SHALL HAVE A MINIMUM DEPTH OF 10 FEET. STORMWATER ESCROWS WILL BE HELD UNTIL THE FINAL DEPTH IS VERIFIED.
- ALL PROPOSED STREETS TO HAVE A GRADE (SLOPE) OF 2% AND TO BE BUILT TO THE CITY OF COTTLEVILLE STANDARDS.
- A PROPOSED LANDSCAPING PLAN 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.

LAND DESCRIPTION

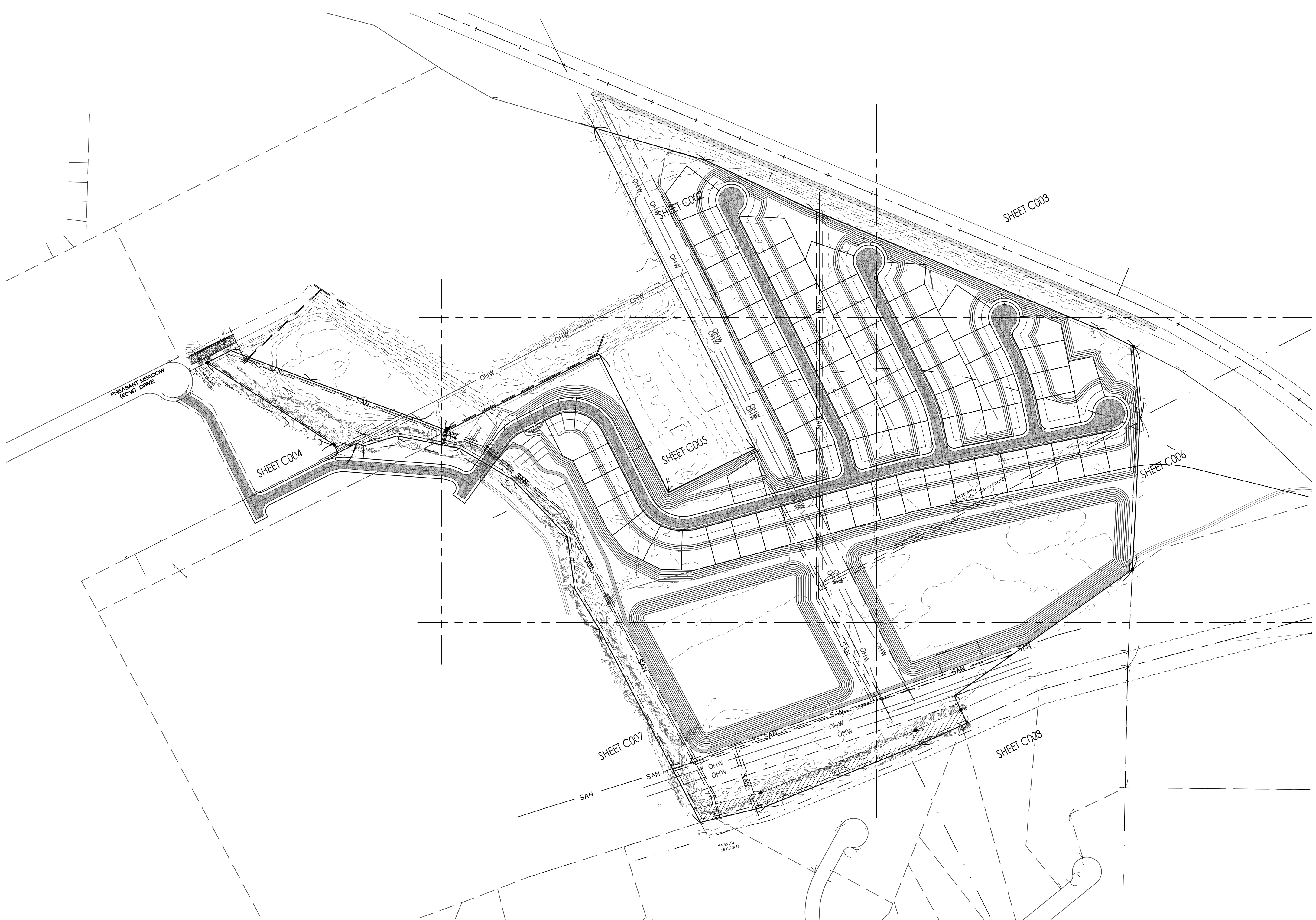
A TRACT OF LAND BEING PART OF LOT 5A OF "A RESUBDIVISION OF LOT 5 OF PHEASANT POINT CENTER", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35 PAGE 396 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, PART OF U.S. SURVEYS 293 AND 1696, AND PART OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF COTTLEVILLE AND CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF ABOVE SAID LOT 5A, SAID CORNER BEING ON THE WEST LINE OF ADJUSTED LOT 5 OF ABOVE SAID "A RESUBDIVISION OF LOT 5 OF PHEASANT POINT CENTER"; THENCE ALONG THE EAST AND NORTH LINES OF AFORESAID LOT 5A THE FOLLOWING COURSES AND DISTANCES: SOUTH 69°36'18" EAST, 289.35 FEET; SOUTH 70°00'31" EAST, 401.66 FEET; SOUTH 69°08'24" EAST, 103.79 FEET; NORTH 63°22'29" EAST, 585.55 FEET; SOUTH 26°37'21" EAST, 531.54 FEET; AND NORTH 62°22'39" EAST, 336.03 FEET TO A POINT ON THE SOUTHWEST LINE OF ABOVE SAID U.S. SURVEY 293; THENCE LEAVING SAID EAST AND NORTH LINES OF LOT 5A AND ALONG SAID SOUTHWEST LINE OF U.S. SURVEY 293, NORTH 26°37'21" WEST, 1235.21 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 364, SAID POINT BEING 158.87 FEET (48.425 METERS) OF STATION 8+555.208 OF SAID ROUTE 364 AS SHOWN ON PLANS PREPARED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION, PROJECT NUMBER J61020 DATED OCTOBER 14, 2011; THENCE LEAVING SAID SOUTHWEST LINE OF U.S. SURVEY 293 AND ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF ROUTE 364 THE FOLLOWING COURSES AND DISTANCES: SOUTH 73°47'38" EAST, 395.48 FEET TO A POINT BEING 35 METERS SOUTHWEST OF STATION 8+675 OF SAID ROUTE 364; SOUTH 65°06'34" EAST, 410.43 FEET TO A POINT BEING 40 METERS SOUTHWEST OF STATION 8+800 OF SAID ROUTE 364; SOUTH 67°23'58" EAST, 1066.28 FEET TO A POINT BEING 40 METERS SOUTHWEST OF STATION 9+135 OF SAID ROUTE 364; AND SOUTH 62°12'12" EAST, 132.10 FEET TO A POINT BEING 138.34 FEET (42.165 METERS) SOUTHWEST OF STATION 9+166.952 OF SAID ROUTE 364; THENCE LEAVING SAID SOUTHWEST RIGHT-OF-WAY OF ROUTE 364, SOUTH 05°27'45" EAST, 247.94 FEET TO A POINT BEING THE INTERSECTION OF THE SOUTH LINE OF AFORESAID U.S. SURVEY 293 AND THE EAST LINE OF ABOVE SAID FRACTIONAL SECTION 16, SAID POINT ALSO BEING THE EASTERNMOST POINT OF AFORESAID LOT 5A; THENCE ALONG THE EAST LINE OF SAID LOT 5A, SOUTH 02°53'02" WEST, 521.72 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) BY DOCUMENT RECORDED AS BOOK 5816 PAGE 2129 AND BOOK 5877 PAGE 2001 OF ABOVE SAID RECORDS; THENCE LEAVING SAID EAST LINE OF LOT 5A AND ALONG THE NORTHWEST LINE OF SAID MHTC TRACT, SOUTH 54°41'35" WEST, 752.32 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID MHTC TRACT; THENCE LEAVING SAID NORTHWEST LINE AND ALONG THE WEST LINE OF SAID MHTC TRACT, SOUTH 25°04'17" EAST, 103.62 FEET TO A POINT IN THE CENTERLINE OF NEW DARDENNE CREEK CHANNEL, SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF LOT 48 OF "THE LAKES PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22 PAGE 160 OF AFORESAID RECORDS, AND ALSO LOCATED ON THE SOUTH LINE OF AFORESAID LOT 5A; THENCE LEAVING SAID WEST LINE OF MHTC TRACT AND ALONG THE CENTERLINE OF NEW DARDENNE CREEK CHANNEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 65°35'29" WEST, 174.38 FEET; SOUTH 68°02'15" WEST, 577.51 FEET; AND SOUTH 76°19'54" WEST, 230.48 FEET TO A POINT ON THE NORTH LINE OF LOT 40 OF SAID "THE LAKES PLAT TWO" SUBDIVISION, SAID POINT ALSO BEING THE SOUTHERNMOST CORNER OF AFORESAID LOT 5A, AND SAID POINT ALSO BEING THE CENTERLINE OF LOEFFLER'S BRANCH CREEK; THENCE LEAVING SAID CENTERLINE OF NEW DARDENNE CREEK CHANNEL AND ALONG THE CENTERLINE OF LOEFFLER'S BRANCH CREEK, LAST SAID CENTERLINE ALSO BEING THE WEST LINE OF AFORESAID LOT 5A THE FOLLOWING COURSES AND DISTANCES: NORTH 27°34'47" WEST, 149.41 FEET; NORTH 31°29'12" WEST, 165.21 FEET; NORTH 02°02'42" WEST, 181.53 FEET; NORTH 43°35'48" WEST, 266.22 FEET; NORTH 59°22'59" WEST, 217.34 FEET; NORTH 78°43'59" WEST, 219.74 FEET; SOUTH 73°05'33" WEST, 121.75 FEET; AND NORTH 65°04'28" WEST, 24.21 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 5A; THENCE LEAVING SAID CENTERLINE OF LOEFFLER'S BRANCH CREEK AND ALONG THE SOUTHEAST, SOUTHWEST AND NORTHWEST LINES OF SAID LOT 5A THE FOLLOWING COURSES AND DISTANCES: SOUTH 63°24'20" WEST, 72.85 FEET TO A POINT BEING THE EASTERNMOST CORNER OF COMMON GROUND "B" OF "PHEASANT POINT CENTER", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35 PAGE 248 OF AFORESAID RECORDS; NORTH 26°35'40" WEST, 29.70 FEET; NORTH 57°07'22" WEST, 522.09 FEET TO A POINT; AND NORTH 63°34'32" EAST, 92.39 FEET TO THE POINT OF BEGINNING AND CONTAINS 3,117.429 SQUARE FEET, OR 71.566 ACRES, MORE OR LESS, SUBJECT TO THE FUTURE FLUVIAL MOVEMENT OF NEW DARDENNE CREEK AND LOEFFLER'S BRANCH CREEK AND ACCRETIONS THERETO, ACCORDING TO A SURVEY BY BAX ENGINEERING DURING THE MONTH OF OCTOBER, 2024 UNDER ORDER NUMBER 12-15660C.

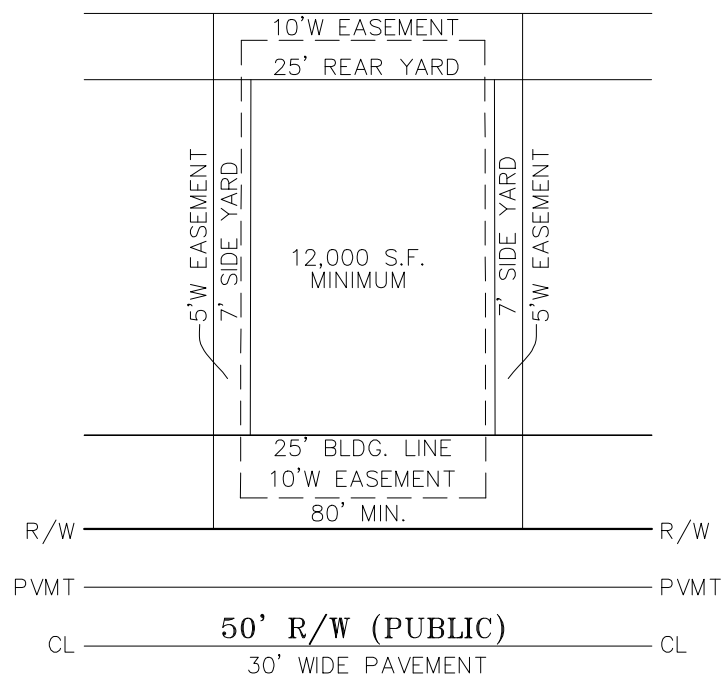


A PRELIMINARY PLAT FOR
COTTLEVILLE SPRINGS

A TRACT OF LAND BEING PART OF LOT 5A OF 'A RESUBDIVISION OF PLAT 5 OF PHEASANT POINT CENTER' PLAT BOOK 35 PAGE 396 AND TWO TRACTS OF LAND BEING PART OF U.S. SUVEY 293 ALL LOCATED IN U.S. SURVEYS 293 AND 1696 AND IN FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF COTTLEVILLE, ST. CHARLES COUNTY, MISSOURI



TYPICAL LOT



PRELIMINARY PLAN FOR:
COTTLEVILLE SPRINGS
COTTLEVILLE, MO

REVISIONS:

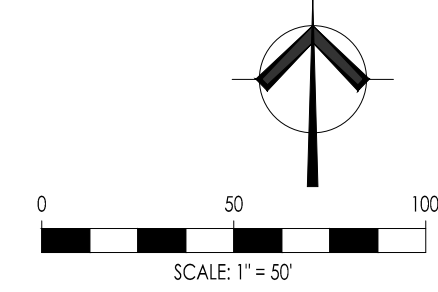
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JWS	JWS
DATE:	APPROVED BY:
9/15/2025	DN

SHEET TITLE:
COVER SHEET

SHEET NO:	C001
ISSUE:	IFR
REVISION:	0

THIS PLAT IS NOT FOR RECORD.

PRELIMINARY PLAN FOR:
COTTEVILLE SPRINGS
COTTEVILLE, MO



N73°47'38"W 370.44'

60' CHAIN
LINK FENCE

COMMON GROUND
44.05 ACRES

S73°47'38"E 395.48'

MISSOURI STATE ROUTE 364
(VARIABLE WIDTH) (PUBLIC)
ESTABLISHED PER DEED BOOK 5939 PAGE 1837
AND CASE NUMBERS 1211-CC01033 AND 1311-CC00031

S65°06'34"E 410.43'

RETAINING WALL AND FENCE
(IF REQ.)

COMMON GROUND
44.05 ACRES

PROPERTY N/E
PRAIRIE POINT PROPERTY LLC
DOL# 2024R-014783
PARCEL ID# 2-0128-0106-00-0005
NO ADDRESS
ADJUSTED LOT 5
"RESUBDIVISION OF LOT 5
OF PRAIRIE POINT CENTER"
P.B. 35 PG. 345

FLOOD
ZONE "X"

FLOOD ZONE
"X" (SHADE)

N26°56'28"W (R1)
N26°52'21"W (S) 123.5'

57
20,501 SF

58
13,144 SF

59
12,600 SF

60
12,600 SF

61
12,600 SF

62
12,600 SF

56
16,201 SF

55
12,800 SF

54
12,800 SF

53
12,800 SF

44
12,600 SF

39
18,736 SF

40
12,600 SF

41
12,600 SF

SHEET C002
SHEET C003

SHEET C002
SHEET C005



THIS PLAT IS NOT FOR RECORD.

REVISIONS:

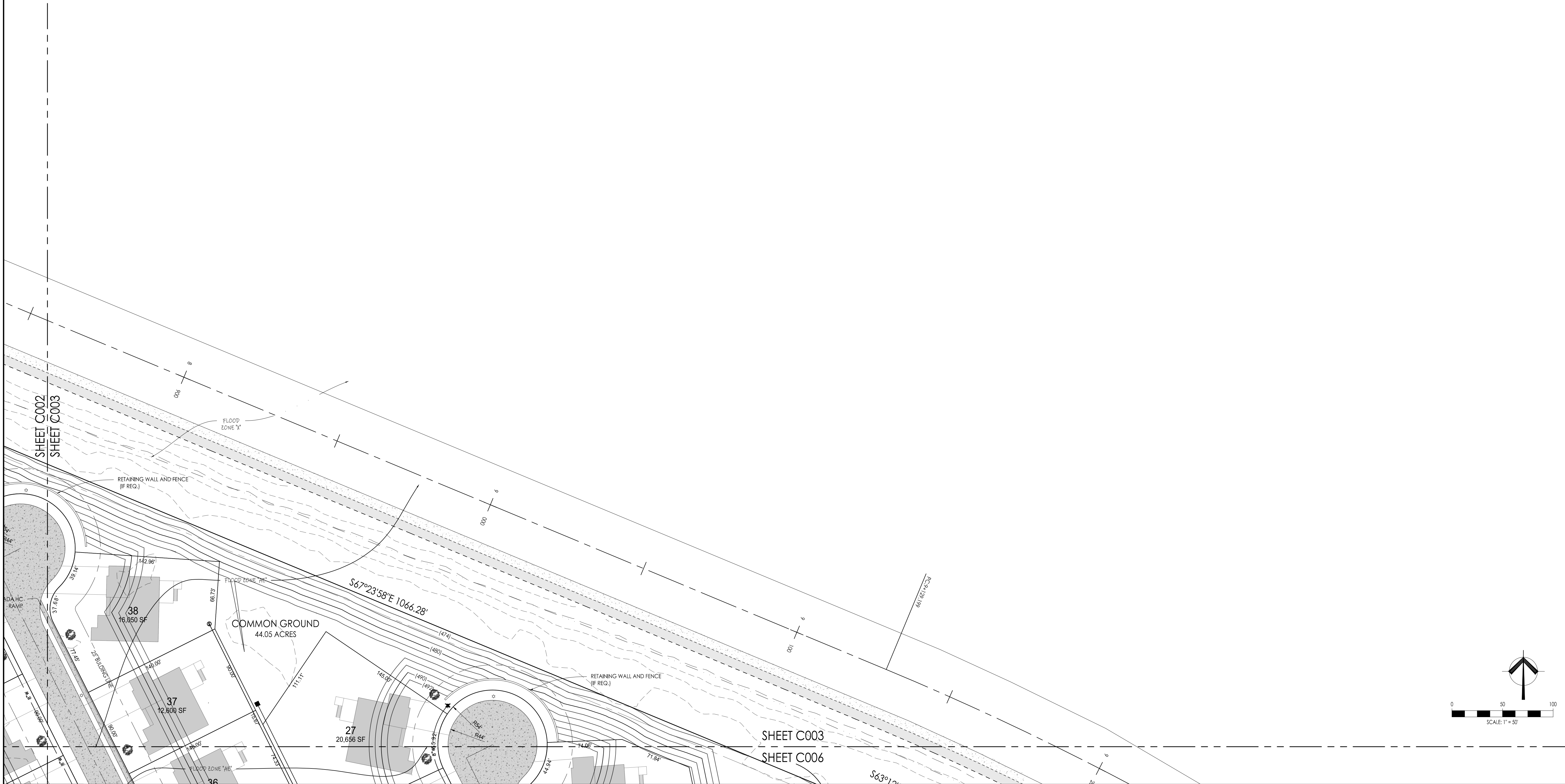
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DATE:	9/15/2025	APPROVED BY:	DN

SHEET TITLE:
PRELIMINARY PLAT

SHEET NO:	C002		
ISSUE:	IFR	REVISION:	0

PRELIMINARY PLAN FOR:
COTTLEVILLE SPRINGS
COTTLEVILLE, MO

REVISIONS:	
DRAWN BY: JWS	CHECKED BY: JWS
DATE: 9/15/2025	APPROVED BY: DN
SHEET TITLE: PRELIMINARY PLAT	
SHEET NO: C003	
ISSUE: IFR	REVISION: 0



THIS PLAT IS NOT FOR RECORD.



PRELIMINARY PLAN FOR:
COTTLEVILLE SPRINGS
COTTLEVILLE, MO

PRELIMINARY PLAN FOR:

SHEET C004

SHEET C005

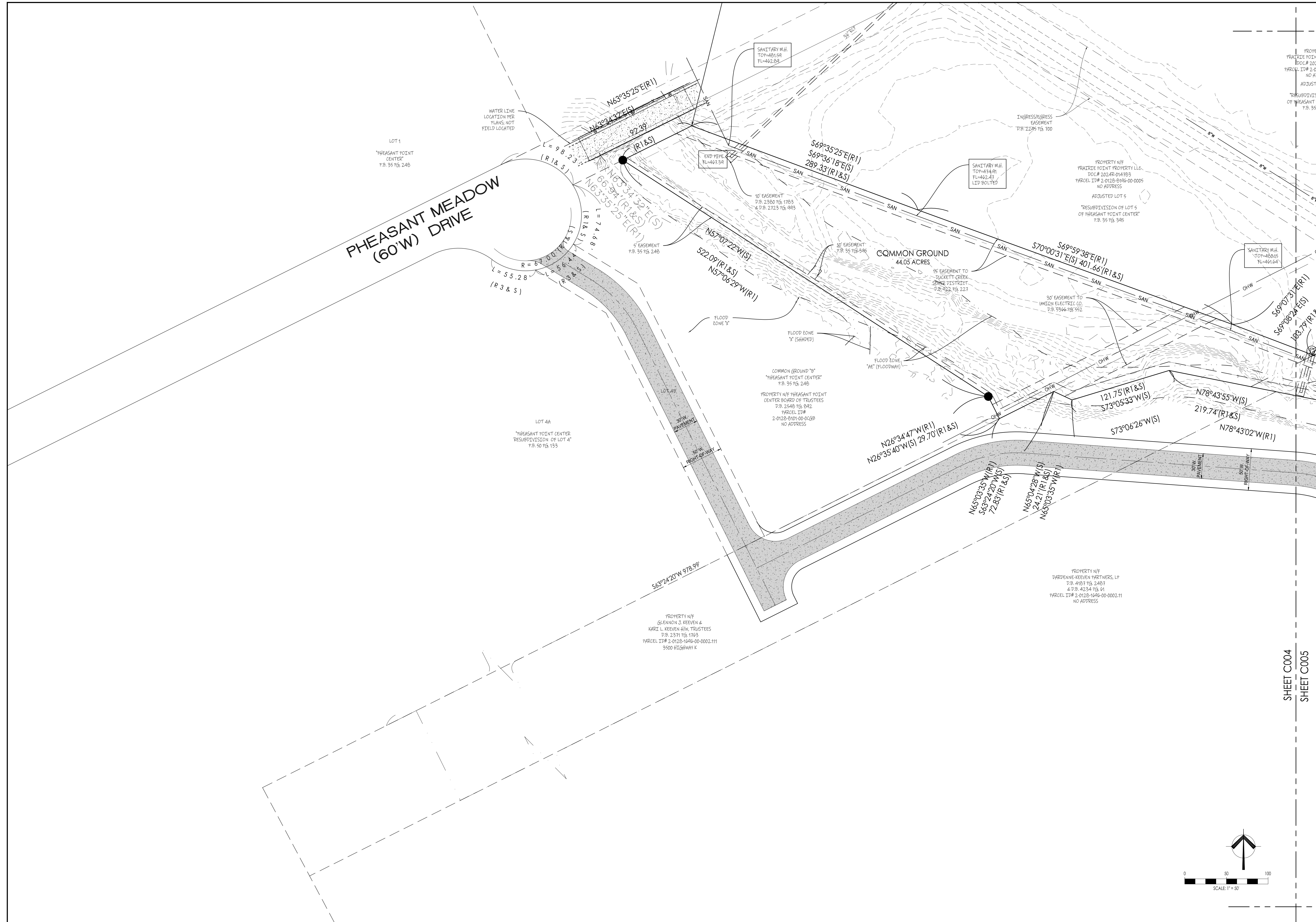
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SHEET TITLE:
PRELIMINARY PLAT

SHEET NO: C004

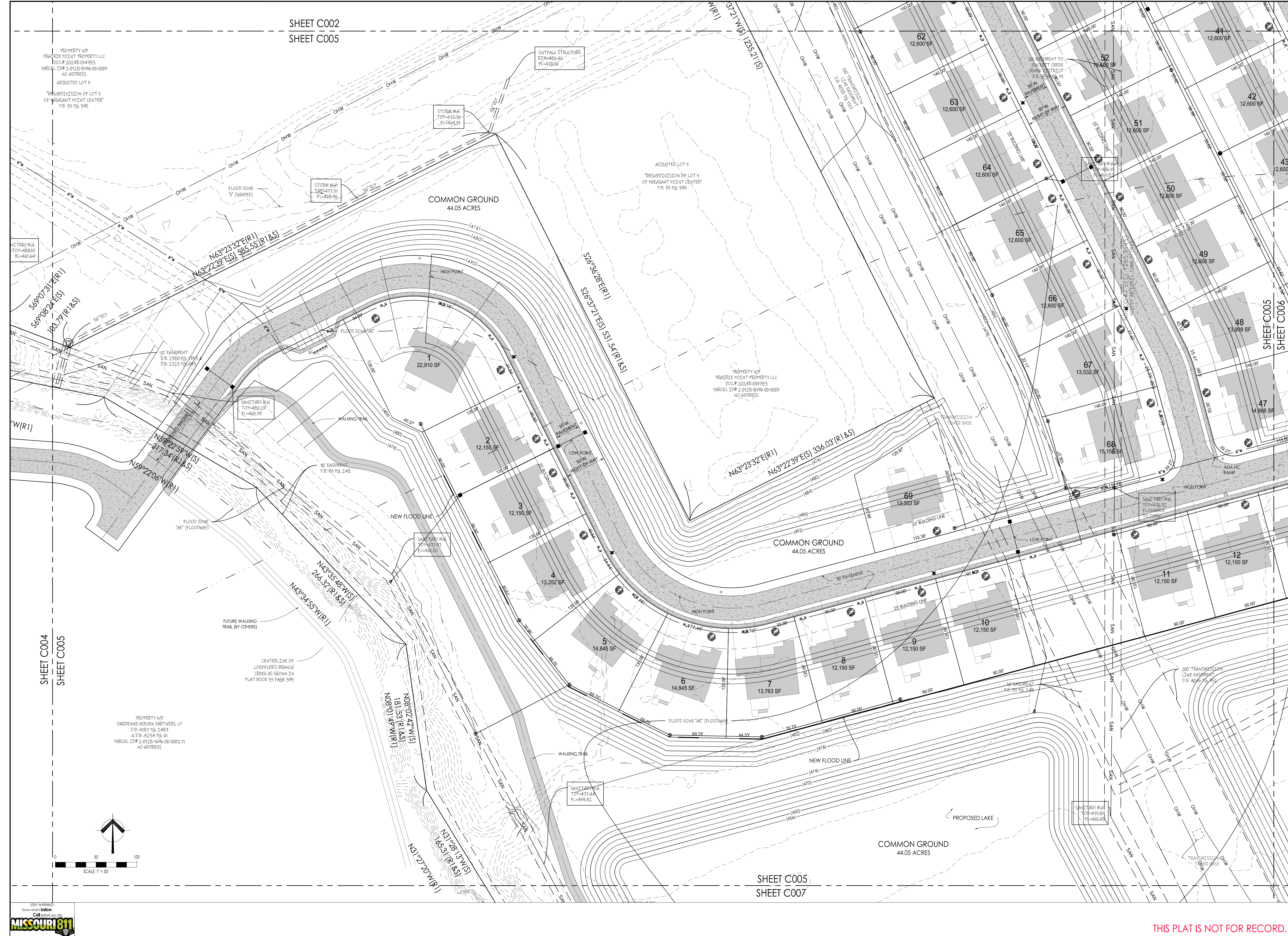
ISSUE:	REVISION:
IFR	



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PRELIMINARY PLAN FOR:
COTTEVILLE SPRINGS
COTTEVILLE, MO

REVISIONS:	
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DATE: 9/15/2025	APPROVED BY: DN
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SHEET NO: C005	
ISSUE: IFR	REVISION: 0

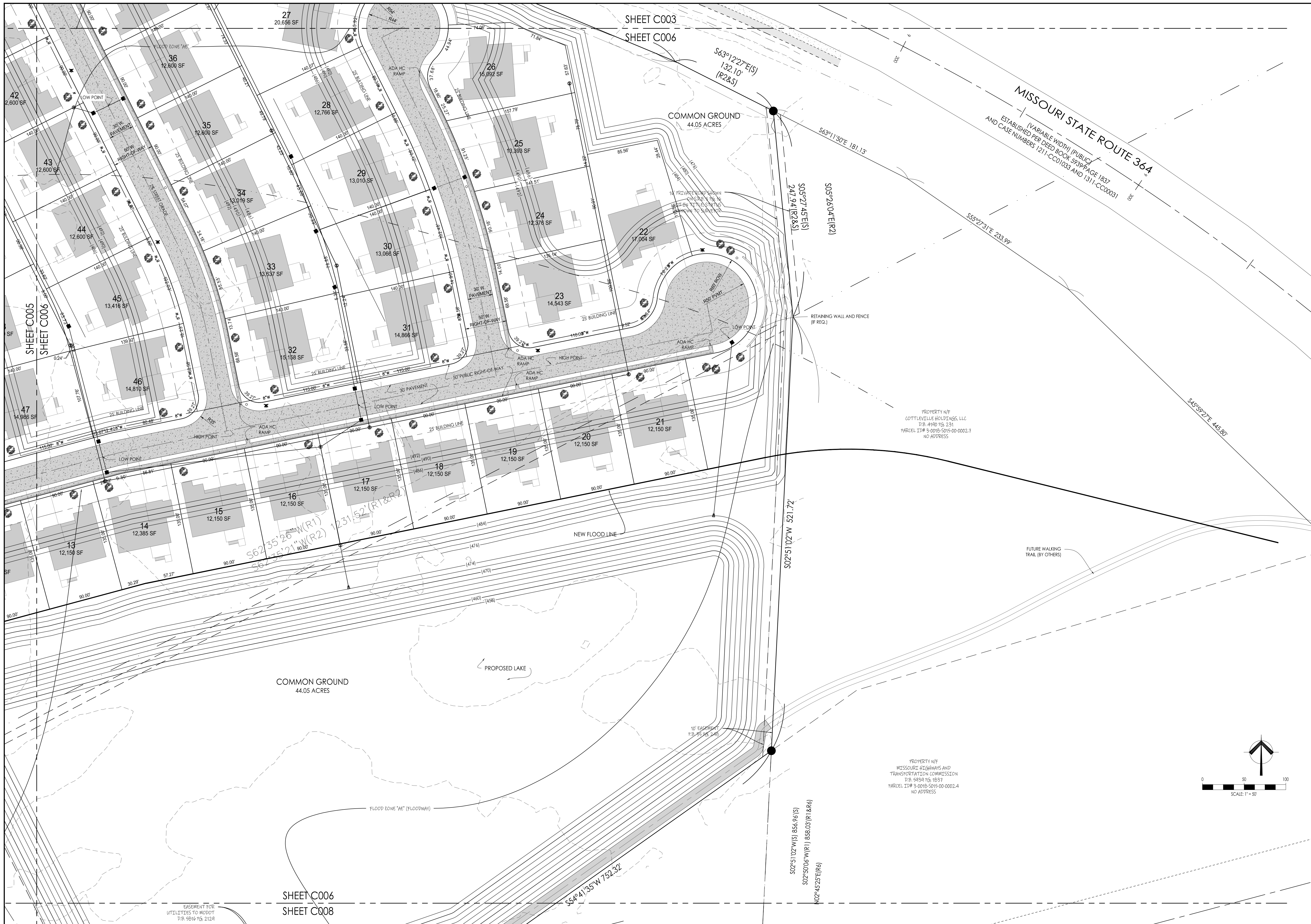




REVISIONS:

SHEET TITLE: PRELIMINARY PLAT

SHEET NO:		C006	
ISSUE:	IFR	REVISION:	0

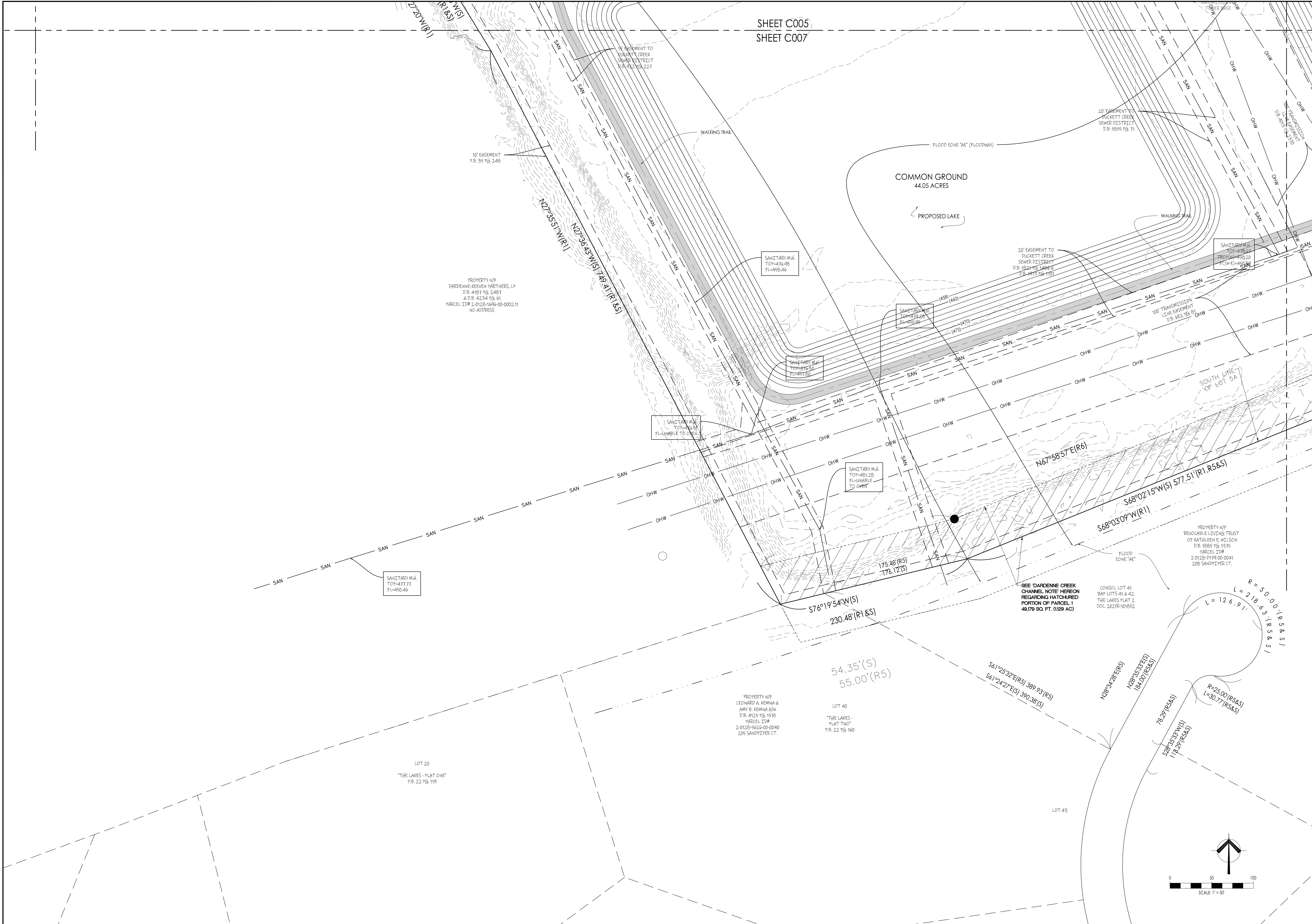


THIS PLAT IS NOT FOR RECORD.



PRELIMINARY PLAN FOR:
COTTEVILLE SPRINGS
COTTEVILLE, MO

REVISIONS:	
DRAWN BY: JWS	CHECKED BY: JWS
DATE: 9/15/2025	APPROVED BY: DN
SHEET TITLE: PRELIMINARY PLAT	
SHEET NO: C007	
ISSUE: IFR	REVISION: 0

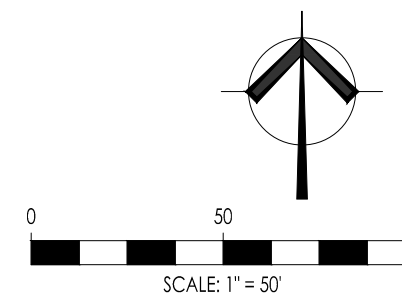


THIS PLAT IS NOT FOR RECORD.



COTTLEVILLE, MO

ISSUE:	IFR	REVISION:
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UTILITY WARNING!
Know what's below.
Call before you dig.
MISSOURI 811

P:\LAND ACQUISITION AND DEVELOPMENT\STL COMMUNITIES\COTTLEVILLE SPRINGS (KEEVEN)\8. ZONING\IFR-0 COTTLEVILLE SPRINGS PRELIMINARY.DWG