



AGENDA
PLANNING AND PUBLIC WORKS COMMITTEE
MEETING

Conference Room 101
Thursday, April 3, 2025
5:30 PM

I. APPROVAL OF MEETING SUMMARY

A. **Approval of the March 6, 2025
Planning and Public Works Meeting
Summary**

II. UNFINISHED BUSINESS

III. NEW BUSINESS

- A. **P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC)**: A request for an ordinance amendment to the existing "PUD" Planned Unit District to new "PUD" Planned Unit District for a 29.4-acre parcel located on the north side of Olive Blvd (Ward 1).
- B. **Wildhorse Village, Lot 2B-2 (Audere II)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 0.69-acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd. (Ward 4)

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee will consider and act upon the matters listed

above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning **JW**

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, March 6, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, March 6, 2025 in Conference Room 101.

In attendance:

Chair Dan Hurt (Ward III)
Councilmember Mary Monachella (Ward I)
Councilmember Michael Moore (Ward III)
Councilmember Merrell Hansen (Ward IV)
Councilmember Gary Budoor (Ward IV)
Justin Wyse, Director of Planning
Theresa Barnicle, Executive Assistant

Councilmember Mary Ann Mastorakos (Ward II) was absent.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the February 20, 2025 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of February 20, 2025. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS

There was no unfinished business at this time.

III. NEW BUSINESS

A. Chesterfield Regional TIF – Agreement with Library District

DISCUSSION

Mr. Justin Wyse, Director of Planning, detailed the plan on behalf of the St. Louis County Library

to solidify the working relationship and use of Tax Increment Financing (TIF) funds between the City and Library District. The agreement allows for reimbursable costs not to exceed \$6,000,000 as identified in the Redevelopment Plan. It was also explained that legal counsel has prepared and reviewed the agreement to ensure consistency with the Chesterfield Regional TIF Redevelopment Plan and Project.

Concerns were raised about the timeline and potentials risks if the TIF does not generate revenue. Mr. Wyse told the committee that he does not anticipate funding to be an issue. The key is to establish clear communication and coordination for the project and the TIF revenue generation to ensure the funding is available when the library is ready to proceed.

The council tasked Staff to provide a report on the funding timeline and horizon for the TIF to fund the library project.

Councilmember Monachella made a motion to approve Chesterfield Regional TIF – Agreement with Library District to City Council with a recommendation to approve, including the addition of a report on the funding that the committee can follow. The motion was seconded by Chair Hurt and passed by a voice vote of 3-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Chesterfield Regional TIF – Agreement with Library District.]

B. Downtown Chesterfield – Grand Staircase

DISCUSSION

Detailed in the memorandum from City Administrator Mike Geisel, the original concept plan for the Grand Staircase, part of the Downtown Chesterfield development, was considered too utilitarian. During the November 2024 P&PW meeting, Committee Members expressed a desire to acquire portions of the property across from Central Park and contemplated the City completing the project to ensure the vision within the Comprehensive Plan was achieved. City Administrator Geisel cites increased concerns about liability and maintenance issues due to the 48-foot vertical grade difference. He states that as depicted, the design “does not meet the grand expectations” of the City’s comprehensive plan, Envision Chesterfield.

As Mr. Wyse explained, the City would like direction from the committee on how they want to proceed regarding acquiring the property. Some discussion was held regarding the need for a clear design vision and budget before finalizing any agreements with the developer. The committee was in consensus about this, and agreed that next steps would involve further discussions and feasibility studies.

Councilmember Hansen made a motion to authorized Mr. Wyse to move forward in a discovery mode to set the stage for this project as recommended in the Staff Report. The motion was seconded by Chair Hurt and passed by a voice vote of 3-0.

C. Downtown Chesterfield Quarterly Updates – Discussion

DISCUSSION

Councilmember Hansen brought the suggestion before the committee to begin having a quarterly update presentation on the status of work with the Downtown Chesterfield project. These update presentations would not only provide status updates, but give councilmembers and residents who wish to attend the space to ask questions from representatives with The Staenberg Group.

Tentatively, the first update meeting could be held as early as June as the project transitions from demolition to construction. The goal of the updates is to be informative but concise and not repetitive.

No vote was necessary on this item, as the committee reached a general consensus to explore further possibilities.

IV. OTHER

There was no other business at this time.

V. ADJOURNMENT

The meeting adjourned at 6:25 p.m.

Memorandum Department of Planning

To: Planning and Public Works Committee

From: Shilpi Bharti, Planner

Date: April 3, 2025

RE: **P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC):** A request for an ordinance amendment to the existing “PUD” Planned Unit District to new “PUD” Planned Unit District for a 29.4-acre parcel located on the north side of Olive Blvd (Ward 1).



Summary

Stock & Associates Consulting Engineers, Inc. on behalf of BluOnx Development LLC, has submitted a request for an ordinance amendment for an existing “PUD - Planned Unit District” comprised of 29.4 acres and located north of Olive Boulevard. The ordinance amendment is to modify the density requirements, and development standards of Ordinance 3143. Modification to the density requirements reduces the total number of residential lots from 100 units to 81 units. Additionally, the request is to reduce the minimum lot size requirement from 7,500 square feet to 6,000 square feet for detached single-family homes and include a minimum requirement of 1,740 square feet for attached single-family homes.



Figure 1: Subject Site

A Public Hearing was held on January 13, 2025 for this petition, during which the City of Chesterfield Planning Commission raised issues regarding:

- Left turn lane on Olive Blvd.
- Provide fence and dense trees along the west portion of the subject site to screen the view of the property, 14015 Olive Blvd., from residents of the proposed development.

The applicant’s response to each issue and modification request were discussed at the March 24, 2025 Planning Commission meeting. Planning Commission voted to approve the modification request and this petition as presented by a vote of 8-0.

Attached to this report, please find the March 24, 2025 Staff Report, draft Attachment A, applicant response letter, narrative, and Preliminary Development Plan.

Attachments: March 24, 2025 Staff Report
Attachment A
Applicant response
Narrative
Attachment B – Preliminary Development Plan

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 Planned Unit Development (PUD) District shall be:
 - a. Dwellings, Single-Family Attached.
 - b. Dwellings, Single-Family Detached.
 - c. ~~Dwellings, Multiple-Family.~~
2. The above uses in this Planned Unit Development (PUD) District shall be restricted as follows:
 - a. Lots 1-10 shall contain Dwellings, Single-Family Detached only.
 - b. The total number of residential dwelling units shall not exceed eighty-one (81) units
 - c. There shall be no more than forty-two (42) single-family attached dwelling units.

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

1. Lot size
 - a. Minimum lot size for the single-family detached lots shall be 6,000 square feet.
 - b. Minimum lot size for the single-family attached lots shall be 1,740 square feet.
 - c. Minimum lot width of the single-family attached lots shall be twenty-two (22) feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.
3. Building Requirements
 - a. A minimum of 30% Common Open Space.

C. SETBACKS

1. Lot criteria:
 - a. Twenty-five (25) feet from any roadway right-of-way line where the sidewalk is proposed to be 4 feet wide.
 - b. Twenty-nine (29) feet from any right-of-way line where the sidewalk is proposed to be 8 feet wide or multipath is proposed.
 - c. Six (6) feet from any side property line for the single-family detached lots and zero (0) feet from any side property line for the single-family attached lots.
 - d. Fifteen (15) feet from any rear property line for the single-family detached lots, and ten (10) feet from any rear property for single-family attached lots.
 - e. Rear yard access and utility easements for the single-family detached lots shall be 15 feet wide and 5 feet wide for the single-family attached lots.
2. 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 above listed setbacks.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking for the single-family detached lots shall be 2 spaces for every dwelling unit.
3. Parking for the single-family attached shall be 1.5 spaces for every dwelling unit.
4. Twenty-two off street parking spaces are allowed which need to substantially conform with the Preliminary Development Plan attached hereto and marked as Attachment B.
5. No construction related parking shall be permitted within Olive Boulevard right-of-way or any other existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Street Tree placement for single-family attached homes shall require a minimum of one street tree for every 50 feet.

3. The calculated number of street trees shall adhere to City of Chesterfield setback requirements from utilities. With staff approval, required street trees may be placed in front yards or common ground areas proximate to residences.
4. Landscape Buffer requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required along the perimeters of the PUD as identified on the Preliminary Plan attached hereto and marked as Attachment B.
 - b. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space or Common Ground as identified on the Preliminary Plan.
5. Retaining walls more than eight (8) feet in height are allowed in the Landscape Buffer.
6. A minimum of thirty percent (30.0%) tree preservation shall be required for this PUD.

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

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. There shall be no access to Hog Hollow from this development. Accordingly, there are no required road improvements to Hog Hollow associated with this development.
2. Access to the development shall substantially conform to the Preliminary Site Plan, as directed by the City of Chesterfield and the Missouri Department of Transportation.
3. If adequate sight distance cannot be provided at the access location(s),

acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield

4. Ingress and egress must conform to the Missouri Department of Transportation's (MoDOT) Access Management Guidelines and must be reviewed and approved by MoDOT. Any changes to the entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.
5. Access to Olive Boulevard (State Highway 340) shall be limited to one (1) street approach. The street approach shall be located as directed by the City of Chesterfield and MoDOT.
6. The nearest edge of any driveway intersecting the entrance street shall be located a minimum of 80 feet from the edge of pavement of Olive Boulevard, as directed by the City of Chesterfield.
7. No direct access to Olive Boulevard (State Highway 340) or to Hog Hollow Road will be permitted from any lot within the subdivision.
8. Provide legal access to the proposed internal street for 13987 Olive Boulevard.
9. Provide a private fire access connection to Eagle Manor Ct. as shown on the Preliminary Plan.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
2. Streets in this development shall be private and the record plat shall indicate the streets are private and to remain private forever.
3. Any request to install a gate(s) at the entrance(s) to this development must be approved by the City of Chesterfield and include an adequate turn-around for rejected vehicles. No gate installation will be permitted on public right-of-way.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
5. Provide sidewalks along both sides of internal streets as directed by the City of Chesterfield.

6. Obtain approvals from the City of Chesterfield, MoDOT, and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
7. Provide a pedestrian connection along the proposed Fire Access Road from Eagle Manor Court to the proposed internal street.
8. Dedicate a minimum of fifty (50) feet of right-of-way or roadway easement along Hog Hollow Road to the City or the City's designee and/or accept vacation of existing Hog Hollow Road right-of-way and provide roadway easements to the City or the City's designee as directed by the City. New right-of-way or roadway easements shall be centered on the centerline of the existing roadway, with a minimum of 25 feet on either side.
9. Provide an internal pedestrian trail as shown on the Preliminary Plan.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Schoettler Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield.

L. POWER OF REVIEW

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

M. STORM WATER

1. Stormwater shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch Chesterfield Levee District, as appropriate.
2. Grading and stormwater systems shall be designed so as to collect surface water from the rear of the lots on the northern side of the development and the western side of the development (those units tributary to bluffs along the

Missouri River valley and the steep slopes above Hog Hollow Road) and convey that surface water to an adequate discharge point where measures will be employed to dissipate energy, attenuate flows, and protect the slopes from degradation. No stormwater from the aforementioned lots shall be allowed to flow to the undisturbed or reconstructed slopes, as directed by the City of Chesterfield.

3. Any proposed storm sewer discharge points adjacent to Hog Hollow Road shall be designed to ensure there are no negative impacts to the existing roadside drainage swale and/or the drainage shall be improved, if necessary

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the 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. Retaining walls along public right-of-way shall be private and remain private forever and shall be located outside of right-of-way such that they are not necessary to support any public improvements.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

5. Community amenities, including but not limited to trails, pocket parks, lookout stations, and fitness stations shall be provided for this development as shown on the Preliminary Plan, attached hereto and marked as Attachment B.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide 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.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the applicable Traffic Generation Assessment (TGA) to the Trust Fund Area A.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Single-family Dwelling	\$715.45/Parking Space

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

As this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of all required contributions, if not submitted by January 1, 2026, 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 City of Chesterfield.

IV. RECORDING

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

V. ENFORCEMENT

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



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Planning Commission Staff Report

Meeting Date: March 24, 2025

From: Shilpi Bharti, Planner *SB*

Location: 14001 Olive Blvd.

Description: **P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC)**: A request for an ordinance amendment to the existing “PUD” Planned Unit District to new “PUD” Planned Unit District for a 29.4-acre parcel located on the north side of Olive Blvd.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. on behalf of BluOnx Development LLC, has submitted a request for an ordinance amendment for an existing “PUD - Planned Unit District” comprised of 29.4 acres and located north of Olive Boulevard. The ordinance amendment is to modify the density requirements, and development standards of Ordinance 3143. Modification to the density requirements reduces the total number of residential lots from 100 units to 81 units. Additionally, the request is to reduce the minimum lot size requirement from 7,500 square feet to 6,000 square feet for detached single-family homes and include a minimum requirement of 1,740 square feet for attached single-family homes.



Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

The subject property was zoned “R-2” Residence District with a Conditional Use Permit by St. Louis County prior to the incorporation of the City of Chesterfield. In 2004, the subject site was rezoned to a “R-3” Residence District and later in 2005 created a “PEU” Planned Environment Unit Procedure within the “R-3” Zoning District.

In 2013, a request to amend the governing ordinance for the subject site was submitted, and in 2014, two (2) requests for zoning map amendments were submitted. However, these applications were withdrawn by the applicant with no further action taken. In 2019, two (2) requests were submitted to the City of Chesterfield. The first request was to repeal the “PEU” Planned Environment Unit Procedure, and the second request was to establish a “PUD” Planned Unit District. Both petitions were approved by the Planning Commission with some amendments but were denied by the Planning and Public Works Committee. Later, before presenting at the City Council meeting, both petitions were withdrawn by the applicant.

In 2020, after withdrawing the 2019 petitions, the applicant submitted two new petitions with similar requests. The revised petitions submitted in 2020 provided details on the Preliminary Development Plan not previously included in the 2019 petition. Both requests—the first to repeal the “PEU” Planned Environment Unit Procedure and the second to establish a “PUD” Planned Unit District—were approved in 2021, thus creating Ordinance 3143.

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by residential districts and a commercial strip. The north side of the property falls in the Maryland Heights municipality. Property east of the subject site is zoned “R-2”- Residential District, west is zoned “NU” – Non-Urban District, and south is zoned “C-2” – Planned Commercial District. The site is surrounded by Hog Hollow Road on the west, Olive Blvd on the south, and a railroad track to the north.



Figure 2: Zoning Map

The residential subdivisions Paddington Hill and Mansions at Spyglass Summit are located on the west side of the subject site. These subdivisions are zoned “R-3” Residential District with PEU designation and consist of townhomes.

The residential subdivisions Eagle Ridge and River Bend West are located on the east side of the subject site. These subdivisions are zoned “R-2” Residential District with St. Louis County density development procedure, and consist of single-family homes. The St. Louis County Density Development Procedure includes specific structure setbacks in addition to lot size allowances.

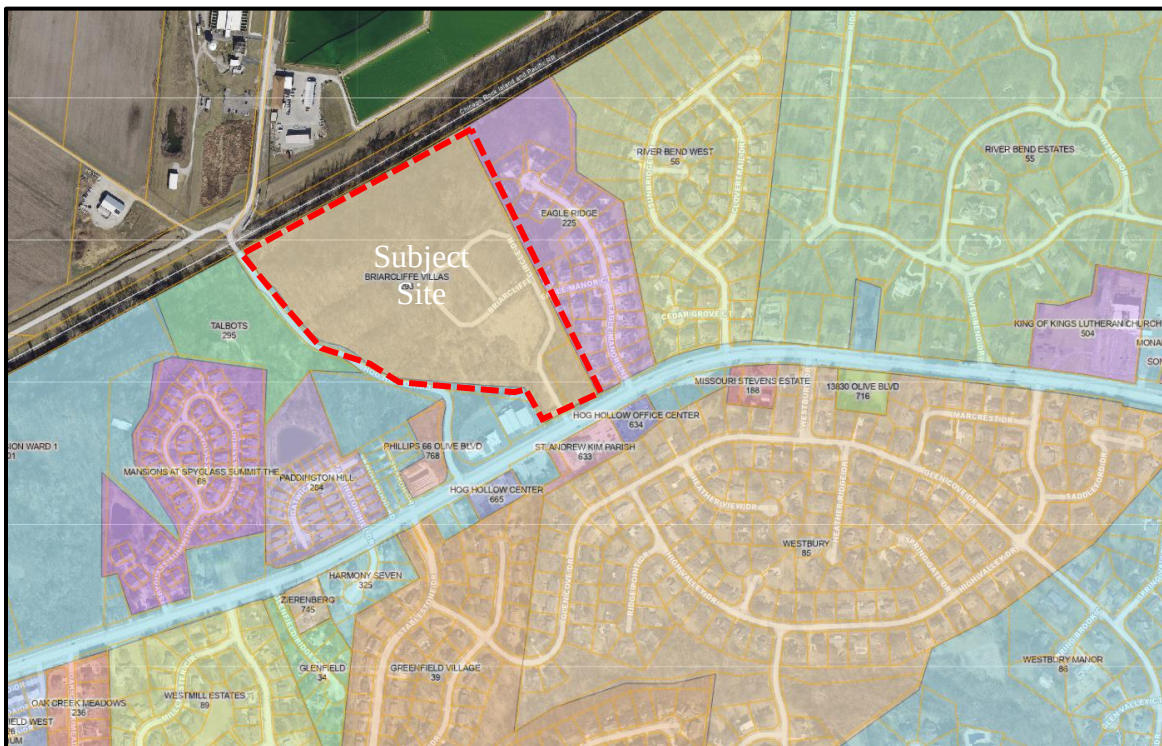


Figure 3: Subdivision Map

COMPREHENSIVE PLAN

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Suburban Neighborhood land use. The subject site is surrounded by Suburban Neighborhood on the east and west, and Neighborhood Center to the south. The Suburban Neighborhood land is typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Homes vary in sizes and streets are suburban in character. Below is the Suburban Neighborhood development policy..

- Encourage preservation of existing residential neighborhood’s identity.

- 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.



Figure 4: Land use map

“PUD” DISTRICT REGULATIONS

The Unified Development Code Section 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 property to be re-zoned to the new "PUD" District is 29.4 acres.

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

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

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

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

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

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

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

- 1. The 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. 09-2024 rezoning of property to new "PUD" District, satisfied the requirement. In 2020, prior to re-zoning the site into "PUD" District, the site was zoned "R-3" Residential District that establishes the maximum development density for 128 lots. The current site-specific ordinance allows the maximum number of residential units to be 100 units, and with this petition the applicant is requesting to allow the maximum of 81 residential units.

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

The PUD proposal and site-specific ordinance currently includes a minimum of 30% open space, and submitted Preliminary Development Plan provides 63.72% of Open space. The open space is distributed on the north, west, and south. There is no change proposed for the open space requirement.

3. Provision of perimeter buffer of at least 30 feet in width.

The Preliminary Development Plan includes a 30-foot perimeter buffer.

4. The 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 this Staff Report for P.Z. 09-2024 and the PUD purpose statement from the Unified Development Code is cited at the outset of this section. As per preliminary development plan, the buildings are oriented interior to the site and buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas, which is one of the intent for suburban neighborhood listed in the Comprehensive Plan.

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

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

The topography of the property is difficult, dropping off substantially from south to north and east to west. The Residential Development is located on the southern portion of the site to maintain the existing Site Topography along the North & West sides. Necessary extensive grading will result in the removal of existing vegetation but will allow for a retention of 54.5% of existing tree canopy and will not disturb the north and west slopes of the site.

- 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;

18.8 acres of common ground is provided by the Plan, and 30' of landscape buffer is provided on the east and west property lines. A hiking/fitness trail is proposed on the west portion of the site. A proposed sidewalk across the property frontage will connect to the existing sidewalks. Wider sidewalks are proposed at the frontage of detached single-family homes. Additionally, a community recreation area is proposed with passive recreation.

- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist but not limited to the following: size, type, origin, grouping, or number of;

The Tree Stand Delineation is submitted by an applicant, which shows that valuable trees are located along the north facing slope. Tree Preservation plan shows that 54.5% of existing tree canopy will be preserved.

- 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;

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 and the Railroad & Airport which are located within the City of Maryland Heights. A hiking trail is proposed on the west of the site which will include “lookout” points. Pocket parks are proposed with passive recreation and access to the hiking trail. Play and fitness equipment are proposed in the park area.

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

REQUEST

The applicant is requesting to amend the existing PUD Ordinance 3143 for the subject parcel. The amendment to the ordinance is to modify the Density Requirements and Development Standards under Specific Criteria section of Attachment A. The table below summarizes the Specific Criteria requested by the applicant.

Specific Criteria		Ordinance 3143	Request
Density Requirement	Single-family detached	52 units	39 units
	Single-family attached	48 units	42 units
Minimum lot size	Single-family detached	7,500 sqft	6,000 sqft
	Single-family attached	-	1,740 sqft
Minimum lot width	Single-family detached	50 feet (UDC Code)	50 feet
	Single-family attached	50 feet (UDC Code)	22 feet
Maximum height		45 feet	35 feet
Structure setbacks	Right-of-Way Line	25 feet	25 feet -29 feet for lots where sidewalk is proposed to be 8’ wide
	Rear Property Line (single family detached)	10 feet	15 feet
	Rear Property Line (single family attached)	10 feet	10 feet
	Side property line (Single family detached lots)	6 feet	6 feet from all side
	Side property line (Single family attached lots)	-	0 feet from any side property line.
	Rear yard utility easement (Single family detached)		15 feet
	Rear yard utility easement (Single family attached)		5 feet

Parking	Single family attached	2 spaces (UDC Code)	1.5 spaces
	Single family detached	2 spaces (UDC Code)	2 spaces
Landscaping	Street Tree placement minimum distance	40 feet (UDC Code)	50 feet

The applicant has submitted a Preliminary Development Plan and Narrative Statement for review. The plan shows that the development will be accessible from Olive Boulevard to the south, with an additional gated entry from the east. A sidewalk is proposed along the property frontage, and an eight (8)-foot-wide multi-use sidewalk is planned along the frontage of the single-family detached homes. The residential area will be situated at the southeast corner of the site, while the existing wooded areas to the north and west will largely be preserved. The proposed streets within the development will be private roads. Additionally, a cross-access easement will be provided to the parcel at 13987 Olive Blvd. from Overlook Circle. The exact location of the easement will be detailed in the Site Plan.

The proposal consists of 39 single-family detached homes and 42 single-family attached units, featuring nine (9) different types of single-family detached homes and four (4) types of attached single-family homes. According to the City of Chesterfield Unified Development Code (UDC), the minimum parking requirement for single-family homes is two parking spaces per unit. The proposed single-family detached homes will have two parking garages, and single-family attached homes will have one parking garage. Due to site constraints, the applicant is requesting to reduce the parking requirement for single-family attached homes from 2 to 1.5 parking spaces per unit. This would result in a total of 63 parking spaces for the 42 single-family attached homes. To meet the 63 parking space requirement, the development will include one parking garage for the single-family attached units, along with an additional 22 street parking spaces, providing total of 64 parking spaces.

According to the UDC, residential subdivisions must have at least one street tree for every 40 feet of lot frontage, with trees located within the street right-of-way. The proposed single-family attached homes do not comply with the UDC's tree placement and spacing requirements. Thus, the applicant is requesting a minimum of 50 feet spacing and approval to plant the trees in the front yards of the attached homes, rather than within the street right-of-way. Both these requests are included in the Attachment A.

As public amenities, the applicant is proposing pocket parks to be located on the north and south side of the site at the subdivision entrance, and a lookout point on the north. There is a nature trail proposed on the west side. The pocket park is proposed to have play equipment, fitness circuit, native tree identification signage, and natural stone seating. There are stormwater basins and pump stations proposed on the west.

PUBLIC HEARING

A public hearing for this request was held on January 13, 2025 at which the Planning Commission raised a number of issues. Since the Public Hearing, the applicant has updated their proposal, provided a re-

submission to the City of Chesterfield and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

ISSUES RAISED

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

Issue 1:

Concern was raised regarding the difficulty with making a left turn out of the subdivision onto Olive Boulevard. Please provide a response as to how the applicant would be addressing this issue.

Response: The applicant provided a response by sharing MODOT correspondence.

Issue 2:

The property owner of 14015 Olive Boulevard requested to provide fence and dense trees along the west portion of the subject site in order to screen his property from residents of the proposed development. Provide information on the fence and depict on the Preliminary Plan.

Response: Six (6) ft. sight-proof vinyl fence has been added to the Preliminary Development Plan. Its length is approximately 400-feet adjacent to the common property line.

Summary

Staff has completed the review of this petition and has no outstanding issues with the zoning request before the Commission. Staff provided the following points for the Planning Commission's consideration:

- The applicant's request to rezone the parcel to Planned Unit Development is consistent with the future Land Use Plan of the City of Chesterfield, which designates the subject site as "Suburban Neighborhood".
- The request reduces the maximum number of residential units in Ordinance 3143, from 100 units to 81 units.
- The request eliminates the multi-family units from the existing ordinance and is only proposing single-family attached and single-family detached units.

Additionally, the petition has met all filing requirements and procedures of the City of Chesterfield, and all agency comments have been received.

Attachments

1. Issue response letter
2. Attachment A
3. Applicant Narrative Statement
4. Preliminary Development Plan



September 25, 2024
Summit Ridge Project Narrative

To Whom it may concern,

BluOnx Development, LLC requests a zoning adjustment for the property located at 14001 Olive Blvd. Specifically, the proposed community utilizes creative homesite designs to preserve open space as well as the existing proposed trail and park amenities while providing a housing type that is unique to Chesterfield. Landscaped buffers provide privacy to the adjacent residents and between the adjacent commercial user from the proposed development.

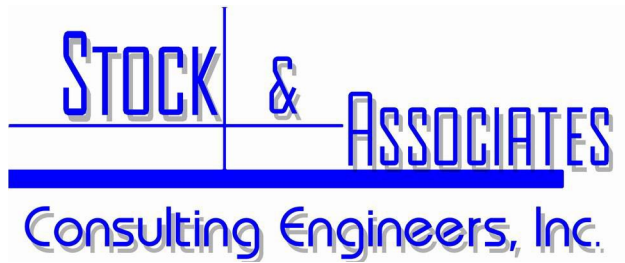
Additionally, the proposed plan reduces the density of the already approved ordinance on the property. Specifically, Ordinance No 3143 allows for 100 total units where our proposed development will have a total of 81 units. The plan provides an opportunity for a “move-down” buyer to remain in Chesterfield in a modern home with full maintenance services provided by the Homeowners Association, a housing type that is traditionally lacking in the Chesterfield community. Furthermore, adequate public water and sewer facilities are available to service the site, and the public health safety and general welfare will not be damaged.

The proposed Summit Ridge community will not damage the land values of adjoining properties. Buffer landscaping and thoughtful design will provide significant screening between Summit Ridge and the adjacent residential community to the east. Additionally, the value of the land will be significantly increased through the redevelopment of this site, which currently stands as a vacant lot. This parcel sits on a very challenging site due to its topography and is very unlikely to be redeveloped solely as single-family homes; the highest and best use of this property is the proposed redevelopment plan.

Best Regards,

A handwritten signature in blue ink, appearing to read "S. Pratt", with a long, sweeping horizontal line extending to the right.

Scott Pratt
Land Acquisition Manager



A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #3143

Date: March 4, 2025

(Stock Project No. 219-6568.3)

On behalf of BluOnx Development LLC and Fischer Homes, Stock and Associates Consulting Engineers Inc, respectfully requests the City of Chesterfield's consideration in a "Text Amendment" to City Ordinance No. 3143. This site specific ordinance is for ±29.4 Acre tract zoned Planned Unit Development "PUD" located at 14001 Olive Blvd. Our request is to amend the Density Requirements (Section B) and Development Standards (Section C) within Attachment A. under I. Specific Criteria. The proposed amendment requests are in red below.

I. Specific Criteria

B. Density Requirements

1. The total number of residential units shall not exceed ~~one hundred (100)~~ units. **Eighty-one (81).**
2. There shall be no more than ~~forty-eight (48)~~ **forty-two (42)** single-family attached dwelling units.

C. Development Standards

1. Minimum lot size for ~~this development~~ **the single family detached lots** shall be ~~7,500~~ **6,000** square feet. **Minimum lot size for the single-family attached lots shall be 1,740 square feet.**
2. **Minimum lot width of the single-family attached lots shall be twenty-two (22) feet.**
3. Maximum height of all structures shall be ~~forty-five (45)~~ **thirty-five (35)** feet
4. Structure setbacks shall be as follows:
 - c. Six (6) feet from any side property line **for the single-family detached lots and zero (0) feet from any side property line for the single-family attached lots.**
 - d. **Fifteen (15) feet from any rear property line for the single family detached lots and ten (10) feet from any rear property line for the single family attached lots.**

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

5. Rear yard access and utility easements for the single-family detached lots shall be 15.0' wide and 5.0' wide for the single-family attached lots.
6. Required street trees will be placed in accordance with all ordinance conditions, however exceptions may be necessary due to conflicts with proposed utility infrastructure (streetlights, sanitary sewers, storm sewers, fire hydrants). The calculated number of street trees will adhere to as well as setback requirements from utilities. With staff approval, required street trees may be placed in front yards or common ground areas proximate to residences.
7. Parking for the single-family detached lots shall be 2.0 spaces for every dwelling unit, parking for the single-family attached shall be 1.50 spaces for every dwelling unit.

Our request is to allow Fischer Homes to construct "The Overlook", a proposed residential development consisting of 39 single-family detached homes and 42 single-family attached dwelling units within 11 buildings.

February 17, 2025

City of Chesterfield
690 Chesterfield Pkwy. W.
Chesterfield, MO 63017

Attention: Ms. Shilpi Bharti, Planner (sbharti@chesterfield.mo.us)

RE: P.Z. 09-2024 14001 Olive Blvd. – Proposed The Overlook Subdivision – P.U.D. Text Amendment to Ordinance #3143 (Stock Project No. 219-6568.3)

Dear Ms. Bharti,

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 1/17/2025.

1. Concern was raised regarding the difficulty with making a left turn out of the subdivision onto Olive Boulevard. Please provide a response as to how the applicant would be addressing this issue.

Response: Attached is MODOT correspondence Dated 1/15/2025.

2. The property owner of 14015 Olive Boulevard requested to provide fence and dense trees along the west portion of the subject site in order to screen his property from residents of the proposed development. Provide information on the fence and depict on the Preliminary Plan.

Response: Six (6) ft. sight proof vinyl fence has been added to the Preliminary Development Plan. It's length is approximately 400 feet adjacent to the common property line.

Preliminary Development Plan (PDP) Comments:

1. Please revise the “multi-family” to “single-family attached” in the narrative and PDP.

Response: Project Narrative has been revised as requested.

2. The parking calculation for 42 units are calculated using the parking requirement for multi-family units, please revise the calculation to single-family units. The single family attached/detached parking should be off-street. Please be advised, if the applicant would like to request for parking modification, then it needs to be included in the narrative.

Response: This request causes a change from 1.5 space to 2.0 spaces per dwelling. Each Durham product is One (1) car garage and one (1) stacking space in the driveway behind it. Since exterior maintenance by the HOA is included with this product, it often appeals to seniors and young professionals, typically with one (1) household vehicle and limited visitors. We are requesting a Design Modification to retain both 1.5 space/dwelling and off-street parking as shown in the Preliminary Development Plan.

3. Under Common Open Space on Sheet C1.0 of PDP, please remove the ordinance reference 3143, as the PDP is for new ordinance.

Response: Change made as requested.

4. According to the City of Chesterfield Unified Development Code Section 405.04.080 B (3) (City of Chesterfield, MO Development Requirements And Design Standards), the minimum width at the required building line for lots less than seven thousand five hundred (7,500) square feet shall be fifty (50) feet. Please revise the lot width for single-family attached homes to 50' or request minimum lot width of 22' in the narrative.

Response: Project Narrative has been revised requesting Twenty-Two (22) ft. wide lots, in lieu of Fifty (50) ft. wide lots.

5. The single-family attached units show a grey square box at the rear of the building. Please be advised that no structures are allowed in the rear setback. In order to avoid any confusion, please remove the proposed boxes from the sheet C1.0.

Response: The Grey square is a 10'x10' concrete slab (patio) on grade. We have revised them to be 10' wide x 8' deep. This places them 5 ft. off the property line leaving a 10 ft. green strip for storm drainage.

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

Response: Understood

7. Staff see a challenge of how the development would meet the landscape requirement with the single-family attached units once streetlights, fire hydrants, storm inlets and sanitary sewers are proposed. Please be advised, if the design needs the landscape modification, then it needs to be included in the narrative.

Response: Please see project narrative for suggested landscape exception language following conversation between Landscape Architect Rusty Saunders and Justin Wyse on 2/7/25.

8. As proposed, and due to the streets varying width, on-street parallel parking, off-street CBU parking, a combination of sidewalk and an 8' multi-use path, and narrow lot frontages Staff does not support the proposal of public acceptance of the streets, sidewalk, and multi-use path. Please advise if proceeding with private streets, sidewalk, multi-use path is acceptable or advise if further discussion is necessary to pursue public acceptance.

Response: Understood

9. Revise the "Typical Street Section" to indicate private streets.

Response: Section revised as requested.

10. Plans indicate “Proposed 5’ walk” along Olive Boulevard. MoDOT recently installed a sidewalk along Olive Boulevard. Show the existing sidewalk and remove the note.

Response: Preliminary Development Plan has been revised as requested.

11. A sidewalk is missing on the east side of the new street, near the connection to Olive Boulevard. Provide sidewalk on both sides of all streets.

Response: Preliminary Development Plan has been revised as requested.

12. If the 8’ path is desired along the roadway as proposed, the building setback for lots where the path is located will need increased to ensure vehicles parked in driveways do not block and/or overhang the path. The space from the back of the proposed sidewalk/multi-use path easement shall be a minimum of 20 feet (5’ easement = 25’ building setback, 9’ easement = 29’ building setback). Please revise the typical lot details and plan.

Response: Preliminary Development Plan has been revised as requested.

13. Delete and/or revise General Note 3 to read “Approval of this plan does not constitute approve of slopes in excess of 3:1.” In accordance with City requirements the maximum allowable slope is 3H:1V. Slopes steeper than 3H:1V require review and approval from a geotechnical engineer concurrent with grading/improvement plans.

Response: Note has been updated as requested.

14. Include conceptual information on the plan for ultimate discharge point for the proposed stormwater management basins and storm sewers. If stormwater is discharged to Hog Hollow Road, storm system improvements will likely be necessary to mitigate potential erosion and/or capacity issues.

Response: Storm pipe discharges have been added to the Preliminary Development Plan. The Stormwater Management Basins are designed including channel protection and flood storage specifically to mitigate against creek erosion. The existing culverts are intended to be used in place, but for stone and fabric revetment at the upper and lower ends of the culverts.

15. Eagle Manor Ct. was intended to be extended with future development. Since it will be gated, provide an appropriate turn-around at the end of the public side of Eagle Manor Ct.

Response: The proposed emergency access gate is being slid west to within the development project limit.

16. Gate the development side of Eagle Manor Ct. at the new road such that a turn-around is not necessary.

Response: Gate location has been relocated.

17. Shift the sanitary sewer lift station west such that a standard road width and sidewalk arrangement can be provided.

Response: Sanitary Pump Station has been shifted as requested.

Advisory/Warning Comments:

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

Response: Does the City Staff see any issues with the Preliminary development Plan as submitted?

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

Response: The single family detached lots will provide a 15.0' wide rear yard easement and a 10-foot wide utility/access easement at every other lot line or break between structures. The single family attached lots will provide a 5.0' wide rear yard easement and a 10-foot wide utility/access easement at every other lot line or break between structures. The project narrative has been updated for this request.

3. Retaining walls that serve multiple properties shall be located within common ground or special easements, including easements needed for access to the walls.

Response: Walls are proposed to be located within the 30 ft. landscape buffer which will be dedicated as common ground or in common ground on the west end of the site.

4. Access to the proposed pump-station shall be provided such that vehicles that need to access the station will not block the roadway.

Response: Understood, an access driveway has been provided. Please see Preliminary Development Plan.

5. The maximum height of the retaining wall shall not exceed more than 8' in the setback.

Response: Retaining wall are within common ground & the 30 ft. landscape buffer, they are not located within the setbacks of the proposed lots.

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

Response: Understood

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

Response: Understood

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

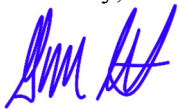
Response: Understood

Please review our responses to Departmental Comments from the Public Hearing. In addition, the Project Narrative and Preliminary Development Plan have been updated as requested.

We look forward to being placed on the Planning Commission agenda for issues review and vote of recommendation.

As always, we appreciate your continued assistance and support for this project. Should you have any questions and/or comments, please feel free to call. I will attend the City Council Meeting on 4/16/2024.

Sincerely,



George M. Stock, P.E.
President

CC Mr. Kylie Brown – Blu Onx Development (kylie@bluonx.com)
Ms. Beckie Davis – Blu Onx Development (beckie@bluonx.com)
Mr. Scott Pratt – Fischer Homes (spratt@fischerhomes.com)
Ms. Kate Stock Gitto, P.E. - Associate (kate.gitto@stockassoc.com)
Mr. Joe Pfleger, PLS, VP Land Surveying (joe.pfleger@stockassoc.com)

From: [JOHN "JAY JAY" BRADEN](#)
To: [Kate Stock Gitto](#)
Cc: [George M. Stock](#); [Chuck Hulse](#); [Cheri Evans](#); [Federico Lagos](#)
Subject: 2025-01-15 - 6568.3 - Summit Ridge - 14001 Olive Blvd. - MoDOT comments
Date: Wednesday, January 15, 2025 9:20:56 AM
Attachments: [image002.png](#)
[image003.png](#)

EXTERNAL



Kate,

After review of your proposed plans for Summit Ridge subdivision on route MO 340, located in St. Louis County, we find the proposal to be feasible. Final approval will be in the form of a permit issued from this office subject to the following items:

- For any work within MoDOT right of way we will need a permit request form completed and submitted . The developer / property owner needs to be listed as the applicant.
 - <https://www6.modot.mo.gov/ElectronicPermittingExternal/PermitRequest.aspx>
- Is the entrance already 3 lanes wide at the approach?
 - If not provide us with typical sections showing the pavement details for the new entrance.
 - Include MoDOT's standard drawing for a paved approach (Type III driveway).
 - Include a traffic control plan since a lane closure would be anticipated for construction.
- Provide us with MSD approval of the drainage.
- A separate permit will be required for any water or sanitary taps within MoDOT right of way and will need to be applied for through the plumber/contractor doing the work.
 - All attempts to avoid pavement cuts for utility connections must be exhausted before MoDOT will approve a pavement cut for any utility connection within our right of way. Keep in mind any utility cuts allowed will need to adhere to the following;
 - Cut must be full lane width by minimum of 6', any lane cut into will require the full lane width be excavated.
 - Cut must be saw cut prior to excavation.
 - Base rock must be mechanically compacted.
 - Pavement must be replaced in like & kind.
- Provide us with a cost estimate for the improvements within the MoDOT right of way.

Please send us a PDF copy of detailed plans for further review. Should you have any questions, comments, or concerns feel free to contact me.



Jay-Jay Braden

Missouri Department of Transportation

Sr. Traffic Specialist - St. Louis County

601 Salt Mill Rd., Chesterfield MO 63017

Mobile: 636.628.JUMP (5867) **Fax:** 573.522.6491

St. Louis Permits Home Page <https://www.modot.org/st-louis-district-permit-specialist-map>

Permit request form <https://www6.modot.mo.gov/ElectronicPermittingExternal/PermitRequest.aspx>

Lane Closure request form <https://www.modot.org/form/lane-closure-request-form>

From: Kate Stock Gitto <kate.gitto@stockassoc.com>

Sent: Wednesday, January 15, 2025 8:25 AM

To: JOHN "JAY JAY" BRADEN <John.Braden@modot.mo.gov>

Cc: george.stock.stockassoc.com <george.stock@stockassoc.com>; Chuck Hulse <charles.hulse@stockassoc.com>; Cheri Evans <cheri.evans@stockassoc.com>; Federico Lagos <Federico.Lagos@modot.mo.gov>

Subject: RE: 6568.3 - Summit Ridge - 14001 Olive Blvd.

Good Morning Jay Jay,

I hope you're doing well, circling back to the Preliminary Development Plan for the proposed Summit Ridge at 14001 Olive Blvd that we sent ahead of the holidays. This past Monday was the Public Hearing at Planning Commission, attached is the PC packet. If you could please review and provide Conceptual Approval that would be most appreciated. Please let me know if you have any questions.

Thanks, Kate

Kate Stock Gitto, P.E.

Associate

Office: 636.530.9100 | Direct: [636.681.2424](tel:636.681.2424) | Cell: [636.328.7634](tel:636.328.7634)

stockassoc.com



From: Kate Stock Gitto <kate.gitto@stockassoc.com>

Sent: Tuesday, November 12, 2024 9:33 AM

To: Federico Lagos <Federico.Lagos@modot.mo.gov>; JOHN JAY JAY BRADEN <John.Braden@modot.mo.gov>

Cc: George M. Stock <george.stock@stockassoc.com>; Chuck Hulse <charles.hulse@stockassoc.com>; Cheri Evans

<cheri.evans@stockassoc.com>

Subject: RE: 6568.3 - Summit Ridge - 14001 Olive Blvd.

I'm using Mimecast to share large files with you. Please see the attached instructions.

Good Morning,

Please see attached plans for Summit Ridge.

Thanks, Kate

From: Federico Lagos <Federico.Lagos@modot.mo.gov>

Sent: Tuesday, November 12, 2024 9:16 AM

To: George M. Stock <george.stock@stockassoc.com>; Kate Stock Gitto <kate.gitto@stockassoc.com>; Chuck Hulse <charles.hulse@stockassoc.com>; Cheri Evans <cheri.evans@stockassoc.com>; JOHN "JAY JAY" BRADEN <John.Braden@modot.mo.gov>

Cc: Federico Lagos <Federico.Lagos@modot.mo.gov>

Subject: RE: 6568.3 - Summit Ridge - 14001 Olive Blvd.

EXTERNAL

George,

Thank you. Can you resend the link to the plans as it didn't come through in the previous email. I have copied Jay Jay on this as he is back in the Chesterfield area now.

FEDERICO "FRED" LAGOS

Senior Traffic Specialist

Missouri Department of Transportation

St. Louis District – Highway Safety and Traffic
1590 Woodlake Drive, Chesterfield, MO 63017
636-208-3423 (mobile)
Monday – Friday 9:00 a.m. to 5:30 p.m.
www.modot.org

From: George M. Stock <george.stock@stockassoc.com>

Sent: Saturday, November 9, 2024 5:12 PM

To: Federico Lagos <Federico.Lagos@modot.mo.gov>; Kate Stock Gitto <kate.gitto@stockassoc.com>; Chuck Hulse <charles.hulse@stockassoc.com>; Cheri Evans <cheri.evans@stockassoc.com>

Subject: Fwd: 6568.3 - Summit Ridge - 14001 Olive Blvd.

Hi Fred, project from the past, moving forward. Thx. George

George M. Stock, P.E.

President

Office: 636.530.9100

stockassoc.com



Begin forwarded message:

From: "George M. Stock" <george.stock@stockassoc.com>

Date: November 9, 2024 at 6:33:24 AM CST

To: "Robert Miller, PE" <RAMILL@stlmsd.com>, John Grimm <JCGRIM@stlmsd.com>, Bruce Litzinger <BLITZSIN@stlmsd.com>, Kate Stock Gitto <kate.gitto@stockassoc.com>, Eric Fischer <eric.fischer@stockassoc.com>, Chuck Hulse <charles.hulse@stockassoc.com>, Cheri Evans <cheri.evans@stockassoc.com>

Subject: Fwd: 6568.3 - Summit Ridge - 14001 Olive Blvd.

Good morning Bob, John and Bruce, a couple weeks ago when we discussed Deer Hollow Subdivision Sanitary Sewer Service, I mentioned another project forthcoming. Attached is that Project, we are proposing Gravity System to an MSD PS Forcmain system. Please review and concur this is acceptable to MSD.

Thanks, George

George M. Stock, P.E.

President

Office: 636.530.9100

stockassoc.com<<http://www.stockassoc.com/>>

<<https://www.stockassoc.com>>[stock.png]

Begin forwarded message:

From: Kate Stock Gitto <kate.gitto@stockassoc.com>

Date: November 8, 2024 at 10:53:06 AM CST

To: Justin Wyse <JWyse@chesterfield.mo.us>

Cc: "George M. Stock" <george.stock@stockassoc.com>, Kylie Brown <kylie@bluonx.com>, spratt@fischerhomes.com

Subject: 6568.3 - Summit Ridge - 14001 Olive Blvd.

Good Morning Justin,

Attached please find the PDP package for the proposed Summit Ridge Development at 14001 Olive Blvd for your review.

Hard copies will be delivered to the City later this morning. Please let me know if you have any questions.

Thanks, Kate

Kate Stock Gitto, P.E.

Associate

Office: 636.530.9100 | Direct: 636.681.2424<<tel:636.681.2424>> | Cell: 636.328.7634<<tel:636.328.7634>>

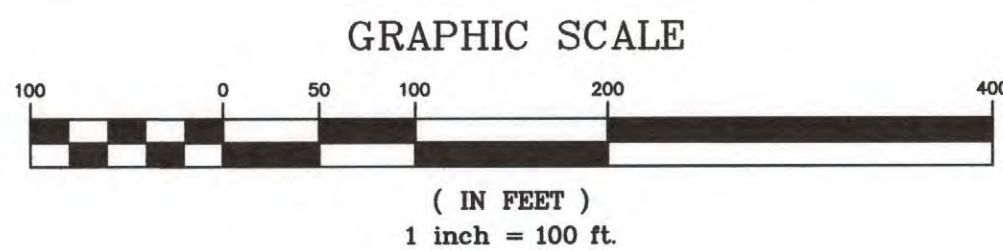
stockassoc.com<<http://www.stockassoc.com/>>

<<https://www.stockassoc.com>>



<6568.3 Summit Ridge - PDP Submittal (11-8-24).pdf>

A TRACT OF LAND BEING PART OF LOT 11 OF D.J. TALBOTS ESTATE SUBDMISION
LOCATED IN U.S. SURVEYS 2030 AND 206, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

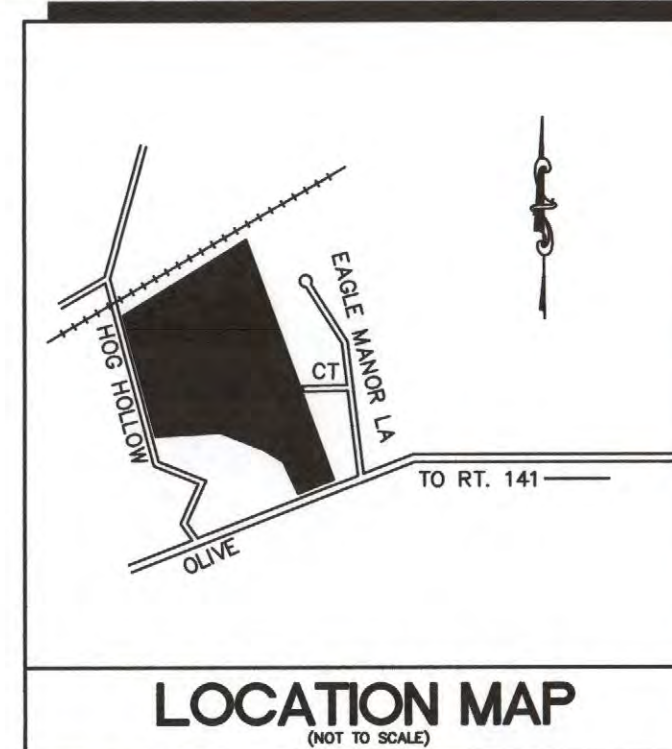


LEGEND

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

ABBREVIATIONS

C.O.	—	CLEANOUT
DR.	—	DEED BOOK
E	—	ELECTRIC
FL	—	FLOWLINE
FT	—	FEET
FND.	—	FOUND
G	—	GAS
M.H.	—	MANHOLE
N/F	—	NOW OR FORMERLY
P	—	PLAT BOOK
P.C.	—	PAGE
P.V.C.	—	POLYVINYL CHLORIDE PIPE
R.B.	—	RADIAL BEARING
R.C.P.	—	REINFORCED CONCRETE PIPE
SQ.	—	SQUARE
T	—	TELEPHONE CABLE
V.C.P.	—	VETRIFFIED CLAY PIPE
W	—	WATER
(88'W)	—	RIGHT-OF-WAY WIDTH



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636)
530-9100 FAX: (636) 530-9180
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PROPERTY BOUNDARY SURVEY

14001 OLIVE BOULEVARD

14001 OLIVE BLVD
CHESTERFIELD, MO 63017

WALTER J. PFLEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 10/02/2024	JOB NO: 219-6568.3
M.S.D. P 	BASE MAP 
S.L.C. H&T 	H&T S.U.P. 
M.D.N.R. 	MO-XXXXXXX
SHEET TITLE:	
PROPERTY BOUNDARY SURVEY	
SHEET NO.:	
1 OF 1	

TEXT AMENDMENT DESCRIPTION

A tract of land in Lot 11 of D.J. Talbot Subdivision in U.S. Survey 2030, according to the plat thereof recorded in Plat book 7 page 43 of the St. Louis City (former County) Records and partly in U.S. Survey 206 Township 46 North Range 4 East in St. Louis County, Missouri, more particularly described as:

BEGINNING at a point in the center line of Hog Hollow Road, 40 feet wide, at its intersection with the South Line of U.S. Survey 3300; thence along the center line of said road, North 45 degrees 03 minutes 31 seconds West, 86.69 feet; North 74 degrees 44 minutes 26 seconds West, 142.55 feet; North 47 degrees 14 minutes 26 seconds West, 211.20 feet and North 28 degrees 14 minutes 26 seconds West, 356.40 feet and North 07 degrees 12 minutes 34 seconds East, 85.40 feet to the south right-of-way line of the Missouri Central Rail Road Company, 100 feet wide; thence along said right-of-way line the following courses and distances: North 63 degrees 04 minutes 34 seconds East, 699.83 feet to a point of curvature to the left having a radius of 5,787.48 feet, an arc length of 242.07 feet and a chord which bears North 61 degrees 18 minutes 44 seconds East, 1,000.00 feet; thence along the right-of-way line of said Missouri Central Rail Road Company, 100 feet wide, to its intersection with the westerly prolongation of the western line of Eagle Ridge, 40 feet wide; thence along the westerly prolongation of the western line of Eagle Ridge, 40 feet wide, to its intersection with the westerly prolongation of the western line of said Eagle Ridge, 40 feet wide; thence along the westerly prolongation of the western line of said Eagle Ridge, 40 feet wide, to the northern corner of a tract of land 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, 145.90 feet to the western corner thereof; thence South 25 degrees 49 minutes 00 seconds East, 301.42 feet to the northeastern right-of-way line of Olive Boulevard; thence along said right-of-way line, South 51 degrees 58 minutes 00 seconds West, 100.50 feet to the southeastern corner of a tract of land conveyed to Keyer Realty and Investments, LLC by instrument recorded in Book 21422, page 725 of above said records; thence along the eastern line of said Keyer tract, North 28 degrees 33 minutes 00 seconds West, 173.94 feet to the southeastern tract of land as awarded to Harvey A. and Sandra S. Keymer under Cause No. 09SL-CC023025 filed in the Circuit Court of St. Louis County; thence along the eastern and northern sides of said cause the following courses and distances: North 75 degrees 52 minutes 59 seconds East, 3.20 feet; North 14 degrees 07 minutes 01 seconds West, 10.86 feet; North 30 degrees 56 minutes 43 seconds West, 17.06 feet to the beginning of a non-tangent curve to the left having a radius of 46.59 feet, along said curve with an arc length of 57.24 feet and a chord which bears North 83 degrees 38 minutes 06 seconds West, 53.71 feet; North 51 degrees 11 minutes 37 seconds West, 37.17 feet to the south line of above said U.S. Survey 3300; thence along the center line of said road, North 45 degrees 03 minutes 31 seconds West, 86.69 feet to 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.

MISSOURI CENTRAL RAILROAD COMPANY (100' W ROW)
(FORMERLY ST. LOUIS SOUTHWESTERN RAILROAD)
DB. 12317, PG. 1184

N/F
CHESTERFIELD MANAGEMENT
ASSOCIATES LP
DB. 10516 PG. 168
LOC.# 16R340151
AREA
1,281,082 Sq. Ft

APPROXIMATE
LOCATION GROUND
LEASE TO UNION
ELECTRIC CO.
DB. 2172, PG. 126

N/F
JOHN W & ULMER BRIGETTE LOYND H/
DB. 16973 PG. 1245
LOC # 16B330444

HOG HOLLOW RD
(40'w) PUBLIC
DB. 10516 PG. 168
PB. 347 PG. 477

IRON ROD

N47° 14' 26" W
211.20'

FND IRON ROD

N74° 44' 2"
142.55'

FND IR
S86*50

3.80'

1

—

h of October, 2
of land being p

6 in Township
terfield, St. Lo
eon.

Class Surveys.

CONSULTING

Signature _____
 Puri P.L.S. No. _____

Surveyors Certification

This is to certify that during the month of October, 2013 we have performed a Property Boundary Survey on tracts of land being part of Lot 11 of D. J. Talbott Estate in U.S. Surveys 2030 and 206 in Township 48 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County Missouri and the results of said survey are shown hereon.

This survey was performed in accordance with the current Missouri Standards for Property Boundary Surveys, Urban Class Surveys,

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

By: Walter J. Pfleger
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

PREPARED FOR:

BLUONX DEVELOPMENT &
REZO PROPERTY
MANAGEMENT LLC
172 PLAZA DRIVE
WILDWOOD, MO 63040
ATTN: KYLE BROWN
PHONE: 844-734-HOME

PREPARED FOR:

FISCHER HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
ATTN: SCOTT PRATT
PHONE: (314) 574-0787

DRAWING FILE: O:\DRAWING\2021\05\BURNW/2558.3-BOUNDARY.dwg LAYOUT: 24x36 PLOTTED: Dec 02, 2024 - 10:05am PLOTTED BY: kate.qzto

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

ATO	—	ADJUST TO GRADE
B.C.	—	BACK OF CURB
C.O.	—	CLEANOUT
D.B.	—	DEED BOOK
E	—	ELECTRIC
ELEV.	—	ELEVATION
EX.	—	EXISTING
F.C.	—	FACE OF CURB
FL	—	FLOWLINE
FT.	—	FEET
FND.	—	FOUND
G	—	GAS
H.W.	—	HIGH WATER
LFB	—	LOW FLOW BLOCKED
M/H	—	MANHOLE
N/F	—	NOW OR FORMERLY
PS.	—	PLAT BOOK
PG.	—	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
U.	—	USUALLY
U.I.P.	—	USE IN PLACE
U.O.N.	—	UNLESS OTHERWISE NOTED
V.C.P.	—	VITRIFIED CLAY PIPE
W	—	WATER
(6'W)	—	RIGHT-OF-WAY WIDTH

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

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

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,

[illegible]

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

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

BLUONX DEVELOPMENT &
REZO PROPERTY
MANAGEMENT LLC
172 PLAZA DRIVE
WILDWOOD, MO 63040
ATTN: KYLE BROWN
PHONE: 844-734-HOME

FISCHER HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
ATTN: SCOTT PRATT
PHONE: (314) 574-0787

DENSITY CALCULATIONS

TOTAL SITE:	1,281,082 SQ FT
RIGHT-OF-WAY (R.O.W.):	114,573 SQ FT
COMMON GROUND:	818,997 SQ FT
TOTAL LOTS:	347,512 SQ FT

PROVIDED: 39 SINGLE FAMILY DETACHED & 42 SINGLE FAMILY ATTACHED UNITS

REQUIRED PARKING:

DWELLING, SINGLE-FAMILY ATTACHED:	1.50 SPACE PER UNIT
TOTAL = 42 UNITS	(1.50 x 42 UNITS = 63 SPACES)
REQUIRED:	63 SPACES

DWELLING, SINGLE-FAMILY DETACHED:	2 SPACES PER DWELLING
TOTAL = 39 LOTS	(2 x 39 LOTS = 78 SPACES)
REQUIRED:	78 SPACES
PROVIDED:	78 SPACES
TOTAL REQUIRED:	141 SPACES
TOTAL PROVIDED:	147 SPACES

REQUIRED MIN. 30.0%

TOTAL SITE	= 1,281,082 SQ FT
TOTAL LOTS	= 347,512 SQ FT
VEHICULAR PVMT	= 117,294 SQ FT (STREET & DRIVEWAYS)
COMMON OPEN SPACE	= 816,276 SQ FT OR 63.72% > 30.0% O.K.

<u>SINGLE-FAMILY DETACHED:</u>	<u>SINGLE-FAMILY ATTACHED:</u>
MAX STRUCTURE HEIGHT = 35.0'	MAX STRUCTURE HEIGHT = 35.0'
FRONT YARD = 25.0'-29.0'	FRONT YARD = 25.0'
SIDE YARD = 6.0'	SIDE YARD = 0.0'
REAR YARD = 15.0'	REAR YARD = 10.0'

BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PERFORM CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.

NO GRADE SHALL EXCEED 3:1 SLOPE.

GRADING AND STORM WATER PER M.S.D., MODOT, AND THE CITY OF CHESTERFIELD STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

SIGNAGE APPROVAL IS A SEPARATE PROCESS.

SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN THE GEOLOGICAL REPORT AND ALL ITS SUPPLEMENTAL PROFILES AND ADDENDUMS.

A PROVISION FOR COMMON OPEN SPACE SHALL BE PROVIDED IN THE PUD AT A MINIMUM OF THIRTY PERCENT (30%) OF THE TOTAL SITE AREA, TO BE DISTRIBUTED THROUGHOUT THE PUD AND NOT CONCENTRATED IN ONE (1) AREA. SHALL IT CONTAIN ONLY THAT PORTION OF THE PROPOSED PUD THAT WOULD BE REMOVED FROM THE PUD FOR TOPOGRAPHY OR ANY OTHER SITE SPECIFIC RELATED MATTER, ALL COMMON OPEN SPACE AREAS SHALL BE SHOWN ON PRELIMINARY PLANS, SITE DEVELOPMENT PLANS, SITE DEVELOPMENT CONCEPT PLANS, SITE DEVELOPMENT PLANS, AND GRADING PLANS AND SHALL BE REVIEWED BY THE DEPARTMENT OF COMMON SPACE.

(N.T.S.)

(N.T.S.)

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE DISTRICT'S COPIES OF AN EXECUTED CERTIFICATE OF LIABILITY 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).

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



PRELIMINARY DEVELOPMENT PLAN FOR:

THE OVERLOOK

14001 OLIVE BLVD
CHESTERFIELD, MO 63017

STOCK & ASSOCIATES
Consulting Engineers, Inc.

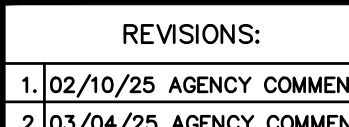
257 Chesterfield Business Parkway
St. Louis, MO 63105
PH: (336) 530-9100
FAX: (336) 530-9130
e-mail: general@stockassociates.com
Web: www.stockassociates.com

REVISIONS:	
1.	02/10/25 AGENCY COMMENT
2.	03/04/25 AGENCY COMMENT

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 10/02/2024	JOB NO.: 219-6568.3
M.S.D. P.#: —	BASE MAP #: 16R
S.L.C. H&T #: —	H&T S.U.P. #: —
M.D.N.R. #: MORA	
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN	
SHEET NO.: C1.0	



SCALE: 1"=40' HORIZONTAL
1"=40' VERTICAL

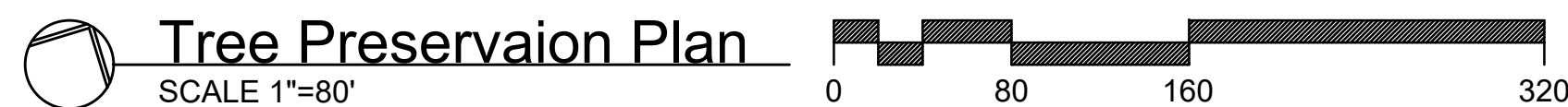


SHEET TITLE:

SITE SECTIONS

SHEET NO.: C2.0





Tree Inventory				
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	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
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

Date:	11/7/24
Job #:	813.080

III.B.

Memorandum Department of Planning



To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner

Date: April 3rd, 2025

RE: **Wildhorse Village, Lot 2B-2 (Audere II)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 0.69-acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

Summary

Stock & Associates Consulting Engineers Inc., on behalf of Audere 2 LLC, has submitted plans for the new construction of a 16-unit multi-family building within the development known as Wildhorse Village.

The project was review at Architectural Review Board on March 13th, 2025. At that time the Board made a motion to recommend approval, including the rooftop mechanical screening modification request, by a vote of 5-0.

Subsequently, the project was review by the Planning Commission on March 24th, 2025. At that time, the Commission made a motion to recommend approval, including the rooftop mechanical screening modification request, by a vote of 8-0.

Per Ordinance 3161, the Wildhorse Village development has automatic Power of Review. Following review and recommendation by the Planning & Public Works Committee, the project is subject to final approval via City Council.

A full description of the request, site history, and staff analysis pertaining to the petition may be found in the March 24th, 2025 Planning Commission report attached to this memo.

Attachments:
Planning Commission Packet

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

Planning Commission Staff Report

Meeting Date: March 24th, 2025

From: Alyssa Ahner, Senior Planner^{AA}

Location: Southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd

Description: **Wildhorse Village, Lot 2B-2 (Audere II):** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 0.69-acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers Inc., on behalf of Audere 2 LLC, has submitted plans for the new construction of a 16-unit multi-family building within the development known as Wildhorse Village.

The building is roughly 62’ in height and contains a 32-space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site-specific governing ordinance. The primary building materials consist of brick, wood siding, metal panel, and stained concrete.

The proposed design is similar to the 16-unit multi-family building to the west on Lot 2B-1 which was approved by the City in 2022. The development on Lot 2B-1, known as The Audere, is nearing completion thus triggering the second phase of development to be known as Audere II.



Figure 1: Subject Site

CURRENT STATUS OF WILDHORSE VILLAGE

In 2021, the record plat for Wildhorse Village established a total of nineteen (19) lots. Over the last few years, lots have been sold, subdivided further, and developed under [Site-Specific Ordinance 3161](#). The table below provides a synopsis of the development that has occurred thus far. The development of the remainder of the vacant lots within Wildhorse Village are dependent on the real estate market and there is no estimated timeframe on when the City expects Wildhorse Village to be completely built out.

Lot Number	Development Name	Description	Current Status
1	The Townes at WHV	72 single-family residential townhome development.	42 of 72 lots have been approved for construction. 30 of the homes have received occupancy.
2A-1	The Flats at WHV	266 unit multi-family apartment building.	Construction completed and occupancy obtained.
2A-2	The Terraces at WHV	70 unit multi-family townhome development.	Construction completed and occupancy obtained.
2B-1	The Audere	16 unit multi-family condo building.	Under construction.
2B-2	Audere II	16 unit multi-family condo building.	Under review.
6	Waterfront at WHV	35 single-family residential development.	35 of 35 lots have been approved for construction. 32 of the 35 lots have obtained occupancy.
7	Common Ground	Common ground for the entirety of the Wildhorse Village subdivision.	Construction completed with exception to boat house.

STAFF ANALYSIS

This is a multi-family development that is southeast of an attached single-family development, east of a multi-family condo building, south of a multi-family apartment building and multi-family townhome development, directly west of future programmed condo buildings of a similar size, and further west of a mixture of residential, office, and commercial activity all within the larger Wildhorse Village development.



Figure 2: Developments within the overall Wildhorse Village

A. Circulation & Access

The site is accessed by one shared curb cut off Wildhorse Lake Blvd which has already been constructed as part of the construction for the condo to the west. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development. The color Site Development Section Plan in Figure 3 illustrates the access and circulation locations. As previously mentioned, the building contains a 32-space parking garage internal to the building hidden from the public eye. The project requires a total of 28 spaces thus meeting the parking requirement.

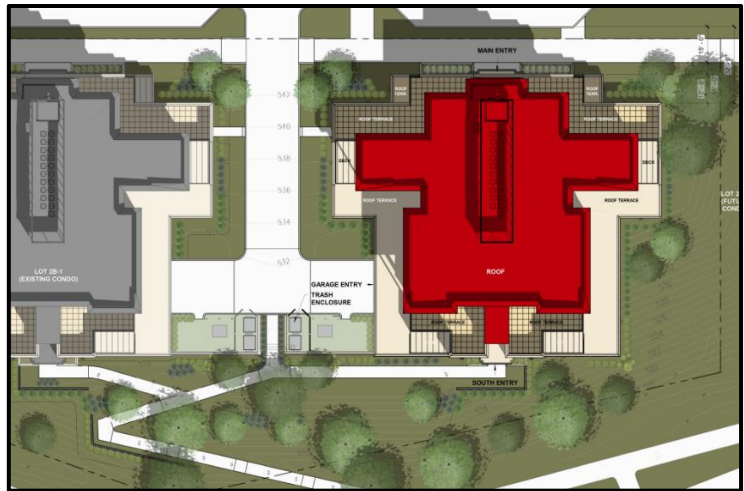


Figure 3: Color site development section plan

B. Topography & Retaining Walls

The site slopes from Wildhorse Lake Boulevard at the north down to the lake with the building positioned into the slope. Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. The concrete will be stained to match the building's accent brick and formliner has been selected to give the wall texture and interest. Low segmented block retaining walls will be used along the path to the lake to help hold grade as the path traverses down the hillside. The rendering in Figure 4 helps illustrate these details.



Figure 4: Rendering of south east corner of building

C. Scale, Design, Materials, & Color

The site-specific governing ordinance has language in regards to the building placement, overall height, first floor height, and function. There is also a streetscape exhibit for Wildhorse Lake Blvd. The placement, overall height, and function all comply with the site-specific ordinance.

The building is primarily two different colors of brick. Accents of wood siding are provided on all four elevations. An exposed concrete form-liner pattern stained to match the accent brick is seen on the east, west, and south elevations. The proposed building materials are the same as what was approved on the adjacent condo building.

D. Landscape Design & Screening

The site contains a mixture of canopy trees, evergreen trees, and deciduous understory trees in addition to deciduous shrubs and evergreen shrubs. Due to the level of detail on the landscape plan, please view the proposal in the applicant's submittal packet on pages L1.1 and L1.2.

A portion of the trash enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure. The location for the enclosure is a mirror of the location used for Lot 2B-1 as shown in Figure 5.

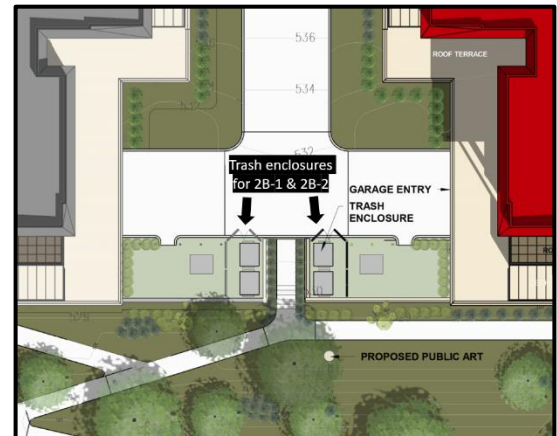


Figure 5: Trash enclosure locations

E. Lighting

All exterior lighting will adhere to all UDC lighting code requirements and is consistent with the lighting that was approved for Lot 2B-1. The lighting will be white in color and all the cut sheets have been included.

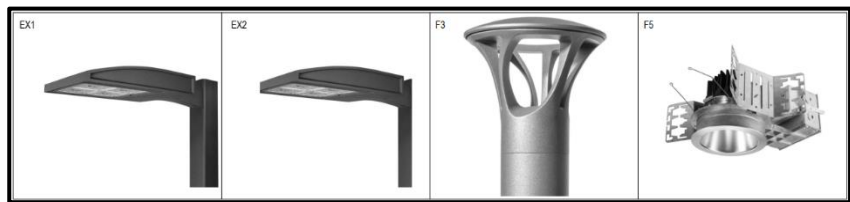


Figure 6: Proposed lighting fixtures

ARCHITECTURAL REVIEW BOARD & MODIFICATION REQUEST

Per Ordinance 3161, *“upon application from a petitioner, any performance standard provided in this “Attachment A” or required by any other District regulation or Ordinance of the City may be supplemented, modified, or altered in a Site Development Plan or Site Development Section Plan provided such....will further the purpose and intent of the PC&R District. A public hearing is not required in the process and recommendation by Planning Commission will be forwarded to City Council for final approval.”*

A modification is being requested in regards to the rooftop mechanical screening requirement. Ordinance 3161 states, *“rooftop mechanical equipment shall be permitted on roof within architecturally designed, fully enclosed penthouses that complement the building design”*. The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture. A full narrative of the modification request and a roof plan has been provided in the Planning Commission packet. The proposal is the same as what was approved for the condo building on Lot 2B-1.

The project was reviewed by Architectural Review Board on March 13th, 2025. At that time, the Board made a motion to recommend approval, as presented, including the modification request by a vote of 5-0.

RENDERING

Below are a couple of the renderings of the proposed building. Figure 7 depicts the view of the building from Wild Horse Lake Blvd and Figure 8 depicts the view of the building from the lake to the south. Additional renderings may be found in the applicant's submittal packet.



Figure 7: View from Wild Horse Lake Blvd



Figure 8: View from lake to the south

DEPARTMENT INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations and found that they meet the requirements to be presented to the Planning Commission for review. Staff requests review and recommendation on this submittal for Wildhorse Village, Lot 2B-2 (Audere II). The site has automatic Power of Review. Pending a recommendation from the Planning Commission, the project will continue on to Planning and Public Works Committee as well as City Council for final approval.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Wildhorse Village, Lot 2B-2 (Audere II) as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Wildhorse Village, Lot 2B-2 (Audere II) with the following conditions..."

Attachments:

1. Applicant's submittal packet



4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

Date: March 13, 2025

To: Alyssa Ahner, Senior Planner
City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63017-0760

Re: Wildhorse Village Condos - Lot 2B-2 (Audere II)
Modification Request – Rooftop Penthouse definition **REV**

Ms. Ahner,

As part of the Site Development Section Plan Submission dated February 3 on the above referenced project, we respectfully request the following modification to City of Chesterfield Ordinant No. 3114

Modification Request to City of Chesterfield Ordinance No. 3161

Attachment A -Section IG.5

Specifically, our request is as follows:

We request a modification to Section IG.5 of Ordinance No. **3161**, which states: "rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design." We are proposing to enclose the elevator overrun and rooftop equipment with a cohesive material with consistent top trim that is an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010. The top of the enclosure will remain open for free ventilation.

If there are any further comments or questions regarding these responses, please contact Amanda Norris at 314.726.4858, anorris@core10architecture.com.

Thank you,

A handwritten signature in blue ink, appearing to read "Amanda Norris", with a long horizontal flourish extending to the right.

Amanda Partyka Norris, AIA
Lead Architect
Core10 Architecture

CC: Mr. Jeff Tegethoff (tegethoffj@realcrg.com)
Mr. Andrew Kilmer (akilmer@theljc.com)
Mr. Zachary Stutz (zachary.stutz@stockassoc.com)

AUDERE II - WILDHORSE VILLAGE CONDOS

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING LOT 2B-2 OF THE LOT SPLIT OF LOT 2B OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 370, PG 268 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 123, 415, TOWNSHIP 45 NORTH RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
CATEGORY A - ORDINANCE 3161

ABBREVIATIONS

A.T.O.	ADJUST TO GRADE
B.C.	BACK OF CURB
B.O.	BY OTHERS
C.O.	CLEAROUT
D.B.	DEED BOOK
E.	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FF.	FINISHED FLOOR
FL.	FLOWLINE
FM.	FORCE MAIN
FND.	FOUND
FT.	FEET
G.	GAS
H.W.	HIGH WATER
LFB.	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
NVL.	NORMAL WATER LEVEL
P.B.	PLAT BOOK
P.G.	PAGE
PR.	PROPOSED
PVC.	POLYVINYL CHLORIDE PIPE
RCP.	REINFORCED CONCRETE PIPE
R/W.	RIGHT-OF-WAY
SLC.	ST. LOUIS COUNTY
SQ.	SQUARE
TBA.	TO BE ABANDONED
TBR.	TO BE REMOVED
TBR&R.	TO BE REMOVED AND REPLACED
TBR&R&L.	TO BE REMOVED AND RELOCATED
TYP.	TYPICAL
UP.	USE IN PLACE
UN.	UNLESS OTHERWISE NOTED
VCP.	VITRIFIED CLAY PIPE
W.	WATER
(86' W)	RIGHT-OF-WAY WIDTH

EXISTING LEGEND

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

PROPOSED LEGEND

	PROPOSED CONTOUR
	PROPOSED SPOT
	PROPOSED STORM
	PROPOSED SANITARY
	PROPOSED UTILITIES

PERTINENT DATA

OWNER:	AUDERE 2, LLC
DOC. #	2024100700552
OVERALL AREA:	0.698 Acres ±
EXISTING ZONING:	PG. A & R PER ORDINANCE #3161
LOCATOR NO.	187620723
WUNNENBERG'S:	PG. 21, GRID 18EE
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	PARKWAY
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0164K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE - RIC BENJEN & LES NOLAN (314) 713-4904 / RBENJEN@AMEREN.COM (314) 992-8903 / LNOLAN@AMEREN.COM
GAS COMPANY:	SPIRE INC - RAMONA STEVENS & BRIAN LANGENBACHER (314) 575-4843 / RAMONA.STEVENS@SPIREENERGY.COM (314) 713-6572 / BRIAN.LANGENBACHER@SPIREENERGY.COM AT&T - DANNY GRAY (636) 949-1320 / DGT548@ATT.COM
TELECOM COMPANY:	CHARTER - DARYL STEFFEN (314) 713-6378 / DARYL.STEFFEN@CHARTER.COM
TELECOM COMPANY:	VERIZON - ANDY GOTTO (800) 346-1503 / ANDREW.GOTTO@VERIZON.COM
TELECOM COMPANY:	EXTENET - KOJA BUEKKE (636) 577-7429 / BBUEKKE@EXTENETSYSTEMS.COM
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY - MATT JASPERING (314) 606-2615 / MATT.JASPERING@MAMWATER.COM
USAGE PERMIT:	MVS-2020-554

Sanitary Flow Estimate - Lot 2B

Wildhorse Village Condos - Lot 2B (Stock JN 221-6996)
(Includes 1 Current Building + 1 Future Identical Building)

Sanitary Flow Rates (Average Daily Flow - ADF)	Flow Rate
Residential - 1 Bedroom	200 GPD/Unit
Residential - 2 Bedrooms	300 GPD/Unit
Residential - 3+ Bedrooms	370 GPD/Unit
(100 GPD/Person x 2.0 Persons/Residence)	
(100 GPD/Person x 3.0 Persons/Residence)	
(100 GPD/Person x 3.7 Persons/Residence)	

Sanitary Flows - MSD Standard

Residential - 1 Bedroom	0 Units	x	200 GPD/Unit	=	0 GPD
Residential - 2 Bedrooms	0 Units	x	300 GPD/Unit	=	0 GPD
Residential - 3+ Bedrooms	32 Units	x	370 GPD/Unit	=	11,840 GPD
Total	32 Units				

Average Daily Flow (ADF) TOTAL = 11,840 GPD
0.02 CFS

Peak Daily Flow = 4.0 x ADF PDF = 47,360 GPD
0.07 CFS

PROPERTY DESCRIPTION

LOT 2B-2
A TRACT OF LAND BEING LOT 2B-2 OF THE LOT SPLIT OF LOT 2 OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 370, PG 268 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 123, 415, TOWNSHIP 45 NORTH RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

CONTAINING 30,387 SQUARE FEET OR 0.698 ACRES, MORE OR LESS

ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY 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 ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGN DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS.
6. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
7. UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
8. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE COVERING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
9. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
10. THIS PROJECT DOES NOT INCLUDE WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY OR EASEMENT.

WILDHORSE VILLAGE CATEGORY A STANDARDS

BUILDING PLACEMENT

PER STREETScape EXHIBIT 1 OF ORD. 3161
NORTH (WILDHORSE LAKE BLVD.): 10' SIDEWALK & UTILITY ESMT., THEN 0'-15" BUILD TO LOT
EAST (ADJOINING LOT 2C): 0'
SOUTH (ADJOINING LOT 7A): 0'
WEST (ADJOINING LOT 2B-2): 0'
SPACE BETWEEN BUILDINGS ATTACHED OR 6'-125' IF DETACHED

NOTES:
• STRUCTURES MAY BE CONSTRUCTED UP TO LOT LINES

BUILDING VOLUME

PER ORD. 3161
MAXIMUM HEIGHT: 4 STORIES

OPENSPACE CALCULATIONS

LOT 2B:
PROVIDED OPENSAPCE: 53.7% (35,982 SF/67,047 SF)

PARKING

PER CITY OF CHESTERFIELD UDC SEC.405.04.040(D)(11) RESIDENTIAL USES - DWELLING, MULTIPLE FAMILY
MINIMUM REQUIRED: 1.75 SPACES FOR EVERY LIVING UNIT - (16 UNITS)x(1.75 SPACES/UNIT) = 28 SPACES
MAXIMUM REQUIRED: NONE
PROVIDED: 32 SPACES (GARAGE SPACES)

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12049
NAD83 Elev = 557.81
"Sq" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the west side of Chesterfield Village Parkway, 0.2 mile north of Lydia Hills Drive.

PREPARED FOR:
AUDERE 2, LLC
8801 LAKE PLAZA DR. #A-103
INDIANAPOLIS, IN 46220
ATTN: JEFF TEOH
JEFF.TEOH@TEHOFDEVELOPMENT.COM

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT SECTION PLAN FOR:

AUDERE II - WILDHORSE VILLAGE CONDOS

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NOTARY PUBLIC
3/14/2025

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

REVISIONS:

1	02/26/25 - CITY COMMENTS
2	03/14/25 - CITY COMMENTS

DRAWN BY: G.M.S.
A.C.D./Z.P.S.
DATE: 01/27/2025
JOB NO: 221-6996-6
MSD # 24MSD-00
BASE MAP: 18T
SLC HAT # XXXX
HAT SUFF. # XXXX
MDNR # MO-XXXXXXX
SHEET TITLE: SITE DEVELOPMENT SECTION PLAN
SHEET NO: SDSP-01

Audere 2, LLC, a Missouri Corporation, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"P.C.R." - Planned Community & Residence of the City of Chesterfield
Ordinance No. 3114, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

AUDERE 2, LLC
by: _____
STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.
On this _____ day of _____, 2025, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.
I, _____, a Notary Public in and for the State of Missouri, do hereby certify that I have signed and sealed the foregoing the day and year first above written.

Notary Public
Print Name
My commission expires: _____

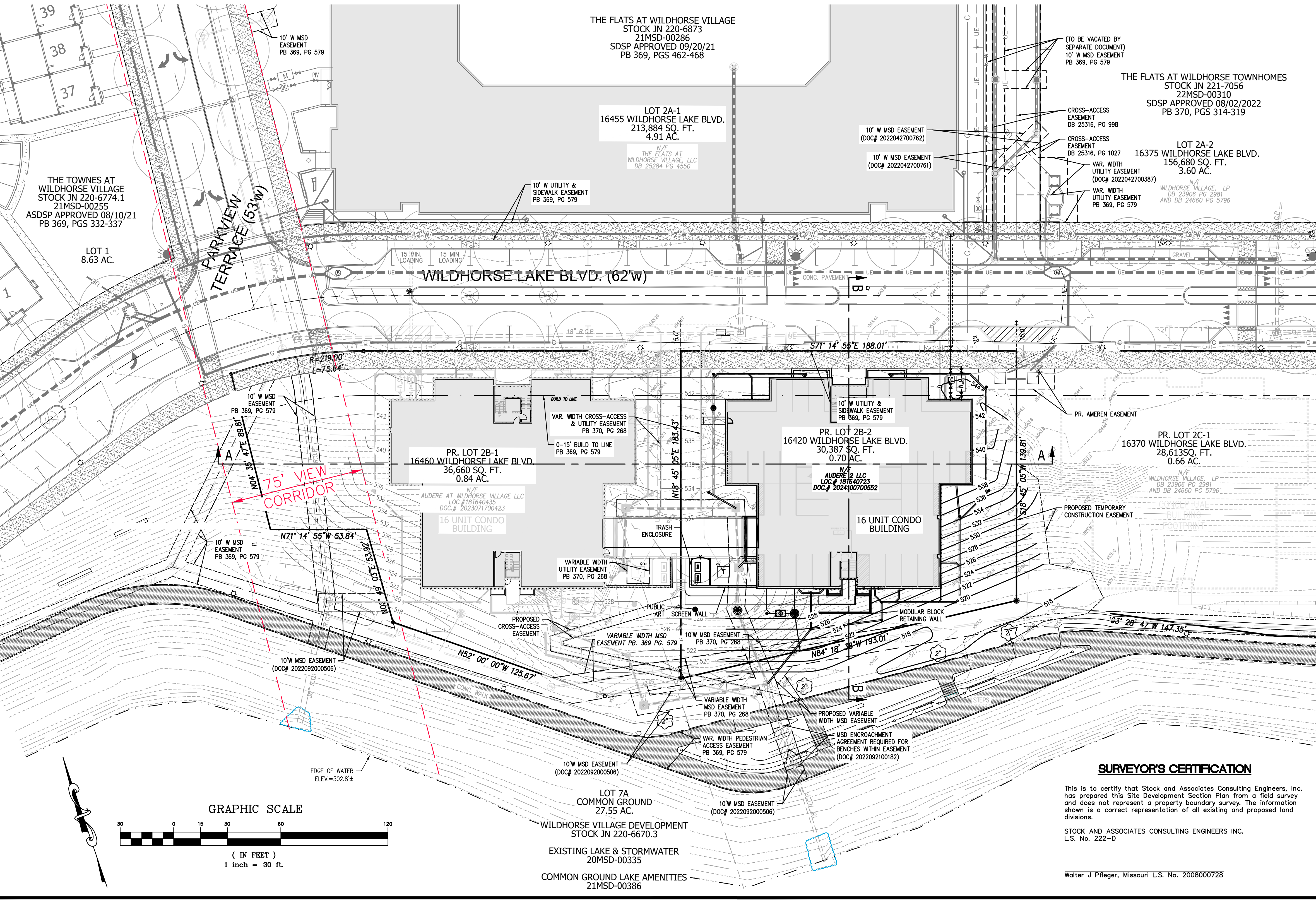
This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2025, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 320, as attested to by the Director of Planning and Development Services and the City Clerk.

By: Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri
By: Vickie McGownd, City Clerk
City of Chesterfield, Missouri

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of CRG Acquisitions, LLC, has performed a geotechnical exploration for the project proposed hereon. Our findings indicate that the earth-related aspects are suitable for the construction proposed hereon pursuant to the recommendations set forth in our November 29, 2021 report titled "Geotechnical Exploration—MT Job No. 14938—Wildhorse Village Condos-Lots 2B-2C—Chesterfield, Missouri."

DANIEL J. BARCZYKOWSKI, P.E.
DANIEL J. BARCZYKOWSKI, P.E.
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-25881
02/26/2025
DATE

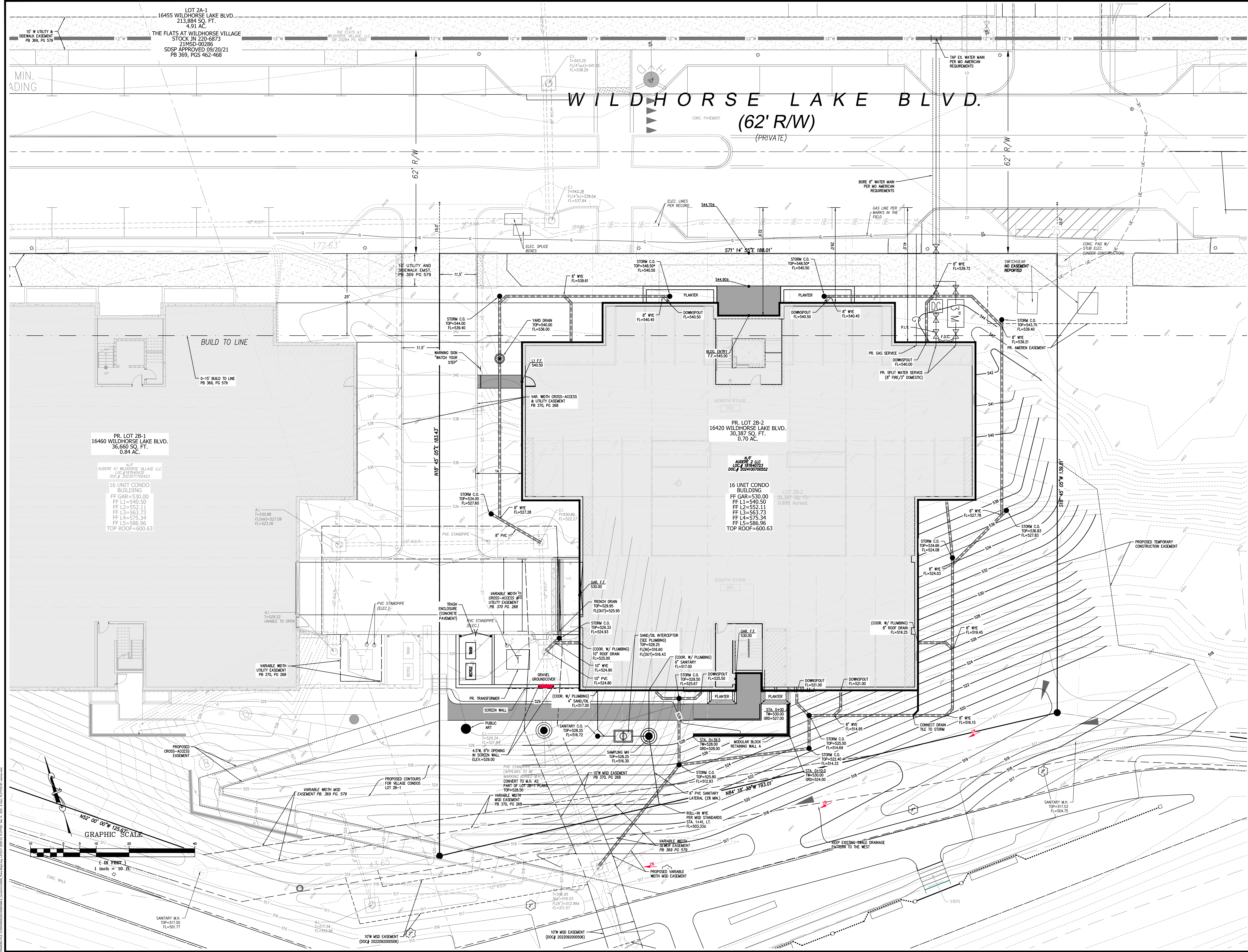


SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

Walter J. Pfeiffer, Missouri L.S. No. 2008000728



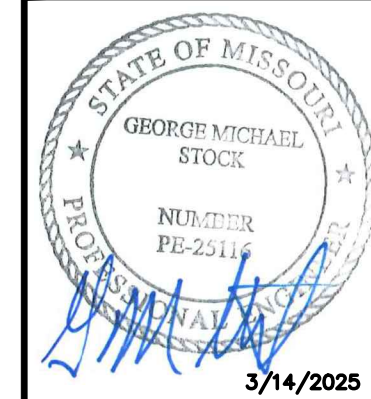
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Riverfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

AUDERE II - WILDHORSE VILLAGE CONDOS

16460 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005

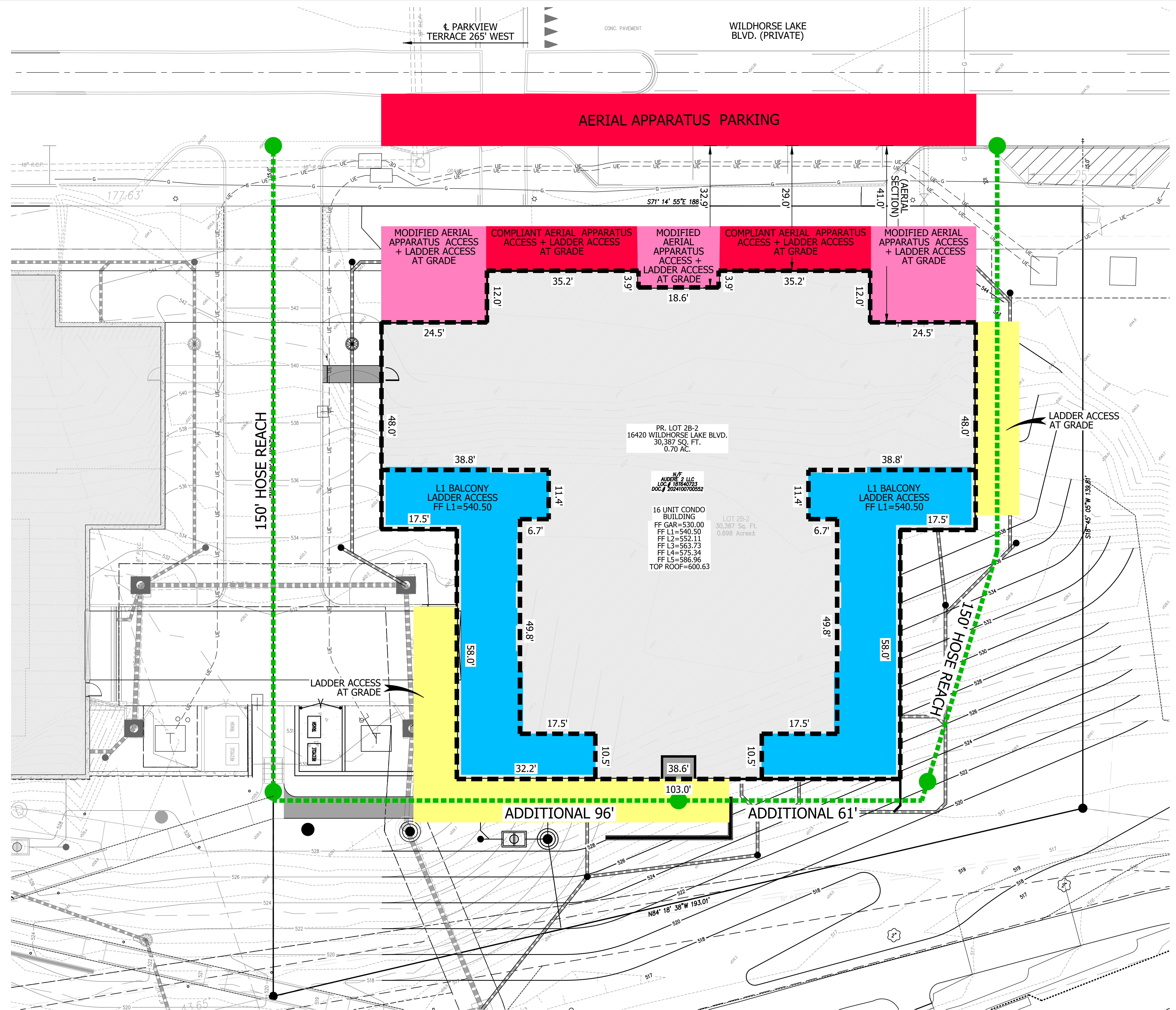
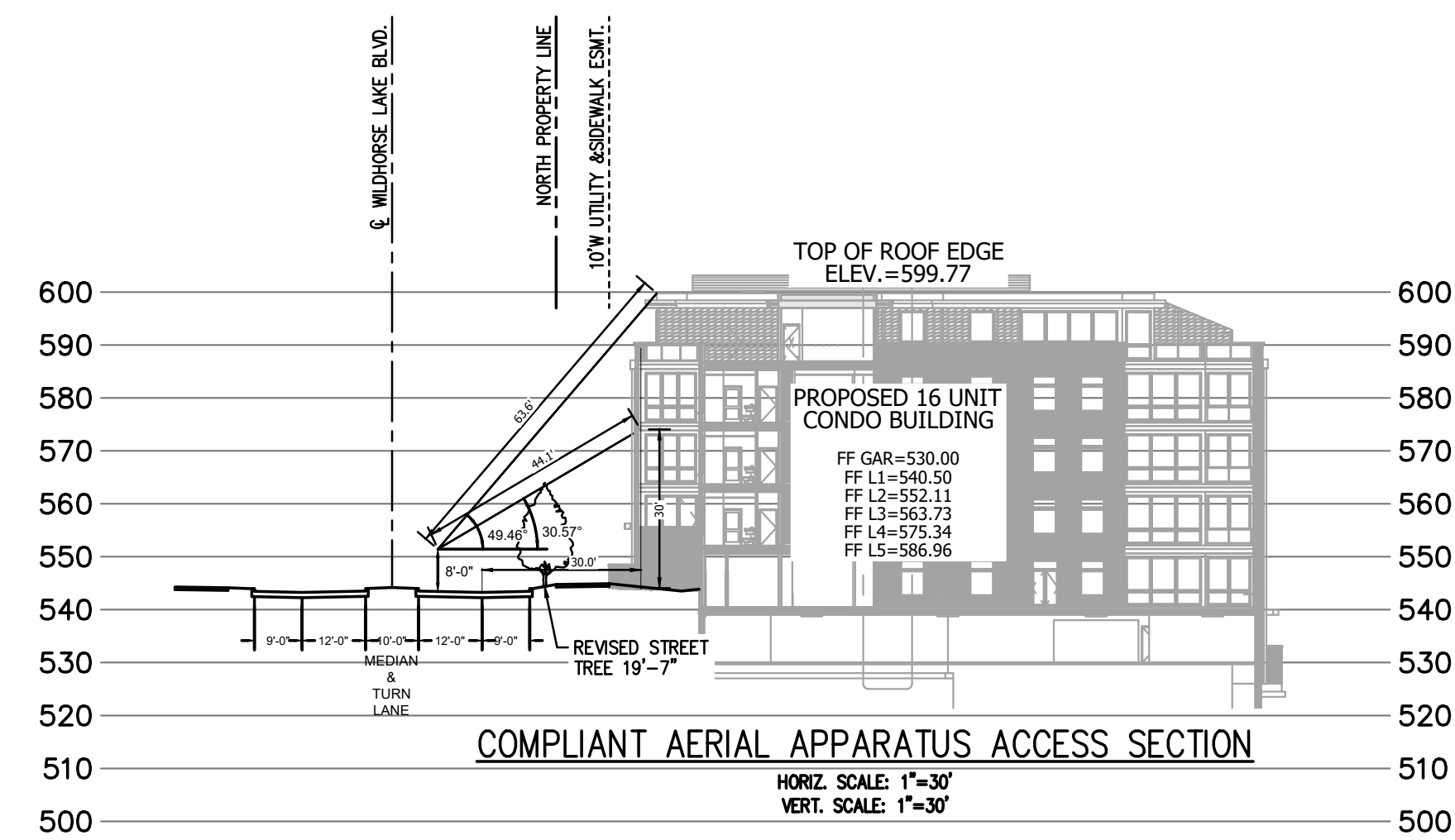
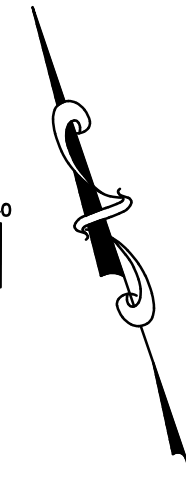


3/14/2025
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 100096

REVISIONS:

- | NO. | DATE | DESCRIPTION |
|-----|----------|---------------|
| 1 | 02/26/25 | CITY COMMENTS |
| 2 | 03/14/25 | CITY COMMENTS |

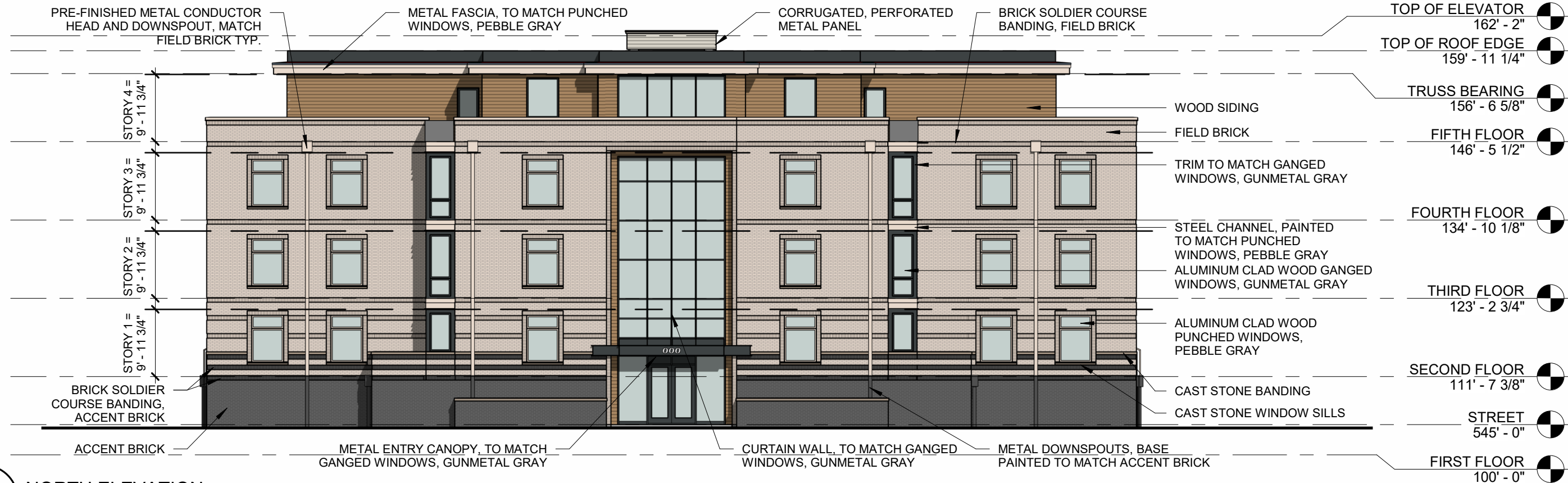
DRAWN BY: A.C.D./Z.P.S. CHECKED BY: G.M.S.
DATE: 01/27/2025 JOB NO: 221-6996.6
S.D. P. # BASE MAP: P
24MSD-00 1ST
S.L.C. HAT # HAT S.U.P.: XX-XXX-XX
MO-XXXXXX
SHEET TITLE: SITE DEVELOPMENT SECTION PLAN
SHEET NO.: SDSP-02



- | | |
|--|--|
| | LADDER ACCESS AT GRADE:
(LEVEL GROUND AROUND THE PERIMETER OF THE BUILDING THAT CAN BE USED FOR LADDER ACCESS) |
| | L1 BALCONY LADDER ACCESS:
(FIRST STORY BALCONY THAT CAN BE USED FOR LADDER ACCESS TO HIGHER POINTS OF THE BUILDING) |
| | COMPLIANT AERIAL APPARATUS ACCESS + LADDER ACCESS AT GRADE:
(SATISFIES AERIAL APPARATUS REQUIREMENTS - BUILDING IS LOCATED BETWEEN 15'-30' FROM THE FIRE ROAD. LADDER ACCESS AT GRADE IS ALSO PROVIDED IN THIS AREA) |
| | MODIFIED AERIAL APPARATUS ACCESS + LADDER ACCESS AT GRADE:
(BUILDING IS LOCATED GREATER THAN 30' FROM THE FIRE ROAD, BUT AERIAL APPARATUS SECTION DEMONSTRATES FULL ACCESS TO THE BUILDING. LADDER ACCESS AT GRADE IS ALSO PROVIDED IN THIS AREA) |

2
A.02

NORTH ELEVATION
1/16" = 1'-0"



1
A.02

EAST ELEVATION
1/16" = 1'-0"



EXTERIOR ELEVATIONS
AUDERE II - WILDHORSE VILLAGE CONDOS
16420 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005
TEGETHOFF DEVELOPMENT, LLC

DATE # REVISION

0" 1/2" 1"

31 JAN 2025
24015

A.02

ALL LOCAL CODES SHALL
PREVAIL. CONTRACTOR TO
FIELD VERIFY ALL
DIMENSIONS AND EXISTING
CONDITIONS BEFORE
CONSTRUCTION BEGINS
Page 55 of 63

PRELIMINARY NOT FOR CONSTRUCTION

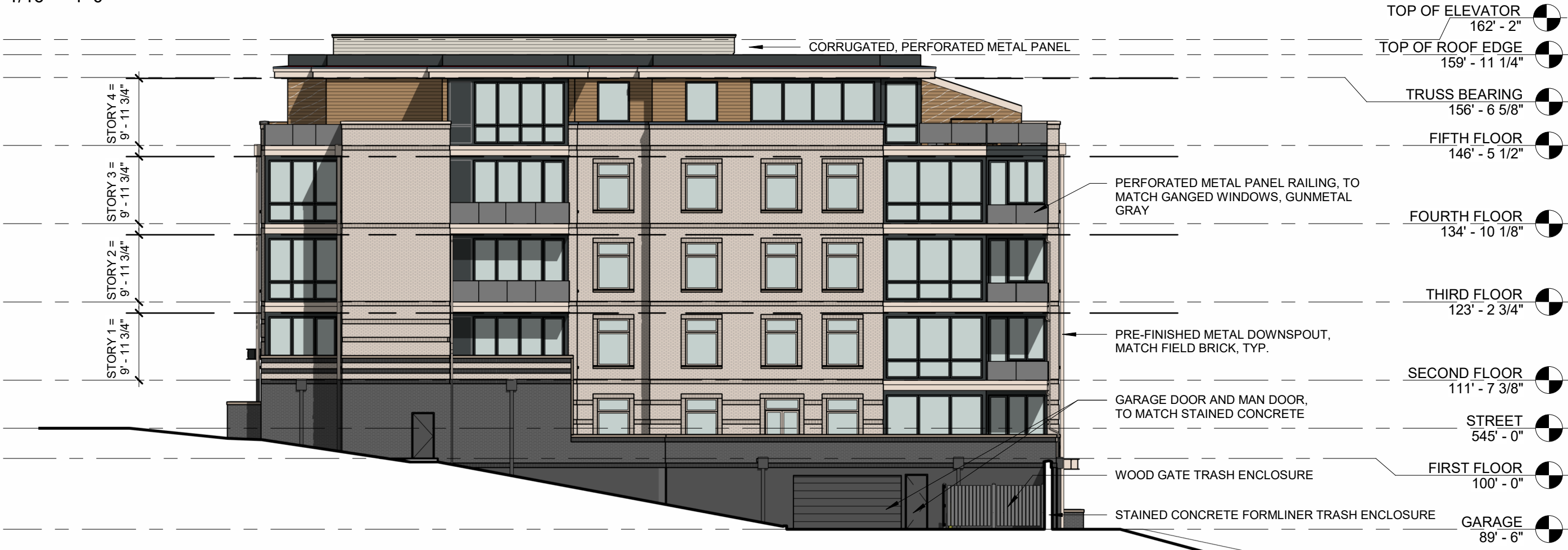
2
A.03

SOUTH ELEVATION
1/16" = 1'-0"



1
A.03

WEST ELEVATION
1/16" = 1'-0"



CORE10
ARCHITECTURE
4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com



EXTERIOR ELEVATIONS
AUDERE II - WILDHORSE VILLAGE CONDOS
16420 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005
TEGETHOFF DEVELOPMENT, LLC

DATE # REVISION

0" 1/2" 1"

31 JAN 2025
24015
A.03

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS
Page 56 of 63

PRELIMINARY NOT FOR CONSTRUCTION



**ALUMINUM CLAD WINDOWS
(GANGED WINDOWS, CURTAIN WALL)**
EXAMPLE PHOTO



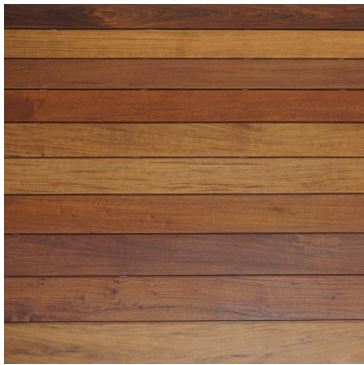
**ALUMINUM CLAD WINDOWS
(GANGED WINDOWS, CURTAIN WALL)**
MANUF: MARVIN
STYLE: ULTIMATE CASEMENT
FINISH: GUNMETAL GRAY



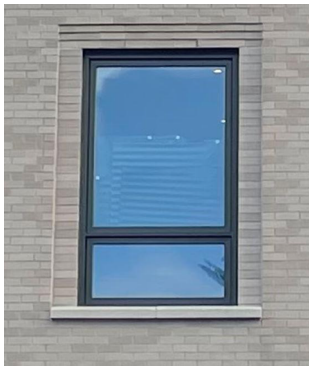
METAL DOWNSPOUT BASE
FINISH: MATCH ACCENT BRICK
WHERE INDICATED ON
ELEVATIONS



**PRE-FINISHED METAL
CONDUCTOR HEAD AND
DOWNSPOUT**
FINISH: MATCH FIELD BRICK



WOOD SIDING
SPECIES: IPE
STYLE: 6" PLANKS
FINISH: NATURAL



**ALUMINUM CLAD WINDOWS
(PUNCHED WINDOWS)**
EXAMPLE PHOTO



**ALUMINUM CLAD WINDOWS
(PUNCHED WINDOWS)**
MANUF: MARVIN
STYLE: ULTIMATE CASEMENT
FINISH: PEBBLE GRAY



FIELD BRICK
MANUF: MUTUAL MATERIALS BLEND
FINISH: SEA GREY (25%), ASPEN (25%),
PEWTER (50%)



ACCENT BRICK
MANUF: CLOUD CERAMICS
STYLE: IRONSPOT, MODULAR
FINISH: SMOOTH EBONY



CAST STONE SILL/ BANDING
MANUF: MIDWEST CAST STONE
FINISH: COLOR 1A



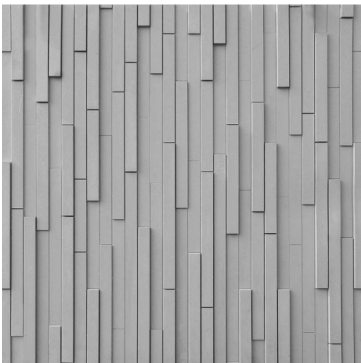
TYPICAL GLAZING
DUAL PANE, LOW-E COATINGS, ARGON
GAS



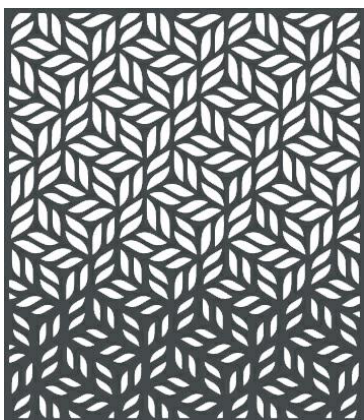
**GRAVEL MAINTENANCE STRIP (SEE
LANDSCAPE)**
3/4" - 1" CLEAN ANGULAR TRAP ROCK
5" X 1/4" STAKED STEEL EDGING, BLACK
POWDERCOAT



CORRUGATED, PERFORATED METAL PANEL
MANUF: CITYSCAPES
STYLE: 7.2 RIB HORIZONTAL
PERFORATED
FINISH: SHADOW GRAY



CONCRETE FORMLINER PATTERN
MANUF: RECKLI
STYLE: 2/195 GYSENBURG
FINISH: STAIN (COLOR TO MATCH
ACCENT BRICK)



METAL RAILING PANEL
MANUF: BOK MODERN
STYLE: A42
FINISH: GUNMETAL GRAY

MATERIALS LEGEND



DRAWING TITLE
EXTERIOR BUILDING MATERIALS

PROJECT TITLE
AUDERE II - WILDHORSE VILLAGE CONDOS
16420 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005

core10

ARCHITECTURE

4501 Lindell Blvd., Suite 1a

St. Louis, Missouri 63108

314.726.4858

CORE10architecture.com

DATE

#

REVISION

0" 12" 1" 2"
(sheet formatted for 24x36 paper)
DATE: 31 JAN 2025
PROJECT NO. 24015

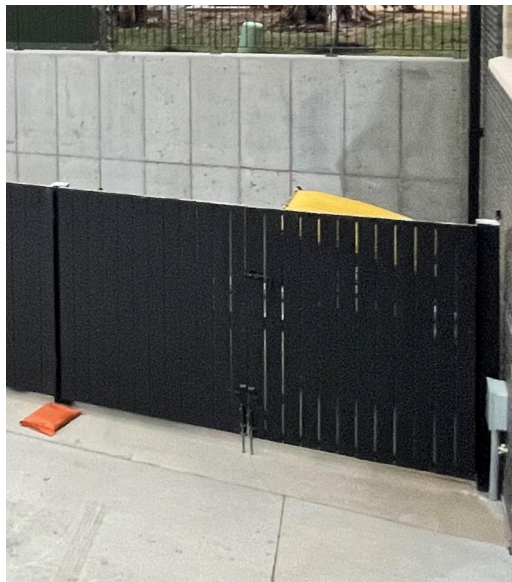
SHEET NO. **A.06**

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

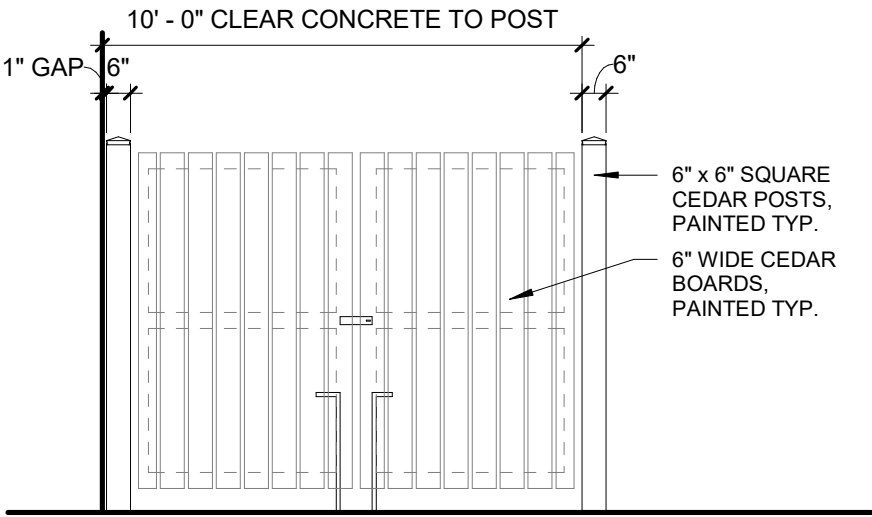
Page 57 of 63

PRELIMINARY NOT FOR CONSTRUCTION

TEGETHOFF
DEVELOPMENT, LLC
7253 WATSON RD. #107
ST. LOUIS, MO 63119



EXAMPLE MATERIAL PHOTO



1
A.09 TRASH ENCLOSURE FENCE/ GATE ELEVATION
1/4" = 1'-0"

Classic® 8

The Advantages of the Classic® System...

It's Fast...
Located on the underside of each Classic® block, the 4" x 2" Anchor Bar creates an automatic setback with the highest shear resistance in the industry. Plus, Classic's fewer pieces, pinless design, and lower weight per square foot reduces construction time, labor costs, and freight charges.

It's Simple...
"One Unit" construction is a vital element of Classic's superior design. 90° corners and half blocks are made simply by removing a portion of the block. No special blocks are required; no special inventories are needed; no shortages occur on the jobsite!

It's Strong...
Upon assembly, Classic blocks automatically create 4" x 5" vertical "stone columns". When layered with grid, the gravel filled "stone columns" provide a multi-point interlock, for a more uniform block-to-grid connection.

It's Versatile...
Variable setbacks, sharp radius turns, "One Unit" construction, and complete interchangeability are all features of Rockwood's Classic System. The ability to mix various sizes and colors within a wall enhances your imagination without sacrificing structural integrity. Plus, the Anchor Bar allows you to build at any setback you desire – from 0" to 14", providing the only "true" vertical setback in the industry.

Classic® 8 Blocks

Unit specifications, availability, color, and fascia options vary by manufacturer. Please contact your nearest Rockwood manufacturer or dealer for more information.

Straight Split
Size: 8" H x 18" W x 12" D
Weight: 80 lbs.

Beveled Split
Size: 8" H x 18" W x 12" D
Weight: 80 lbs.

Rustic
Size: 8" H x 18" W x 12" D
Weight: 80 lbs.

ROCKWOOD® RETAINING WALLS

A better way.™

325 Alliance Place NE
Rochester, MN 55906

toll free
888.288.4045

phone
507.529.2871

fax
507.529.2879

www.rockwoodwalls.com

RETAINING WALL STYLE INTENT

classic 6 and 8 retaining walls

Natural

Taupe

Taupe/Black

Goldenrod

Fieldstone

Red/Black

Charcoal

Straight Face
Beveled Face

Classic® 8 Base Block and Builders

- 8 H x 18 L x 12" D, 1.0" setback
- 82 lbs., 36/pallet (3,020 lbs.)
- Straight face colors: Natural, Taupe, Taupe/Black, Goldenrod, Fieldstone, Red/Black, Charcoal, Red (not shown)
- Beveled face colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black

Straight Face Solid Corner

- Split on 18" & 9" side, 8 H x 18 L x 9" D
- 100 lbs., 32/pallet (3,240 lbs.)
- Colors: Natural, Taupe, Goldenrod, Fieldstone, Taupe/Black, Charcoal, Red/Black, Red

Half Block and Corner Block

- 8 H x 12 L x 9" D (half), 00 lbs.
- 8 H x 13 W x 4" D (corner), 00 lbs.
- Colors: Natural, Taupe, Goldenrod, Charcoal, Red, Red/Black, Taupe/Black, Fieldstone

Classic® 6 Base Block and Builders

- 8 H x 18 L x 12" D, .75" setback
- 64 lbs., 45/pallet (2,840 lbs.)
- Straight face colors: Natural, Taupe, Taupe/Black, Goldenrod, Fieldstone, Charcoal, Red (not shown)
- Beveled face colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black

Standard Half Block and Corner Block

- 6 H x 12 L x 9" D (half)
- 6 H x 13 W x 4" D (corner)
- Colors: Natural, Taupe, Goldenrod, Red, Red/Black, Taupe/Black, Fieldstone, Charcoal

Standard Cap

- 4 H x 18 W x 12" D
- 54 lbs., 48/pallet (3,280 lbs.)
- Colors: Natural, Taupe, Taupe/Black, Red, Charcoal, Goldenrod, Fieldstone, Red/Black

RETAINING WALL COLOR INTENT

CORE10 ARCHITECTURE

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Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com



PRELIMINARY NOT FOR CONSTRUCTION

SITE DETAILS

AUDERE II - WILDHORSE VILLAGE CONDOS
16420 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005
TEGETHOFF DEVELOPMENT, LLC

DATE # REVISION

31 JAN 2025
24015
A.09

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS
Page 58 of 63

GENERAL REQUIREMENTS FOR SITE DESIGN:

SITE RELATIONSHIP

The proposed project is part of the larger Wildhorse Village development and as such conforms to and incorporates the site design requirements as outlined in Ordinance 3161. The project is bordered to the north by The Flats at Wildhorse Village, to the east by Lot 2C which will be future similar condominium buildings, to the South by common ground and the lake and to the west by a view Corridor. The building design is configured to focus views towards the Lake and to tie into the planned streets, sidewalks and trails of the overall development with direct access from the south to the lake trail.

CIRCULATION SYSTEM & ACCESS

The site is accessed by a single curb cut that is shared with the condo building on the west half of the site, which is currently under construction. All vehicular access will use this drive for parking and trash. Parking is located in an enclosed garage on the lowest level of the building.

TOPOGRAPHY

The site slopes steeply from Wildhorse Lake Boulevard at the north down to the lake but the building is positioned to nestle into this slope and terrace units to capture views.

FOUNDATION & RETAINING WALLS

Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. This wall has been incorporated as a design feature of the building. The concrete will be stained to match the building's accent brick and a sculptural formliner has been selected to give the wall texture and interest, compatible with the building's design intent of a rocky outcropping on the horizon. Additionally, the landscape has been arranged to enhance and provide additional layering and texture to the wall and the south facade of the building. Low segmented block retaining walls will also be used along the path down to the lake to help hold the grade as the path traverses the hillside.

PUBLIC ART

Public art was proposed along the path from the south side of the building down to the lake with the development of the building to the west. The textured foundation wall and landscaping of the paired buildings will set the backdrop for the placement of this art.

GENERAL REQUIREMENTS FOR BUILDING DESIGN:

SCALE

Great attention has been given to the massing and scale of the architecture. The north street facade is designed to hold a strong edge, while also stepping back at the corners and entrance to break down the scale and welcome people to the building. As the building mass moves down the hill, there is a continual play of stepping and terracing to further break that scale down towards the lake.

DESIGN

The guiding principle of the building's design was a natural rock bluff in a hillside on the horizon. While the massing of the north street facade is strong and creates the horizon line, this breaks down as the building moves down the hill in a series of steps and terraces towards the lake. The individual residential units are arranged in such a way that every unit capitalizes on a view, providing terraces and balconies to embrace the nature and vantage points around the building and greater development.

MATERIALS & COLOR

The primary building material is brick for a timeless and classic sophistication. The upper brick is a blend of soft greys which transitions to strong dark accent bands and then dark stained textured concrete at the building's base. This materiality represents the rock striations as the building engages the earth and then lightens to blend into the horizon. The building also incorporates large expanses of glass and windows to capture those important and beautiful views, particularly at the south towards the lake. The very top of the building transitions to a warm wood siding at the horizon line.

WALLS & SCREENING

As previously mentioned the foundation and retaining walls have been designed to reflect the natural concept of the building and site through color and texture. There are screen walls at the roof level to enclose the building's elevator overrun and rooftop equipment with a cohesive material that is an integral part of the architecture. Screening of the trash enclosure is also incorporated. A portion of this enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

LANDSCAPE DESIGN

The site development incorporates a comprehensive landscape design package intended to enhance natural features and views while integrating into the overall Wildhorse Village master landscape plan.

MODIFICATION REQUEST - ROOF SCREENING:

We request a modification to Section IG.5 of Ordinance No. 3161, which states: "rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design." We are proposing to enclose the elevator overrun and rooftop equipment with a cohesive material with consistent top trim that is an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010. The top of the enclosure will remain open for free ventilation.

In residential multifamily projects such as this, there are two main options for mechanical HVAC equipment. One is at grade, around the building, and the other is on the roof. Typically there is a need to accommodate one condenser unit for each residence, plus a unit or two for common areas. These are regular sized residential condensing units, much like what one would find at a single family home. Due to the number of units, the noise they can create and the heat that blows from them, our experience shows it is best to locate them on the roof. This avoids stress to landscaping, as well as stress to residents in windows, or on patios. On the roof, the units are neither heard nor seen from the ground when tightly grouped near the center of the building. The screening then becomes more about hiding them from upper levels of neighboring buildings than from the ground.

Therefore, we are showing all units together over the central corridor. A screen wall will encompass the equipment as well as the elevator overrun to provide a singular, seamless surround that invokes the continuation of the corridor spine up through the roof. In order to accomplish this, we are proposing a metal panel screen of the same warm grey color and horizontal aesthetic as the other trim on the building at the roof level. We feel this solution provides the best aesthetic of simply another stepped back building level continuing with the theme below.



ARCHITECT'S STATEMENT
AUDERE II - WILDHORSE VILLAGE CONDOS
16420 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005
TEGETHOFF DEVELOPMENT. LLC

DATE # REVISION

0" 1/2" 1"

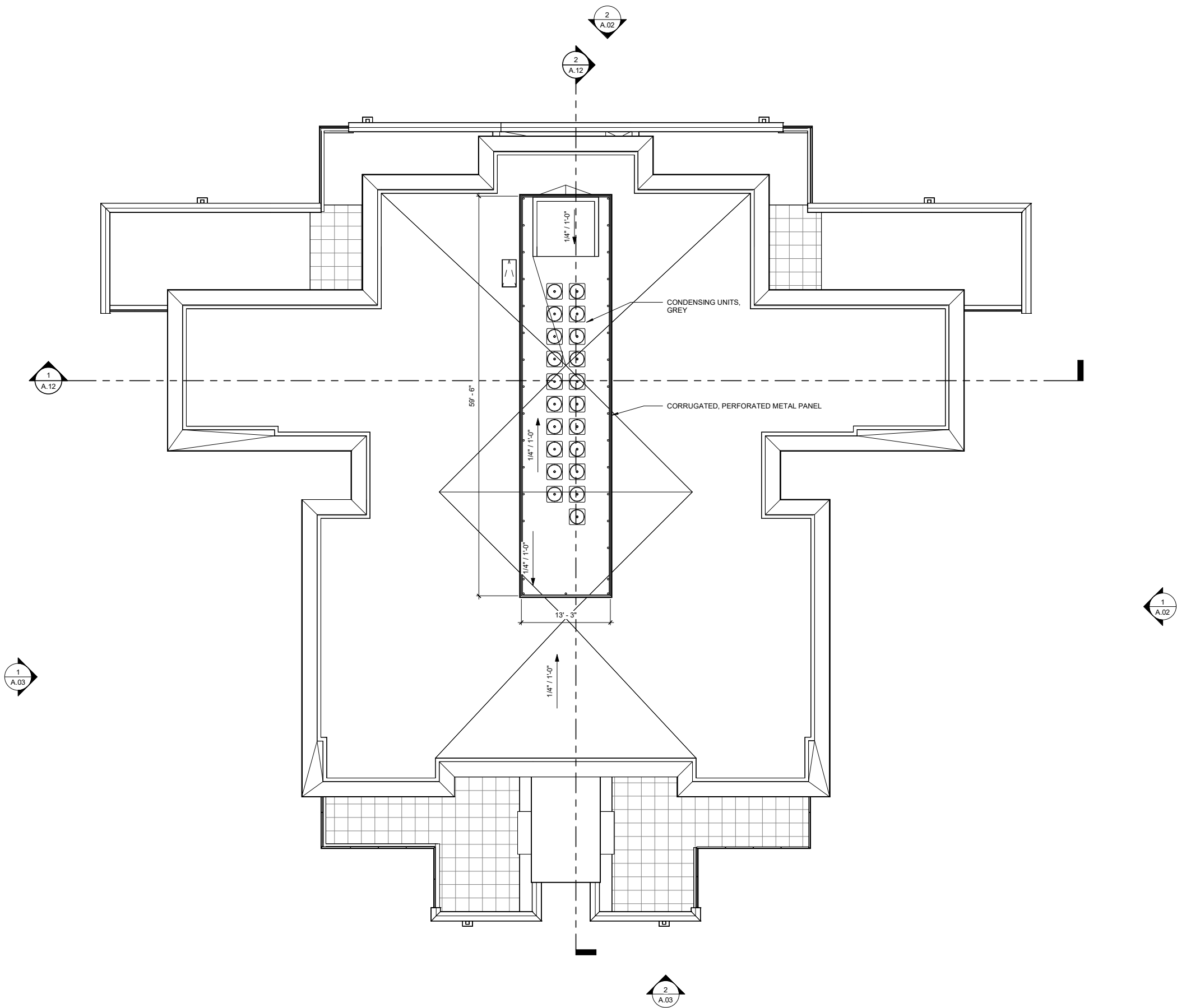
31 JAN 2025
24015

A.10

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS
Page 59 of 63

PRELIMINARY NOT FOR CONSTRUCTION

1 ROOF PLAN
A.11 1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

core10
ARCHITECTURE

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Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE	#	REVISION

0" 12" 1" 2"
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DATE: 31 JAN 2025
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SHEET NO. **A.11**

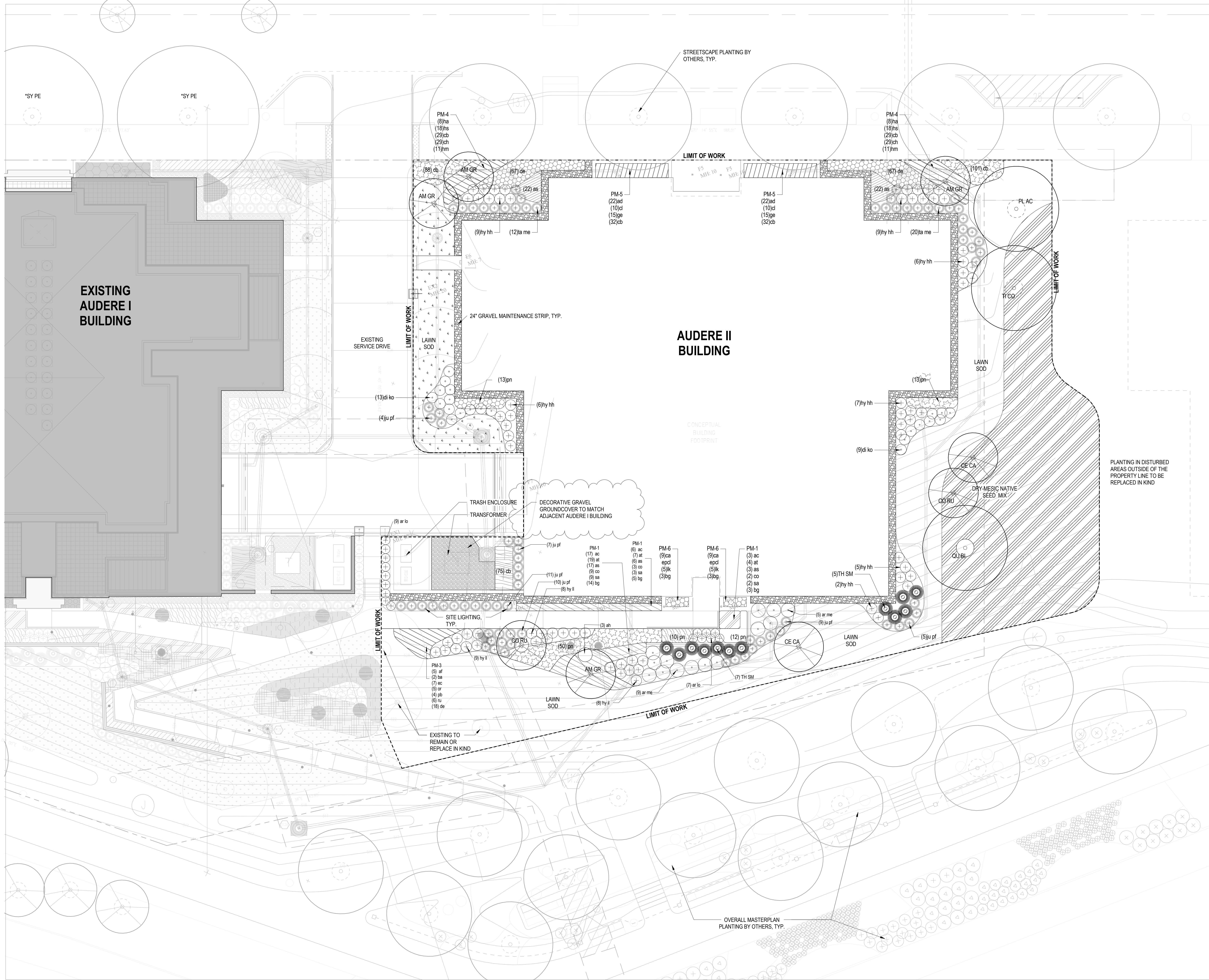
ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS



DRAWING TITLE
ROOF PLAN

PROJECT TITLE
AUDERE II - WILDHORSE VILLAGE CONDOS
16420 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005

**TEGETHOFF
DEVELOPMENT. LLC**
7253 WATSON RD. #107
ST. LOUIS, MO 63119



PLANTING NOTES

1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER - ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
5. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
6. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
7. THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
8. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
9. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
10. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
11. REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTIONS AND PLAN PROTECTIONS.
12. PROVIDE AND INSTALL LOCALLY AVAILABLE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS IN SHRUB BEDS ONLY. IF TREES AND SHRUBS ARE PART OF A PERENNIAL / ORNAMENTAL GRASS / GROUNDCOVER BED, THEN APPLY LOCAL LEAF MULCH TO ALL.
13. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
14. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
15. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.
16. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.
17. SEE SHEET L4.601 FOR PLANT SCHEDULE.

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CANOPY TREES	
	UNDERSTORY TREES	
	EVERGREEN TREES	
	EXISTING TREE TO REMAIN	
	DECIDUOUS SHRUBS	
	EVERGREEN SHRUBS	
	TURF	
	DRY-MESIC NATIVE SEED	

NOTES:
SEE PLANTING SCHEDULE FOR PLANT DETAILS AND QUANTITIES
SEE LIGHTING PLAN FOR LIGHT LOCATIONS AND TYPES



Lamar Johnson Collaborative

2109 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
(314) 428-1010

AUDERE II -
WILDHORSE VILLAGE CONDOS

16460 WILDHORSE LAKE BLVD, CHESTERFIELD, MO 63005

DRAWING ISSUE

DESCRIPTION	DATE
ISSUE SDSP	02.03.25
SDSP COMMENTS	03.05.25
RESPONSE	

BUILDING MAP

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.

L1.1

Job # 20_000

LANDSCAPE PLAN
3/32" = 1'-0"

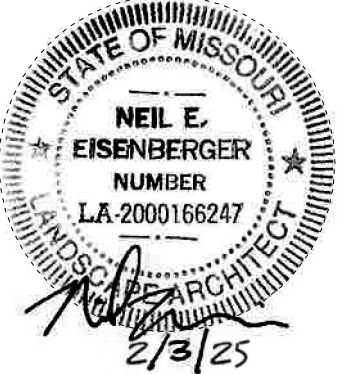
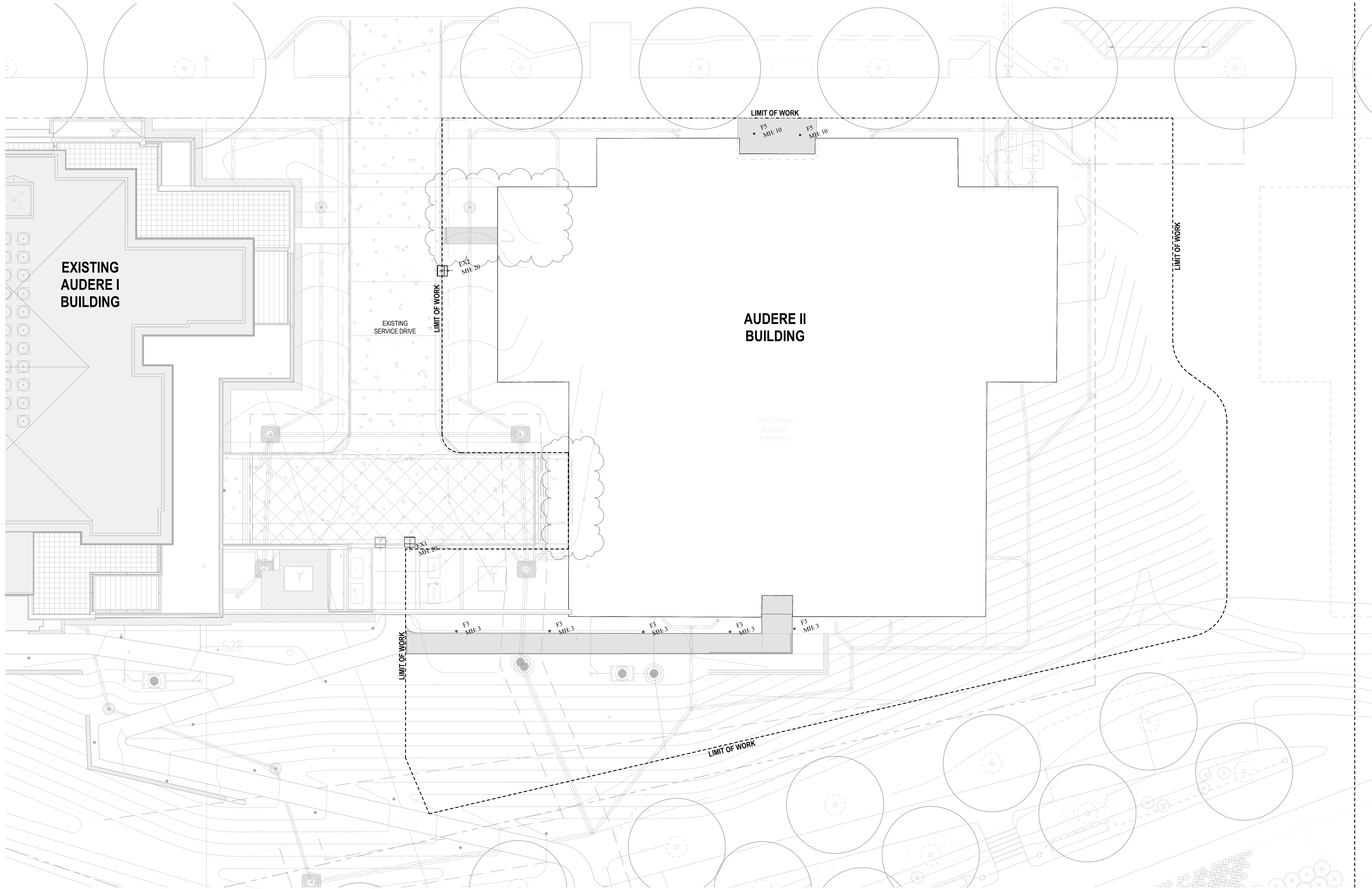
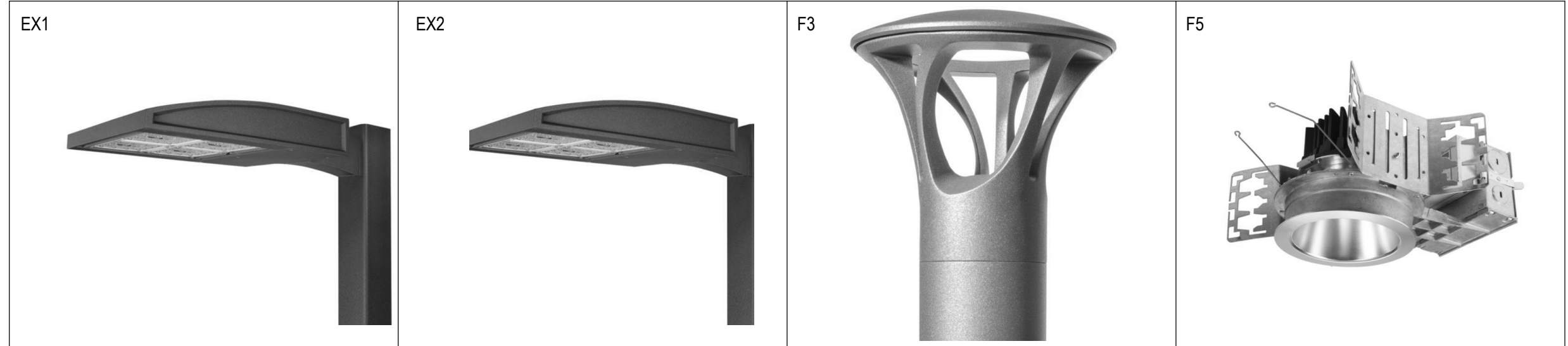
0' 8' 16' 32'

EXISTING POLE FIXTURES MOUNTED ON 18" POLE & 2' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Scenario: ON							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT ENTRY	Illuminance	Fc	1.65	2.5	1.0	1.65	2.50
GARAGE ENTRY	Illuminance	Fc	1.16	1.7	0.7	1.66	2.43
REAR SIDEWALK_Planar	Illuminance	Fc	0.90	2.9	0.1	9.00	29.00
SIDE ENTRY	Illuminance	Fc	0.58	1.1	0.3	1.93	3.67

Luminaire Schedule							
Scenario: ON							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	1	EX1	Single	0.912	57	57	GALN-SA1C-740-U-T4W
	1	EX2	Single	0.912	57	57	GALN-SA1C-740-U-SL3
	5	F3	Single	0.900	11	55	ABB-B1-LED-D1-A-8030
	2	F5	Single	0.900	7.2	14.4	LD4C05D010 EX4C059030 4LBSQH

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



Lamar Johnson Collaborative
2109 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH 314.428.1010

AUDERE II - WILDHORSE VILLAGE CONDOS

16460 WILDHORSE LAKE BLVD, CHESTERFIELD, MO 63005

DRAWING ISSUE	
DESCRIPTION	DATE
ISSUE SDSP	02.03.25
SDSP COMMENTS	03.05.25
RESPONSE	

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
E1.1

Job # 20_000

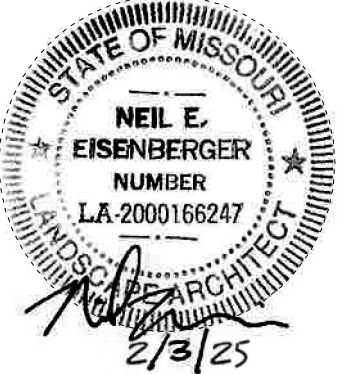
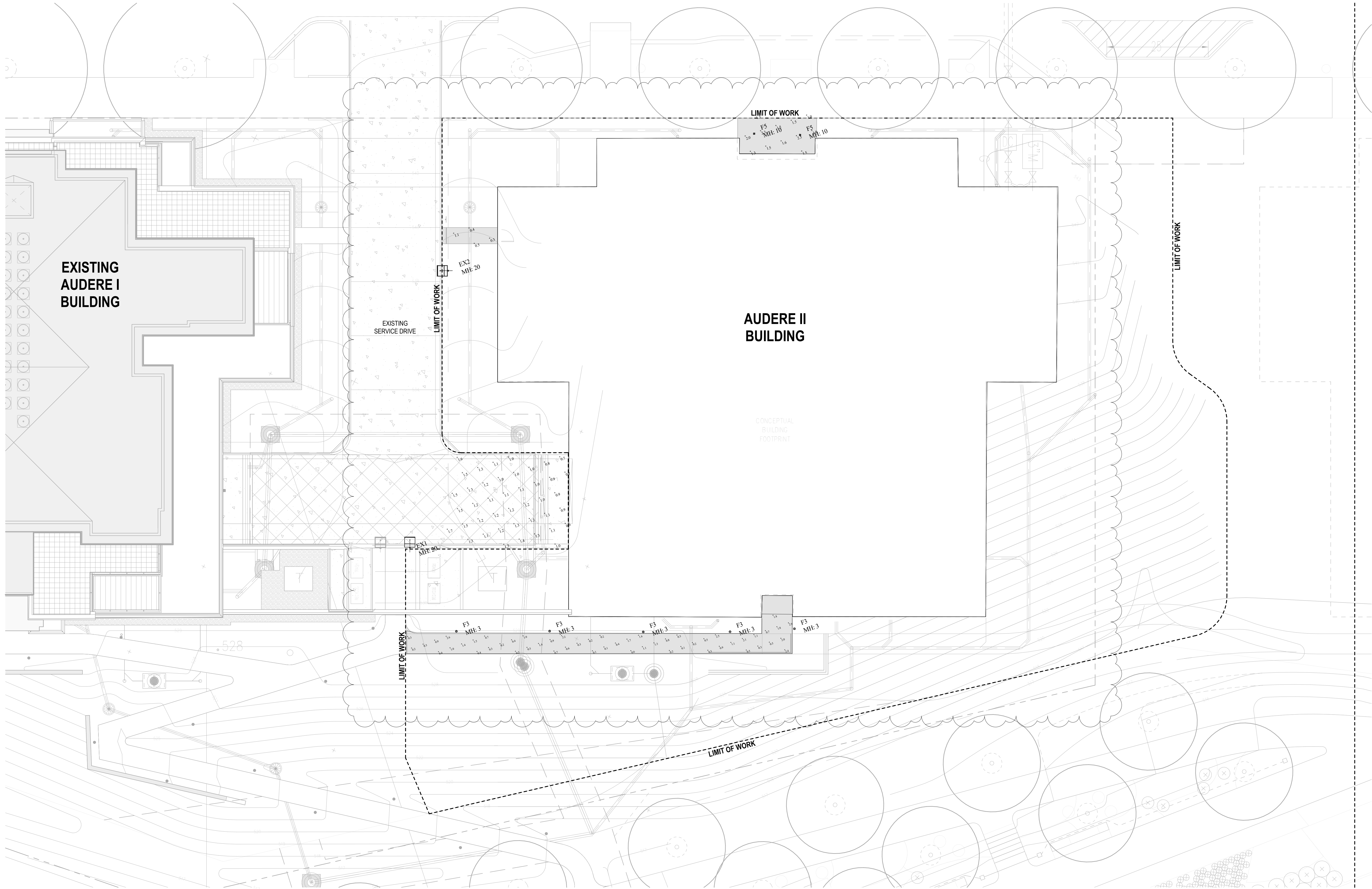
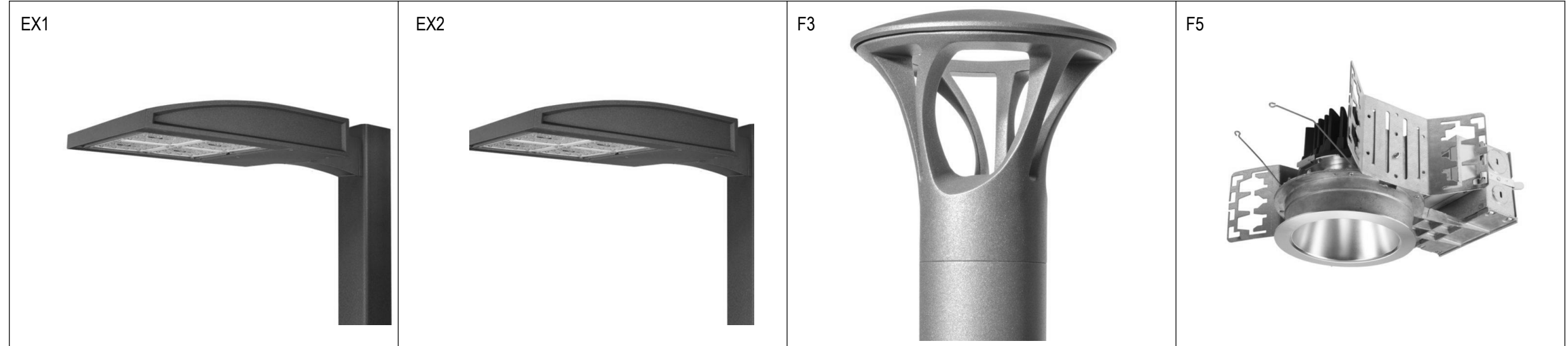
1 SITE LIGHTING PLAN
3/32" = 1'-0"

EXISTING POLE FIXTURES MOUNTED ON 18" POLE & 2' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
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	1	EX2	Single	0.912	57	57	GALN-SA1C-740-U-SL3
	5	F3	Single	0.900	11	55	ABB-B1-LED-D1-A-8030
	2	F5	Single	0.900	7.2	14.4	LD4C05D010 EX4C059030 4LBSQH

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16460 WILDHORSE LAKE BLVD, CHESTERFIELD, MO 63005

DRAWING ISSUE	
DESCRIPTION	DATE
ISSUE SDSP	02.03.25
SDSP COMMENTS	03.05.25
RESPONSE	

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PHOTOMETRIC
PLAN

DRAWING NO.
E1.2

Job # 20_000

1
E1.2
SITE LIGHTING PHOTOMETRIC PLAN
3/22/25 = 1'-0"