

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Shilpi Bharti, Planner

Date: March 10, 2022

RE: **P.Z. 18-2021 Legends at Schoettler Pointe (Stock and Associates):** A request for a zoning map amendment from an “E-1/2 AC” Estate One-half Acre District to a “PUD” Planned Unit Development for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

Summary

Lombardo Homes of St. Louis, LLC has submitted a request to change the zoning of 9 acres of land from an “E-1/2 AC” Estate One-half Acre District to the “PUD” Planned Unit Development District. The petitioner is requesting to zone the property “PUD” Planned Unit Development District as part of a two-step zoning process. The first step in this process is to request a change of zoning to a conventional “E-1/2 AC” Estate One-half Acre District to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy the first step, the Petitioner has submitted P.Z. 17-2021 concurrently with the “PUD” request.

A Public Hearing was held on December 13, 2021 for this petition, during which the City of Chesterfield Planning Commission raised multiple issues regarding:

- Side setback request.
- Topography of the site.
- Proposed amenities on the site.
- Additional 15’ landscape buffer along the eastern property line.

These issues and the applicant’s response to each issue were discussed at the February 28, 2022 Planning Commission meeting. Planning Commission voted to approve this petition as presented by a vote of 6-0.

Attached to this report, please find February 28, 2022 Staff Report, draft Attachment A, applicant response letter, narrative and Preliminary Development Plan.

Attachments: February 28, 2022 Staff Report
 Attachment A
 Applicant response
 Narrative
 Attachment B – Preliminary Development Plan
 Landscape Plan (Exhibit B)



Figure 1: Subject Site Aerial



VIII. B.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Meeting Date: February 28, 2022

From: Shilpi Bharti, Planner *SB*

Location: South side of Outer 40 Road and east side of Schoettler Road

Petition: **P.Z. 18-2021 Legends at Schoettler Pointe (Stock and Associates)**: A request for a zoning map amendment from an “E-1/2 AC” Estate One-half Acre District to a “PUD” Planned Unit Development for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

SUMMARY

Lombardo Homes of St. Louis, LLC has submitted a request for a zoning map amendment from an “E-1/2 AC” Estate One-half Acre District to the “PUD” Planned Unit Development District. The petitioner is requesting to zone the property “PUD” Planned Unit Development District as part of a two-step zoning process. The first step in this process is to request a change of zoning to a conventional “E-1/2 AC” Estate One-half Acre District to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy the first step,



Figure 1: Subject Site Aerial

the Petitioner has submitted P.Z. 17-2021 concurrently with the “PUD” request. A Public Hearing was held for these requests on December 13, 2021.

“PUD” DISTRICT REGULATIONS

The Unified Development Code Section 31-03-04.K states that “the purpose of the PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.”

The Unified Development Code requires that any zoning petition requesting a zoning map amendment to the PUD district meet four (4) General Requirements in order to fulfill the basic application requirements for a PUD.

- 1. All property that is at least four (4) contiguous acres shall be eligible for the PUD District designation.**

The property to be re-zoned to “PUD” is 9 acres.

- 2. All property to be zoned PUD or an existing PUD Zoning District being amended shall be under single ownership, or if under multiple ownership, then by written consent of all owners who agree to be bound by the PUD District designation and regulations.**

The subject properties included in the petition share a common legal ownership/interest.

- 3. The detailed standards set forth herein are minimum requirements, and it is the intent of this Section that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements. Satisfying the minimum standards set forth herein does not per se indicate that an application is entitled to a zoning change and notice is hereby given to that effect.**

The petition meets the minimum requirements and the Petitioner is aware that meeting these minimum requirements does not entitle the requested zoning map amendment. Additionally, the Petitioner is aware that requirements and conditions exceeding the minimum requirements may be imposed.

- 4. All utilities shall be installed underground.**

All utilities will be installed underground if this request is approved.

Next, the project is reviewed against the Minimum Design Requirements for a PUD District. There are four (4) minimum design requirements that must be met in order for the project to qualify to ask for a change of zoning to the PUD District. These four (4) items are:

- 1. Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district.**

P.Z. 17-2021 rezoning of property from "NU" & "R1" to "E-1/2 AC" satisfies the requirement and establishes the maximum development density be submitted.

- 2. Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.**

The PUD proposal currently includes a minimum of 30% open space.

- 3. Provision of perimeter buffer of at least thirty (30) feet in width.**

The Preliminary Development Plan includes a 30 foot perimeter buffer.

- 4. Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.**

Information pertaining to the Comprehensive Plan land use designation is included in the Staff Report for P.Z. 17-2021 and the PUD purpose statement from the Unified Development Code is cited at the outset of this section.

In addition to these requirements above, the Unified Development Code lists Design Features suggested to be used by developers when applying for PUD District zoning. Below is a list of some suggested Design Features from the City Code:

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
- Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public rights-of-way, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;

PRELIMINARY DEVELOPMENT PLAN

The applicant has submitted a revised Preliminary Development Plan and narrative for review. As shown in the Preliminary Development Plan, the applicant is proposing construction of a thirteen (13) single family-detached community, and preserving most of the existing wooded areas present on the northeast and northwest sides of the subject site that face South Outer 40 Road. As per the applicant, the homes built will be of adult series that are targeted to those 55 and over. The development will include seven (7) different varieties of ranch homes ranging from 1,600 sq ft to 2,500 sq ft. According to the plan, the site will be accessed by Schoettler Road. As public amenities, the applicant is proposing an octagon gazebo with ornamental plantings and couple swing to be located at the entrance of the site, a lookout pedestrian gathering space, and fire pit in the proposed cul-de-sac.

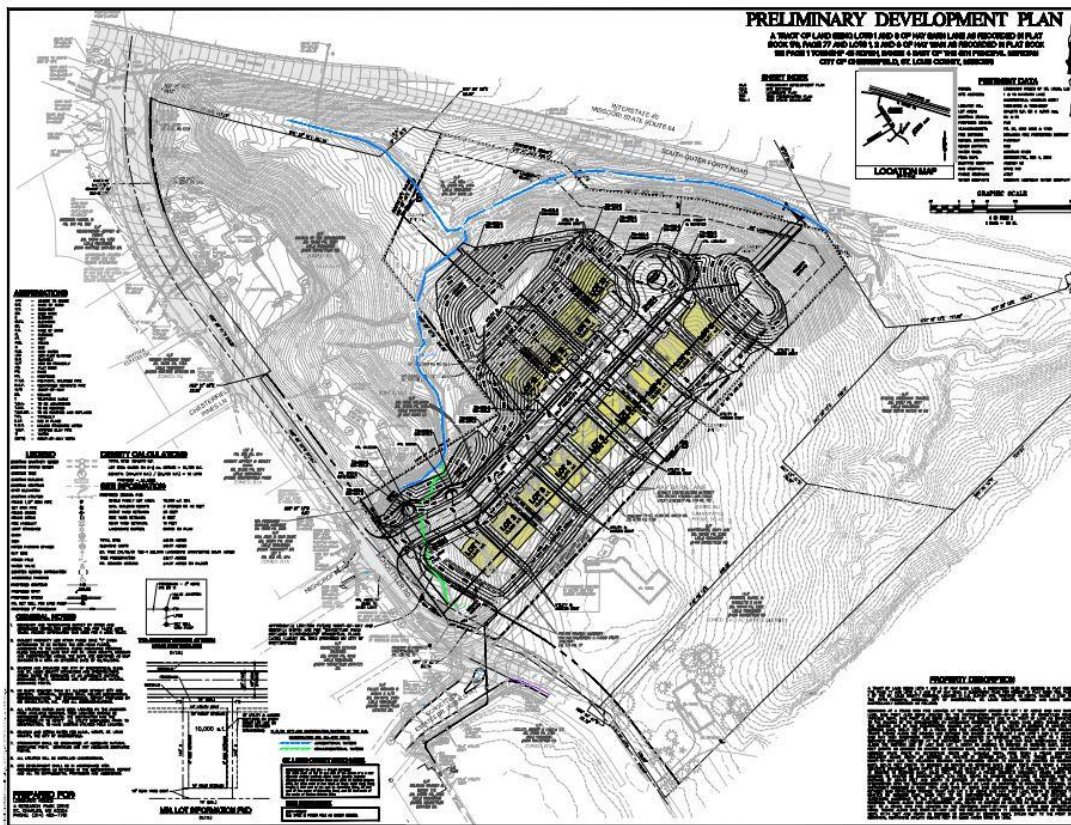


Figure 2: Preliminary Plan

PUBLIC HEARING

A Public Hearing for this request was held on December 13, 2021 at which the Planning Commission raised several issues. Since the Public Hearing the applicant has updated their proposal, provided a re-submission to the City of Chesterfield and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant’s response has been included in the Planning Commission packet.

ISSUES RAISED

The following is a list of items/concerns discussed at the Public Hearing which were formally addressed in writing by the applicant. Below is every issue identified followed by the applicant’s response summarized in *italics*. The full response from the applicant is attached to this report.

Issue 1:

Concerns were raised regarding the side setback request. Specifically, in regard to the ability to get equipment within the setback to maintain landscape appearance. It was also discussed that the development would be under common maintenance. Please address the compatibility of a 5' setback and further describe the interaction of the common maintenance for the development.

Response: Side Yard Setbacks have been increased to six (6) feet. This is consistent with the minimum permitted residential side yard setback as outlined in the City of Chesterfield's Unified Development Code.

Issue 2:

Concerns were raised regarding the topography of the site. Specifically, discussion was held over the significant grade change on the west and north of the subject site. Provide further information on how the development team will be addressing the grade change including the height and description of any retaining walls that will be used to facilitate the development. Also identify any impacts on the adjoining property to the west.

Response: The proposed grading does not impact adjoining properties, project disturbance contained within the subject property. Site design utilizes retaining walls, varying in height from 1.0 -20.0 feet tall and limited to the northeast portions of the site, in an effort to balance the earthwork at 30,000 cubic yards and meet the City of Chesterfield's Unified Development Code standards for street grade.

Issue 3:

Concerns were raised regarding the proposed amenities on the site. It was also stated by the development team that additional amenities may be provided. Provide clarification and/or description of the additional amenities and provide a response on the appropriateness on the amount of amenities in relation to the proposed development.

Response: Legends at Schoettler Pointe will have four amenities located near the main entrance and at the cul-de-sac. The main entry will have a gazebo and couples swing, both with tiered retaining wall and ornamental plantings. A firepit with benches will be placed inside the island of the cul-de-sac. A "lookout"/pedestrian gathering space with benches, pavers, and ornamental plantings will be located along the outside of the cul-de-sac. Please refer to the Preliminary Development Plan and Landscape Plan for amenity locations.

Issue 4:

A discussion occurred in regards to the landscape buffer along the eastern property line. It was stated that an additional fifteen (15) foot landscape buffer will exist beyond the depicted thirty (30) foot landscape buffer. Provide additional detail on plan location, how the buffer will be established, and who will be obligated for its maintenance.

Response: Please refer to Preliminary Development Plan for the location of the additional 15.0' buffer, buffer spans the rear of Lots 1-9. The maintenance of the additional 15.0' landscape buffer will be the responsibility of the Homeowner's Association.

REQUEST

Table 1 summarizes the modification requests:

Development Standards	E-1/2 AC District	Applicant PUD Request
Lot Size	½ acres = 21,780 sq ft	10,000 sq ft
Maximum Height of structure	50 feet	45 feet
Front setback from any right of way	20 feet	20 feet
Side setback from property line	15 feet	6 feet
Density Requirement	14 dwelling units for 9 acres	13 dwelling units for 9 acres
Landscape Buffer	30 feet	30 feet

REQUEST

Staff has completed review of this petition and has prepared Attachment A reflecting this request for consideration by the Planning Commission. All agency comments have been received. The Preliminary Development Plan has been reviewed by Staff and is marked hereto as Attachment B. Staff has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A. City also received a letter from neighboring residents who support this petition. The letter is attached with this report. Staff requests action on P.Z. 18-2021.

Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review. If approved, the Site Development Plan process will then commence.

Attachments

1. Attachment A
2. Attachment B - Preliminary Development Plan
3. Applicant Narrative Statement
5. Issues Response Letter
6. Resident support letter
7. Landscape Plan (Supplementary Exhibit)

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this PUD District shall be:
 - a. Single Family Residential
2. The above uses in the District shall be restricted as follows:
 - a. The total number of residential dwellings units shall not exceed thirteen (13)

B. LOT SIZE, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Lot size
 - a. Minimum lot size shall be 10,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty-five (45) feet.
3. Building Requirements
 - a. A minimum of 30% Common Open Space.

C. SETBACKS

1. Lot criteria :
 - a. Twenty (20) feet from any right-of-way.
 - b. Six (6) feet from any side property line.
 - c. Fifteen (15) feet from any rear property.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Thirty (30) feet Landscape Buffer from all four sides is required for this development.
3. Additional fifteen (15) feet landscape buffer shall be required from eastern property line beyond the depicted thirty (30) foot landscape buffer.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site

improvements may be required to provide the required sight distance as required by the City of Chesterfield

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
4. Provide a 5-foot wide sidewalk, conforming to ADA standards, along the Schoettler Road property frontage. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within City right-of-way or on private property within a 6-foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. A street light is required at the intersection of Schoettler Road and Schoettler Pointe that will illuminate Schoettler Road.
6. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield and other agencies as necessary.
7. Obtain approvals from the City of Chesterfield and other agencies as necessary for locations of proposed curb cut(s) and access points, areas of new right-of-way dedication, and roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the

density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Schoettler Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield.

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield, Missouri Department of Transportation, and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, Missouri Department of Transportation, and the Metropolitan Saint Louis Sewer District.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Any retaining wall along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered Land Surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. Amenities including but not limited to Gazebo and pedestrian gathering space with benches, pavers, and ornamental plantings shall be required as delineated on the Preliminary Development Plan.

6. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

A. ROAD

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Route 40 (Interstate 64) Corridor Trust Fund (No. 553). This

contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$1,294.61/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by the St. Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.
4. The amount of all required contributions, if not submitted by January 1, 2023, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

IV. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

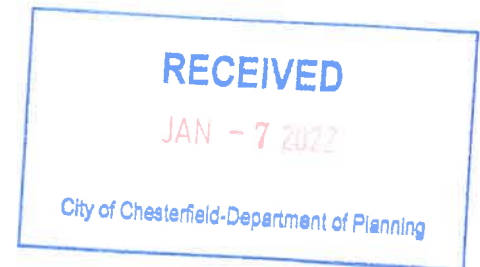
STOCK & ASSOCIATES
Consulting Engineers, Inc.

January 7, 2022

Via Email & Hand Delivery (sbharti@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Shilpi Bharti, Planner



Re: PZ 17 & 18-2021 Legends at Schoettler Pointe
(Stock Project No. 221-6964)

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 12/23/2021.

General Comments

1. Concerns were raised regarding the side setback request. Specifically, in regard to the ability to get equipment within the setback to maintain landscape appearance. It was also discussed that the development would be under common maintenance. Please address the compatibility of a 5' setback and further describe the interaction of the common maintenance for the development.

Response: Side Yard Setbacks have increased to six (6) feet. This is consistent with the minimum permitted residential side yard setback as outlined in the City of Chesterfield's Unified Development Code.

2. Concerns were raised regarding the topography of the site. Specifically, discussion was held over the significant grade change on the west and north of the subject site. Provide further information on how the development team will be addressing the grade change including the height and description of any retaining walls that will be used to facilitate the development. Also identify any impacts on the adjoining property to the west.

Response: The proposed grading does not impact adjoining properties, project disturbance contained within the subject property. Site design utilizes retaining walls, varying in height from 1.0-20.0 feet tall and limited to the northeast and northwest portions of the site, in effort to balance the earthwork at 30,000 cubic yards and meet the City of Chesterfield's Unified Development Code standards for street grade.

3. Concerns were raised regarding the proposed amenities on the site. It was also stated by the development team that additional amenities may be provided. Provide clarification and/or description of the additional amenities and provide a response on the appropriateness on the

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

number of amenities in relation to the proposed development.

Response: Legends at Schoettler Pointe will have four amenities located near the main entrance and at the cul-de-sac. The main entry will have a gazebo and couples swing, both with tired retaining wall and ornamental plantings. A firepit with benches will be placed inside the island of the cul-de-sac. A “lookout”/pedestrian gathering space with benches, pavers, and ornamental plantings will be located along the outside of the cul-de-sac. Please refer to the Preliminary Development Plan and Landscape Plan for amenity locations.

4. A discussion occurred in regard to the landscape buffer along the eastern property line. It was stated an additional fifteen (15) feet landscape buffer will exist beyond the depicted thirty (30) foot landscape buffer. Provide additional detail on plan location, how the buffer will be established, who will be obligated for maintenance.

Response: Please refer to Preliminary Development Plan for the location of the additional 15.0’ buffer, buffer spans the rear of Lots 1-9. The maintenance of the additional 15.0’ landscape buffer will be the responsibility of the Homeowner’s Association.

In addition to these above items, staff will require the following amendments to the Preliminary Plan to be reviewed by staff prior to being presented to the Planning Commission.

Preliminary Development Plan Comments:

1. Please label the proposed road as a public or private street along with street width on the plan.

Response: Please see Preliminary Development Plan, Schoettler Pointe is Public, 50.0’ right-of-way & 26.0’ feet of pavement.

2. It is currently unclear on the limits of the Common Ground. Please label all areas that are to be common ground.

Response: Please see Preliminary Development Plan, “Common Ground” has been labeled on the plan. Common Ground includes all areas outside of the right-of-way & the proposed thirteen lots.

3. The landscape plan sheet is not a requirement for zoning process. The landscape plan needs to be included in the subsequent Site Development Plan package. The full landscape plan may continue to be presented to the Planning Commission but will be a supplementary exhibit and not approved with the zoning request.

Response: Understood, Landscape Plan will be included in subsequent Preliminary Development Plan submittals.

4. Revise the graphic scale on the Preliminary Development Plan sheet to be to scale.

Response: Graphic Scale is to scale, please see Preliminary Development Plan.

Tree Stand Delineation

1. Provide the location, type, and size of all monarch trees as shown on the TSD and the critical root zone for those monarch trees within fifty (50) feet of the limit of disturbance.

Response: Please see Tree Stand Delineation Plan, no existing tree's meet the criteria to be classified as a monarch tree.

Advisory/Warning Comments:

1. The proposed lot layout encroaches upon the following easements as shown on the Boundary Survey: an existing 20'w Easement, 10'w Easement to Laclede Gas Co., Easement to St. Louis Co. Water Co., and a Public Utility Easement. The utilities located within said easements must be relocated around the proposed improvements. New easements encompassing the relocated utility locations must be dedicated and recorded prior to Improvement Plan approval. The existing easements must also be vacated, and the vacations must be recorded prior to Improvement Plan approval.

Response: Understood.

2. The existing Haybarn Lane private ingress/egress easement for private roadway must be vacated and recorded prior to Improvement Plan approval.

Response: Understood.

3. A site distance analysis will be required for traffic approaching from the south. Developer will be responsible for constructing the improvements to Schoettler Road necessary to provide the minimum allowable sight distance.

Response: Understood, a site distance analysis has been included in this submittal. No improvements to Schoettler Road are necessary.

4. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the City of Chesterfield. Review of the proposed steep slope(s) will be concurrent with the review of the Site Development and/or Improvement Plans or the Grading Permit for the project.

Response: Understood.

5. Access management principals to be applied to this development can be found in Section 404.04.100 of the Unified Development Code of the City of Chesterfield.

Response: Understood.

6. Access/utility easements shall be required throughout the development as per Section 405.04.08.E. of the Unified Development Code of the City of Chesterfield. A continuous 15 foot wide rear yard easement will be required and minimum 10 foot wide utility/access easements will be required at every other lot line or break between structures, as directed.

Response: Understood, a 15.0'w rear yard easement & a 10.0'w utility/access easement has been added to the Preliminary Development Plan. Please refer to the "Min. Lot Information PUD" on C1.0.

7. Should the design of the subdivision include retaining walls that serve multiple properties, those walls need to be located within common ground or special easements, including easements needed for access to the walls.

Response: Understood.

8. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right of way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

Response: Understood

9. Internal streets shall be constructed in accordance with Section 405.04.090 of the Unified Development Code of the City of Chesterfield.

Response: Understood.

10. US Survey corners located on or near the development site must be protected and shall be restored if disturbed due to the construction.

Response: Understood.

Please address the plan comments and submit updated plans for further review. Also please include a response letter with the resubmission addressing the above comments.

A draft version of the specific criteria contained in the site-specific ordinance will be provided to the Planning Commission. Below are the site-specific issues to be applied to the petition and will include but are not limited to:

A. PERMITTED USES

1. The uses allowed in this PUD District shall be:
 - a. Single Family Residential
2. The above uses in the District shall be restricted as follows:
 - a. The total number of residential dwellings units shall not exceed thirteen (13)

B. LOT SIZE, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Lot size
 - a. Minimum lot size shall be 10,000 square feet.

2. Height

- a. The maximum height of the building, exclusive of roof screening, shall not exceed forty-five (45) feet.

3. Building Requirements

- a. A minimum of 30% Common Open Space.

C. SETBACKS

1. Lot criteria:

- a. Twenty (20) feet from any right-of-way.
- b. ~~Five (5)~~ Six (6) feet from any side property line.
- c. Fifteen (15) feet from any rear property.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Thirty (30) feet Landscape Buffer from all four sides is required for this development.
3. Enhanced landscaping, deeper and opaque buffers, and increased planting along public rights-of way, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses.

E. ACCESS/ACCESS MANAGEMENT

1. If adequate sight distance cannot be provided at the access location(s), acquisition of right- of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield.

F. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

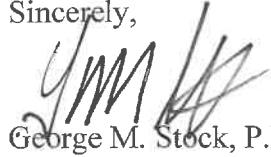
1. Provide a 5-foot wide sidewalk, conforming to ADA standards, along the Schoettler Road property frontage. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within City right-of- way or on private property within a 6-foot wide sidewalk, maintenance and utility easementdedicated to the City of Chesterfield.
2. A street light is required at the intersection of Schoettler Road and Schoettler Pointe that will illuminate Schoettler Road.
3. Additional right-of-way and road improvements shall be provided, as required by the City ofChesterfield.

G. MISCELLANEOUS

1. Any retaining wall along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
2. Amenities including but not limited to Gazebo and pedestrian gathering space with benches, pavers, and ornamental plantings shall be required as delineated on the PDP.

As always, we appreciate your continued assistance and support for this project. Should you have any question or comments, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "G. M. Stock". The signature is written in a cursive style with a large, stylized initial "G".

George M. Stock, P.E., President



To: Chesterfield Planning Commission

Re: **In Support of P.Z. 17-18-2021**

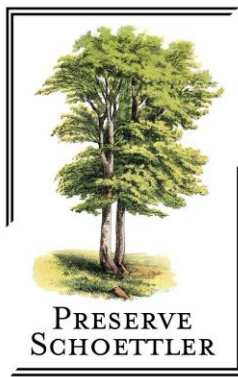
We are the leadership team of Preserve Schoettler, representing 2,100 Chesterfield residents writing to express our support of the subject proposal, Legends at Schoettler Point.

Preserve Schoettler is a group of residents formed in 2016 to oppose to the then proposed 250+ unit multi-family apartment complex on the Haybarn Lane property where Legends of Schoettler Point is now planning to build. Based on our efforts in 2016, the proposed multi-family apartment complex proposal was withdrawn by the developers (KU Development), due to existing resident opposition.

We support P.Z. 17-18 2021 for the following reasons:

- Single-family, owner-occupied residences, compatible with other single-family, owner-occupied neighborhoods along Schoettler Road.
- These proposed residences are targeted to the 55+ year old prospective resident, which is largely consistent with other owners in neighborhoods along Schoettler Road. We believe this target market is highly desirable for Chesterfield, as these residents will be in the peak earning years of their lives, living and shopping in the City of Chesterfield.
- The proposed residences at Legends at Schoettler Point are expected to cost \$850K+, depending on level of finish selected by the buyers. This price point for these homes is consistent with the value of homes in neighborhoods along Schoettler Road.

(continued)



(continued from Page 1)

- This proposed new subdivision is comprised of only 13 homes and will not adversely affect traffic patterns along Schoettler Road.
- We believe care is being taken by the developer to improve sightlines along this portion of Schoettler Road, as they create a new entrance to Legends at Schoettler Point with landscaping, grasses, and low shrubs/bushes. Currently, this section of Schoettler Road is severely overgrown with nuisance vegetation, resulting in unfavorable sightlines in this portion of the road. In addition, the developer is creating this entrance to accommodate future plans by the City of Chesterfield to remove the reverse “S” curve in this portion of Schoettler Road.

In summary, the 2,100 residents of Preserve Schoettler strongly support this new development as reflected in P.Z. 17-18 2021 and believe it will be a development that is compatible with and adds value to other single-family neighborhoods along Schoettler Road.

Sincerely,

Ray Bosenbecker

Dean Daniels

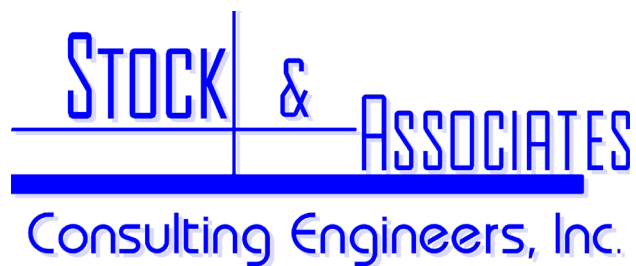
Gary & Rosie Fisher

Bruce Geiger

John Green

Mary Ann Mastorakos

Michael Moore



PROJECT NARRATIVE ASSOCIATED WITH

Legends at Schoettler Pointe

Date: January 7, 2022
(Stock Project No. 221-6964)

On behalf of Lombardo Homes, Stock & Associates Consulting Engineers Inc, respectfully requests the City of Chesterfield’s consideration in rezoning a comprised 9.058 Ac. tract from Non-Urban “NU” & R-1 Residence District to a Planned Unit Development (PUD) for the construction of a thirteen (13) single family-detached community to be known as Legends at Schoettler Pointe.

Lombardo Homes will be offering their active adult series of homes (see examples of in attached photos in separate documents) that are age targeted (not restricted) to those 55 and over. The seven (7) available plans are all ranch style homes ranging from 1600 to just over 2500 sq. ft. The buyers tend towards empty nesters or approaching that phase of their life. These buyers have also entered into their high-earning years, and the community starts around \$675,000 with an expected transaction average of \$825,000-\$900,000.

The Development will adhere to the City of Chesterfield and the Metropolitan St. Louis Sewer District’s stormwater requirements. The site does not allow for a gravity sanitary system, therefore a low pressure sanitary sewer system with a public forcemain will be installed. This is a single phase development. The expectation is following re-zoning and permitting that this would be complete in a four to five month period, with an anticipated 13-lot sellout in twelve to fifteen months.

The topography of the property is difficult, dropping off substantially from South to North, East, and West. In addition, Jurisdictional tributaries are located on the property. In order to accommodate the conditions of the property, address storm water drainage, provide utilities, public streets, common ground, buffering, and address compatibility, a Planned Unit Development is requested. The purpose of the PUD District is “to promote the most appropriate use of the land”. Presumably the “most appropriate use” of the subject site is Residential Single Family- Detached since the Comprehensive Plan designation for the subject site is “Suburban Neighborhood” and the adjacent properties are Single Family-Detached. The property will require grading and clearing to meet its “most appropriate use”. Lombardo Homes has incorporated unique features to provide for exceptional site design including, but not limited to:

- A. The 13 lots have been placed beginning in the southwest corner of the site to minimize disturbance and grading in the northern portion of the site. This positioning retains the existing site topography, soils, vegetation and slopes along the north. The proposed grading softens the existing steep terrain but continues the existing direction of slope as a reflection of the original topography.
- B. Retention of heavily wooded/landscape common ground/common open space in the

257 Chesterfield Business Parkway, St. Louis, MO 63005

636.530.9100 – Main | 636.530.9130 – Fax

www.stockassoc.com | general@stockassoc.com

- northwest & northeast portions of the site.
- C. Extensive professionally landscaped buffers, in addition to preservation of existing tree canopy along the northwest and northeast buffer common ground/common open space.
 - D. Adherence to MSD stormwater requirements. The grading and stormwater management facilities contemplated by the proposed plan are necessary to meet MSD requirements. The proposed grading and stormwater management facilities will improve existing runoff conditions through the installation of a two nested bioretention basins. These basins will provide volume reduction for the first 1.14” inch of stormwater runoff and reduce the post-developed runoff rate for the 2-year through 100-year event to be below the predevelopment conditions.
 - E. Common Ground Public Amenities
 - 1. Main Entry: Octagon gazebo with tiered retaining wall and ornamental plantings. Located at the entrance to the development, the location of this amenity adjacent to Schoettler Road, allows for a sitting/meeting area for walkers along Schoettler Road & residents within the Subdivision.
 - 2. Main Entry: A couples swing with tiered retaining wall and ornamental plantings.
 - 3. Cul-de-sac: “Lookout”/pedestrian gathering space with benches, pavers, and ornamental plantings.
 - 4. Cul-de-sac: Firepit with benches will be placed within the island.

Attachment A: Requests are as Follows:

I. Specific Criteria

A. Permitted Uses

- 1. Dwellings, Single Family-Detached

B. Density Requirement

- 1. The total number of residential dwellings units shall not exceed thirteen (13).

C. Development Standards

- 1. Minimum lot size shall be 10,000 square feet
- 2. Maximum height of all structures of three (3) stories or forty-five (45) feet.
- 3. Structure setbacks shall be as follows:
 - a. Twenty (20) feet from any roadway right-of-way.
 - b. Six (6) feet from any side property line.
 - c. Fifteen (15) feet from any rear property.

D. Parking and Loading Requirements

- 1. Parking and loading spaces for this development as required in the City of Chesterfield Unified Development Code.

E. Landscape and Tree Requirements

- 1. Landscape and Tree Preservation as required in the City of Chesterfield Unified

Development Code.

2. Landscape Buffer Requirements

a. A thirty (30) foot Landscape Buffer along the perimeter of this development.

3. A minimum of thirty percent (30.0%) of the existing tree canopy shall be maintained.

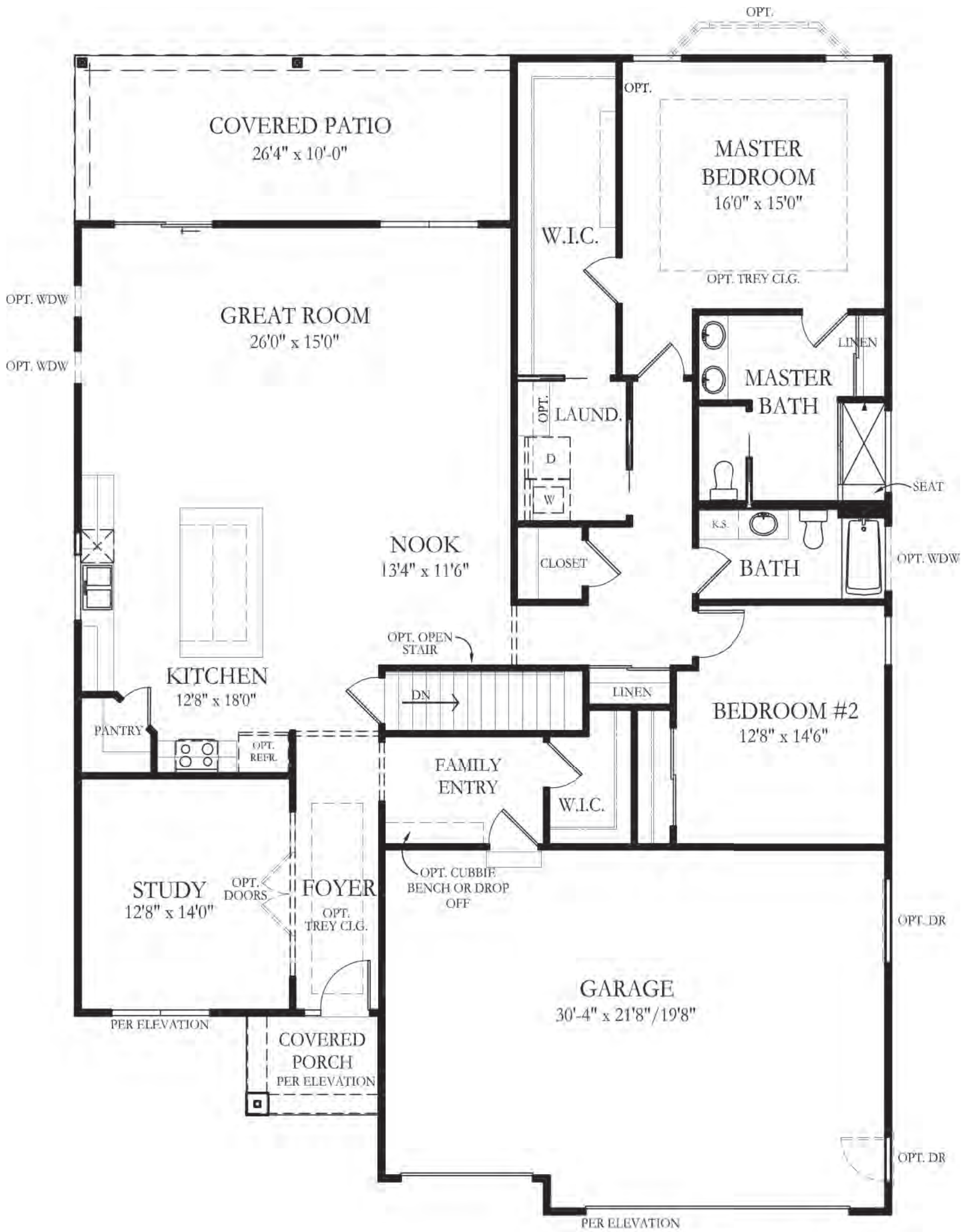
4. A minimum of thirty percent (30.0%) Common Open Space or Common Ground for this development.

F. Light Requirements

1. Residential site lighting in accordance with City of Chesterfield Unified Development Code.

Lombardo
H • O • M • E • S

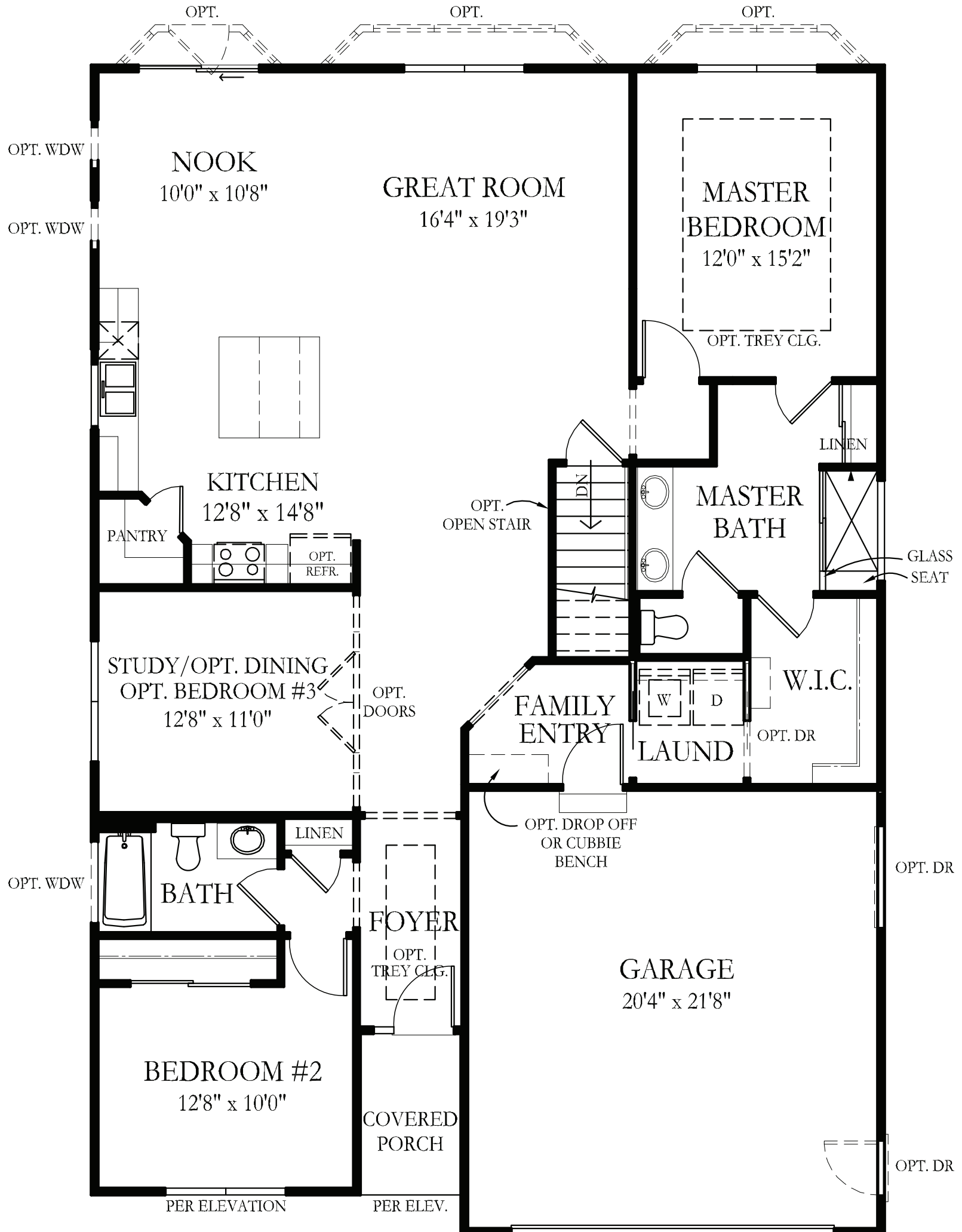




FIRST FLOOR PLAN

Lombardo
H • O • M • E • S

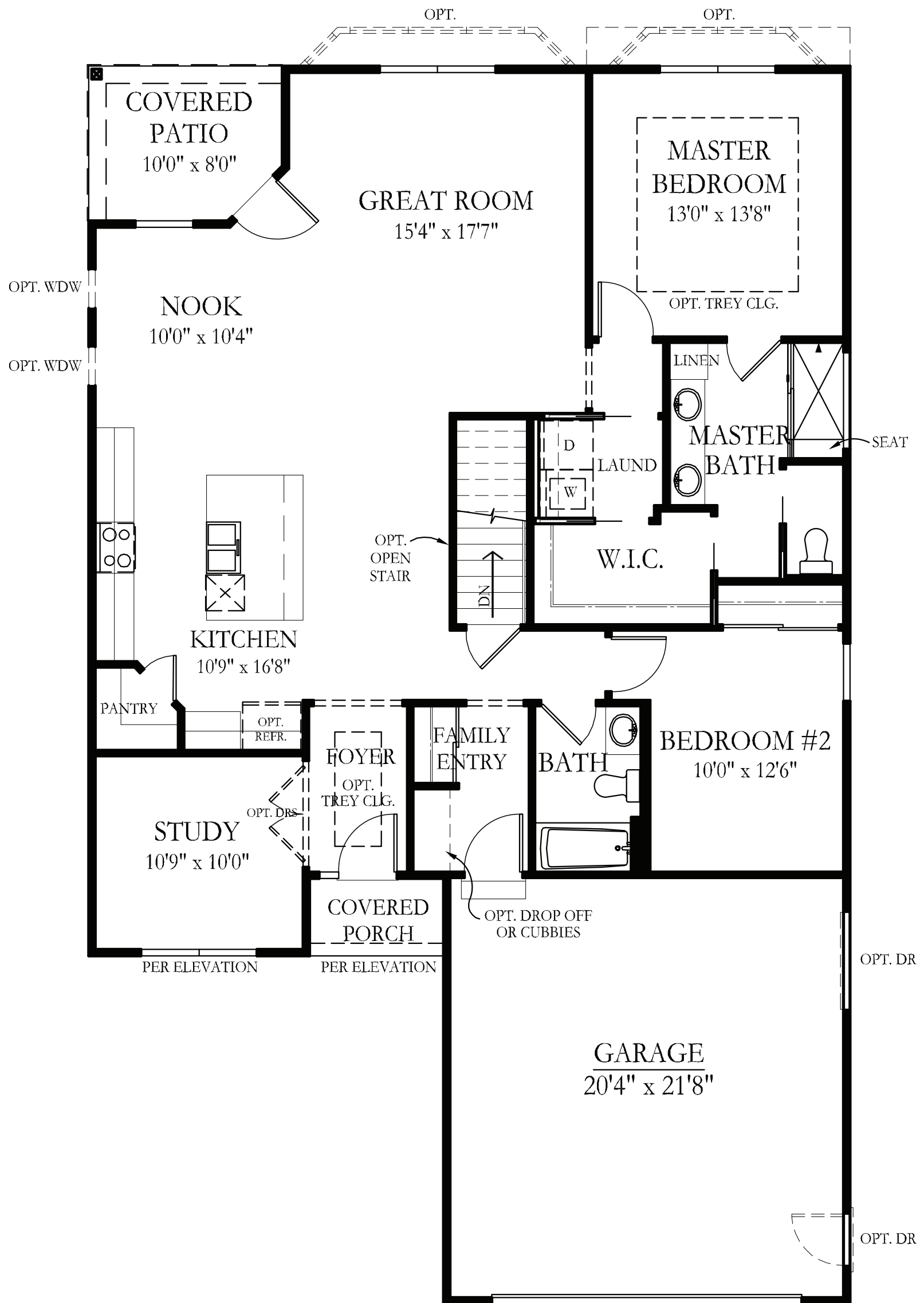




FIRST FLOOR PLAN

Lombardo
H • O • M • E • S

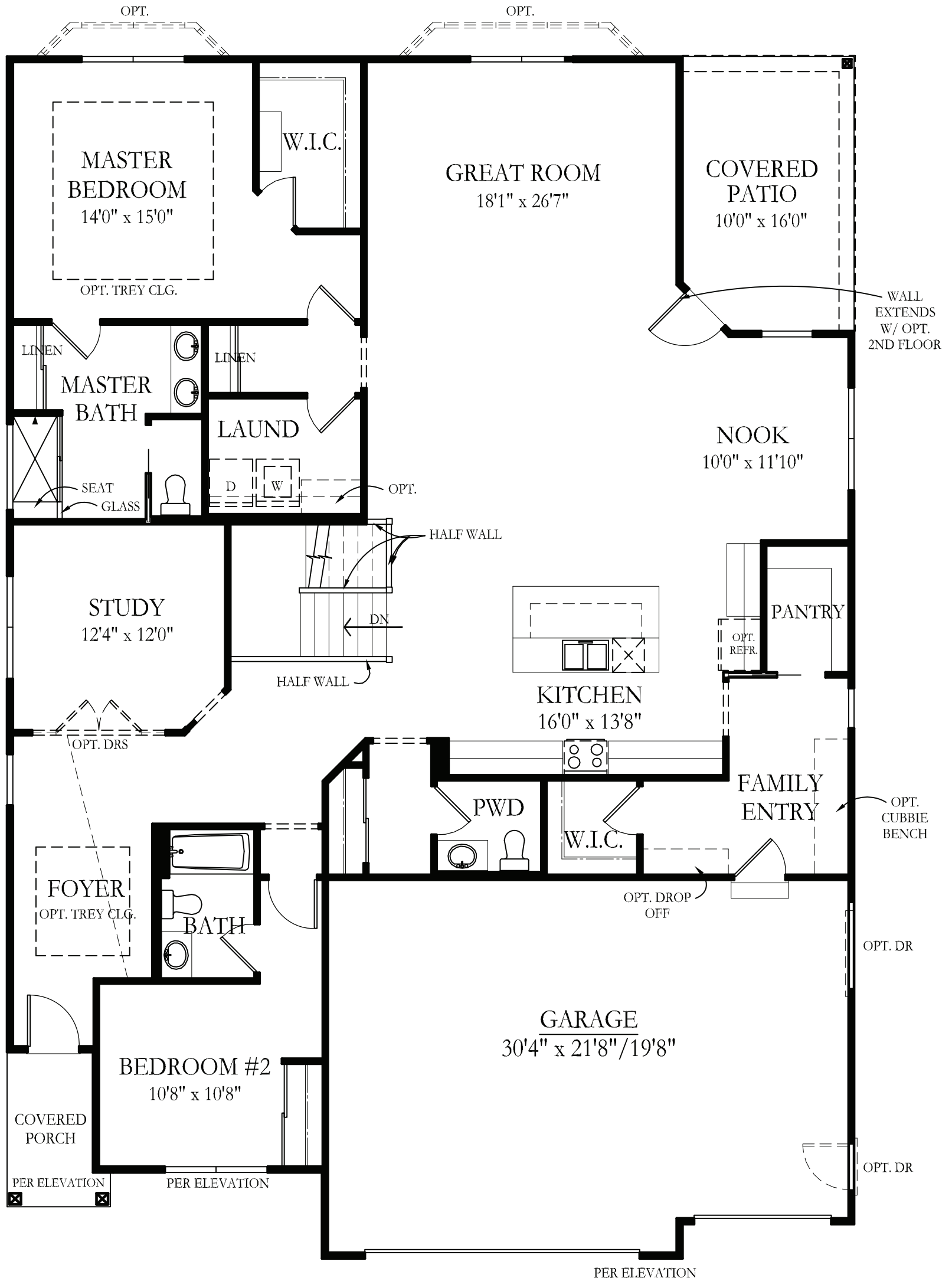




FIRST FLOOR PLAN

Lombardo
H • O • M • E • S

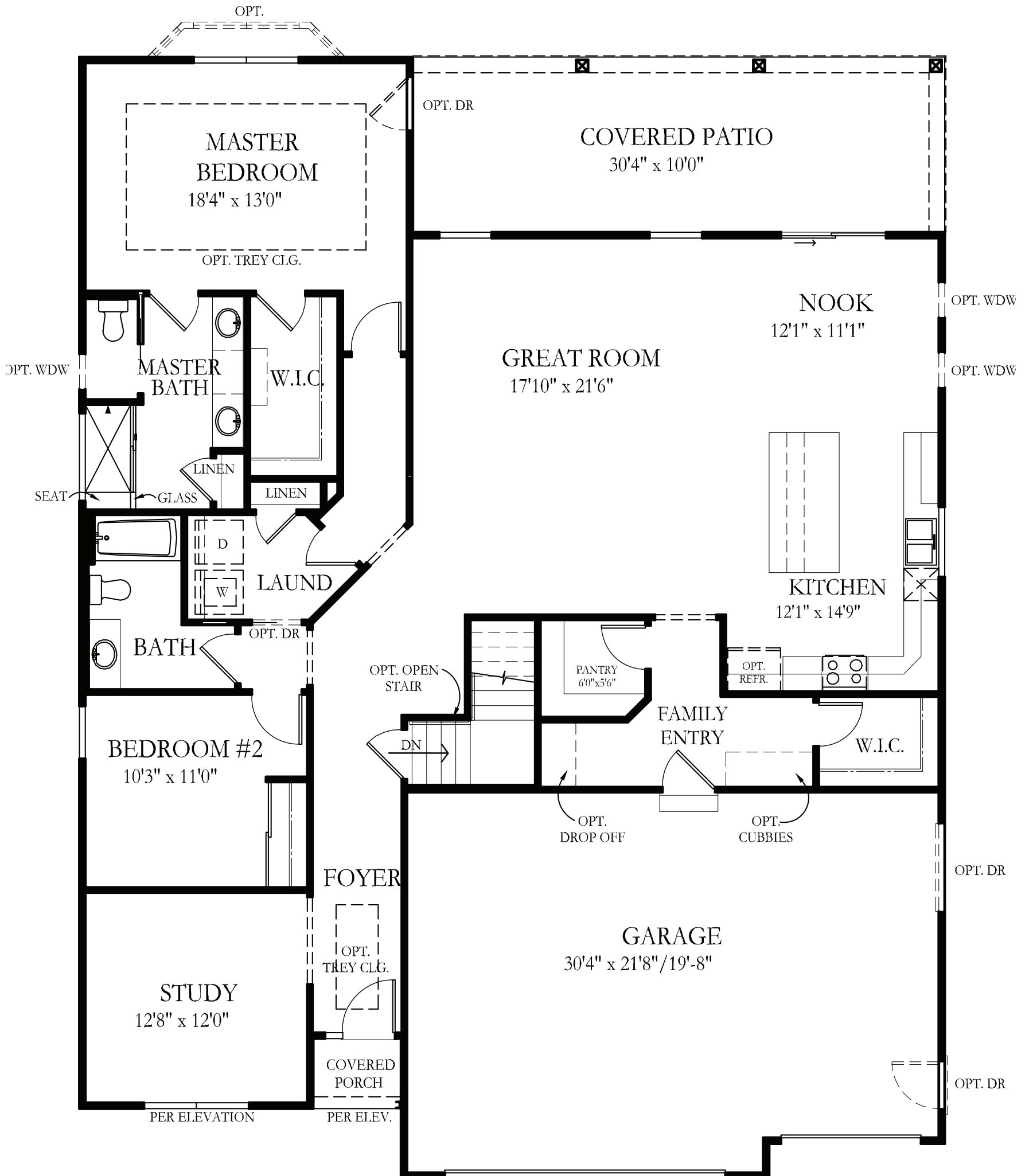




FIRST FLOOR PLAN

Lombardo
H•O•M•E•S





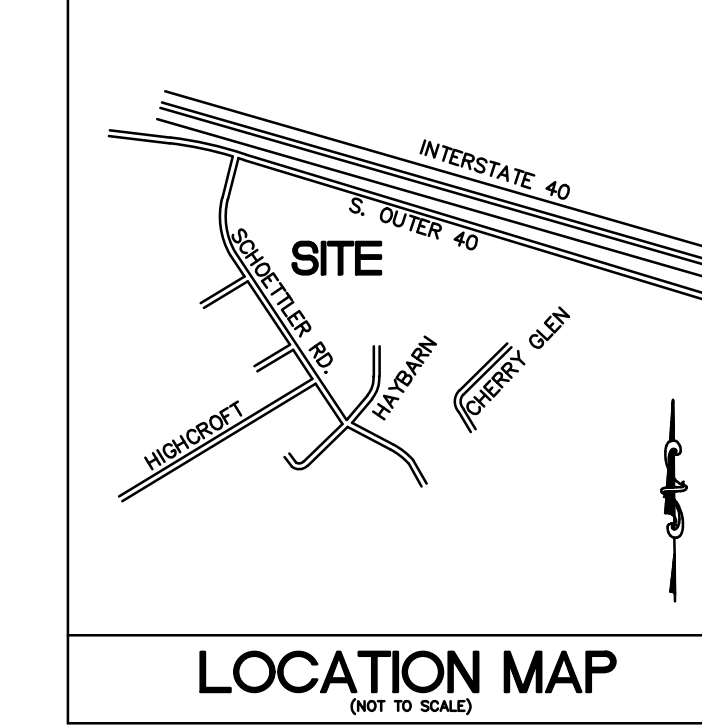
FIRST FLOOR PLAN

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOTS 1 AND 3 OF HAY BARN LANE AS RECORDED IN PLAT BOOK 179, PAGE 77 AND LOTS 1, 2 AND 3 OF HAY WAIN AS RECORDED IN PLAT BOOK 192 PAGE 1 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SHEET INDEX

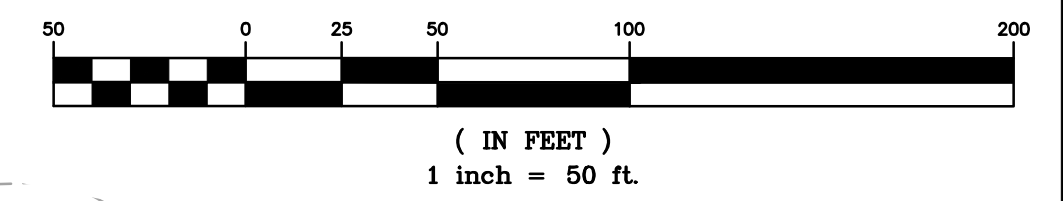
C1.0 PRELIMINARY DEVELOPMENT PLAN
C2.0 SITE SECTIONS
L1.01 LANDSCAPE PLAN
TTP TREE PRESERVATION PLAN
TSD-1 TREE STAND DELINEATION



PERTINENT DATA

OWNER: LOMBARDO HOMES OF ST. LOUIS, LLC
SITE ADDRESS: 1 & 15 HAYBARN LANE CHESTERFIELD, MISSOURI 63017
LOCATOR NO.: 195640152 & 195640657
EXISTING ZONING: 394.573 S.F. OR ± 9.058 ACs. NU & R1
PROPOSED ZONING: PUD
MUNICIPALITY: PG. 22, GRID 168B & 178B
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: MSD
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0170K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

GRAPHIC SCALE



ABBREVIATIONS

ATO - ADJUST TO GRADE
B.C. - BACK OF CURB
C.O. - CLEANOUT
DB. - DEED BOOK
E. - ELECTRIC
ELEV. - ELEVATION
EX. - EXISTING
F.C. - FACE OF CURB
FL. - FLOWLINE
FT. - FEET
FND. - FOUND
G. - GAS
H.W. - HIGH WATER
LFB. - LOW FLOW BLOCKED
M.H. - MANHOLE
N/F. - NOW OR FORMERLY
PB. - PLAT BOOK
PAGE - PAGE
PR. - PROPOSED
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
R/W. - RIGHT-OF-WAY
SQ. - SQUARE
T. - TELEPHONE CABLE
T.B.A. - TO BE ABANDONED
T.B.R. - TO BE REMOVED
T.B.R.&R. - TO BE REMOVED AND REPLACED
TYP. - TYPICAL
U.I.P. - USE IN PLACE
U.O.N. - UNLESS OTHERWISE NOTED
V.C.P. - VITRIFIED CLAY PIPE
W. - WATER
(86"W) - RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
ACCESSIBLE PARKING
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM
PR. WET WELL FOR LPSS PUMP
PROPOSED 2" FORCEMAIN

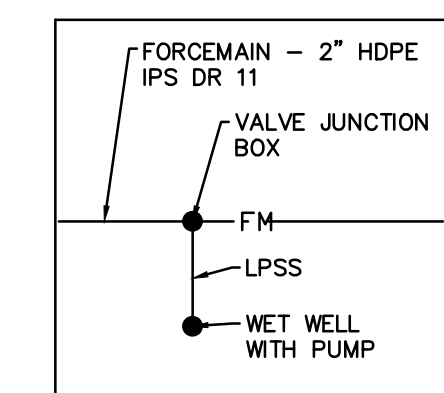
DENSITY CALCULATIONS:

TOTAL SITE: 394.573 S.F.
LOT SIZE: BASED ON E-1 AC. ESTATE = 21,780 S.F.
DENSITY: (394.573 S.F.) / (21,780 S.F.) = 18 LOTS
PROVIDED = 13 LOTS

SITE ZONING:

PROPOSED ZONING: PUD
SINGLE FAMILY LOT AREA: 10,000 s.f. MIN.
MAX. BUILDING HEIGHT: 3 STORES OR 45 FEET
FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 6 FEET
REAR YARD SETBACK: 15 FEET
LANDSCAPE BUFFER: SHOWN ON PLAN

TYP. SANITARY SERVICE AT EACH HOME FOR THE LPSS (N.T.S.)



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. FOR 14.215 ACRE TRACT, RECORD INFORMATION WAS USED FOR 6 ACRE TRACT.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD). ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, THE MAPS ARE IDENTIFIED AS MAP 29189C0170 K WITH AN EFFECTIVE DATE OF 02/04/2015.
- GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECHNICAL APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY SGI CONSULTANTS, INC. FOR ALL RECOMMENDATIONS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- GRADING AND STORM WATER PER M.S.D., WOODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.

PREPARED FOR:
LOMBARDO HOMES
4 RESEARCH PARK DRIVE
ST. CHARLES, MO 63304
PHONE: (314) 482-7781

MIN. LOT INFORMATION PUD
(N.T.S.)

ST. LOUIS COUNTY BENCHMARK

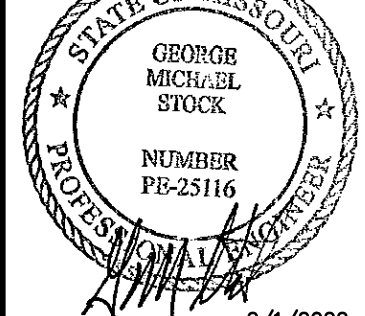
BENCHMARK 12-358 Elev = 614.33 (NGVD93)
Cut circle mark on top of and east of the center of a 6 foot diameter circular concrete storm water junction chamber situated west of Schoettler Road and north of Oaktree Estates Drive, 0.1 miles north of east end of South Outer Forty Road, roughly 2 feet west of the curb on Schoettler Road, 30 feet west of the center of Oaktree Estates Drive.

SITE BENCHMARK

ELEV=600.80
R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

PRELIMINARY DEVELOPMENT PLAN FOR:
LEGENDS AT SCHOETTLE POINT
#1 & #15 HAYBARN LANE
CHESTERFIELD, MISSOURI 63017

DATE:



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

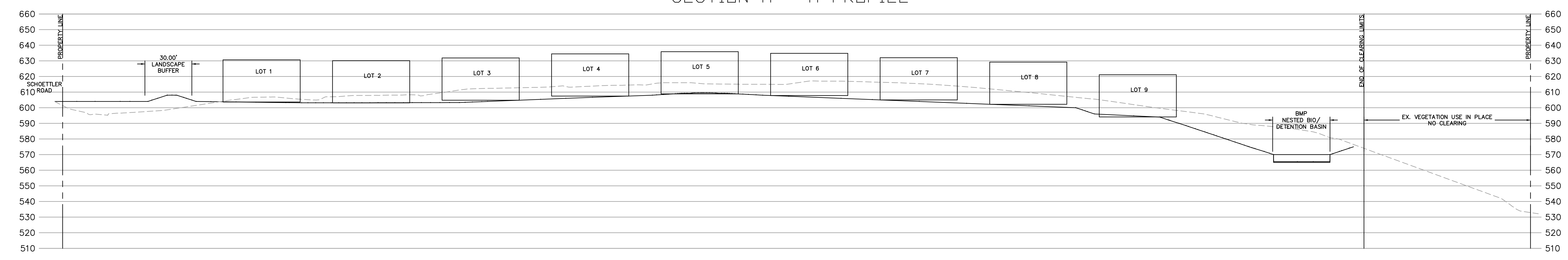
REVISIONS:

- 2021/12/2 MSD DELETION OF PUMP STATION & ADDITION OF AMENITIES
- 2021/12/16 LOT MATRIX
- 2022/01/07 ISSUES RESPONSE
- 2022/02/01 CITY

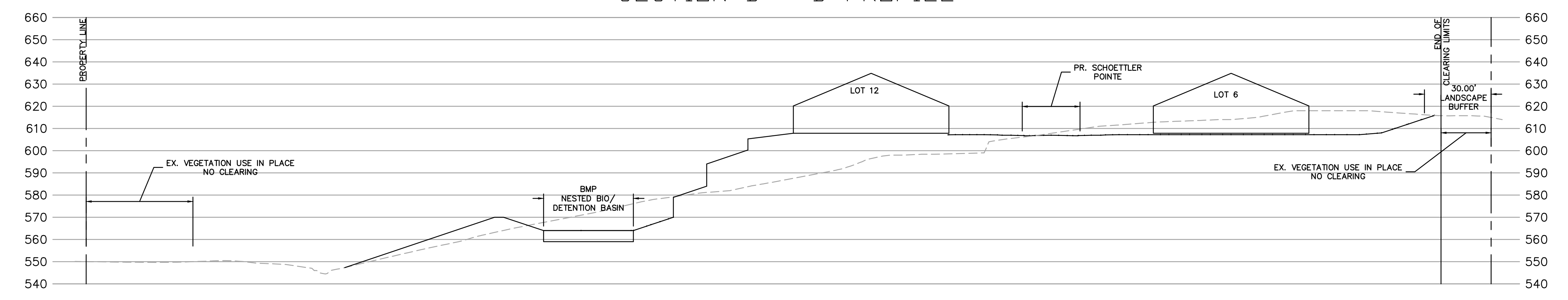
DRAWN BY: C.M.S.
CHECKED BY: C.M.S.
DATE: 09/28/2021
JOB NO.: 221-6964
SCALE: AS SHOWN
SHEET NO.: 195
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: C1.0

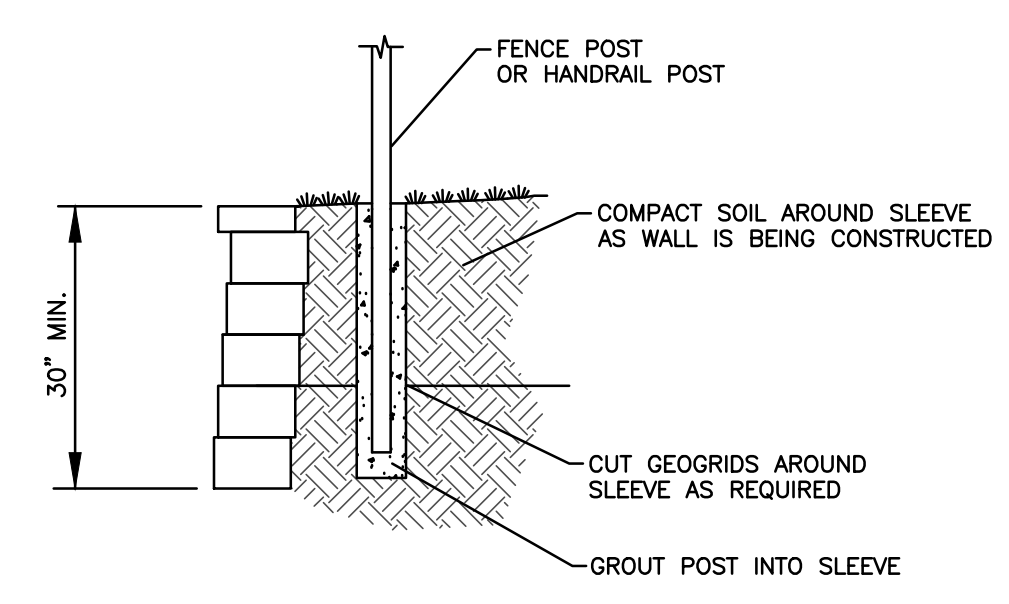
SECTION A - A PROFILE



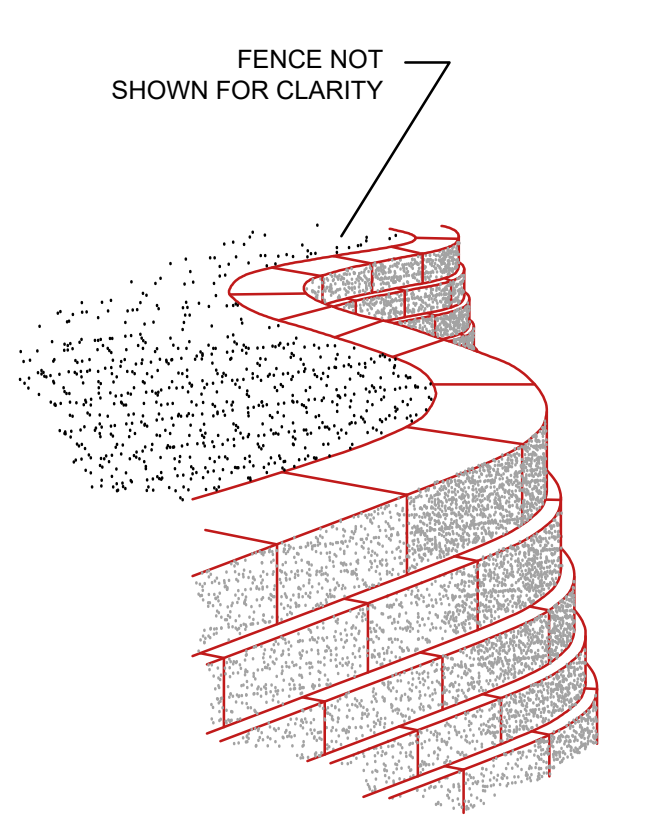
SECTION B - B PROFILE



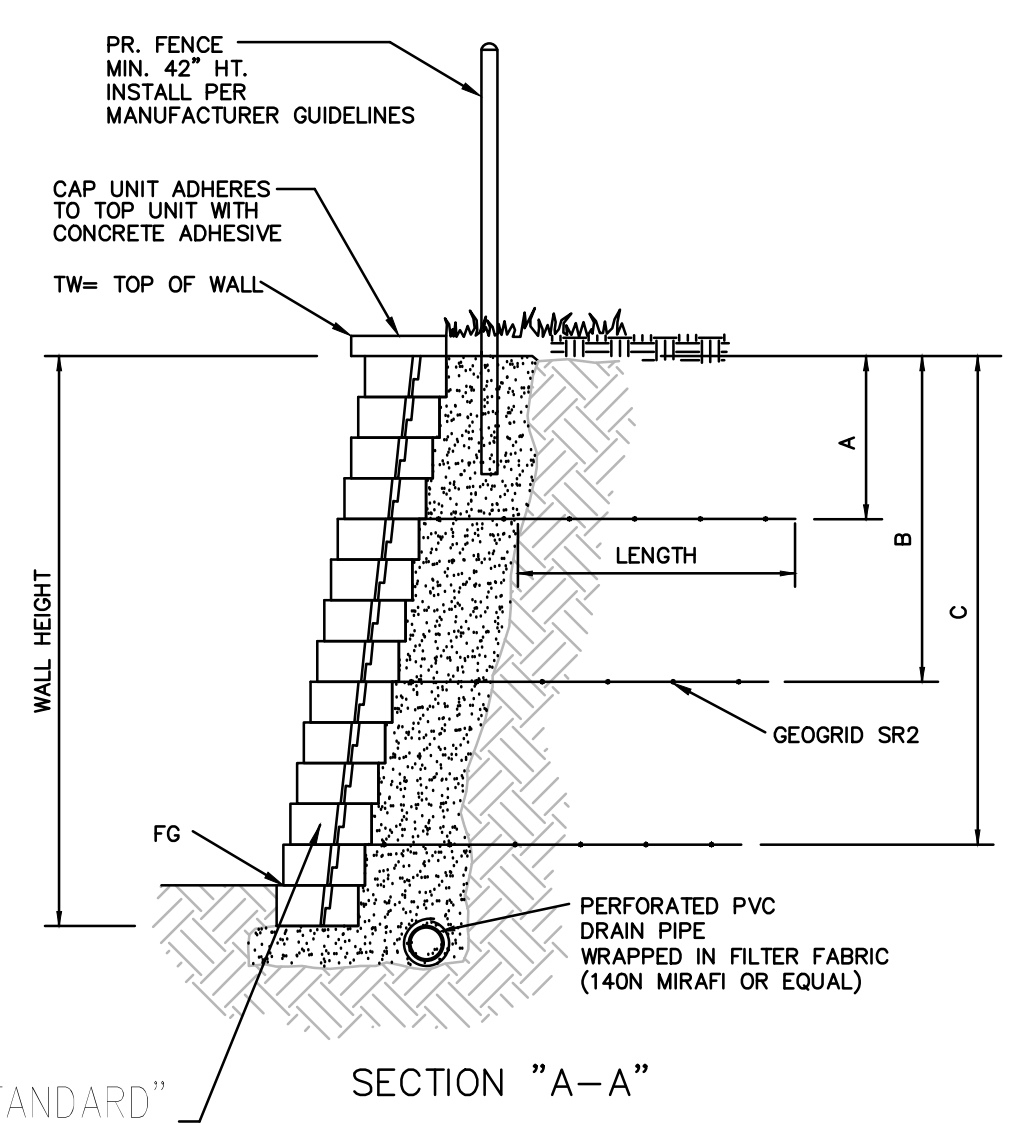
SECTIONS
 SCALE: HORZ: 1"=30'
 VERT: 1"=30'



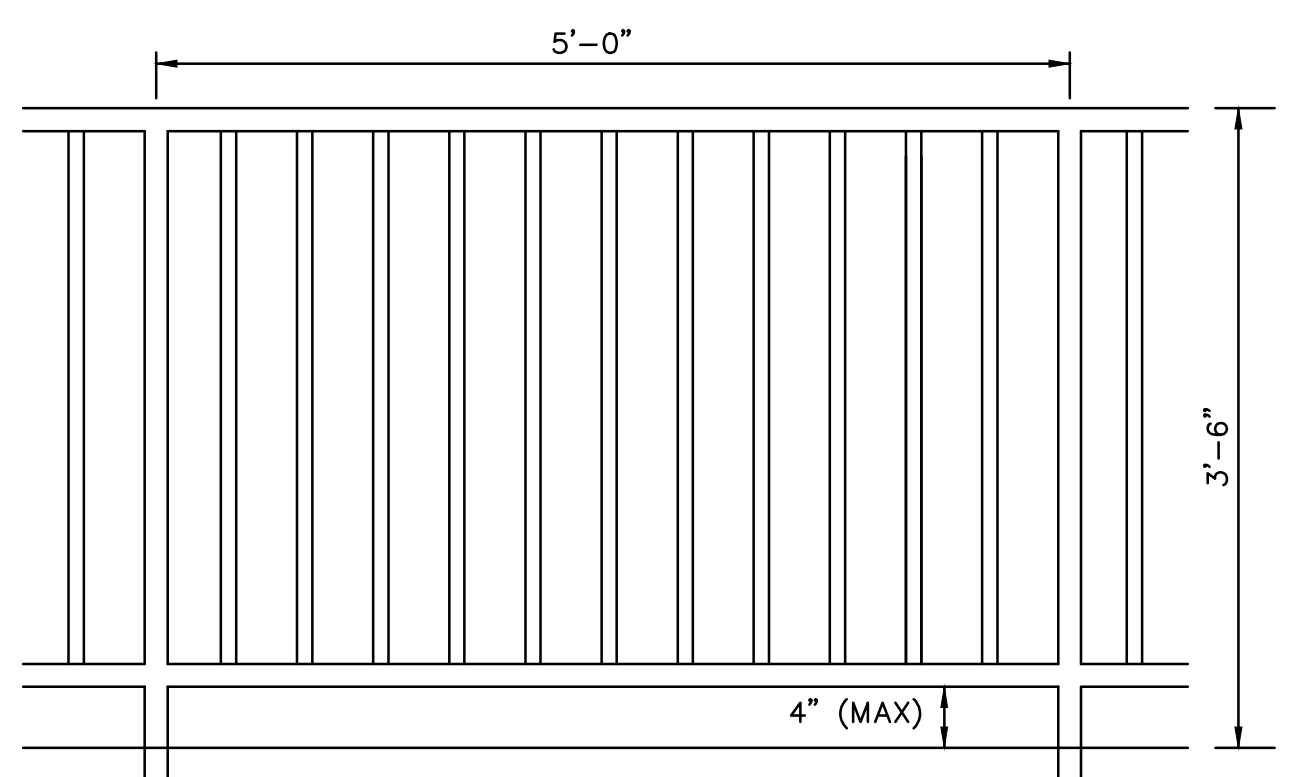
PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
 THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.
FENCE DETAIL
 NOT TO SCALE
 DETAIL COURTESY OF *ASPEN CONSULTANTS, 12/05/2003, 636-349-2225.
 CONTRACTOR SHALL VERIFY IF FENCE WILL BE REQUIRED WITH CITY OF CHESTERFIELD



ISOMETRIC VIEW



VERSA-LOK "STANDARD" RETAINING WALL UNITS

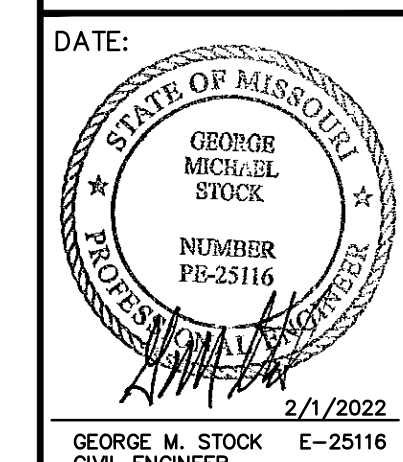


BLACK ALUMINUM FENCE ALONG TOP OF RETAINING WALL
 (n.t.s.)

RETAINING WALL NOTES:

- ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS. GLOBAL AND FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO DESIGN OF WALL & BID SUBMITTAL. FOOTING AND COMPACTION TESTING SHALL BE PERFORMED BY THE PROJECT GEOTECHNICAL ENGINEER. DESIGN AND GLOBAL STABILITY TO BE PERFORMED BY DESIGN/BUILD ENGINEER OF WALL SYSTEM, PRIOR TO SUBMITTAL OF BID.
- THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BEAR THE SIGN AND SEAL OF A MISSOURI REGISTERED PROFESSIONAL ENGINEER SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO THIS ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).
- VERIFY WALL SYSTEMS, MATERIALS, AND COLOR WITH OWNER AND ARCHITECT PRIOR TO DESIGN AND CONSTRUCTION.
- WALLS SHALL BE DESIGNED TO HAVE NO VERTICAL BATTER.
- WALL DESIGN FOR WALL #1 & #2 SHALL ACCOUNT FOR SURFACE DRAINAGE OVER WALL.

THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

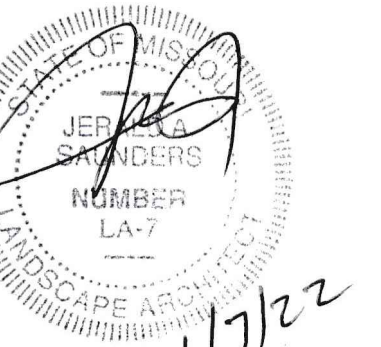


REVISIONS:

1.	2021/12/2 MSD DELETION OF PUMP STATION & ADDITION OF AMENITIES
2.	2021/12/16 LOT MATRIX
3.	2022/01/07 ISSUES RESPONSE
4.	2022/02/01 CITY

DRAWN BY: K.S.C.	CHECKED BY: G.M.S.
DATE: 09/28/2021	JOB NO: 221-6964
ISS. P. # -	BASE MAP P. 195
S.L.C. MAT. # -	MAT. SUP. # -
M.D.N.R. # -	

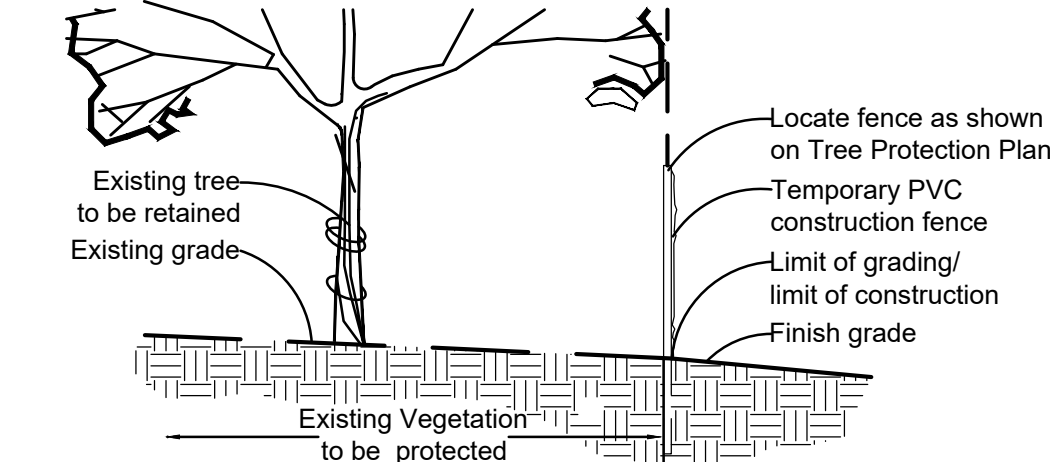
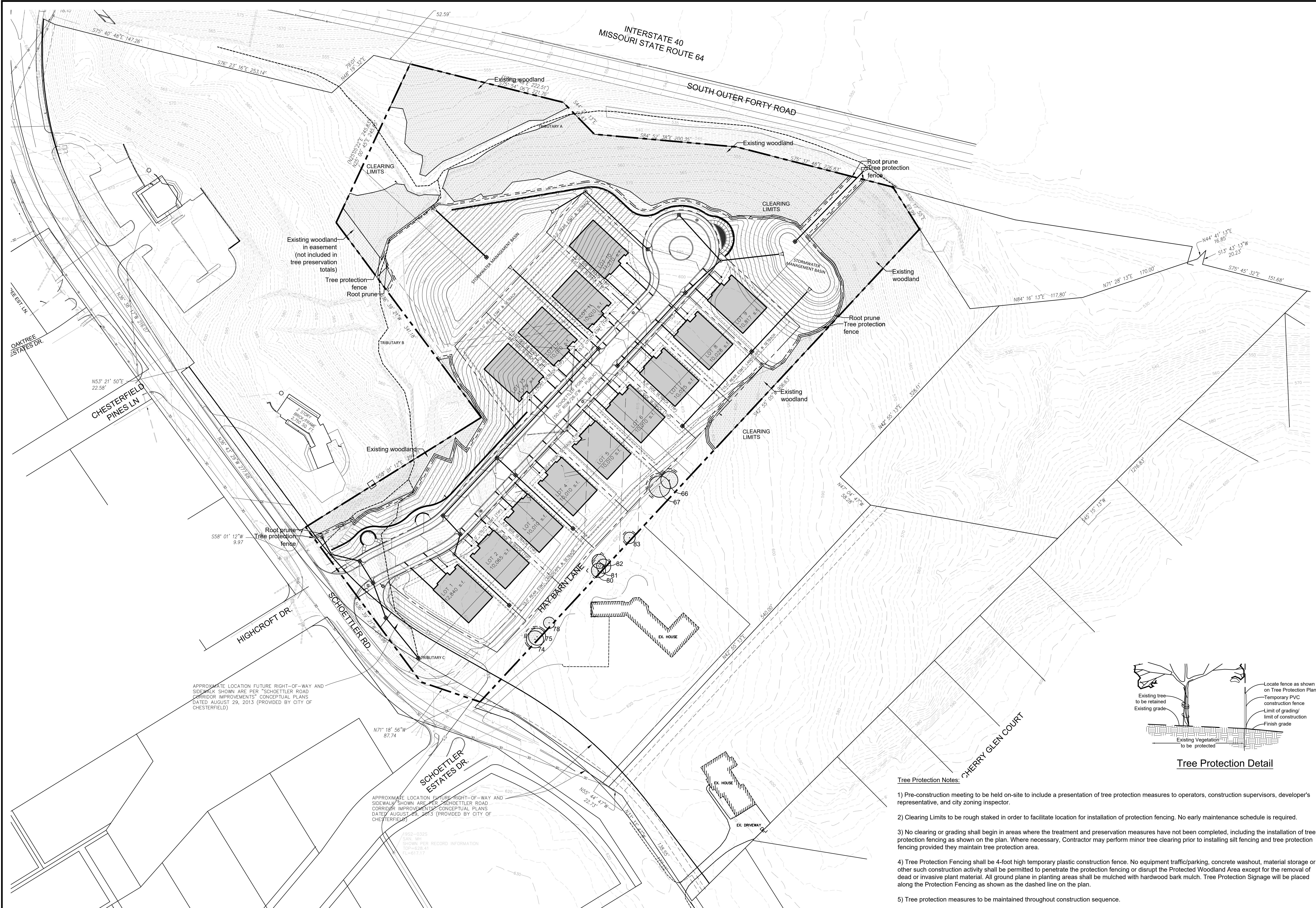
SHEET TITLE:
 SITE SECTIONS
 SHEET NO.:
C2.0



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Legends at Schoettler Pointe

1 & # 15 Haybarn Lane
Chesterfield, Missouri 63017



Tree Protection Detail

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.

Tree Preservation Summary:

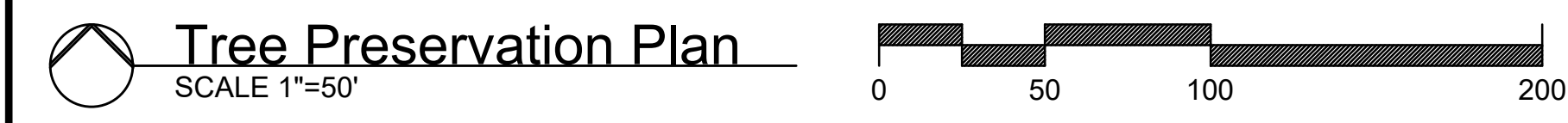
Site Area = 394,573 s.f. (9.06 ac.)
 Total existing tree canopy = 287,987 s.f. (6.61 ac.)
 Existing woodlands to be preserved = 92,247 s.f. (2.12 ac.)
 Existing individual trees to be preserved = 2,202 s.f. (0.05 ac.)
 Total existing tree canopy to be preserved = 94,449 s.f. (2.17 ac.) (32.8 %)

ID	Tree Name	DBH	Canopy Area	Condition Rating	Comment
66	Silver Maple	15	452	3	
67	Black Cherry	20	706	3	
74	Shingle Oak	12	452	3	
75	Shingle Oak	14	452	3	
78	Redbud	9	113	2	
80	Black Cherry	12	314	3	
81	Mulberry	14	452	3	
82	Elm	11	314	2	
83	Norway Spruce	9	200	2	Vine covered

RATING:
 1=Poor Quality
 3=Average Quality
 5=Excellent Quality

APPROXIMATE LOCATION FUTURE RIGHT-OF-WAY AND SIDEWALK SHOWN ARE PER "SCHOETTLER ROAD CORRIDOR IMPROVEMENTS" CONCEPTUAL PLANS DATED AUGUST 29, 2013 (PROVIDED BY CITY OF CHESTERFIELD)

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Revisions:

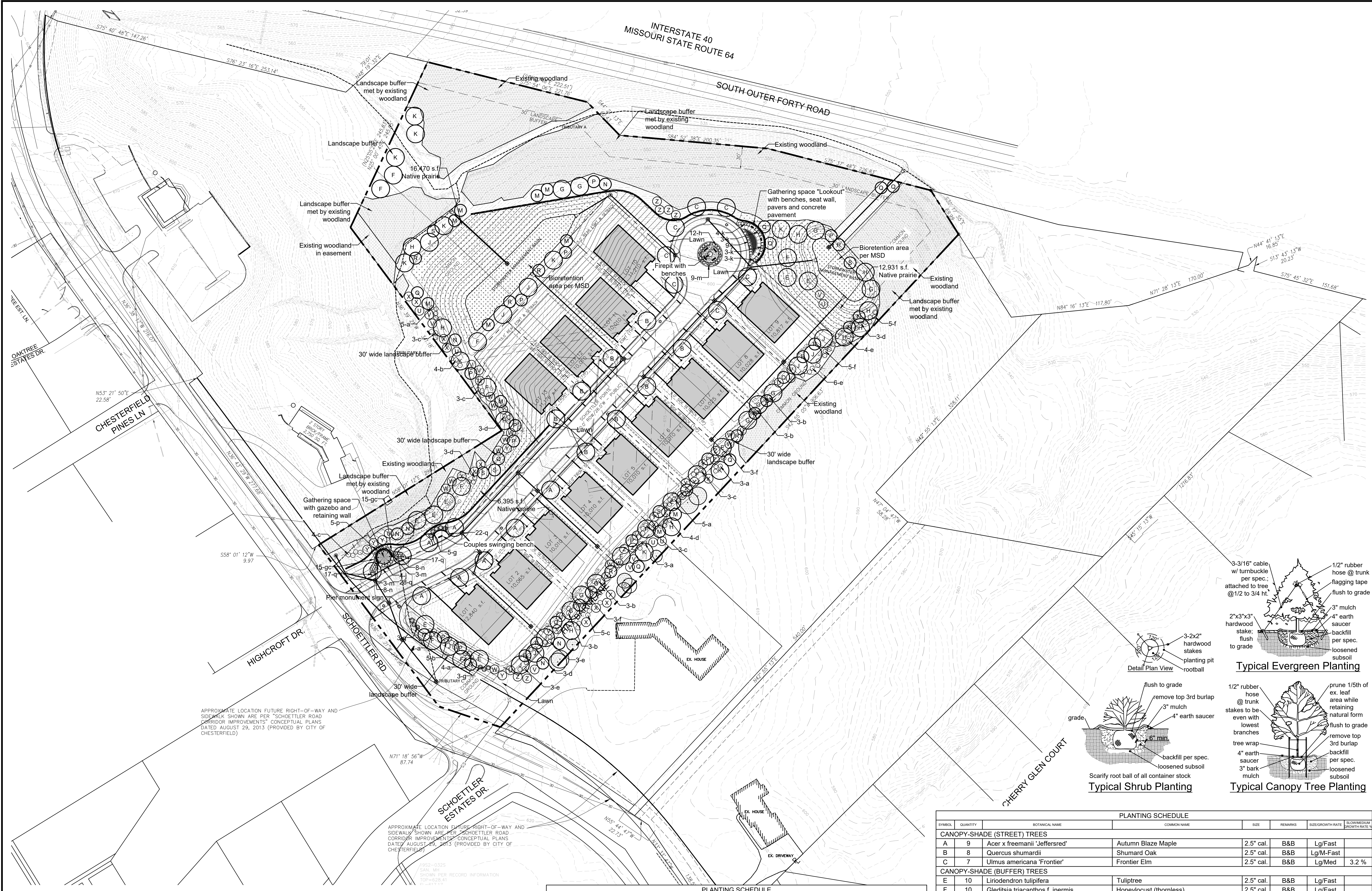
Date	Description	No.
12/2/21	Plan Changes	1
1/7/22	City Comments	2

Drawn: KP
 Checked: RS

LOOMIS ASSOCIATES
 landscape architects + planners
 790 park 40 park drive, chesterfield, missouri 63005
 t. 636.519.8668
 www.loomis-associates.com

Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC #000019

Sheet Title:	Tree Preservation Plan
Sheet No.:	TPP
Date:	10/15/21
Job #:	1043.001

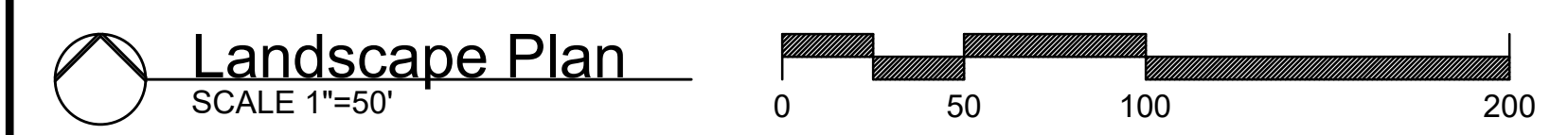
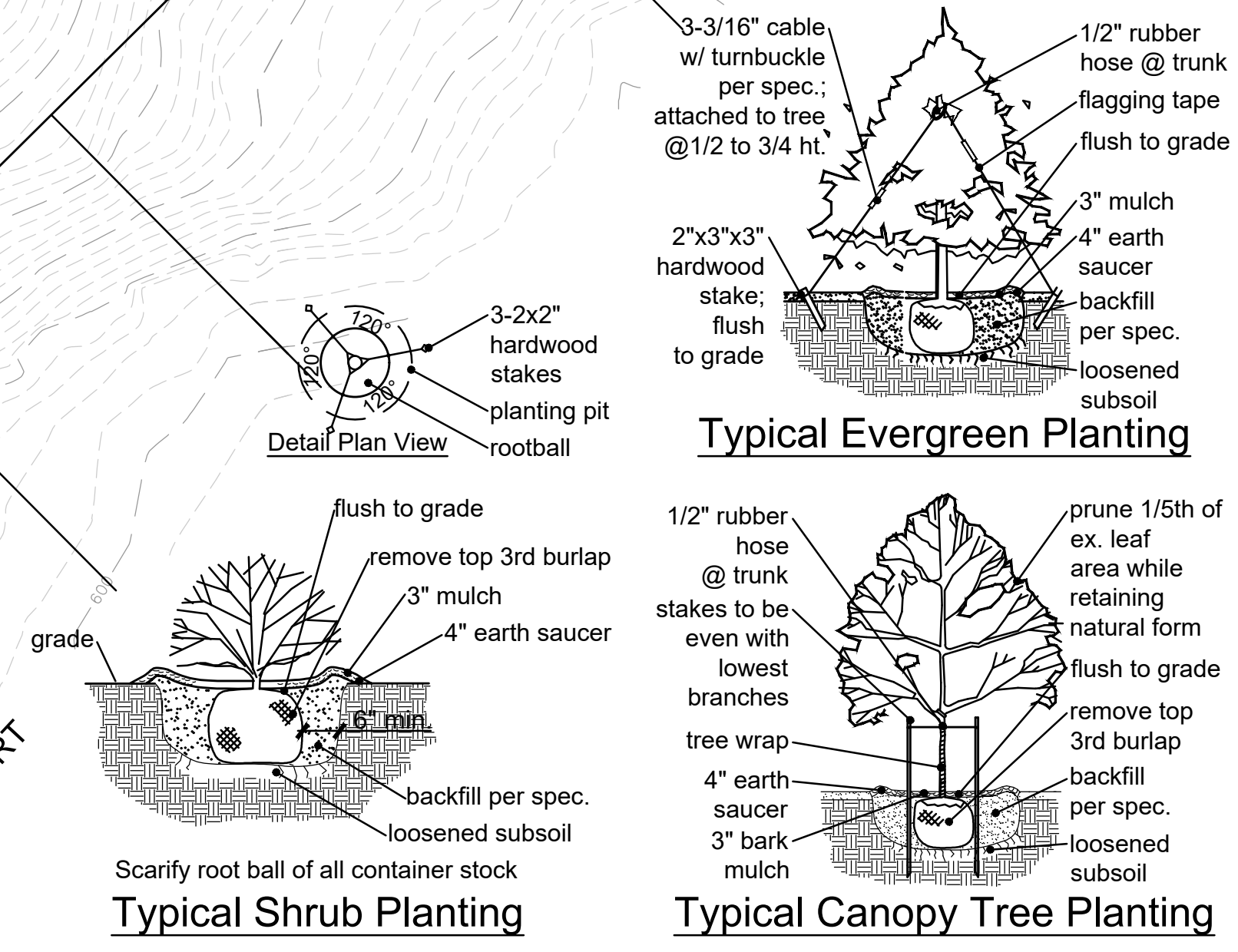


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SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	24	Ilex x meserveae 'Blue Prince' & 'Blue Princess'	Berr-Magic Royalty Holly Combination	18"	72" o.c.
b	21	Ilex glabra	Inkberry	18"	72" o.c.
c	21	Viburnum rhytidophyllum	Leatherleaf Viburnum	18"	72" o.c.
d	16	Physocarpus opulifolius	Ninebark	18"	72" o.c.
e	16	Hydrangea quercifolia	Oakleaf Hydrangea	18"	72" o.c.
f	16	Sambucus canadensis	Elderberry	18"	72" o.c.
g	11	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	18"	72" o.c.
h	12	Fothergilla gardenii	Dwarf Fothergilla	18"	48" o.c.
j	13	Buxus microphylla 'Bulthouse'	Sprinter Boxwood	18"	48" o.c.
k	13	Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	18"	48" o.c.
m	15	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	3 gal.	36" o.c.
n	16	Sporobolus heterolepis	Prairie Dropseed Grass	3 gal.	36" o.c.
p	5	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	1 gal.	72" o.c.
q	84	Iberis sempervirens	Candytuft	1 qt.	18" o.c.
gc	30	Sedum ternatum	Three-leaved Stonecrop	2" c.p.	12" o.c.
	10,076 s.f.	T.B.D.	Bioretention Plantings per MSD	D.C.P.	24" o.c.
	35,796 s.f.	T.B.D.	Native Prairie	Seed	PLS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	BLOWMEDIUM GROWTH RATE
CANOPY-SHADE (STREET) TREES							
A	9	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal.	B&B	Lg/Fast	
B	8	Quercus shumardii	Shumard Oak	2.5" cal.	B&B	Lg/M-Fast	
C	7	Ulmus americana 'Frontier'	Frontier Elm	2.5" cal.	B&B	Lg/Med	3.2%
CANOPY-SHADE (BUFFER) TREES							
E	10	Liriodendron tulipifera	Tuliptree	2.5" cal.	B&B	Lg/Fast	
F	10	Gleditsia triacanthos f. inermis	Honeylocust (thornless)	2.5" cal.	B&B	Lg/Fast	
G	10	Quercus bicolor	Swamp White Oak	2.5" cal.	B&B	Lg/M-Fast	
H	10	Celtis occidentalis	Hackberry	2.5" cal.	B&B	Lg/M-Fast	
J	10	Acer saccharum	Sugar Maple	2.5" cal.	B&B	Lg/Slow-M	4.6%
K	10	Nyssa sylvatica	Blackgum	2.5" cal.	B&B	Lg/Slow-M	4.6%
UNDERSTORY-ORNAMENTAL (BUFFER) TREES							
M	10	Carpinus caroliniana	American Hornbeam	2.5" cal.	B&B	Sm/Med	4.6%
N	10	Syringa reticulata	Tree Lilac	2.5" cal.	B&B	Sm/Med	4.6%
P	10	Prunus serrulata	Cherry	2.5" cal.	B&B	Med/Med	4.6%
Q	10	Cornus florida	Flowering Dogwood	2.5" cal.	B&B	Sm/Slow-M	4.6%
R	10	Amelanchier arborea	Downy Serviceberry	2.5" cal.	B&B	Med/Slow-M	4.6%
S	10	Cercis canadensis	Redbud	2.5" cal.	B&B	Med/Fast	
EVERGREEN (BUFFER) TREES							
U	12	Picea abies	Norway Spruce	6' h.	B&B	Lg/Med	5.6%
V	12	Picea pungens	Colorado Blue Spruce	6' h.	B&B	Med/Med	5.6%
W	12	Picea glauca	White Spruce	6' h.	B&B	Med/Med	5.6%
X	12	Juniperus virginiana	Juniper	6' h.	B&B	Med/Med	5.6%
Y	12	Pinus strobus	White Pine	6' h.	B&B	Lg/Fast	
Z	12	Thuja 'Green Giant'	Green Giant Arborvitae	6' h.	B&B	Lg/Fast	
						Total	57.8%



- General Notes:**
- All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.
 - No proposed street trees shall be planted closer than three (3) feet to any curb per UDC.
 - No proposed street trees shall be planted closer than twenty-five (25) feet of streetlights, street signs, and intersections per UDC.
 - No street trees shall be planted within ten (10) feet of street inlets or manholes per UDC.
 - All landscape buffers to be maintained by HOA.

- Native Prairie Landscape Notes:**
- Seed mix; Splitbeard Bluestem (2 lbs/ac), Broomsedge (2 lbs/ac), Sideoats Grama (4 lbs/ac), Little Bluestem (4 lbs/ac), Prairie Dropseed (1 lb/ac), Lanceleaf Coreopsis (1.25 lb/ac), Gray-Headed Coneflower (0.50 lb/ac), Gray Goldenrod (0.25 lb/ac), Partridge Pea (2 lb/ac), Plains Coreopsis (0.25 lb/ac), Basketflower (0.25 lb/ac), Blackeyed Susan (0.25 lb/ac) Upright Prairie Coneflower (0.438 lb/ac) by Pure Air Natives or equal.
- Erosion Control Blanket:**
- S-75 by North American Green or equal shall be utilized on all 3:1 slopes or greater in conjunction with the native seeding.

Revisions:

Date	Description	No.
12/2/21	Plan Changes	1
1/7/22	City Comments	2

Drawn: KP
 Checked: RS

LOOMIS ASSOCIATES
 landscape architects + planners
 700 park 40 park drive, chesterfield, missouri 63005
 t. 636.519.8668
 www.loomis-associates.com

Sheet Title: Landscape Plan
 Sheet No: L1.01
 Date: 10/15/21
 Job #: 1043.001