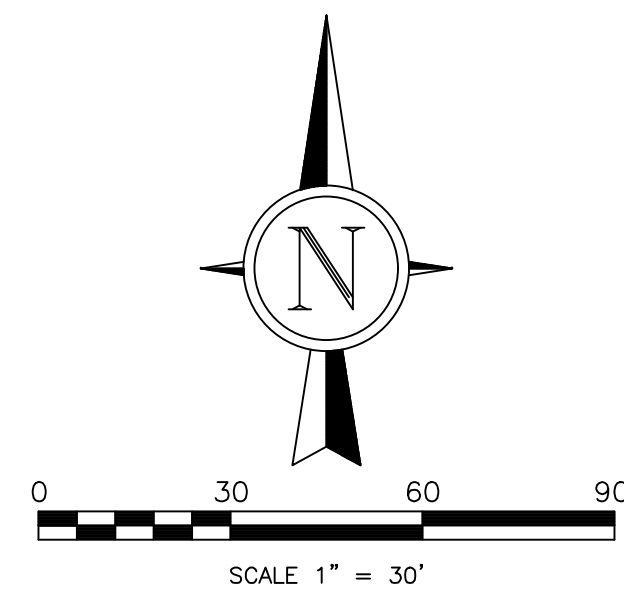


PARKVIEW ESTATES PLANNED UNIT DEVELOPMENT SITE PLAN



LEGEND

ESS-ESS	= EXISTING SANITARY SEWER LINE
SS-SS	= PROPOSED SANITARY SEWER LINE
OHE-OHE	= OVERHEAD ELECTRIC
UGE-UGE	= UNDERGROUND ELECTRIC
GAS-GAS	= GAS LINE
TEL-TEL	= EXISTING TELECOMMUNICATIONS LINE
EW-EW	= EXISTING WATER LINE
BW-BW	= PROPOSED 8" WATER LINE
SS	= STORM SEWER
FM-FM	= EXISTING FENCE LINE
P-P	= FORCE MAIN
P-P	= PIPE LINE
(Symbol)	= TREE (ALL TREES MAY NOT BE SHOWN)
(Symbol)	= TREE LINE
(Symbol)	= BRUSH/SHRUB LINE
(Symbol)	= GUARD RAIL
(Symbol)	= CLEAN OUT
(Symbol)	= GUY ANCHOR
(Symbol)	= TELEPHONE BOX
(Symbol)	= TEMPORARY BENCHMARK
(Symbol)	= SIGN
(Symbol)	= UTILITY POLE (U.P.)
(Symbol)	= WATER VALVE
(Symbol)	= LIGHT POLE
(Symbol)	= GAS VALVE
(Symbol)	= WATER METER
(Symbol)	= FIRE HYDRANT
(Symbol)	= GRATED INLET/YARD DRAIN
(Symbol)	= SINGLE CURB INLET (CI)
(Symbol)	= DOUBLE CURB INLET (DCI)
(Symbol)	= AREA INLET (AI)
(Symbol)	= STORMWATER JUNCTION BOX (JB)
(Symbol)	= STORMWATER DRAINAGE DIRECTION
(Symbol)	= HANDICAPPED PARKING SPACE
(Symbol)	= FINISHED GRADE SPOT ELEVATION
(Symbol)	= TOP BACK OF CURB
(Symbol)	= FLOW LINE
(Symbol)	= TRAFFIC FLOW DIRECTION
(Symbol)	= WATER LATERAL
(Symbol)	= SANITARY LATERAL
(Symbol)	= EXISTING SANITARY MANHOLE (MH)
(Symbol)	= PROPOSED SANITARY MANHOLE (MH)
(Symbol)	= STREET LIGHT
(Symbol)	= EXISTING ASPHALT PAVEMENT
(Symbol)	= EXISTING CONCRETE
(Symbol)	= PROPOSED PAVEMENT
(Symbol)	= PROPOSED SIDEWALK
(Symbol)	= PROPOSED EVERGREEN TREE OR HEDGE, (EX. PINE, SPRUCE, BOXWOOD, GREEN GIANT, HOLLY, OR OTHER HARDY VARIETY)
(Symbol)	= PROPOSED SHRUB (EX. AZALEA, HOSTA, RHODODENDRON, OR OTHER HARDY VARIETY)

BUILDING LEGEND

(Pink Box)	C UNIT 2 BEDROOM / 1.5 BATH TOWNHOME (1,020 Sq. Ft.) BUILDINGS: 12, 13, 14, 18, & 19 TOTAL UNITS: 36
(Blue Box)	G UNIT 3 BEDROOM / 2.5 BATH TOWNHOME W/ ONE CAR GARAGE (1,428 Sq. Ft.) BUILDINGS: 2, 4, 6, 8, & 10 TOTAL UNITS: 10
(Orange Box)	K UNIT 3 BEDROOM / 2.5 BATH TOWNHOME W/ TWO CAR GARAGE (1,464 Sq. Ft.) BUILDINGS: 1, 3, 5, 7, 9, 11, 15, 16, & 17 TOTAL UNITS: 18

CURRENT OWNER:
NIRDOSH, LLC
111 BOBCAT CT.
WENTZVILLE, MO 63385

OWNER BY CONTRACT & DEVELOPER:
PARKVIEW ESTATES, LLC
C/O ED SCHMELZ
PO BOX 1052
UNION, MO 63084
636-688-7797

SURVEYOR/ENGINEER:
WUNDERLICH SURVEYING & ENGINEERING, INC.
512 EAST MAIN STREET
UNION, MO 63084
PH. (636) 688-8400

NARRATIVE STATEMENT:
64 TOTAL UNITS
36 - 2 BR/1.5 BA TOWNHOMES - 1,020 SQ. FT.
10 - 3 BR/2.5 BA/1 CAR GARAGE TOWNHOMES - 1,428 SQ. FT.
18 - 3 BR/2.5 BA/2 CAR GARAGE TOWNHOMES - 1,464 SQ. FT.

ZONING:
EXISTING C-3 ZONING

GREEN SPACE / COMMON AREA:
TOTAL ACRES = 6.68 ACRES
TOTAL BUILDING AREA = 1.08 ACRES
TOTAL PAVEMENT AREA = 1.91 ACRES
TOTAL GREEN SPACE = 3.69 ACRES

DENSITY:
PROPOSED TOTAL DWELLING UNITS = 64 UNITS, 19 BUILDINGS
PROPOSED RESIDENTIAL DENSITY = 9.6 UNITS/ACRES

PUD BUILDING SETBACKS:
FRONT = 20 FEET
REAR = 20 FEET
SIDE = 5 FEET
ALL SETBACKS SHOWN ON PLANS SHALL GOVERN

PUD BUILDING SEPARATION:
FRONT TO FRONT = 70 FEET
REAR TO REAR = 50 FEET
SIDE TO SIDE = 20 FEET
REAR TO SIDE = 30 FEET

PROPERTY DESCRIPTION:
LOT 6B OF BRUNE BUSINESS PARK

PARKING:
REQUIRED: 2 PER DWELLING UNIT = 2*64 UNITS = 128 SPACES
PROVIDED: 132 SPACES (NOT INCLUDING GARAGES)

FLOOD MAP DATA:
THIS SITE IS LOCATED WITHIN ZONE "X"
UNSHADED PER FLOOD INSURANCE RATE MAPS 221801420, EFFECTIVE DATE NOVEMBER 4, 2009.

TRASH SERVICE:
BUILDINGS 12, 13, 14, 18, & 19 WILL USE SITE PROVIDED DUMPSTERS
BUILDINGS 1-11 & 15-17 WILL USE TRASH TOTES (PER EACH UNIT)

DETENTION:
DETENTION PROVIDED BY EXISTING BASIN IN COMMON GROUND OF BOUNDARY ADJUSTMENT PLAT FOR LOTS 1, 2, & COMMON GROUND BRUNE BUSINESS PARK DOC. #200006481

SCHEDULE:
WE PLAN TO BEGIN GRADING AND SITE WORK IN EARLY SUMMER OF 2024. WE WILL THEN BEGIN OUR INFRASTRUCTURE (SEWER/WATER/ELECTRIC/STREETS) WORK MID SUMMER WHICH SHOULD TAKE APPROXIMATELY 1-2 MONTHS. WE WILL THEN BEGIN WORK ON THE STRUCTURES. TOTAL TIME FRAME FOR THIS IS APPROXIMATELY 18 - 24 MONTHS. TOTAL TIMELINE FOR THE CONSTRUCTION OF THE MULTI FAMILY SHOULD BE COMPLETE BY MID 2026 EARLY 27.

OWNERSHIP:
OWNERSHIP OF PARKVIEW ESTATES WILL REMAIN UNDER 1 COMMON OWNER, PARKVIEW ESTATES, LLC. ED SCHMELZ IS THE MANAGING MEMBER OF THIS LLC. MAINTENANCE OF PARKVIEW ESTATES WILL BE DONE BY ELS PROPERTIES WHICH IS THE MANAGEMENT COMPANY THAT WILL MANAGE AND MAINTAIN THE PROPERTY. THIS COMPANY IS ALSO OWNED AND MANAGED BY ED SCHMELZ. ELS PROPERTIES NOW HAS AN OFFICE WITHIN 1/2 MILE OF THE PROPOSED NEW SUBDIVISION.

PLAN INFO:

Tree requirements
Street trees - 1 tree per 50 LF of street frontage
2240 / 50 = 45 trees required
Unit trees - 1 tree per 3 dwelling units
64 / 3 = 22 trees required
Foundation shrubs/trees - 1 shrub or tree for every 10 LF of exterior wall
1413/10 = 141 shrubs/trees required

Proposed trees
Evergreen trees/shrubs will be provided as shown on the plans as well as existing trees remaining on the property will be credited toward the required tree amount per city code. There will be a total of 0.37 acres of trees to remain, with an average tree density of 100 trees per acre = 37 trees, exact number to be verified.

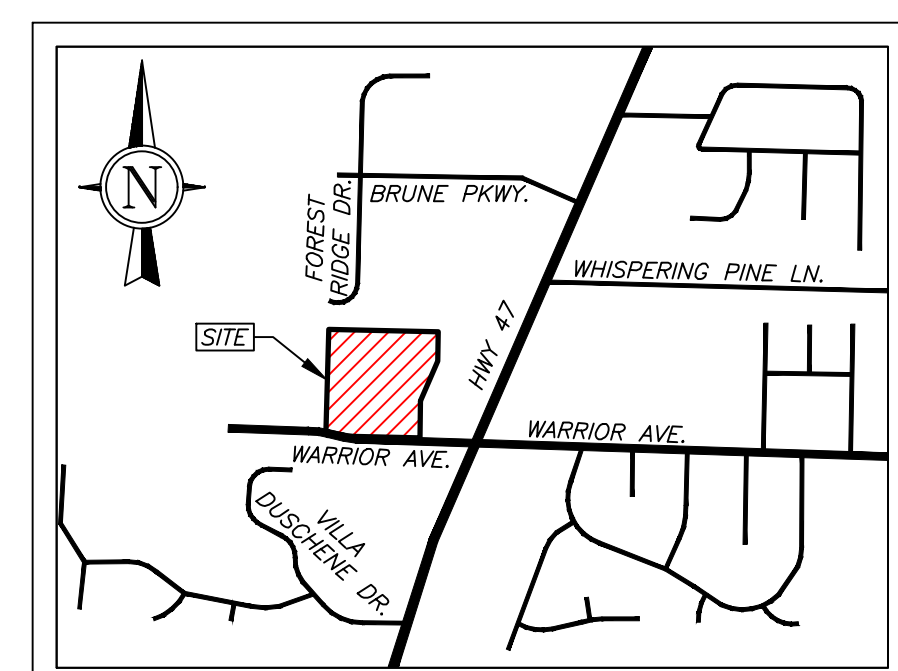
Open space
In the code 64 to 69 units = 1.0 acres of open space
Total Open Space 3.69 Acres

Front yard irrigation is not proposed for this development.

NOTE:
LANDSCAPE PLAN AS SHOWN MEETS REQUIREMENTS OF THE CITY OF WARRENTON LANDSCAPE CODE. THESE PLANS MAY BE MODIFIED BY A QUALIFIED LANDSCAPE DESIGNER AS LONG AS THEY STILL MEET ALL REQUIREMENTS OF THE CITY OF WARRENTON

THIS PLANNED UNIT DEVELOPMENT is hereby approved by the Board of Aldermen of the City of Warrenton, Missouri, this _____ day of _____

Eric Schleuter, Mayor
Melody Rugh, City Clerk



WUNDERLICH SURVEYING & ENGINEERING, INC.
512 EAST MAIN STREET
UNION, MO 63084
WSETEAM.COM
WUNDERLICH SURVEYING & ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY:
LAND SURVEYING: 002053

SITE PLAN
PARKVIEW ESTATES - PLANNED UNIT DEVELOPMENT
LOT 6B OF
RESUBDIVISION OF LOT 6 BRUNE BUSINESS PARK
IN THE CITY OF WARRENTON, MISSOURI



2-1-2024
Kristopher H. Wolfe, P.E. - 2008019619
P.E. for Wunderlich Surveying & Engineering, Inc.

THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS

SCALE: 1"=30'
JOB: 32517
DATE: 1-29-2024
DWN. BY: NM
SC:
REV: 2-1-2024