



Memorandum

Department of Planning & Development Services

To: Planning and Public Works Committee

From: Jessica Henry, Senior Planner

Date: March 23, 2017

RE: **P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC)**: A request for a zoning map amendment from the “NU” Non-Urban District and the “R-3” Residence District to an “R-4” Residence District for a 12.605 acre tract of land located on the south side of Olive Boulevard, approximately 2,200’ east of the intersection of Olive Boulevard and Chesterfield Parkway (18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205).

Summary

Stock and Associates Consulting Engineers, Inc., on behalf of Hardesty Development, LLC, has submitted a request for a zoning map amendment from an “NU” Non-Urban District and “R-3” Residence District to an “R-4” Residential District for a 12.6 acre tract of land. In the application for this request, the Petitioner stated it was their intent to construct 35 single-family homes on the subject site.

A Public Hearing for this request was held at the February 27, 2017 City of Chesterfield Planning Commission meeting. Although no specific issues relevant to the zoning request were raised during the Public Hearing, the Planning Commission did request that Staff present a comparison of the requested “R-4” Residence District to the “R-3” Residence District. Additionally, several members of the public spoke and expressed concerns regarding items such as proper buffering, storm water mitigation, and tree preservation. These items were discussed and additional information provided at the vote meeting held on March 13, 2017. This information is also included in the attached Vote Report.

After a lengthy discussion regarding the appropriate residential district for this development, a motion was made to approve the zoning map amendment request to the “R-4” Residence District with a portion of the site to be zoned “R-3” Residence District. That portion to be zoned “R-3” is the area of land located between the western property line of the tract identified as “PR Church” and the parallel property line labeled N31° 39’ 43”W 1036.16’ as shown on the Alta/NSPS Land Title Survey. The motion passed by a vote of 8 to 0.

The Planning Commission expressed the desire to provide the “R-3” in this area in order to ensure that any future homes built in accordance with the 7,500 square foot minimum lot size in the “R-4” district did not directly abut the adjacent White Plains Subdivision. Similarly, the Planning Commission expressed the same concern regarding the Chesterfield Plantation subdivision to the south; however, the Petitioner stated that this area to the south is reserved for their stormwater detention and the nearest home would be approximately 100 feet away.

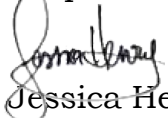
The Petitioner was amenable to the Planning Commission’s recommendation to zone this portion of the site to the “R-3” Residence District and further stated that they intended to use this area to meet Tree Preservation requirements rather than for home construction. The portion of the site that the Commission recommended for the “R-3” Residence District is 0.722 acres in size, with the remaining 11.883 acres of the site recommended to be zoned “R-4” Residence District in accordance with the Petitioner’s request. The image below shows the approximate split in the Planning Commission’s recommended zoning, with the “R-3” portion shown in blue and the “R-4” portion shown in red.



As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If the request is approved, these parcels will have to adhere to the permitted uses and district regulations of the “R-3” and “R-4” Residential Districts as well as all other applicable code requirements.

Attached to this report, please find a copy of Staff’s Planning Commission vote report, Alta Survey, and Tree Stand Delineation Plan.

Respectfully submitted,



Jessica Henry
Senior Planner

Attachments: Planning Commission Vote Report
Alta Survey
Tree Stand Delineation Plan



VIII. A.

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**Department of Planning and Development Services
Vote Report**

Meeting Date: March 13, 2017

From: Jessica Henry, Senior Planner

Location: Approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway

Petition: **P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC)**: A request for a zoning map amendment from the "NU" Non-Urban District and the "R-3" Residence District to an "R-4" Residence District for a 12.605 acre tract of land located on the south side of Olive Boulevard, approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway (18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205).

Summary

Stock and Associates Consulting Engineers, Inc., on behalf of Hardesty Development, LLC, has submitted a request for a zoning map amendment from an "NU" Non-Urban District and "R-3" Residence District to an "R-4" Residential District for a 12.6 acre tract of land. In the application for this request, the Petitioner stated it was their intent to construct 35 single-family homes on the subject site. A Public Hearing for this request was held at the February 27, 2017 City of Chesterfield Planning Commission meeting.

Although no specific issues relevant to the zoning request were raised during the Public Hearing, the Planning Commission did request that Staff present a comparison of the requested "R-4" Residence District to the "R-3" Residence District. Additionally, several members of the public spoke and expressed concerns regarding items such as proper buffering, storm water mitigation, and tree preservation. Each of these items will be discussed in detail under the Staff Analysis section of this report. As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the "R-4" Residence District regulations.

Site History

The subject site includes several parcels and portions of parcels totaling 12.6 acres. There are currently three homes located within the zoning petition area, and these homes were all constructed prior to the incorporation of the City of Chesterfield.

Surrounding Land Use and Zoning

North: North of the site across Olive Boulevard is the Braefield residential subdivision which is currently zoned “R-4” Residence District.

South: To the south is the Chesterfield Plantation residential subdivision which is zoned “R-3” Residence District.

East: The Villas at Chesterfield Pointe residential subdivision is located to the east of the subject site and is zoned “R-4” Residence District with a Planned Environment Unit (PEU) procedure.

West: Developments located to the west of the subject site include the St. John’s United Church site and the White Plains subdivision, which are zoned “NU” Non-Urban District and “R-3” Residence District, respectively.



Figure 1: Surrounding Developments

Comprehensive Plan Designation

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan.



Figure 2: Comp Plan Surrounding Land Use Designation—Residential Single Family (yellow)

The Comprehensive Plan includes a number of policies that are relevant to the proposed development. The following residential development policies are particularly relevant to the Planning Commission’s evaluation of the proposed development request:

- 2.1 Quality Residential Development - The City recognizes that neighborhoods are the identity of Chesterfield and that the condition of neighborhoods determines the desirability of Chesterfield as a place to raise a family. This Plan is meant to assist residents in creating and preserving neighborhoods.
 - 2.1.1 Conservation of Existing Quality of Life - Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.
 - 2.1.3 Encourage Preservation of Existing Residential Neighborhoods - Preserve or improve existing residential neighborhoods’ identities.
 - 2.1.6 Reinforce Existing Residential Development Pattern - New residential development should reinforce existing residential neighborhood patterns by continuing to enforce high quality site and subdivision design, layout, and planning practices.
 - 2.1.8 Transitional Use between Single-Family Detached and Higher Density Development - Single-family attached developments should serve as a transitional land use between single-family detached land use and multiple-family residential and commercial land uses.

Surrounding Development Comparison

At the Public Hearing for this request, the Planning Commission directed Staff to include a comparison of the requested “R-4” Residence District to the “R-3” Residence District. The following table compares the development criteria from the district regulations for these two districts for a single-family residential development.

Zoning District	Minimum Lot Size (Square Feet)	Required Setbacks			Max. Height
		Front	Side	Rear	
“R-4” (proposed)	7,500	20’	6’	15’	3 stories/45’
“R-3”	10,000	20’	8’	15’	3 stories/45’

Staff has prepared a comparison of the proposed “R-4” Grand Reserve development density to that of the adjacent subdivisions which are zoned “R-3” Residence District and “R-4” Residence District with a Planned Environmental Unit (PEU) density procedure. As shown in the table below, the Grand Reserve development would provide a progressive transition in density, with a pattern emerging from the lower density “R-3” subdivisions to the south to the increasingly dense “R-4”/PEU subdivisions located to the northeast and across Olive Boulevard.

Development	Zoning	Units	Acres	Overall Development Density (Units per Acre)
Dolan Place	R-3	6	4.65	1.29
White Plains	R-3	102	~39.9	2.55
Chesterfield Plantation	R-3	29	~10.44	2.77
Grand Reserve	(proposed R-4)	35	12.6	2.77
Villas at Chesterfield Pointe	(R-4 with PEU)	55	14.53	3.78
Braefield	(R-4 with PEU)	94	20.7	4.54

Additional Information

As discussed at the outset of this report, several members of the public spoke at the Public Hearing for this request and expressed concerns regarding the impacts of site development on adjacent subdivisions. Although these concerns are addressed by the Unified Development Code and will be fully vetted by Staff during the next phase of development review if the zoning request is approved, information pertaining to some of these is provided below.

1. Concerns regarding the impacts of storm water runoff and detention to adjacent properties:

- During the Public Hearing, adjacent properties owners expressed concern regarding storm water runoff entering their properties from the subject site. Concerns were also expressed regarding the storm water detention facilities. In addition to the response provided by the Petitioner at the Public Hearing, Staff would offer the following information. Currently, the existing topography of the subject site, which slopes southward, results in sheet flow runoff of storm water. However, if the subject site is developed, the development would be required to capture, treat, and infiltrate storm water on-site as required by the City of Chesterfield and the Metropolitan Sewer District. Additionally, during grading and construction of the development, a Land Disturbance Permit from the Missouri Department of Natural Resources would be required to ensure that control measures are in place to prevent sediment from leaving the site, particularly during larger rain events. Each of these agencies would review the proposed development to ensure that the site design meets all standards and incorporates storm water Best Management Practices (BMPs).

2. Concerns regarding the buffering of the proposed development from existing surrounding subdivisions:

- The City of Chesterfield Unified Development Code (UDC) requires that all new developments include landscape buffers. For proposed residential developments that are adjacent to existing residential developments, a twenty foot (20) landscape buffer is required. The UDC states that *“landscape buffers shall contain a combination of deciduous trees, evergreen trees, ornamental trees and shrubs and should enhance and preserve native vegetation.”*
- Additionally, the UDC states that *“Landscaped berms, walls or fences are required to screen automobile headlights from areas zoned residential.”* If the zoning request is approved, the location of any proposed accesses would be reviewed to ensure that this requirement is met.

3. Concerns regarding tree preservation:

- If this request for a zoning map amendment is approved, the Petitioner would be required to submit a Tree Preservation Plan with any future development proposals in accordance with the City’s Unified Development Code. Tree Preservation Plans are

required to show the location, type, size, and proposed removal or preservation of all Monarch trees as shown on the Tree Stand Delineation. During this review, Staff, including the City Arborist, will issue comments with recommendations that Monarch trees be preserved when possible. At the Public Hearing, it was noted that several Monarch trees are located on the subject property. The Petitioner acknowledged the concern for the Monarch trees and Staff will work with the Petitioner during any future development reviews to preserve Monarch trees, if possible.

Request

Staff has reviewed the request for a zoning map amendment by Stock and Associates Consulting Engineers, Inc., on behalf of Hardesty Development, LLC and requests action on P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC).

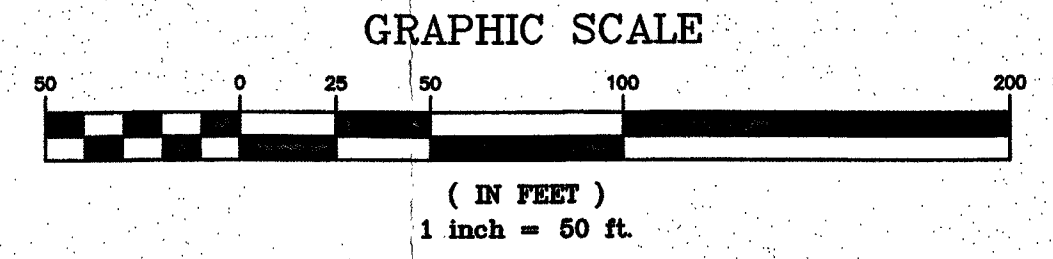
Attachments:

1. Alta Survey
2. Tree Stand Delineation

cc: Justin Wyse, Director of Planning and Development Services

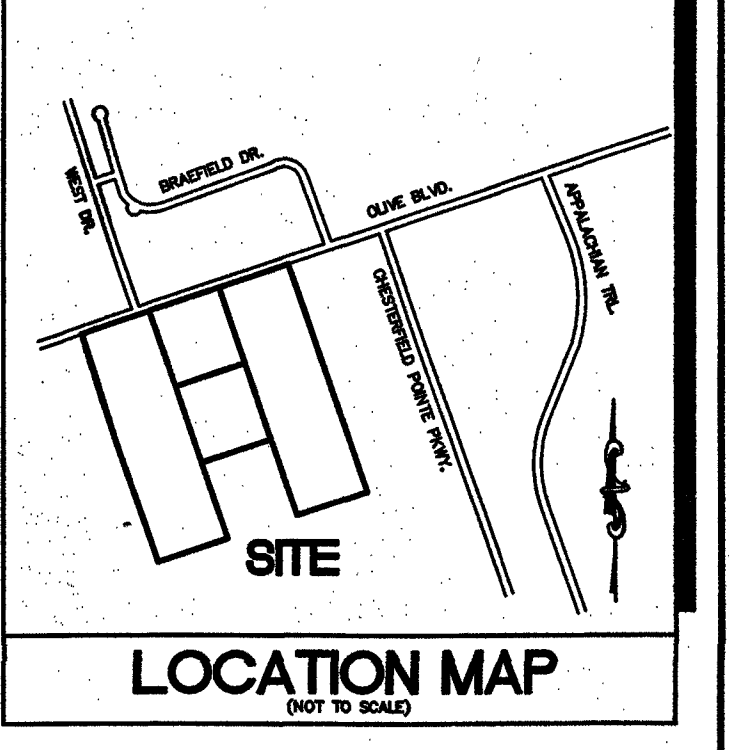
ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOTS A AND B OF 'CHESTERFIELD PLANTATION' PB 317, PG 49 + 50 AND PART OF U.S. SURVEYS 1911 AND 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



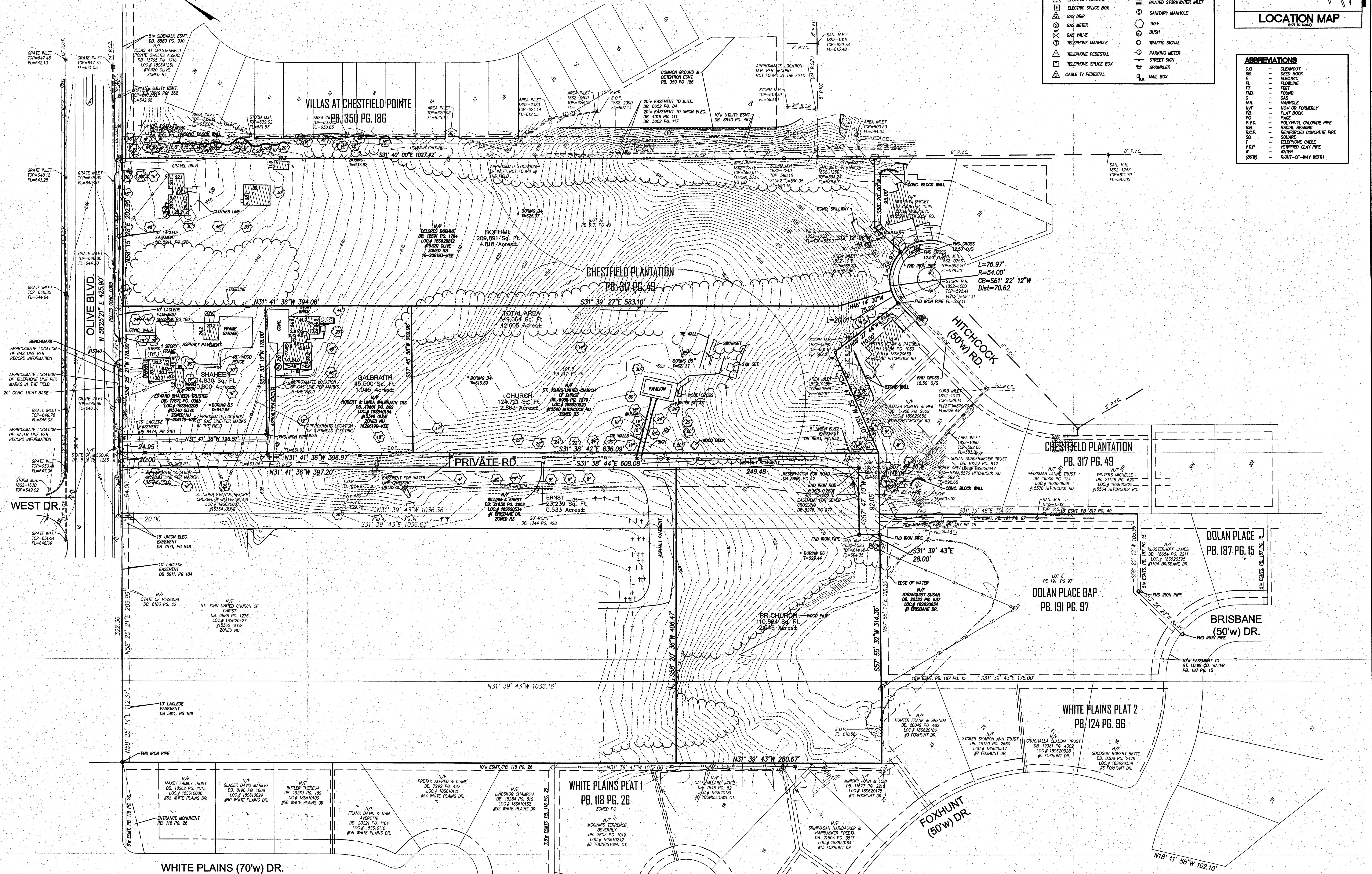
LEGEND

● BENCH MARK	⊕ FIRE HYDRANT
○ FOUND IRON ROD	⊕ FIRE DEPARTMENT CONNECTION
○ FOUND IRON PIPE	⊕ WATER MANHOLE
○ RIGHT OF WAY MARKER	⊕ WATER METER
○ UTILITY POLE	⊕ WATER VALVE
○ SUPPORT POLE	⊕ POST INDICATOR VALVE
○ UTILITY POLE WITH LIGHT	○ CLEAN OUT
○ LIGHT STANDARD	○ STORM MANHOLE
○ ELECTRIC METER	○ GRATED MANHOLE
○ ELECTRIC MANHOLE	○ STORMWATER INLET
○ ELECTRIC PEDESTAL	○ GRATED STORMWATER INLET
○ ELECTRIC SPLICE BOX	○ SANITARY MANHOLE
○ GAS DRP	○ TREE
○ GAS METER	○ BUSH
○ GAS VALVE	○ TRAFFIC SIGNAL
○ TELEPHONE MANHOLE	○ PARKING METER
○ TELEPHONE PEDESTAL	○ STREET SIGN
○ TELEPHONE SPLICE BOX	○ SPRINKLER
○ CABLE TV PEDESTAL	○ MAIL BOX



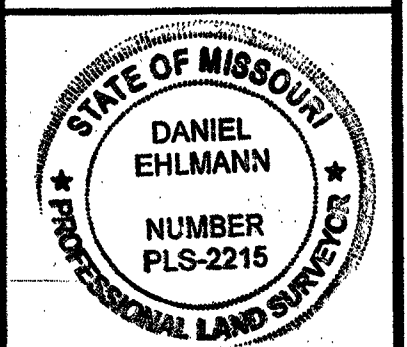
ABBREVIATIONS

C.O.	CLEANOUT
D.B.	DEED BOOK
E.	ELECTRIC
FL	ELECTRIC FLOWLINE
FT	FEET
F.N.D.	FOUND
G.	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	POLYVINYL CHLORIDE PIPE
R.B.	RUMBA BEARING
R.C.P.	REINFORCED CONCRETE PIPE
S.S.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERTIFIED CLAY PIPE
W.	WATER
(80'W)	RIGHT-OF-WAY WIDTH



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 232 Chesterfield Business Parkway
 St. Louis, MO 63005, PG. (636) 530-9100 FAX (636) 530-9300
 E-mail: general@stockinc.com
 Web: www.stockinc.com

ALTA/NSPS LAND TITLE SURVEY
OLIVE ROAD TRACTS
 CHESTERFIELD MISSOURI



REVISIONS:

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RECEIVED
 FEB 10 2017
 City of Chesterfield
 Department of Public Works

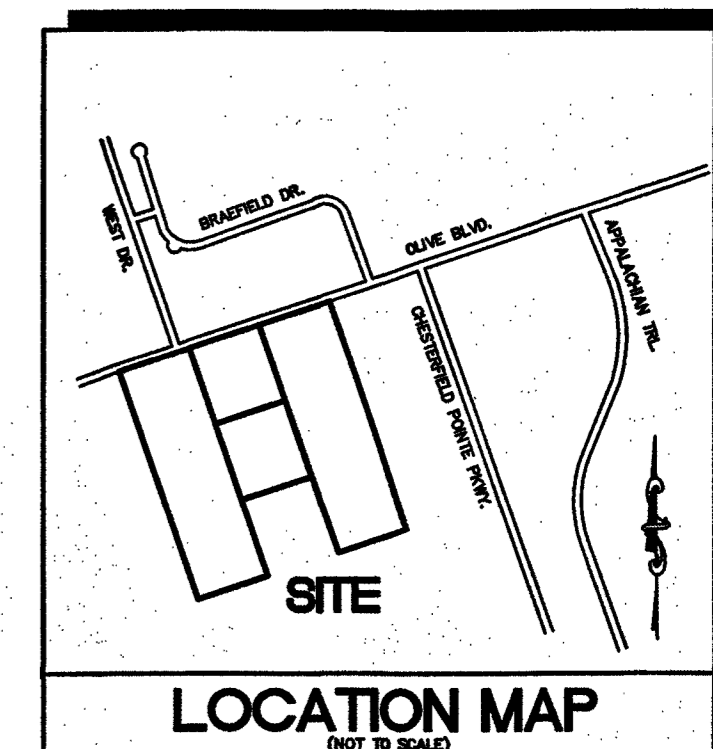
DRAWN BY: J.K. CHECKED BY: D.M.E.
 DATE: 10/12/16 JOB NO: 215-0078
 M.S.D. # 185 BASE MAP # 185
 S.L.C. HAT # HAT S.U.P. #
 M.N.R. #
 SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
 SHEET NO.: SHEET #

PREPARED FOR:
HARDESTY COMPANIES
 232 CHESTERFIELD IND. BLVD.
 CHESTERFIELD, MO. 63005
 PHONE: (636) 530-9777

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK 12208
 ELEV.=550.25 (NGVD29)
 17' IN THE CENTERLINE OF ENTRANCE WALK TO #1340
 OLIVE BLVD., 40' SOUTH OF CENTERLINE OLIVE BLVD. AND
 181' EAST OF CENTERLINE WEST DRIVE.

ALTA/NSPS LAND TITLE SURVEY

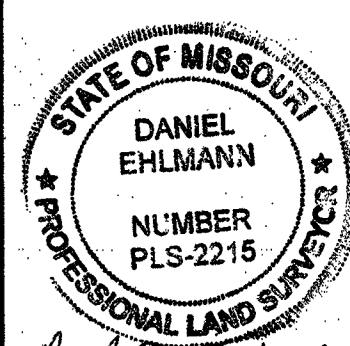
A TRACT OF LAND BEING LOTS A AND B OF 'CHESTERFIELD PLANTATION' PB 317, PG 49 + 50 AND PART OF U.S. SURVEYS 1911 AND 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ST. LOUIS COUNTY BENCHMARK
 BENCHMARK# 12208
 ELEV.=650.25 (NGVD29)
 17' IN THE CENTERLINE OF ENTRANCE WALK TO #15340 OLIVE BLVD. 40' SOUTH OF CENTERLINE OLIVE BLVD. AND 181' EAST OF CENTERLINE WEST DRIVE.

257 Chesterfield Business Parkway
 St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9100
 e-mail: general@stockandassociates.com
 Web: www.stockandassociates.com
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

ALTA/NSPS LAND TITLE SURVEY
OLIVE ROAD TRACTS
 CHESTERFIELD MISSOURI



Daniel Ehlmann, P.L.S.
 No. PLS-2215
 CERTIFICATE OF AUTHORITY
 LC-222-D

REVISIONS:

NO.	DATE	DESCRIPTION
1	00/00/0000	

DATE	BY	CHECKED BY

SHEET TITLE:
 ALTA/NSPS LAND TITLE SURVEY
 SHEET NO.:
SHEET #

BOEHME PROPERTY

Notes:
 (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 16-206163-KEE, with an effective date of August 5, 2016 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple date thereof vested in:

Delores I. Boehme

(3) Title Commitment No. 16-206163-KEE with Schedule B-Section 2 exceptions:

(a) Item No. 7 Building lines, easements, conditions and restrictions and powers of trustees according to Plat Book 317 page 49 and 50 and instrument recorded in Book 9620 page 1079 and any subsequent amendments. "NOT SHOWN" Does not affect.

(b) Item No. 8 Terms and provision of the Development Plan according to the plat thereof recorded in Plat Book 317 page 33. "NOT SHOWN" Does not affect.

(c) Item No. 9 Subject to Easement granted to Laclede Gas Company by the instrument recorded in Book 5911 Page 178. "SHOWN"

(d) Item No. 10 Easement granted to Yahoko Pipe Line Company by the instrument recorded in Book 423 Page 170 and assigned to Ozark Pipe Line Corp., by deed recorded in Book 472 Page 14 and modified according to instrument recorded in Book 2870 page 256. "NOT SHOWN" Blanket in nature. Note may have been released by document recorded in Book 2870, Page 256. No physical evidence of pipeline found on the subject parcel.

GENERAL NOTES:
 1) Subject property is Zoned R3 Setback Requirements:
 Front: 20 feet
 Side: 8 feet
 Rear: 15 feet
 Height: 3 stories or 45 feet.
 2) There are 0 parking stalls onsite.

Property Description

Lot A of Chesterfield Plantation, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 317 page 49 of the St. Louis County Records.

GALBRAITH PROPERTY

Notes:
 (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 16-206163-KEE, with an effective date of August 5, 2016 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple date thereof vested in:

Robert O. Galbraith and Linda S. Galbraith, Trustees under the Galbraith Family Living Trust U/A dated May 28, 2003

(3) Title Commitment No. 16-206163-KEE with Schedule B-Section 2 exceptions:

(a) Item No. 7 Easement granted to Yahoko Pipe Line Co., according to instrument recorded in Book 423 Page 170 and assigned to Ozark Pipe Line Corp., by instrument recorded in Book 472 page 14. "NOT SHOWN" Blanket in nature. Note may have been released by document recorded in Book 2870, Page 256. No physical evidence of pipeline found on the subject parcel.

(b) Item No. 8 Easement granted to Union Electric Company by instrument recorded in Book 2728 Page 623.

(c) Item No. 9 Easement granted to Free Fee Trunk Sewer Inc. by instrument recorded in Book 5600 Page 141. "NOT SHOWN" Does not affect the subject property.

(d) Item No. 10 Easement granted to Laclede Gas Company by instrument recorded in Book 5911 Page 182 "SHOWN" and Book 8474 Page 2181. "SHOWN"

GENERAL NOTES:
 1) Subject property is Zoned NU No Zoning Regulations listed.
 2) There are 0 parking stalls onsite.

Property Description

A parcel of land in U.S. Survey 415 Township 45 North, Range 4 East and described as: Beginning on the East line 200 feet South of Olive Street Road of a 10.744 acre tract conveyed to Rex L. Owings and Ada M. Owings, his wife, by Deed recorded in Book 2449 Page 205 of the St. Louis County Records, thence running Southwardly along said East line of said tract 200 feet to a point, thence running Westwardly along a line parallel to the South line of Olive Street Road, 253 feet to the West line of said tract, thence running Northwardly along said tract 400 feet to the South line of Olive Street Road, thence running Eastwardly along a line parallel to the South line of Olive Street Road, 25 feet to a point, thence running Southwardly along a line parallel to the West line of said tract, 200 feet to a point, thence running Eastwardly along a line parallel to the South line of Olive Street Road, 178 feet to the point of beginning.

SHAHEEN PROPERTY

Notes:
 (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 16-206178-KEE, with an effective date of August 5, 2016 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple date thereof vested in:

Edward J. Shaheen, Trustee of the Edward J. Shaheen Revocable Trust dated September 18, 1995

(3) Title Commitment No. 16-206178-KEE with Schedule B-Section 2 exceptions:

(a) Item No. 7 Subject to Easement granted to Yahoko Pipe Line Company according to instrument recorded in Book 423 Page 170 and assigned to Ozark Pipe Line Corporation according to instrument recorded in Book 472 Page 14. "NOT SHOWN" Blanket in nature. Note may have been released by document recorded in Book 2870, Page 256. No physical evidence of pipeline found on the subject parcel.

(b) Item No. 8 Subject to Easement granted to Laclede Gas Company according to instrument recorded in Book 5911 Page 180 of the St. Louis County Records. "SHOWN"

(c) Item No. 9 Subject to Report of Commissions according to instrument recorded August 12, 1987 in Book 8183 Page 22 of the St. Louis County Records. "SHOWN"

(d) Item No. 10 Ordinance according to instrument recorded in Book 8520 Page 889 of the St. Louis County Records. "NOT SHOWN" Does not affect the subject parcel.

(e) Item No. 11 Ordinance according to instrument recorded in Book 8520 Page 899 of the St. Louis County Records. "NOT SHOWN" Does not affect the subject parcel.

(f) Item No. 12 Subject to Ordinance according to instrument recorded in Book 9068 page 478 of the St. Louis County Records. "NOT SHOWN" Not a survey related item.

GENERAL NOTES:
 1) Subject property is Zoned NU No Zoning Regulations listed.
 2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Rate Map Number 29189C0170K with an effective date of 02/04/2015.
 3) There are 0 parking stalls onsite.

Property Description

A tract of land in U.S. Survey 415, Township 45 North, Range 4 East, and more particularly described as follows: Beginning at an iron pipe in South line of Olive Street Road at the Northeast corner of property conveyed to Rex L. Owings and wife, by deed recorded in Book 2449 Page 205 of the St. Louis County Records; thence South 31 degrees 40 minutes East 200 feet to the North line of property conveyed to Mildred Woodruff and husband by deed recorded in Book 2885 page 588 of said Records; thence along said property line South 57 degrees 55 minutes West 178 feet to an iron pipe; thence along the property line of said property conveyed to Woodruff, North 31 degrees 40 minutes West 200 feet to an iron pipe in South line of Olive Street Road; thence along South line of said road, North 57 degrees 55 minutes East 178 feet to the place of beginning, according to Survey by Ebling Surveying Company on September 6, 1952, EXCEPTING THEREFROM that part taken by the State of Missouri by Cause No. 55098 of the St. Louis County Circuit Court a copy of which is recorded in Book 8183 page 22 of the St. Louis County Recorder of Deeds Office.

OVERALL GENERAL NOTES:

1) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Rate Map Number 29189C0170K with an effective date of 02/04/2015.
 2) The basis of bearings for this survey is Plat Book 317, Page 49 - 50.

Total Area Property Description for Zoning

PROPERTY DESCRIPTION

A tract of land being part of Lots A and B of the Chesterfield Plantation, a subdivision filed for record in Plat Book 317, pages 49 and 50 of the St. Louis County records and part of U.S. Surveys 1911 and 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot A of Chesterfield Plantation, a subdivision filed for record in Plat Book 314, pages 49 and 50 of the St. Louis County records, said point also being on the Southeastern right-of-way of Olive Blvd., thence along the Northeastern line of said Lot A South 31 degrees 40 minutes 00 seconds East, 1027.42 feet to the Southeast corner of said Lot A; thence along the Southeastern line of Lots A and B the following: South 58 degrees 20 minutes 00 seconds West, 85.00 feet to a point; thence South 12 degrees 12 minutes 00 seconds West, 48.45 feet to a point; thence in a Southwesterly direction along a curve to the left having a radius of 54.00 feet, an arc length of 76.59 feet, the chord of which bears South 61 degrees 22 minutes 12 seconds West, a chord distance of 70.82 feet to a point; thence North 59 degrees 27 minutes 44 seconds West, 110.00 feet to a point; thence South 34 degrees 47 minutes 52 seconds West, 192.10 feet to the Southeast corner of the aforesaid Lot B, said point being the Southeast corner of a tract of land described as Parcel 2 in Deed Book 1832, page 2832 of the St. Louis County records; thence along the Southeastern line of said tract South 57 degrees 47 minutes 47 seconds West, 112.84 feet to the Southwest corner of said tract, also being on the Southeastern line of a tract of land described in a deed to St. John's United Church of Christ as recorded in Deed Book 8988, Page 1275 of the St. Louis County records; thence along said Southeastern line South 57 degrees 55 minutes 32 seconds West, 314.36 feet to the Southwest corner of said tract; thence along the Southwestern line of said tract North 31 degrees 39 minutes 43 seconds West, 260.97 feet to a point; thence leaving said line North 59 degrees 20 minutes 36 seconds East, 406.47 feet to a point on the Southwestern line of the aforesaid Parcel 2 of Deed Book 2432, Page 2852; thence along said Southwestern line North 31 degrees 38 minutes 44 seconds West, 388.59 feet to a point; thence North 31 degrees 41 minutes 36 seconds West, 397.20 feet to a point on the Southwestern line of the aforesaid Olive Blvd.; thence along said Southwestern line North 58 degrees 25 minutes 21 seconds East, 425.80 feet to the Point of Beginning and containing 548,064 square feet or 12.605 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during January, 2017.

ST. JOHN UNITED CHURCH OF CHRIST PROPERTY

Notes:
 (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 69197L, with an effective date of May 3, 2016 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple date thereof vested in:

St. John's United Church of Christ, a Missouri Corporation (Parcels 1, 2, and 4)
 St. John's Evangelical and Reformed Church (Parcel 3)

(3) Title Commitment No. 6919 with Schedule B-Section 2 exceptions:

(b) Building lines, easements, covenants and restrictions established by the plat recorded in Plat Book 317 page 49 (Parcel 4) "NOT SHOWN" Does not affect.

(c) Easement granted to Union Electric Company by the instrument recorded in Book 800 page 352.

(d) Easement granted in Book 1344 page 428 and Book 1820 page 591.

(e) Easement granted to Union Electric Company by the instrument recorded in Book 2528 page 460.

(f) Terms and provisions of covenants and restrictions recorded in Book 3888 page 42.

(g) Easement granted to Laclede Gas Company by the instrument recorded in Book 5911 page 184 and Book 5911 page 186. "SHOWN"

(h) Easement granted to Union Electric Company by the instrument recorded in Book 7571 page 548 (parcel 1 and 2)

(i) Easement granted for sewer and water supply recorded in Book 8276 page 277.

(j) Right-of-Way of State Route 340 (Olive Road) by the instrument recorded in Book 8183 page 22. "SHOWN"

(k) Easement granted to Union Electric Company by the instrument recorded in Book 8963 page 832. (parcel 4)

GENERAL NOTES:

1) Subject property is Zoned NU No Zoning Regulations listed and R3 R3 Setback Requirements:
 Front: 20 feet
 Side: 8 feet
 Rear: 15 feet
 Height: 3 stories or 45 feet.
 3) There are 0 parking stalls onsite.

Property Description

PARCEL NO. 1:
 A tract of land in U.S. Survey 415, Township 45 North, Range 4 East and described as: Beginning at a point in the Southeastern line of Olive Street Road, 60 feet wide, distant South 57 degrees 24 1/2 minutes West 112.37 feet from the most Northern corner of property of Anne B. Yokel, said Northern corner being also the most Western corner of a 3 acre tract conveyed to Bellefontaine German Evangelical St. John's Church by deed recorded in Book 86 Page 554 of the St. Louis County Records; thence North 57 degrees 24 1/2 minutes East along the Southeastern line of Olive Street Road, 112.37 feet to the most Western corner of said church property; thence along the Southwestern line of said church property, South 32 degrees 8 minutes East 1037 feet to the most Southern corner of a 2 acre tract conveyed to said above mentioned church by deed recorded in Book 288 page 582 of the St. Louis County Records; thence Southwestwardly and parallel to Olive Street Road, 112.37 feet and thence North 32 degrees 0 minutes West, 1037 feet to the place of beginning. Excepting that part conveyed to the State of Missouri recorded in Deed 8087 page 2422.

PARCEL 2:
 A tract of land in U.S. Survey 415, Township 45 North, Range 4 East described as: Beginning at a point in the South line of Olive Street Road, 60 feet wide, at its intersection with the Southwestern line of a 20 foot roadway, as reserved by deed recorded in Book 1344 Page 428, thence South 31 degrees 40 minutes East along the Southwestern line of said roadway, 1009 feet to a point in the Northern line of a strip of land conveyed by August Albrecht and wife by deed recorded in Book 2177 Page 388; thence South 57 degrees 55 minutes West along the Northern line of said strip 8 feet to the Western most corner of said strip so conveyed; thence along the Southwestern line of said strip, South 31 degrees 40 minutes East 28 feet to the Southern most corner of said strip in the North line of property secondly described in deed to August G. Albrecht and wife by deed recorded in Book 1344 Page 428; thence South 57 degrees 55 minutes West along the North line of property conveyed to Albrecht and wife, 202 feet to the Western most corner thereof being the Eastern most corner of property conveyed to St. John's Evangelical and Reformed Church (formerly known as Bellefontaine German Evangelical St. John's Church) by deed recorded in Book 3888 Page 42, thence North 31 degrees 40 minutes West along the Eastern line of said tract 1037 feet to the South line of Olive Street Road; thence North 57 degrees 55 minutes East 210 feet to the beginning.

PARCEL 3:
 A tract of land in U.S. Survey 415, Township 45 North, Range 4 East described as: Beginning at a stone in the South line of Olive Street Road 60 feet wide distant North 57 degrees 55 minutes West 84.03 feet to a stone; thence leaving said road line and running South 81 degrees 40' East 1,037 feet to a point thence South 57 degrees 55' West 84.03 feet to a point; thence along the East line of a strip of land 20 feet wide over which an easement for road purposes was established according to deed recorded in Book 1344 page 428 of said records, North 31 degrees 40 minutes West 1037.00 feet to the beginning. Excepting that part conveyed to the State of Missouri recorded in Deed 8087 page 2422.

PARCEL 4:
 Lot B of Chesterfield Plantation, according to the plat thereof recorded in Plat Book 317 page 49 of the St. Louis County Records.

FINST TRACT

Notes:
 (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 16-206187-KEE, with an effective date of August 5, 2016 at 7:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple date thereof vested in:

William J. Ernst

(3) Title Commitment No. 16-206187-KEE with Schedule B-Section 2 exceptions:

(a) Item 7 Building lines, easements, conditions and restrictions and powers of trustees according to Plat Book 187 page 15 and Plat Book 191 Page 97 and instrument recorded in Book 7120 Page 1335 and subsequent amendments. "NOT SHOWN" Does not affect the subject property.

(b) Item 8. Easement granted to Union Electric Company by instrument recorded in Book 2528 Page 460.

(c) Item 9. Easement granted to MSD according to instrument recorded in Book 7245 Page 2033. "NOT SHOWN" Does not affect the subject property.

(d) Item 10. Easement according to instrument recorded in Book 8202 Page 449. "NOT SHOWN" Does not affect the subject property.

(e) Item 11. Easement granted to UE Company according to instrument recorded in Book 7571 Page 548. "NOT SHOWN" Does not affect the subject property.

GENERAL NOTES:

1) Subject property is Zoned NU No Zoning Regulations listed and R3 R3 Setback Requirements:
 Front: 20 feet
 Side: 8 feet
 Rear: 15 feet
 Height: 3 stories or 45 feet.
 3) There are 0 parking stalls onsite.

Property Description

A tract of land in U.S. Survey 415, Township 45 North, Range 4 East and more particularly described as follows to wit:
 Beginning at a stone in the Southeastern line of Olive Street Road at the most Northern corner of a 2.00 acre tract conveyed to St. John's Evangelical and Reformed Church of Bellefontaine by deed recorded in Book 1920 page 591 of the St. Louis County Records, thence along the Northeastern line of said 2.00 acre tract South 31 degrees 40 minutes East 1037.00 feet to the most Eastern corner thereof; thence South 57 degrees 55 minutes West 112.03 feet, thence North 31 degrees 40 minutes West 28.0 feet; thence North 57 degrees 55 minutes East, 82.03 feet; thence North 31 degrees 40 minutes West 1009.0 feet to the Southeastern line of Olive Street Road; thence along said road line, North 57 degrees 55 minutes East 20.0 feet to the place of beginning, excepting therefrom that part conveyed to the State of Missouri by Deed recorded in Book 8116 page 1285 of the St. Louis County Records.

Surveyors Certification

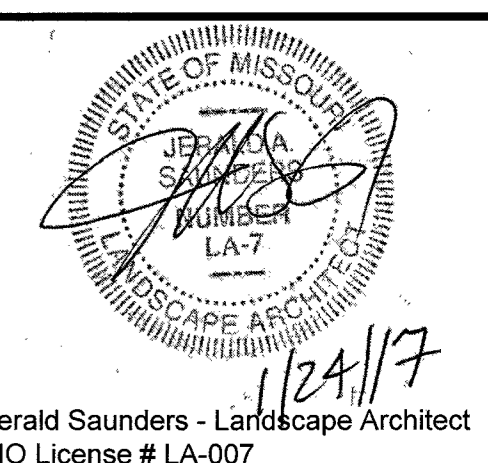
This is to certify to:
 Old Republic National Title Insurance Company
 Hardisty Development Co., L.L.C.

That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b), 7(a), 8, 9, 11 and 13 of Table A thereof. The field work was completed during September and October, 2016.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D

By: *[Signature]* 2/02/17
 Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED FOR:
 HARDESTY COMPANIES
 230 CHESTERFIELD IND. BLVD.
 CHESTERFIELD, MO. 63005
 PHONE: (636) 530-9777

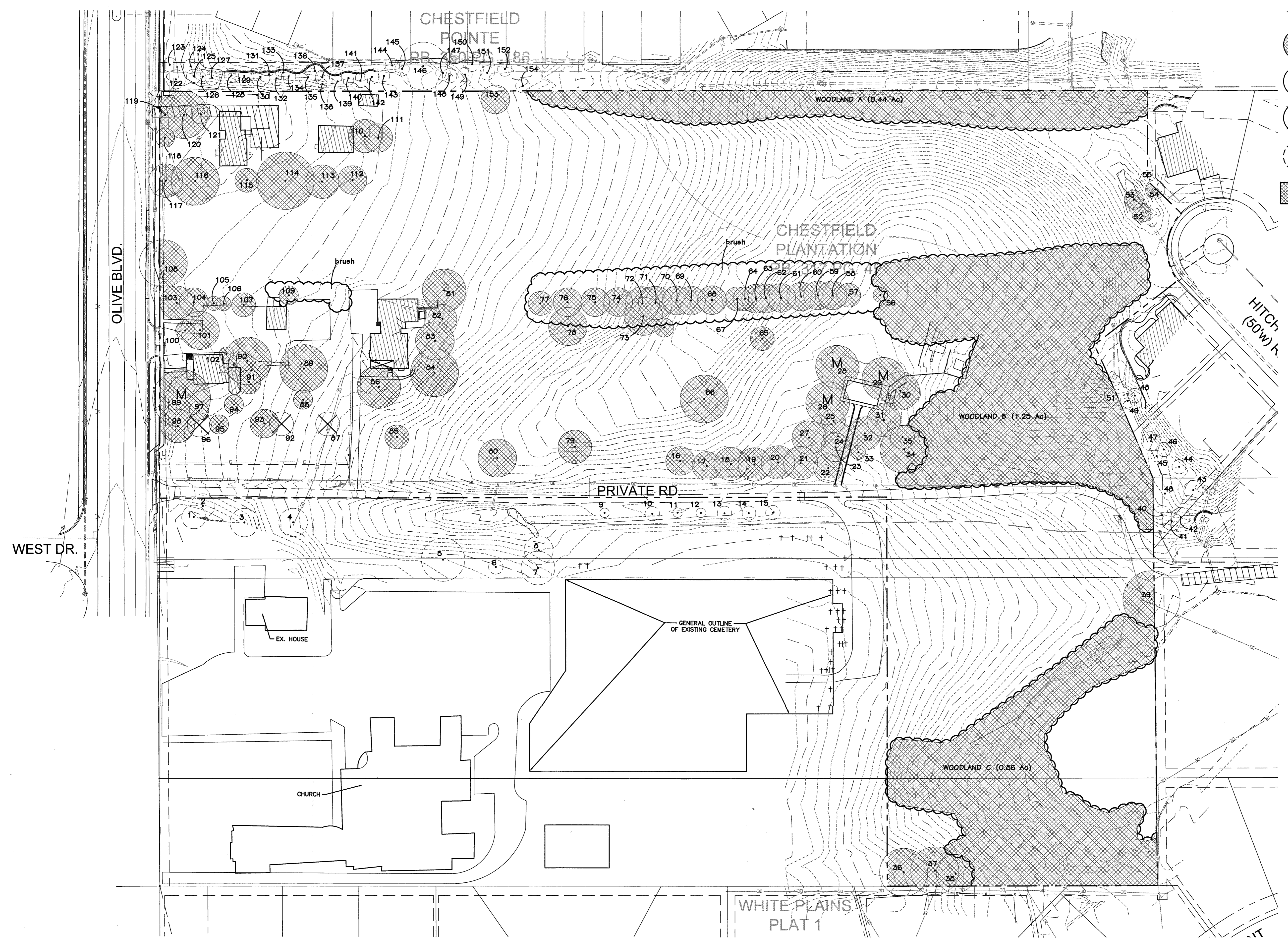


Jerald Saunders - Landscape Architect
MO License # LA-007

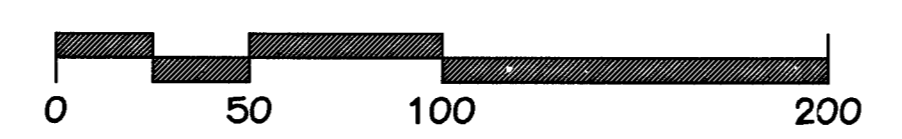
Consultants:

Olive Street Road
Chesterfield, Missouri
Hardesty Homes

- KEY**
- # Existing Tree
 - M Existing Tree - Monarch
 - X Existing Tree - Dead
 - Existing Offsite Tree
 - ▨ Existing Woodland



TREE STAND DELINEATION PLAN
SCALE 1" = 50'



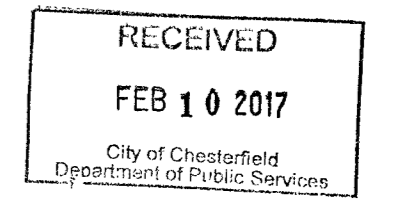
Revisions:

Date	Description	No.
1/24/17	Site Changes	

Drawn: **BB**
Checked: **JAG**

loomisAssociates
landscapeArchitects/planners
709 South 40 West Drive, Suite 1194
Chesterfield, Missouri 63075-1194
630-515-5668 Fax 630-519-0797
e-mail: info@loomis-associates.com

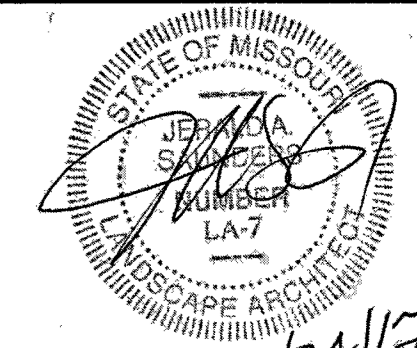
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019



Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

BB

Sheet Title:	Tree Stand Delineation Plan
Sheet No.:	TSD-1
Date:	12/5/16
Job #:	697.007



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

EXISTING INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Catalpa	14	25	3	Offsite
2	Catalpa	14	25	3	Offsite
3	Silver Maple	14	30	3	Offsite
4	Silver Maple	14	30	2	Offsite; fork at 3'
5	Willow	18	45	2	Offsite
6	Swamp White Oak	5	12	3	Offsite
7	Sugar Maple	18	35	2	Offsite; trunk decay
8	Red Oak	14	30	2	Offsite
9	Sugar Maple	5	8	1	Offsite; trunk damage
10	Sawtooth Oak	6	15	4	Offsite
11	Red Oak	5	8	2	Offsite; trunk damage
12	Swamp White Oak	6	12	3	Offsite
13	Red Oak	5	8	1	Offsite; trunk damage
14	Sawtooth Oak	6	15	4	Offsite
15	Red Oak	6	15	2	Offsite; trunk damage
16	Sweetgum	12	30	3	
17	Sweetgum	12	30	3	
18	Pin Oak	14	35	3	
19	Pin Oak	14	35	3	
20	Pin Oak	14	35	3	
21	Pin Oak	14	35	3	
22	Sugar Maple	12	30	3	
23	Sugar Maple	10	30	3	
24	Sugar Maple	10	30	3	
25	Sweetgum	12	25	2	
26	Tulip	25	45	3	Monarch
27	Sweetgum	14	35	3	
28	Tulip	30	45	3	Monarch
29	Tulip	30	45	3	Monarch
30	Redbud	14	40	1	multi trunk
31	Tulip	18	35	2	
32	Maple	14	35	3	
33	Maple	8	15	3	
34	Redbud	14	50	2	fork at 3'
35	Black Cherry	14	25	2	multi trunk
36	Silver Maple	18	50	2	fork at 3'
37	Cottonwood	18	50	2	
38	Boxelder	24	40	1	fork at 2'
39	Walnut	31	60	2	OE
40	Maple	12	20	3	Offsite
41	Maple	12	20	3	Offsite
42	Maple	8	20	3	Offsite
43	Cottonwood	8	20	3	Offsite
44	Redbud	5	15	2	Offsite
45	Maple	6	15	2	Offsite
46	Maple	6	10	3	Offsite
47	Maple	10	20	3	Offsite
48	Sycamore	24	40	3	Offsite
49	Maple	6	15	3	Offsite
50	Redbud	6	15	3	Offsite
51	Red Oak	10	25	3	Offsite
52	Mulberry	5	20	2	
53	Elm	6	20	2	
54	White Pine	8	20	3	
55	White Pine	8	20	3	Offsite
56	White Pine	14	15	1	
57	White Pine	24	25	2	
58	White Pine	18	30	3	
59	White Pine	18	30	3	
60	White Pine	14	30	3	
61	White Pine	18	30	3	
62	White Pine	14	30	3	
63	White Pine	14	30	2	
64	White Pine	12	25	1	
65	Mulberry	12	25	1	
66	Walnut	18	50	2	
67	White Pine	10	25	2	
68	White Pine	14	30	2	
69	White Pine	14	30	2	
70	Black Cherry	12	30	2	
71	White Pine	8	20	1	
72	White Pine	14	35	3	
73	Pin Oak	20	40	3	
74	White Pine	14	30	2	
75	White Pine	14	30	3	
76	Scotch Pine	14	30	2	
77	Redbud	8	25	1	multi trunk
78	Linden	18	40	3	
79	Silver Maple	12	35	1	trunk cavity

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
80	Walnut	12	40	3	
81	Sweetgum	24	45	2	
82	Sweetgum	18	30	2	
83	Pin Oak	24	40	2	
84	Pin Oak	24	50	2	
85	Redbud	8	25	1	multi trunk
86	Sweetgum	18	45	2	
87	Dead	24	0	0	
88	Sweetgum	18	20	2	
89	Pin Oak	24	50	2	
90	Elm	24	50	2	
91	Sweetgum	14	25	3	
92	Dead	14	0	0	
93	White Pine	24	30	3	
94	Silver Maple	18	35	1	
95	Silver Maple	12	25	1	
96	Dead	14	0	0	
97	Silver Maple	12	25	1	
98	Silver Maple	18	35	2	
99	Pecan	40	60	3	Monarch
100	Spruce	12	20	2	
101	Elm	24	40	2	
102	Japanese Maple	6	15	3	
103	Silver Maple	24	35	2	
104	White Pine	24	30	2	
105	Cedar	5	6	2	
106	Cedar	5	6	2	
107	Redbud	8	25	2	multi trunk
108	Pecan	18	50	2	OE
109	Mulberry	6	20	2	
110	White Pine	24	35	3	
111	Redbud	6	30	3	multi trunk
112	Silver Maple	24	30	3	
113	Sweetgum	20	35	1	
114	Sugar Maple	30	60	3	low branching
115	Sweetgum	24	25	1	
116	Pin Oak	28	50	2	
117	Sweetgum	24	35	2	OE
118	Spruce	10	20	2	OE
119	Sugar Maple	18	40	1	OE
120	Sweetgum	22	50	2	
121	Spruce	12	20	3	
122	White Pine	14	25	3	Offsite
123	White Pine	10	15	2	Offsite
124	Spruce	3	8	3	Offsite
125	Spruce	3	8	3	Offsite
126	Spruce	3	8	3	Offsite
127	Spruce	4	8	3	Offsite
128	Spruce	3	8	3	Offsite
129	White Pine	10	20	3	Offsite
130	Dead	8	20	0	Offsite
131	White Pine	8	20	3	Offsite
132	White Pine	8	15	3	Offsite
133	White Pine	8	15	3	Offsite
134	White Pine	6	15	3	Offsite
135	White Pine	12	25	3	Offsite
136	White Pine	10	25	2	Offsite
137	White Pine	6	15	3	Offsite
138	White Pine	5	10	3	Offsite
139	White Pine	10	15	2	Offsite
140	White Pine	10	20	2	Offsite
141	White Pine	14	20	2	Offsite
142	White Pine	8	20	3	Offsite
143	Spruce	3	20	3	Offsite
144	White Pine	10	25	3	Offsite
145	White Pine	10	25	3	Offsite
146	Pin Oak	24	50	3	Offsite
147	White Pine	6	15	3	Offsite
148	White Pine	6	15	3	Offsite
149	White Pine	6	15	3	Offsite
150	Spruce	8	20	3	Offsite
151	Spruce	8	20	3	Offsite
152	Spruce	8	20	3	Offsite
153	Pear	14	30	2	
154	White Pine	5	15	3	Offsite

Tree Stand Delineation Narrative
October 18, 2016

This project site comprises a total of 12.6 Ac. and has a total of 4.15 Ac. of canopy. Individual trees and tree rows are scattered throughout within existing lots. A pavilion sets within the central area of the site.

Woodland A:
A Fair conditioned, fence line woodland consisting primarily of Walnut, Boxelder, Silver Maple, and Black Locust ranging in sizes 3-24 inches DBH. Understory primarily composed of honeysuckle and other brush.

Woodland B:
A Good conditioned, hardwood woodland in the east/central portion of the site ranging in size 3-28 inches DBH. Primarily consisting of Persimmon, Maple, Walnut, and Locust with some Oak species. Understory is primarily small trees and Pawpaw. The edges of this woodland are host to honeysuckle.

Woodland C:
A Fair conditioned, bottomland woodland surrounding an existing lake in the southeast corner of the site. Ranging in size 2-36 inches DBH. The overstory primarily consists of Boxelder, Cottonwood, Silver Maple, and Shingle Oak. The understory is primarily honeysuckle.

RATING: 1 = Poor
2 = Fair
3 = Good
4 = Excellent

There are State Champion or rare trees found on the site.

Total Site Area = 549,030 sq. ft. or 12.6 Ac.
Total Existing Canopy = 180,991 sq. ft. or 4.15 Ac.

Woodland A = 19,310 sq. ft. or 0.44 Ac.
Woodland B = 54,194 sq. ft. or 1.24 Ac.
Woodland C = 37,622 sq. ft. or 0.86 Ac.
Individual Trees = 69,865 sq. ft. or 1.6 Ac.

Olive Street Road
Chesterfield, Missouri

Hardesty Homes

Revisions:

Date	Description	No.
1/24/17	Site Changes	

Drawn: BB
Checked: JAS

loomisAssociates

landscape architects/planners
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Chesterfield, MO 63005
630-519-8668 Fax 630-519-0797
e-mail: laimp@loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAC #000018

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-2

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Date: 12/5/16
Job #: 697.007