

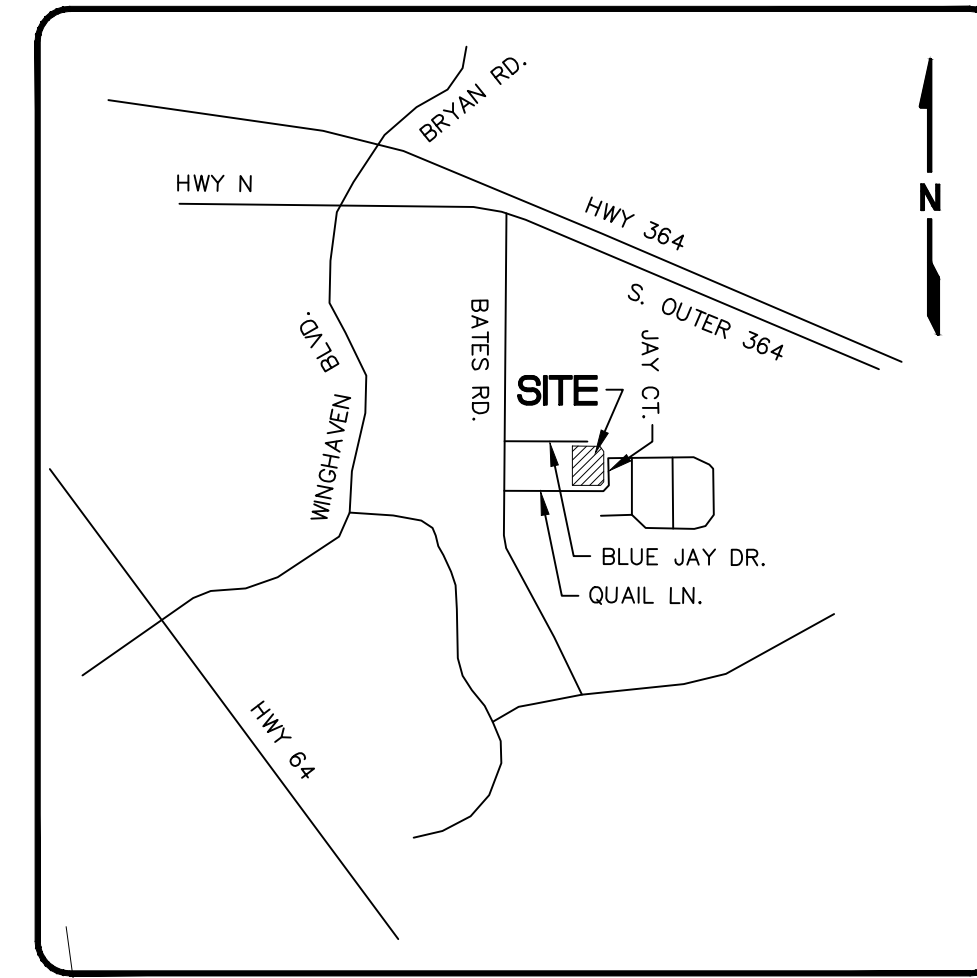
## P.U.D. FINAL PLAN

# "LILLYAN ESTATES"

A PROPOSED PLANNED UNIT DEVELOPMENT OF A TRACT OF LAND BEING PART OF LOT 3 OF "BATES ESTATES", A SUBDIVISION RECORDED IN P.B. 11, PAGE 11 OF THE ST. CHARLES COUNTY RECORDS  
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

## PROPERTY DATA

LOCATOR NO. : 2-113A-4169-00-0003  
ADDRESS : 2353 JAY COURT  
DARDENNE PRAIRIE, MO 63368  
OWNER : FEBRUARY PROPERTIES LLC  
ACREAGE OF TRACT : 1.37 AC.±  
PRESENT ZONING : "R-1A"  
PROPOSED ZONING : "R-1D, P.U.D."  
PROPOSED USAGE : SINGLE FAMILY RESIDENTIAL  
SCHOOL DISTRICT : FORT ZUMWALT  
FIRE DISTRICT : O'FALLON  
SANITARY SEWER DIST. : DUCKETT CREEK  
WATER DISTRICT : PUBLIC WATER SUPPLY DISTRICT, NO. 2



## LOCATION MAP

N.T.S.

## PROPOSED AREA REQUIREMENTS

MINIMUM LOT AREA: 26,374 S.F. PROPOSED (12,000 S.F. PER R-1D ZONING)  
MINIMUM LOT WIDTH: 140' PROPOSED (80' PER R-1D ZONING)  
MINIMUM LOT DEPTH: 185' PROPOSED (100' PER R-1D ZONING)

## PROPOSED YARD REQUIREMENTS

FRONT SETBACK: 25'  
SIDE SETBACK: 10'  
REAR SETBACK: 25'

## P.U.D. DATA

TOTAL GROSS AREA OF THE P.U.D. = 1.37 ACRES  
AREA FOR USE AS SINGLE FAMILY RESIDENTIAL = 1.37 ACRES  
TOTAL NUMBER OF RESIDENTIAL UNITS = 2  
MINIMUM LOT SQUARE FOOTAGE = 26,374  
PARKING PROVIDED PER DWELLING UNIT = MINIMUM 2  
RESIDENTIAL DENSITY PER ACRE: 2 LOTS / 1.37 ACRES  
EXCLUSIVE OF PUBLIC RIGHT OF WAY = 1.5 UNITS / ACRE

## P.U.D. NOTES

- MAXIMUM LOT COVERAGE BY STRUCTURES IS 30% OF THE LOT AREA.
- NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF TWO AND ONE HALF (2 1/2) STORIES OR THIRTY FIVE (35) FEET, WHICHEVER IS LESS.
- NO DETACHED ACCESSORY BUILDING SHALL EXCEED A HEIGHT OF TWENTY FIVE (25) FEET NOR HIGHER THAN THE MAIN BUILDING.
- THE MINIMUM DWELLING SIZE FOR ONE STORY, SINGLE FAMILY RESIDENTIAL DWELLING UNITS SHALL BE ONE THOUSAND SIX HUNDRED (1,600) SQUARE FEET OF LIVING AREA.
- THE MINIMUM LIVING AREA FOR TWO STORY, SINGLE FAMILY RESIDENTIAL DWELLING UNITS SHALL BE ONE THOUSAND TWO HUNDRED FIFTY (1,250) SQUARE FEET FOR THE FIRST (1ST) FLOOR AND TWO THOUSAND TWO HUNDRED (2,200) SQUARE FEET TOTAL.
- THE MINIMUM LIVING AREA FOR SPLIT LEVEL, SPLIT FOYER, ONE AND ONE HALF (1 1/2) STORY, SINGLE FAMILY RESIDENTIAL UNITS SHALL BE ONE THOUSAND NINE HUNDRED (1,900) SQUARE FEET.
- THE MINIMUM NUMBER OF OFF STREET PARKING SPACES THAT SHALL BE PROVIDED FOR EACH SINGLE FAMILY UNIT IS TWO (2) SPACES PER DWELLING.

## CODE DEVIATIONS

THE FOLLOWING DEVIATIONS FROM CITY ORDINANCES AND/OR STANDARD ZONING DISTRICT REGULATIONS ARE REQUESTED:

- LOT 3C SHALL HAVE A REAR YARD OPPOSITE BLUE JAY LANE OF 10 FEET IN WIDTH.
- LOT 3D SHALL HAVE A REAR YARD OPPOSITE BLUE JAY LANE OF 10 FEET IN WIDTH.

NO DEVIATIONS OTHER THAN THOSE LISTED ABOVE ARE INCLUDED IN THIS P.U.D.

## PLANTING PLAN

STREET TREES REQUIRED PER LOT (TOTAL FRONTAGE DIVIDED BY 40):  
LOT 3C = 318.54' / 40 = 7 (ROUNDED DOWN TO NEAREST WHOLE #)  
LOT 3D = 128.67' / 40 = 3

TREES PROVIDED PER LOT:  
LOT 3C = 7 PROPOSED TREES (AS SHOWN ON PLAN)  
LOT 3D = 3 EXISTING TREES

NOTE: ALL APPROVED LANDSCAPE MATERIALS MUST BE INSTALLED BEFORE A FINAL OCCUPANCY PERMIT WILL BE ISSUED, UNLESS AN ESCROW IS POSTED WITH THE CITY IN LIEU THEREOF FOR THE COST AND LABOR OF INSTALLING SUCH MATERIALS. IN THE EVENT THAT THE IMPROVEMENTS FOR A LOT OR LOTS ARE NOT SATISFACTORILY INSTALLED WITHIN ONE YEAR AFTER THE ISSUANCE OF AN OCCUPANCY PERMIT THEREFORE, THE CITY OF DARDENNE PRAIRIE HAS THE RIGHT TO REMOVE SAID MONIES FROM ESCROW TO COMPLETE THE GUARANTEED IMPROVEMENTS, UNLESS AN EXTENSION IN TIME IS GRANTED.

## GENERAL NOTES

- BOUNDARY & TOPOGRAPHIC INFORMATION PER SURVEY PERFORMED BY SABUR, INC., DURING THE MONTH OF MARCH 2017.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF DARDENNE PRAIRIE.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF DARDENNE PRAIRIE STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF DARDENNE PRAIRIE STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS."
- ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) SHALL BE AVAILABLE, FUNCTIONING AND USABLE AT THE TIME THE TOTAL PROJECT IS READY FOR OCCUPANCY.

## OWNER'S STATEMENT

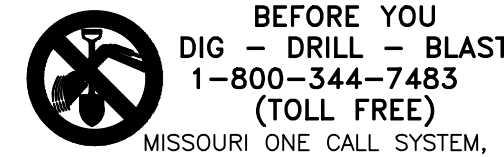
THE APPROVED P.U.D. SHALL BE BINDING UPON THE APPLICANT AND THE OWNER OF RECORD AND UPON THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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PRINT:

## NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN. TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



BEFORE YOU  
DIG - DRILL - BLAST  
1-800-344-7483  
(TOLL FREE)  
MISSOURI ONE CALL SYSTEM, INC.

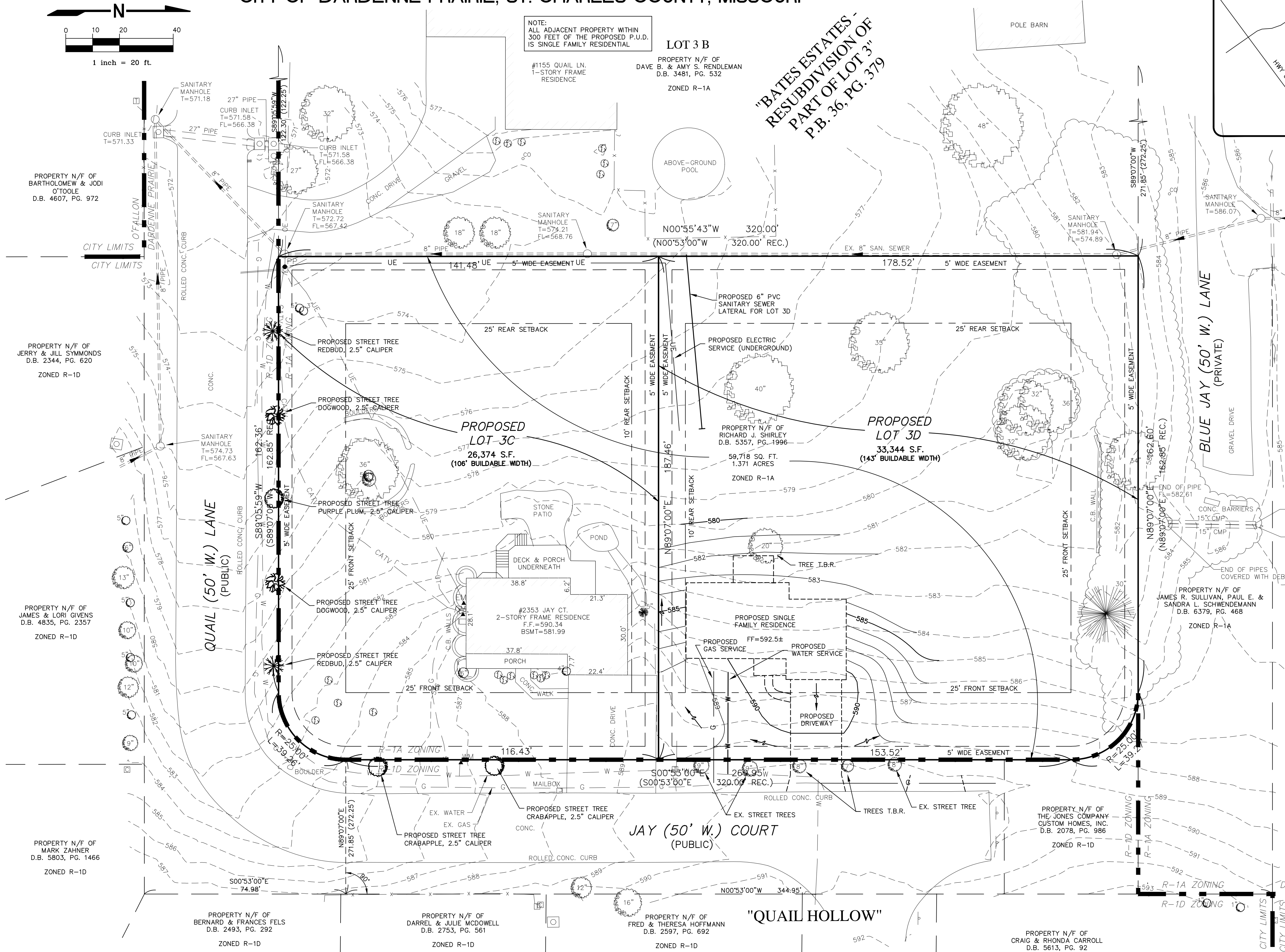
THIS PLAT IS NOT FOR RECORD

## DIFFERENTIAL STORM WATER RUNOFF

EXISTING IMPERVIOUS AREA = 0.09 AC.  
REMAINING OPEN AREA = 1.28 AC.  
EXISTING RUNOFF = 0.09 x 3.54 CFS/AC. + 1.28 x 1.70 CFS/AC. = 2.49 CFS  
PROPOSED IMPERVIOUS AREA = 0.15 AC. (ESTIMATE)  
REMAINING OPEN AREA = 1.22 AC.  
PROPOSED RUNOFF = 0.15 x 3.54 + 1.22 x 1.70 = 2.60 CFS  
INCREASE IN RUNOFF = 0.11 CFS (15-YEAR 20-MINUTE STORM)

## VERTICAL DATUM

SITE ELEVATIONS WERE ESTABLISHED BY READINGS THAT WERE TAKEN WITH A TRIMBLE RB GNSS GPS RECEIVER THAT REFERENCES THE MODOT RTK NETWORK (MHCRTK) (VRS). THIS SYSTEM USES INTEGRATED NETWORKS OF CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) AND TRIMBLE NAVIGATION GPSNET AND RTKNET SOFTWARE TO PRODUCE MODEL OF SYSTEMATIC GPS DATA WHICH SIGNIFICANTLY IMPROVES RTK ACCURACIES FOR ROVING WORKING WITHIN THE NETWORK. THE NETWORK REFERENCE STATION POSITIONS AND RESULTING COORDINATES ARE COMPUTED WITH RESPECT TO THE NAD83 (2011)(EPOCH:2010.0000) REFERENCE FRAME. ELEVATION RESULTS ARE MORE PARTICULARLY DERIVED USING NAVD88 ORTHOMETRIC HEIGHTS BASED ON GEOID 2012A.



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LILLYAN ESTATES

P.U.D. FINAL PLAN

MICHAEL CLAY VANCE, P.E.  
E-25616  
REVISED

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06/21/17

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