

## Planning Commission Vote Report

**Meeting Date:** April 13, 2020

**From:** Annisa Kumerow, Planner **AK**

**Location:** North side of Olive Boulevard

**Petition:** **PZ 20-2019 Briarcliffe Villas (14001 Olive Blvd):** A request for a change in zoning from R-3 Residence District to PUD Planned Unit Development for a maximum of 117 residential units (16R340151).

### **PROPOSAL SUMMARY**

Stock & Associates Consulting Engineers, Inc. has submitted a request for a zoning map amendment from the “R-3” Residence District to the “PUD” Planned Unit Development District. The petitioner is requesting to zone the property “PUD” Planned Unit Development as part of a two-step zoning process. The first step in this process is to request a change of zoning to a conventional “R-3” Residence District in order to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy this first step, the Petitioner has submitted P.Z. 19-2019 concurrently with the “PUD” request.



Figure 1: Subject Site Aerial

## **LAND USE AND ZONING**

### **“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 subject site is comprised of 28.51 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 application is submitted with the consent of the owners of the subject site.*

- 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.*

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

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

Once it has been determined that these four General Requirements have been met, the application is accepted and the petition is scheduled for public hearing before the Planning Commission. The project is then 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. 19-2019 satisfies the requirement that a petition for a change of zoning to a residential district that ultimately 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 submittal proposes a minimum of 30% open space.*

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

*The Preliminary 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. 19-2019 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 twelve (12) **Design Features** suggested to be used by developers when applying for PUD District zoning. Section 31-03-04.K of the Unified Development Code also states the following: **“Satisfaction of all or any of these design features is not mandatory, but the approval of “PUD” zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield.”** Below is a list of the 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 right-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Utilization of mixed use buildings;
- Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;

- Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;
- Provision of affordable housing;
- Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
- Inclusion of community facilities and the access thereto.

These desirable design features are meant to guide developers and explain the high quality standards that the City would like to attain and that are utilized to consider requests for PUD Zoning. No single proposal is expected to include each of these items; however, some of these and similar concepts should be easily identifiable in any PUD petition.

### **STAFF ANALYSIS**

For additional information on the site history, surrounding land uses, and Comprehensive Plan land use designation, please refer to the Staff Report for P.Z. 19-2019, which was submitted in conjunction with this request as part of a two-step zoning process.

### **Preliminary Development Plan**

As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for your review. As indicated on the Preliminary Plan, the applicant is proposing a maximum of 117 lots. Typical lot exhibits have been provided for each of the requested uses, including single-family detached, single-family attached, and multi-family. The Preliminary Plan specifies that multifamily housing will be located a minimum of 200’ from the east property line.

The primary access point is located on the southern boundary of the subject site from Olive Boulevard. Additionally, there is a proposed fire access road which connects to Eagle Manor Court in the neighboring Eagle Ridge subdivision. Staff recommends that the proposed fire access road be dedicated as a public street. Alternatively, if public dedication is not possible, staff recommends that the proposed fire access road be built to public streets standards should there be a desire for the access road to become a public street in the future, in accordance with Unified Development Code § 31-04-09B.1.(i) which states that “all public and private streets shall have standard right-of-way widths and shall be constructed to City of Chesterfield standard specifications.” Furthermore, Comprehensive Plan Policy 2.1.12 Residential Subdivision Access states the following: Residential developments should have more than one (1) access route into and out of the development site or subdivision in order to provide adequate service ability to emergency vehicles. ‘Cut-through’ of non-residential traffic should be discouraged. The applicant has proposed that the 20’ emergency access drive remain gated and private.

The Petitioner's Narrative Statement, attached for the Planning Commission's consideration, includes information regarding the design features proposed to justify the PUD request.

### **Concept Landscape Plan**

As required for a "PUD" Planned Unit Development, a Concept Landscape Plan is included for your review. Features of the plan include a 30' landscape buffer along the eastern side of the subject property and the placement of 160 street trees.

### **PUBLIC HEARING**

A public hearing was held at the February 10, 2020 City of Chesterfield Planning Commission meeting. Issues associated with the request were identified by the Planning Commission, and below is a summary of the issues mentioned incorporating the applicant's response and staff input in italics:

1. **Utilities:** There were inquiries as to how development of the site could impact utilities. More specifically, there were concerns about water and soil runoff, particularly as it pertains to properties along Olive Boulevard.

*The applicant responded that they have contacted Missouri American Water, and no issues were raised concerning the proposal. The applicant will remain in contact with Missouri American Water and all other utility companies moving forward. Future plan submittals will meet all standards and specifications of the City of Chesterfield and the Missouri Department of Natural Resources.*

2. **Traffic issues:** There was discussion regarding existing traffic issues in the neighboring Eagle Ridge subdivision, specifically concerning the present difficulty with making a left turn out of the subdivision onto Olive Boulevard, as well as into the subdivision from Olive Boulevard. Concern was expressed over how an increase in residential density could negatively impact the ability of Eagle Ridge residents, as well as the future residents of the proposed development, to exit the subdivision.

*The applicant responded that Olive Boulevard is a five-lane road, and stated that the proposed development will add a small percentage of trip generation.*

3. **Tree preservation:** Discussions were held at the Public Hearing regarding the intent and location of tree preservation on the subject property in relation to preserving mature trees and removing decaying and/or neglected trees.

*The applicant stated that the proposed development will retain a minimum of 30% of tree canopy. The 30% open space requirement is also reflected in the proposed Attachment A. Furthermore, the submitted Concept Landscape Plan shows tree canopy along the northern edge of the property to remain, as well as partial tree canopy remaining on the east and west property boundaries.*

- 4. Lot types and development density:** There was discussion at the Public Hearing regarding the number of lots proposed, and specific concern regarding the number of multifamily residential dwelling units.

*The applicant responded that the proposed development does not intend to include more than forty (40) condominium units which will be located no closer than 200 feet to the eastern boundary line. The remaining seventy seven (77) units will either be designed as single-family detached homes or single-family attached homes. Furthermore, the property will have a "Deed Restriction" recorded against the property to prohibit "Apartments" in perpetuity.*

- 5. Access road:** Discussions were held at the Public Hearing regarding the intent for the proposed private fire access road, given that staff has recommended that it be dedicated as a public street. The neighboring Eagle Ridge subdivision expressed a preference for a private, gated access road.

*The applicant responded that the project will follow the direction of the abutting residents. Currently, a 20' wide private and gated emergency access road is proposed.*

## **REQUEST**

A Public Hearing was held on February 10, 2020, and the applicant has responded to the issues raised as noted in this staff report. Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 20-2019 Briarcliffe Villas.

Attached, please find a copy of the Petitioner's Narrative Statement and Preliminary Plan packet.

Attachments:    Project Narrative  
                      Petitioner's Response Letter  
                      Draft Attachment A  
                      Preliminary Development Plan  
                      Tree Stand Delineation  
                      Concept Landscape Plan  
                      Resident Tree Photos

**PROJECT NARRATIVE ASSOCIATED WITH**  
**A REQUEST TO REPEAL ORDINANCE # 2213 & ESTABLISH A “PUD” PLANNED UNIT**  
**DISTRICT IN THE “R-3” RESIDENTIAL DISTRICT**

Formerly known as Briarcliffe Villas

Date: December 16, 2019

**Revised: January 14, 2020**

(Stock Project No. 219-6568)

We respectfully request to repeal City of Chesterfield Ordinance #2213. We request a Planned Unit Development (PUD) for this 29.4 Acre R-3 Zoned property and we request the permitted uses to include single family-detached, single family-attached homes/villas/townhomes, and/or three (3) story condominiums in Attachment A.

Overall density shall not exceed: (Gross Acreage / 10,000 s.f. (R-3 zoning)) = 117 Lots.

Attachment A: Requests are as Follows:

I. Specific Criteria

1. Permitted Uses

- a. Single Family-Detached
- b. Single Family – Attached (homes/villas/townhomes)
- c. Condominiums (Located a minimum of two hundred (200) feet west of the East boundary of the “PUD”)

2. Height

- a. Maximum building height of three (3) stories or forty-five (45) feet, except buildings facing North Property Line may be (4) stories on North Facade.

3. Building Requirements

- a. Openspace: a minimum of thirty percent (30%) openspace.

4. Structure Setbacks – minimum yard requirements

- a. Fifteen (15) Feet from the right-of-way line of any roadway vs twenty (20) feet.
- b. Six (6) feet on any side property line vs eight (8) feet.
- c. Fifteen (15) Feet from the rear property line vs fifteen (15) feet.

5. Landscape and Tree Requirements – a minimum of thirty percent (30%) of the existing tree canopy shall be maintained.

II. "UDC"

1. The intent of the development is to provide access from Olive Blvd., with an approximate 200ft street. The development would be centrally located within the site preserving tree masses along the north & west sides, as practical. The proposed grading will create a berm along the East Property line creating separation and a landscaped buffer from the Eagle Ridge Subdivision.
2. The surrounding uses to the site include:
  - a. Single Family Residential to the East.
  - b. Commercial Development and Olive Blvd to the South.
  - c. Commercial, Attached Residential Development and Hog Hollow Road to the West.
  - d. Railroad & the Howard Bend Levee District, City of Maryland Heights to the North. This Residential project is consistent with the surrounding properties & the Comprehensive Plan.
3. This property was rezoned in 2005 from R2 C.U.P. to R3 P.E.U., for a development known as Briarcliffe Villas, which was to be 82 attached villas. (Ordinances 2212 and 2213).

The Topography of the Property is difficult, dropping off substantially from South to North and West to East. The Property requires extensive grading of excess material. 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, vs. an amendment to the existing P.E.U. Ordinance 2213.

4. 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 Attached/Detached or Condominium since that is the Comprehensive Plan designation for the subject site. Compatibility with the adjacent residential subdivision to the east is also a planning objective, and the Petitioner has considered that in proposing the PUD. The subject site cannot be developed for its "most appropriate use" without substantial grading of the subject site.
5. Sloping street design with longitudinal slopes as steep as eight percent (8%) may be required.
6. Extensive professionally landscaped buffers, in addition to preservation of existing tree canopy along the north and west buffer common ground.
7. Expansive, restricted, and retention of heavily wooded/landscaped common open space.
8. Adherence to MSD stormwater requirements.
9. Grouping the lots and homes toward the center, south, and eastern portion of the site, to minimize disturbance and grading.



10. All of the proposed homes or condominiums will only have access to the internal public subdivision streets. No homes will have stand-alone driveways on Olive Boulevard.
11. This site design is materially impacted by adjacent developments. While extensive grading is necessitated by the existing site limitations described in more detail herein, expansive perimeter landscape buffers and extensive common open space is provided.

There is no flat area on the subject site, except where the nursing home used to stand. The site falls 204 feet from middle of the site to the north offsite railroad (elevation 656 - 452 = 204'). Several non-jurisdictional ravines cut through the subject site from west to east. Even though substantial grading is required, the subject site will not be "flattened". After development, the portion of the subject site devoted to developed lots will fall 40 feet from west to east (street elevation 652 - 612 = 40').

This sloping character of the development will be a reflection of the original topography. To further complicate the grading, a stub street connection for emergency vehicle access is required from the east (Eagle Ridge). This connection creates a "constraint" on which the grading in the west-east direction is fixed.

The extensive grading and stormwater management facilities contemplated by the proposed plan are also necessary to meet MSD requirements. The proposed grading and stormwater management facilities will improve existing runoff conditions as follows:

- a. There will be volume reduction for the first 1.14 inch of stormwater runoff by implementation of bioretention.
- b. The runoff rate for the 2 year through 100-year events will be reduced below the predevelopment condition, by installation of a stormwater detention basin.

### **General Considerations**

- A. A Narrative Statement has been submitted.
- B. The proposed uses are permitted uses within the City's applicable ordinances.
- C. The proposed density compares favorably to existing developments along Olive Boulevard (single family detached, single family attached, multifamily). The current zoning is PEU R3 - Attached Units (Ord. 2213). The development can be served by all relevant public utilities and is appropriate to the location and conditions of the Property.
- D. The development is to be constructed in two (2) phases. Mass Grading removing Excess Soil. Phase 2 the Residential Development.
- E. The Comprehensive Plan Designation is "Single Family Residential Attached/Detached". The surrounding land uses are residential single family detached and commercial.

- F. Development of the Property pursuant to the Plan will promote public health, safety and general welfare. The vacant property will be replaced with new Residential Development.
  
- G. As noted above, the topographical condition and location of the Property and the adjacent Eagle Ridge subdivision were taken into consideration in locating the homes close to Olive Boulevard. Because of the topographical condition of the Property and stormwater drainage requirements, the existing topography is not desirable and cannot be maintained. Necessary extensive grading will result in the removal of existing vegetation but will allow for a retention of 30% minimum existing tree canopy and not disturbing the north and west slopes of the site.
  
- H. Traditional Neighborhood Design (TND):
  - a. Grid-type layout.
  - b. Rectangular-shaped lots.
  - c. Openspace of heavily wooded/landscaped common ground and landscaped bioretention raingarden.
  - d. Stormwater detention and water quality bioretention.
  - e. Symmetrical lot widths.
  - f. Looped street and walk circulation.
  - g. Pedestrian walk connection to Olive Boulevard and Eagle Ridge subdivision.
  - h. Quality building materials and appealing architectural design.
  - i. Street trees and extensive landscaped buffers.
  
- I. Sidewalks will be provided along both sides of the internal public streets.
  
- J. Transit Oriented Development (TOD) is available along Olive Blvd.

**STOCK & ASSOCIATES**  
**Consulting Engineers, Inc.**

March 4, 2020

**Via Email: (akumerow@chesterfield.mo.us)**

City of Chesterfield  
690 Chesterfield Parkway W  
Chesterfield, MO 63017



Attention: Ms. Annisa Kumerow, City Planner

Re: P.Z. 19-2019 & P.Z. 20-2019 Briarcliffe Villas, Response Letter (Stock Project No. 219-6568)

Dear Annisa,

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 02/11/2020.

**General Comments:**

1. Utility issues: there were inquiries as to how development of the site could impact utilities. More specifically, there were concerns about water and soil runoff, particularly as it pertains to properties along Olive Boulevard.

**Response:** Mr. Derek Linam with MAWC attended the Public Hearing. We have spoken to Mr. Linam and he has expressed no concern with the proposed "Borrow Permit Plan". We will continue to communicate with MAWC and all utilities as this project moves forward. Future Site Development Section & Improvement Plans will include all standards and specifications of The City of Chesterfield & MDNR.

2. Traffic issues: there was discussion regarding existing traffic issues in the neighboring Eagle Ridge subdivision, specifically concerning the present difficulty with making a left turn out of the subdivision onto Olive Boulevard, as well as into the subdivision from Olive Boulevard. Concern was expressed over how an increase in residential density could negatively impact the ability of Eagle Ridge residents, as well as the future residents of the proposed development, to exit the subdivision.

**Response:** Olive St. Road is constructed to its ultimate section of five (5) lanes. This project adds a very small percentage of overall trip generation.

3. Tree preservation: discussions were had at the Public Hearing regarding the intent and location of tree preservation on the subject property in relation to preserving mature trees and removing decaying and/or neglected trees. Be aware of the City's thirty percent {30%} tree preservation requirement.

**Response:** The development as it moves forward shall retain a minimum of 30% Tree Canopy.

4. Lot types and development density: there was discussion regarding the number of lots proposed, and specific concern regarding the number of multifamily residential dwelling units.

**Response:** The project does not intend to include more than forty (40) condominiums and/or Town Homes. The remaining seventy-seven (77) units will be either single family detached or attached units. In addition, this property will have a “Deed Restriction” recorded against the property as part of this petition to prohibit “Apartments” in perpetuity.

5. Access road: Discussions were had at the Public Hearing regarding the intent for the proposed private fire access road, given that staff has recommended that it be dedicated as a public street. The neighboring Eagle Ridge subdivision expressed a preference for a private, gated access road.

**Response:** This project will follow the direction of the abutting residents & City relative to the street connection. We currently propose a private twenty (20) ft wide gated emergency access drive.

6. Hog Hollow Road: Be advised, a concern was raised regarding the current condition of Hog Hollow Road and how development of the subject site may impact its condition. As stated in the meeting, be aware that staff is researching Hog Hollow and will report findings back to the Planning & Public Works Committee.

**Response:** Understood

**In addition to the above items from the Public Hearing, Staff provides the following comments regarding the proposal. Submit three (3) paper copies of the plan addressing the comments below:**

1. Per Unified Development Code § 31-04-02N, at staff's direction, submit a request for modification for the perimeter buffer on the southeast portion of the lot.

**Response:** We respectfully request a waiver for a thirty (30) foot landscape buffer along the west property line of property at 13987 Olive Blvd. In order for this property to have vehicular access to a “Public Street”, P.Z. 20-2019 proposes to abut the Public Street Right-of-Way adjacent to the west property line of 13987 Olive Blvd.

2. Show the limits of the depicted Common Ground areas, specifically regarding the common ground by the entrance off of Olive Boulevard.

**Response:** Information added to the Preliminary Plan.

3. Revise the note by the 200' setback line to reflect multifamily rather than condominiums.

**Response:** Information added to the Preliminary Plan.

March 4, 2020

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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,



George M. Stock, P.E.

President

CC: Justin Wyse, City of Chesterfield – Director of Planning ([jwyse@chesterfield.mo.us](mailto:jwyse@chesterfield.mo.us))

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Kate Stock Gitto, P.E. – Project Manager Stock & Associates ([kate.gitto@stockassoc.com](mailto:kate.gitto@stockassoc.com))

Enclosure: Three (3) Copies of Preliminary Plan Dated 3/2/2020

## **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. Dwelling, single-family attached
  - b. Dwelling, single-family detached
  - c. Dwelling, multiple-family
2. The above uses in the “PUD” District shall be restricted as follows:
  - a. There shall be no more than one hundred seventeen (117) units.
  - b. There shall be no more than forty (40) multiple-family dwelling units.

#### **B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. Height  
No building elevation of any dwelling, structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
2. Building Requirements  
A minimum of 30 percent (30%) openspace is required for this development.

#### **C. SETBACKS**

1. Structure Setbacks  
No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
  - a. Twenty (20) feet from the right-of-way line of any roadway.
  - b. Six (6) feet of any side property line.
  - c. Fifteen (15) feet from the rear property line.

## 2. Multiple-Family Setbacks

No multiple-family dwelling will be located within two-hundred (200) feet from the eastern property line.

### **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 Olive Boulevard right-of-way or on any other 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. Buffering:
  - a. A minimum of a thirty (30) foot wide buffer strip shall be provided between this development and Eagle Ridge Subdivision.
  - b. A minimum of a thirty (30) foot wide buffer strip shall be provided between this development and the commercial development to the southwest.
  - c. A minimum of a thirty (30) foot wide buffer strip shall be provided along Hog Hollow Road and Olive Boulevard

### **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, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), 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.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

#### **I. ACCESS/ACCESS MANAGEMENT**

1. There shall be no access to Hog Hollow from this development. Accordingly, there are no road improvements to Hog Hollow associated with this development.
2. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any changes to the entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards and shall be reviewed and approved by MoDOT.
3. Access to Olive Boulevard (State Highway 340) shall be limited to one (1) street approach. The street approach shall be located as directed by the City of Chesterfield and MoDOT.
4. No direct access to Olive Boulevard (State Highway 340) or to Hog Hollow Road will be permitted from any lot within the subdivision.
5. 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 and the agency in control of the right of way off which the access is proposed.
6. Provide direct right-of-way access to the proposed internal street for 13987 Olive Boulevard.

#### **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 shall 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 Olive Boulevard frontage of the site as approved and permitted by MoDOT. The grades for the sidewalk shall accommodate the extension of the sidewalk eastward to Eagle Manor Lane. The sidewalk may be located within MoDOT State right-of-way, if permitted by MoDOT, or within a 6-foot wide sidewalk, maintenance and utility easement.
5. Provide sidewalks along both sides of internal streets as directed by the City of Chesterfield.
6. Provide a pedestrian connection along the proposed Fire Access Road from Eagle Manor Court to the proposed internal street.
7. Provide a minimum of fifty (50) feet of right-of-way dedication along Hog Hollow Road. The right-of-way shall be centered on the centerline of the existing roadway, with a minimum of 25 feet on either side.
8. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

#### **K. TRAFFIC STUDY**

Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. 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.

#### **L. POWER OF REVIEW**

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

#### **M. STORMWATER**

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. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and MSD. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments 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 MSD and 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 thirty (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 and MSD.
7. Grading and stormwater systems shall be designed so as to collect all surface water from all disturbed areas along the northwestern portion of the development, parallel and adjacent to the top of the slope draining to the northwest, and convey that surface water to an adequate discharge point where extraordinary measures will be employed to dissipate energy, attenuate flows, and protect slopes from degradation. No stormwater shall be allowed to flow from an area which has been graded, to the undisturbed slope.
8. Grading and stormwater systems shall be designed so as to collect surface water from the rear of the lots on the northern side of the development and the western side of the development (those units tributary to bluffs along the Missouri River valley and the steep slopes above Hog Hollow Road) and convey that surface water to an adequate discharge point where extraordinary measures will be employed to dissipate energy, attenuate flows, and protect the slopes from degradation. No stormwater from the aforementioned lots shall be allowed to flow to the undisturbed or reconstructed slopes, as directed by the City of Chesterfield.
9. The proposed storm sewer adjacent to Hog Hollow Road shall be designed to ensure there are no negative impacts to the existing roadside drainage swale.

#### **N. SANITARY SEWER**

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

## **O. ROADWAY IMPROVEMENTS AND CURB CUTS**

Obtain approval from the City of Chesterfield Department of Public Works and the Missouri Department of Transportation (MoDOT) for the locations of proposed curb cuts, areas of new dedication, and roadway improvements.

## **P. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.

## **Q. MISCELLANEOUS**

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. 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 and MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to Site Development Plan approval, the developer shall provide a copy of the recorded deed restriction proposed in the applicant's letter dated March 4<sup>th</sup>, 2020.
5. 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.

6. Retaining walls along public right-of-way shall be private and remain private forever and shall be located outside of right-of-way such that they are not necessary to support any public improvements.
7. 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.

## **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS**

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Plan for eighteen (18) months.

## **III. COMMENCEMENT OF CONSTRUCTION**

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

## **IV. GENERAL CRITERIA**

### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

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.

## **V. 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.

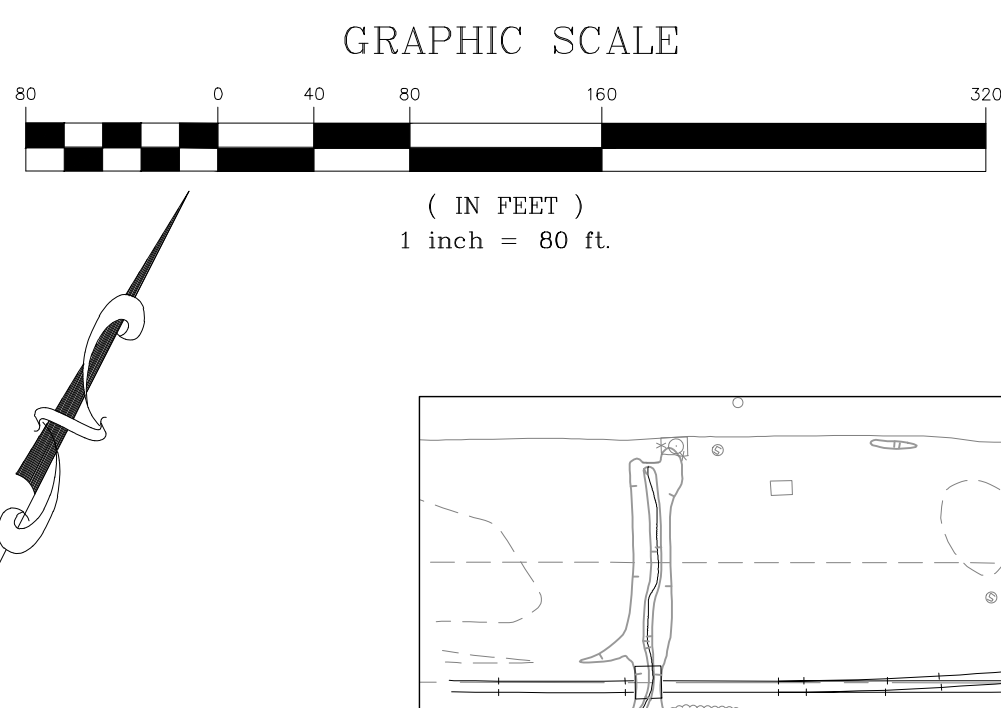
## **VI. ENFORCEMENT**

- 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.



**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
- GAS - GAS
- H.W. - HIGH WATER
- LFB - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- R.C.P. - R.C.P. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R/W. - RIGHT-OF-WAY
- SO. - SQUARE
- T. - TELEPHONE CABLE
- T.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- 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
- SH
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- ACCESSIBLE PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED SPORT COURT FENCE

**GENERAL NOTES**

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. 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.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, AND THE CITY OF CHESTERFIELD.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
8. A PROVISION FOR COMMON OPEN SPACE SHALL BE PROVIDED IN THE PUD AT A MINIMUM OF THIRTY PERCENT (30%) OF THE TOTAL SITE ACREAGE, TO BE DISTRIBUTED THROUGHOUT THE PUD AND NOT CONCENTRATED IN ONE (1) AREA NOR SHALL IT CONTAIN ONLY THAT PORTION OF THE PROPOSED PUD THAT WOULD BE CONSIDERED UNDEVELOPABLE DUE TO TOPOGRAPHY OR ANY OTHER SITE SPECIFIC RELATED MATTER. ALL COMMON OPEN SPACE AREAS SHALL BE SHOWN ON ALL PRELIMINARY PLANS, SITE DEVELOPMENT PLANS, SITE DEVELOPMENT CONCEPT PLANS, SITE DEVELOPMENT SECTION PLANS, AND RECORD PLATS AND SHALL BE PRESERVED AND DEED RESTRICTED AS COMMON OPEN SPACE.

**STANDARD NOTES**

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD AND/OR MODOT STANDARDS.
2. NO SLOPES WITHIN CITY OF CHESTERFIELD AND/OR MODOT RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO MODOT ROADS SHALL MEET MINIMUM MODOT SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF CHESTERFIELD, MODOT, AND MSD STANDARDS.

**INDEX of SHEETS**

- 1 PRELIMINARY PLAN
- 2 SITE SECTIONS

**ST. LOUIS COUNTY BENCHMARK**

BM 7-16 - ELEV. 630.22 NGVD 1929 (U.S.G.S.)  
 10' ON THE BACK OF CURB OF EAST BOUND OLIVE BLVD. ON THE CENTERLINE PRODUCED BY EAGLE MANOR LANE.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

**PREPARED FOR:**  
 CHESTERFIELD MANAGEMENT ASSOCIATES LP  
 26 PORTLAND PLACE  
 ST. LOUIS, MO 63017  
 ATTN: ADELE DAAKE  
 PHONE: (513) 461-3291  
 FAX: (314) 367-1206

**CONTRACTOR'S INSURANCE REQUIREMENTS**

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

**UTILITY NOTE:**

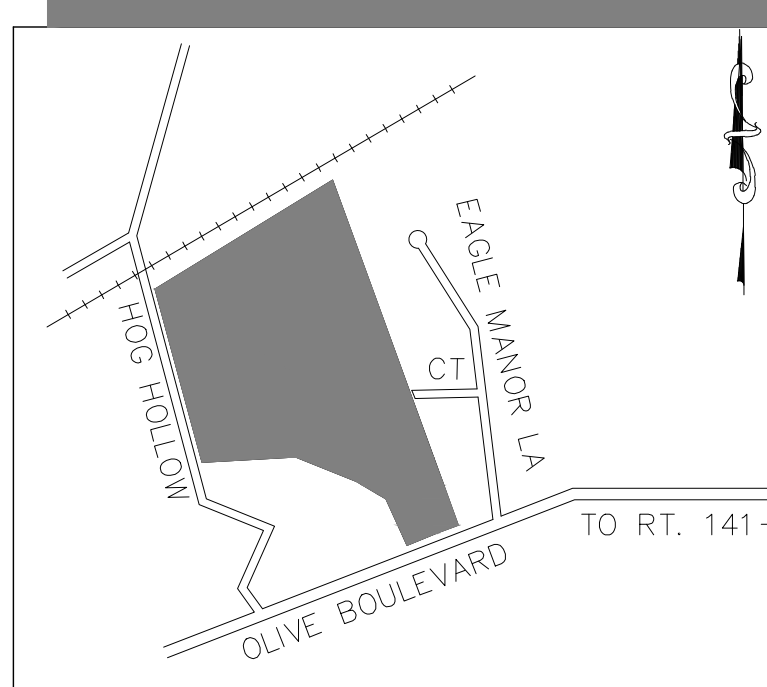
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

# PRELIMINARY PLAN FOR 14001 OLIVE BOULEVARD, R-3 TO P.U.D.

A TRACT OF LAND BEING IN LOT 11 OF D.J. TALBOT SUBDIVISION IN U.S. SURVEY 2030 AS RECORDED IN PLAT BOOK 7 PAGE 43, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**DENSITY CALCULATIONS:**

TOTAL SITE: 1,281,082 S.F.  
 LANDSCAPE BUFFERS: 115,982  
 BUILDABLE AREA (TOTAL SITE - LANDSCAPE BUFFER): 1,165,100 S.F.  
 R3 LOT SIZE: 10,000 S.F.  
 DENSITY: (1,165,100 S.F.) / (10,000 S.F.) = 117 LOTS



**PERTINENT DATA**

**OWNER:** CHESTERFIELD MANAGEMENT ASSOCIATES LP  
**LOT AREA:** 29.41 Acres ±  
**EXISTING ZONING:** P.U.E. WITHIN A "R3" (ORD. #2213)  
**SITE ADDRESS:** 14001 OLIVE BLVD.  
**CHESTERFIELD, MISSOURI 63017 16R340151**  
**LOCATOR NO.:** PG. 22, GRID 16BB & 17BB  
**FIRE DISTRICT:** MONARCH FIRE PROTECTION DISTRICT  
**SCHOOL DISTRICT:** PARKWAY  
**SEWER DISTRICT:** METROPOLITAN ST. LOUIS SEWER DIST.  
**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

**PROPERTY DESCRIPTION**

A TRACT OF LAND IN LOT 11 OF D.J. TALBOT SUBDIVISION IN U.S. SURVEY 2030, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 43 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS AND PARTLY IN U.S. SURVEY 206 TOWNSHIP 46 NORTH RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE CENTER LINE OF HOG HOLLOW ROAD, 40 FEET WIDE, AT ITS INTERSECTION WITH THE SOUTH LINE OF U.S. SURVEY 2030; THENCE ALONG THE CENTER LINE OF SAID ROAD, NORTH 45 DEGREES 03 MINUTES 31 SECONDS WEST, 86.69 FEET; NORTH 74 DEGREES 44 MINUTES 26 SECONDS WEST, 142.55 FEET; NORTH 47 DEGREES 14 MINUTES 26 SECONDS WEST, 211.20 FEET AND NORTH 28 DEGREES 14 MINUTES 26 SECONDS WEST, 356.40 FEET AND NORTH 07 DEGREES 12 MINUTES 34 SECONDS EAST, 85.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE MISSOURI CENTRAL RAILROAD COMPANY, 100 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 83 DEGREES 04 MINUTES 34 SECONDS EAST, 699.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5,787.48 FEET, AN ARC LENGTH OF 242.07 FEET AND A CHORD WHICH BEARS NORTH 61 DEGREES 52 MINUTES 40 SECONDS EAST, 242.06 FEET AND NORTH 60 DEGREES 46 SECONDS EAST, 257.43 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE WESTERN LINE OF EAGLE RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 344, PAGE 175 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID PROLONGATION LINE AND THE WESTERN LINE OF EAGLE RIDGE, SOUTH 25 DEGREES 49 MINUTES 00 SECONDS EAST, 1,176.10 FEET TO THE NORTHERN CORNER OF A TRACT OF LAND AS CONVEYED TO WLF INVESTMENTS LLC BY INSTRUMENT RECORDED IN BOOK 21584, PAGE 1944 OF ABOVE SAID RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID WLF INVESTMENTS LLC TRACT, SOUTH 64 DEGREES 11 MINUTES 00 SECONDS EAST, 145.90 FEET TO THE WESTERN CORNER THEREOF; THENCE SOUTH 25 DEGREES 49 MINUTES 00 SECONDS EAST, 301.42 FEET TO THE NORTHWESTERN RIGHT-OF-WAY LINE OF OLIVE BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 61 DEGREES 59 MINUTES 34 SECONDS WEST, 148.80 FEET TO THE SOUTHEASTERN CORNER OF A TRACT OF LAND AS CONVEYED TO KEYMER REALTY AND INVESTMENTS, LLC BY INSTRUMENT RECORDED IN BOOK 21422, PAGE 725 OF ABOVE SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID KEYMER TRACT, NORTH 28 DEGREES 33 MINUTES 00 SECONDS WEST, 173.84 FEET TO THE SOUTHEASTERN TRACT OF LAND AS AWARDED TO HARVEY A. AND SANDRA S. KEYMER UNDER CAUSE NO. 09SL-CC023205 FILED IN THE CIRCUIT COURT OF ST. LOUIS COUNTY; THENCE ALONG THE EASTERN AND NORTHERN LINES OF SAID CAUSE THE FOLLOWING COURSES AND DISTANCES: NORTH 75 DEGREES 52 MINUTES 59 SECONDS EAST, 3.20 FEET; NORTH 14 DEGREES 07 MINUTES 01 SECONDS WEST, 10.86 FEET; NORTH 30 DEGREES 56 MINUTES 43 SECONDS WEST, 17.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.59 FEET, ALONG SAID CURVE WITH AN ARC LENGTH OF 37.24 FEET AND A CHORD WHICH BEARS NORTH 83 DEGREES 38 MINUTES 06 SECONDS WEST, 53.71 FEET AND SOUTH 61 DEGREES 11 MINUTES 37 SECONDS WEST, 37.17 FEET TO THE SOUTH LINE OF ABOVE SAID U.S. SURVEY 2030; THENCE ALONG SAID SOUTH LINE, NORTH 82 DEGREES 32 MINUTES 28 SECONDS WEST, 760.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,281,082 SQUARE FEET OR 29.41 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. ON JUNE 12, 2019.

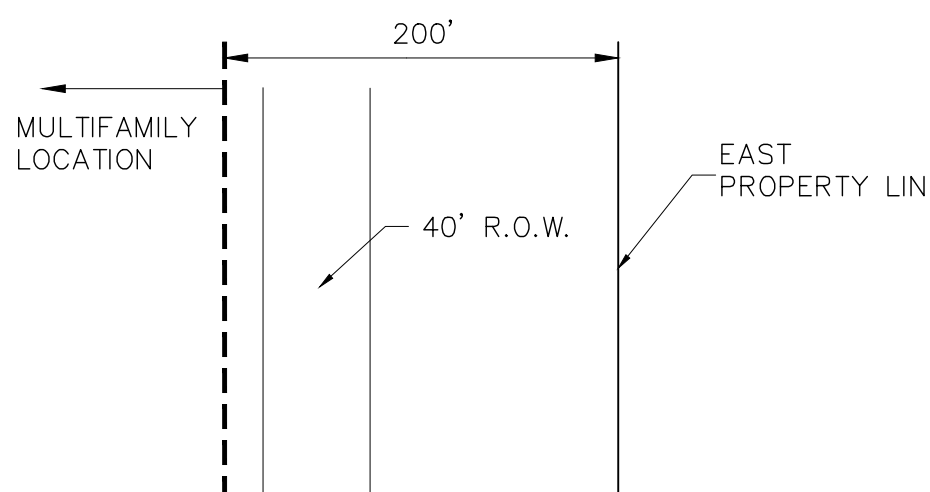
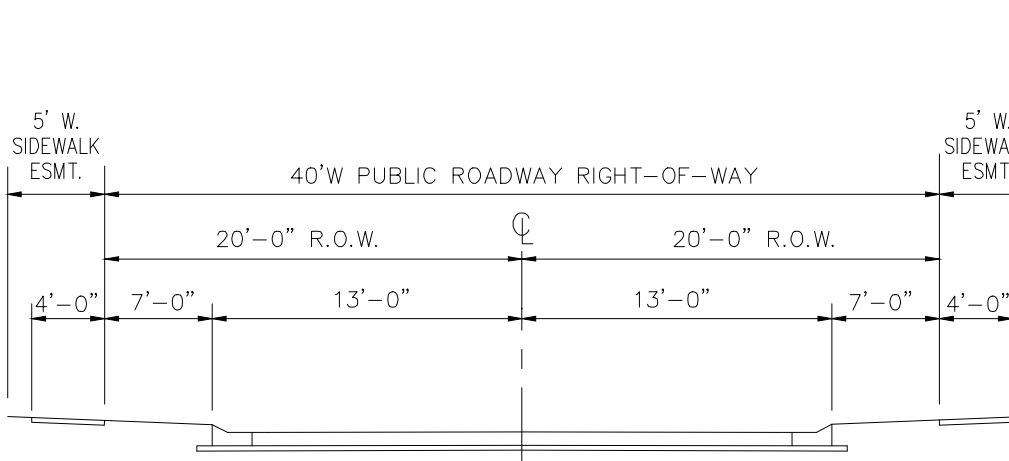
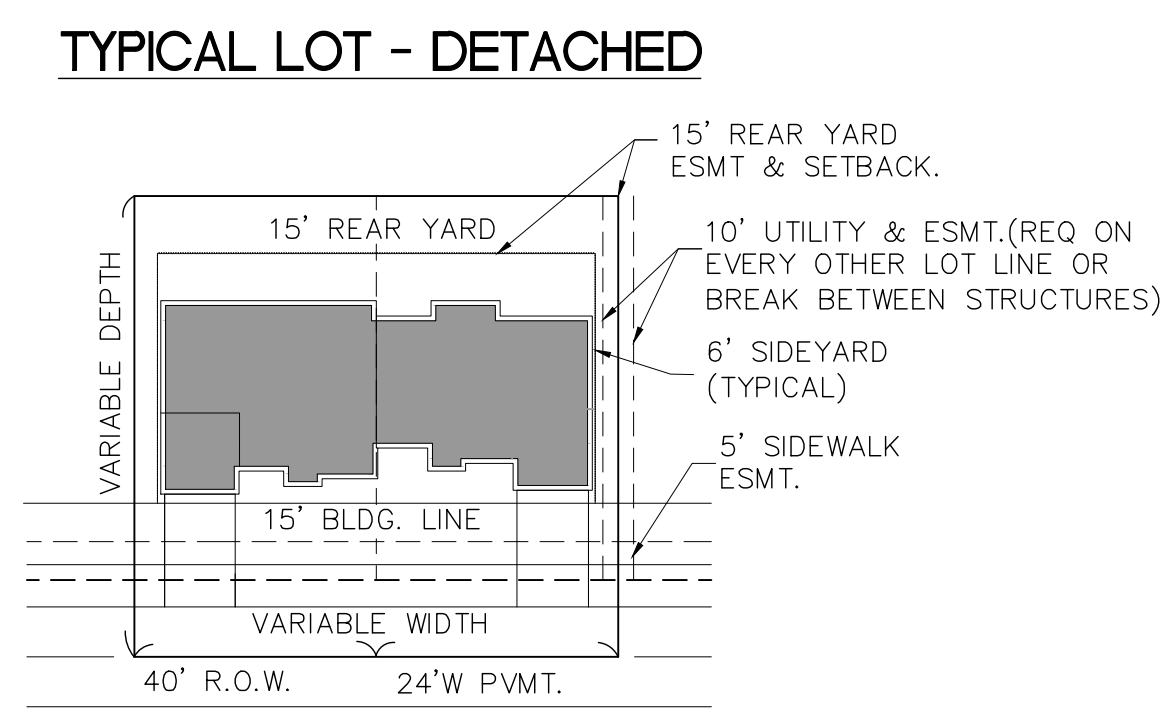
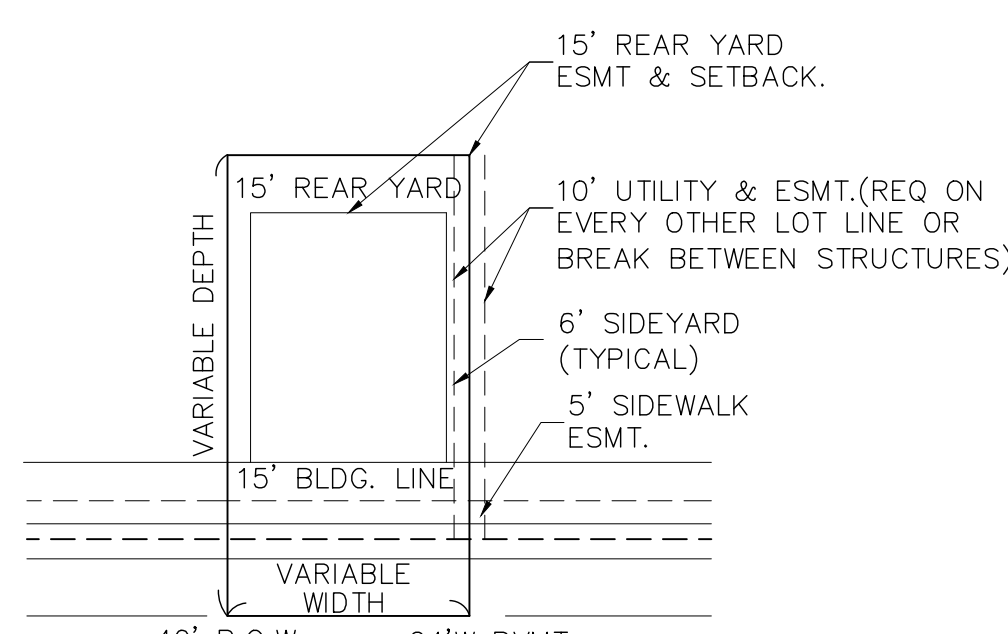


**Parcel Line Table**

Line #	Length	Direction
L1	173.94	N28° 33' 00" W
L2	3.20	N75° 52' 59" E
L3	10.86	N14° 07' 01" W
L4	17.06	N30° 56' 43" W
L5	37.17	N61° 11' 37" E

**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C1	57.24	46.59	N83° 38' 06" W	53.71



**TYPICAL STREET SECTION**

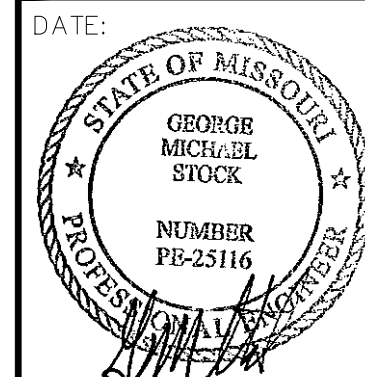
INTERNAL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 04-09 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD

PREPARED BY:

**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 2637 Chesterfield Business Parkway  
 St. Louis, MO 63015  
 PH: (636) 550-9100  
 FAX: (636) 550-9100  
 e-mail: general@stockinc.com  
 Web: www.stockinc.com

PRELIMINARY PLAN FOR:  
**14001 OLIVE BOULEVARD, R-3 TO P.U.D.**  
 PREVIOUSLY KNOWN AS BRICARLIFE VILLAS

14001 OLIVE BLVD  
 CHESTERFIELD, MO 63017



DATE: 3/18/20  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

1. CITY COMMENTS	01/14/20
2. CITY COMMENTS	03/04/20
3. CITY COMMENTS	03/18/20

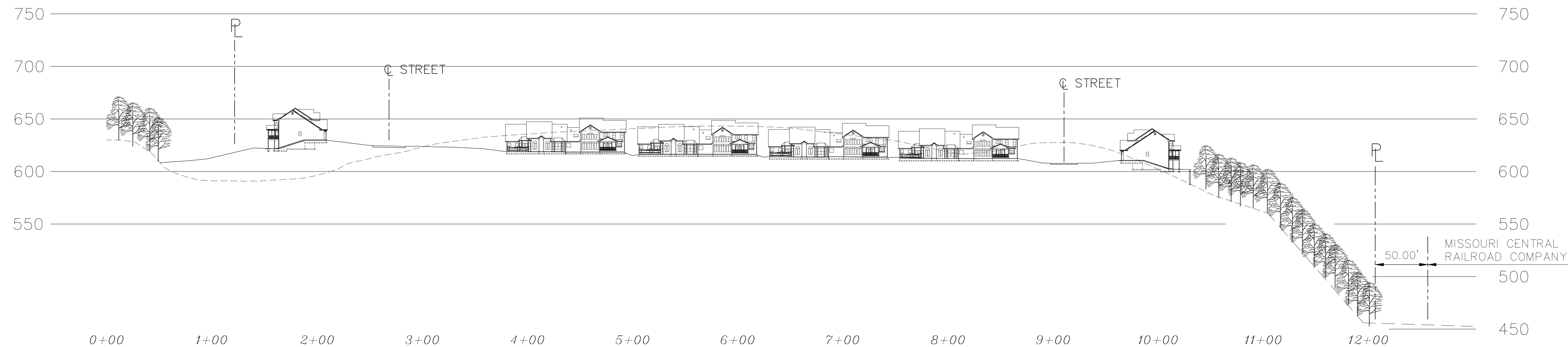
DRAWN BY: [ ] CHECKED BY: [ ]  
 DATE: 11/12/2019 JOB NO: 219-6568  
 V.C.P. # [ ] R3E MAP # [ ]  
 S.L.C. HAT # [ ] HAT S.U.P. # [ ]  
 M.B.N.R. # [ ]  
 MORA # [ ]

SHEET TITLE:  
**PRELIMINARY PLAN**

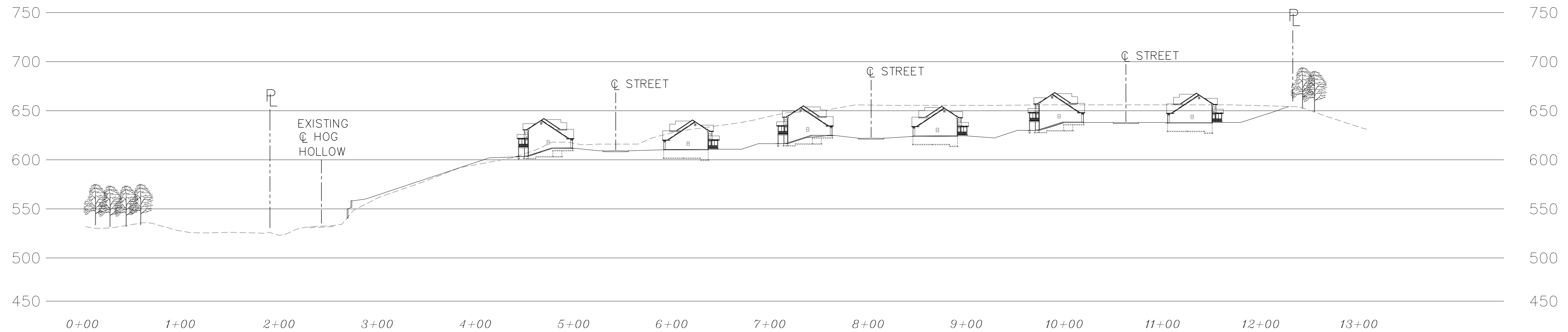
SHEET NO.:  
**C1.0**



RECEIVED  
 City of Chesterfield  
 Mar 19 2020  
 Department of Public Services



SECTION A-A  
 SCALE: HORIZ. 1"=50'  
 VERT. 1"=50'



SECTION B-B  
 SCALE: HORIZ. 1"=50'  
 VERT. 1"=50'

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH: (636) 538-9100  
 FAX: (636) 538-9100  
 e-mail: general@stockinc.com  
 Web: www.stockinc.com

PRELIMINARY PLAN FOR:  
**14001 OLIVE BOULEVARD, R-3 TO P.U.D.**  
 PREVIOUSLY KNOWN AS BRIARCLIFFE VILLAS  
 14001 OLIVE BLVD  
 CHESTERFIELD, MO 63017

DATE: 3/18/20  
 GEORGE MICHAEL STOCK  
 NUMBER: PE-25116  
 PROFESSIONAL ENGINEER  
 STATE OF MISSOURI  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

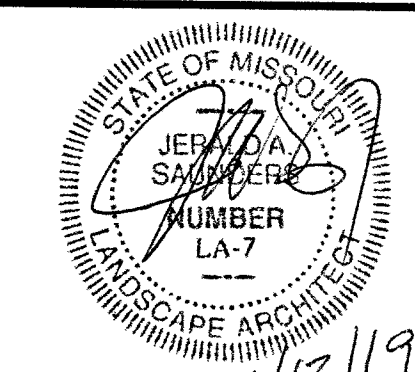
REVISIONS:

1. CITY COMMENTS	01/14/20
2. CITY COMMENTS	03/04/20
3. CITY COMMENTS	03/18/20

DRAWN BY: K.S.C.	CHECKED BY: G.M.S.
DATE: 11/12/2019	JOB NO: 219-6568
KEY: P # 19MSD -	RACE MAP: P 16R
S.L.C. HAT #	HAT SUP. #
M.B.N.R. # MORA	

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





Jerald Saunders - Landscape Architect  
MO License # LA-007

Consultants:

TEXT ORDINANCE AMENDMENT TO ORD. 2213  
PREVIOUSLY KNOWN AS BRIARCLIFFE VILLAS

Chesterfield, Missouri

Tree #	Species	Inches	Rating	Comments
1	Common Apple	12	Fair	
2	Sweetgum	24	Good	
3	Sweetgum	20	Good	
4	Sweetgum	20	Good	
5	Sweetgum	23	Good	
6	Sweetgum	22	Good	
7	Sweetgum	22	Good	
8	Crabapple	10	Poor	
9	Crabapple	9	Poor	
10	Crabapple	12	Poor	
11	Crabapple	12	Poor	
12	Bradford Pear	14	Good	
13	Bradford Pear	13	Good	
14	Alder	22	Fair	
15	Alder	21	Excellent	
16	Crabapple	12	Poor	
17	Oak, Pin	18	Poor	Under Wires
18	Oak, Pin	28	Poor	Under Wires
19	Oak, Pin	28	Poor	Under Wires
20	Oak, Pin	32	Fair	Monarch
21	Oak, Pin	30	Fair	Monarch
22	Oak, Pin	28	Fair	
23	Oak, Pin	30	Fair	Monarch
24	Oak, Pin	29	Poor	
25	Oak, Pin	30	Fair	
26	Oak, Pin	30	Fair	Monarch
27	Oak, Pin	30	Poor	
28	Oak, Pin	30	Fair	Monarch
29	Oak, Pin	32	Good	Monarch
30	Maple, Silver	36	Fair	Offsite; Monarch
31	Maple, Silver	38	Fair	Offsite; Monarch
32	Pine, Austrian	15	Poor	
33	Oak, Pin	26	Poor	
34	Oak, Pin	38	Poor	
35	Oak, Pin	38	Fair	Hazard
36	Oak, Pin	36	Good	Monarch
37	Pine, White	18	Good	Monarch
38	Pine, White	24	Excellent	
39	Mulberry	24	Poor	
40	Pine, White	24	Good	Monarch
41	Pine, White	15	Excellent	
42	Pine, White	18	Excellent	
43	Pine, White	18	Fair	
44	Pine, White	20	Good	
45	Pine, White	18	Good	
46	Pine, White	26	Good	Monarch
47	Pine, White	24	Good	Monarch
48	Pine, White	28	Good	Monarch
49	Pine, White	18	Good	
50	Pine, White	28	Excellent	Monarch
51	Pine, White	13	Fair	
52	Pine, White	28	Excellent	Monarch
53	Pecan	38	Excellent	Offsite; Monarch
54	Maple, Sugar	26	Excellent	Offsite
55	Maple, Sugar	32	Good	Offsite; Monarch
56	Spruce, Colorado	16	Good	Offsite
57	Spruce, Colorado	20	Good	Offsite
58	Oak, Pin	36	Fair	Offsite; Disease
59	Tuliptree	26	Good	Offsite
60	Pine, White	22	Fair	30' canopy size
61	Pine, White	18	Fair	30' canopy size
62	Pine, White	14	Fair	20' canopy size
63	Pine, White	18	Fair	20' canopy size
64	Pine, White	18	Fair	20' canopy size
65	Pine, White	24	Fair	20' canopy size; Utility pruning
66	Sweetgum	18	Good	
67	Sweetgum	20	Good	
68	Sweetgum	20	Good	
69	Black Oak	36	Good	Monarch
70	Red Oak	28	Fair	Monarch
71	Red Oak	24	Good	Monarch
72	Chinkapin Oak	25	Good	Monarch
73	Chinkapin Oak	24	Good	Monarch
74	American Elm	26	Good	Monarch
75	Linden	14	Fair	30' canopy size
76	Linden	14	Fair	30' canopy size
77	Silver Maple	14	Good	30' canopy size
78	Linden	12	Fair	20' canopy size
79	Boxelder	7	Poor	12' canopy size
80	Pine, White	24	Fair	20' canopy size
81	Silver Maple	28	Fair	60' canopy size
82	Pine, White	9	Fair	22' canopy size
83	Pine, White	18	Fair	25' canopy size
84	Pine, White	15	Poor	20' canopy size
85	Pine, White	18	Poor	18' canopy size
86	Pine, White	18	Poor	Twin
87	Silver Maple	20	Poor	Dead; Twin
88	Silver Maple	36	Fair	60' canopy size
89	Silver Maple	24	Fair	Offsite; 40' canopy size; Utilities
90	Cottonwood	26	Poor	
91	Cottonwood	12	Poor	

Revisions:

Date	Description	No.

Drawn: KP  
Checked: RS

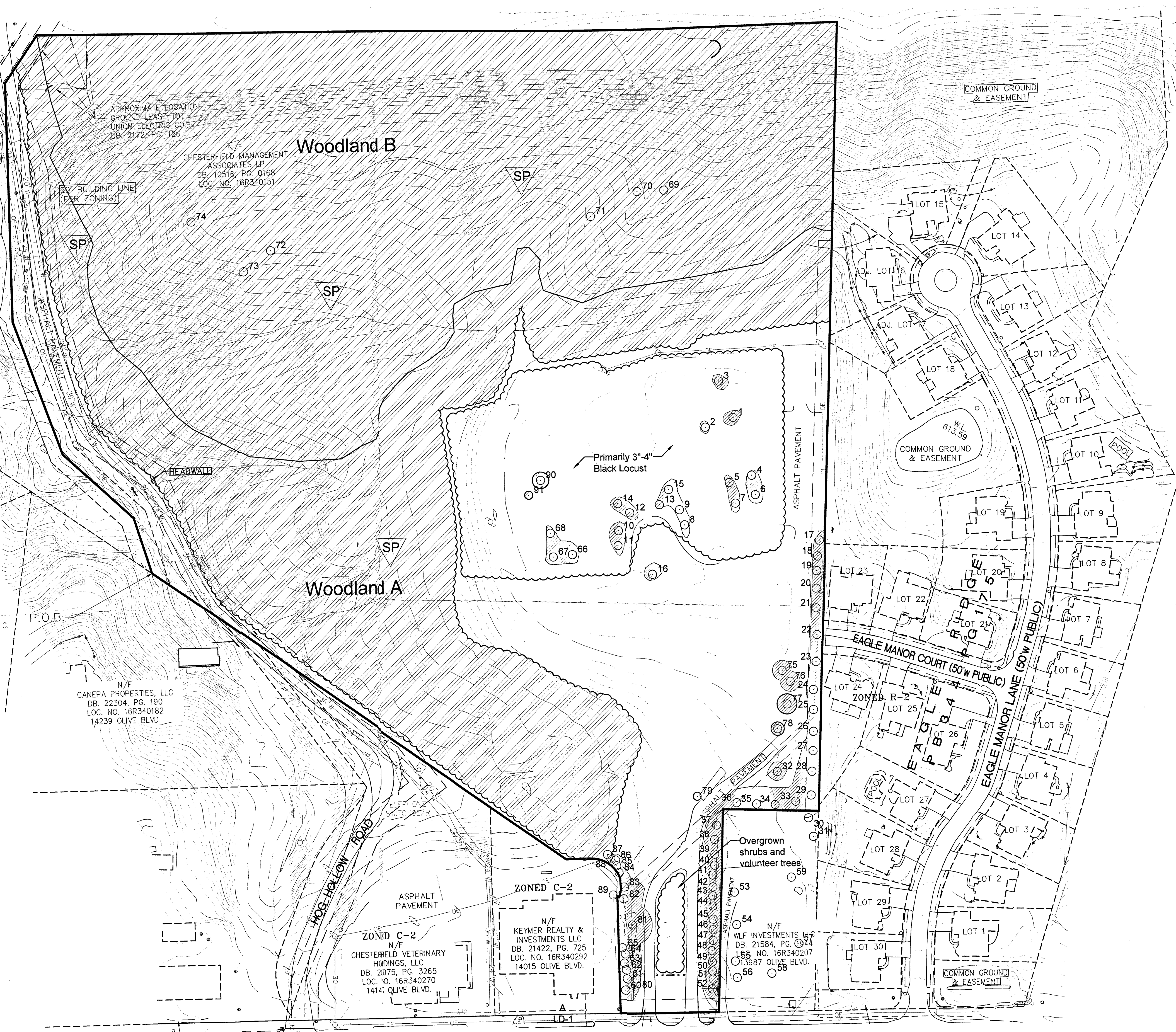
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Missouri State Certificate of Authority # LAC #0000191

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 8/13/19  
Job #: 813.080



**Tree Stand Delineation**  
SCALE 1"=80'

- Legend:**
- # Existing Individual Trees/ Monarch Trees
  - △SP Location of Sample Plots
  - Woodland Delineation

**Zoning Designation:**  
Present Zoning: R-2, CUP

Total Site Area: 29.41 acres

**Floodplain Number:**  
Area is outside of 500-year floodplain  
Fema Map # = 29189CO145

Woodland	Forest Type	Area (sq.ft.)	Dominant and Co-dominant Species	Density (Trees/acre)	Average Diameter	Average Overstory Diameter	Frequency of Occurrence for Dominant Species	Understory Species
A	Successional/Edge	311,265.00	Black locust / Cottonwood / Sycamore / Hackberry	110	2.5"	10"	60 / 10 / 10 / 5	Black Cherry / American Elm / Boxelder / Honeysuckle
B	Mixed Hardwoods	489,964.00	Green Ash / Red Oak / Sugar Maple / Walnut	80	4"	12"	20 / 20 / 20 / 10	Sugar Maple / Pawpaw

**TREE NOTES:**

A) Woodland A is primarily composed of successional species such as black locust and cottonwood. This area has the most potential for disturbance due to the close proximity to Olive Blvd. and Hog Hollow Road.

B) Trees especially valuable to the site are those located along the north facing slope. This woodland is comprised of a mixture of high quality hardwoods.

WOODLAND = 854,425 sq.ft.  
INDIVIDUAL TREES = 41,055 sq.ft.  
TOTAL SQ.FT. OF EXISTING CANOPY = 895,480 sq.ft.

Tree Stand Delineation based on plans prepared by SKA Forestry and Associates and Loomis Associates in September 2005

Tree Stand Delineation Prepared under the direction of:  
Brian Bage  
Certified Arbolist MVE 5639AD

DEC 17 2019  
City of Chesterfield  
Department of Public Services



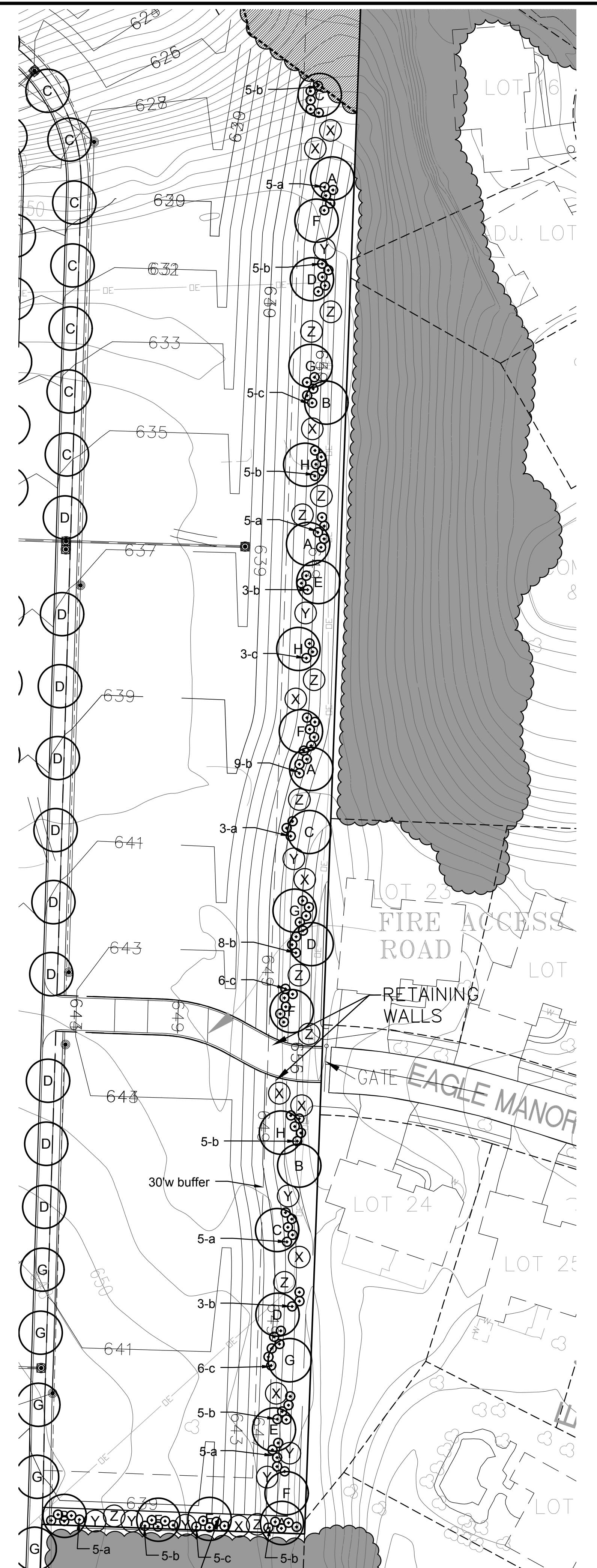
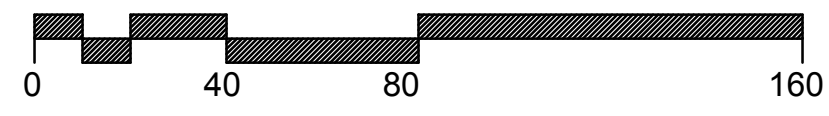






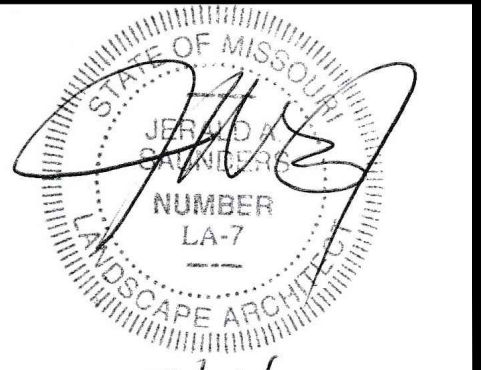
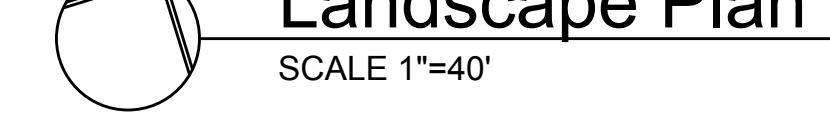
Landscape Plan - West Bufferyard

SCALE 1"=40'

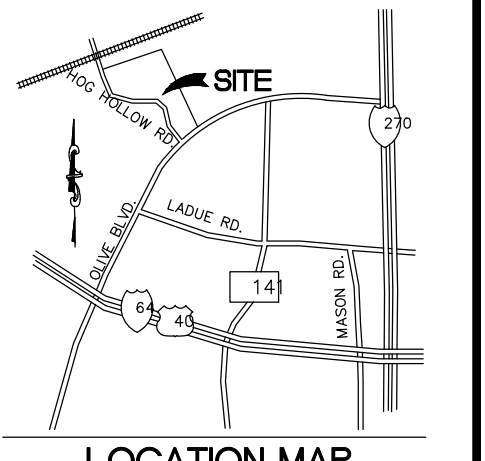


Landscape Plan - East Bufferyard

SCALE 1"=40'



Jerald Saunders, Landscape Architect  
MO License # LA-00171820



LOCATION MAP



14001 Olive Blvd.  
Chesterfield, Missouri

Revisions:

Date	Description	No.
3/4/20	Plan Changes	

Drawn: LWH  
Checked: JAS

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Sheet Title: Landscape Plan  
Sheet No: L-2

Date: 8/13/19  
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