

Planning Commission Staff Report

Meeting Date: August 14, 2017

From: Jessica Henry, Senior Planner

Location: North side of Old Chesterfield Road

Petition: **P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC)**: A request for a zoning map amendment from the “FPC7” Flood Plain General Extensive Commercial and “C7” General Extensive Commercial Districts to a “UC” Urban Core District for 11.73 acres located on the north side of Old Chesterfield Road east of its intersection with Santa Maria Drive and north of its intersection with Wild Horse Creek Road (17T320071).

SUMMARY

704 Alrick, LLC, has submitted a request for a zoning map amendment from the “FPC7” Flood Plain General Extensive Commercial and “C7” General Extensive Commercial Districts to a “UC” Urban Core District. The petitioner is requesting to zone the property to the “UC” Urban Core District in order to permit for redevelopment of the site into a new multi-family development, as detailed in the attached Project Narrative and Preliminary Development Plan. A Public Hearing was held on this request at the April 24, 2017 Planning Commission meeting.



Figure 1: Subject Site Aerial

Site History

The subject property was zoned “FPC7” Flood Plain General Extensive Commercial and “C7” General Extensive Commercial Districts by St. Louis County prior to the incorporation of the City of Chesterfield. The Chesterfield Mobile Home Park residential subdivision is located within the subject site, and contains 142 separately addressed mobile home sites. The “C-7” General Extensive Commercial District is an inactive zoning district, meaning that no additional properties may request to zone into this district. Further, the “C-7” General Extensive Commercial District allows for a number of “extensive” commercial activities as permitted uses; however, it does not permit for residential lands uses. Therefore, the existing homes within this residential subdivision exist as a non-conforming land use as determined by Article 7 of the City’s Unified Development Code. The code states that structures “devoted to a nonconforming use shall not be enlarged, extended, constructed, reconstructed or structurally altered...” and this precludes the City from issuing permits for new mobile homes to be placed within the existing development. The site also contains a non-conforming billboard sign and small gravesite. These items were both discussed at the Public Hearing and will be discussed in greater detail in a later section of this report.

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

North: To the north of the subject site across I-64/US 40 is the Double Tree hotel which is zoned “PC” Planned Commercial District.

South: The property to the south across Old Chesterfield Road is a large vacant parcel which is zoned “LLR” Large Lot Residential District and “PC & R” Planned Commercial and Residential District.

East: The property to the east contains one building that is owned by Sachs Properties and is zoned “PC & R” Planned Commercial and Residential District.

West: To the west of the subject site is the Breckenridge Materials plant which is zoned “M-2” Industrial District.

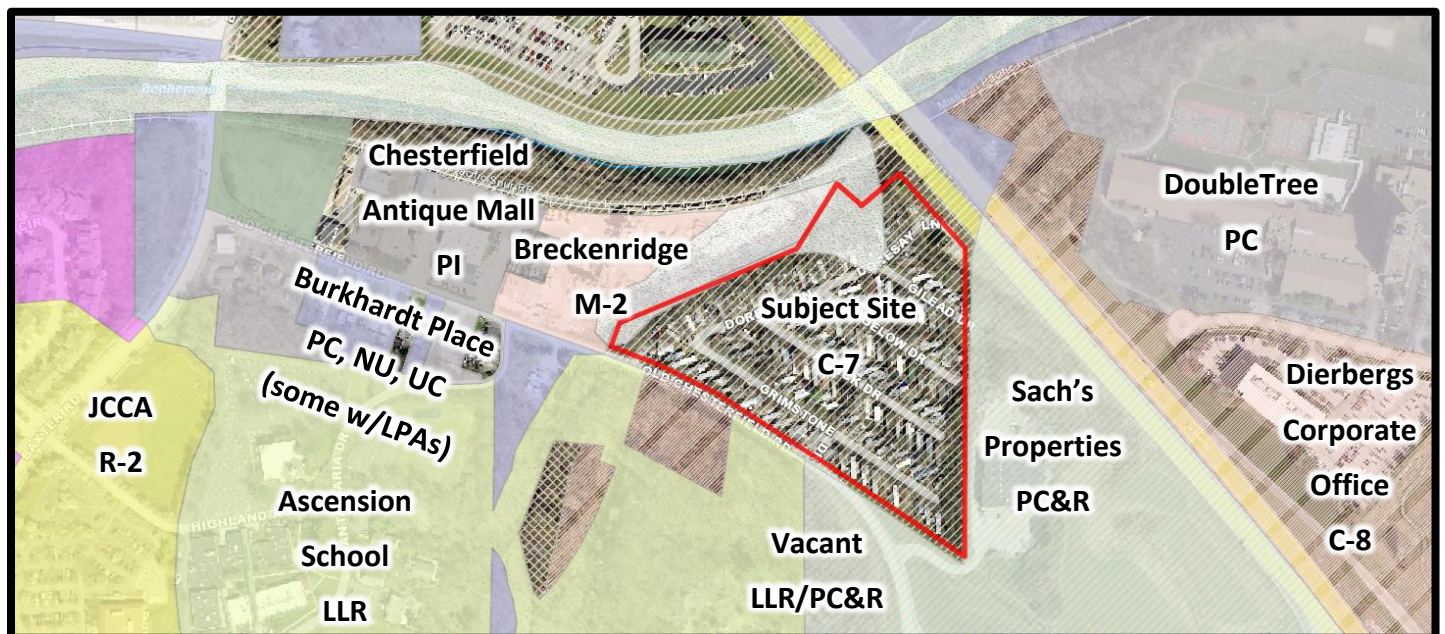


Figure 2: Surrounding Land Uses

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Urban Core Land Use Designation. The Urban Core Land Use Designation is a conceptual land use category within the City’s Comprehensive Plan, whereas the Urban Core District that is being requested is a zoning district with district regulations as set forth in the City’s zoning ordinance, which is known as the Unified Development Code. The Urban Core area is defined as the area known as the Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. The Urban Core will contain the highest density development in Chesterfield and should serve as the physical and visual focus for the City.



Figure 3: Comprehensive Land Use Plan

“UC” Urban Core District

Section 03-04.H of the UDC contains the regulations for the creation of an Urban Core (“UC”) District. The purpose of the “UC” District is included below for reference. This purpose statement should serve as a foundation for discussing the issues and the proposal for the Planning Commission.

The “UC” Urban Core District is intended to provide a method for commercial or mixed commercial and residential development within the area known as the Urban Core. The regulations for the “UC” District offer a method that allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, “UC” Districts are required to provide exceptional design and amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions. The “UC” District allows innovative designs, solves problems on difficult sites, meets market niches, encourages pedestrian access and connectivity between developments, and promotes well designed developments. The “UC” District regulations should have the following outcomes:

- (a) *Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;*
- (b) *Promote pedestrian access, connectivity and facilities between sites, between developments and to public facilities through inclusion of a variety of site and building design features such as continuous pedestrian walkways between buildings and from parking areas, trails, bicycle paths, covered walkways between buildings, widened sidewalks at the entrance to commercial and office structures, bicycle parking and continuous walkways through parking areas to buildings within the development;*
- (c) *Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;*
- (d) *Promote more efficient use of land;*
- (e) *Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;*
- (f) *Promote building styles and architectural styles that complement one another;*
- (g) *Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;*
- (h) *Promote the most efficient arrangement of circulation systems, land use, and buildings;*
- (i) *Promote environmentally sensitive developments; and*
- (j) *Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.*

PRELIMINARY PLAN

As required for a “UC” Urban Core District request, a Preliminary Plan is included for your review. As shown on the Preliminary Plan, the Petitioner is proposing to redevelop the subject site into a 298 unit multi-family development. The Preliminary Development Plan includes multiple buildings ranging from three to four stories in height along with associated parking garages and parking fields. The Preliminary Plan also identifies various development amenities, including a dog park, clubhouse, tot lot, pool, riparian trail with fitness stations, and community garden area. Finally, two public art areas are identified on the Preliminary Plan. All of these items are reflected as development requirements in the draft Attachment A.

PUBLIC HEARING

A Public Hearing was held on this Petition on April 24, 2017. There were thirty-two (32) speakers at the meeting who spoke in opposition to the proposed zoning map amendment and two speakers who spoke from a neutral position.

Following the Public Hearing, Staff sent a comment letter to the Petitioner requesting additional information and clarification on a number of items, including density, open space, proposed development amenities, traffic, and the existing billboard sign on the site. The Petitioner’s response is attached for the Planning Commission’s consideration, and additional information regarding some of these items is provided in the following paragraphs.

- **Information regarding traffic impacts of the development:**

The Petitioner is aware that a Traffic Impact Study will be required during the Site Development Plan review phase of development. The Attachment A drafted for this request also reflects that requirement. The Petitioner has also engaged a professional traffic engineering consulting firm and provided a high-level feasibility analysis indicating that the existing roadway system, with additional improvements, would have adequate capacity to accommodate the proposed new development. These necessary road improvements would be determined in conjunction with the Traffic Impact Study. As part of this, a scoping meeting with the impacted jurisdictional agencies and the Petitioner's traffic consultant will be held to establish the expectations and parameters of the required Traffic Impact Study. This is typical of information provided regarding traffic at the zoning phase of development, and the Traffic Impact Study would be reviewed by the City, St. Louis County Department of Transportation, and MoDOT before the Site Development Plan is brought to the Planning Commission for action.

- **Existing billboard sign on the site:**

The billboard sign on the northern portion of the site adjacent to US 64/40 exists as a non-conforming sign. Regarding this type of signage, the Comprehensive Plan contains the following two relevant policies:

3.4.1 Preserve Aesthetics and Public Safety—To preserve the high aesthetic quality and public safety interests along the Corridor and other major highways/roads, signs of ever-increasing size, brightness, and garishness should be prohibited.

3.4.2 Discouragement of Billboards—Billboards or off-site advertising signs should be discouraged in the City of Chesterfield.

The Petitioner is requesting that the existing billboard sign be permitted to remain in place, effectively continuing the non-conforming status of the sign. This would permit for the sign to remain in its current location and for general maintenance and upkeep to occur, but would not permit for relocation or enlargement of the sign. While the City Code generally seeks to eliminate nonconformities, the Planning Commission may recommend approval of the Petitioner's request with the non-conforming sign remaining in place.

- **Presence of a gravesite within the subject site:**

St. Louis County records indicate a small cemetery existing on a separate 5' by 6' parcel located within the subject site. Based on research provided by the descendants of the Long family who originally owned the land and research provided by the Petitioner, it has been established that the cemetery was at one time thirty feet square (30' x 30'). The Petitioner has agreed to restore this larger area as a "green gravesite" and to provide a marker providing historical information about the individuals presumed to be interred within. While there are no physical markers remaining that indicate the precise location of the gravesite, the Petitioner has acknowledged that the appropriate measures and legal requirements would be followed if remains were uncovered anywhere on the subject site during construction.

- **Proposed Density:**

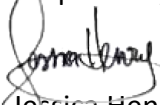
While the Petitioner has provided a great deal of information regarding their proposed density in their response letter, the following chart compares the density of the current proposal to that of the Watermark Residential development that is currently under construction and also located within the Urban Core:

Development	Units	Acres	Density (Units per Acre)
Watermark Residential	345	12.96	26.62
<i>Villages at Bonhomme Creek (proposed)</i>	298	11.74	25.38

REQUEST

This project is being brought before the Planning Commission for discussion of the request. No vote is requested for this item at this time. A draft Attachment “A” has been prepared for review by the Planning Commission. Staff is requesting direction on finalizing the Attachment “A” that will be presented at a future meeting for a formal recommendation on the zoning map amendment and planned district ordinance.

Respectfully submitted,



Jessica Henry, AICP
Senior Planner

Attachments

1. Draft Attachment A
2. Petitioner’s Response Letter
3. Preliminary Plan Packet

cc: Justin Wyse, Director of Planning and Development Services

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 Urban Core (UC) District shall be:
 - a. Dwellings, Multi-Family.

B. DENSITY REQUIREMENTS

1. The total number of single family residential units shall not exceed two hundred and ninety-eight (298) units.
2. The total number of residential buildings shall not exceed five.
3. Height
 - a. Maximum height of all structures shall be four stories.
4. Building Requirements
 - a. A minimum of 30% openspace is required for this development.

C. SETBACKS

1. No building or structure, other than: a freestanding project identification/ornamental entrance monument sign, light standards, retaining walls or flag poles shall be located within the below? listed setbacks:
 - a. Thirty-five (35) feet from the boundary of this UC District.
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the boundary of this UC District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on to the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffer requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required along the perimeters of the UC District.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield and the St. Louis County Department of Transportation for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Street lights shall be provided along Old Chesterfield Road in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If required sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate(s) at the entrance(s) to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. The streets within this development shall be private and remain private forever.
3. Provide a 5 foot wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
4. Obtain approvals from the City of Chesterfield, the St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield.

K. RECREATIONAL TRAIL EASEMENT

1. Provide a 10 foot wide pedestrian trail for the Riparian Trail extension as shown in the Preliminary Site Plan. The trail shall be located in a 12 foot wide easement, dedicated to the City of Chesterfield for public use.

L. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield, St. Louis County Department of Transportation, and/or 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.
2. A scoping meeting with the City of Chesterfield, St. Louis County Department of Transportation, and/or Missouri Department of Transportation is required to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

M. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

N. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. 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, as directed by the City of Chesterfield and Metropolitan St. Louis Sewer District.
 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 adjacent detention/retention facilities. 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 the Metropolitan Saint Louis Sewer District.
 7. Permits may be required from the U.S. Army Corps of Engineers and the Missouri Department of Natural Resources. The developer shall investigate for and assess the presence of any jurisdictional features on the site and confirm with these agencies the applicability of any requirements. If applicable, approvals from the agencies will be required prior to Site Plan approval.
 9. Formal project development plans shall be submitted to MSD for review, approval, and permits.
 10. Post construction BMPs for water quality are required to capture and treat the runoff originating from within the extents of the project's disturbed area. Extended detention of runoff from the 1yr-24 hour event (Channel Protection, CPv) is required, and that volume may be nested within volume reduction BMPs provided to address water quality.
 11. The developer's engineer will need to evaluate the project's 15yr-20 minute differential runoff (however this analysis can take credit for existing impervious coverage that is currently in place.) 2yr-24 hour and 100yr - 24 hour Detention is required if the project's 15yr - 20 minute runoff differential equals or exceeds two CFS.

12. An existing 20" forcemain runs adjacent to the three four story buildings proposed in the north/northwest portion of the development area. MSD has plans to rehabilitate this forcemain during fiscal year 2018 which at this time should not require modifications to its current alignment. The engineer will need to field verify the location of the forcemain with respect to the development's improvements, in particular any buildings, allowing sufficient separation for working room assuming poor soil conditions. Based on the current plan, the configuration/location of the northernmost building will likely need to be adjusted to the southeast to allow for this separation (as well as the re-route for the existing storm sewer). Building foundations shall also be extended to sufficient depth such that the building's load influence does not project on sewers.

13. Backwash discharge from swimming pools (and any fountains if applicable) shall be directed to the sanitary system not to exceed 50 GPM. Maintenance and seasonal drainage from these features shall be directed to the storm sewer system under a permit from MoDNR.

O. SANITARY SEWER

1. The receiving sanitary sewers shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts on the existing system.
2. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District, the City of Chesterfield, and other entities as necessary.

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.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration

or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

3. 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.
4. 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 Missouri Department of Transportation and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. The developer must obtain any and all necessary determinations, approvals, and permits from the U.S. Army Corps of Engineers, the Missouri Department of Natural Resources, and other entities, as necessary, for work impacting or in close proximity to jurisdictional waterways and/or wetlands.
6. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at

least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

7. Community amenities, including but not limited to the following, shall be provided for this development as shown on the Preliminary Plan, attached hereto and marked as Attachment B: swimming pool, fire pits, clubhouse, fitness center, dog park, riparian trail with fitness stations, bike racks, community gardens, tot lot.
8. This development shall include the installation of public art as depicted on the Preliminary Plan attached hereto as Attachment "B". Said artwork shall be placed so as to be visible for public view and enjoyment. Final locations and art works shall be approved by the City of Chesterfield prior to the issuance of an Occupancy Permit.
9. The thirty (30) squared feet area encompassing the John Long Cemetery shall be preserved as a "green gravesite" with a memorial plaque as depicted on the Preliminary Plan attached hereto as Attachment "B".

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Plan, the petitioner may submit a Site Development Concept Plan and Site Development Section Plans 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.** A Site Development 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 Concept Plan or 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 not more than two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space 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 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 Unified Development Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Unified Development 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 and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County Department of Highways and Traffic.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

- A.** The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

Type of Development

TGA Category
Apartments

Required Contribution

Contribution
\$497.22/Parking Space

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

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

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

- B.** As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- C.** Traffic generation assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P) by St. Louis County Department of Transportation or prior to issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.
- D.** The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VI. 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.

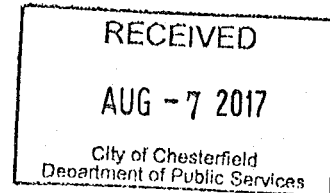
VII. ENFORCEMENT

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

STOCK & ASSOCIATES
Consulting Engineers, Inc.

Dated: July 10, 2017
Revised: August 7, 2017

Chesterfield Village Inc.
400 Chesterfield Center, Suite 600
Chesterfield, MO 63017



Attention: Ms. Jessica Henry, AICP, Senior Planner

Re: P.Z. 05-2017 Villages at Bonhomme Creek - (704 Alrick, LLC)
(Stock Project No. 215-5586.1)

Dear Ms. Henry:

Pursuant to the Departmental Letter dated 5/3/17, following the 4/24/17 Public Hearing at Planning Commission, we offer the following responses:

Comment 1. *The request represents a significant increase in density over the existing development on the subject site. Provide justification supporting the proposed density at this location.*

Response: The goal of the Urban Core, as stated under Section 1.8 (Plan Policies Element), is that projects shall be the “highest density developments” in the City.

The most dense multi-family residential category is R8. R8 allows a unit per every 500 s.f. of gross land area. R7 is the second dense it allows a unit per every 1,750 s.f. of gross land area. This site is 11.74 acres or 511,553 s.f. Allowable density under R8 = $511,553/500 = 1,023$. Allowable density Under R7 = $511,553/1,750 = 292$.

Our request is 298 units, far short of the most dense category. 298 units allows us to construct 3 and 4-story buildings, and meet the open space requirements. In addition, 298 units does not overburden the adjoining public road system and public utilities.

Section 2.1.7 Multiple Family Projects in higher density areas:

A.) There are no existing single-family neighborhoods adjacent to the project.

Section 2.4 “Higher Density Residential in Urban Core:

A.) New Multi-Family Residence should be located in or near the Urban Core.

Furthermore, the Existing Zoning District "C-7" ("General Extensive Commercial District") would allow more intense and dense uses than the existing use. The following is the "Permitted Land Uses and Developments" within the current Zoning District "C-7".

- (1) Animal hospitals, veterinary clinics, and kennels.
- (2) Laundries and dry cleaning plans, but not including personal and individual drop-off and pick-up service.
- (3) Mail order sale warehouses.
- (4) Offices and office buildings.
- (5) Parking areas, including garages, but not including any sales of automobiles, or the outdoor storage of wrecked or otherwise damaged and immobilized vehicles for a period in excess of seventy-two (72) hours.
- (6) Plumbing, electrical, air conditioning, and hearing equipment sales, warehousing and repair facilities.
- (7) Police, fire, and postal stations.
- (8) Public utility facilities.
- (9) Railroad switching yards.
- (10) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture, including leasing of automobiles and sales of automobiles affiliated with automobile leasing businesses on the same premises. General retail automobile sales are not permitted.
- (11) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- (12) *[Reserved.]*
- (13) Storage yards for lumber, coal, and construction materials.
- (14) Terminals for trucks, buses, railroads, and watercraft.
- (15) Warehousing and wholesaling of goods or materials other than live animals, explosives, flammable gases, or liquid s.
- (16) Welding, sheet metal, and blacksmith shops.

Comment 2. The "UC" Urban Core District regulations include the following requirement: *Open space. A minimum open space of thirty percent (30%) is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.*

Response: The development will exceed the 30% open space by providing perimeter landscape buffers as required, and internal openspace, which include amenities for usage of all residents.

Comment 3. *Provide information detailing which, if any, of the "UC" Urban Core District site design features are included in your proposal.*

Response: The development will include the following site amenities.

- A. Public Art at Entrance
- B. Pool/Cabana / Fire Pits / Swimming Pool / Clubhouse / Fitness Center / Fitness On Demand / Business Center / Package Room
- C. Tot Play Lot
- D. Dog Park
- E. Community Garden
- F. Riparian Trail / Sidewalks with Fitness Stations
- G. Bike Racks
- H. Unique Architecture
- I. Carports and Electric Charging Systems
- J. We will work with Metro to determine feasibility of a bus stop.

Comment 4. *The City's Comprehensive Plan states that the Urban Core should serve as the physical and visual focus for the City. Provide information that indicated how your proposal will adhere to this objective.*

Response: The redevelopment will modernize 50-year old utility and sewer infrastructure. The development will improve property values, visual site lines from adjacent interstate, public roads, and adjoining streets. Stormwater Quality Runoff will improve and Stormwater Volume Reduction will occur thru current "Best Management Practices".

Comment 5. *The Preliminary Plan indicates that the existing non-conforming billboard sign is to be removed and reconstructed on the site. Billboard signs are not permitted in the "UC" Urban Core District or any residential district. These signs are also not permitted within 1,000 feet of residential zoning districts or "PS" Parks and Scenic Districts. Consider removing this sign from the request.*

Response: The existing billboard sign will remain undisturbed.

Comment 6. *Address concerns regarding the traffic impacts of the proposed development, particularly as your requested density more than doubles the current number of units located on the subject property.*

Response: See attached Traffic Assessment prepared by CBB Traffic Engineers, dated 5/23/17.

Comment 7. Please provide information regarding plans for maintenance, preservation, and means of delineating the gravesite that is located on this property from the development that is being proposed around it.

Response: This development will allocate the original gravesite area as a gravesite (30 ft. x 30 ft.) memorial. The existing improvements which currently occupy this space will be removed and the area will be restored to a "green gravesite" with a graveside marker identifying the gravesite and providing informational history of the gravesite. We will work with those persons who are knowledgeable on the history of the gravesite to establish the informational history that will be placed on the marker.

To date, we are in receipt of a letter dated 7/7/17 from Historic Buildings Commission – "St. Louis County's Statutory Advisory Body", Ms. Mimi Stimitz, Chairman. In addition, we received a letter dated 7/5/17 from Ms. Venita Archer Lake.

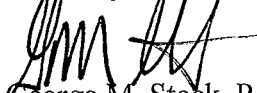
Attached for reference are the March 30, 1965 Site Plan for the Chesterfield Mobile Home Park. Please note that this project proposed substantial grading of the property. There is "no" reference to the presence of a cemetery on the property. As a result, the cemetery preservation, during the construction of the Mobile Home Park, may not have occurred.

Comment 8. Provide information regarding the proposed connection from the proposed development to the City's trail system.

Response: This development will construct and dedicate easements for the Riparian Trail from Old Chesterfield Road along the western portion of the site to the project's northwest corner. In addition, we will work with the City to study the future extension of trail westwardly to connect to the Trail that exists on the Monarch Levee.

Should you have any further comments or questions, please feel free to contact me.

Sincerely,

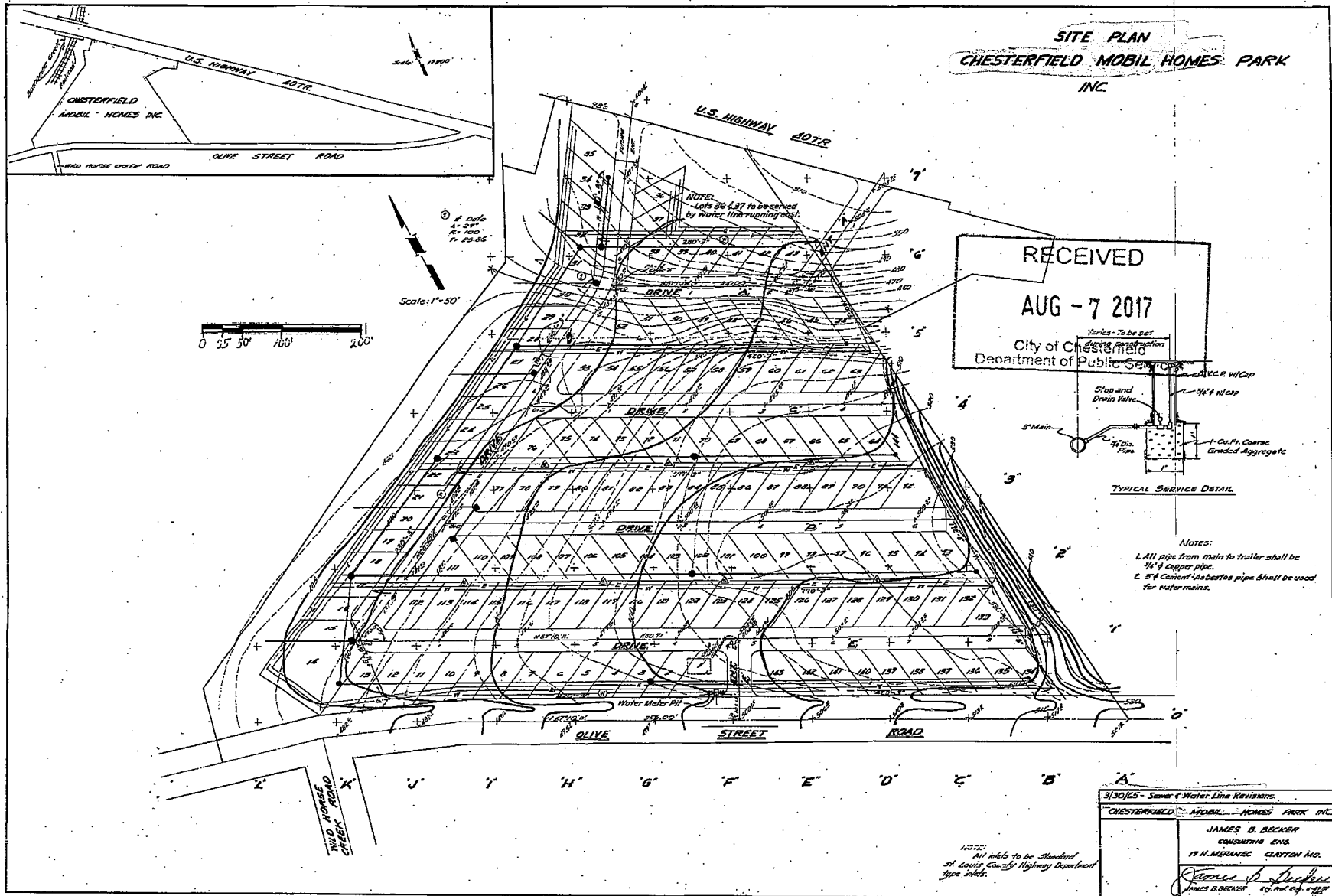


George M. Stock, P.E., President

- Enclosure:
- 1.) Preliminary Development Plan (15 Copies) (C1.0-C2.0 – 8/7/17)
 - 2.) CBB Traffic Assessment (7/7/17) (15 Copies)
 - 3.) Chesterfield Mobile Home Park, Inc. – 3/30/65 Site Plans (15 Copies)
 - 4.) Tree Stand Delineation Plan (3/31/17)

CC: Mr. Mike Lang - 704 Alrick, LLC (mrlang386@gmail.com)
Mr. Jim Parker, Parker Associates, Tulsa, LLC (jparker@parkertulsa.com)
Mr. Ryan Jones, Financial Analyst (rjones@jpldevel.com)
Mr. Josh Barcus, P.E., Associate

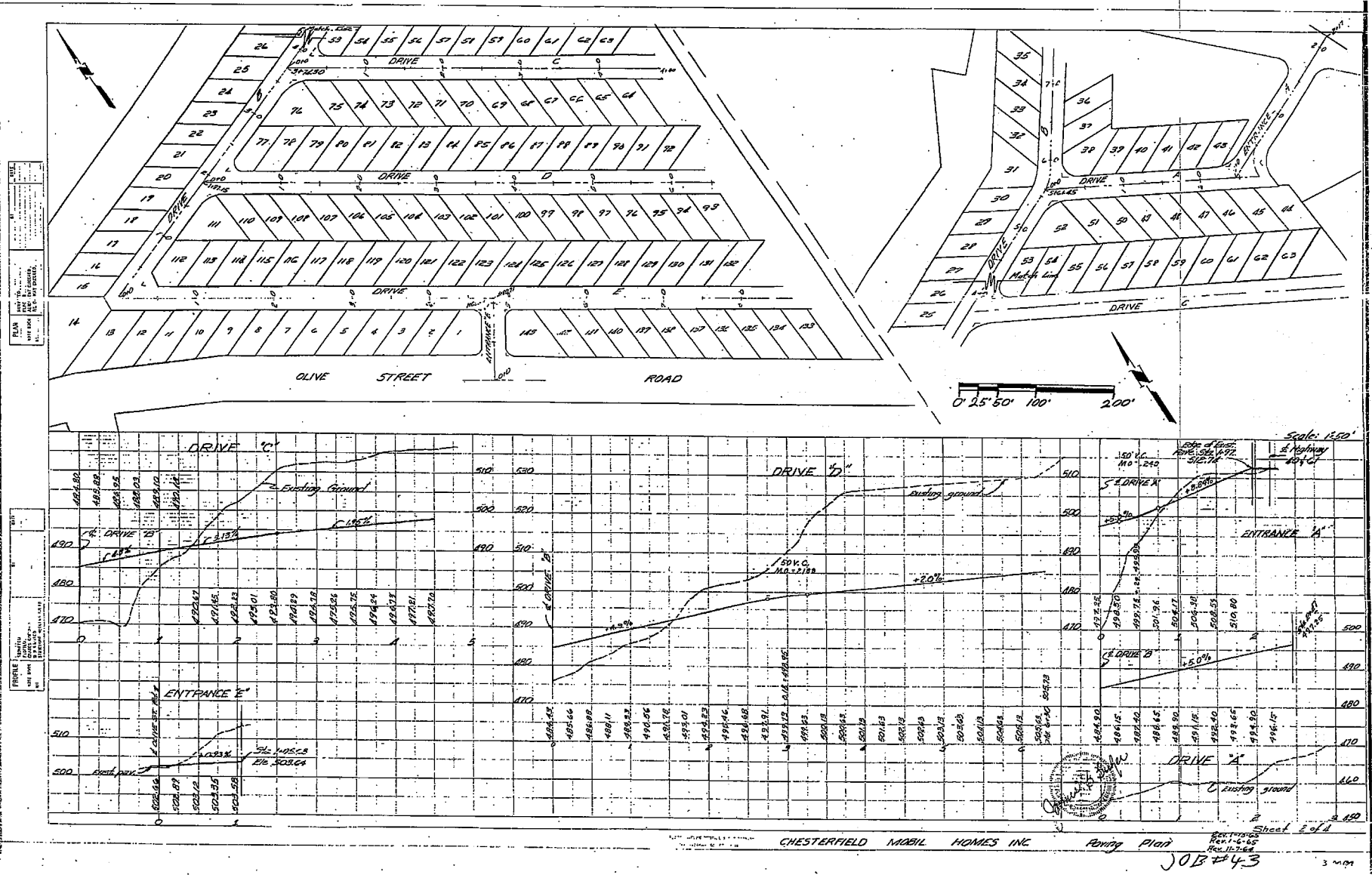
sub 564



JOB#43

sub 564

sub 564

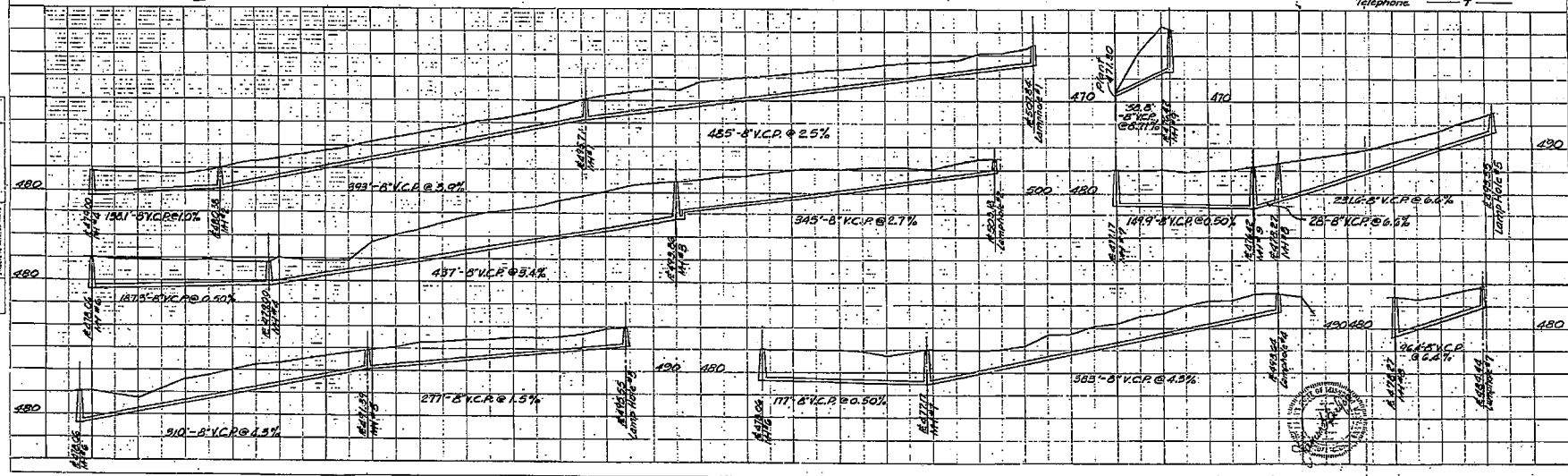
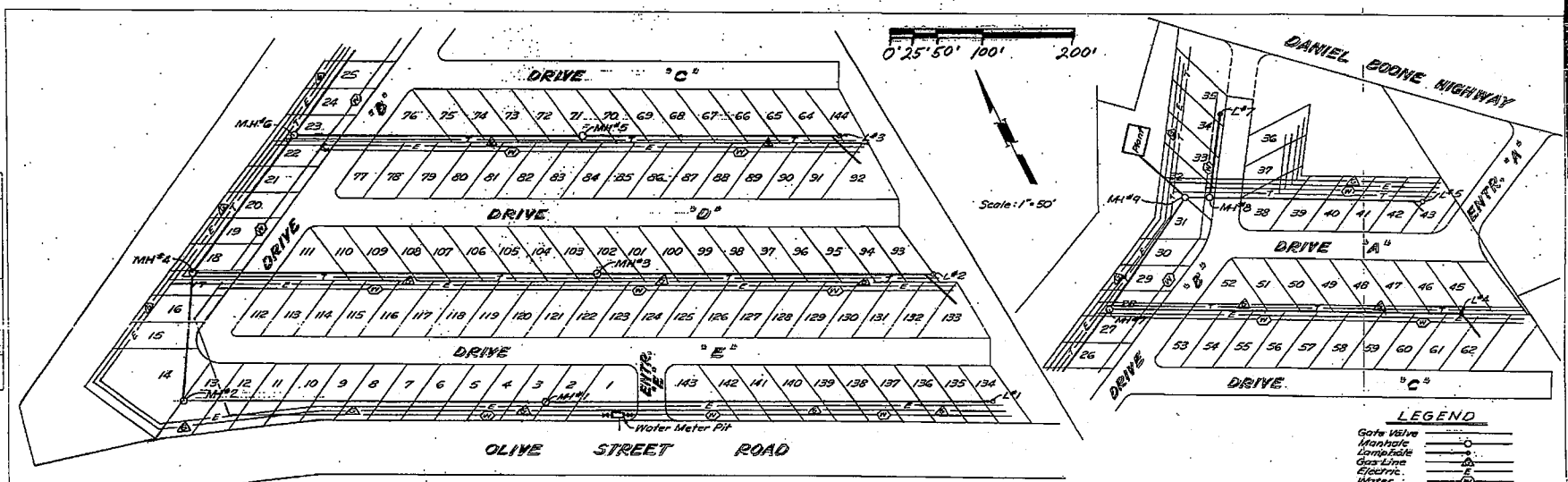


sub 564

564
SAS

PLAN
SHOWS
PROPERTY
LINES
AND
STREETS

PROFILE
SHOWS
VERTICAL
ALIGNMENT
AND
ELEVATIONS



LEGEND

- Gate Valve
- Manhole
- Catch Basin
- Gas Line
- Electric
- Water
- Telephone

CHESTERFIELD MOBIL HOMES INC. Sanitary Sewer Plan Sheet 4 of 4
 JOB # 43 Rev. 5-8-65 Rev. 3-11-68 1-MM

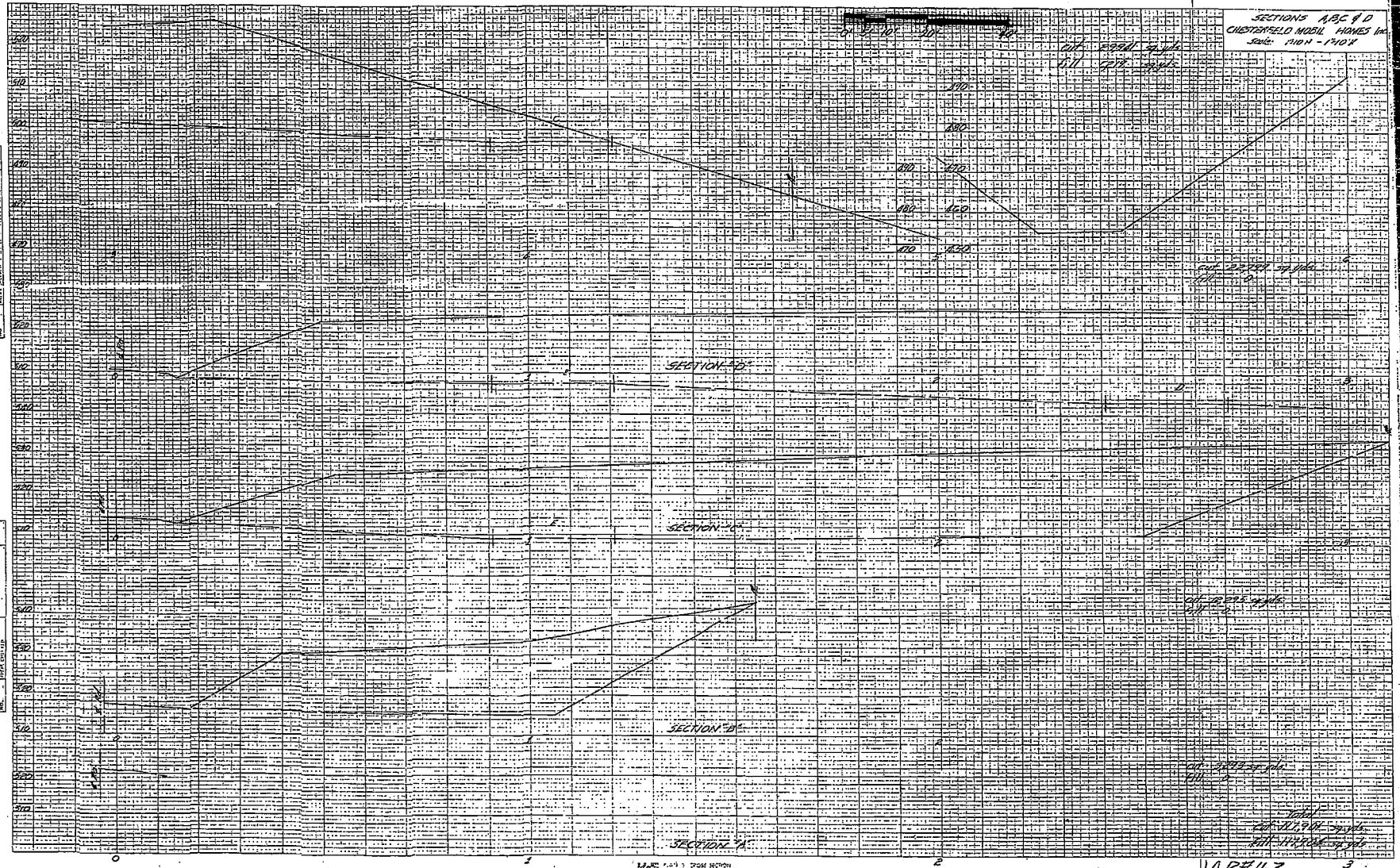
564

564

SECTIONS A, B, C & D
CHESTERFIELD MOBILE HOMES INC
JOB: HIGH - 14017

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DRAWN BY: J. J. [unclear]
CHECKED BY: [unclear]
SCALE: 1" = 10'

SECTION: [unclear]
JOB: [unclear]
DATE: 10/10/74
DRAWN BY: J. J. [unclear]
CHECKED BY: [unclear]



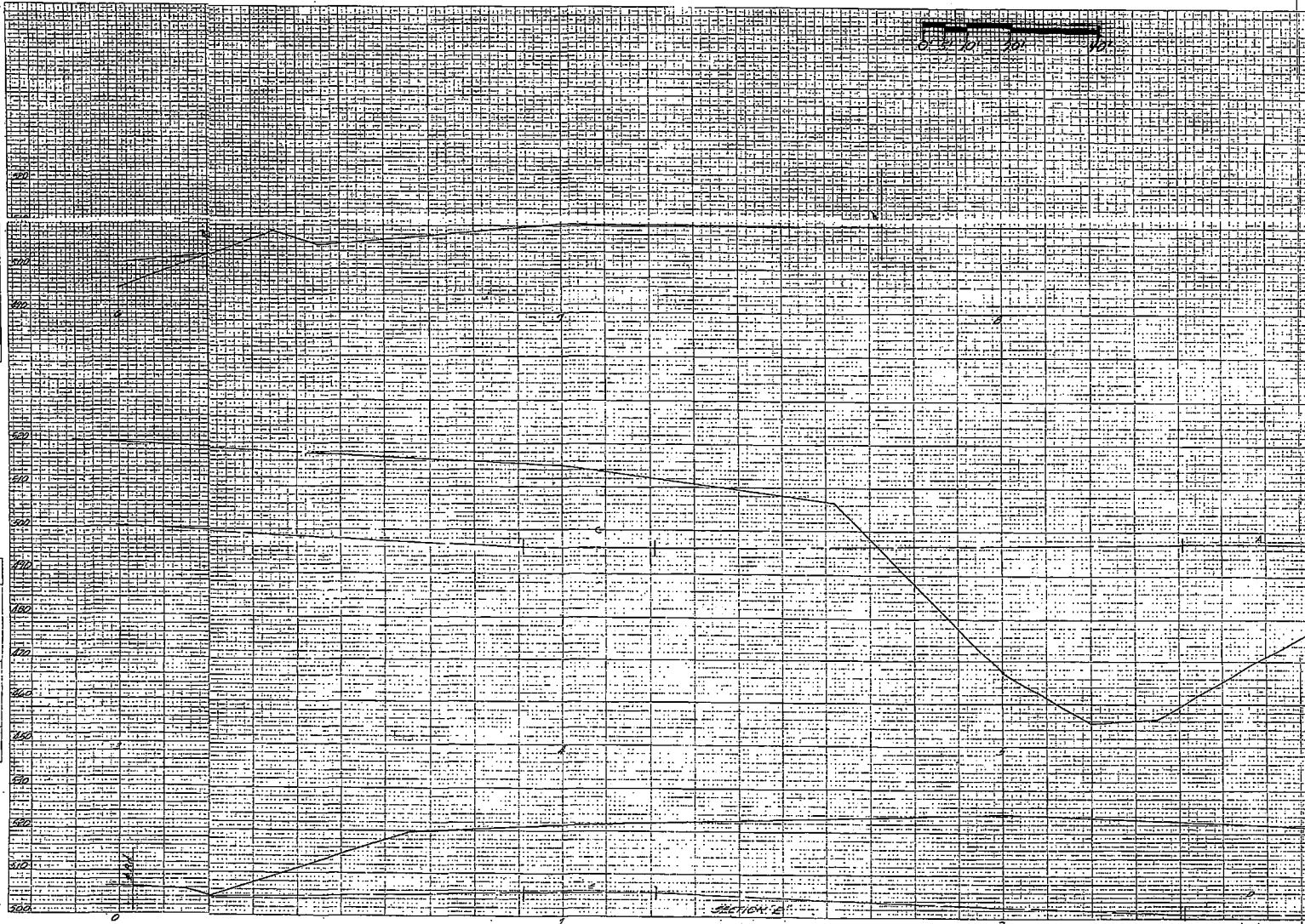
1/2" = 10' 3" SCALE
J. J. [unclear]

JOB # 43 sub 1 of 6

sub 564

DATE
1944
NO. 1000
SHEET NO. 1000
SHEET NO. 1000

DATE
JUNE 1944
NO. 1000
SHEET NO. 1000
SHEET NO. 1000



SECTION E
CHESTERFIELD NARROW GAGES
Scale: 1/4" = 1'-10"

all right side
all left side

all right side
all left side

SECTION E
PART 3 CROSS SECTION
SCALE 1/4" = 1'-10"

JOB #143 sub 2 of 6

564
9ms

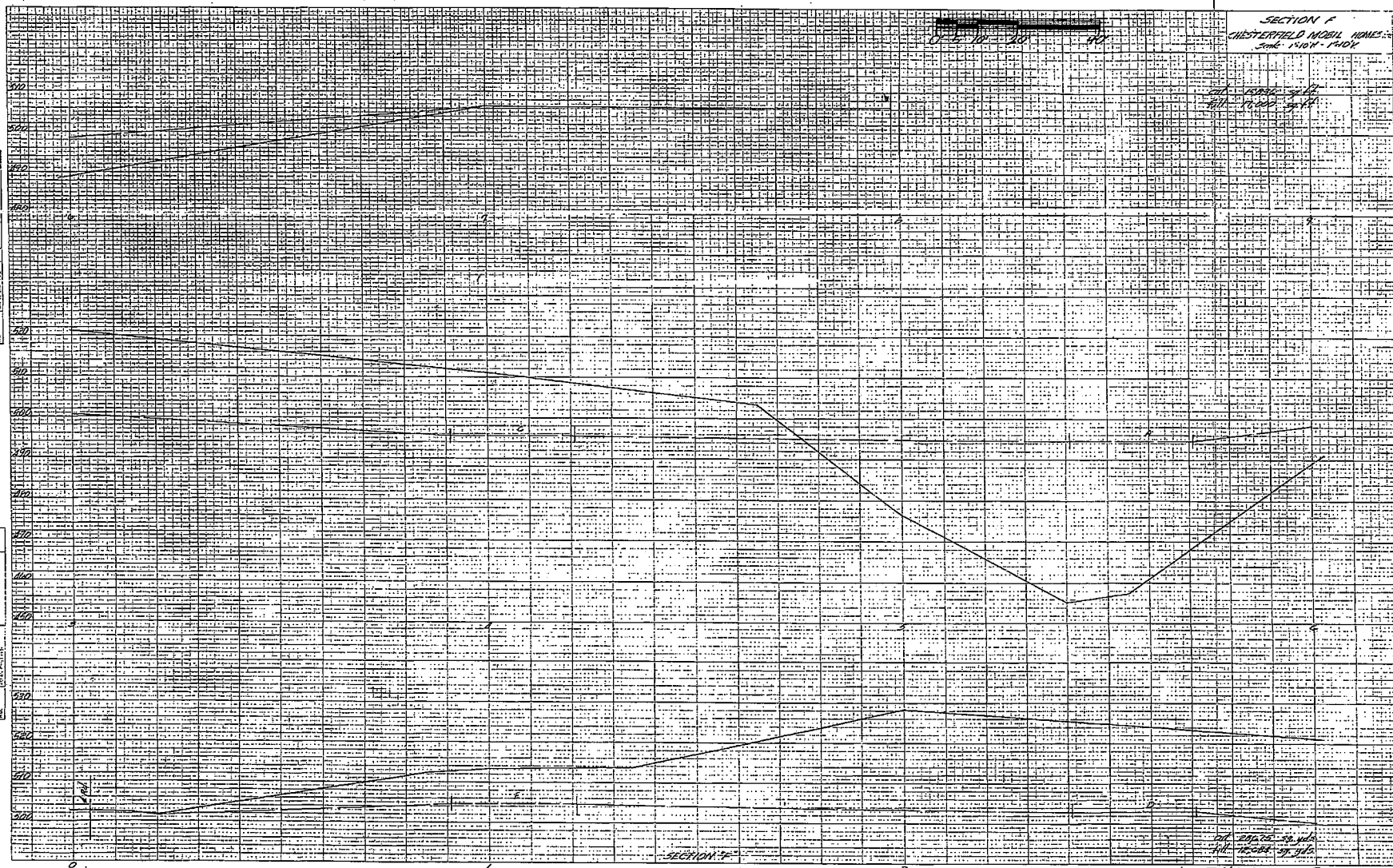
sub 564

17954

SECTION F
CHESTERFIELD MOBILE HOMES
5000 N.W. 140th

DATE: 10/15/84
BY: J. G. [unclear]

0 25 50 75 100



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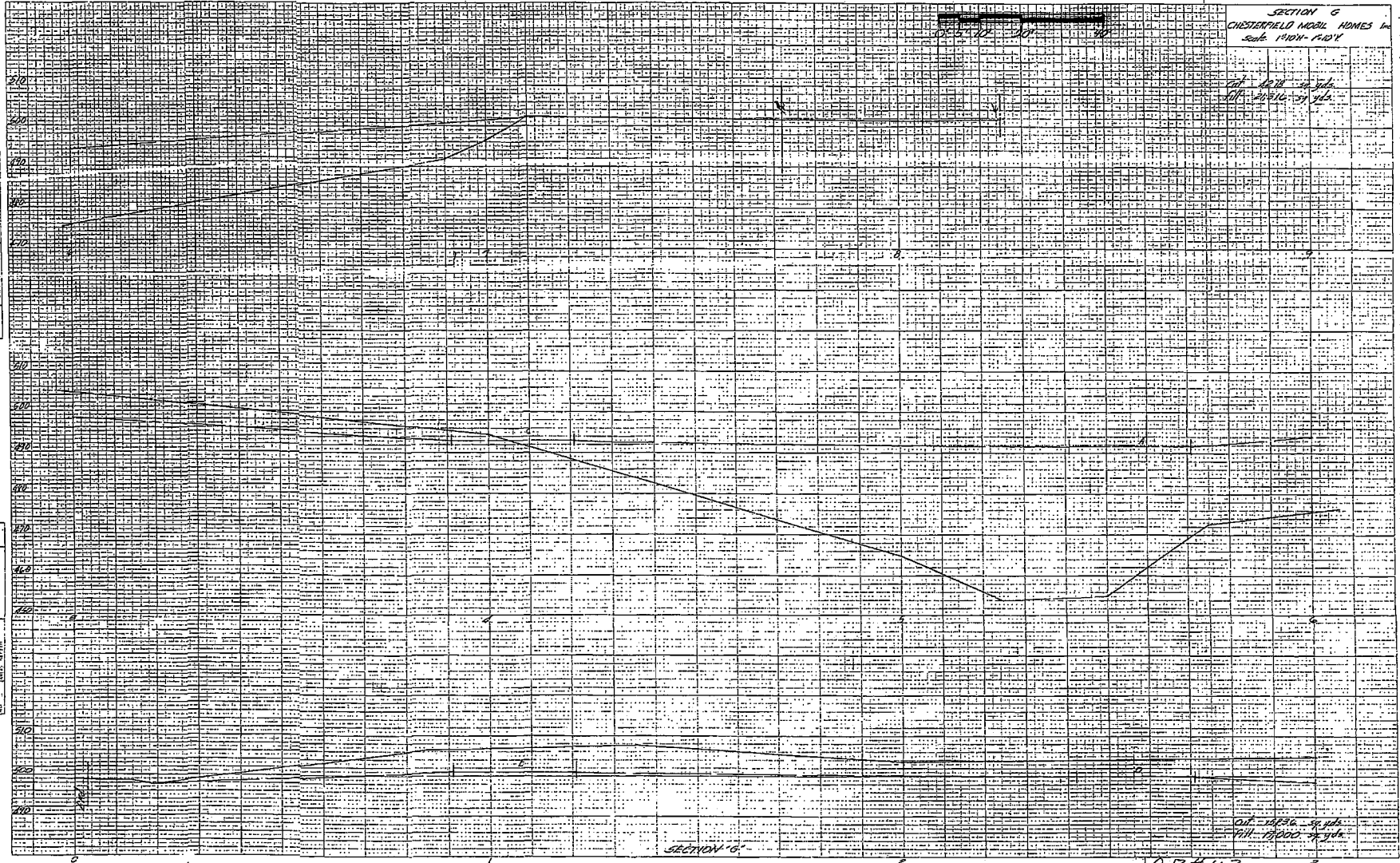
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Sheet 2 of 5

sub 564

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DRAWN BY: [Signature]
CHECKED BY: [Signature]

DATE: 10/10/54
PROJECT: CHESTERFIELD MOBILE HOMES
DRAWN BY: [Signature]
CHECKED BY: [Signature]



SECTION G
CHESTERFIELD MOBILE HOMES
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DATE: 10/10/54
JOB: 43

SECTION G

JOB # 43

DATE: 10/10/54
JOB: 43

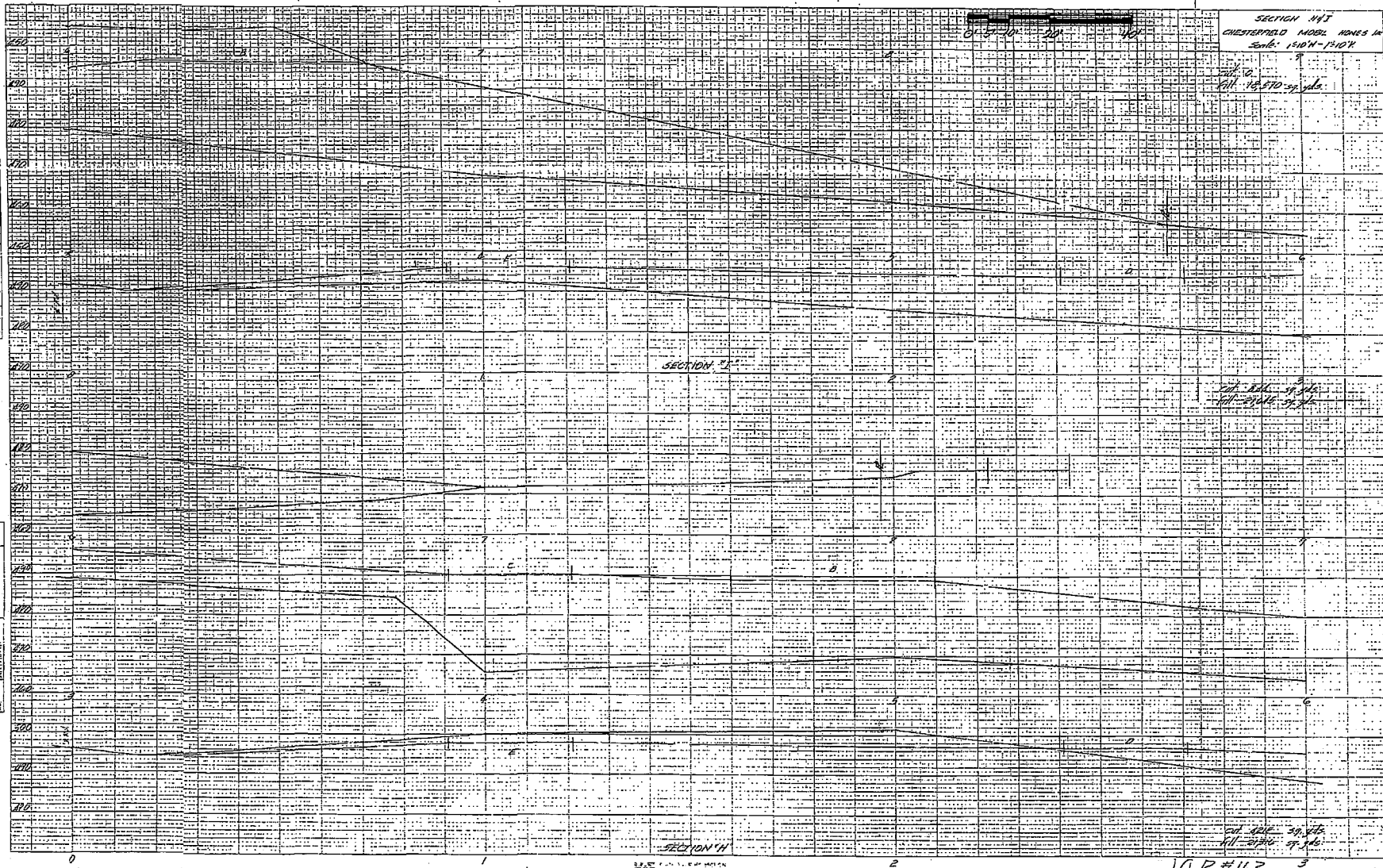
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564
JOB

JOB

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JOB: 564
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ROOFER: [unclear]
Carpenter: [unclear]
Ironworker: [unclear]
Electrician: [unclear]
Mechanical: [unclear]
Plumber: [unclear]
Painter: [unclear]
Roofer: [unclear]

DATE: 1/24/43
JOB: 564
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PLUMBER: [unclear]
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Ironworker: [unclear]
Electrician: [unclear]
Mechanical: [unclear]
Plumber: [unclear]
Painter: [unclear]
Roofer: [unclear]



SECTION 'A'
6'-5 1/2" - 20' - 10"

SECTION 'A'
CHESTERFIELD MOBILE HOMES IN
SUB. 1510N-1510E

DATE: 1/24/43
JOB: 564

SECTION 'B'

DATE: 1/24/43
JOB: 564

SECTION 'H'

DATE: 1/24/43
JOB: 564

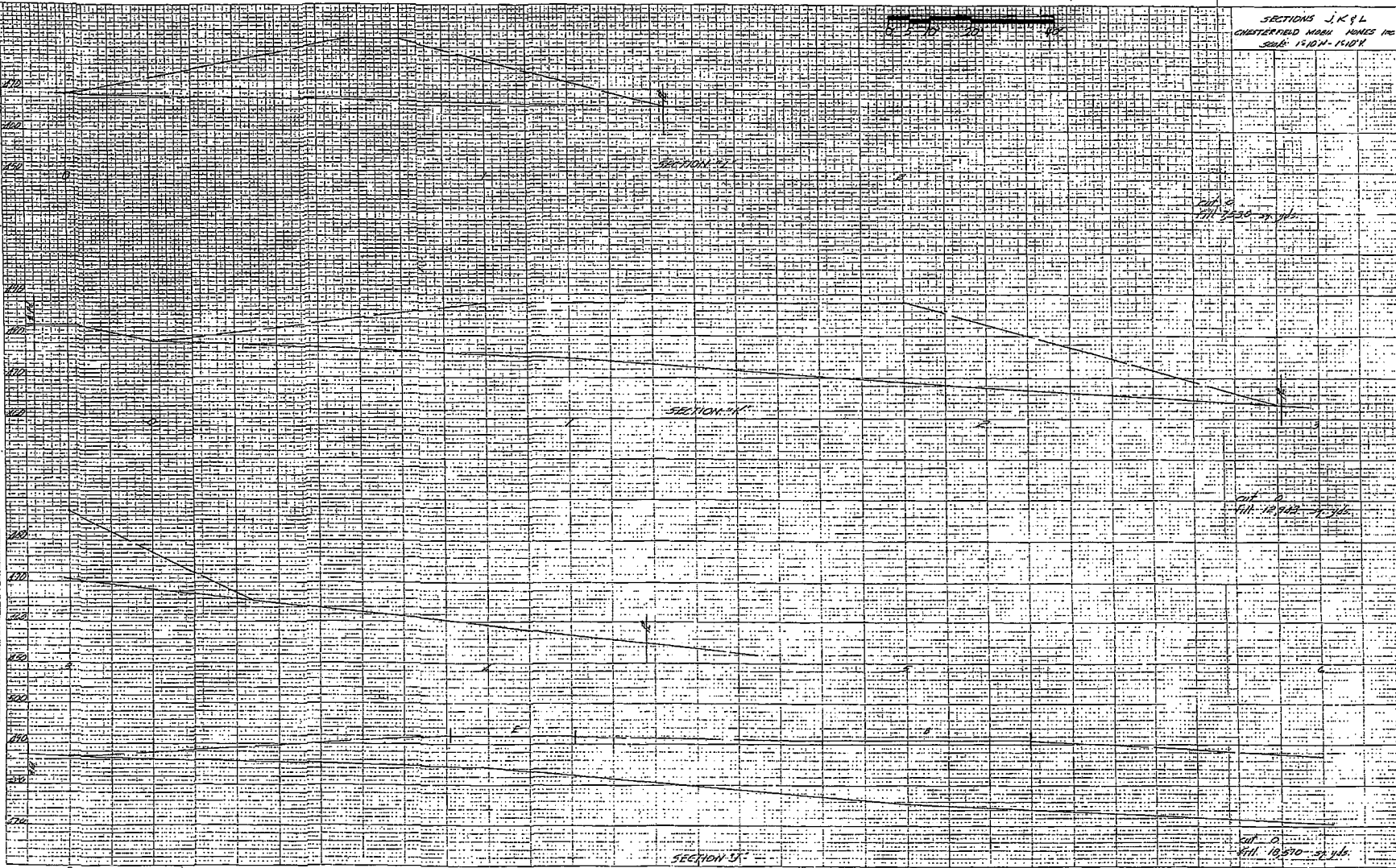
JOB #43 3 and 5 etc

564
sub

sub 564

564
S.W.

SECTIONS J, K & L
CHESTERFIELD MARI JONES INC
SOILS 1510M-1510K



CUT 2
111-9530

CUT 3
111-12942

CUT 3
111-12970

JOB # 43

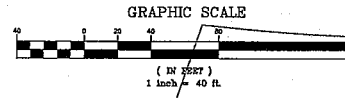
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SCALE: 1" = 10'

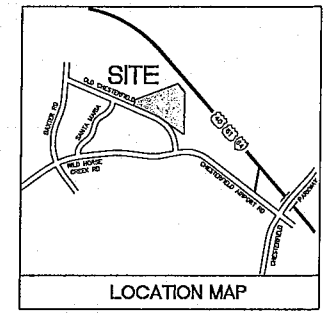
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VILLAGES AT BONHOMME CREEK PRELIMINARY DEVELOPMENT PLAN

A tract of land being part of
U. S. Survey 2031 in Township 46 North Range 4 East,
City of Chesterfield St. Louis County, Missouri



FLOODPLAIN
100 YEAR H.W. 465.00
(BACKWATER MO RIVER)
FIRM 02/04/15
MAP #29189C0165K



PROPOSED UNIT MIX:

1 BEDROOM:	182 UNITS
2 BEDROOM:	109 UNITS
3 BEDROOM:	7 UNITS
TOTAL:	298 UNITS

INDEX

- C1 - PRELIMINARY DEVELOPMENT PLAN
- C2 - SITE SECTIONS
- TSD-1 - TREE STAND DELINEATION
- TSD-2 - TREE STAND DELINEATION

SITE INFORMATION:

PROPOSED SITE AREA: = 11.729 ACRES
 EXISTING ZONING: = "C-7" GENERAL EXTENSIVE COMMERCIAL DISTRICT
 PROPOSED ZONING: = "UC" URBAN CORE
 CITY: = CHESTERFIELD, MISSOURI
 SITE ZIP CODE: = 63005
 SITE ADDRESS INFO: = 704 ARLICK DRIVE
 OWNER: = 704 ARLICK, LLC (OWNER UNDER CONTRACT)
 WANNENBERG'S: = PG 21, FF-18
 SEWER DISTRICT: = METROPOLITAN ST. LOUIS SEWER DISTRICT
 WATER SHED: = MISSOURI RIVER
 FLOOD MAP PANEL: = FIRM 29189C0165K, EFFECTIVE FEB. 4, 2015
 FIRE DISTRICT: = MONARCH FIRE PROTECTION DIST. 13725 DULVE BLVD. CHESTERFIELD, MO. 63017
 WATER DISTRICT: = MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY FROM SURVEYED INFORMATION.
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 U.S., MDDOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SWALES 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 EXPLORATION.
8. THERE IS A MINIMUM OPEN SPACE OF 30% AS REQUIRED BY THE UC DISTRICT REGULATIONS.
9. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE UC DISTRICT REGULATIONS.
10. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
11. NO SLOPES WITHIN CITY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
12. ALL PROPOSED ACCESS TO CITY OF CHESTERFIELD ROADS SHALL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS.
13. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD & ADA STANDARDS.
14. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF CHESTERFIELD AND MSD STANDARDS.
15. ALL OBSTRUCTIONS WITHIN THE CITY RIGHT OF WAY SHOULD HAVE A SIX (6) FOOT MINIMUM SETBACK FROM THE FACE OF CURB OR EDGE OF PAVEMENT. IN NO CASE SHALL THE OBSTRUCTION BE LESS THAN TWO (2) FEET FROM THE FACE OF CURB OR THE EDGE OF PAVEMENT.
16. STREET LIGHTS ALONG OLD CHESTERFIELD ROAD TO UTILIZE AMEREN DUSK TO DAWN LIGHTS ATTACHED TO ELECTRIC POLES THAT REQUIRE REDUCED DUE TO PAVEMENT WIDENING REQUIREMENTS.
17. JOHN LONG CEMETERY LOCATION SHOWN PER ST. LOUIS COUNTY GIS LOCATION IS NOT IDENTIFIED WITH THE DOCUMENTS OBTAINED AND NO EVIDENCE IS AVAILABLE IN THE FIELD AS OF LOCATION.
18. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1 STEEP SLOPES AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD.

RECEIVED
AUG - 7 2017
 City of Chesterfield
 Department of Public Services

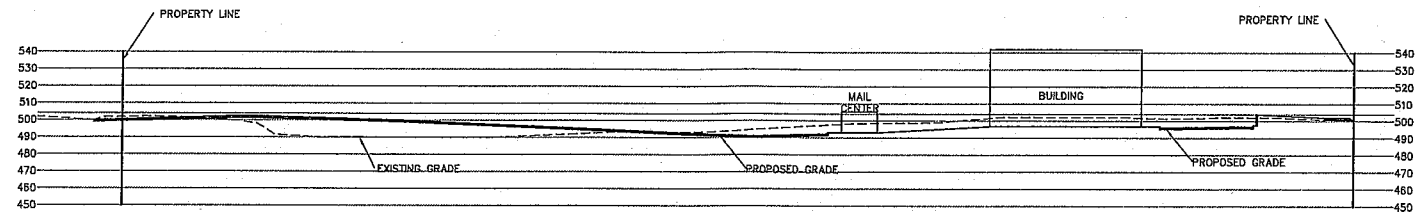
AS-SURVEYED PROPERTY DESCRIPTION

A tract of land being part of U. S. Survey 2031 in Township 46 North Range 4 East, St. Louis County, Missouri, and being more particularly described as:
 Beginning at the Intersection of the East line of property conveyed to Thomas H. Rigg by deed recorded in Book 7849 Page 305 of the St. Louis County Records with the Northwest line of Chesterfield Airport (formerly Olive Street Road), 80 feet wide, thence Northwesterly along said Northwest line of Chesterfield Airport (formerly Olive Street Road), 80 feet wide, the following course and distance: North 55 degrees 47 minutes 13 seconds West 302.20 feet, North 67 degrees 25 minutes 11 seconds West 030.65 feet, North 64 degrees 23 minutes 11 seconds West 178.45 feet and North 72 degrees 05 minutes 05 seconds West 153.11 feet to a point being the Southwest corner of property conveyed to F. E. Brundage & Malvern Company by deeds recorded in Book 4587 Page 356, and Book 4587 Page 370 of the St. Louis County Records; thence Northwesterly along the East line of said F. E. Brundage & Malvern Company property North 19 degrees 01 minutes 49 seconds East 68.28 feet to a point being the Southwest corner of property conveyed to F. E. Brundage & Malvern Company by deed recorded in Book 6188 Page 144 of the St. Louis County Records; thence Eastwesterly along the South line of said F. E. Brundage & Malvern Company property North 87 degrees 02 minutes 15 seconds East 614.83 feet and North 71 degrees 11 minutes 45 seconds East 184.00 feet to a point being the Southeast corner of property conveyed to The Metropolitan St. Louis Sewer District by deed recorded in Book 7417 Page 1741 of the St. Louis County Records; thence Northwesterly along the South line of said Metropolitan St. Louis Sewer District property North 32 degrees 10 minutes 41 seconds East 124.06 feet to a point in the right-of-way line of Interstate Highway 40; thence along said right-of-way line the following course and distance: South 41 degrees 25 minutes 41 seconds East 42.88 feet, North 47 degrees 48 minutes 45 seconds East 103.32 feet and South 42 degrees 10 minutes 10 seconds East 348.00 feet to a point in the West line of the Metropolitan St. Louis Sewer District property; thence along the East line of U. S. Survey 2031 and the West line of property conveyed to Thomas H. Rigg, by deed recorded in Book 8007 Page 2407 and Book 8907 Page 1812 of the St. Louis County Records; thence Southwesterly along the centerline between said Thomas H. Rigg property and Thomas H. Rigg, Jr., property being also said East line of U. S. Survey 2031, South 02 degrees 00 minutes 00 seconds East 852.82 feet to the point of beginning and containing 91.641 square feet or less. (Recorded March 28, 2017)
 EXCEPTING THEREFROM a plot of ground 30 feet square abutting North of Olive Street Road and South of Bonhomme Creek for purpose of a driveway as depicted in Deed recorded in Book 23 page 98 and Book 36 page 142 of the St. Louis County Records.

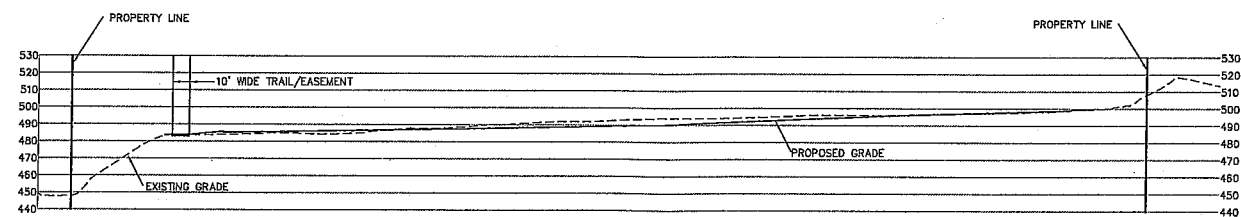
PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.
 PRELIMINARY DEVELOPMENT PLAN FOR: **VILLAGES AT BONHOMME CREEK** CHESTERFIELD, MO
 RECEIVED AUG - 7 2017 City of Chesterfield Department of Public Services
 AS-SURVEYED PROPERTY DESCRIPTION
 REVISIONS:
 1. REVISED LAND DESC. 03/29/17
 2. REVISED R/W VACATION 03/29/17
 3. REVISED CITY COMMENTS 04/18/17
 4. PLAN UPDATES 07/07/17
 5. REVISED CITY COMMENTS 08/07/17
 DRAWN BY: E.A. CHECKED BY: G.M.S.
 DATE: 02/06/17 JOB NO: 215-5580
 MARK: P.P. SCALE: 1"=40'-0"
 SHEET NO: 117 SHEET TOTAL: 117
 MARK: P SCALE: 1"=40'-0"
 SHEET NO: 117 SHEET TOTAL: 117
 PRELIMINARY DEVELOPMENT PLAN
 SHEET NO: **C1.0**

PREPARED FOR:
 704 ARLICK, LLC
 353 MARSHALL AVE., SUITE 1
 ST. LOUIS, MO 63119
 PHONE: 314-227-8050

Surveyors Certification
 This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from surveyed information. The information shown is a correct representation of all existing and proposed land divisions.
 STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D
 By: Daniel Ehlmann, Missouri P.L.S. No. 2215



SITE SECTION A-A
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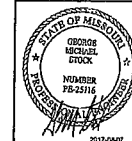


SITE SECTION B-B
SCALE: 1"=40'

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 287 Chesterfield Business Parkway
 St. Louis, MO 63103 FAX (636) 524-9300
 e-mail: general@stockinc.com
 Web: www.stockinc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
VILLAGES AT BONHOMME CREEK

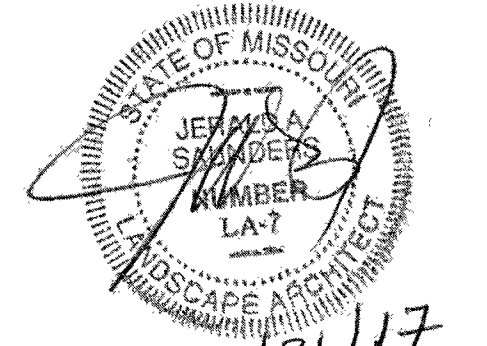
CHESTERFIELD, MO



- REVISIONS:
1. REVISED LEGAL DESC. 03/29/17
 2. REVISED R/W VACATION 03/31/17
 3. REVISED CITY COMMENTS 04/18/17
 4. PLAN UPDATES 07/07/17
 5. REVISED CITY COMMENTS 08/07/17

DRAWN BY: J.E.R.	CHECKED BY: O.M.S.
DATE: 02/09/17	JOB NO: 215-5585
SCALE: P.P. AS SHOWN	SCALE: S.P. AS SHOWN
SHEET NO. P. 0000	TOTAL SHEETS P. 00/00

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

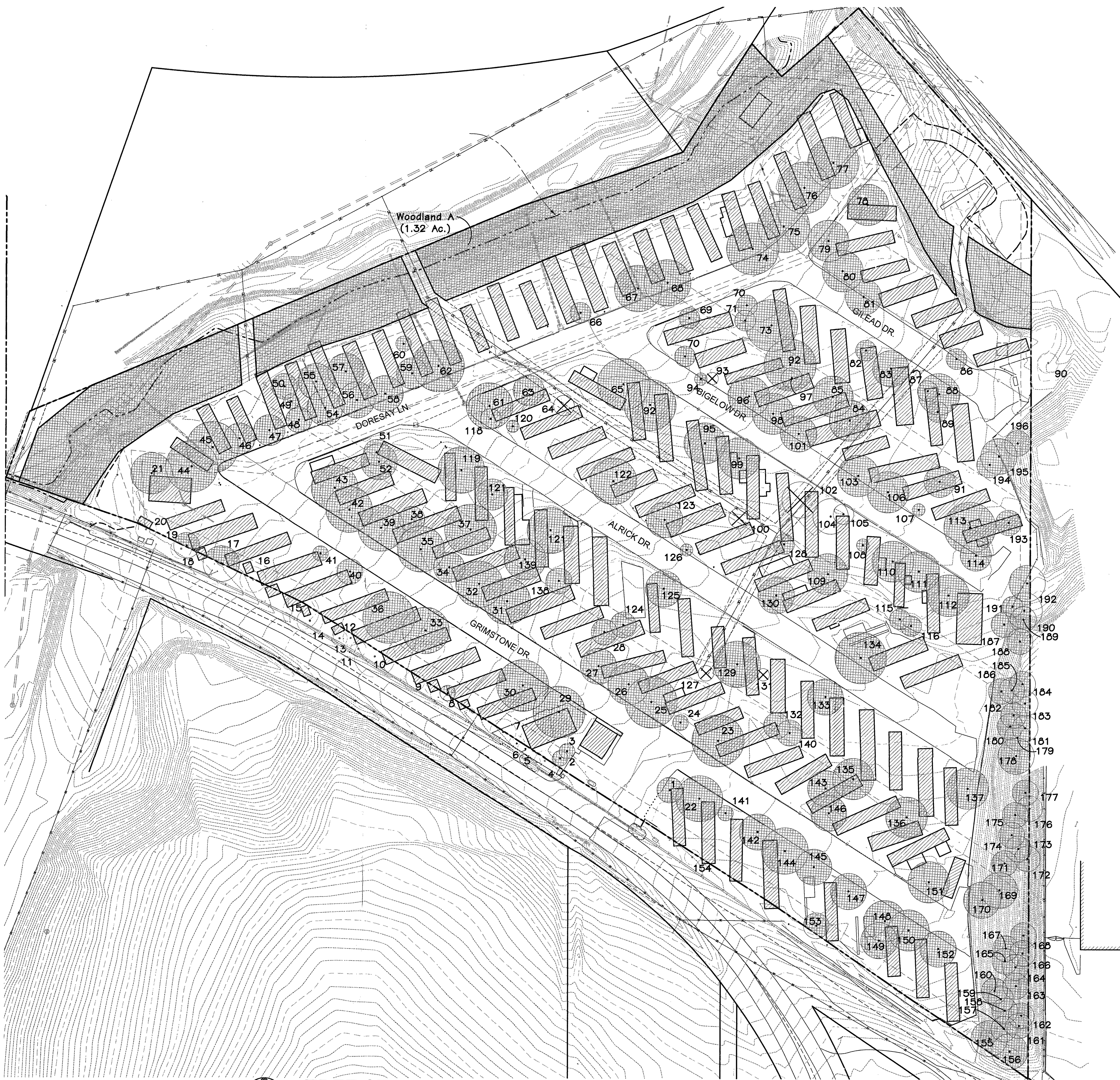


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Villages at Bonhomme Creek

Chesterfield, Missouri



Tree Stand Delineation Narrative August 25, 2016

This project site comprises a total of 11.74 Ac. and has a total of 1.32 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers the north property line and abutting the Highway 40/64 R.O.W. It is comprised of primarily bottomland hardwoods including Sycamore, Black Locust, Elm, and Boxelder with a dense honeysuckle understory along steep, rocky slopes.

Outside of the woodland the site consists of individual trees dispersed throughout the trailer sites. In these areas the predominant species are Sycamore, Silver Maple, and Ash ranging in size from 4" to 36" DBH.

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

There are no Monarch, state champion, or rare trees were found on the site.

Total Site Area	=	511,553 sq. ft. or 11.74 Ac.
Woodland A	=	57,685 sq. ft. or 1.32 Ac.
Individual Trees	=	139,136 sq. ft. or 3.19 Ac.
Total Existing Canopy	=	196,821 sq. ft. or 4.52 Ac.

KEY

- # Existing Tree
- Existing Tree - dead or stump or within easement
- Existing Woodland

Revisions:

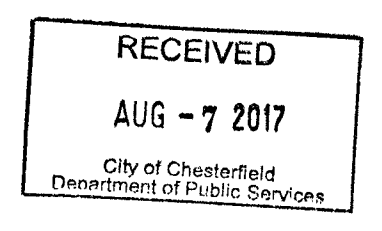
Date	Description	No.
2/13/17	Plan Changes	1
3/31/17	Project Name	2

Drawn: **BB**
Checked: **JS**

loomisAssociates

landscapeArchitects/planners
7075 South 40th Park Drive, Suite 105
Chesterfield, Missouri 63025-1824
636.515.8668 Fax: 636.519.0797
e-mail: info@loomis-associates.com

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



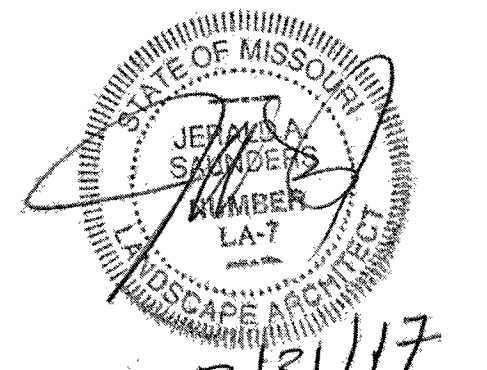
TREE STAND DELINEATION PLAN
SCALE 1"=50'

Sheet Title: **Tree Stand Delineation Plan**

Sheet No: **TSD-1**

Tree Stand Delineation Plan
Prepared by: Brian Bage
Certified Arborist MW- 5033A

Date: **05/26/16**
Job #: **813.054**



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Villages at Bonhomme Creek

Chesterfield, Missouri

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Dogwood	5	25	2	
2	Pear	5	12	2	
3	Pear	5	12	2	
4	Mimosa	4	20	2	offsite
5	Pear	6	12	2	offsite
6	Pear	6	12	1	offsite
7	Elm	10	25	1	offsite
8	Ash	5	15	2	
9	Ash	12	20	1	offsite
10	Silver Maple	22	40	1	offsite
11	Crabapple	8	15	1	offsite
12	Ash	8	15	2	offsite
13	Ash	6	12	2	offsite
14	Crabapple	8	25	1	offsite
15	Boxelder	10	35	2	offsite
16	Ash	10	25	2	offsite
17	Elm	18	35	3	offsite
18	Crabapple	8	20	1	offsite
19	Boxelder	8	25	1	
20	Elm	8	20	1	offsite
21	Ash	20	40	1	
22	Silver Maple	18	45	2	
23	Sycamore	24	50	3	
24	Silver Maple	6	15	1	
25	Silver Maple	24	50	1	
26	Silver Maple	12	40	2	
27	Silver Maple	14	35	2	
28	Pine	8	25	3	
29	Sycamore	30	60	3	
30	Silver Maple	30	50	2	
31	Ash	30	40	1	
32	Silver Maple	24	45	2	
33	Sycamore	20	40	2	
34	Tulip	12	30	3	
35	Silver Maple	28	45	3	
36	Sycamore	24	50	2	
37	Sycamore	24	50	3	
38	Sycamore	8	25	2	
39	Silver Maple	30	40	2	
40	Silver Maple	8	25	2	
41	Dogwood	5	15	2	
42	Silver Maple	18	40	1	
43	Silver Maple	18	40	1	
44	Silver Maple	30	50	3	
45	Ash	30	50	2	
46	Silver Maple	12	30	2	
47	Ash	12	30	2	
48	Black Locust	8	25	3	
49	Ash	5	15	2	
50	Silver Maple	8	20	1	
51	Silver Maple	12	30	2	
52	Silver Maple	10	30	2	
53	Silver Maple	10	30	2	
54	Sycamore	14	35	2	
55	Boxelder	24	35	1	
56	Ash	14	35	1	
57	Silver Maple	10	35	1	
58	Silver Maple	20	35	2	
59	Sycamore	18	30	1	
60	Black Locust	6	15	1	
61	River Birch	14	40	1	
62	Sycamore	28	50	1	
63	River Birch	8	30	2	
64	Cedar	8	20	2	
65	Silver Maple	18	50	3	
66	Crabapple	8	20	1	
67	Honey Locust	18	40	2	
68	Ash	18	40	1	
69	Maple	8	20	2	
70	Black Cherry	8	20	2	
71	Ash	8	20	2	
72	Mulberry	10	20	1	
73	Silver Maple	12	30	2	
74	Sycamore	18	50	3	
75	Sycamore	18	50	3	
76	Sycamore	18	50	2	
77	Silver Maple	30	50	2	
78	Sycamore	24	40	2	
79	Sweet Gum	20	40	2	
80	Sycamore	20	40	2	
81	Sweet Gum	18	35	2	
82	Ash	8	20	2	
83	Silver Maple	14	35	2	
84	Silver Maple	24	40	2	
85	Silver Maple	28	40	1	
86	Walnut	5	12	3	
87	Silver Maple	5	12	2	
88	Sycamore	24	40	2	
89	Silver Maple	6	20	2	
90	Elm	6	15	1	offsite
91	Black Cherry	10	30	1	
92	Sycamore	28	50	3	
93	Sweet Gum	14	10	1	topped
94	Hornbeam	3	8	3	
95	Sycamore	28	40	3	
96	Silver Maple	28	40	1	
97	Boxelder	6	15	1	clump
98	Silver Maple	24	40	1	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
99	Sycamore	28	40	3	
100	Black Locust	6	15	1	
101	Silver Maple	18	30	2	
102	Ash	18	35	2	
103	Silver Maple	24	40	2	
104	Silver Maple	12	30	2	
105	Linden	8	15	1	topped
106	Sycamore	24	40	3	
107	Pine	4	10	3	
108	Ash	10	5	1	topped
109	Walnut	12	30	3	
110	Silver Maple	18	30	1	
111	Silver Maple	14	25	1	
112	Sycamore	24	45	3	
113	Sycamore	24	50	3	
114	Black Locust	10	25	1	
115	Black Cherry	6	15	1	
116	Boxelder	6	20	2	
117	Ash	5	15	2	clump
118	Sweet Gum	14	40	2	
119	Maple	6	12	2	
120	Sweet Gum	14	30	2	
121	Linden	3	40	3	
122	Silver Maple	24	40	2	
123	Ash	20	30	1	
124	Ash	6	20	2	clump
125	Ash	12	30	3	
126	Pear	8	8	1	topped
127	Ash	5	15	2	
128	Black Locust	6	25	1	clump
129	Sycamore	30	45	3	
130	Sweet Gum	14	35	1	
131	stump	28	0	1	
132	Mimosa	6	25	2	clump
133	Maple	12	30	3	
134	Silver Maple	36	50	2	
135	Silver Maple	18	40	2	
136	Silver Maple	20	40	2	
137	Sycamore	18	40	2	
138	Pear	8	20	2	
139	Sycamore	24	45	2	
140	Ash	6	20	3	
141	Cedar	5	10	2	
142	Silver Maple	14	30	1	
143	Silver Maple	12	30	2	
144	Sycamore	24	40	3	
145	Silver Maple	14	30	1	
146	Ash	18	30	1	
147	Sweet Gum	12	30	1	
148	Sycamore	18	40	2	
149	Sycamore	21	30	2	
150	Sycamore	14	40	2	
151	Silver Maple	20	45	1	
152	Silver Maple	12	30	1	
153	Ash	8	20	3	
154	Crabapple	10	15	1	offsite
155	Black Locust	12	30	2	
156	Black Locust	12	30	2	
157	Black Locust	10	25	2	
158	Ash	10	25	2	
159	Black Locust	10	25	2	
160	Black Locust	8	20	2	
161	Black Locust	8	20	2	
162	Black Locust	8	20	2	
163	Black Locust	8	20	2	
164	Black Locust	8	20	2	
165	Black Locust	8	20	2	
166	Black Locust	8	20	2	
167	Black Locust	8	20	2	
168	Black Locust	8	20	2	
169	Walnut	12	30	2	
170	Ash	12	30	2	
171	Black Locust	6	20	2	
172	Black Locust	6	20	2	
173	Black Locust	6	20	2	
174	Black Locust	6	20	2	
175	Black Locust	6	20	2	
176	Black Locust	6	20	2	
177	Black Locust	8	25	2	
178	Black Locust	8	25	2	
179	Boxelder	18	30	2	
180	Elm	6	20	1	
181	Black Locust	12	25	2	
182	Black Locust	5	15	2	
183	Black Locust	10	20	2	
184	Black Locust	5	15	2	
185	Black Locust	5	15	2	
186	Elm	8	25	2	
187	Elm	8	25	2	
188	Linden	10	25	2	
189	Hackberry	10	25	2	
190	Boxelder	8	30	2	
191	Boxelder	8	15	2	
192	Boxelder	5	30	1	
193	Black Locust	14	20	2	
194	Boxelder	6	20	2	
195	Black Cherry	6	30	2	
196	Boxelder	18	20	2	

Revisions:		
Date	Description	No.
2/13/17	Plan Changes	1
3/31/17	Project Name	2

Drawn: BB
Checked: JB

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Sheet Title: **Tree Inventory**
 Sheet No: **TSD-2**
 Date: 09/08/16
 Job #: 813.054

Tree Stand Delineation Plan
 Prepared by: Brian Bage
 Certified Arborist MW- 5033A