



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 27, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING SUMMARY

- A. Approval of September 8, 2025 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **The Overlook (14001 Olive Blvd.)**: A Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for a 29.4-acre tract of land zoned "PUD" Planned Unit Development located on the north side of Olive Blvd.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission 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 COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
SEPTEMBER 8, 2025**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Allison Harris

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Isaak Simmers, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the August 25, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth and **passed** by a voice vote of 6 to 0. (*Commissioner Midgley abstained.*)

VI. PUBLIC COMMENT: None

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **The Glen**: A Record Plat for a ten (10) lot subdivision on a 3.98-acre tract of land zoned "R3" Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive.

Commissioner Wuennenberg, representing the **Site Plan Committee**, made a motion recommending approval of the Record Plat for **The Glen**. The motion was seconded by **Commissioner Choate** and **passed** by a voice vote of 7 to 0.

VIII. **UNFINISHED BUSINESS**: None

IX. **NEW BUSINESS**: None

X. **COMMITTEE REPORTS**: None

XI. **ADJOURNMENT**

The meeting adjourned at 7:04 p.m.

Gail Choate, Secretary



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: October 27, 2025

From: Shilpi Bharti, Planner *SB*

Location: 14001 Olive Blvd.

Description: **The Overlook (14001 Olive Blvd.):** A Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for a 29.4-acre tract of land zoned “PUD” Planned Unit Development located on the north side of Olive Blvd.

SUMMARY

On behalf of BluOnx Development LLC, Stock & Associates Consulting Engineers, Inc. has submitted a Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation request for a 29.4-acre site. The proposed development includes 81 single-family units, both attached and detached.

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. In 2005 a “PEU” Planned Environment Unit Procedure was created within the “R-3” Zoning District.



Figure 1: Subject Site Aerial

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. Neither petition was presented to the City Council, as the applicant withdrew both before the meeting.

In 2020, after withdrawing the 2019 petitions, the applicant submitted two (2) 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.

Most recently, in 2025, Ordinance 3143 was amended to reduce the number of approved residential units from 100 to 81 and to revise the minimum lot requirements for both single-family attached and detached homes. The site is currently governed by Ordinance 3331.

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by residential districts and a commercial strip. Properties located to the north of the subject site are located within the City of Maryland Heights. Property east of the subject site is zoned “R-2”- Residential District, property to the west is zoned “NU” – Non-Urban District, and property to the south is zoned “C-2” – Shopping District. The site is bound by Hog Hollow Road on the west, Olive Blvd on the south, and a railroad track to the north.

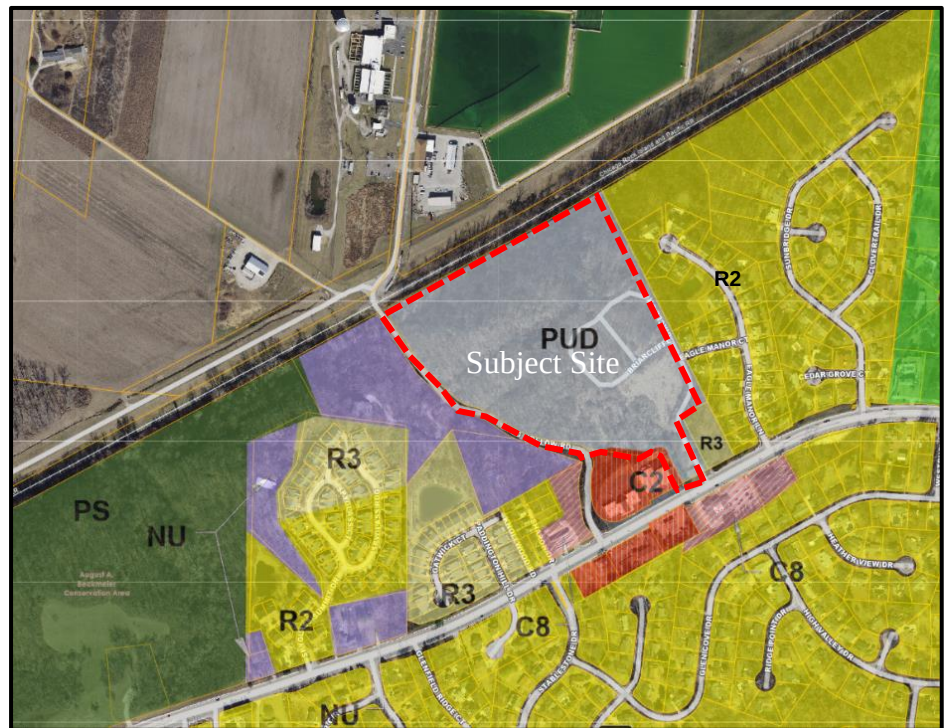


Figure 2: Zoning Map

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 land on the east and west, and Neighborhood Center land to the south. 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 3: 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 of 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 Lists 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 and west sides. Proposed grading will result in the removal of areas of existing vegetation but will allow for a retention of 52.4% 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 all sides of the 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.

- 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 shows that valuable trees are located along the north facing slope. Additionally, the Tree Preservation plan shows that 52.4% 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. Large buffers exist to the north and west buffering the development from Hog Hollow Road and the railroad to the north. A hiking trail is proposed to 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.

STAFF ANALYSIS

The Site Development Plan proposes the construction of eighty-one (81) residential units while preserving much of the existing wooded areas located along the north, west, and northwest portions of the site, adjacent to the railroad and Hog Hollow Road. Out of the 81 units, 39 will be single-family detached homes, and 42 will be single-family attached units. In accordance with the ordinance, 63 parking spaces are required for the 42 single-family attached units. To meet this requirement, the development includes a parking garage for the attached units and an additional 22 on-street parking spaces, providing a total of 64 spaces.

Retaining walls with fencing are proposed along the east, west, and southwest sides of the site, where significant slopes exist. The height of these retaining walls varies from 1 to 12 feet, particularly along the west and southwest boundaries of the site, identified as Walls 4, 5, and 7 on the plan. A detailed staff analysis of the Site Development Plan is provided in the following sub-sections.

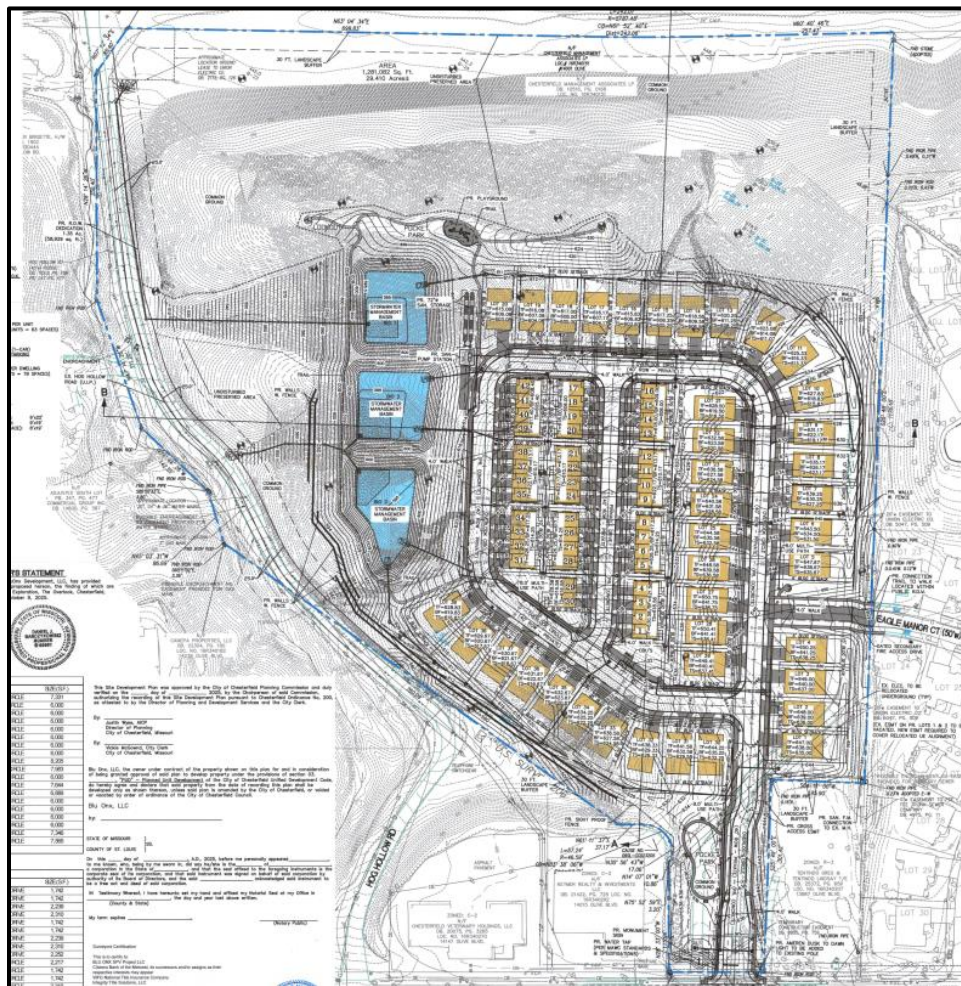


Figure 4: Site Development Plan

Zoning

All setback requirements comply with City Code and the site-specific ordinance. The proposed development complies with the ordinance's requirements by including 81 single-family attached and detached homes.

Detached homes will be built on lots ranging from 6,000 to 8,730 square feet, meeting the ordinance's minimum lot size requirement of 6,000 square feet. Attached homes also meet the lot size standards set forth in the ordinance, with home sizes ranging from 1,742 to 2,310 square feet.

Setbacks for the detached homes include a 25 to 29-foot front setback, a 15-foot rear setback, and 6-foot side setbacks, all in accordance with the ordinance. Attached homes will have a 25-foot front setback, 0-foot side setback, and a 10-foot rear setback, also in compliance with the required standards.

Access and Circulation

The Site Development Plan indicates that the development will be accessible from Olive Boulevard to the south, with an additional emergency access, gated entry from the east. A sidewalk is proposed along the property's frontage, and an eight (8)-foot-wide multi-use path is planned along the frontage of the single-family detached homes. The residential area will be located in 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 is provided from Overlook Circle to the parcel at 13987 Olive Boulevard.

Tree Preservation

A Tree Preservation Plan is provided for the proposed development. The plan exceeds the 30% tree preservation requirement by maintaining 52.4% of the existing tree canopies. The preservation includes the majority of the tree canopies from the existing wooded areas on the north and northwest of the subject site.

Landscape Installation

The site-specific ordinance requires a 30' Landscape Buffer along the perimeters of the PUD. The applicant has met these requirements by depicting these landscape buffers in the Landscape Plan. Existing trees, shade, ornamental, and evergreen trees are proposed for the landscape buffer. Street trees consist of nine types of shade trees.

Amenity

As public amenities, the applicant is proposing pocket parks to be located on the northwest 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.

Cluster Box Units (CBU)

All residential developments are required to utilize cluster box units (CBUs) vs individual mail boxes for mail delivery by the United States Postal Service. Residential mail delivery locations are under the jurisdictional authority of the United States Postal Service. The CBU for the proposed development is provided near the entry of the Pinnacle Drive, marked in the plan.

STAFF RECOMMENDATION

Staff has completed review of the proposed Site Development Plan. All agency comments have been received. The Site Development Plan meets all the requirements of the site-specific ordinance and the City's Unified Development Code. Staff recommends approval of the proposed Site Development Plan.

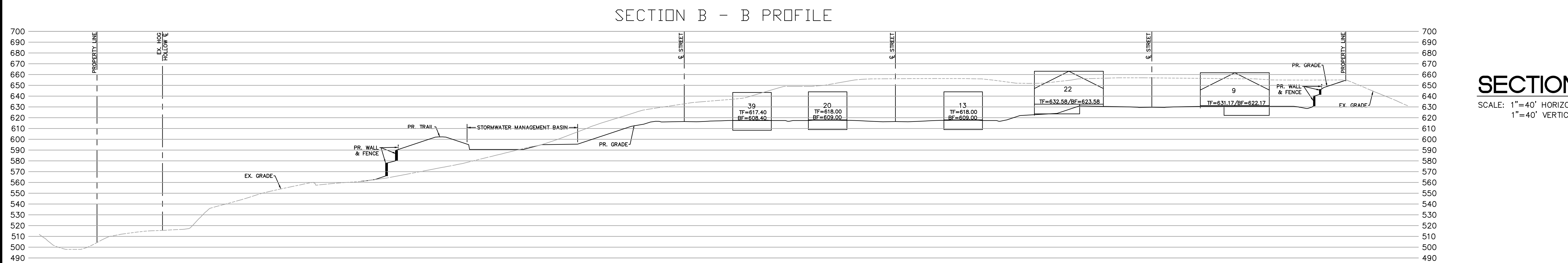
MOTION

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

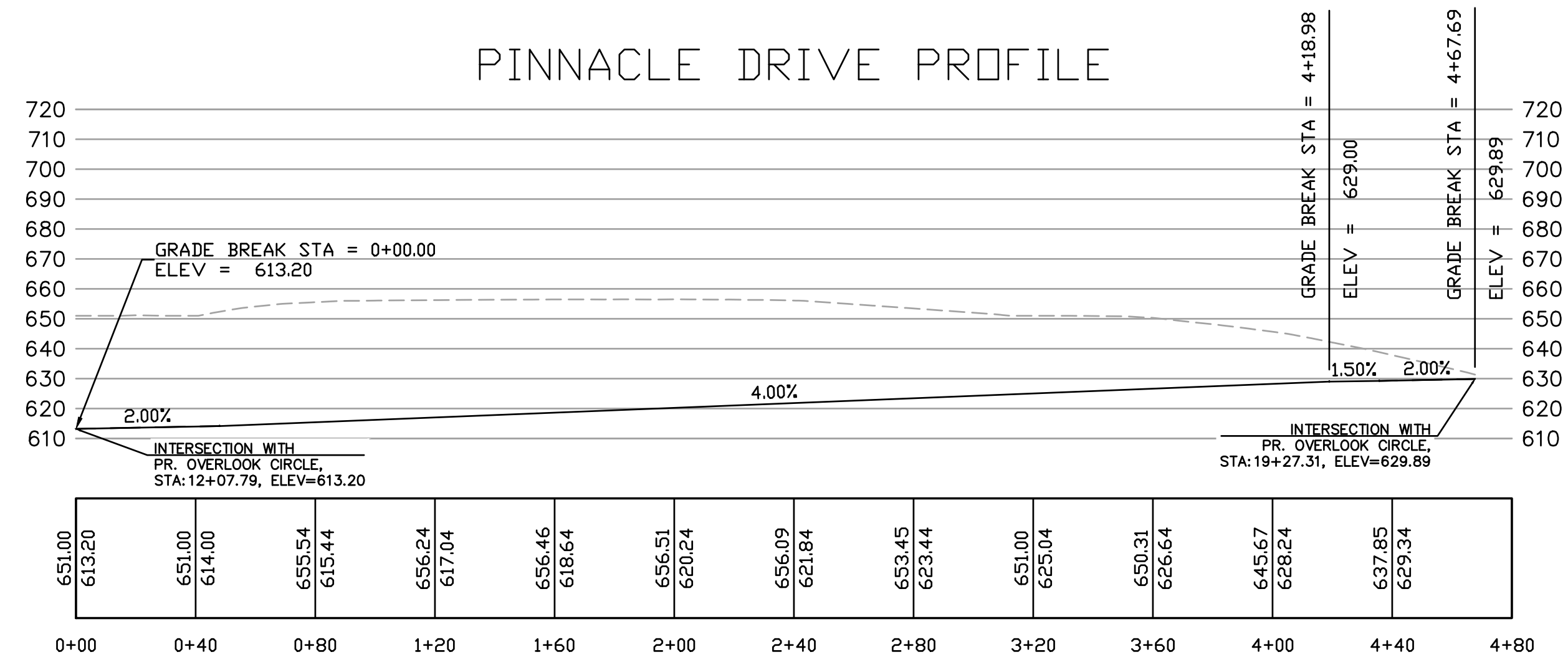
- (1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for the 14001 Olive Blvd, proposed "The Overlook" subdivision."
- (2) "I move to approve the Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for the 14001 Olive Blvd, proposed "The Overlook" subdivision with the following conditions..." (Conditions may be added, eliminated or modified)

Attachments

1. Site Development Plan
2. Tree Stand Delineation
3. Tree Preservation Plan
4. Landscape Plan

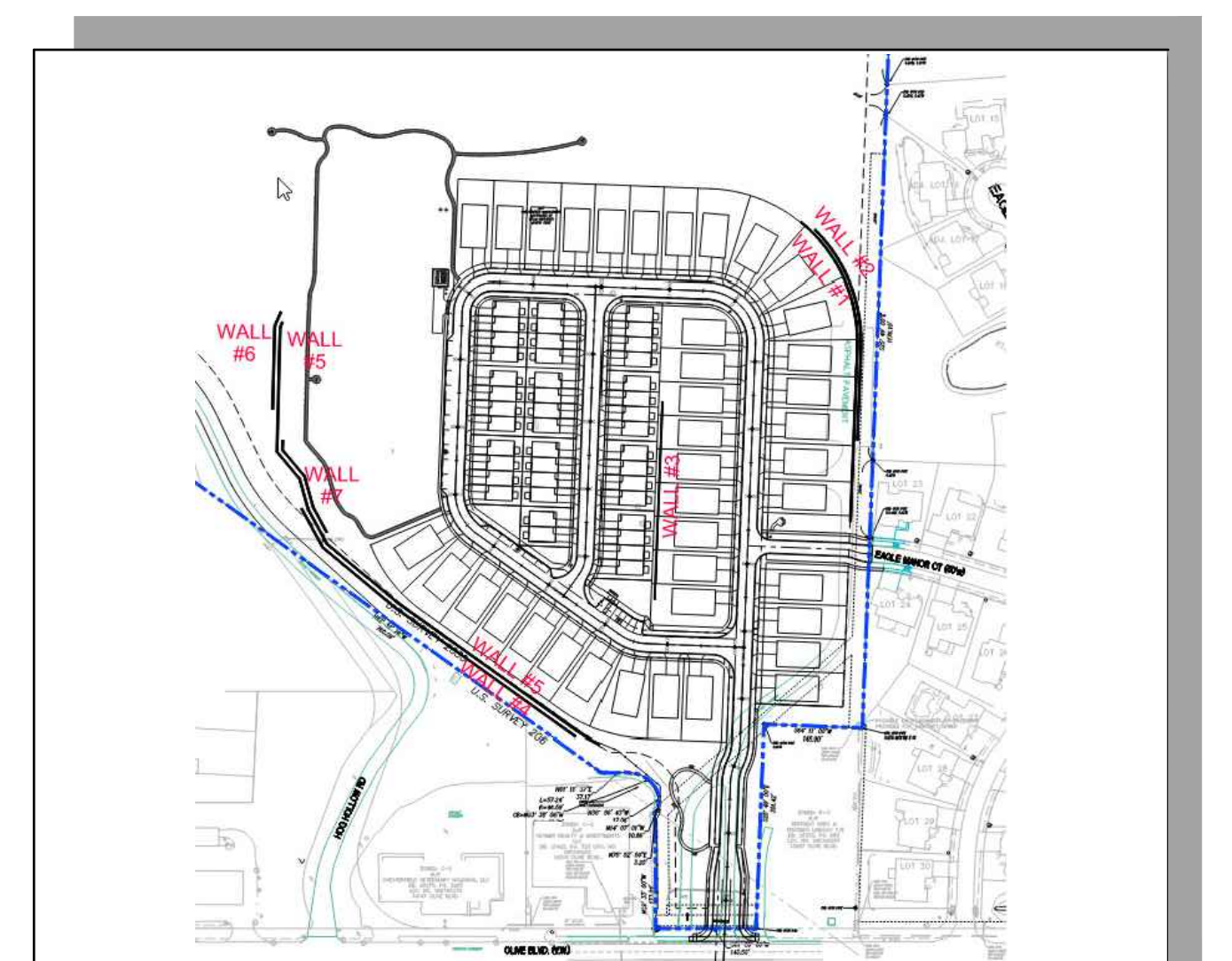
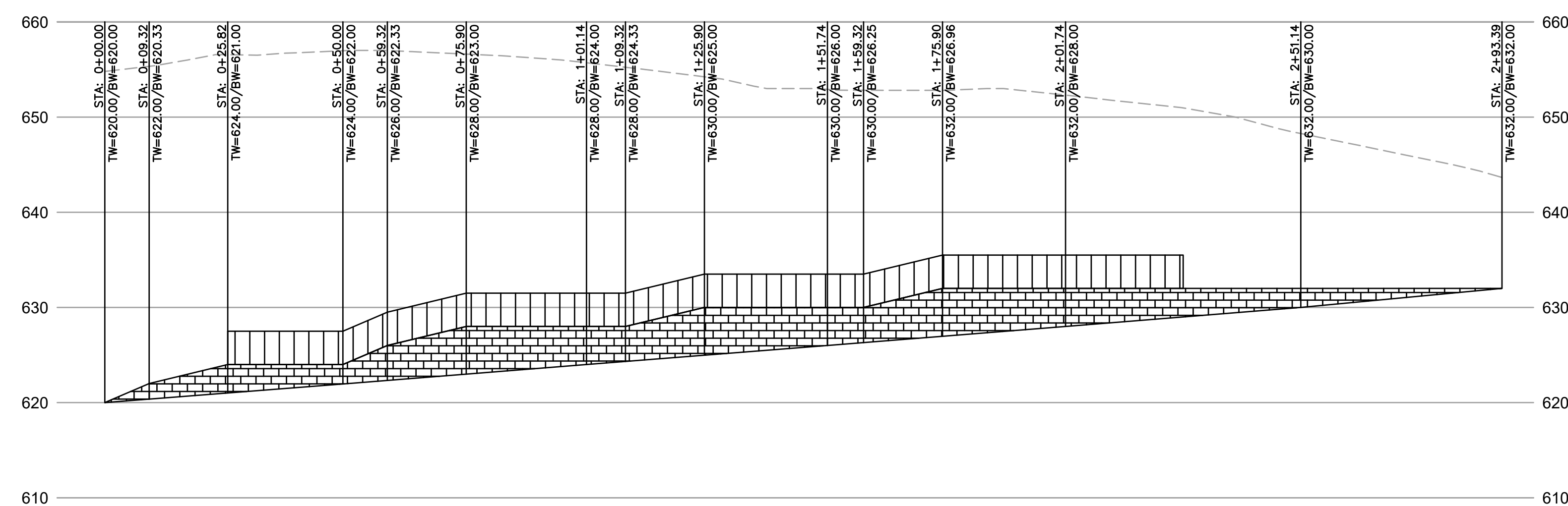


SCALE: 1"=40' HORIZONTAL
1"=40' VERTICAL



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

SCALE: 1"=20' HORIZONTAL
1"=10' VERTICAL

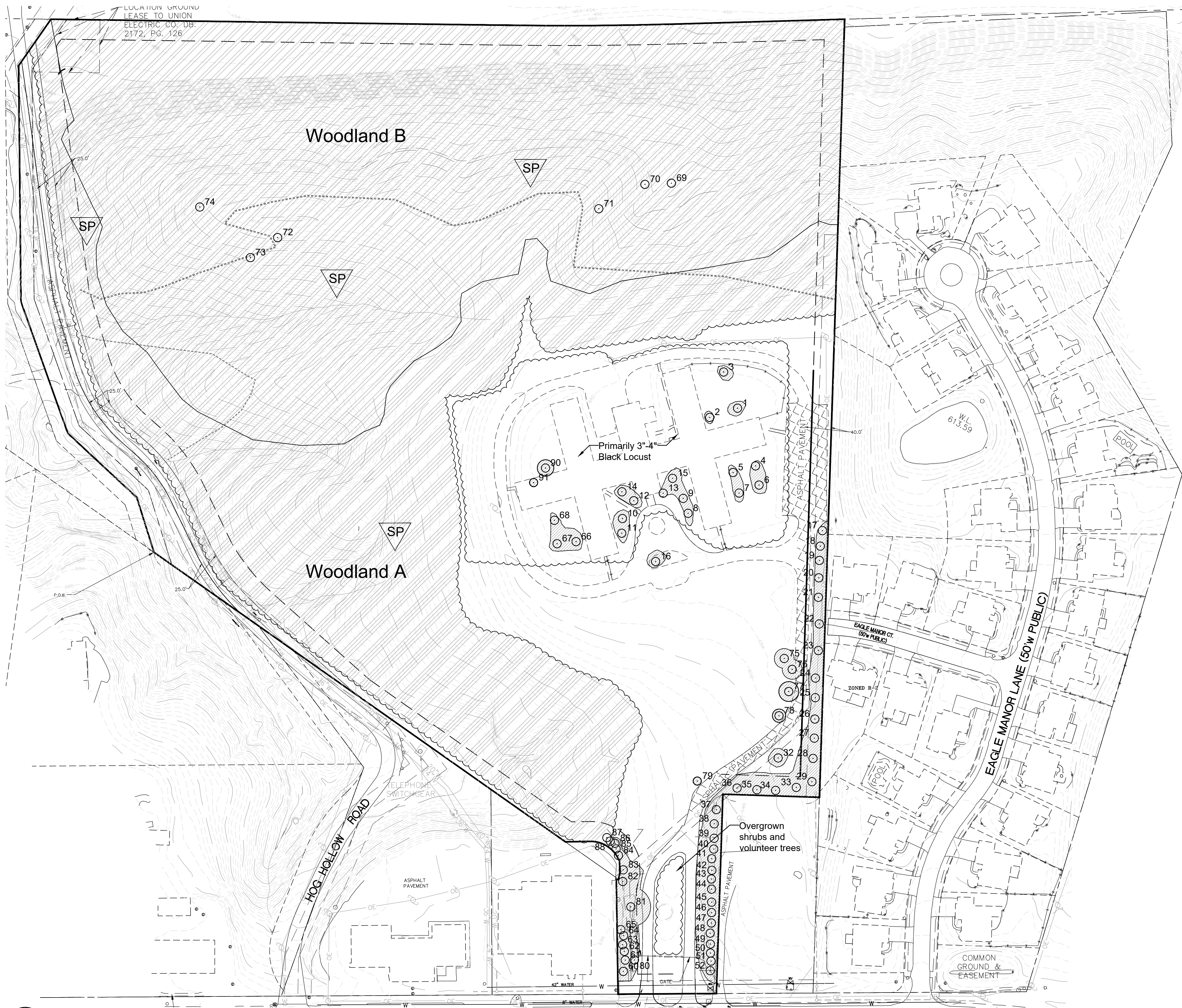


KEY MAP

SITE DEVELOPMENT PLAN FOR:

THE OVERLOOK

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Legend:

Symbol	Description
○ #	Existing Individual Trees/ Monarch Trees
SP	Location of Sample Plots
—	Woodland Delineation

Zoning Designation:
Present Zoning: PUD

Total Site Area: 29.41 acres

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

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

TREE NOTES:

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

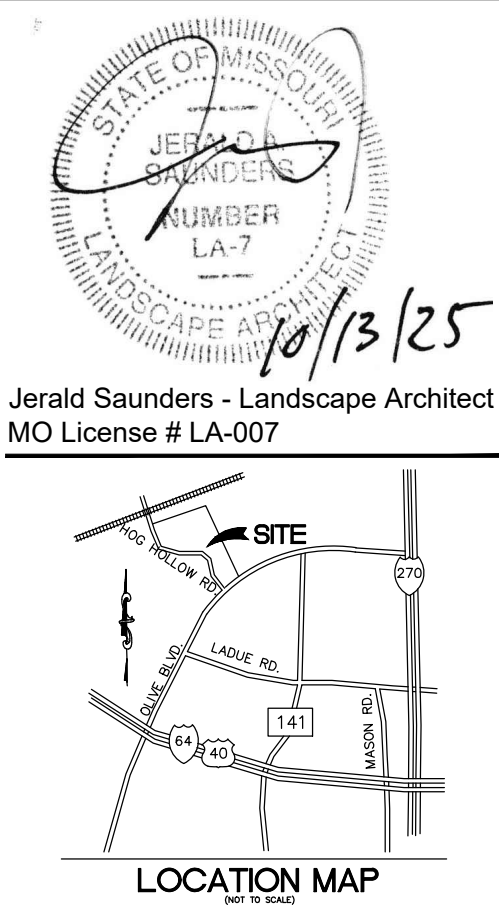
B) Trees especially valuable to the site are those located along the north facing slope. This woodland is comprised of a mixture of high quality hardwoods.

WOODLAND = 854,423 sq.ft.
INDIVIDUAL TREES = 40,520 sq.ft.
TOTAL SQ.FT. OF EXISTING CANOPY = 894,943 sq.ft.

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

Tree Stand Delineation Prepared under the direction of:
Brian Bage
Certified Arborist MW- 5033A

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



The Overlook

14001 Olive Boulevard
Chesterfield, Missouri

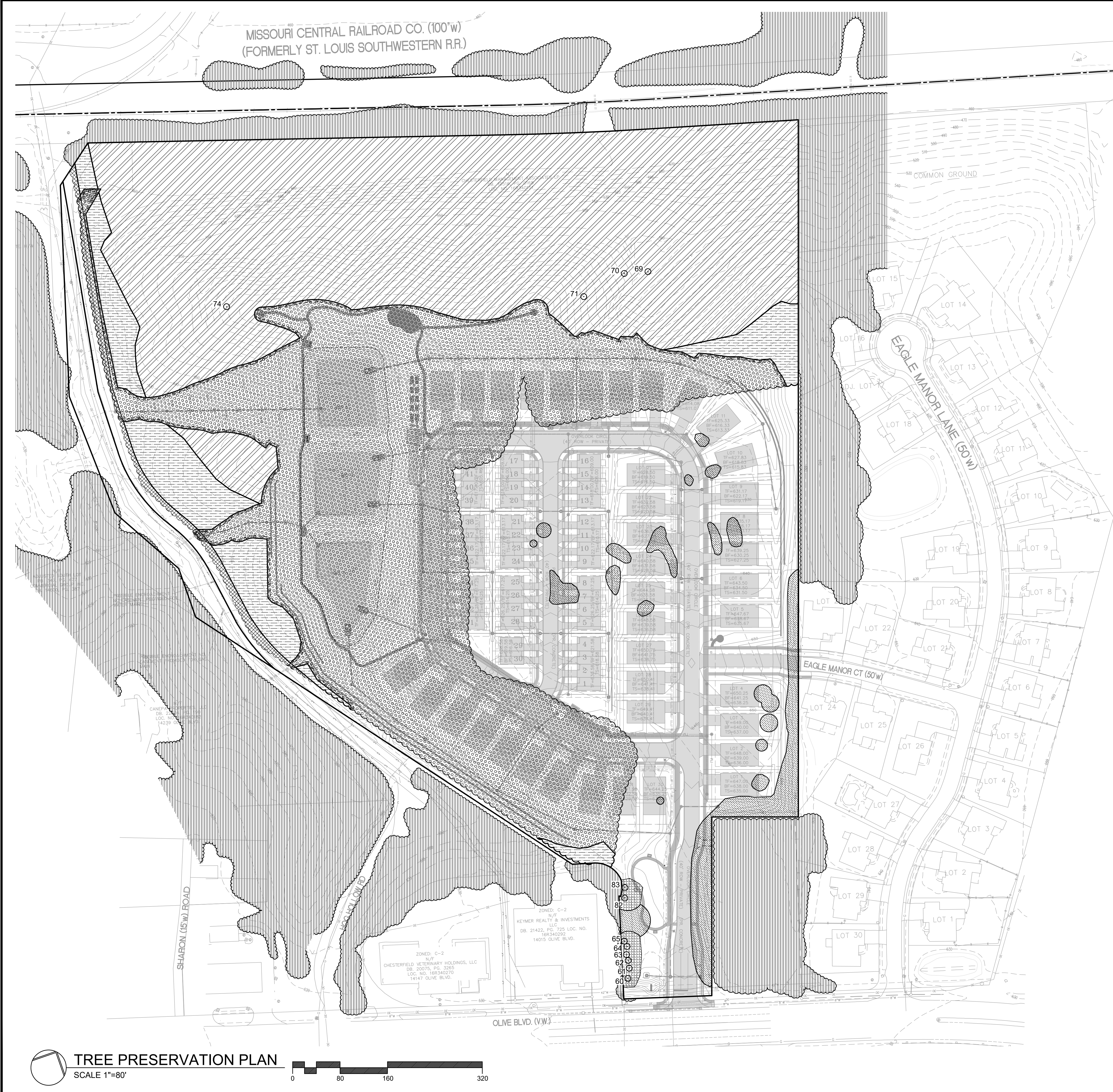
Revisions:

Date	Description	No.
2/11/25	Project Name	2
6/5/25	Plan Changes	4
7/23/25	City Comments	5
10/13/25	City Comments (no changes this sheet)	6

Drawn: LH
Checked: RS



Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	11/7/24
Job #:	813.080



TOTAL SITE AREA = 1,281,082sq.ft. (29.41 ac.)

WOODLAND TREE CANOPY AREA 854,423sq.ft. (19.61 ac.)
INDIVIDUAL TREE CANOPY AREA + 40,520sq.ft. (0.93 ac.)
TOTAL EXISTING TREE CANOPY AREA = 894,943sq.ft. (20.54 ac.)

WOODLAND TREE CANOPY IN R.O.W. = 9,673sq.ft. (0.22 ac.)

894,423 - 9,673 = 884,750sq.ft. TOTAL TREE CANOPY (EXCLUDING R.O.W.)

EXISTING TREE CANOPY AREA TBR = 420,916sq.ft. (9.66 ac.) (47.6%)

EXISTING TREE CANOPY AREA = 463,834sq.ft. (10.65 ac.) (52.4%)
TO BE PRESERVED

SYMBOL KEY

- WOODLAND TYPE 'A'
- WOODLAND TYPE 'B'
- WOODLAND IN R.O.W.
- WOODLAND CANOPY T.B.R.
- INDIVIDUAL TREE CANOPY T.B.R.
- INDIVIDUAL TREE CANOPY TO REMAIN
- OFFSITE TREE CANOPY TO REMAIN
- # ○ INDIVIDUAL TREE TO REMAIN

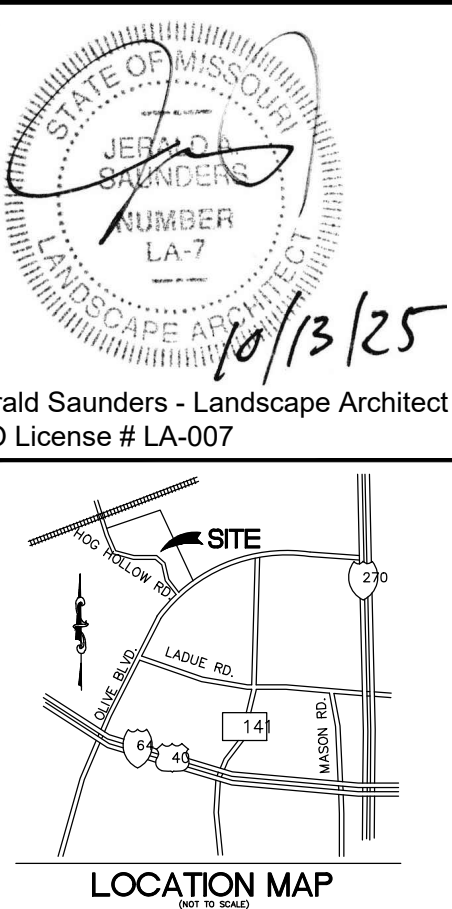
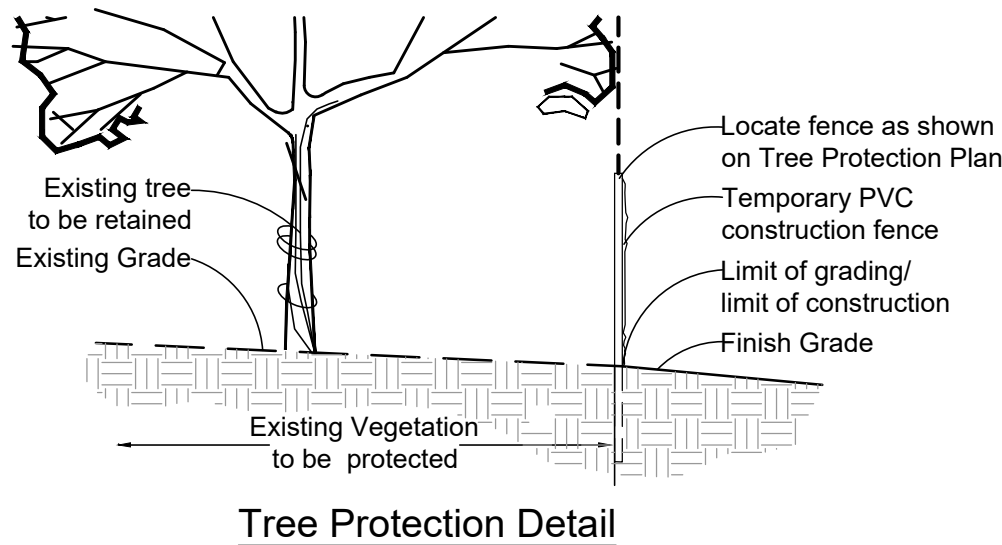
Individual Trees to Remain					
Tree #	Species	Inches	Rating	Comments	
60	Pine, White	22	Fair	30' canopy size	
61	Pine, White	18	Fair	30' canopy size	
62	Pine, White	14	Fair	20' canopy size	
63	Pine, White	18	Fair	20' canopy size	
64	Pine, White	18	Fair	20' canopy size	
65	Pine, White	24	Fair	20' canopy size; Utility pruning	
69	Black Oak	36	Good	Monarch	
70	Red Oak	28	Fair	Monarch	
71	Red Oak	24	Good	Monarch	
74	American Elm	26	Good	Monarch	
82	Pine, White	9	Fair	22' canopy size	
83	Pine, White	18	Fair	25' canopy size	

Tree Protection Notes:

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

Tree Protection Action Key Sequence:

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



The Overlook
14001 Olive Boulevard
Chesterfield, Missouri

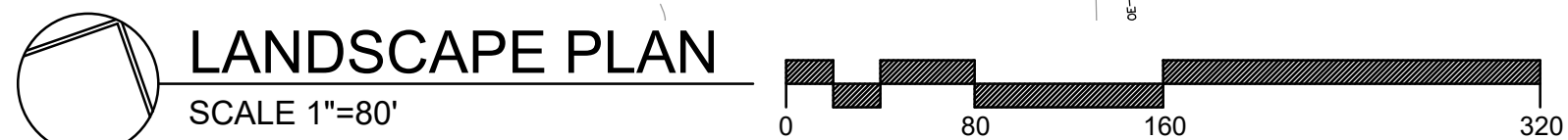
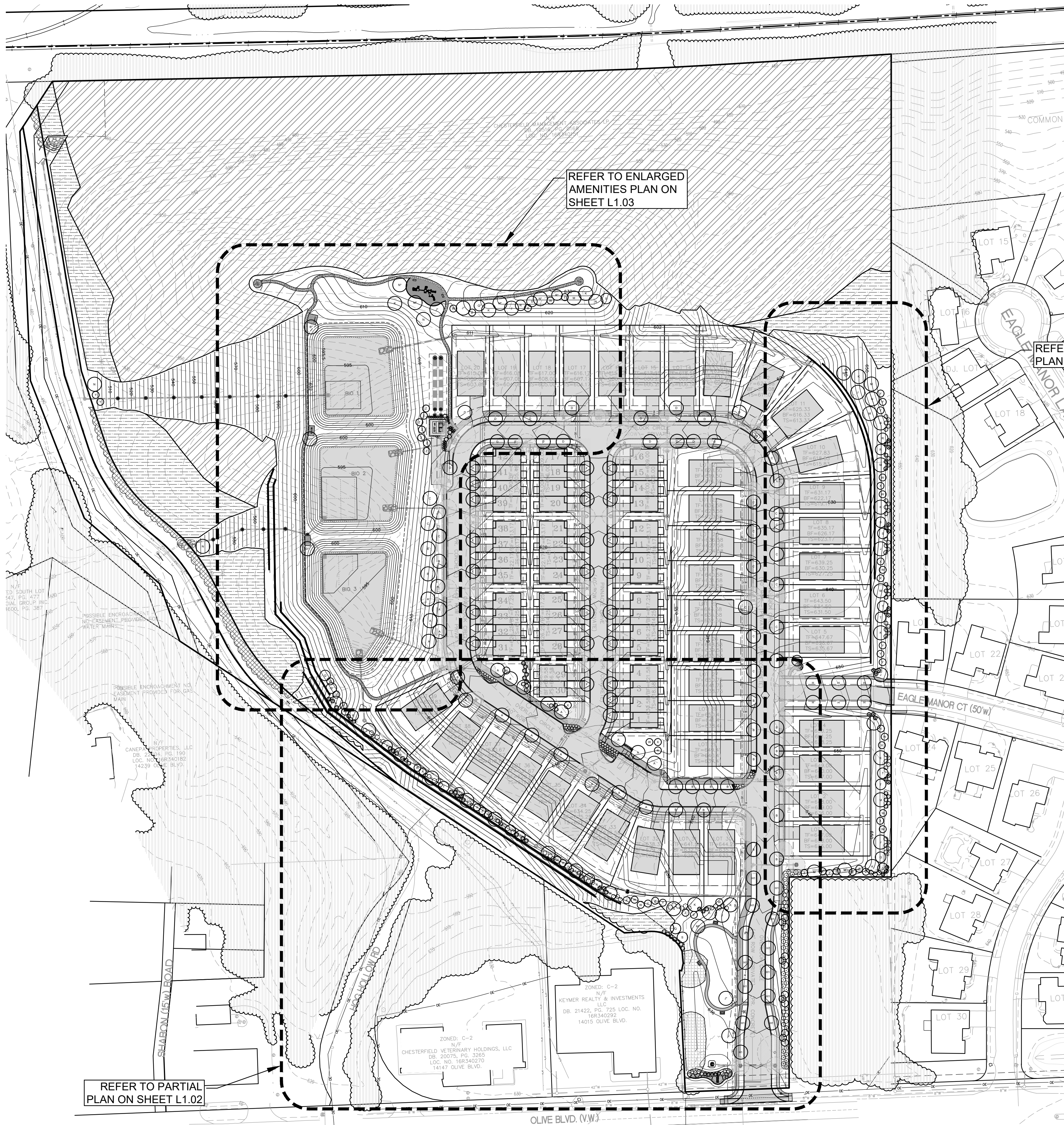
Revisions:

Date	Description	No.
2/5/25	City Comments	1
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Drawn: LH
Checked: RS



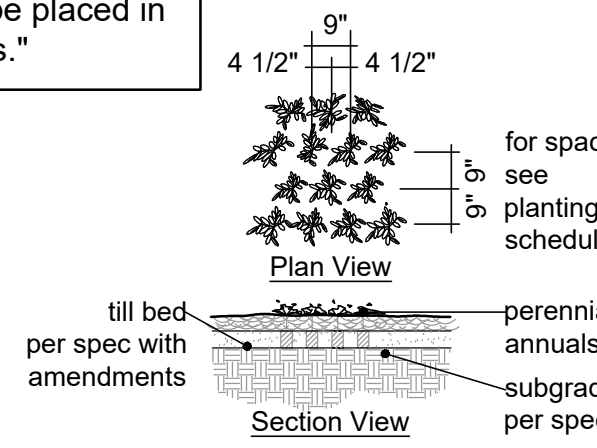
Sheet Title:	Tree Preservation Plan
Sheet No:	TPP
Date:	11/7/24
Job #:	813.080



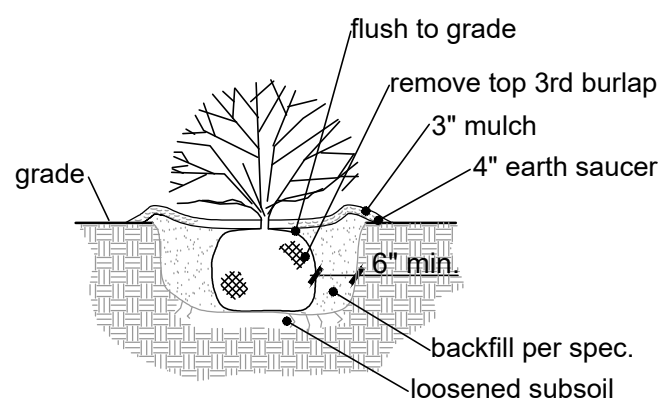
- General Notes** (Per City of Chesterfield Tree Preservation and Landscape Requirements):
- 1) Street trees shall be located within a street right-of-way unless so approved by variance.
 - 2) Street trees shall not be planted closer than three (3) feet to any curb.
 - 3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
 - 4) No trees shall be planted within ten (10) feet of street inlets or manholes.
 - 5) All proposed plantings within the sight distance triangle not to exceed 3 feet in height.

- Landscape Notes:**
- 1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
 - 2) Topsoil in all disturbed lawn areas at 6" depth.
 - 3) Soil mix in all shrub beds at 8" depth.
 - 4) All mulch to be dyed black mulch.
 - 5) Bed edges to be spade cut.
 - 6) Refer to sheets TSD and TPP for existing conditions.
 - 7) Trees on plan with an asterisk (*) shall have a tree identification plaque staked into ground next to that tree. See 6/L1.04 for plaque design.

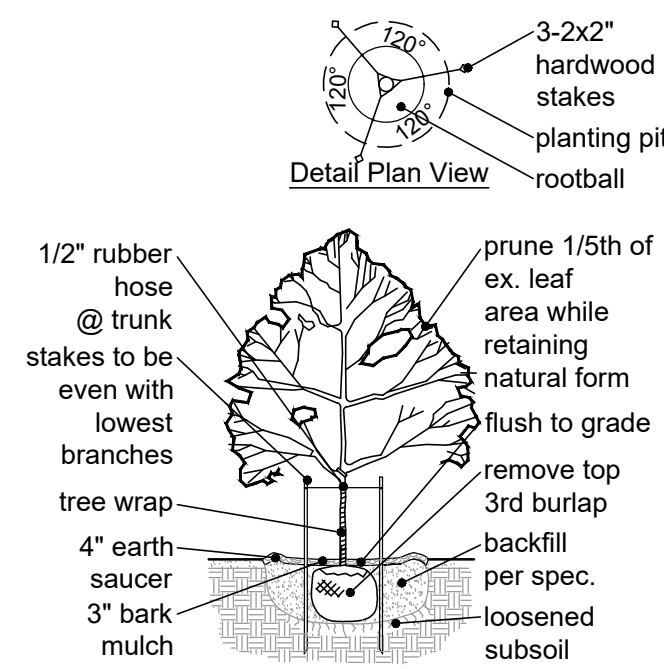
STREET TREE NOTE:
118 Street Trees required per Landscape Guidelines, 118 street trees proposed to be installed. Per ordinance no. 3331, "the calculated number of street trees shall adhere to City of Chesterfield setback requirements from utilities. With staff approval, required street trees may be placed in front yards or common ground areas proximate to residences."



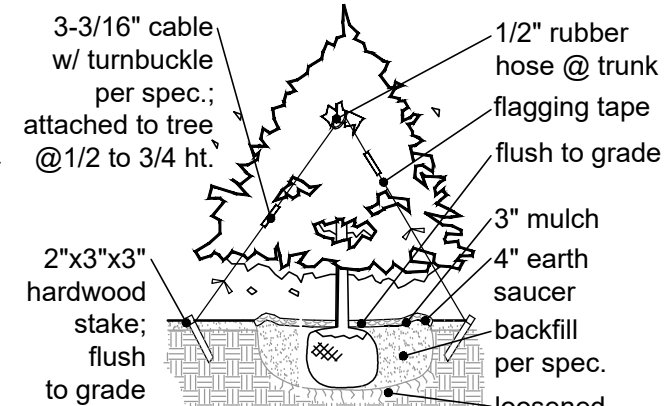
Typical Perennial Planting



Typical Shrub Planting



Typical Canopy Tree Planting



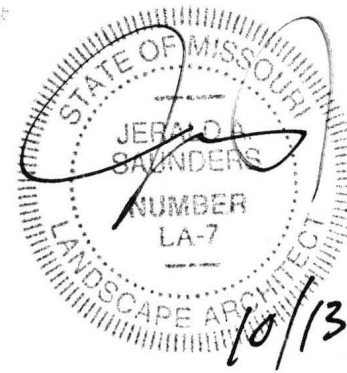
Typical Evergreen Planting

TREE PLANTING SCHEDULE

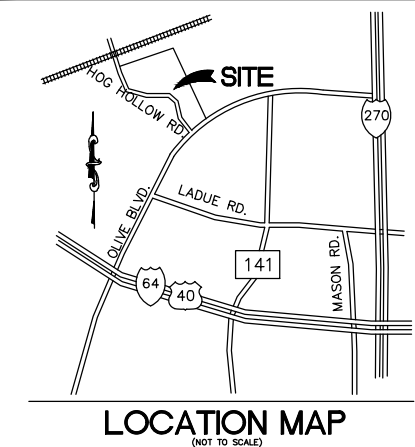
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY-SHADE (STREET AND PARKING LOT) TREE							
A	21	Platinus x acerifolia 'Morton Circle'	Exclamation! London Planetree	2.5" caliper	B & B	Lg / Fast	
B	20	Quercus imbricaria	Shingle Oak	2.5" caliper	B & B	Lg / Med	7.2 %
C	19	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	6.8 %
D	20	Quercus shumardii	Shumard Oak	2.5" caliper	B & B	Lg / M-Fast	
E	6	Zelkova serrata 'Musashino'	Musashino Zelkova	2.5" caliper	B & B	Lg / Fast	
F	10	Acer rubrum 'Armstrong'	Armstrong Maple	2.5" caliper	B & B	Lg / Fast	
G	6	Nyssa sylvatica 'WFH1'	Tupelo Tower Blackgum	2.5" caliper	B & B	M / Slow-M	2.2 %
H	6	Gleditsia triacanthos var. inermis	Honeylocust (thornless)	2.5" caliper	B & B	Lg / Fast	
H1	13	Gleditsia triacanthos var. inermis	Honeylocust (thornless)	3.5" caliper	B & B	Lg / Fast	
CANOPY-SHADE (BUFFER) TREE							
J	13	Ulmus americana 'Princeton'	Princeton American Elm	2.5" caliper	B & B	Lg / M-Fast	
K	13	Tilia cordata	Littleleaf Linden	2.5" caliper	B & B	Lg/Slow-M	4.7 %
M	14	Acer saccharum	Sugar Maple	2.5" caliper	B & B	Lg/Slow-M	5.0 %
N	12	Taxodium distichum	Baldcypress	2.5" caliper	B & B	Lg / Med	4.3 %
UNDERSTORY-ORNAMENTAL (BUFFER) TREE							
Q	7	Cercis canadensis	Redbud	2.5" caliper	B & B	Med / Fast	
R	8	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	2.9 %
S	7	Magnolia x soulangeana	Saucer Magnolia	2.5" caliper	B & B	M / Slow-M	2.5 %
T	6	Carpinus caroliniana	American Hornbeam	2.5" caliper	B & B	Sm / Med	2.2 %
EVERGREEN (BUFFER) TREE							
V	12	Picea pungens 'Fat Albert'	Fat Albert Colorado Blue Spruce	6' tall	B & B	Med / Med	4.3 %
W	17	Picea pungens	Colorado Blue Spruce	6' tall	B & B	Med / Med	6.1 %
X	16	Picea glauca	White Spruce	6' tall	B & B	Med / Med	5.8 %
Y	14	Juniperus virginiana	Juniper	6' tall	B & B	Med / Med	5.0 %
Z	18	Thuja 'Green Giant'	Green Giant Arborvitae	6' tall	B & B	Lg / Fast	
Total %							59.0 %

SHRUB/PERENNIAL PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	43	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	18"	72" o.c.
b	31	Ilex x meserveae 'Blue Prince' & 'Blue Princess'	Berri-Magic Royalty Holly Combination	18"	72" o.c.
c	35	Viburnum dentatum	Arrowwood Viburnum	18"	72" o.c.
d	27	Physocarpus opulifolius	Ninebark	18"	72" o.c.
e	30	Viburnum carlesii	Koreanspice Viburnum	18"	72" o.c.
f	21	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac	18"	72" o.c.
g	13	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	18"	48" o.c.
h	12	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	18"	48" o.c.
j	12	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
k	30	Spiraea x 'Tracy'	Double Play Big Bang Spirea	18"	36" o.c.
m	14	Lindera benzoin	Spice Bush	18"	72" o.c.
p	14	Cornus sericea 'Cardinal'	Cardinal Red-twig Dogwood	18"	72" o.c.
q	26	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal	36" o.c.
r	4	Ilex x aquipernyi 'Meschick'	Dragon Lady Holly	4' tall	72" o.c.
gc	124	Sedum rupestre 'Angelina'	Angelina Stonecrop	2" cell plug	24" o.c.
v	519 l.f.	Vines (to be selected)	Vines (to be selected)	2" cell plug	12" o.c.
ann	115	Annuals	Annuals (to be selected)	2" cell plug	12" o.c.
aa	12	Amsonia hubrichtii	Arkansas Bluestar	1qt	24" o.c.
bb	20	Echinacea purpurea	Purple Coneflower	1qt	18" o.c.
cc	18	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	1qt	18" o.c.
dd	13	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1qt	18" o.c.



Jerald Saunders - Landscape Architect
MO License # LA-007



The Overlook
14001 Olive Boulevard
Chesterfield, Missouri

Revisions:

Date	Description	No.
2/5/25	City Comments	1
2/11/25	Project Name	2
3/24/25	Client Comments	3
6/5/25	Plan Changes	4
7/23/25	City Comments	5
10/13/25	City Comments	6

Drawn: KP
Checked: RS



Sheet Title: Landscape Plan

Sheet No: L1.01

Date: 11/7/24
Job #: 813.080

STATE OF MISSOURI
JERALD SAUNDERS
LANDSCAPE ARCHITECT
NUMBER
LA-7
10/13/25

Jerald Saunders - Landscape Architect
MO License # LA-007

SITE

LOCATION MAP

The Overlook

14001 Olive Boulevard

Chesterfield, Missouri

Revisions:

Date	Description	No.
2/5/25	City Comments	1
2/11/25	Project Name	2
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10/13/25	City Comments	6

Drawn: KP

Checked: RS

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landscape architects + planners

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t. 636-519-8668

www.loomis-associates.com

Missouri State Certificate of Authority # LAC #0000191

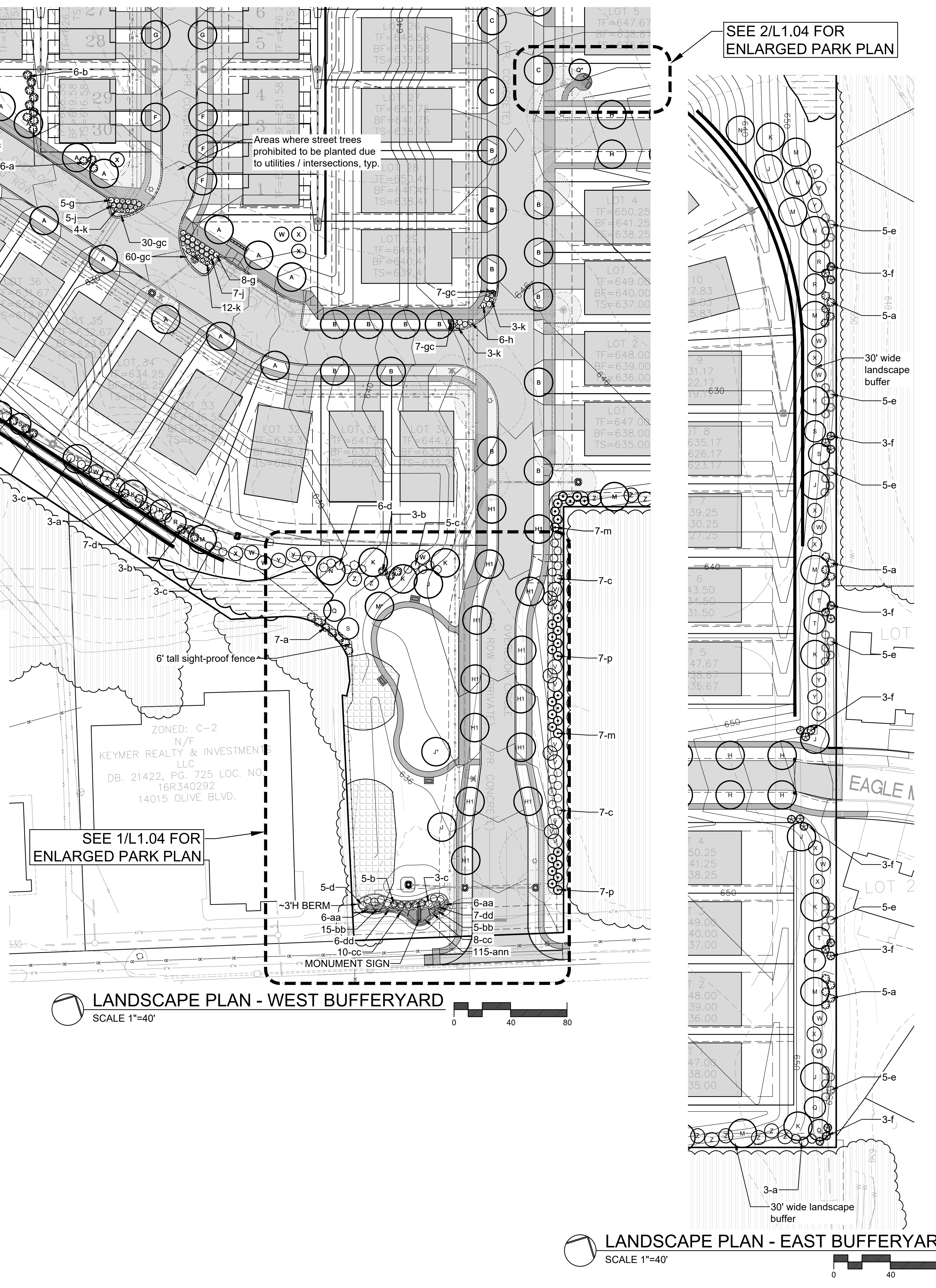
Loomis Associates Inc.

Sheet Title:	Partial Landscape Plans
Sheet No:	L1.02
Date:	11/7/24
Job #:	813.080

TREE PLANTING SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE (STREET AND PARKING LOT) TREE				
A	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree	2.5" caliper	B & B
B	Quercus imbricaria	Shingle Oak	2.5" caliper	B & B
C	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B
D	Quercus shumardii	Shumard Oak	2.5" caliper	B & B
E	Zelkova serrata 'Musashino'	Musashino Zelkova	2.5" caliper	B & B
F	Acer rubrum 'Armstrong'	Armstrong Maple	2.5" caliper	B & B
G	Nyssa sylvatica 'WFH1'	Tupelo Tower Blackgum	2.5" caliper	B & B
H	Gleditsia triacanthos var. inermis	Honeylocust (thornless)	2.5" caliper	B & B
H1	Gleditsia triacanthos var. inermis	Honeylocust (thornless)	3.5" caliper	B & B
CANOPY-SHADE (BUFFER) TREE				
J	Ulmus americana 'Princeton'	Princeton American Elm	2.5" caliper	B & B
K	Tilia cordata	Littleleaf Linden	2.5" caliper	B & B
M	Acer saccharum	Sugar Maple	2.5" caliper	B & B
N	Taxodium distichum	Baldcypress	2.5" caliper	B & B
UNDERSTORY-ORNAMENTAL (BUFFER) TREE				
Q	Cercis canadensis	Redbud	2.5" caliper	B & B
R	Amelanchier arborea	Serviceberry	2.5" caliper	B & B
S	Magnolia x soulangeana	Saucer Magnolia	2.5" caliper	B & B
T	Carpinus caroliniana	American Hornbeam	2.5" caliper	B & B
EVERGREEN (BUFFER) TREE				
V	Picea pungens 'Fat Albert'	Fat Albert Colorado Blue Spruce	6' tall	B & B
W	Picea pungens	Colorado Blue Spruce	6' tall	B & B
X	Picea glauca	White Spruce	6' tall	B & B
Y	Juniperus virginiana	Juniper	6' tall	B & B
Z	Thuja 'Green Giant'	Green Giant Arborvitae	6' tall	B & B

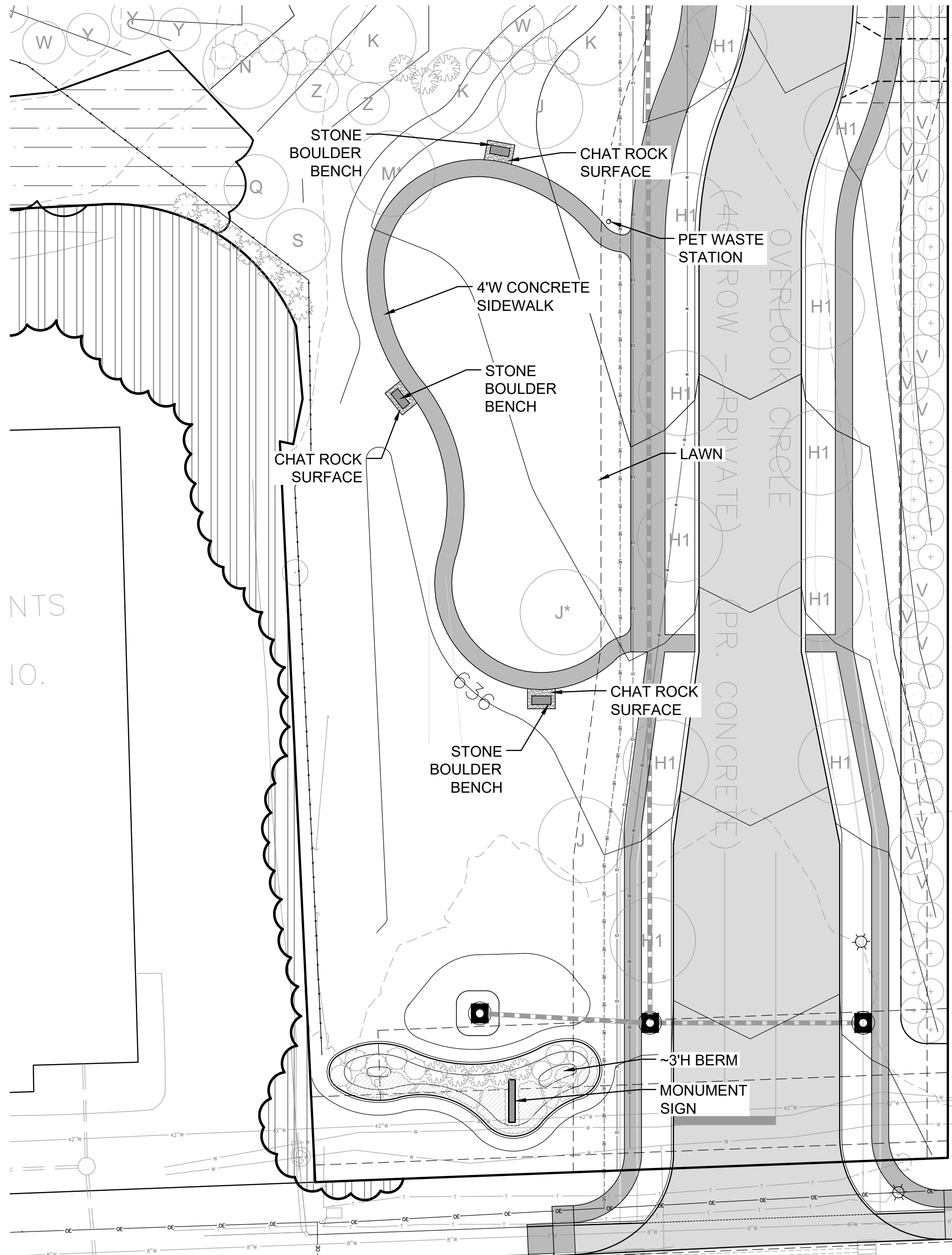
Note: Refer to sheet L1.01 for overall landscape plan, planting schedule w/ quantities, and notes.

SHRUB/PERENNIAL PLANTING SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER				
a	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	18"	72" o.c.
b	Ilex x meserveae 'Blue Prince' & 'Blue Princess'	Berri-Magic Royalty Holly Combination	18"	72" o.c.
c	Viburnum dentatum	Arrowwood Viburnum	18"	72" o.c.
d	Physocarpus opulifolius	Ninebark	18"	72" o.c.
e	Viburnum carlesii	Koreanspice Viburnum	18"	72" o.c.
f	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac	18"	72" o.c.
g	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	18"	48" o.c.
h	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	18"	48" o.c.
j	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
k	Spiraea x 'Tracy'	Double Play Big Bang Spiraea	18"	36" o.c.
m	Lindera benzoin	Spice Bush	18"	72" o.c.
p	Cornus sericea 'Cardinal'	Cardinal Red-twig Dogwood	18"	72" o.c.
q	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal	36" o.c.
r	Ilex x aquipernyi 'Meschick'	Dragon Lady Holly	4' tall	72" o.c.
gc	Sedum rupestre 'Angelina'	Angelina Stonecrop	2" cell plug	24" o.c.
v	Vines	Vines (to be selected)	2" cell plug	12" o.c.
ann	Annuals	Annuals (to be selected)	2" cell plug	12" o.c.
aa	Amsonia hubrichtii	Arkansas Bluestar	1qt	24" o.c.
bb	Echinacea purpurea	Purple Coneflower	1qt	18" o.c.
cc	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	1qt	18" o.c.
dd	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1qt	18" o.c.



LANDSCAPE PLAN - WEST BUFFERYARD
SCALE 1"=40'

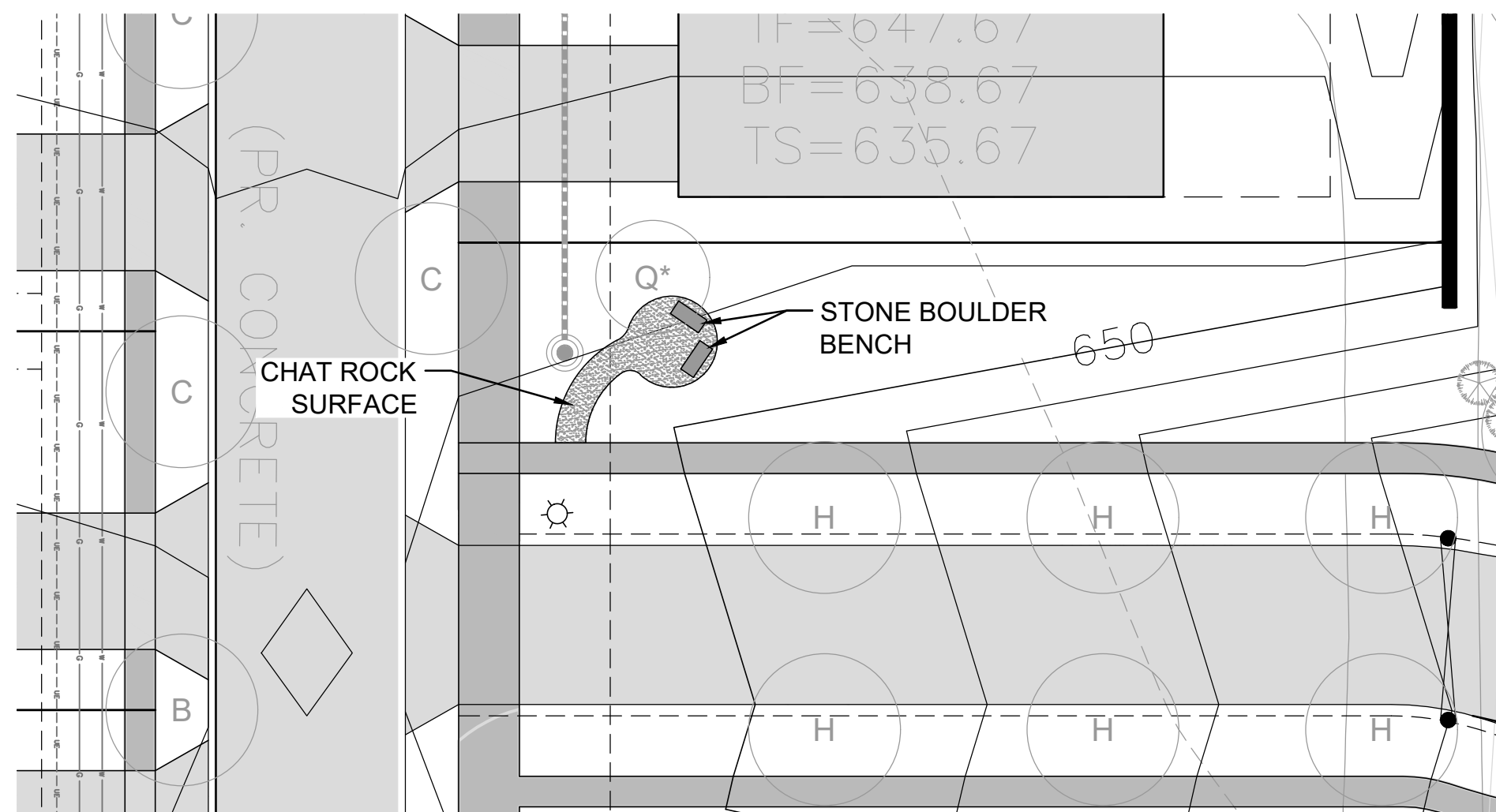
LANDSCAPE PLAN - EAST BUFFERYARD
SCALE 1"=40'



1
L1.04

ENTRANCE PARK

SCALE 1"=20'



2
L1.04

COMMON GROUND BENCH AREA

SCALE 1"=20'



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"The Clean Solution to Dog Pollution."

DOGIPOT® PET STATION (ITEM #1003-L)

SPECIFICATION, INSTALLATION AND OPERATION SHEET

YOUR DOGIPOT® PET STATION INCLUDES:

- Aluminum DOGIPOT® Pet Sign, with mounting hardware (two (2) 2 1/4" bag bolts, washers and locknuts)
- Aluminum DOGIPOT® JUNIOR Bag Dispenser (item #1002-2), with mounting hardware (two (2) bolts, washers and locknuts)
- Two (2) keys for Dispenser locking front access panel
- Two (2) rolls of OXO-BIODEGRADABLE DOGIPOT® Litter Pick Up Bags (item #1402) (200 count per roll), installed in DOGIPOT® JUNIOR Bag Dispenser
- 10 Gallon Steel Trash Receptacle (item #1206-L) with attached hinged lid and trash liner bag retainer bands, with mounting hardware (one (1) 2 1/2" x 3/4" diameter and one (1) 2 3/4" x 1/4" diameter bolts, washers and locknuts)
- One (1) box OXO-BIODEGRADABLE DOGIPOT® Liner Trash Bags (item #1404) (50 Count)

SEPARATE SHIPPING BOX

- 2" x 2" x 4" 8' Galvanized Steel Telescopic Mounting Post, with installation hardware (two (2) carriage bolts (2 1/2" x 5/16" diameter), washers and locknuts)

PLEASE CHECK THE ABOVE INVENTORY AND CALL YOUR DISTRIBUTOR IF ANY PARTS ARE MISSING.

INSTALLATION AND OPERATION INSTRUCTIONS

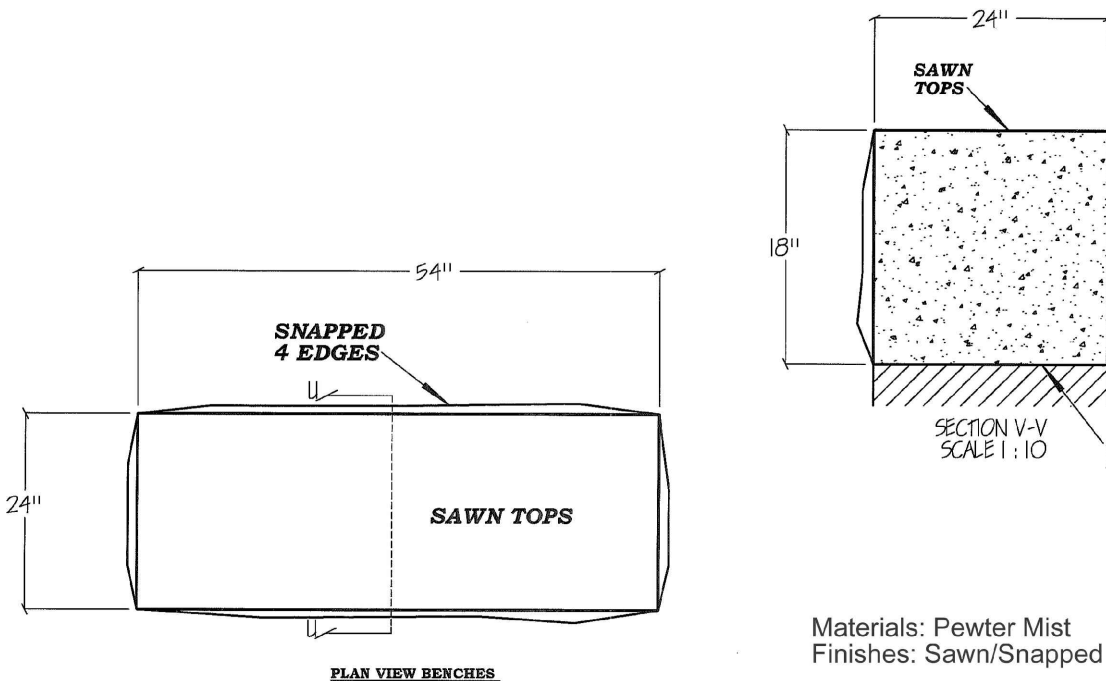
- Select a good visible spot in your community or park where you want to install the DOGIPOT® Pet Station.
- Prior to installation, remove the 1 1/4" x 1 1/4" x 4" portion of the mounting post from the 2" x 2" x 4" portion of the mounting post before cementing. Insert the larger portion of the mounting post (2" x 2" x 4") approx. 14" into an 18" deep by 8" diameter hole filled with a 40 lb. bag of "ready to use" concrete mix. To stabilize the post while cementing, place a rod, bolt or other device through the two bottom holes, prior to inserting into the ground and cementing. Level the post in a straight vertical position and let concrete dry for at least 12 hours.
- After the concrete is dry, insert the smaller portion of the post (1 1/4" x 1 1/4" x 4") into the larger cemented portion of the post (2" x 2" x 4") until the first 4 holes are lined up between the two posts. Use two (2) carriage bolts, washers and locknuts to fix the telescope post in position, the upper bolt in the top overlapping hole, pointing from right to left and the lower bolt in the bottom overlapping hole, pointing from front to back. The total height above ground with both post parts should now be approx. 6'6".
- Start by installing the DOGIPOT® Pet Sign on top of the 1 1/4" post, with the upper hole matching the most upper hole in the square post using the enclosed 2 1/2" bolts, washers and locknuts. Continue installing the Aluminum DOGIPOT® JUNIOR Bag Dispenser according to the mounting instructions enclosed with the Dispenser, ensuring that the upper edge of the Dispenser is approx. 1" below the lower edge of the DOGIPOT® Pet Sign.
- Install the Steel DOGIPOT® Trash Receptacle through the pre-drilled top oval holes in the back wall of the receptacle and through the square post with the remaining bolts, washers and locknuts, using the 2 1/2" bolt on top and the 2 1/2" bolt below. The upper edge of the trash receptacle must be approximately 12 1/2" below the lower end of your Aluminum DOGIPOT® JUNIOR Bag Dispenser so that the lid may completely open. The upper back wall of the trash receptacle is supposed to touch the head of the lower post carriage bolt, which creates some space between the post and the receptacle, allowing the receptacle lid to open from left to right, without touching the post.
- Insert one of the enclosed OXO-BIODEGRADABLE DOGIPOT® Liner Trash Bags into the trash receptacle, folding it over the interior retainer bands. As with any powder coated steel product constantly exposed to the elements, proper installation and general maintenance will help prevent and minimize corrosion and extend the life of the steel trash receptacle (can be upgraded to aluminum item #1206-L for an additional charge). DOGIPOT® offers Product Maintenance Paint to help cover any paint chips which may occur in the powder coating during the life of the product.
- ENJOY WATCHING PET OWNERS PICK UP AFTER THEIR DOGS!

3
L1.04

PET WASTE STATION CUTSHEET

N.T.S.

EARTHWORKS, INC.
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FAX: 573-547-6067



5
L1.04

STONE BOULDER BENCH DIMENSIONS

N.T.S.

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"The Clean Solution to Dog Pollution."

DOGIPOT® PET STATION (ITEM #1003-L)

SPECIFICATION, INSTALLATION AND OPERATION SHEET

(A) DOGIPOT® PET SIGN (item #1203 / 1204)

- H: 18" x W: 11.5"
- .063 gauge reflective aluminum
- Weight: 1.35 lbs.
- Forest green on white

(B) ALUMINUM DOGIPOT® JUNIOR BAG DISPENSER (item #1002-2)

- H: 15.5" x W: 9.4" x D: 3.25"
- .08 gauge powder coated forest green aluminum
- Weight: 7 lbs.
- 400 bag capacity
- Two Diamond bag dispenser slots
- Front locking access panel
- Clearly posted instructions

(C) STEEL TRASH RECEPTACLE WITH LID (item #1206-L)

- H: 23" x 11.5" Diameter
- .16 gauge powder coated forest green steel
- Weight: 14.6 lbs.
- 10 Gallon capacity with interior trash liner bag retainer bands
- Attached stainless steel hinged lid
- One (1) box 50 Count OXO-BIODEGRADABLE DOGIPOT® Liner Trash Bags (item #1404) included (5 lbs.)

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (item #1301-P)

- 2" x 2" x 8'
- .12 gauge galvanized steel
- Weight: 15 lbs.

TOTAL HEIGHT FROM ABOVE GROUND:

- 6'6"

SPACE BETWEEN DISPENSER AND SIGN:

- 1'0"

SPACE BETWEEN RECEPTACLE AND DISPENSER:

- 12.5"

SPACE BETWEEN GROUND AND RECEPTACLE:

- 6'0"

HOLE:

- 2" x 18.0" x W: 3.0"
- Fill with 40 lbs. "ready to use" cement

TOTAL SHIP WEIGHT: 45 LBS.
(MOUNTING HARDWARE INCLUDED)

4
L1.04

BINOCULAR CUTSHEET

N.T.S.



GTFIT SIT-UP STATION | 13570

Improve your core strength using the Sit-Up Station! The user lays on the bench and places their feet under the support to perform a variety of core exercises.

SPECIFICATIONS

Use Zone:

7'-3" x 14'-6"

(2.16m x 4.42m)

Age Ranges:

13+ Years

Fall Height:

4' (1.22 m)

DESIGN FEATURES

- Wide, textured PVC platform provides a sure seating area during a workout.
- Combine with other GTFIT products to create a fitness space specific to your community
- Constructed of durable, recyclable materials and backed by the industry's leading warranty

6
L1.04

NATIVE TREE I.D. PLAQUE

1:1 (ACTUAL SIZE)

NOTE: QR code directs users to the Missouri Botanical Garden website for information on the tree in question.

7
L1.04

FITNESS STATION #1: PUSH-UP CUTSHEET

N.T.S.

NOTE:

Where applicable, all products and installation must conform to ASTM F1292 (*Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment*), ASTM F1487 (*Standard Consumer Safety Performance Specification for Playground Equipment for Public Use*), must be IPEMA Certified (*International Play Equipment Manufacturers Association*), and must meet the critical height guidelines set forth by the CPSC (*Consumer Product Safety Commission*) in CPSC No. 325, "Handbook for Public Playground Safety".

Revisions:

Date	Description	No.
7/23/25	City Comments	5
10/13/25	City Comments (no changes this sheet)	6

Drawn: LH
Checked: RS

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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0001019

Sheet Title: Enlarged Amenity Plans

Sheet No:

L1.04

Date: 11/7/24
Job #: 813.080



GTFIT PUSH-UP STATION | 13571

Designed with guidance from an exercise physiologist to create the optimum push-up experience, our Push-Up Station features a unique hand grip curvature to create multiple challenge levels.

SPECIFICATIONS

Age Ranges:

13+ Years

DESIGN FEATURES

- Provides an excellent muscle strength workout and enhances upper body strength
- Hand grip curvature offers multiple grip positions to vary your workout and challenge level
- All-steel design and powder-coated finish is weather-resistant and well-suited for any climate
- Constructed of durable, recyclable materials and backed by the industry's leading warranty

GTFIT KNEE LIFT STATION | 13574

The Knee Lift Station allows users to train their core while also training balance, flexibility, and grip strength. Users can grip the overhead bar to left their body perform various knee lift variations.

SPECIFICATIONS

Use Zone:

14'-7" x 6'-0"

(4.44m x 1.83m)

Age Ranges:

13+ Years

Fall Height:

7' (2.13 m)

DESIGN FEATURES

- Provides an excellent balance, flexibility, & core workout
- A versatile station that allows multiple types of exercises in a single product
- Constructed of durable and recyclable materials and backed by the industry's leading warranty

9
L1.04

FITNESS STATION #1: KNEE LIFT CUTSHEET

N.T.S.

10
L1.04

PLAYGROUND SYSTEM CUTSHEET

N.T.S.



Note: Example color scheme shown. Final colors to be selected by owner.