

Planning Commission Public Hearing Report

Meeting Date: December 14, 2020

From: Annisa Kumerow, Planner **AK**

Location: North side of Olive Boulevard

Petition: **PZ 12-2020 The Residences at Hog Hollow (14001 Olive Blvd):** A request for a change in zoning from R-3 Residence District to PUD Planned Unit Development for a maximum of 100 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 uses requested in this “PUD” include single family detached, single family attached, and multifamily for a maximum of 100 residential units. The petitioner has submitted PZ 11-2020 in association with this petition in order to repeal the existing “PEU” Planned Environment Unit and establish the development density that is being requested in conjunction with the “PUD” petition.



Figure 1: Subject Site Aerial

LAND USE AND ZONING

“PUD” District Regulations

The Unified Development Code § 405.03.040(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. 12-2020 satisfies the requirement that the maximum density for the existing residential district must be met.

- 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% common 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. 11-2020 and is further described later on in this report.

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.”** See the Comprehensive Plan and Preliminary Plan sections further in this report for staff analysis concerning the specific design features proposed in the petition. 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.

COMPREHENSIVE PLAN

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this development is within the Suburban Neighborhood land use designation along with the adjacent properties to the east and west. The Comprehensive Plan designates single-family residential as the primary land use of the Suburban Neighborhood designation.

The City of Chesterfield’s Comprehensive Plan identifies specific development policies pertaining to the Suburban Neighborhood land use designation. Outlined below are the specific policies that are applicable to this request:

Development Policies – Suburban Neighborhood

- Encourage preservation of existing residential neighborhoods’ identities.
- New residential development should reinforce existing residential development patterns by continuing to reinforce high-quality site and subdivision design, layout, and planning practices.
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development.

The City of Chesterfield’s Comprehensive Plan includes overall goals for the City that complement the City’s vision for the future, which are separated into five categories: 1) development, 2) residential, 3) open space, 4) transportation, and 5) resiliency. Within each of these goal categories are actionable strategies, four of which are applicable to this petition and are further described below.

The Comprehensive Plan denotes the facilitation of diversification of housing as a development strategy, and states that the emphasis should be on “multigenerational living that offers opportunities for older segments of the population to age in place while young professionals find affordable options”.

The proposed petition is for a change in zoning to “PUD”, with requested residential land uses of single family attached, single family detached, and multifamily. A variety of residential land uses assists in facilitating housing diversity. With the single family homes located on the eastern portion of the site and the multi-family located on the western portion of the site, the proposed petition creates a transition of uses to blend into existing neighborhoods.

Similarly, the Comprehensive Plan identifies the encouragement of more housing variety to recognize differences in age, income, and lifestyle preferences as a residential strategy. This strategy is furthered by the Comprehensive Plan objective to address the “missing middle.” The proposed petition requests single-family homes and multifamily in addition to single-family attached homes, increasing the variety within the development.

The Comprehensive Plan also identifies connectivity in new development as a transportation strategy, and states that while there may be opposition to adding new street connections in existing neighborhoods, “opportunities to create connections for people walking and bicycling” should be considered. There is an existing fire access within the proposed development which connects to Eagle Manor Court in the neighboring Eagle Ridge subdivision. The access is proposed to remain gated and private; however, there is a proposed pedestrian connection to the trail proposed for this development.

The Comprehensive Plan also denotes the promotion of tree preservation as a resiliency strategy, and states that the City should “*enforce code requirements for tree preservation as well as protection during construction to minimize impacts to trees on developing sites.*” There are approximately 20.42 acres of tree canopy on the site. The applicant has requested that a minimum of thirty percent (30%) of the existing canopy be maintained. Per the submitted Tree Preservation Plan (included in the Planning Commission Packets), approximately 6.76 acres are to be preserved, or 33.1%. The applicant has proposed 30’ landscape buffers along the perimeter of the site, in addition to the preservation of existing mature tree canopy along the north and west buffer common ground. The proposed lots are grouped towards the center, south, and eastern areas of the site in order to minimize disturbance and grading.

The topography of the subject site is complex, and the grade changes substantially from south to north, and east to west. Per the provided Narrative Statement, there is little flat area on the subject site. The proposed development is utilizing the developable areas. Grading is required, but the site will not be flattened. The proposed grading and stormwater management facilities are necessary to meet the Metropolitan St. Louis Sewer District’s requirements. Although grading is necessary, the applicant has stated that the sloped nature of the development will reflect the original topography. The proposed site work, in combination with a mix of housing types, serves to minimize both the initial development cost of the project, as well as lessen long term maintenance costs by public entities and the future homeowners association.

PRELIMINARY PLAN

As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for the Planning Commission’s review. As indicated on the Preliminary Plan, the applicant is proposing a maximum of 100 residential units – fifty-two (52) residential lots to consist of single-family attached and detached, and forty-eight (48) multifamily units. The Preliminary Plan specifies that the proposed multifamily housing

will be located on the western portion of the site, whereas the single-family attached and detached housing will be located to the center and east of the site.

Notable features of the Preliminary Development Plan include, but are not limited to:

- One proposed access off of Olive Boulevard, to the east of the existing curb cut.
- The internal streets are proposed as public streets.
- Pedestrian connection to Olive Boulevard and the neighboring Eagle Ridge subdivision.
- Street trees and 30' landscape buffers along the perimeter of the site.
- Storm water detention and water quality bioretention areas.
- Two pocket parks with associated amenities:
 - Playground equipment
 - Fitness circuits
 - Native tree identification signage
 - Eagle watching binoculars
 - Natural stone seating
 - Pet waste stations
- A gravel/crushed rock trail along the perimeter of the site and within proposed common ground areas.

The Petitioner's Narrative Statement, attached for the Planning Commission's consideration, includes further information regarding the design features proposed to justify the PUD request. The Petitioner will be present at the Public Hearing to present their request in detail and to answer any questions that the Planning Commission may pose.

REQUEST

A public hearing further addressing the request will be held at the December 14, 2020 City of Chesterfield Planning Commission meeting. Staff is requesting the Planning Commission discuss the proposal and provide direction to Staff on areas that need further clarification, additional information, or where concerns exist.

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

Attachments: Public Hearing Notice
 Project Narrative
 Preliminary Plan
 Tree Stand Delineation
 Tree Preservation Plan
 Landscape Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on December 14, 2020 at 7:00 p.m. Due to the recommendations of the President, the Governor, and the CDC, the meeting will be conducted virtually at <https://zoom.us/j/98578147504> or call in at (312) 626-6799 and enter meeting ID 985 7814 7504.

Said Hearing will be as follows:

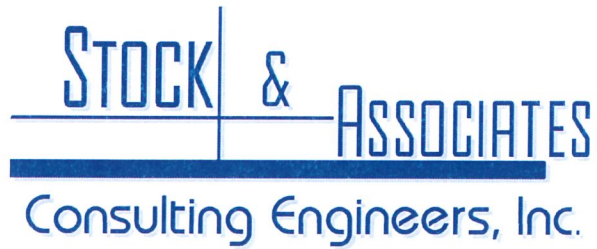
P.Z. 12-2020 The Residences at Hog Hollow (14001 Olive Blvd): A request for a change in zoning from R-3 Residence District to PUD Planned Unit Development for a maximum of 100 residential units (16R340151).

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.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Annisa Kumerow at 636.537.4743 or via e-mail at akumerow@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



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: October 30, 2020, REV November 20, 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 or 100 Residential units as depicted on the Preliminary Plan. 52 Residential Lots (60' x 125') = 7,500 s.f.

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 as located on the Preliminary Plan
 2. Height
 - a. Maximum building height of three (3) stories or forty-five (45) feet.
 3. Building Requirements
 - a. Common Open Space: 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.

Narrative - (UDC 31-02-04B.1(b))

1. The intent of the development is to provide a public street from Olive Blvd., for a distance of approximately 200ft street. The street would provide future access to 13987 Olive Blvd to the east and be adjacent to a pocket park on the west. 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 a visual 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 and was to be 82 attached villa community. (Ordinances 2212 and 2213).

The Topography of the Property is difficult, dropping off substantially from South to North and East to West. The Property requires extensive grading of approximately 218,034 cubic yards of cut and 219,237 cubic yards of fill. 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.

Site Design

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 clearing and grading of the subject site.
5. Sloping street design with longitudinal slopes as steep as eight percent (8%) may be required.
6. The developer has incorporated unique features to provide for exceptional site design including, but not limited to:
 - (a) Extensive professionally landscaped buffers, in addition to preservation of existing tree canopy along the north and west buffer common ground.
 - (b) Expansive, restricted, and retention of heavily wooded/landscaped common open space.

- (c) Adherence to MSD stormwater requirements.
- (d) Grouping the lots and homes toward the center, south, and eastern portion of the site, to minimize disturbance and grading.
- (e) 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.
- (f) 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 east to west. 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 32 feet from east to west (street elevation $652 - 620 = 32'$).

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:

- (i) There will be volume reduction for the first 1.14 inch of stormwater runoff by implementation of bioretention.
- (ii) The post runoff rate for the 2 year through 100-year events will be reduced below the predevelopment condition, by installation of bioretention basins and stormwater detention basins.

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 a single phase.
- E. The Comprehensive Plan Designation is "Single Family Residential Attached/Detached". The surrounding land uses are commercial and residential single family detached.
- 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.

Design Features - (UDC 31-03-04K.5)

- a. Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.

Response: The Residential Development is centrally located within the Site to buffer from Olive Blvd. Maintain the existing Site Topography along North & West sides as practical. 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.

- b. 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;

Response: As described in Item (a) very steep / forested slopes are being left undisturbed. These areas provide large buffers from the existing Railroad & Airport located within the Howard Bend Levee District. 14.6 acres of common ground is provided by the Plan which equates to 49.6% of the site. The perimeter landscape buffer provided by the Plan is a minimum of 30' on the east and west property lines. These buffer areas allow for enhanced landscaping. A hiking/fitness trail is proposed around the perimeter of the site, as well as within the interior common ground. There will be multiple locations along the trail where outdoor fitness equipment will be provided. A "community recreation area" is proposed with passive recreation. A proposed sidewalk across the property frontage will be provided and will connect to the existing sidewalks.

- c. 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;

Response: As indicated on the "TSD", trees especially valuable to the site are those located along the North facing slope. Regarding tree removal an excess of 30% minimum tree canopy will be retained. Enhanced buffer yard plantings with native

species will be provided for greater diversity of planting types. These new plantings will be located adjacent to the access trail and will utilize small signage to educate and inform trail users of the unique nature of the trees.

- d. Enhanced landscaping, deeper and opaque buffers, and increased planting along public rights-of-way, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;

Response: The Residential Community is located more than 200 feet North of Olive Blvd., very large buffers exist to the North & West protecting the Development from Hog Hollow Road, the Railroad & Airport located within the City of Maryland Heights. The berm created between Eagle Ridge subdivision & this site will be landscaped. A hiking trail is proposed around the perimeter of the site as well as within interior common ground areas. The trail will include "lookout" points. Pocket Parks are proposed with passive recreation and access to the hiking trail. Play equipment and fitness equipment will be incorporated in the park areas as well as along the trail. These facilities will be available to all residents. The park areas will also include a sitting areas, gently sloping grassy areas which can be utilized as a place to walk and meet with neighbors, hold neighborhood block parties and other community events.

- e. Utilization of mixed-use buildings;

Response: This petition includes a request to allow Single Family Residential as attached homes, detached homes, and condominiums.

- f. Utilization of traditional neighborhood design (TND) techniques in the layout and spatial organization of the development;

Response: 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.
- j. Community Recreation Areas, playground and hiking/fitness trails.

- g. Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;

- h. Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;

Response: Sidewalks will be provided along both sides of the internal public streets.

- i. Incorporation of transit-oriented development (TOD) or direct access to public transportation;

Response: Olive Blvd. is a State Highway of which Metro provides public bus service.

- j. Provision of affordable housing;

Response: N/A

- k. 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 United States Green Building Council within the PUD; and

Response: Access to the bioretention basins, via a hiking trail, will be provided from the subdivision to allow for visual learning of the benefits to the environment.

- l. Inclusion of community facilities and the access thereto;

Response: Community Facilities have been added in the form of playground/tot-lot/fitness equipment, gazebo/sitting area with trellis and benches.

ABBREVIATIONS

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

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- SET IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SHrub
- NOTES PARKING SPACES
- GLY WARE
- 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., MDDOT, 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 GEOLOGICAL 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 MDDOT STANDARDS.
2. NO SLOPES WITHIN CITY OF CHESTERFIELD AND/OR MDDOT 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 MDDOT ROADS SHALL MEET MINIMUM MDDOT SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF CHESTERFIELD, MDDOT, AND MSD STANDARDS.

DENSITY CALCULATIONS:

TOTAL SITE: 1,281,082 S.F.
 RIGHT-OF-WAY (R.O.W.): 116,365 S.F.
 R3 LOT SIZE: 10,000 S.F.
 DENSITY: (1,281,082 S.F.) / (10,000 S.F.) = 128 LOTS

PARKING CALCULATIONS

REQUIRED PARKING:
 MULTI-FAMILY 3-STORY (CONGD 12 UNITS EA.)
 TOTAL = 48 CONDOMINIUMS
 TOTAL PERMITTED (MINIMUM): 84 SPACES
 PROVIDED TOTAL SPACES: 84 SHARED SPACES w/16 ACCESSIBLE (4 PER BUILDING)
 SINGLE FAMILY LOTS (60'x125' = 7,500 SF) = 52
 TOTAL UNITS = 100

ST. LOUIS COUNTY BENCHMARK

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

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS FIRE 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 EXISTING, NON-EXISTING, 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 COMPLIING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

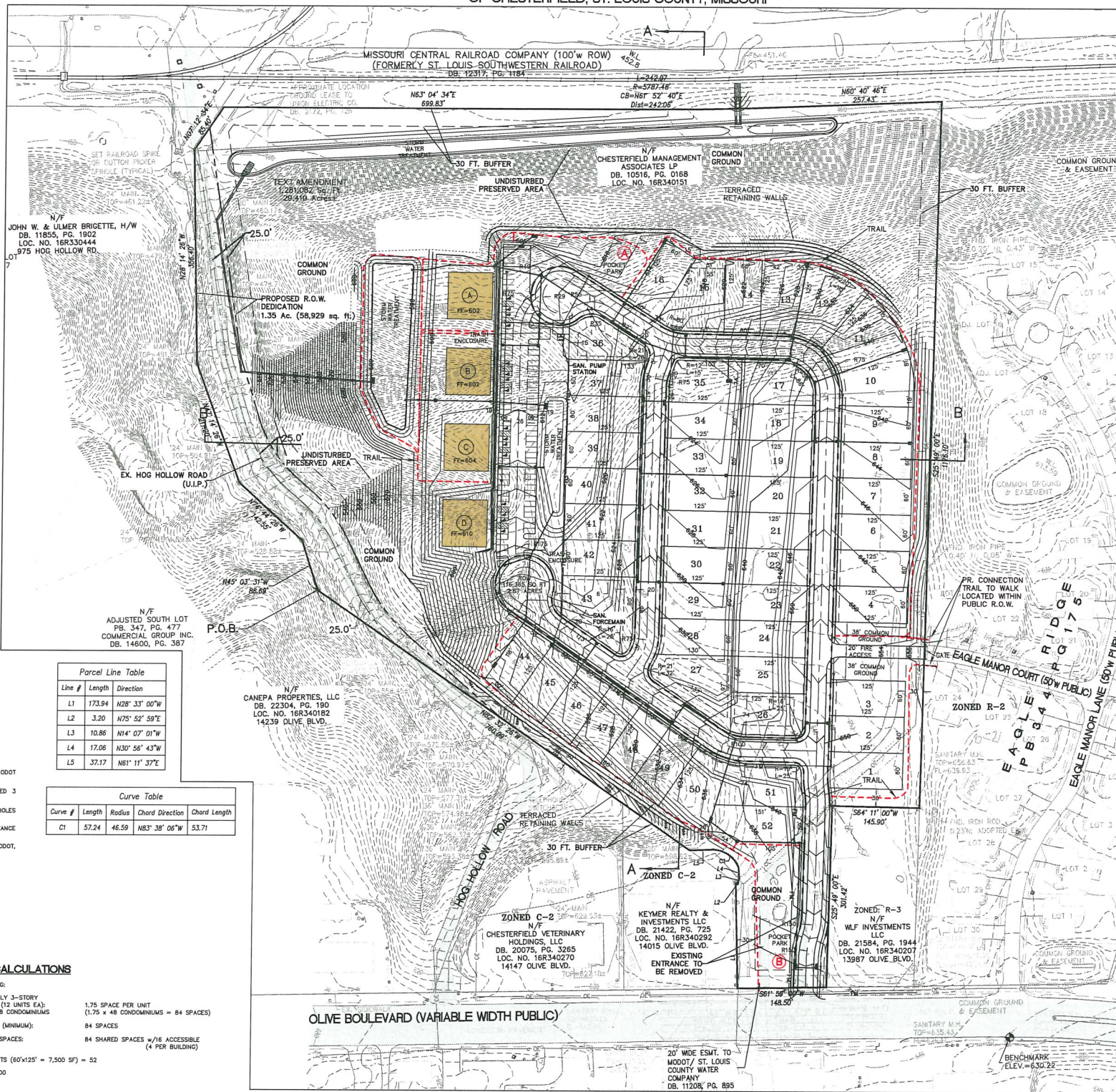
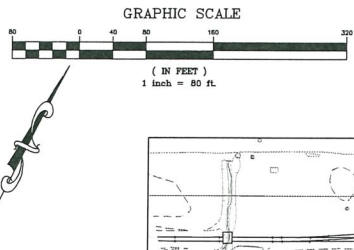
PREPARED FOR:

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

PRELIMINARY PLAN FOR THE RESIDENCES AT HOG HOLLOW, R-3 WITH P.U.D. INDEX of SHEETS

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

- 1 PRELIMINARY PLAN
- 2 SITE SECTIONS

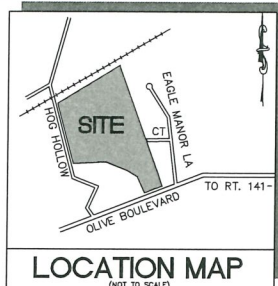


Parcel Line Table

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



PERTINENT DATA

OWNER: CHESTERFIELD MANAGEMENT ASSOCIATES, LP
 DB. 10516, PG. 0168

LOCATOR NO.: 16R340151
 LOT AREA: 29.410 Acres ±
 EXISTING ZONING: R3 P.U.D.

SITE ADDRESS: (ORD. #2212 & #2213)
 14001 OLIVE BLVD.
 CHESTERFIELD, MISSOURI 63017

WUNNERBERG'S: PG. 22, GRID 1688 & 1768
 MONARCH FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: PARKWAY
 METROPOLITAN ST. LOUIS
 SEWER DISTRICT: SEWER DIST.
 MISSOURI RIVER

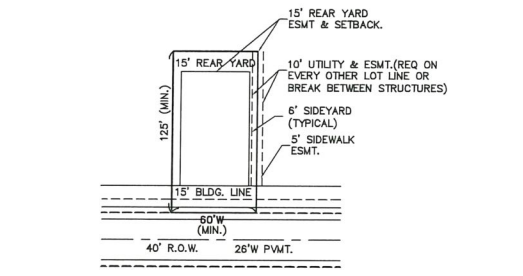
FEMA MAP: 29180C070K, FEB 4, 2015

ELECTRIC COMPANY: AMEREN INC
 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 (FOURTH COUNTY) RECORDS AND PARTLY IN U.S. SURVEY 208 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, 142.25 FEET; NORTH 47 DEGREES 14 MINUTES 26 SECONDS WEST, 211.30 FEET; AND NORTH 28 DEGREES 14 MINUTES 26 SECONDS WEST, 336.40 FEET; AND NORTH 07 DEGREES 12 MINUTES 24 SECONDS EAST, 88.40 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 40 SECONDS EAST, 242.07 FEET; AND NORTH 60 DEGREES 40 MINUTES 48 SECONDS EAST, 207.43 FEET TO ITS INTERSECTION WITH THE NORTHWESTLY 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, 1176.10 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 WEST, 145.80 FEET TO THE WESTERN CORNER THEREOF; THENCE SOUTH 25 DEGREES 49 MINUTES 00 SECONDS EAST, 301.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 61 DEGREES 59 MINUTES 00 SECONDS WEST, 148.50 FEET TO THE SOUTHEASTERN CORNER OF A TRACT OF LAND AS CONVEYED TO KEYSER REALTY & INVESTMENTS, LLC BY INSTRUMENT RECORDED IN BOOK 21422, PAGE 725 OF ABOVE SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID KEYSER TRACT, NORTH 28 DEGREES 33 MINUTES 03 SECONDS WEST, 173.84 FEET TO THE SOUTHEASTERN CORNER OF SAID TRACT AS AMARKED TO HARVEY A. AND SANDRA S. KEYSER UNDER CAUSE NO. 09S-0203205 FILED IN THE CIRCUIT COURT OF ST. LOUIS COUNTY; THENCE ALONG THE EASTERN AND NORTHERN LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 75 DEGREES 50 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 57.24 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 26 SECONDS WEST, 760.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,281,082 SQUARE FEET OR 29.410 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. ON JUNE 12, 2019.



POSSIBLE POCKET PARK AMENITIES



PREPARED BY: **STOCK & ASSOCIATES Consulting Engineers, Inc.**
 257 Chesterfield Business Parkway
 ST. LOUIS, MO 63017
 TEL: (513) 530-5000
 FAX: (513) 530-5000
 E-MAIL: GENERAL@STOCK-AND-ASSOCIATES.COM
 WWW.STOCK-AND-ASSOCIATES.COM

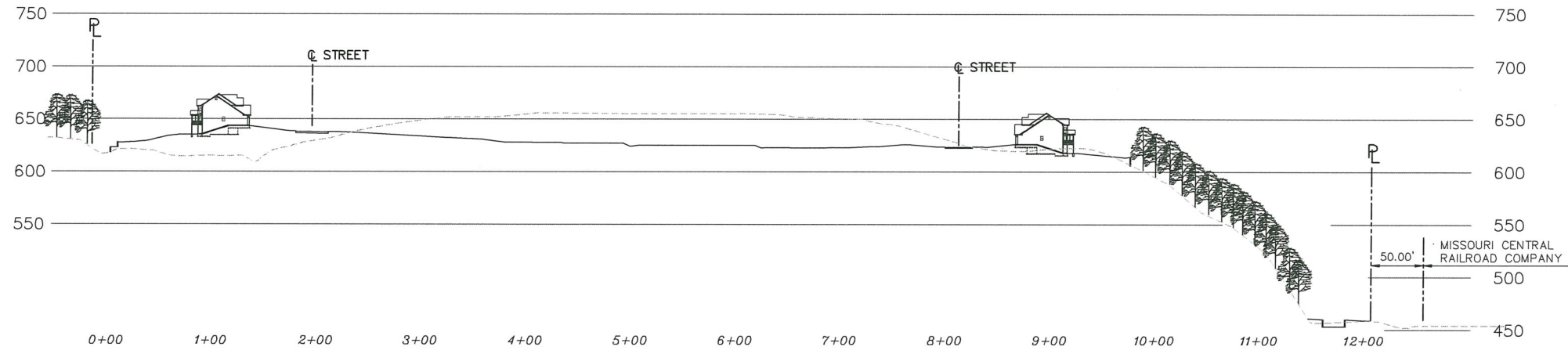
PRELIMINARY PLAN FOR: **THE RESIDENCES AT HOG HOLLOW, R-3 WITH P.U.D.**
 PREVIOUSLY KNOWN AS BRIARCLIFFE VILLAS
 14001 OLIVE BLVD.
 CHESTERFIELD, MO 63017

DATE: 11/25/20
 STATE OF MISSOURI
 GEORGE H. STOKK
 REGISTERED PROFESSIONAL ENGINEER
 NUMBER: 00098
 EXPIRES: 12/31/2024

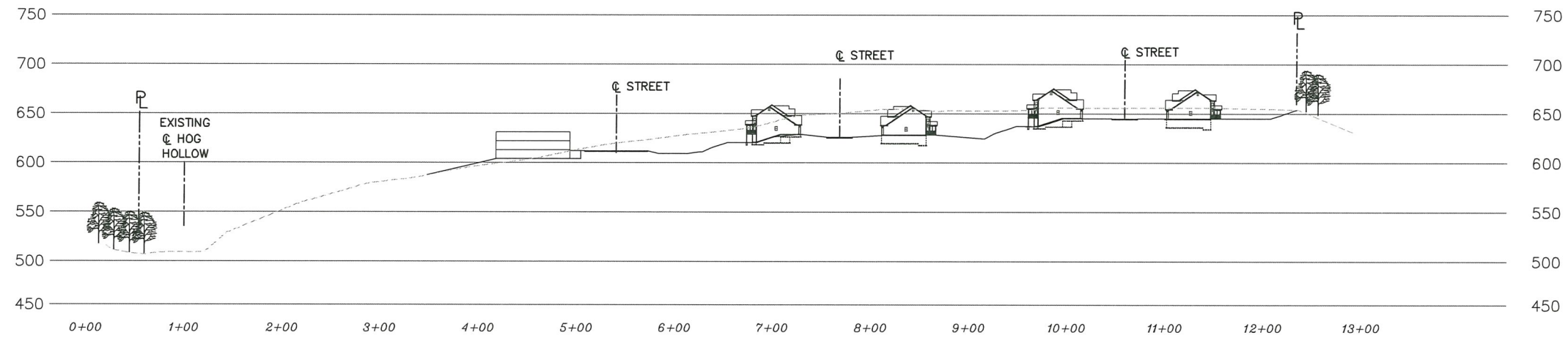
REVISIONS:
 1. 11-25-2020 REV PER CITY COMMENTS 11-17-2020

RECEIVED
 City of Chesterfield
 Dec 07 2020
 Department of Public Services

DRAWN BY: C.A.H. CHECKED BY: C.M.S.
 DATE: 10/20/20 DATE: 11/25/20
 SCALE: AS SHOWN SCALE: 1/8"=1'-0"
 S.L.C. MAT # MAT SUFF #
 MARK # MORA
 SHEET TITLE: PRELIMINARY PLAN
 SHEET NO.: C1.0



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



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

257 Chesterfield Business Parkway
Chesterfield, MO 63017
PH: (636) 534-3000
FAX: (636) 534-3000
E-MAIL: george@stockandstock.com
Web: www.stockandstock.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:

PRELIMINARY PLAN FOR:
THE RESIDENCES AT HOG HOLLOW, R-3 TO P.U.D.
PREVIOUSLY KNOWN AS BRIARCLIFFE VILLAS
14001 OLIVE BLVD.
CHESTERFIELD, MO 63017



DATE: 11/26/20
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000088

REVISIONS:

1.	11-26-2020	REV PER CITY COMMENTS 11-17-2020
----	------------	----------------------------------

DRAWN BY:	C.A.H.	CHECKED BY:	G.M.S.
DATE:	10/30/20	JOB NO:	219-6568
SCALE: P & I:	1/8"=1'-0"	BASE MAP #:	16R
S.L.C. MAP #:	-	NAT SUP. #:	-
M.D.N.A. #:	MOB		

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C2.0



Jerald Saunders - Landscape Architect
MO License # LA-007



LOCATION MAP

The Residences at Hog Hollow R-3 with P.U.D.

14001 Olive Boulevard
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	12	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	38	Fair	60' canopy size
89	Silver Maple	24	Fair	Offsite; 40' canopy size; Utilities
90	Cottonwood	26	Poor	
91	Cottonwood	12	Poor	

Revisions:

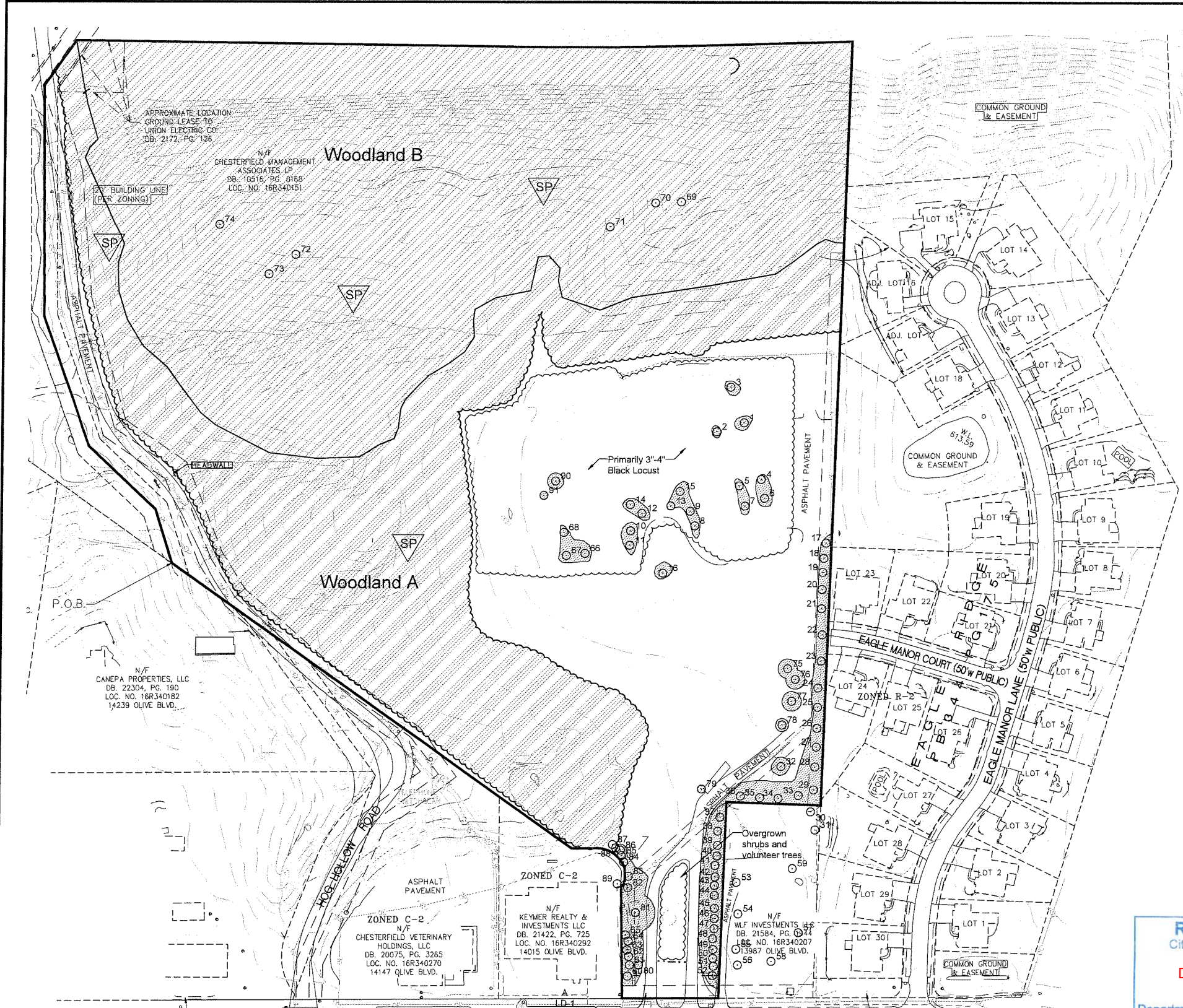
Date	Description	No.
11/24/20	City Comments	1

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
780 Spirit of Park Drive, Chesterfield, Missouri 63005
t. 636-570-9668
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000193

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	8/13/19
Job #:	813.080



Legend:

- Existing Individual Trees/Monarch Trees
- 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

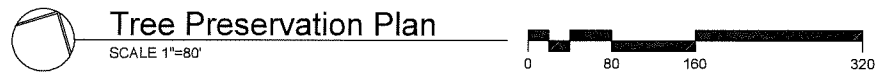
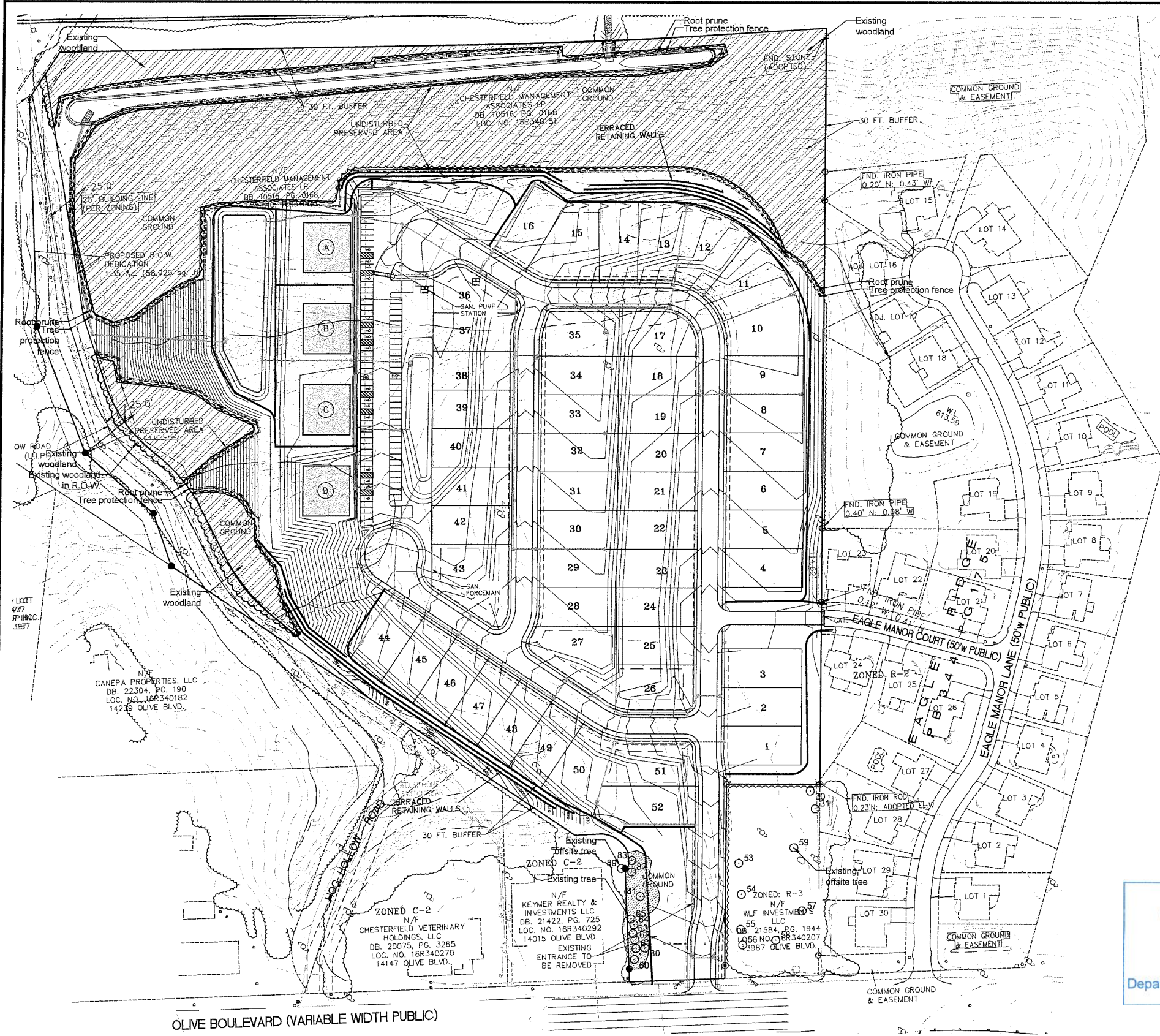
Woodland	Forest Type	Area (sq. ft.)	Dominant and Co-dominant Species	Density (Trees/acre)	Average Diameter	Average Overstory Diameter	Frequency of Occurrence for Dominant Species	Understory Species
A	Successional/Edge	311,265.00	Black locust / Cottonwood / Sycamore / Hackberry	110	2.5"	10"	60 / 10 / 10 / 5	Black Cherry / American Elm
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 Arborist MW- 5033A



Total Site Area	=	1,281,082 s.f. (29.4 acres)	Existing Tree Canopy Area To Be Removed	=	595,273 s.f. (13.66 acres) (66.9 %)
Woodland Tree Canopy Area	=	848,494 s.f. (19.48 acres)	Existing Tree Canopy Area To Be Preserved	=	294,276 s.f. (6.76 acres) (33.1 %)
Individual Tree Canopy Area	=	41,055 s.f. (0.94 acres)	(Excludes Tree Canopy Area in R.O.W.)		
Tree Canopy Area in R.O.W.	=	5,931 s.f. (0.13 acres)			
Total Existing Tree Canopy Area	=	889,549 s.f. (20.42 acres)			
(Excludes Tree Canopy Area in R.O.W.)					

RECEIVED
City of Chesterfield

Dec 07 2020

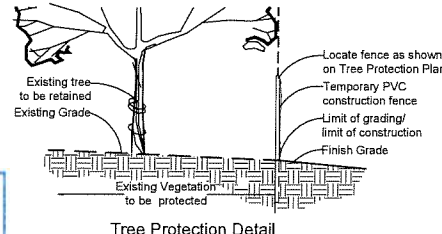
Department of Public Services

Tree Protection Notes:

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

Tree Protection Action Key Sequence:

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



Tree #	Species	Inches	Rating	Comments
30	Maple, Silver	36	Fair	Offsite; Monarch
31	Maple, Silver	38	Fair	Offsite; Monarch
53	Pecan	38	Excellent	Offsite; Monarch
54	Maple, Sugar	28	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
81	Silver Maple	28	Fair	60' canopy size
82	Pine, White	9	Fair	22' canopy size
83	Pine, White	18	Fair	25' canopy size
89	Silver Maple	24	Fair	Offsite; 40' canopy size; Utilities

Jerald Saunders - Landscape Architect
 MO License # LA-007

LOCATION MAP

The Residences at Hog Hollow
R-3 with P.U.D.
 14001 Olive Boulevard
 Chesterfield, Missouri

Revisions:

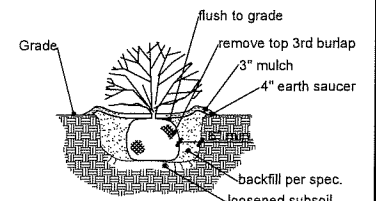
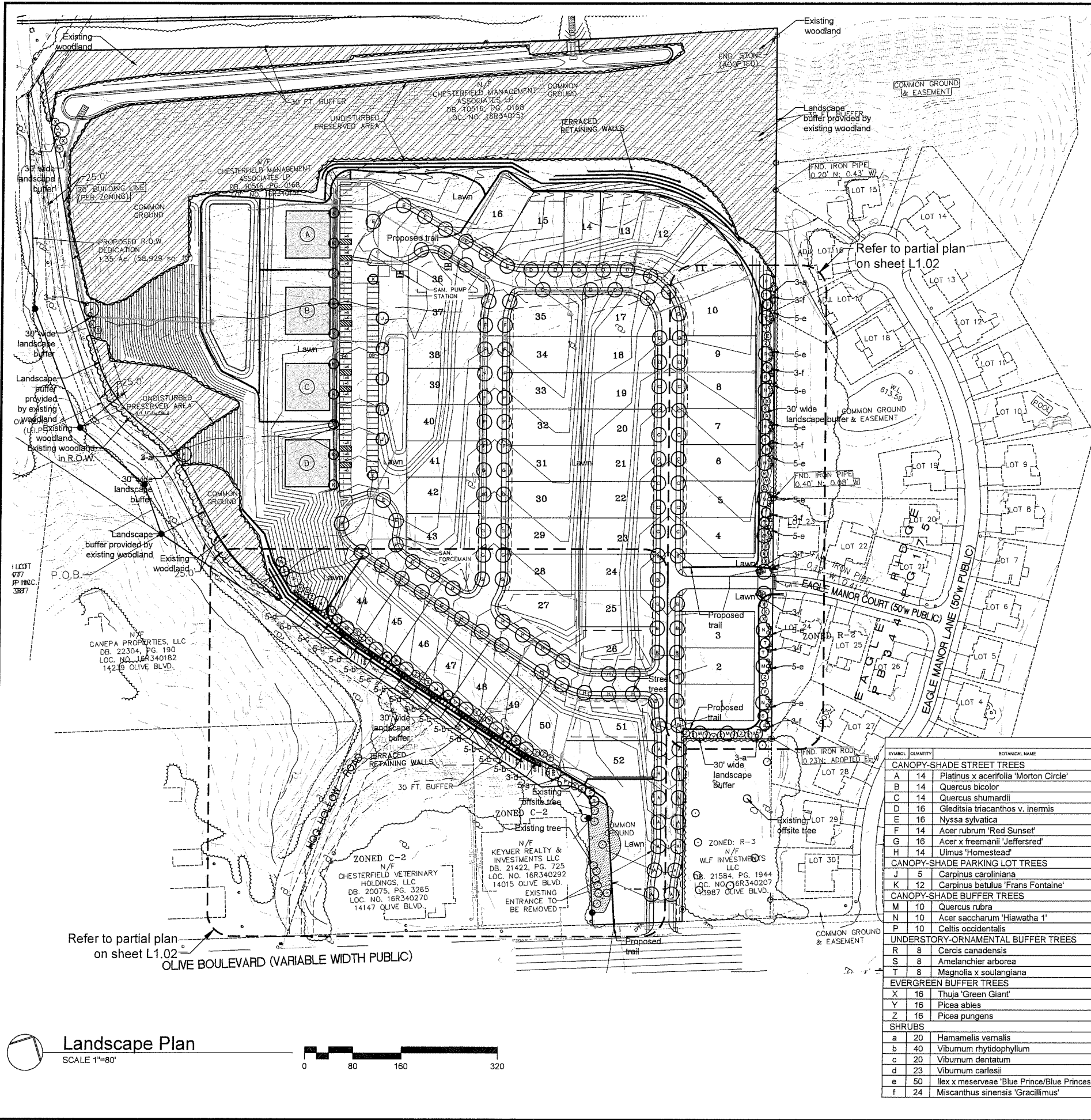
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11/24/20	City Comments	1

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Checked: RS

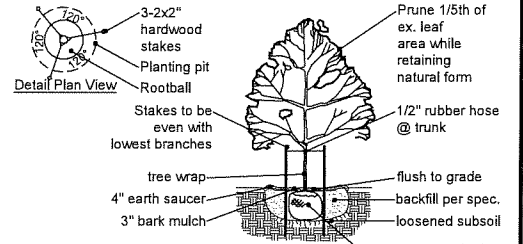
LOOMIS ASSOCIATES
 landscape architects + planners
 759 April 40 park drive, chesterfield, missouri 63005
 t. 636-519-8668
 www.loomis-associates.com

Loomis Associates Inc.
 Missouri State Certificate of Authority #: LAC #000016

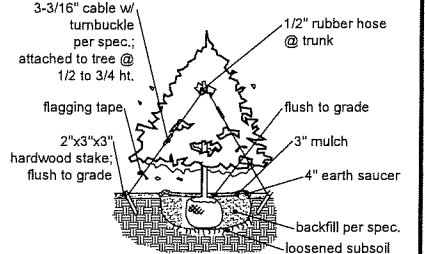
Sheet Title:	Tree Preservation Plan
Sheet No:	TPP
Date:	10/30/20
Job #:	813.080



Typical Shrub Planting



Typical Canopy Tree Planting



Typical Evergreen Planting

- Notes:**
- All street trees will be located at least 3' from proposed curb.
 - All street trees will be located at least 10' from all hydrants and storm sewer structures.
 - Mulch to be double ground bark mulch.
 - All lawn areas to be seeded.
 - All 3:1 or steeper slopes shall be seeded and have erosion control blanket.
 - Topsoil in all disturbed lawn areas at 6" depth.
 - Soil mix in all shrub beds at 8" depth.
 - All landscaped areas, including islands, shall be provided with mechanical, in-ground irrigation system per the City of Chesterfield requirements. Contractor to provide design-build drawings for review by Landscape Architect.
 - A minimum of thirty percent (30%) of the (proposed) trees must be of a species with a slow or medium growth rate.
 - A variety of tree species within each category of deciduous, evergreen, and ornamental trees must be utilized with each of the three (3) categories providing a minimum of twenty percent (20%) of the total trees to be planted. No more than twenty percent (20%) of the trees selected shall be from the same species. For projects that require only street trees, no one species shall comprise more than twenty percent (20%) of the total trees to be planted. The canopy street tree species variety is shown as a separate percentage category within the Planting Schedule.

PLANTING SCHEDULE										
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	SLOW / MEDIUM / FAST	NATURE	SPECIES VARIETY	
CANOPY-SHADE STREET TREES										
A	14	Platanus x acerifolia 'Morton Circle'	Exclamation London Planetree	2.5" cal	B&B	Large/Fast		45+	11.9%	
B	14	Quercus bicolor	Swamp White Oak	2.5" cal	B&B	Lg/Medium	5.9%	45+	11.9%	
C	14	Quercus shumardii	Shumard Oak	2.5" cal	B&B	Lg/Med-Fast		45+	11.9%	
D	16	Gleditsia triacanthos v. inermis	Honeylocust (thornless)	2.5" cal	B&B	Large/Fast		45+	13.5%	
E	16	Nyssa sylvatica	Blackgum	2.5" cal	B&B	Large/Slow	6.8%	50	13.5%	
F	14	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5" cal	B&B	Large/Fast		45	11.9%	
G	16	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B	Large/Fast		50	13.5%	
H	14	Ulmus 'Homestead'	Homestead Elm	2.5" cal	B&B	Lg/Med-Fast		55	11.9%	
									Total	100%
CANOPY-SHADE PARKING LOT TREES										
J	5	Carpinus caroliniana	American Hornbeam	2.5" cal	B&B	Sm/Slow-M	2.1%	35	4.2%	
K	12	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2.5" cal	B&B	Med/Slow-M	5.1%	35	10.1%	
									Total	100%
CANOPY-SHADE BUFFER TREES										
M	10	Quercus rubra	Red Oak	2.5" cal	B&B	Lg/Med-Fast		45+	8.4%	
N	10	Acer saccharum 'Hiawatha 1'	Oregon Trail Sugar Maple	2.5" cal	B&B	Lg/Slow-Med	4.2%	45	8.4%	
P	10	Celtis occidentalis	Hackberry	2.5" cal	B&B	Lg/Med-Fast		45	8.4%	
									Subtotal	40%
UNDERSTORY-ORNAMENTAL BUFFER TREES										
R	8	Cercis canadensis	Redbud	2.5" cal	B&B	Medium/Fast		30	6.7%	
S	8	Amelanchier arborea	Serviceberry	2.5" cal	B&B	Med/Slow-M	3.4%	30	6.7%	
T	8	Magnolia x soulangiana	Saucer Magnolia	2.5" cal	B&B	Med/Slow-M	3.4%	30	6.7%	
									Subtotal	20%
EVERGREEN BUFFER TREES										
X	16	Thuja 'Green Giant'	Green Giant Arborvitae	8' ht	B&B	Large/Fast		60	13.4%	
Y	16	Picea abies	Norway Spruce	8' ht	B&B	Large/Fast		60	13.4%	
Z	16	Picea pungens	Colorado Blue Spruce	8' ht	B&B	Lg/Slow-Med	6.8%	60	13.4%	
									Total	37.7%
SHRUBS										
a	20	Hamamelis vernalis	Ozark Witchhazel	24"	Cont.					
b	40	Viburnum rhytidophyllum	Leatherleaf Viburnum	24"	Cont.					
c	20	Viburnum dentatum	Arrowwood Viburnum	24"	Cont.					
d	23	Viburnum carlesii	Koreanspice Viburnum	24"	Cont.					
e	50	Ilex x meserveae 'Blue Prince/Blue Princess'	Blue Prince/Blue Princess Holly (1:9 ratio)	24"	Cont.					
f	24	Miscanthus sinensis 'Gracillimus'	Maidengrass	3 gal.	Cont.					
									Total	100%

The Residences at Hog Hollow
R-3 with P.U.D.
 14001 Olive Boulevard
 Chesterfield, Missouri

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 City of Chesterfield
 Dec 07 2020
 Department of Public Services

Revisions:

Date	Description	No.
11/24/20	City Comments	1

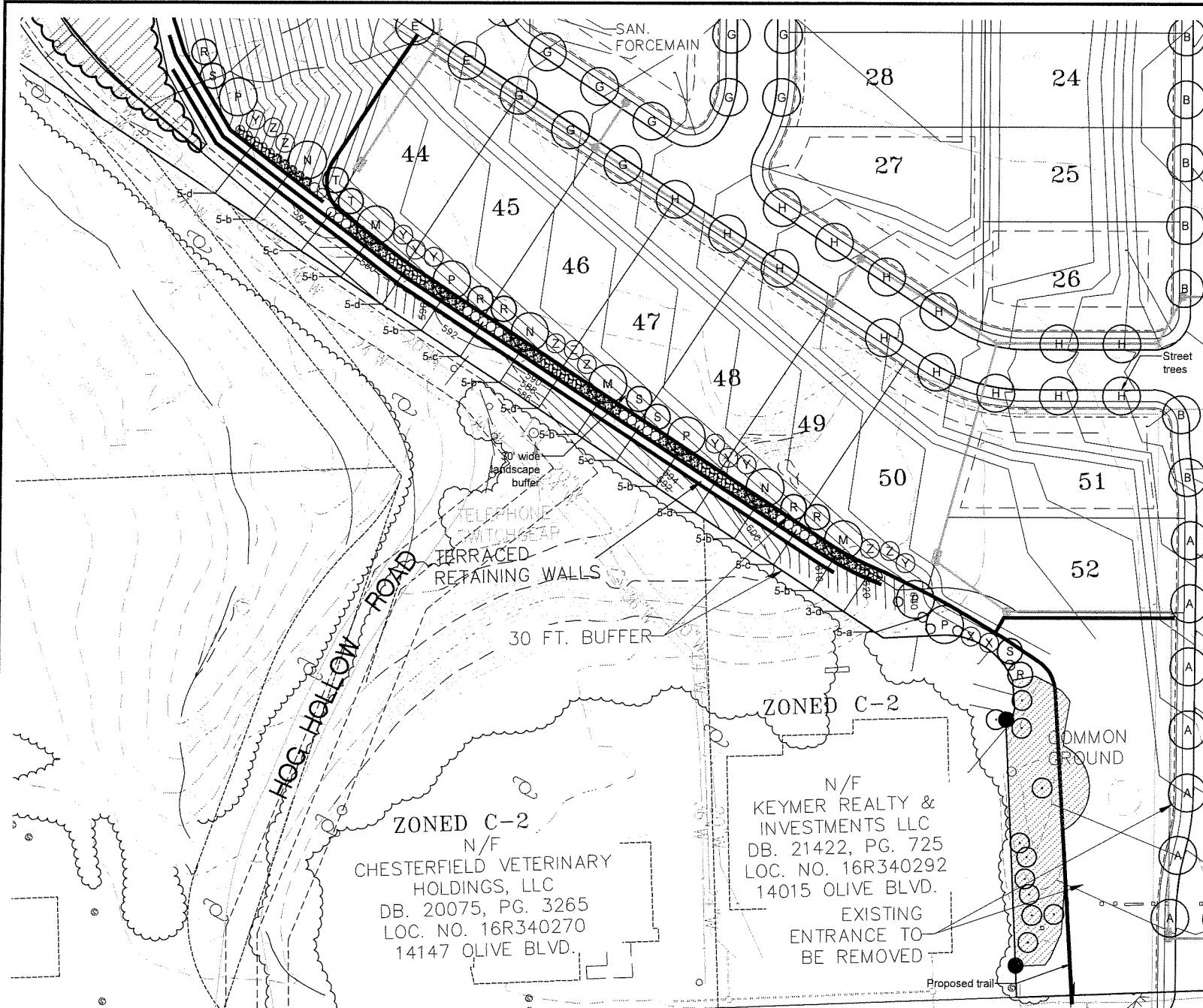
Drawn: KP
 Checked: RS

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

Sheet Title: Landscape Plan
 Sheet No: **L1.01**
 Date: 10/30/20
 Job #: 813.080

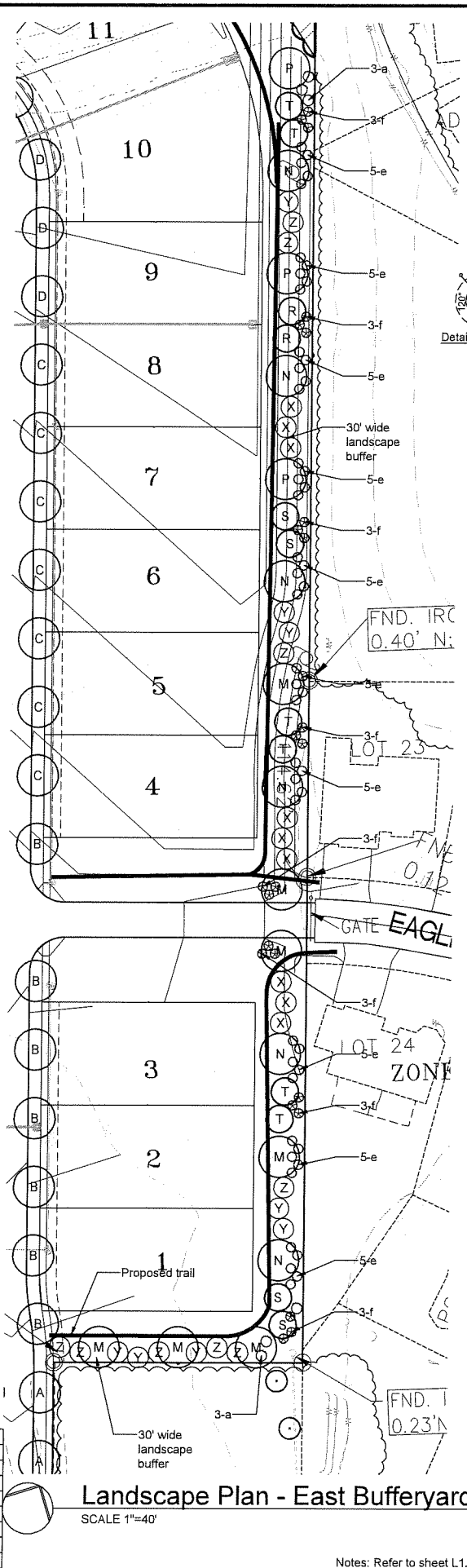




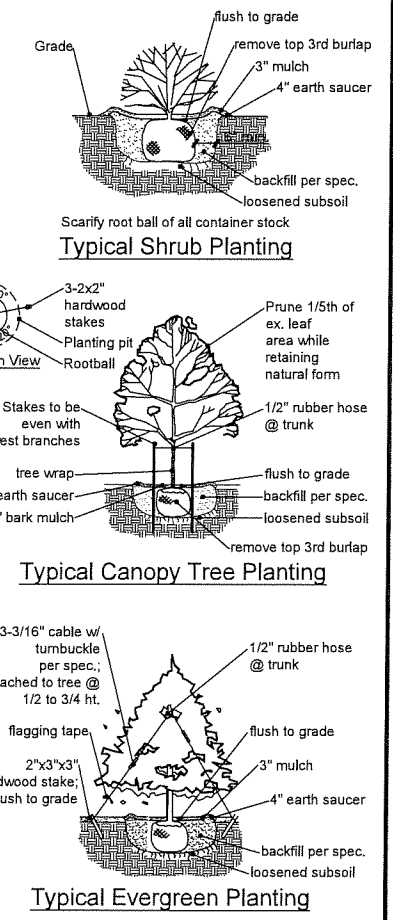
Landscape Plan - West Bufferyard
SCALE 1"=40'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE STREET TREES				
A	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree	2.5" cal	B&B
B	Quercus bicolor	Swamp White Oak	2.5" cal	B&B
C	Quercus shumardii	Shumard Oak	2.5" cal	B&B
D	Gleditsia triacanthos v. inermis	Honeylocust (thornless)	2.5" cal	B&B
E	Nyssa sylvatica	Blackgum	2.5" cal	B&B
F	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5" cal	B&B
G	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B
H	Ulmus 'Homestead'	Homestead Elm	2.5" cal	B&B
CANOPY-SHADE PARKING LOT TREES				
J	Carpinus caroliniana	American Hornbeam	2.5" cal	B&B
K	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2.5" cal	B&B
CANOPY-SHADE BUFFER TREES				
M	Quercus rubra	Red Oak	2.5" cal	B&B
N	Acer saccharum 'Hiawatha 1'	Oregon Trail Sugar Maple	2.5" cal	B&B
P	Celtis occidentalis	Hackberry	2.5" cal	B&B
UNDERSTORY-ORNAMENTAL BUFFER TREES				
R	Cercis canadensis	Redbud	2.5" cal	B&B
S	Amelanchier arborea	Serviceberry	2.5" cal	B&B
T	Magnolia x soulangiana	Saucer Magnolia	2.5" cal	B&B
EVERGREEN BUFFER TREES				
X	Thuja 'Green Giant'	Green Giant Arborvitae	8' ht	B&B
Y	Picea abies	Norway Spruce	8' ht	B&B
Z	Picea pungens	Colorado Blue Spruce	8' ht	B&B

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS				
a	Hamamelis vernalis	Ozark Witchhazel	24"	Cont.
b	Viburnum rhytidophyllum	Leatherleaf Viburnum	24"	Cont.
c	Viburnum dentatum	Arrowwood Viburnum	24"	Cont.
d	Viburnum carlesii	Koreanspice Viburnum	24"	Cont.
e	Ilex x meserveae 'Blue Prince/Blue Princess'	Blue Prince/Blue Princess Holly (1:9 ratio)	24"	Cont.
f	Miscanthus sinensis 'Gracillimus'	Maidengrass	3 gal.	Cont.



Landscape Plan - East Bufferyard
SCALE 1"=40'



STATE OF MISSOURI
LANDSCAPE ARCHITECT
JERARD SAUNDERS
NUMBER LA-7
1/24/20
Jerald Saunders - Landscape Architect
MO License # LA-007

LOCATION MAP

The Residences at Hog Hollow
R-3 with P.U.D.
14001 Olive Boulevard
Chesterfield, Missouri

Revisions:

Date	Description	No.
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Drawn: KP
Checked: RS

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Sheet Title: Partial Landscape Plans
Sheet No: L1.02
Date: 10/30/20
Job #: 813.080

Notes: Refer to sheet L1.01 for overall landscape plan, planting schedule, and notes.