



**CITY OF CHESTERFIELD
PLANNING AND PUBLIC WORKS COMMITTEE MEETING**

**THURSDAY, MARCH 19, 2026
5:30 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

A. Approval of the March 5, 2026 Planning and Public Works Committee Meeting Summary

II. UNFINISHED BUSINESS

III. NEW BUSINESS

A. Chesterfield Village Mall, Lot 3B: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.

B. Damage to Mailbox Policy Revision: A revision to City Council Policy PW40.

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 (636)537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



RECORD OF PROCEEDING

**MEETING OF THE
PLANNING AND PUBLIC WORKS COMMITTEE
CHESTERFIELD CITY HALL
690 CHESTERFIELD PARKWAY WEST
CONFERENCE ROOM 101**

March 5, 2026

Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

ABSENT

- Mayor Dan Hurt
- Chairperson Hansen, Ward IV
- Council Committee Member Mary Monachella, Ward I
- Council Committee Member Mary Ann Mastorakos, Ward II
- Council Committee Member Lane Koch, Ward III
- Councilmember Pat Tocco, Ward II
- Councilmember Michael Moore, Ward III
- Councilmember Gary Budoor, Ward IV
- Justin Wyse, Director of Planning
- Isaak Simmers, City Planner
- Theresa Barnicle, Executive Assistant
- John Nations, applicant for Westland Acres
- Mike Lawless, applicant for Westland Acres
- Josh Foster, applicant for Westland Acres
- Brett Hardesty, Hardesty Homes

APPROVAL OF MINUTES

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to approve the February 19, 2026 Planning and Public Works Committee of the Whole Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

NEW BUSINESS

Westland Acres 2026 Tree Preservation Plan

A Tree Preservation Plan and Tree Stand Delineation for 56.31 acres of land zoned “PUD” Planned Unit District were presented to the committee. The applicant proposes removing approximately 1,400 square feet of tree canopy while preserving about 780 square feet, thereby meeting the minimum 35% canopy preservation requirement established by Ordinance 3365.

City Planner Isaak Simmers explained that the developer has an internal deadline to remove the trees on site before the end of March to avoid disturbing a protected bat species that is active from April through November. Because of this deadline, the Tree Preservation Plan and Tree Stand Delineation have been submitted as a separate package from the remainder of the Site Development Plan. Mr. Simmers further explained that the Planning Commission approved the plan unanimously (8–0) on February 23, with the condition that the developer must resubmit the plan if unavoidable removals cause non-compliance with preservation requirements.

Under the City’s code, monarch trees, which are designated for their size and quality, must be preserved when feasible; the plan identifies 53 such trees, with 26 proposed for preservation. Several monarch trees slated for removal have been assessed as poor quality or are located in areas where required grading would likely compromise their survival.

Concerns were raised regarding whether grading necessary for infrastructure, particularly stormwater management, could be adjusted to preserve additional trees. In response, the developer and staff emphasized adherence to approved zoning requirements and safety considerations, including maintaining appropriate distances between large trees and homes. Tree loss is attributed in part to grading required for roads and stormwater infrastructure, which reduces natural slopes of up to 30 percent to 10 percent or less.

Some tree deaths are anticipated due to root disruption from grading, and the preservation plan accounts for these likely losses rather than only direct removals. Erosion risks will be addressed through grading permits, mitigation plans, and financial sureties requiring developers to remedy any resulting damage. Staff noted that while erosion risks cannot be eliminated entirely, they are mitigated through established City processes.

The project will also include a landscape plan with additional plantings to offset vegetation loss, which will be reviewed alongside the site plan. An escrow will be held by the City ensure landscaping survives for at least two years, requiring replacement of any dead plants prior to escrow release. Tree protection fencing will be installed to clearly mark preservation zones during construction and prevent accidental removal.

While committee members expressed interest in more proactive tree preservation, they acknowledged staffing limitations and the need to rely on the developer and arborist’s professional judgment during field implementation.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to make a recommendation of the item as recommended by Planning Commission. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed. This matter will be forwarded to the full City Council.

Residential Zoning Discussion

The discussion centered around how the City has nearly exhausted its large tracts of land suitable for single-family home development, with only Westland Acres and Chesterfield Manor currently under review for development. Examples of remaining parcels, such as a property near the Nooning Tree subdivision on Olive Boulevard measuring less than three acres, present development challenges due to limited size and terrain constraints.

Under the current R-2 zoning classification, developers are restricted from building attached housing similar to nearby neighborhoods unless the property is rezoned to R-5, which permits attached units but introduces concerns about increased density. City staff therefore requested committee consensus to begin formal planning and zoning discussions aimed at creating more flexible yet controlled development options for small parcels.

Developer Brett Hardesty presented design concepts inspired by projects in Colorado, featuring courtyard-style homes with rear garages and landscaped front areas intended to enhance the streetscape. This approach would allow for medium-density housing while maintaining privacy, visual appeal, and neighborhood character, potentially offering more affordable housing options.

However, implementing such designs may require new zoning classifications or special Planned Unit Developments (PUDs), as current codes do not accommodate these layouts. Committee members emphasized the importance of ensuring that new developments align with the character of surrounding neighborhoods to prevent visual or density conflicts. They also stressed the need for a clear and prescriptive approval process that integrates zoning and site plan review to minimize uncertainty, while preserving City Council's discretion to approve or deny projects based on design, density, and compatibility.

The discussion covered some lessons from the Westland Acres development and the highlighting of community concerns regarding density and front-facing homes along major roads, underscoring the value of establishing clear expectations early in the planning process. Staff noted the challenge of balancing innovative housing options with established neighborhood standards in order to maintain Chesterfield's identity and resident satisfaction.

Although residents often associate increased density with apartment-style development and may oppose it, committee members acknowledged that well-designed attached housing can be attractive, lower maintenance, and responsive to the needs of younger buyers and evolving housing markets.

Overall, the committee expressed support for developing thoughtful zoning solutions that encourage innovation while preserving community character and avoiding excessive density.

There was general consensus from the Committee for Staff to begin working with Planning Commission on this topic. A recommendation will be forwarded to the Planning and Public Works Committee following review by the Planning Commission for any proposed changes.

ADJOURNMENT

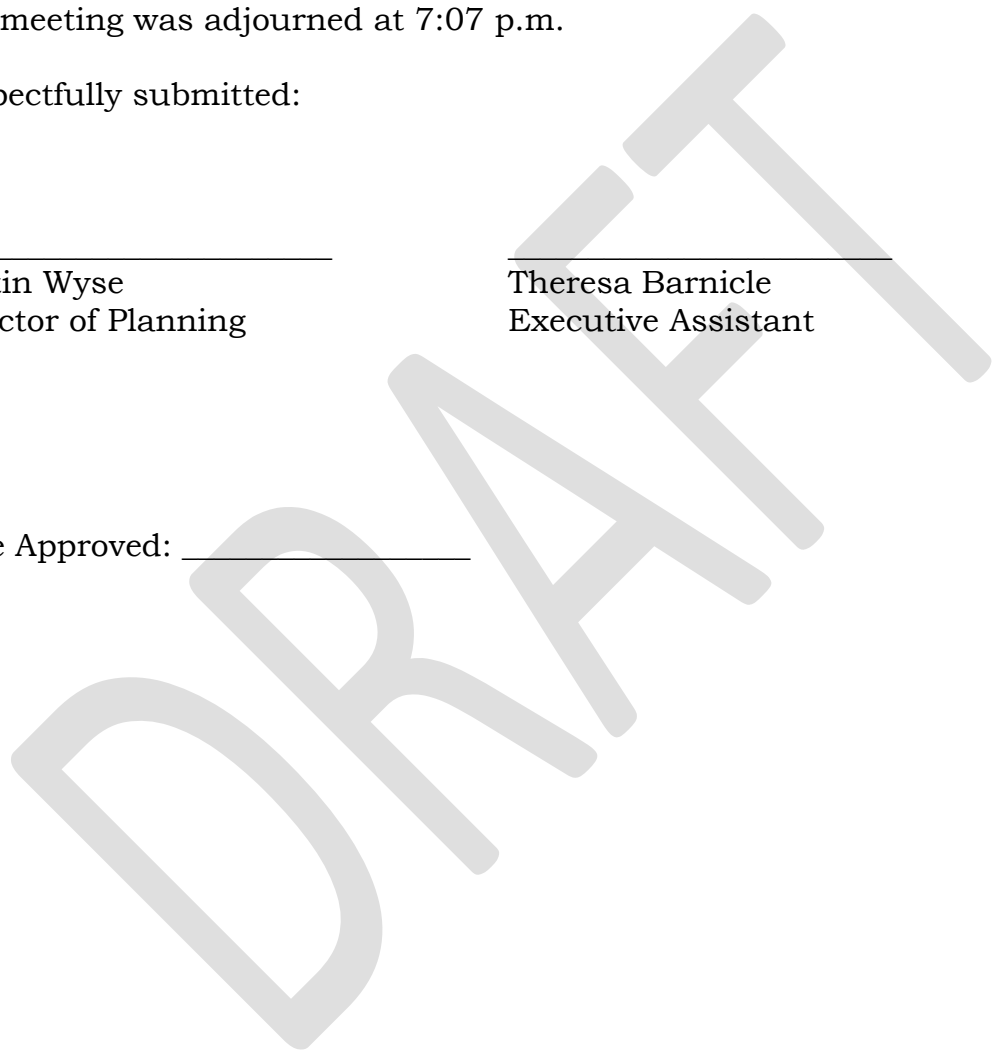
The meeting was adjourned at 7:07 p.m.

Respectfully submitted:

Justin Wyse
Director of Planning

Theresa Barnicle
Executive Assistant

Date Approved: _____



Memorandum Department of Planning



To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner

Date: March 19th, 2026

RE: Chesterfield Village Mall, Lot 3B: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center. (Ward 2)

Summary

Stock & Associates Consulting Engineers, Inc. and NSPJ Architect's, on behalf of Tristar Real Estate Acquisitions, LLC, have submitted plans for a multi-family residential development and the construction of multiple roadway extensions including Park Circle Drive, Burkhardt Place, and Vista Place.

The development consists of a total of 105 attached units split between 22 buildings. Of the 22 buildings, there are 8 different model types ranging from roughly 23' to 32' tall each comprised of 4, 5, or 6 units each with their own 2 car garage.

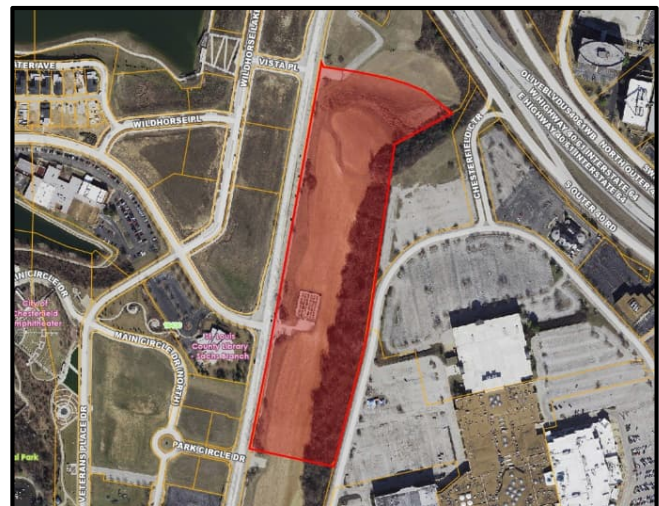


Figure 1: Subject Site

The project was reviewed by Architectural Review Board on February 12th, 2026. The discussion focused on ensuring the development is compatible with the surroundings in addition to concerns about the retaining walls given there's quite a few of them and one is 20' tall. Ultimately, the Board made a motion to recommend approval with the following conditions:

- Provide the following color and material samples; modular concrete retaining wall, asphalt roof shingles, garage doors, window frames and shutters for Staff and ARB review.
- Provide additional landscape information for the north east hillside.

Since that time, the applicant revised the landscape plan to include a native prairie establishment area on the northeast hillside and also dropped off further material

samples. Of the material samples, there was a concern with the block chosen for the retaining walls in that it lacked variation in color. The Board provided an example of a retaining wall within the vicinity that had warmer tones and also provided for greater variation in color. This example was shared with the applicant and they were comfortable modifying the stone to be similar.

The project was then reviewed by Planning Commission on March 9th, 2026 and at that time they made a motion to recommend approval with conditions. The conditions, as listed below, were derived from Architectural Review Board's comments following the submittal of additional physical material samples.

- Retaining walls shall match those used in Wildhorse Village.
- All garage doors shall include a window component.

A full description of the request, site history, and staff analysis may be found in the March 9th, 2026 Planning Commission report attached to this memo.

Attachments:

1. Planning Commission Report
2. Site Development Section Plan Submittal
3. Architectural Elevations

Planning Commission Staff Report

Meeting Date: March 9th, 2026

From: Alyssa Ahner, Senior Planner

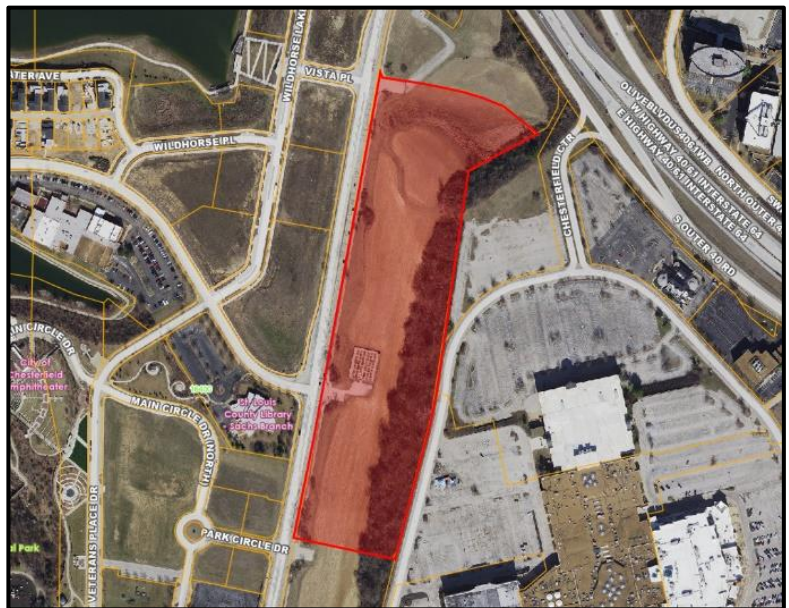
Location: East of Chesterfield Pkwy, south of Interstate 64, west of Chesterfield Center

Description: **Chesterfield Village Mall, Lot 3B:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. and NSPJ Architect's, on behalf of Tristar Real Estate Acquisitions, LLC, have submitted plans for a multi-family residential development and the construction of multiple roadway extensions including Park Circle Drive, Burkhardt Place, and Vista Place.

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HISTORY OF SUBJECT SITE

Since Chesterfield's incorporation, the subject site has remained undeveloped with the exception of a community garden. The site was part of the 2023 rezoning for Downtown Chesterfield and was designated for residential use up to 175 cumulative housing units along Chesterfield Parkway.

SITE RELATIONSHIPS

The subject site is surrounded by a mixed-use development, Wildhorse Village, to the northwest, the soon to be reconstructed St. Louis County Library to the west, a senior living facility to the south, and the overall mall redevelopment to the east.

While the parcels in Wildhorse Village along Chesterfield Parkway, as shaded in blue in Figure 1, are currently undeveloped, the zoning for that development defines those areas as “Category A” or “Urban Main Street Development Pattern”. They have a required 0’ – 30’ building line along the Parkway and are allowed a maximum building height of two (2) stories.

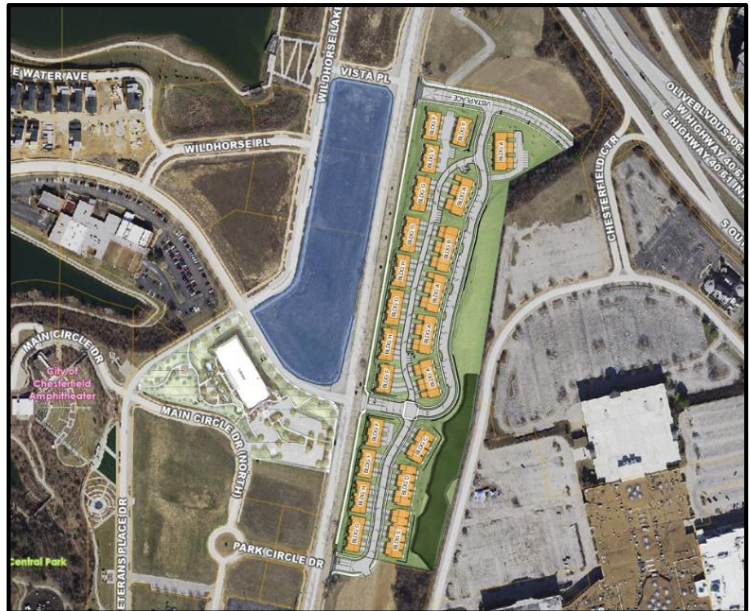


Figure 1: Relationship to nearby properties

The soon to be reconstructed St. Louis County Library will shift north from its current location on its site. The southern portion of the site will have a parking lot with a varying height retaining wall along the Parkway. The color site plan for the library has been dropped into the aerial shown in Figure 1 to show how the sites will interact with each other in the future.

The overall mall redevelopment to the east shares a border with the subject site, however, it is important to note that there is a substantial grade change which creates a natural separation between the two. The buildings that ultimately get constructed to the east will look downward onto the subject site.

TOPOGRAPHY & RETAINING WALLS

As previously mentioned, there is a substantial grade change on the site. The land near the Parkway is relatively flat while the grade continues to increase as you move east towards the existing vegetated hillside. Due to this grade change, there are several retaining walls planned as part of this redevelopment which have been highlighted in red in Figure 2.



Figure 2: Proposed retaining walls within the development

The proposed retaining walls along the Parkway will have varying heights from 1’ to 5’ tall which will help to facilitate the housing units sitting a few feet above Chesterfield Parkway. They will be constructed of concrete masonry unit’s (CMU’s) and will match the color of the stone on the buildings discussed later in this report. Ameristar Echelon Plus Ornamental Aluminum fencing in a black color will be utilized on any wall portion that is taller than 30” in height.

The proposed retaining walls along the eastern portion of the site will be much larger in size than the previously mentioned walls. The tallest wall, located around the bend of the Burkhardt Place extension, will have a maximum height of 20' tall in the middle before it tapers down in height on both ends. All walls will be constructed of CMU's to match the buildings and will utilize the same aluminum fencing previously mentioned where applicable. A typical section for the fencing may be found in Figure 3.

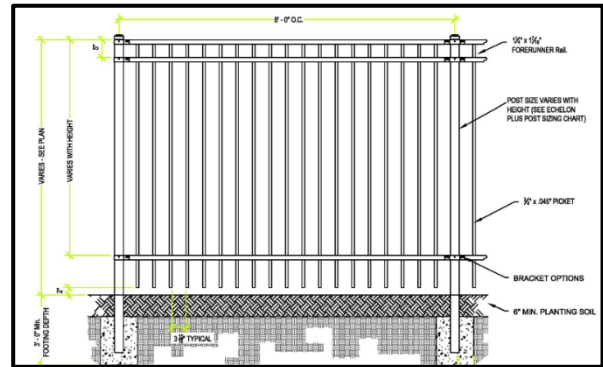


Figure 3: Typical section for fencing

CIRCULATION, ACCESS, & PARKING

The housing units will be served by Park Circle Drive, Burkhardt Place, Vista Place, and an alley. A copy of the color site plan that was presented to Architectural Review Board has been attached to this report as it helps differentiate between the building types. The building types that front Chesterfield Parkway (types F, G, H) may be accessed by a shared pedestrian path that runs parallel to the existing sidewalk along the Parkway. Vehicular access for these types may be obtained through their driveways that sit on either Park Circle Drive or the alley.

Building types C, D, and E are accessed only by their driveway which fronts onto Park Circle Drive. The rear of these building types back up to the vegetated hillside.

Building types A and B front onto Burkhardt Place where there will be a series of on-street parking spaces provided. A majority of these buildings, with exception to one of the type A buildings located at the intersection of Vista Place and Burkhardt Place, back onto an alley where their two car garage is located. The previously mentioned building type A that sits at the corner of Vista Place and Burkhardt Place will front onto Burkhardt Place. However, there is a shared drive in the rear of the building that leads to each unit's garage in addition to some shared parking spaces for overflow.

Per the site specific zoning ordinance, 1.5 parking spaces are required per unit. This results in a total of 158 spaces being required for this development. A total of 437 spaces will be constructed, however, its important to note that only 204 of these spaces may be included in the developments parking calculations. The parking spaces in each units two car garage are considered "tandem parking" or a parking space within a group of two (2) or more parking spaces arranged one behind the other counts as one space. Additionally, the twenty-four (24) on-street parking spaces constructed along the Burkhardt Place extension may also not be included in the calculations as they will be open to the public. Ultimately, the development meets the minimum parking requirements and the site-specific ordinance does not contain maximum parking allowances.

ELEVATIONS

The eight (8) building types share a mixture of brick, stone, board & batten siding, lap siding, and stucco. Due to the number of building types, please see the proposed materials in the image below and then the elevations of each building provided in the applicant’s submittal attached to this report.



LANDSCAPE DESIGN & SCREENING

The site is required to adhere to the standard landscape requirements of the Unified Development Code. Street trees have been added along each roadway extension in addition to the alley. In the several areas where retaining walls run along a roadway, a mixture of shrubs have been added to help soften the visual impact. Shrubs have also been added to the sides of each building in order to screen the proposed ground mounted air conditioning units. The required 30’ wide landscape buffer on Chesterfield Parkway has a variety of plantings – some of which run alongside the pedestrian path that leads to the individual units fronting the Parkway. Lastly, each unit is to be served by individual roll-off trash bins so, unlike many multi-family developments, there’s not a shared trash enclosure area that requires screening.

LIGHTING

Streetlights have been provided for along each roadway extension and the alley. The proposed fixture, as shown in Figure 4, is the same fixture to be utilized by the remainder of the Downtown Chesterfield development.



Figure 4: Streetlight

ARCHITECTURAL REVIEW BOARD

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DEPARTMENT INPUT

Staff requests review on the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Village Mall, Lot 3B.

MOTION

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

“I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Village Mall, Lot 3B as presented, with a recommendation for approval (or denial) to the appropriate approval body.”

“I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Village Mall, Lot 3B to the appropriate approval body with a recommendation for approval with the following conditions...”

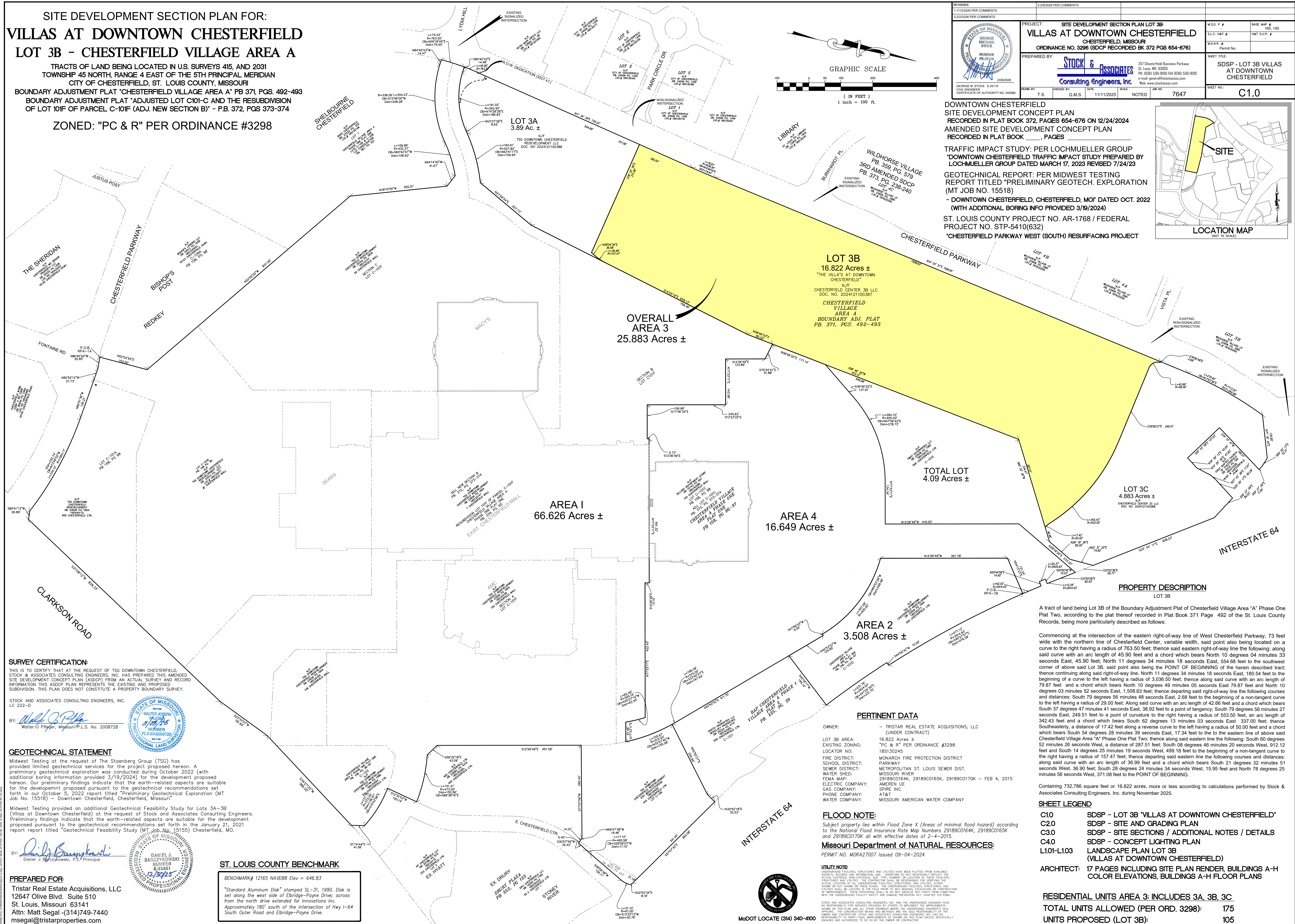
Attachments:

1. Site Development Section Plan Submittal
2. Color Site Plan
3. Architectural Elevations

**SITE DEVELOPMENT SECTION PLAN FOR:
VILLAS AT DOWNTOWN CHESTERFIELD
LOT 3B - CHESTERFIELD VILLAGE AREA A**

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
BOUNDARY ADJUSTMENT PLAT "CHESTERFIELD VILLAGE AREA A" PB 371, PGS. 492-493
BOUNDARY ADJUSTMENT PLAT "ADJUSTED LOT C101-C AND THE RESUBDIVISION
OF LOT 101F OF PARCEL C-101F (ADJ. NEW SECTION B)" - P.B. 372, PGS 373-374

ZONED: "PC & R" PER ORDINANCE #3298



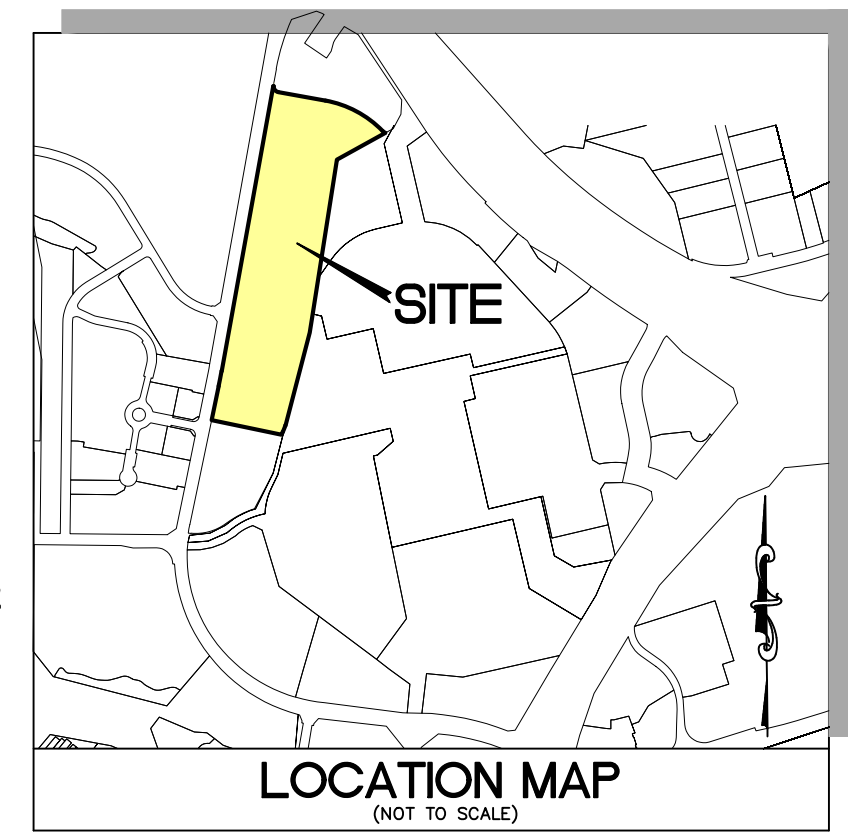
REVISIONS: 1-11/2025 PER COMMENTS 2-22/2026 PER COMMENTS	3-29/2026 PER COMMENTS	PROJECT: SITE DEVELOPMENT SECTION PLAN LOT 3B VILLAS AT DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI ORDINANCE NO. 3298 (SDCP RECORDED BK 372 PGS 654-676)	M.S.D. P.# 155, 195	BASE MAP #
GEORGE M. STOCK E-2516 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 000696	2025/2026	PREPARED BY: STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. 257 Chesterfield Business Parkway St. Louis, MO 63025 PH: (636) 538-9100 FAX: (636) 538-9103 E-MAIL: gmat@stockandassociates.com www.stockandassociates.com	M.D.N.R. #	Permit No.
DRAWN BY: T.S.	CHECKED BY: G.M.S.	DATE: 11/11/2025	SCALE: NOTED	JOB NO. 7647
SHEET TITLE: SDSP - LOT 3B VILLAS AT DOWNTOWN CHESTERFIELD			SHEET NO.: C1.0	

**DOWNTOWN CHESTERFIELD
SITE DEVELOPMENT CONCEPT PLAN
RECORDED IN PLAT BOOK 372, PAGES 654-676 ON 12/24/2024
AMENDED SITE DEVELOPMENT CONCEPT PLAN
RECORDED IN PLAT BOOK _____, PAGES _____**

**TRAFFIC IMPACT STUDY: PER LOCHMUELLER GROUP
"DOWNTOWN CHESTERFIELD TRAFFIC IMPACT STUDY PREPARED BY
LOCHMUELLER GROUP DATED MARCH 17, 2023 REVISED 7/24/23"**

**GEOTECHNICAL REPORT: PER MIDWEST TESTING
REPORT TITLED "PRELIMINARY GEOTECH. EXPLORATION
(MT JOB NO. 15518)
- DOWNTOWN CHESTERFIELD, CHESTERFIELD, MO" DATED OCT. 2022
(WITH ADDITIONAL BORING INFO PROVIDED 3/19/2024)**

**ST. LOUIS COUNTY PROJECT NO. AR-1768 / FEDERAL
PROJECT NO. STP-5410(632)
"CHESTERFIELD PARKWAY WEST (SOUTH) RESURFACING PROJECT"**



**OVERALL
AREA 3
25.883 Acres ±**

**AREA I
66.626 Acres ±**

**AREA 4
16.649 Acres ±**

**AREA 2
3.508 Acres ±**

**TOTAL LOT
4.09 Acres ±**

**PROPERTY DESCRIPTION
LOT 3B**

A tract of land being Lot 3B of the Boundary Adjustment Plat of Chesterfield Village Area "A" Phase One Plat Two, according to the plat thereof recorded in Plat Book 371 Page 492 of the St. Louis County Records, being more particularly described as follows:

Commencing at the intersection of the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide with the northern line of Chesterfield Center, variable width, said point also being located on a curve to the right having a radius of 763.50 feet; thence said eastern right-of-way line the following: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33 seconds East, 45.90 feet; North 11 degrees 34 minutes 18 seconds East, 554.68 feet to the southwest corner of above said Lot 3B, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line, North 11 degrees 34 minutes 18 seconds East, 180.54 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; thence along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet and North 10 degrees 03 minutes 52 seconds East, 1,508.63 feet; thence departing said right-of-way line the following courses and distances: South 79 degrees 56 minutes 48 seconds East, 2.68 feet to the beginning of a non-tangent curve to the left having a radius of 29.00 feet; along said curve with an arc length of 42.66 feet and a chord which bears South 37 degrees 47 minutes 41 seconds East, 38.92 feet to a point of tangency; South 79 degrees 56 minutes 27 seconds East, 249.51 feet to a point of curvature to the right having a radius of 553.50 feet, an arc length of 342.43 feet and a chord which bears South 62 degrees 13 minutes 03 seconds East, 337.00 feet; thence Southwesterly, a distance of 17.42 feet along a reverse curve to the left having a radius of 50.00 feet and a chord which bears South 54 degrees 28 minutes 39 seconds East, 17.34 feet to the to the eastern line of above said Chesterfield Village Area "A" Phase One Plat Two; thence along said eastern line the following: South 60 degrees 52 minutes 26 seconds West, a distance of 287.51 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet and South 14 degrees 25 minutes 19 seconds West, 499.18 feet to the beginning of a non-tangent curve to the right having a radius of 157.47 feet; thence departing said eastern line the following courses and distances: along said curve with an arc length of 36.99 feet and a chord which bears South 21 degrees 32 minutes 51 seconds West, 36.90 feet; South 28 degrees 24 minutes 34 seconds West, 15.95 feet and North 78 degrees 25 minutes 56 seconds West, 371.08 feet to the POINT OF BEGINNING.

Containing 732,786 square feet or 16.822 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during November 2025.

SHEET LEGEND

C1.0	SDSP - LOT 3B "VILLAS AT DOWNTOWN CHESTERFIELD"
C2.0	SDSP - SITE AND GRADING PLAN
C3.0	SDSP - SITE SECTIONS / ADDITIONAL NOTES / DETAILS
C4.0	SDSP - CONCEPT LIGHTING PLAN
L1.01-L1.03	LANDSCAPE PLAN LOT 3B (VILLAS AT DOWNTOWN CHESTERFIELD)
ARCHITECT:	17 PAGES INCLUDING SITE PLAN RENDER, BUILDINGS A-H COLOR ELEVATIONS, BUILDINGS A-H FLOOR PLANS

RESIDENTIAL UNITS AREA 3: INCLUDES 3A, 3B, 3C

TOTAL UNITS ALLOWED (PER ORD. 3298):	175
UNITS PROPOSED (LOT 3B):	105

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF TSG DOWNTOWN CHESTERFIELD, STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS AMENDED SITE DEVELOPMENT CONCEPT PLAN (ASDCP) FROM AN ACTUAL SURVEY AND RECORD INFORMATION THIS ASDCP PLAN REPRESENTS THE EXISTING AND PROPOSED SUBDIVISION. THIS PLAN DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
BY: *Walter J. Pfleger*
Walter J. Pfleger, Missouri P.L.S. No. 2008728



GEOTECHNICAL STATEMENT

Midwest Testing at the request of The Staenberg Group (TSG) has provided limited geotechnical services for the project proposed hereon. A preliminary geotechnical exploration was conducted during October 2022 (with additional boring information provided 3/19/2024) for the development proposed hereon. Our preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our October 5, 2022 report titled "Preliminary Geotechnical Exploration (MT Job No. 15518) - Downtown Chesterfield, Chesterfield, Missouri".

Midwest Testing provided an additional Geotechnical Feasibility Study for Lots 3A-3B (Villas at Downtown Chesterfield) at the request of Stock and Associates Consulting Engineers. Preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in the January 21, 2021 report report titled "Geotechnical Feasibility Study (MT Job No. 15155) Chesterfield, MO.

BY: *Daniel J. Barczkowski*
Daniel J. Barczkowski, P.E. Principal



PREPARED FOR:
Tristar Real Estate Acquisitions, LLC
12647 Olive Blvd., Suite 510
St. Louis, Missouri 63141
Attn: Matt Segal - (314)749-7440
msegal@tristarproperties.com

ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 12165 NAVD88 Elev = 646.83

"Standard Aluminum Disk" stamped SL-31, 1990, Disk is set along the west side of Elbridge-Payne Drive, across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I-64 South Outer Road and Elbridge-Payne Drive.

PERTINENT DATA

OWNER: - TRISTAR REAL ESTATE ACQUISITIONS, LLC (UNDER CONTRACT)
LOT 3B AREA: 16.822 Acres ±
EXISTING ZONING: "PC & R" PER ORDINANCE #3298
LOCATOR NO: 185130245
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0164K, 29189C0165K, 29189C0170K - FEB 4, 2015
ELECTRIC COMPANY: SPIRE INC
GAS COMPANY: AT&T
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

FLOOD NOTE:

Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Numbers 29189C0164K, 29189C0165K and 29189C0170K all with effective dates of 2-4-2015.

Missouri Department of NATURAL RESOURCES:

PERMIT No. MORA27007 Issued 09-04-2024

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY, RECORDS AND INFORMATION AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES. OTHER UTILITIES NOT SHOWN ON THESE PLANS, BE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE READ AND UNDERSTOOD IN CONJUNCTION WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

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 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES. OTHER UTILITIES NOT SHOWN ON THESE PLANS, BE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE READ AND UNDERSTOOD IN CONJUNCTION WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

MoDOT LOCATE (314) 340-4100

REVISIONS: 1-11/2025 PER COMMENTS, 2-22/2026 PER COMMENTS, 3-29/2026 PER COMMENTS

PROJECT: SITE DEVELOPMENT SECTION PLAN LOT 3B, VILLAS AT DOWNTOWN CHESTERFIELD, CHESTERFIELD, MISSOURI, ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.

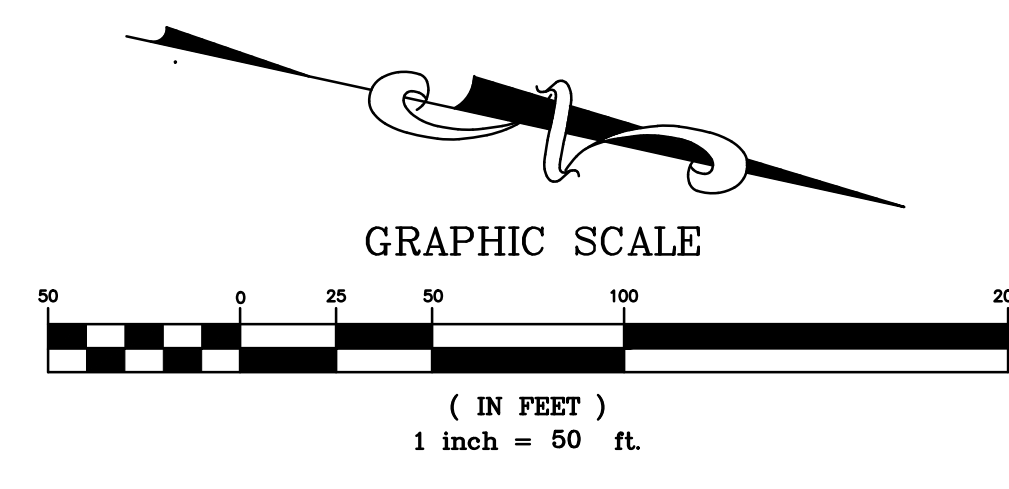
257 Chesterfield Business Parkway, St. Louis, MO 63030, PH: (636) 538-9100, FAX: (636) 538-9101, email: general@stockandassociates.com, www.stockandassociates.com

MEMBER FEB-2016 MISSOURI PROFESSIONAL ENGINEERS AND SURVEYORS

GEORGE M. STOCK, E-2516, CIVIL ENGINEER, CERTIFICATE OF AUTHORITY NO. 000999

DATE: 11/11/2025, SCALE: NOTED, JOB NO.: 7647, SHEET NO.: C2.0

M.S.D. P.#: 185, BASE MAP #: 185, S.L.C. HWT #, HWT SUP. #, M.D.N.R. #, Permit No., SHEET TITLE: SDSP-SITE AND GRADING PLAN

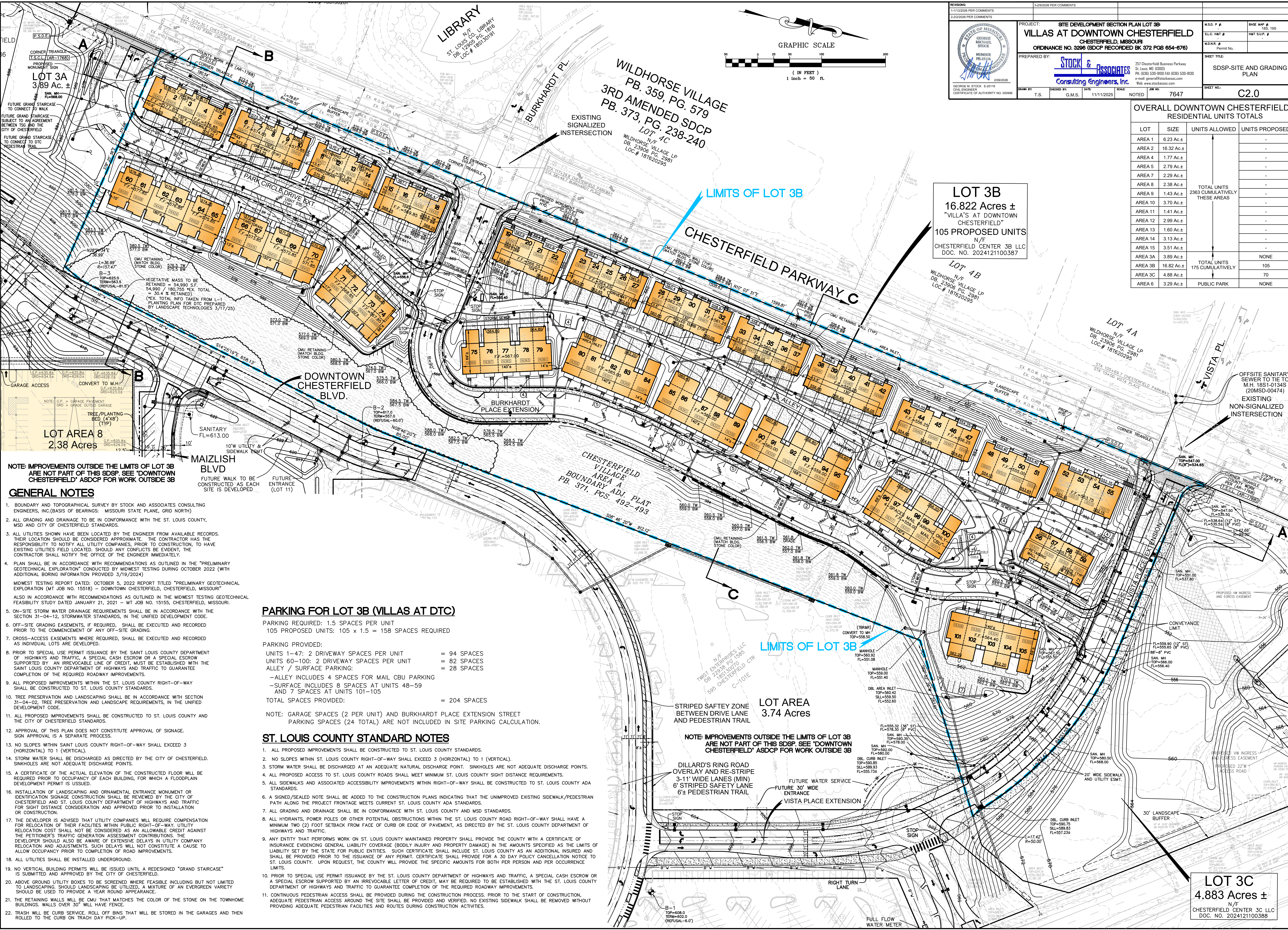


OVERALL DOWNTOWN CHESTERFIELD RESIDENTIAL UNITS TOTALS

LOT	SIZE	UNITS ALLOWED	UNITS PROPOSED
AREA 1	6.23 Ac.±	-	-
AREA 2	16.32 Ac.±	-	-
AREA 4	1.77 Ac.±	-	-
AREA 5	2.79 Ac.±	-	-
AREA 7	2.29 Ac.±	-	-
AREA 8	2.38 Ac.±	-	-
AREA 9	1.43 Ac.±	-	-
AREA 10	3.70 Ac.±	-	-
AREA 11	1.41 Ac.±	-	-
AREA 12	2.99 Ac.±	-	-
AREA 13	1.60 Ac.±	-	-
AREA 14	3.13 Ac.±	-	-
AREA 15	3.51 Ac.±	-	-
AREA 3A	3.89 Ac.±	-	-
AREA 3B	16.82 Ac.±	-	105
AREA 3C	4.88 Ac.±	-	70
AREA 6	3.29 Ac.±	-	-
TOTAL UNITS CUMULATIVELY THESE AREAS		2363	-
TOTAL UNITS CUMULATIVELY		-	175
PUBLIC PARK		-	NONE

LOT 3B
16.822 Acres ±
"VILLAS AT DOWNTOWN CHESTERFIELD"
105 PROPOSED UNITS
N/W
CHESTERFIELD CENTER 3B LLC
DOC. NO. 2024121100387

LOT 3C
4.883 Acres ±
N/W
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388



NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE 'DOWNTOWN CHESTERFIELD' ASDCP FOR WORK OUTSIDE 3B

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- PLAN SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "PRELIMINARY GEOTECHNICAL EXPLORATION" CONDUCTED BY MIDWEST TESTING DURING OCTOBER 2022 (WITH ADDITIONAL BORING INFORMATION PROVIDED 3/19/2024)
- MIDWEST TESTING REPORT DATED: OCTOBER 5, 2022 REPORT TITLED "PRELIMINARY GEOTECHNICAL EXPLORATION (M/T JOB NO. 15518) - DOWNTOWN CHESTERFIELD, CHESTERFIELD, MISSOURI" ALSO IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE MIDWEST TESTING GEOTECHNICAL FEASIBILITY STUDY DATED JANUARY 21, 2021, JOB NO. 15155, CHESTERFIELD, MISSOURI.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTION. 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.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO VERTICAL BUILDING PERMITS WILL BE ISSUED UNTIL A REDESIGNED "GRAND STAIRCASE" IS SUBMITTED AND APPROVED BY THE CITY OF CHESTERFIELD.
- ABOVE GROUND UTILITY BOXES TO BE SCREENED WHERE FEASIBLE INCLUDING BUT NOT LIMITED TO LANDSCAPING SHOULD BE UTILIZED. A MIXTURE OF AN EVERGREEN VARIETY SHOULD BE USED TO PROVIDE A YEAR ROUND APPEARANCE.
- THE RETAINING WALLS WILL BE CMU THAT MATCHES THE COLOR OF THE STONE ON THE TOWNHOME BUILDINGS. WALLS OVER 30" WILL HAVE FENCE.
- TRASH WILL BE CURB SERVICE. ROLL OFF BINS THAT WILL BE STORED IN THE GARAGES AND THEN ROLLED TO THE CURB ON TRACH DAY PICK-UP.

PARKING FOR LOT 3B (VILLAS AT DTC)

PARKING REQUIRED: 1.5 SPACES PER UNIT
105 PROPOSED UNITS: 105 x 1.5 = 158 SPACES REQUIRED

PARKING PROVIDED:

- UNITS 1-47: 2 DRIVEWAY SPACES PER UNIT = 94 SPACES
- UNITS 60-100: 2 DRIVEWAY SPACES PER UNIT = 82 SPACES
- ALLEY / SURFACE PARKING: = 28 SPACES
- ALLEY INCLUDES 4 SPACES FOR MAIL CBU PARKING
- SURFACE INCLUDES 8 SPACES AT UNITS 48-59 AND 7 SPACES AT UNITS 101-105

TOTAL SPACES PROVIDED: = 204 SPACES

NOTE: GARAGE SPACES (2 PER UNIT) AND BURKHARDT PLACE EXTENSION STREET PARKING SPACES (24 TOTAL) ARE NOT INCLUDED IN SITE PARKING CALCULATION.

ST. LOUIS COUNTY STANDARD NOTES

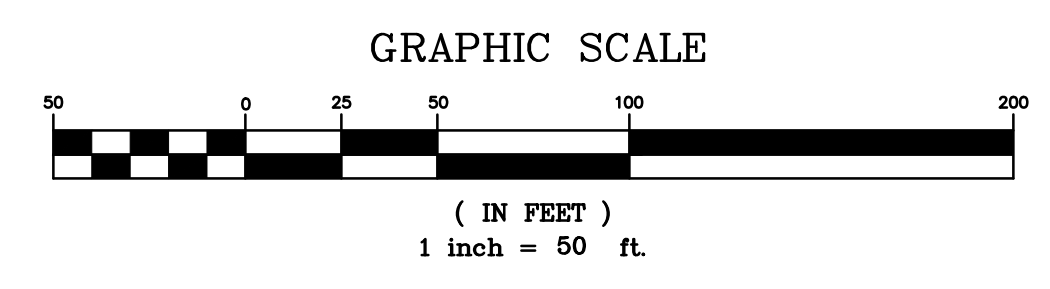
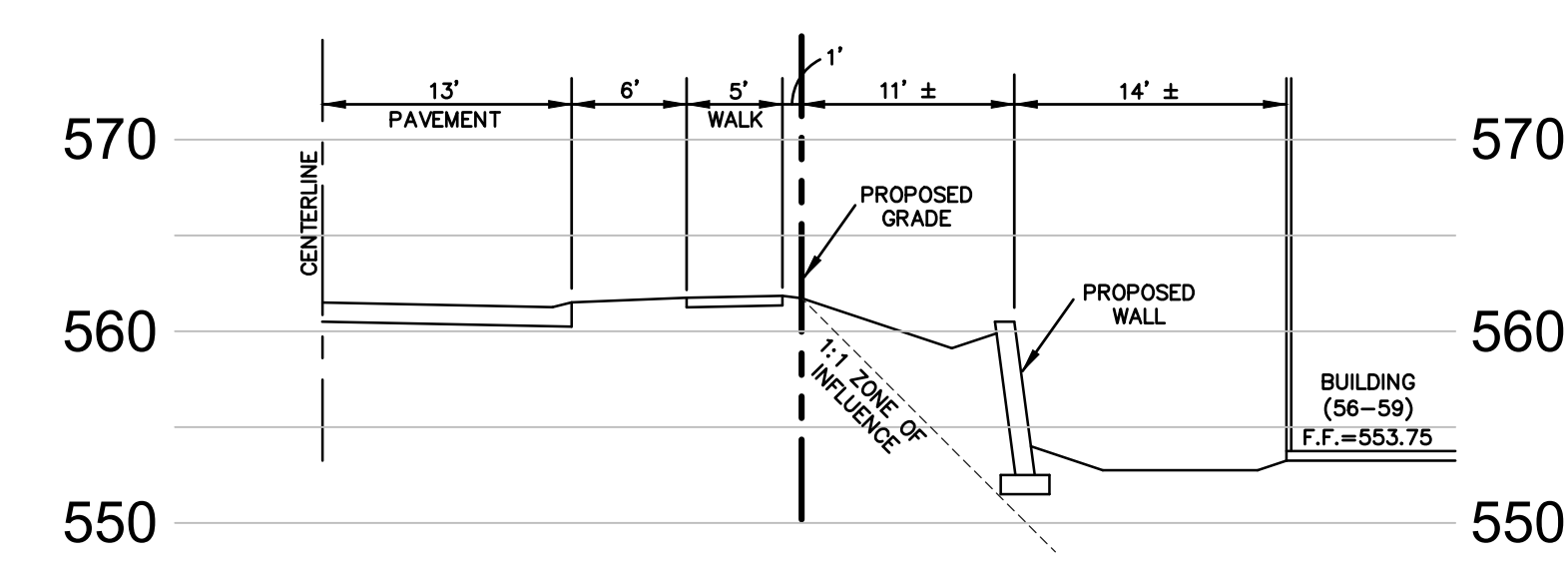
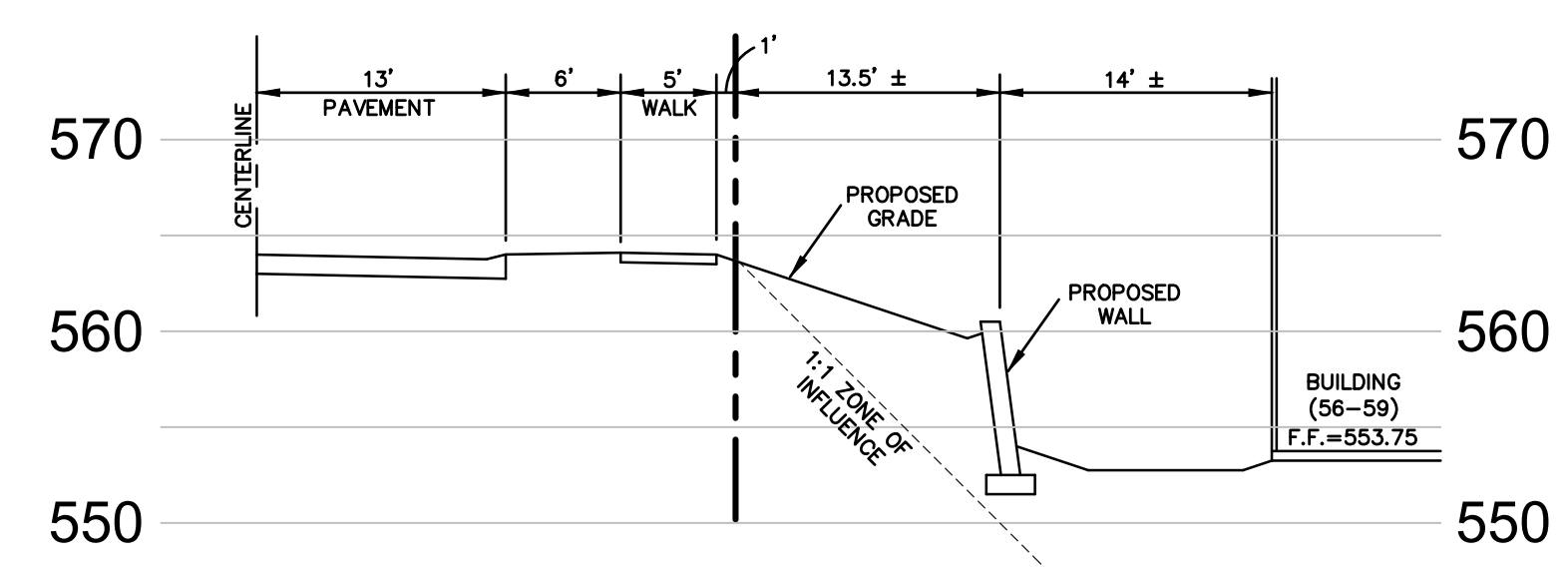
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- 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.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING 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.
- 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.
- CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE 'DOWNTOWN CHESTERFIELD' ASDCP FOR WORK OUTSIDE 3B

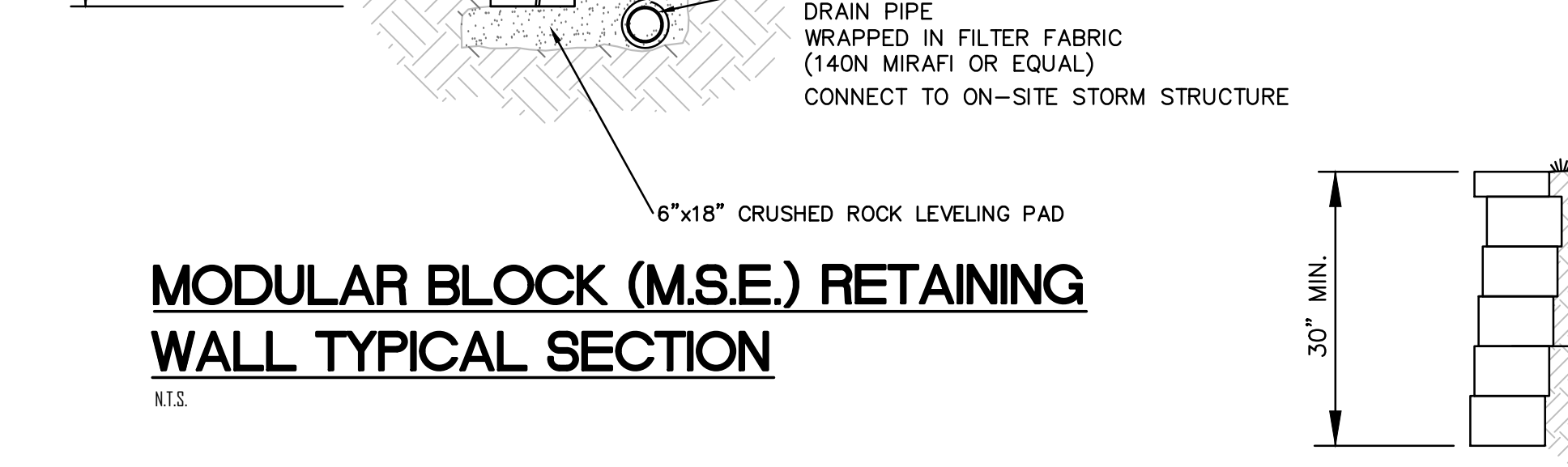
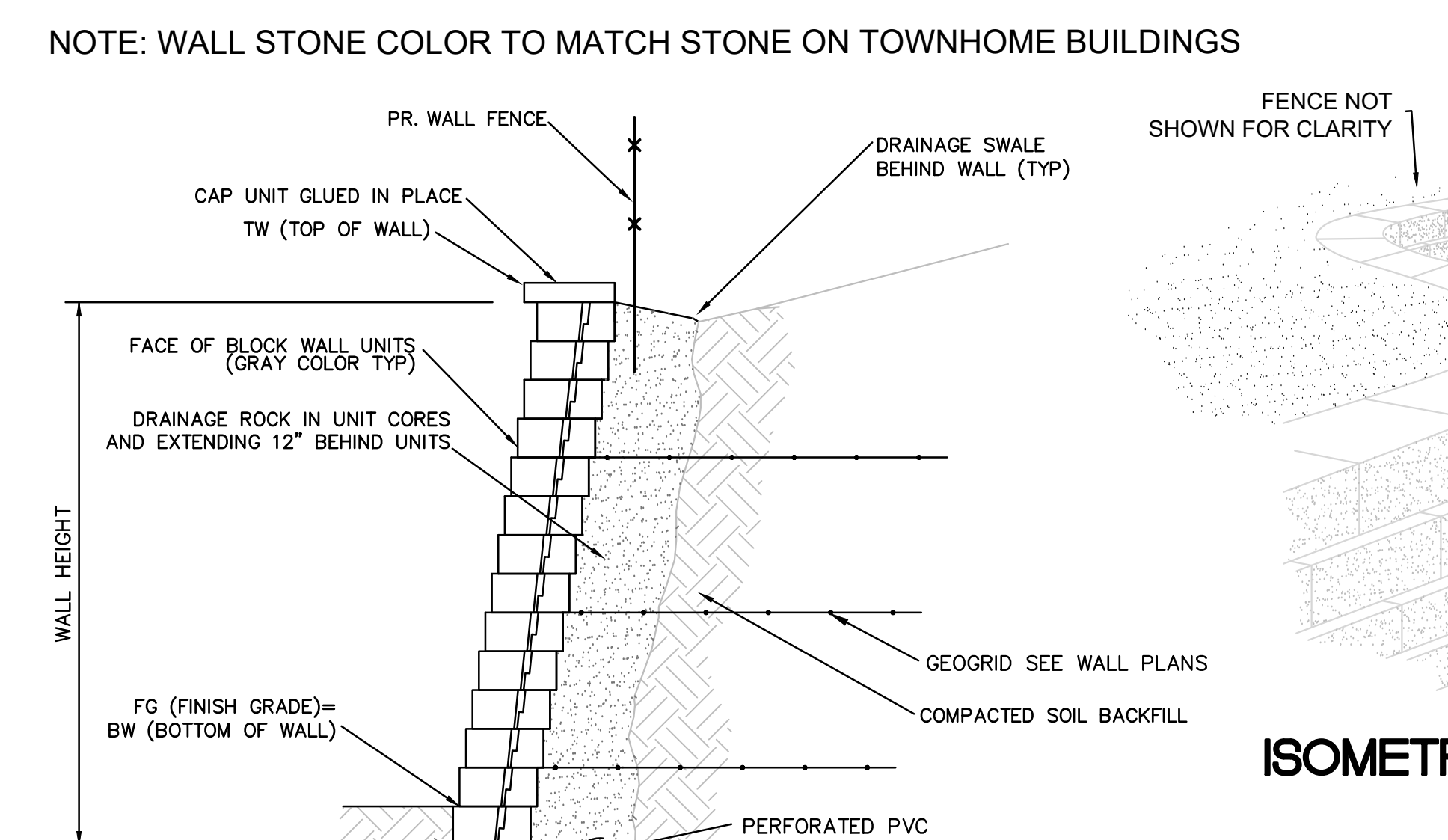
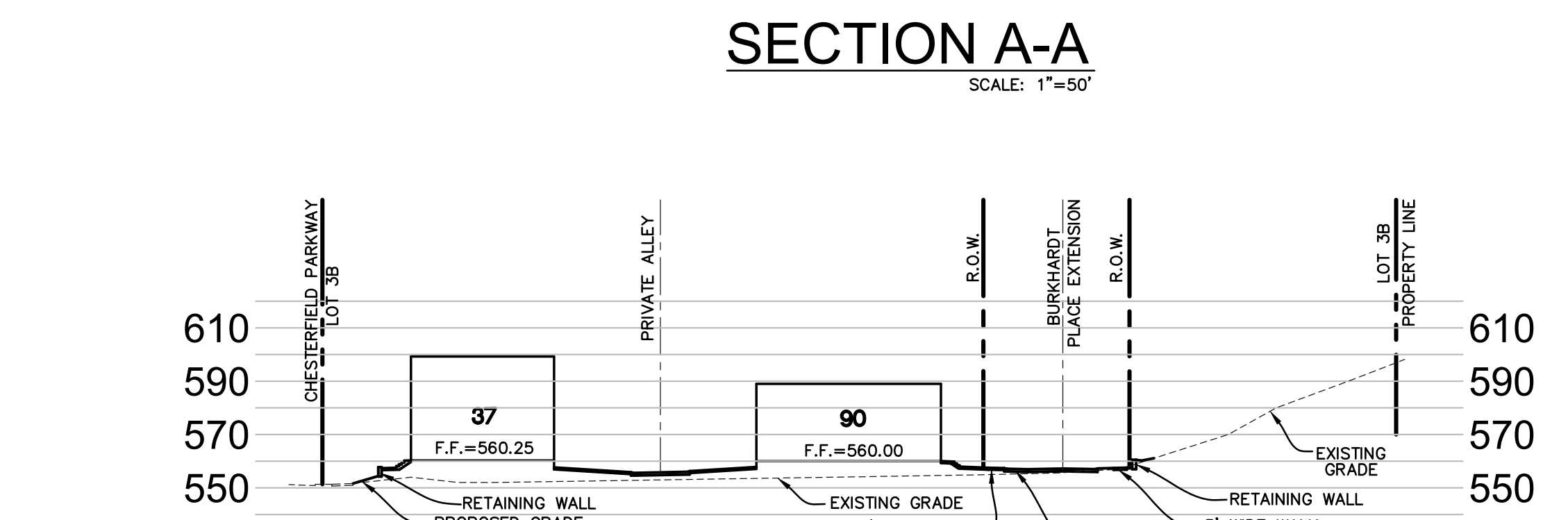
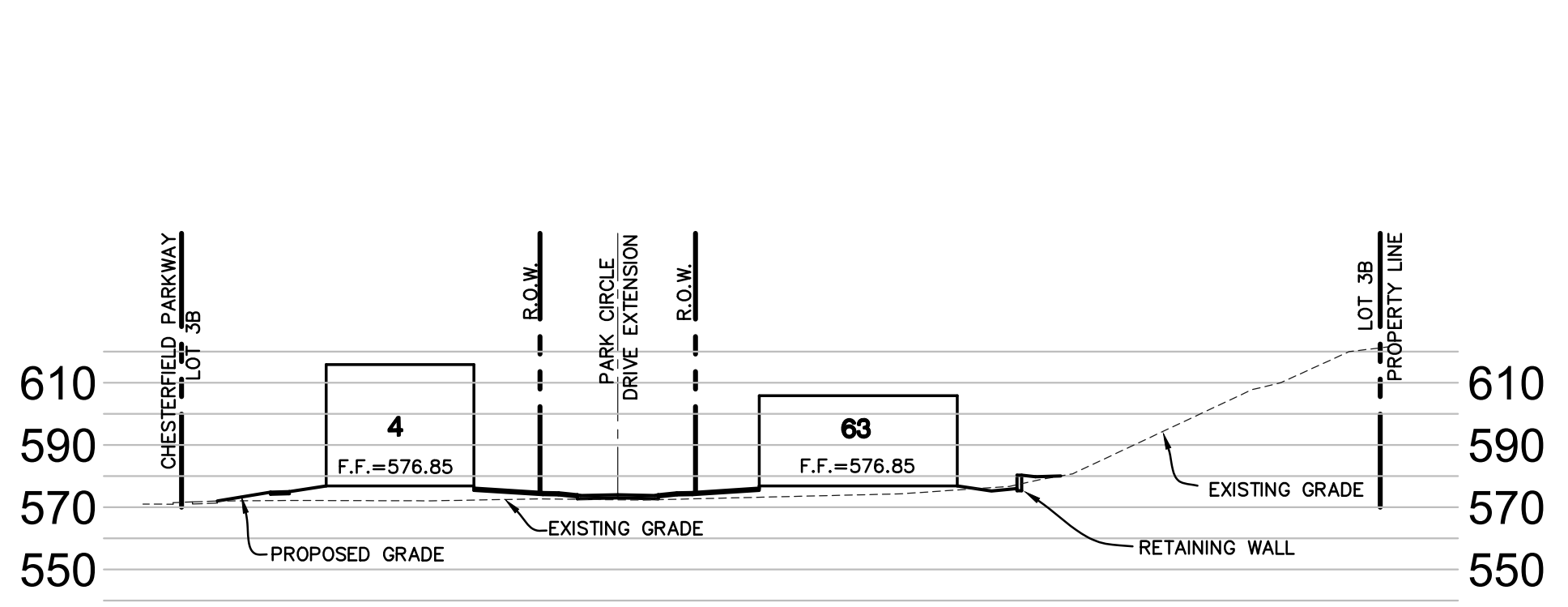
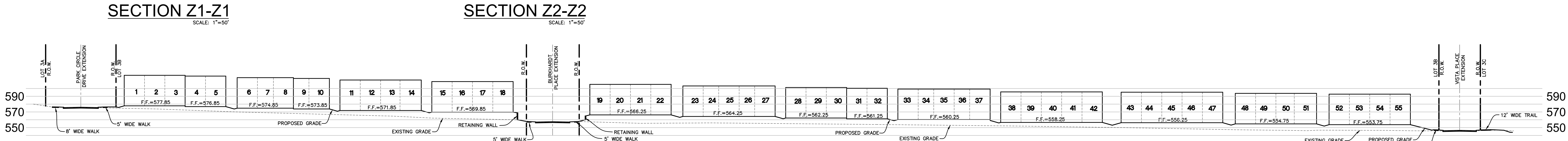
DILLARD'S RING ROAD OVERLAY AND RE-STRIPE
3-11' WIDE LANES (MIN)
6' STRIPED SAFETY LANE
6± PEDESTRIAN TRAIL

FUTURE WATER SERVICE
FUTURE 30' WIDE ENTRANCE
VISTA PLACE EXTENSION

RIGHT TURN LANE
FULL FLOW WATER METER



REVISIONS:		3-29-2026 PER COMMENTS	
1-17-2026 PER COMMENTS		2-22-2026 PER COMMENTS	
PROJECT: SITE DEVELOPMENT SECTION PLAN LOT 3B		M.S.D. P. #	BASE MAP #
VILLAS AT DOWNTOWN CHESTERFIELD		S.L.C. HMT #	HMT SUP. #
CHESTERFIELD, MISSOURI		M.D.N.R. #	Permit No.
ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)		SHEET TITLE: PARTIAL AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR THE VILLAS AT DOWNTOWN CHESTERFIELD	
PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.		SHEET NO.: C3.0	
257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 538-9100 FAX: (636) 538-9100 E-mail: general@stockandassociates.com www.stockandassociates.com		DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 11/11/2025 SCALE: NOTED JOB NO.: 7647	

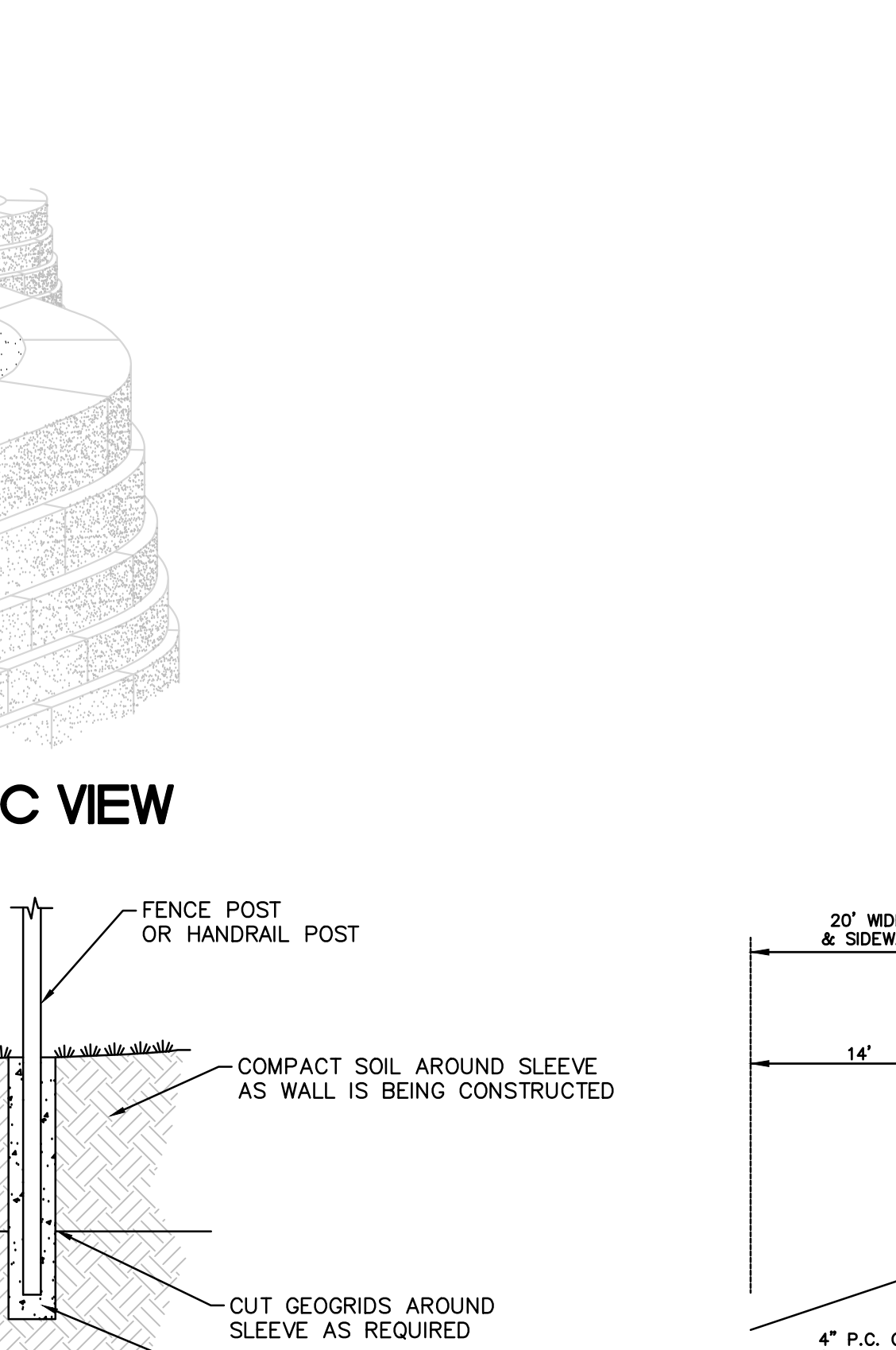


NOTE: CONTRACTOR SHALL PROVIDE THE DESIGN AND INSTALLATION OF A COMPLETE MODULAR BLOCK WALL SYSTEM WITH STRUCTURAL CALCULATIONS, GLOBAL STABILITY ANALYSIS AND SHOP DRAWINGS PREPARED BY A REGISTERED MISSOURI PROFESSIONAL ENGINEER.

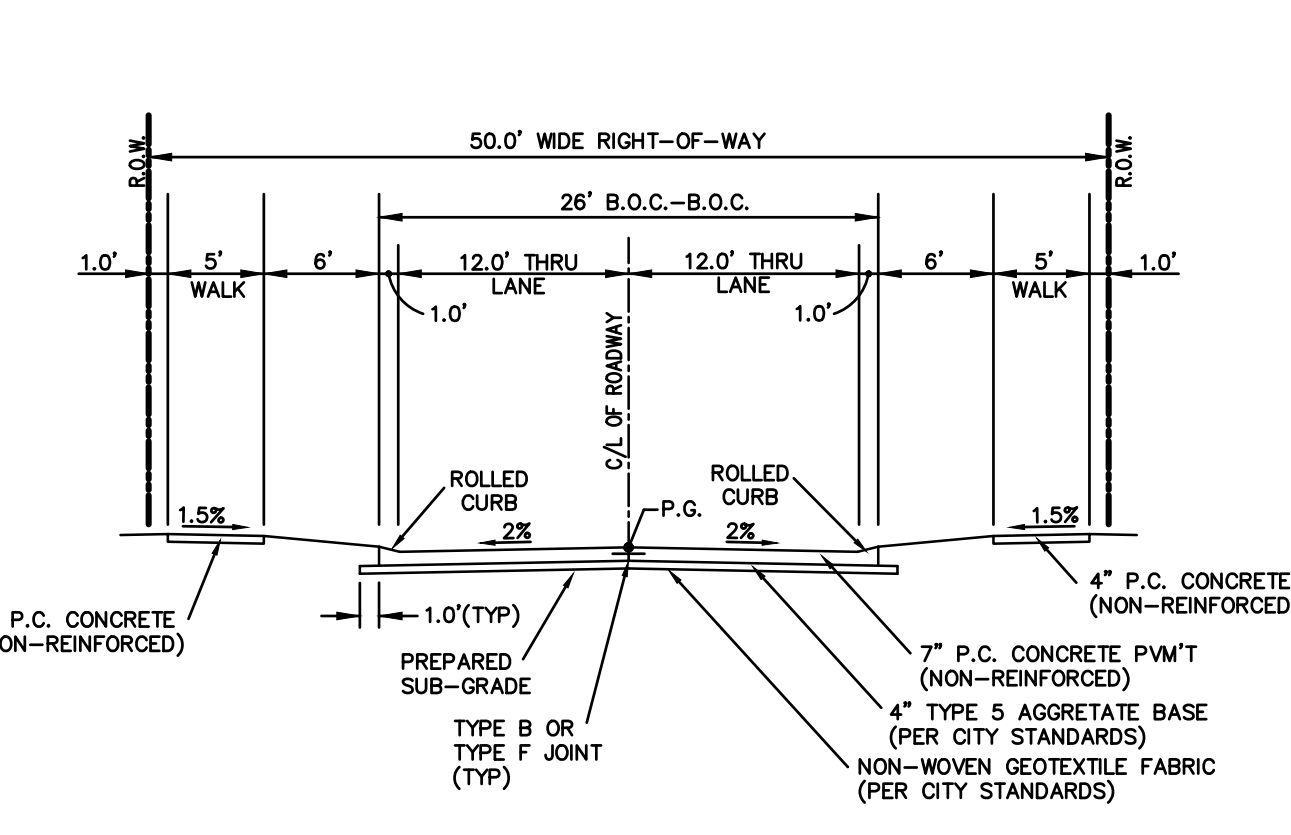
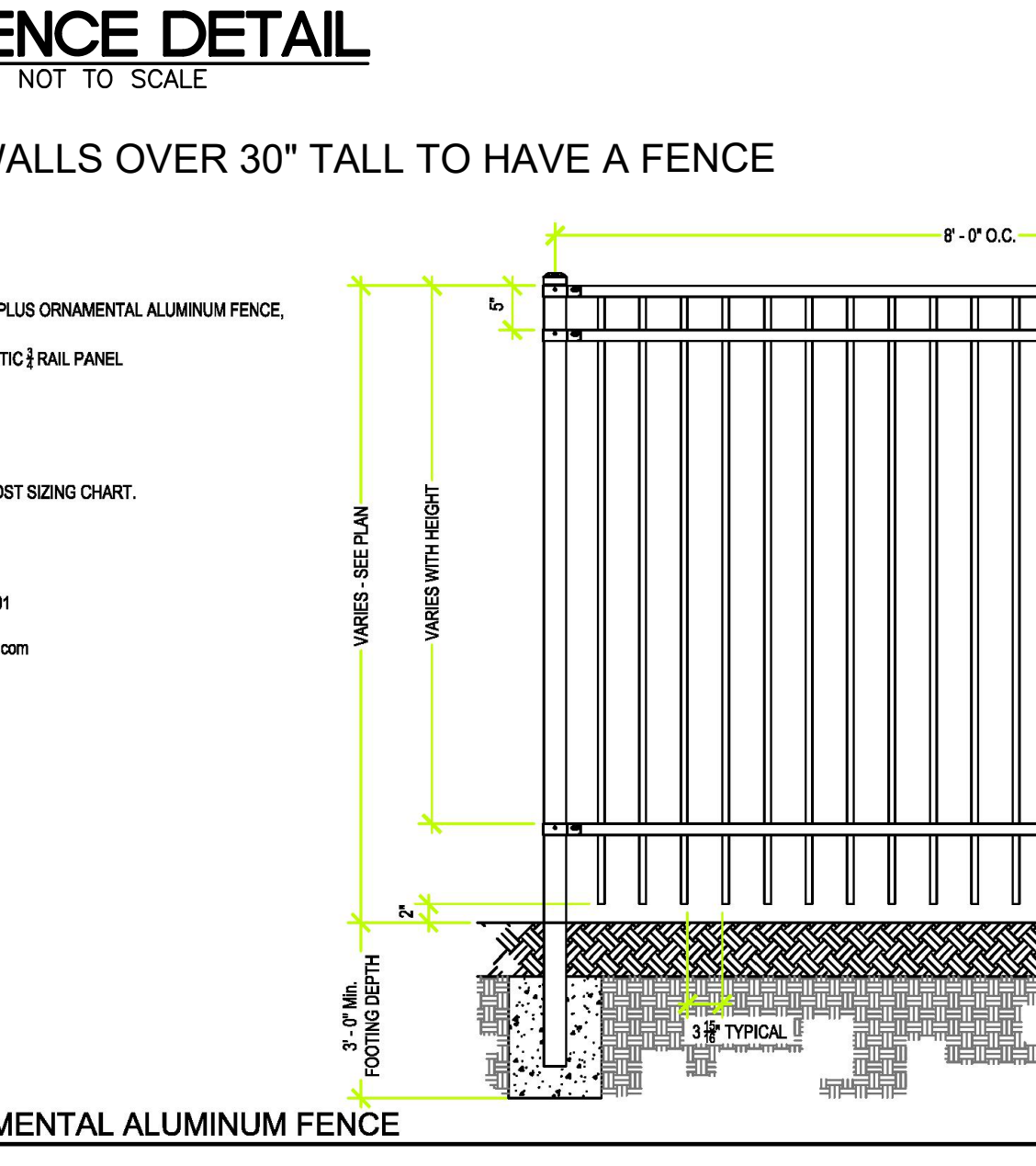
- RETAINING WALL NOTES:**
- ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION. GLOBAL & FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER & SUBMITTED TO STOCK & ASSOCIATES PRIOR TO INSTALLATION. FOOTING & COMPACTION TESTING SHALL BE PERFORMED BY PROJECT GEOTECHNICAL ENGINEER.
 - THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO STOCK & ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN PRIOR TO WALL CONSTRUCTION.
 - VERIFY ALTERNATE WALL SYSTEMS WITH OWNER.
 - SHOP DRAWINGS & STABILITY ANALYSES SHALL BE SUBMITTED BY WALL DESIGNER TO ST. LOUIS COUNTY FOR PERMITTING.
 - GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).

THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

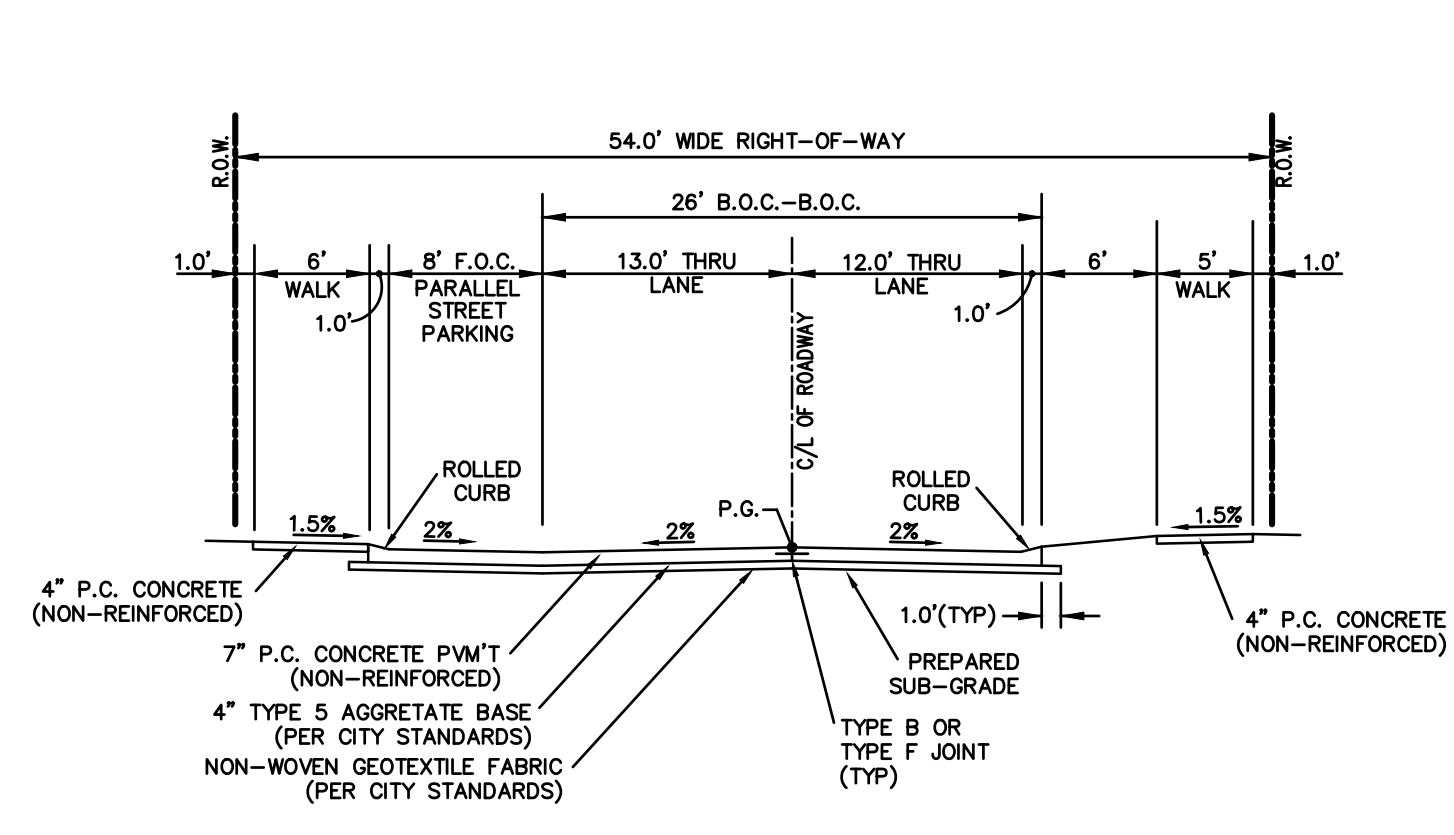
WALL CONTRACTOR RESPONSIBLE FOR FINAL DESIGN OF THE WALL(S) INCLUDING FOUNDATION & GLOBAL STABILITY ANALYSIS BY A LICENSED GEOTECHNICAL ENGINEER.



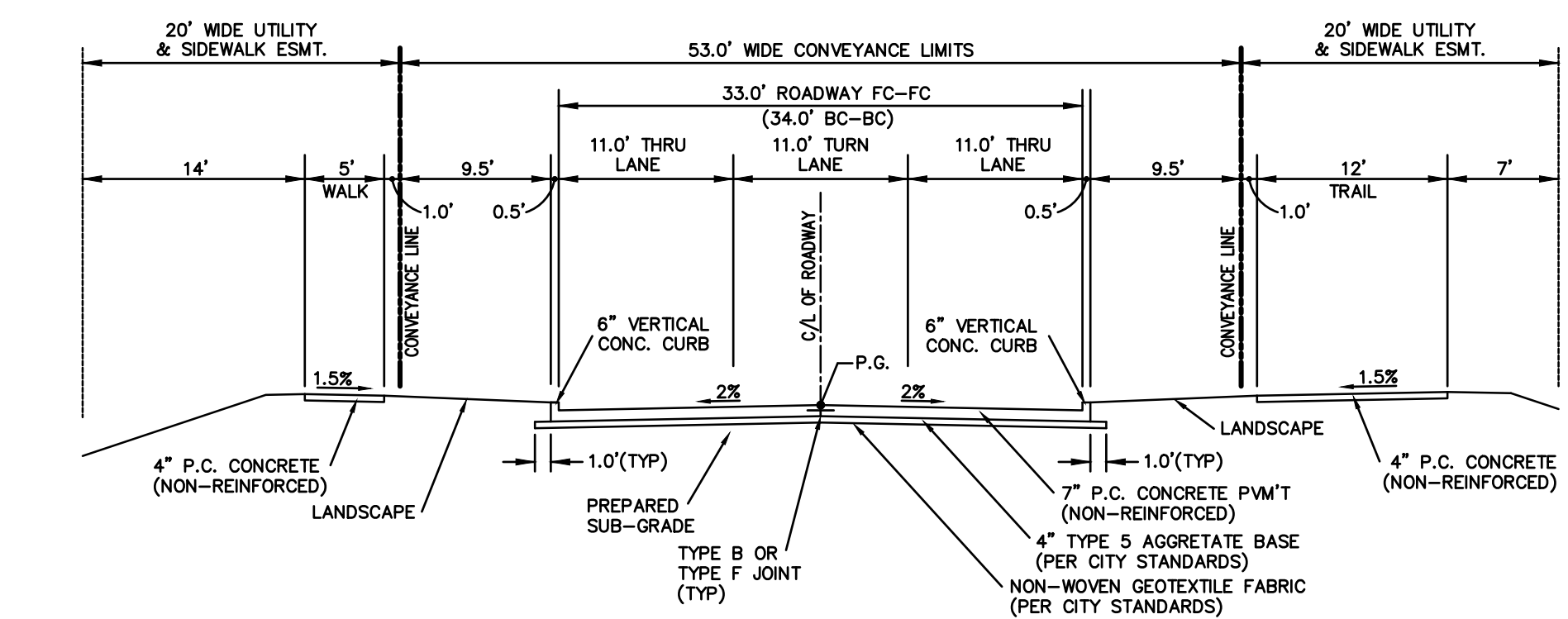
NOTE: ALL WALLS OVER 30" TALL TO HAVE A FENCE



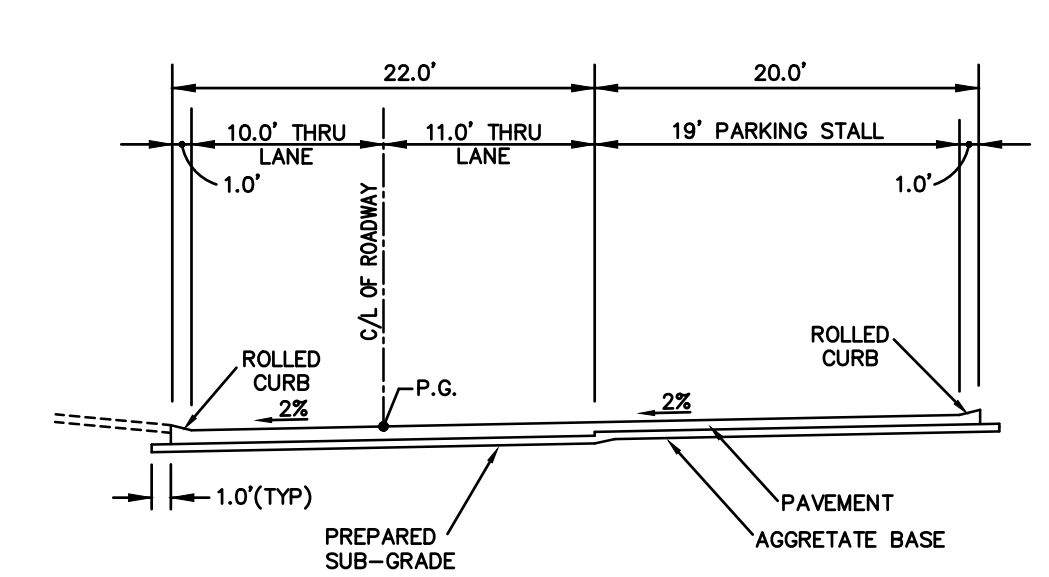
TYPICAL STREET SECTION (BURKHARDT / PARK CIRCLE)



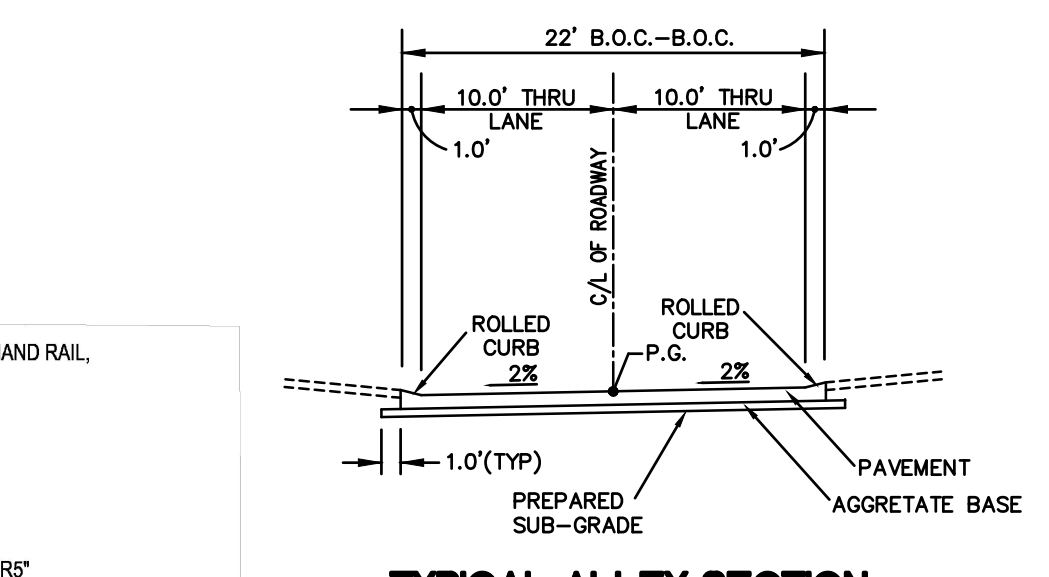
MODIFIED STREET SECTION (BURKHARDT) - INCLUDE STREET PARKING



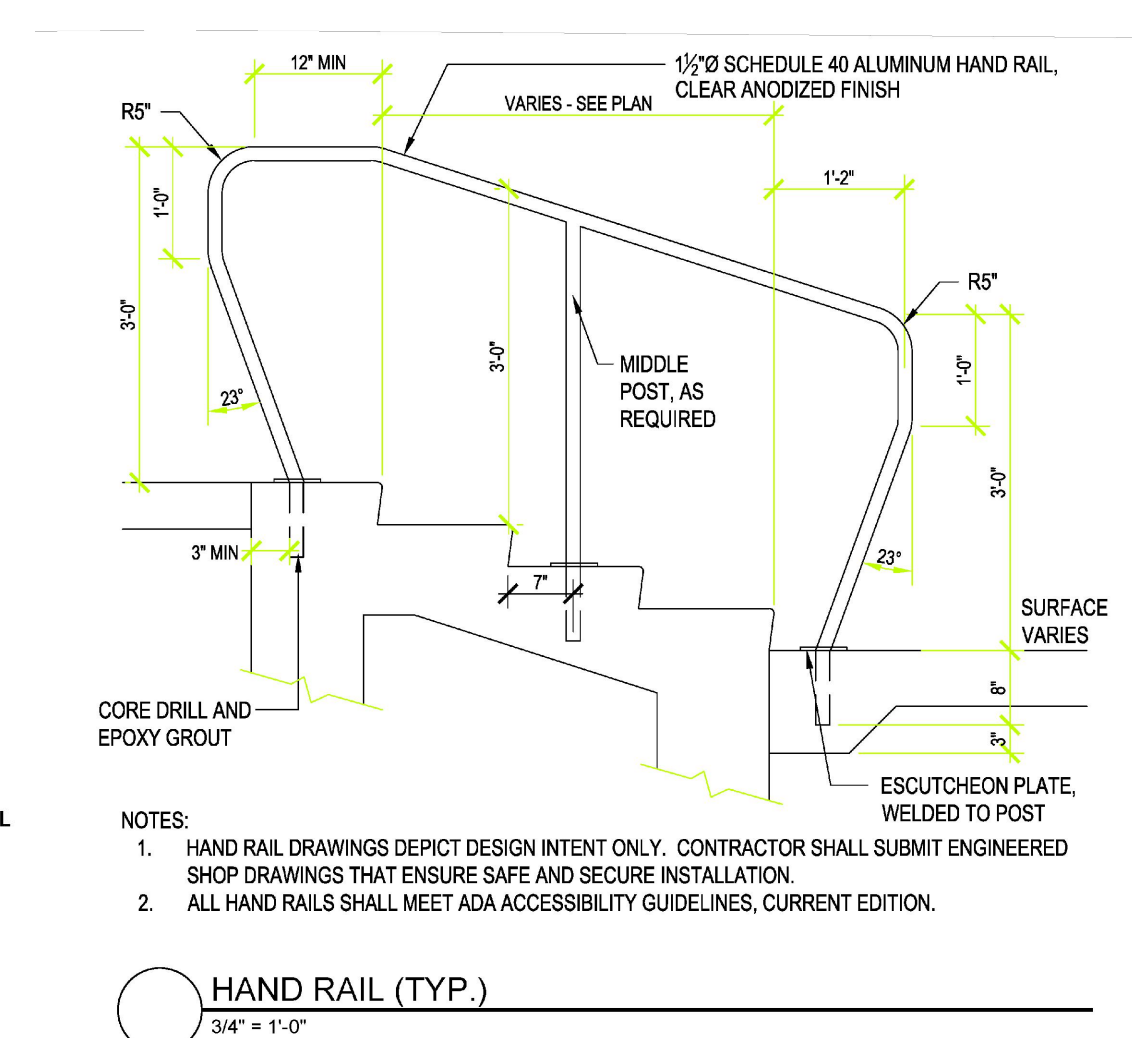
VISTA PLACE EXTENSION (TYPICAL SECTION VIEW)



TYPICAL ALLEY SECTION W/ PARKING



TYPICAL ALLEY SECTION



HAND RAIL (TYP.)

Tristar Real Estate Acquisitions, LLC, the owner under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter

"PC&R" - Planned Commercial & Residence of the City of Chesterfield (applicable subsection) (present zoning)

Ordinance No. 3298, 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.

Tristar Real Estate Acquisitions, LLC.
by: _____
STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this ____ day of _____, 202__, 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.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

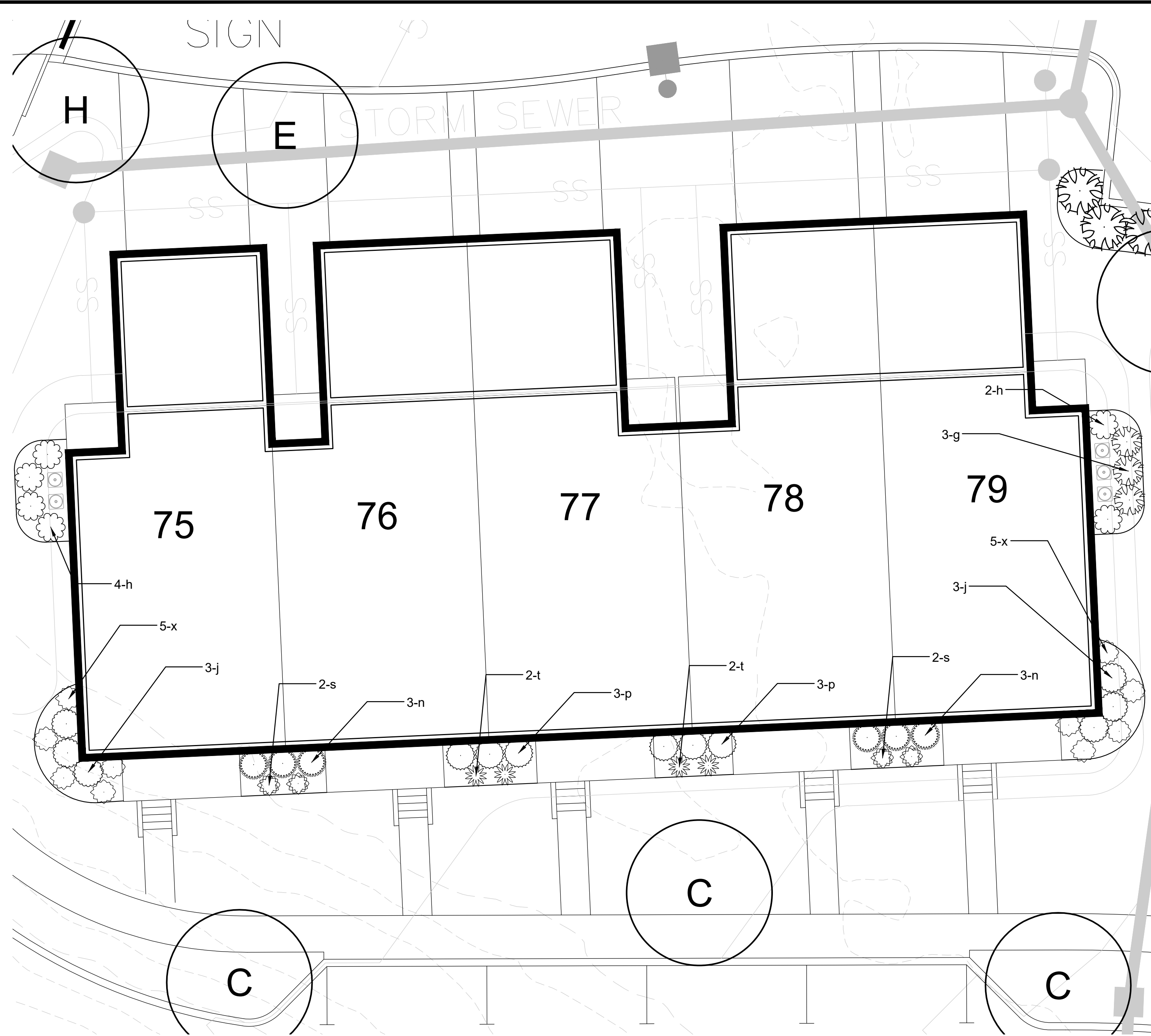
Notary Public

Print Name
My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield City Council and duly verified on the ____ day of _____, 202__, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

By: Justin Wyse, Director of Planning

By: Vickie McGownd, City Clerk



Typical Landscape Layout at Lots
SCALE 1"=10'

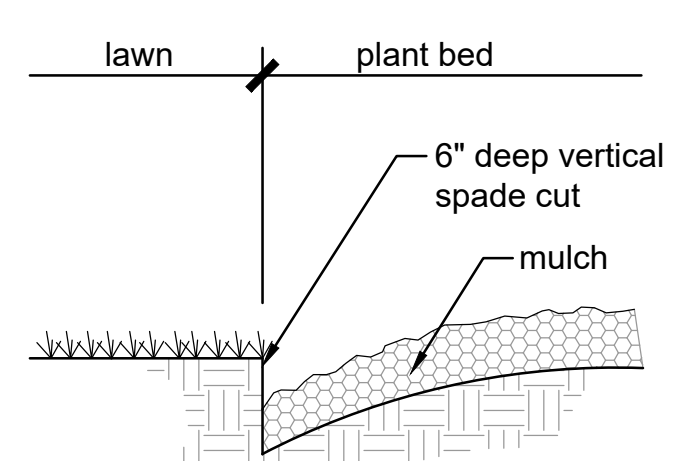
Typical Landscape Layout at Lots
SCALE 1"=10'

Landscape Notes:

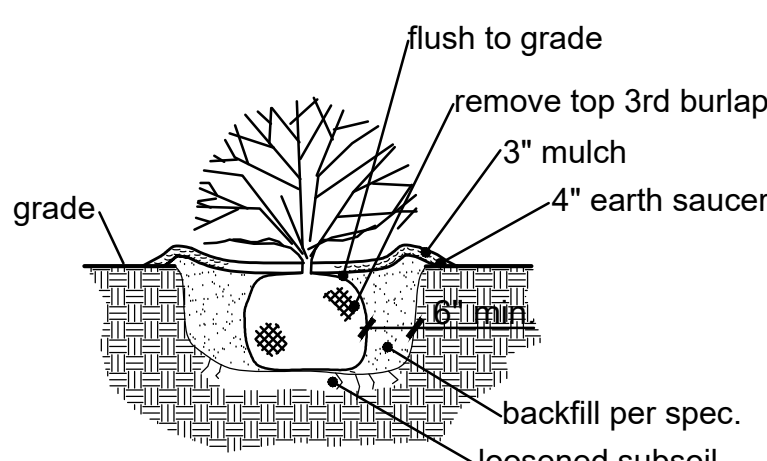
- 1) Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.
- 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- 3) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- 4) Topsoil in all disturbed lawn areas at 6" depth.
- 5) All mulch to be double ground bark mulch.
- 6) Bed edges to be spade cut.
- 7) All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.

General Notes (per City of Chesterfield Unified Code Section 04-02):

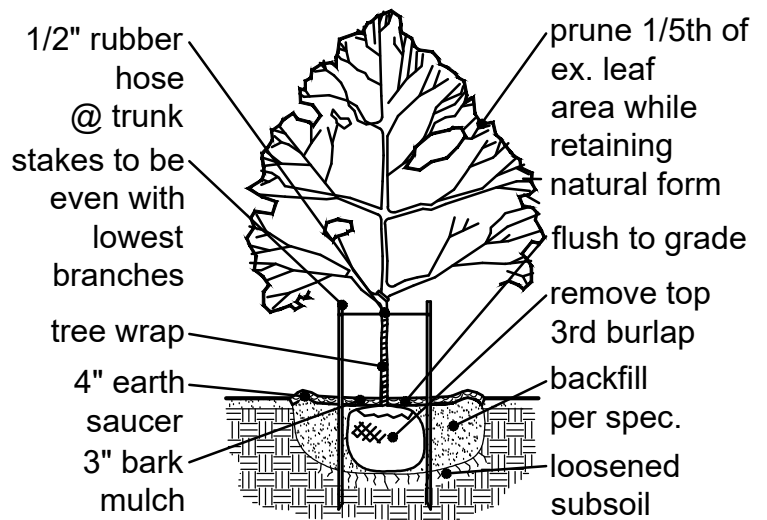
- 1) Street trees shall not be planted closer than three (3) feet to any curb.
- 2) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
- 3) No trees shall be planted within ten (10) feet of street inlets or manholes.
- 4) No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle



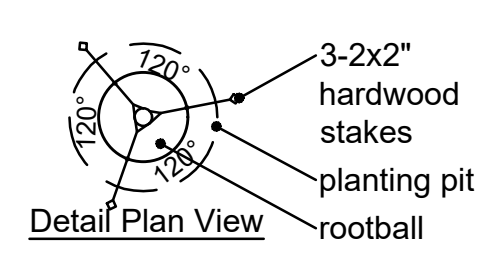
Spade Cut Bed Edge



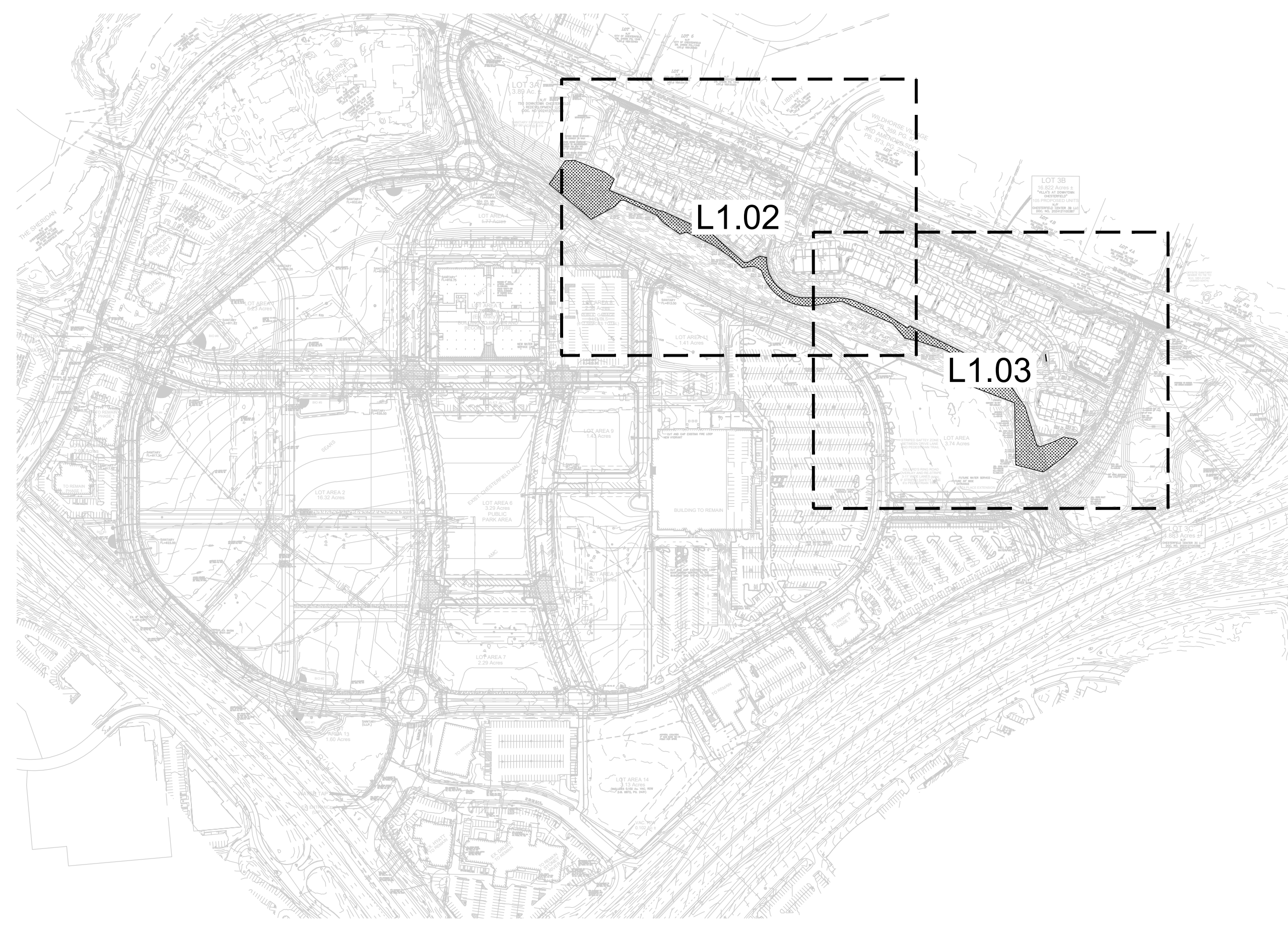
Typical Shrub Planting



Typical Canopy Tree Planting



Detail Plan View



Landscape Key Plan
SCALE 1"=300'

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY-SHADE TREE							
B	7	Acer x freemannii 'Jeffersred'	Autumn Blaze Maple	2.5" caliper	B & B	Lg / Fast	
C	38	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" caliper	B & B	Lg / Slow	27.3 %
E	29	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" caliper	B & B	Lg / Fast	
F	13	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" caliper	B & B	Lg / Slow	8.6 %
G	5	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" caliper	B & B	Lg / Slow	3.6 %
H	18	Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane Tree	2.5" caliper	B & B	Lg / Fast	
N	15	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	10.8 %
P	6	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" caliper	B & B	Lg / Fast	
UNDERSTORY-ORNAMENTAL TREE							
R	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" caliper	B & B	Sm / Med	2.9 %
S	3	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2.5" caliper	B & B	Med / Med	2.2 %
U	2	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	1.4 %
						Total %	56.8 %

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	44	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination	18"	72" o.c.
b	75	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	18"	72" o.c.
c	41	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	72" o.c.
d	12	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	18"	72" o.c.
e	35	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac	18"	72" o.c.
f	24	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac	18"	72" o.c.
g	46	Juniperus squamata 'Blue Star'	Blue Star Juniper	18"	48" o.c.
h	90	Ilex glabra 'Compacta'	Compact Inkberry	18"	48" o.c.
j	71	Buxus microphylla 'Sprinter'	Sprinter Boxwood	18"	48" o.c.
k	15	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress	18"	48" o.c.
m	21	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla	18"	48" o.c.
n	39	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea	18"	48" o.c.
p	24	Deutzia x 'NCDX3'	Yuki Kabuki Deutzia	18"	48" o.c.
q	12	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
r	12	Chaenomeles speciosa 'SMNCSDW'	Double Take Eternal White Quince	18"	48" o.c.
s	24	Weigela florida 'FLORAFLAR'	Bubbly Wine Weigela	18"	36" o.c.
t	16	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Chokeberry	18"	36" o.c.
u	10	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	18"	36" o.c.
v	20	Hypericum kalmianum 'Gemo'	Gemo St. John's Wort	18"	36" o.c.
w	16	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard	18"	36" o.c.
x	37	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18"	36" o.c.
y	37	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry	18"	36" o.c.
z	16	Thuja occidentalis 'Anna van Vloten'	Anna's Magic Bali Arborvitae	18"	36" o.c.
gc	20	Iberis sempervirens	Candytuft	18"	24" o.c.

Plan prepared for:
Tristar Real Estate Acquisitions, LLC
12647 Olive Boulevard, Suite 510
Saint Louis, Missouri 63141

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD
Chesterfield, Missouri

Revisions:

Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3

Drawn: RS
Checked: LH

LOOMIS ASSOCIATES
landscape architects + planners
790 south 40 park drive, chesterfield, missouri 63005
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www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority #LAC #00019

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 10/30/25
Job #: 858.023

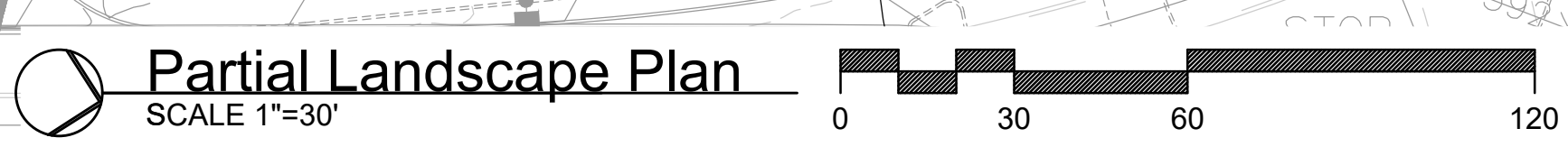
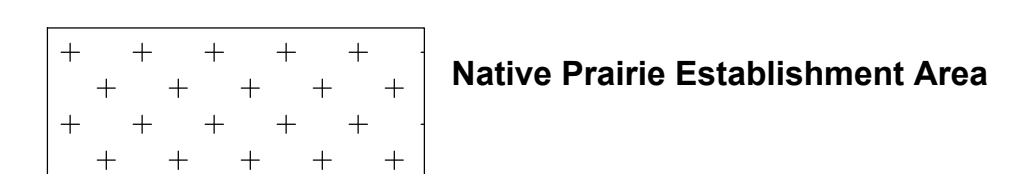


Jerold Saunders - Landscape Architect
 MO License # LA-007
 Key Plan
 SCALE 1"=1,500'

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD
 Chesterfield, Missouri

PLANTING SCHEDULE		
ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE TREE		
B	Acer x freemannii 'Jeffersred'	Autumn Blaze Maple
C	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
E	Zelkova serrata 'Green Vase'	Green Vase Zelkova
F	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
G	Acer saccharum 'Legacy'	Legacy Sugar Maple
H	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree
N	Quercus bicolor	Swamp White Oak
P	Acer rubrum 'October Glory'	October Glory Red Maple
UNDERSTORY-ORNAMENTAL TREE		
R	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
S	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
U	Amelanchier arborea	Serviceberry
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS		
a	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination
b	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper
c	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
d	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
e	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac
f	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac
g	Juniperus squamata 'Blue Star'	Blue Star Juniper
h	Ilex glabra 'Compacta'	Compact Inkberry
j	Buxus microphylla 'Sprinter'	Sprinter Boxwood
k	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress
m	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla
n	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea
p	Deutzia x 'NCDX3'	Yuki Kabuki Deutzia
q	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea
r	Chaenomeles speciosa 'SMNCSDW'	Double Take Eternal White Quince
s	Weigela florida 'FLORAFLAR'	Bubbly Wine Weigela
t	Aronia melanocarpa 'UCCONNAM165'	Low Scape Mound Chokeberry
u	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire
v	Hypericum kalmianum 'Gemo'	Gemo St. John's Wort
w	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard
x	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea
y	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry
z	Thuja occidentalis 'Anna van Vloten'	Anna's Magic Ball Arborvitae
gc	Iberis sempervirens	Candytuft

- Landscape Notes:**
- Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.
 - 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.
 - Topsoil in all disturbed lawn areas at 6" depth.
 - All mulch to be double ground bark mulch.
 - Bed edges to be spade cut.
 - All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.
- General Notes (per City of Chesterfield Unified Code Section 04-02):**
- Street trees shall not be planted closer than three (3) feet to any curb.
 - Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
 - No trees shall be planted within ten (10) feet of street inlets or manholes.
 - No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle



Revisions:

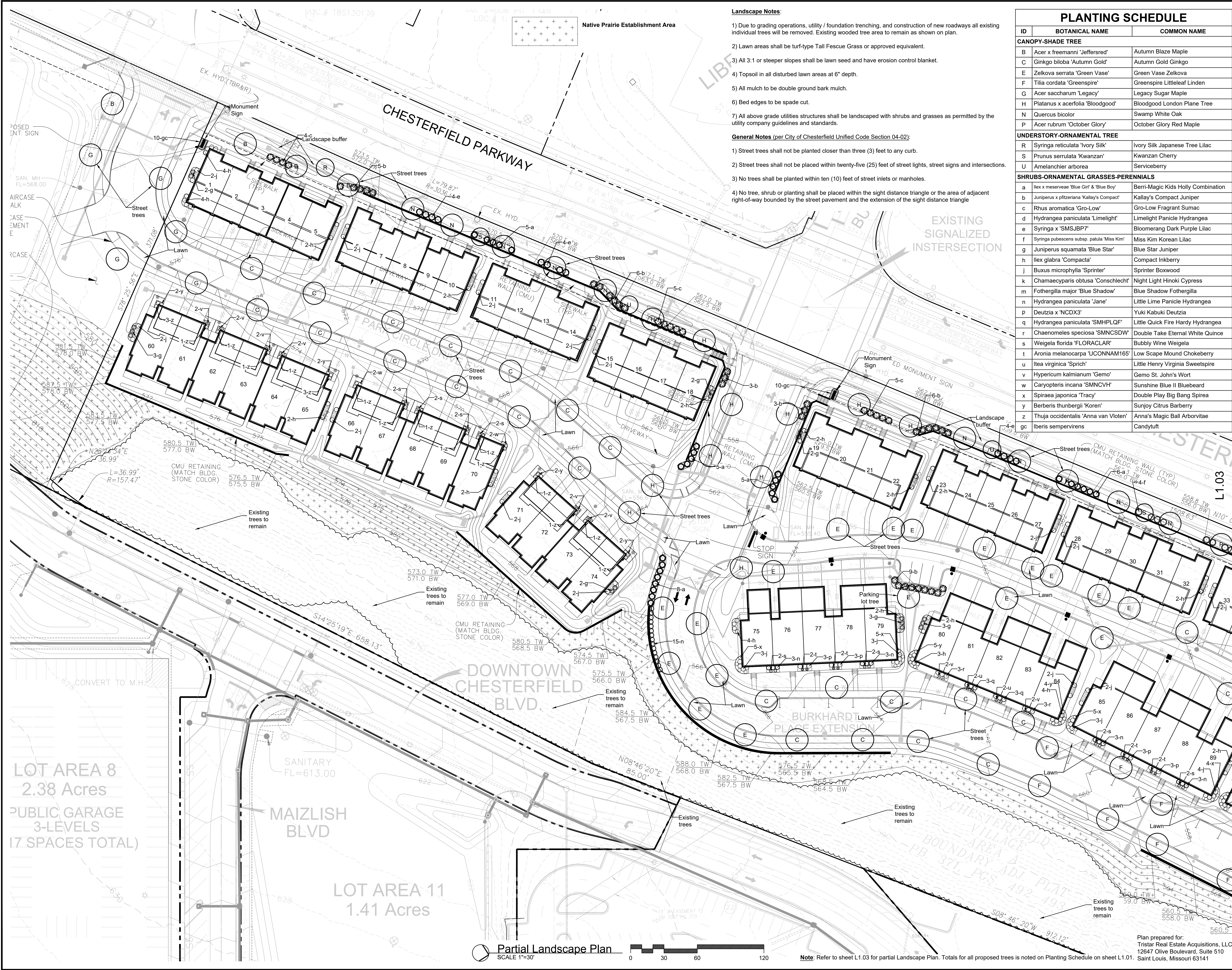
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1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3

Drawn: KP
 Checked: RS

LOOMIS ASSOCIATES
 landscape architects + planners
 790 Saint Louis Park Drive, Chesterfield, Missouri 63005
 t. 636.519.8668 www.loomis-associates.com
 Missouri State Certificate of Authority # LAC #00019

Sheet Title:	Landscape Plan
Sheet No.:	L1.03
Date:	10/30/25
Job #:	858.023

Plan prepared for:
 Tristar Real Estate Acquisitions, LLC
 12647 Olive Boulevard, Suite 510
 Saint Louis, Missouri 63141



- Landscape Notes:**
- 1) Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.
 - 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
 - 3) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
 - 4) Topsoil in all disturbed lawn areas at 6" depth.
 - 5) All mulch to be double ground bark mulch.
 - 6) Bed edges to be spade cut.
 - 7) All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.
- General Notes (per City of Chesterfield Unified Code Section 04-02):**
- 1) Street trees shall not be planted closer than three (3) feet to any curb.
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 - 4) No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle

PLANTING SCHEDULE		
ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE TREE		
B	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple
C	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
E	Zelkova serrata 'Green Vase'	Green Vase Zelkova
F	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
G	Acer saccharum 'Legacy'	Legacy Sugar Maple
H	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree
N	Quercus bicolor	Swamp White Oak
P	Acer rubrum 'October Glory'	October Glory Red Maple
UNDERSTORY-ORNAMENTAL TREE		
R	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
S	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
U	Amelanchier arborea	Serviceberry
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS		
a	Ilex x meserveae 'Blue Girl & Blue Boy'	Berri-Magic Kids Holly Combination
b	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper
c	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
d	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
e	Syringa x 'SMSJBP7'	Blooming Dark Purple Lilac
f	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac
g	Juniperus squamata 'Blue Star'	Blue Star Juniper
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j	Buxus microphylla 'Sprinter'	Sprinter Boxwood
k	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress
m	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla
n	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea
p	Deutzia x 'NCDX3'	Yuki Kabuki Deutzia
q	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea
r	Chaenomeles speciosa 'SMNCSDW'	Double Take Elmeral White Quince
s	Weigela florida 'FLORAFLAR'	Bubbly Wine Weigela
t	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Chokeberry
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v	Hypericum kalmianum 'Gemo'	Gemo St. John's Wort
w	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard
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y	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry
z	Thuja occidentalis 'Anna van Vloten'	Anna's Magic Ball Arborvitae
gc	Iberis sempervirens	Candytuft

Key Plan
SCALE 1"=1,500'

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD
Chesterfield, Missouri

Revisions:

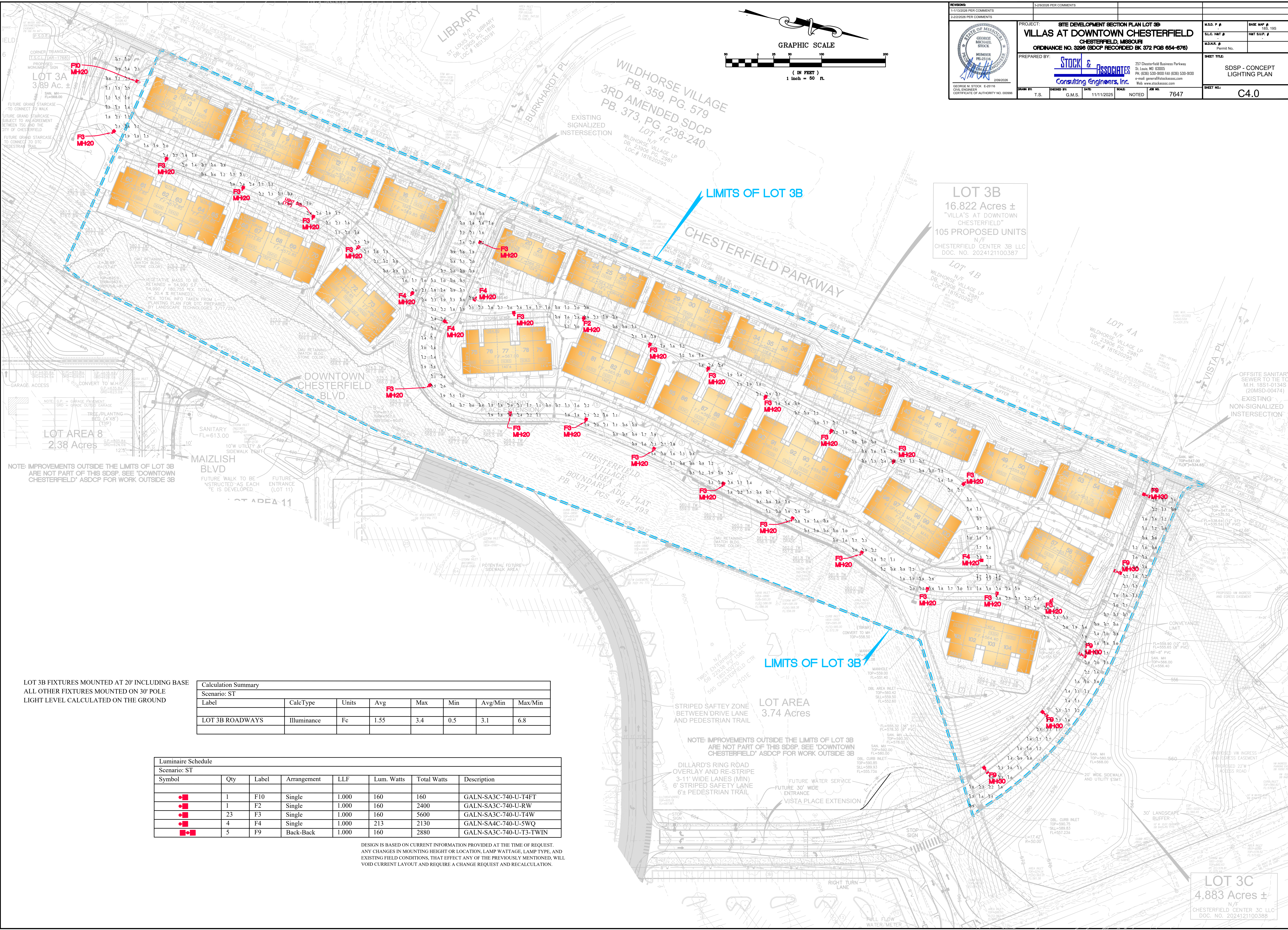
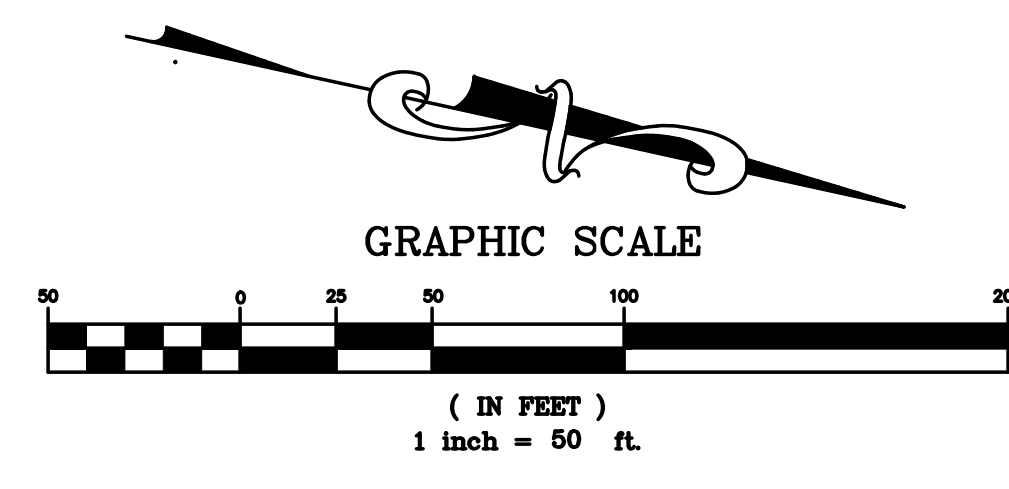
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1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3

Drawn: KP
Checked: RS

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Sheet Title:	Landscape Plan
Sheet No.:	L1.02
Date:	10/30/25
Job #:	858.023

REVISIONS:	3-29-2026 PER COMMENTS		
1-17-2026 PER COMMENTS			
2-22-2026 PER COMMENTS			
PROJECT:	SITE DEVELOPMENT SECTION PLAN LOT 3B VILLAS AT DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI ORDINANCE NO. 3286 (SDCP RECORDED BK 372 PGS 654-676)		M.S.D. P.# BASE MAP # HAT SUP. # M.D.N.R. # Permit No.
PREPARED BY:	STOCK & ASSOCIATES Consulting Engineers, Inc.		257 Chesterfield Business Parkway St. Louis, MO 63008 PH: (630) 530-9100 FAX: (630) 530-9103 E-MAIL: general@stockandassociates.com Web: www.stockandassociates.com
DRAWN BY:	T.S.	DATE:	11/11/2025
CHECKED BY:	G.M.S.	SCALE:	NOTED
CIVIL ENGINEER:	GEORGE M. STOCK E-25116 CERTIFICATE OF AUTHORITY NO. 000996	JOB NO.:	7647
		SHEET NO.:	C4.0



LOT 3B
16.822 Acres ±
"VILLA'S AT DOWNTOWN
CHESTERFIELD"
105 PROPOSED UNITS
N/F
CHESTERFIELD CENTER 3B LLC
DOC. NO. 2024121100387

LOT AREA 8
2.38 Acres

LOT AREA 3.74 Acres

LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388

NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE 'DOWNTOWN CHESTERFIELD' ASDCP FOR WORK OUTSIDE 3B

NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE 'DOWNTOWN CHESTERFIELD' ASDCP FOR WORK OUTSIDE 3B

Calculation Summary							
Scenario: ST							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT 3B ROADWAYS	Illuminance	Fc	1.55	3.4	0.5	3.1	6.8

Luminaire Schedule							
Scenario: ST							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
●	1	F10	Single	1.000	160	160	GALN-SA3C-740-U-T4FT
●	1	F2	Single	1.000	160	2400	GALN-SA3C-740-U-RW
●	23	F3	Single	1.000	160	5600	GALN-SA3C-740-U-T4W
●	4	F4	Single	1.000	213	2130	GALN-SA4C-740-U-SWQ
●	5	F9	Back-Back	1.000	160	2880	GALN-SA3C-740-U-T3-TWIN

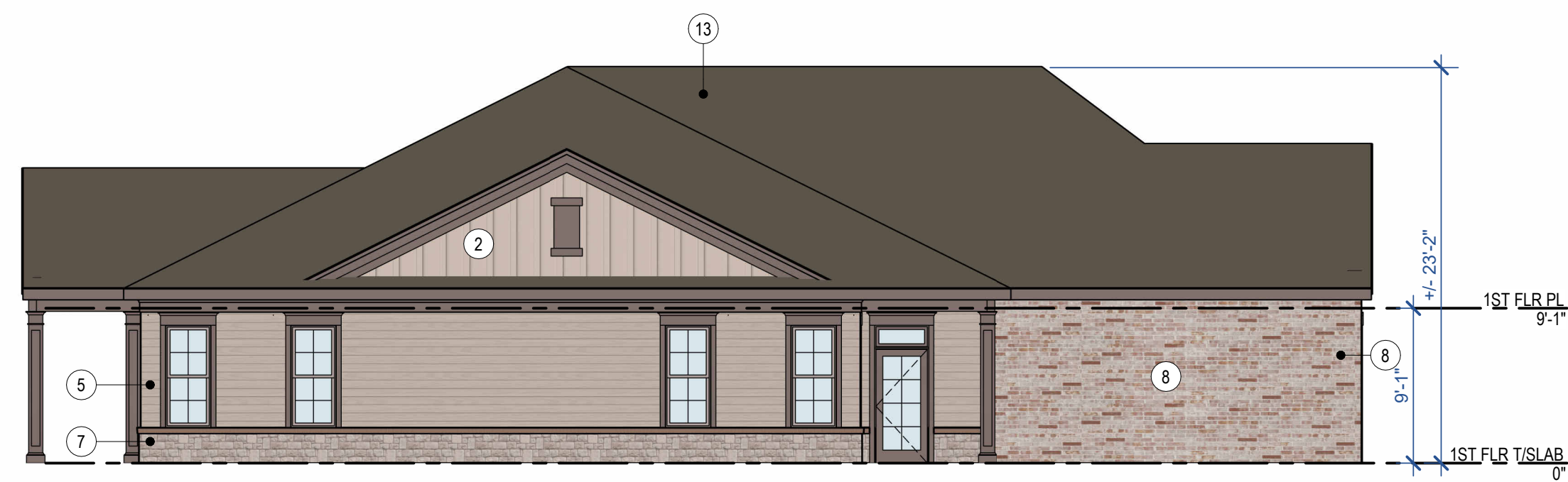
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



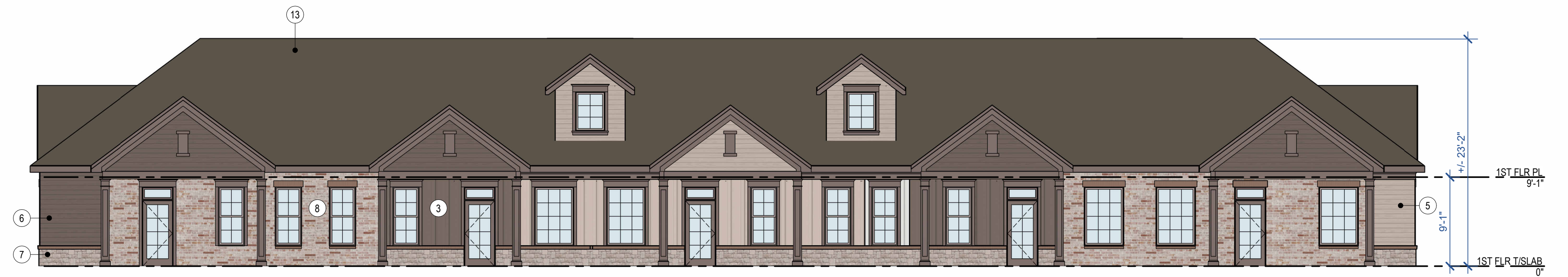
SITE PLAN
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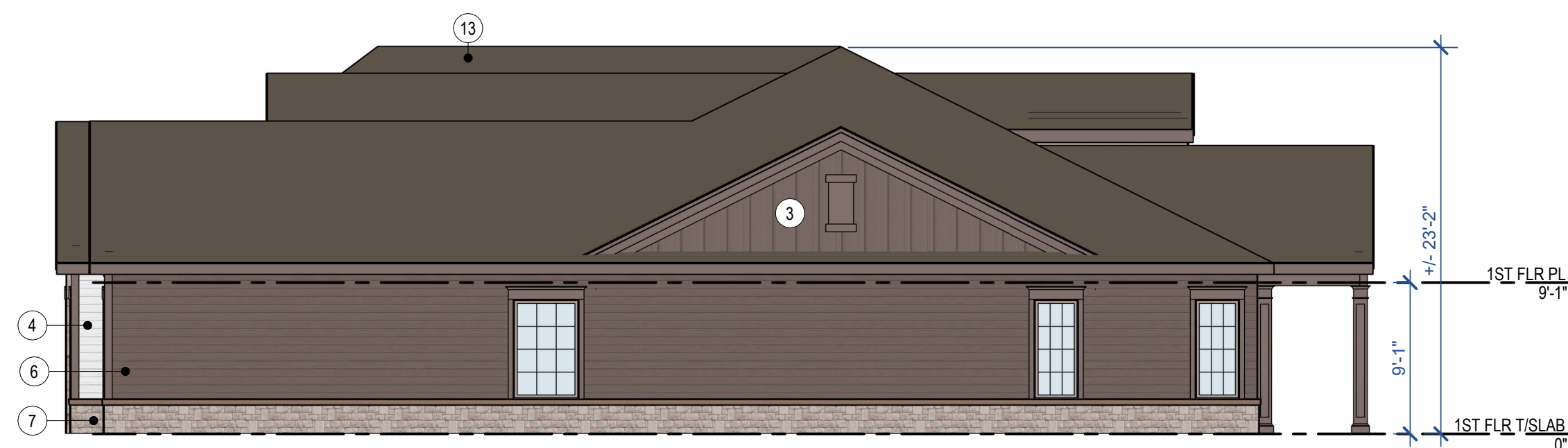
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- 2 BOARD & BATTEN - SAND DUNE
- 3 BOARD & BATTEN - HOMESTEAD BROWN
- 4 LAP SIDING - ARCADE WHITE
- 5 LAP SIDING - SAND DUNE
- 6 LAP SIDING - HOMESTEAD BROWN
- 7 STONE - DOVE GRAY
- 8 BRICK RED BLEND/WHITE WASH
- 9 STONE - BUFF SHELL
- 10 STUCCO - ARCADE WHITE
- 11 STUCCO - SAND DUNE
- 12 STUCCO - HOMESTEAD BROWN
- 13 ASPHALT SHINGLE - WEATHERED WOOD



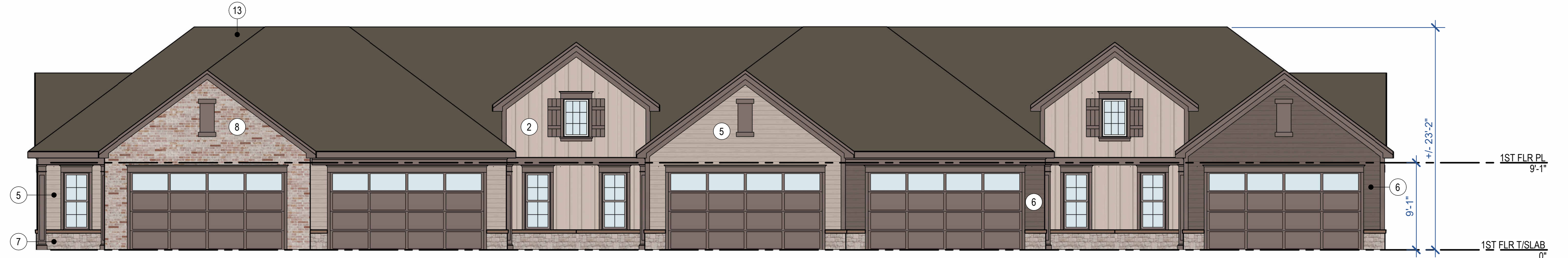
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2 BUILDING TYPE A - REAR
1/8" = 1'-0"



3 BUILDING TYPE A - RIGHT
1/8" = 1'-0"

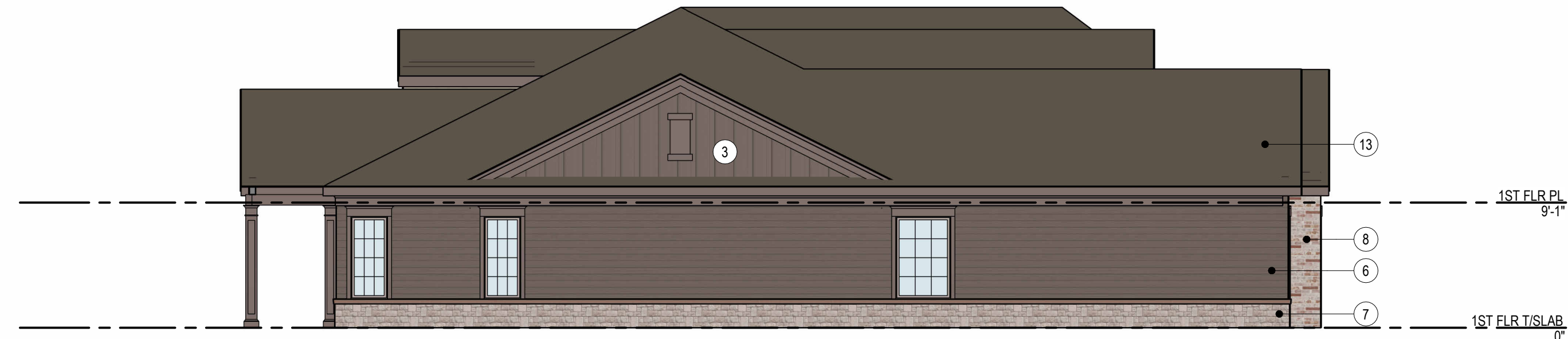


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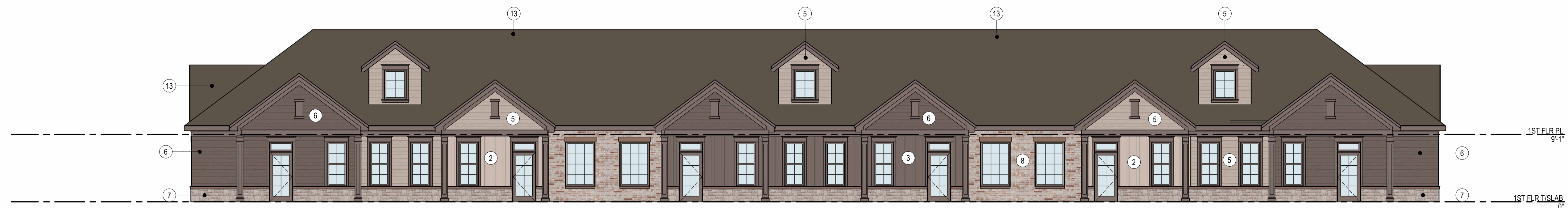
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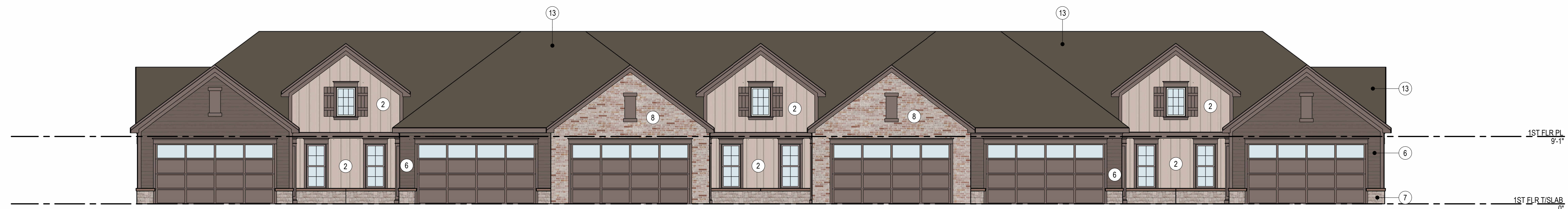
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2 BUILDING TYPE B - LEFT
1/8" = 1'-0"



4 BUILDING TYPE B - REAR
1/8" = 1'-0"

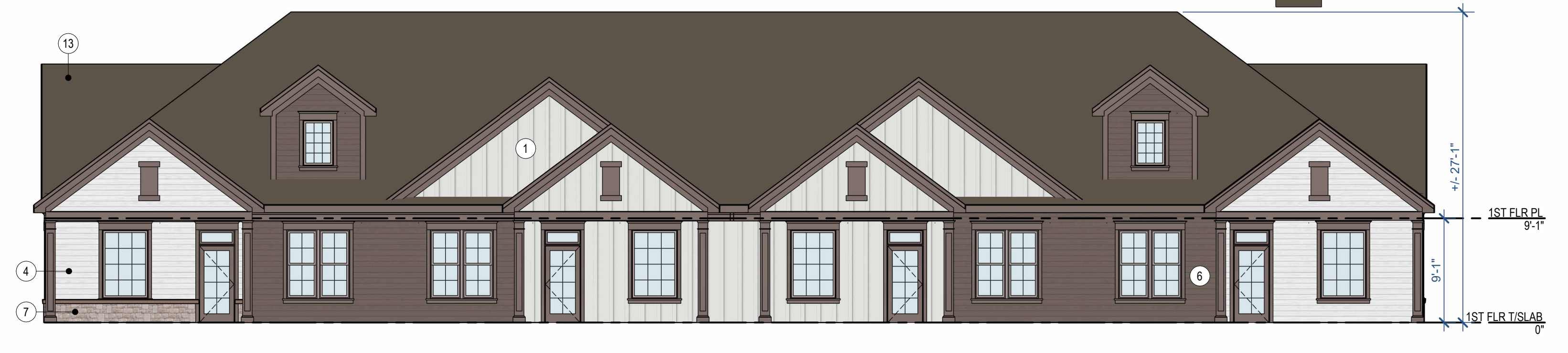


1 BUILDING TYPE B - FRONT
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
- 2 BOARD & BATTEN - SAND DUNE
- 3 BOARD & BATTEN - HOMESTEAD BROWN
- 4 LAP SIDING - ARCADE WHITE
- 5 LAP SIDING - SAND DUNE
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- 10 STUCCO - ARCADE WHITE
- 11 STUCCO - SAND DUNE
- 12 STUCCO - HOMESTEAD BROWN
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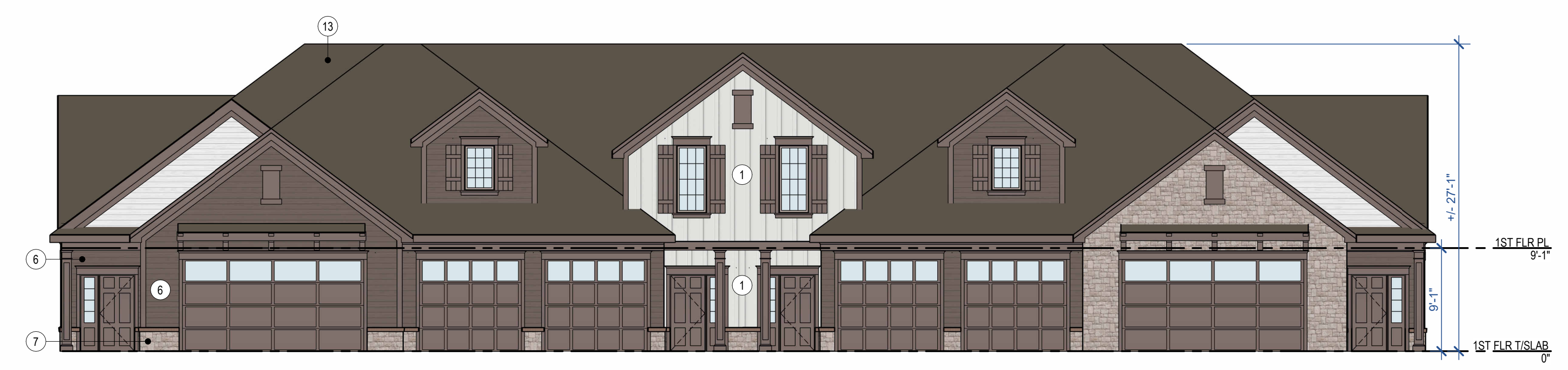
4 RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING C - REAR
1/8" = 1'-0"

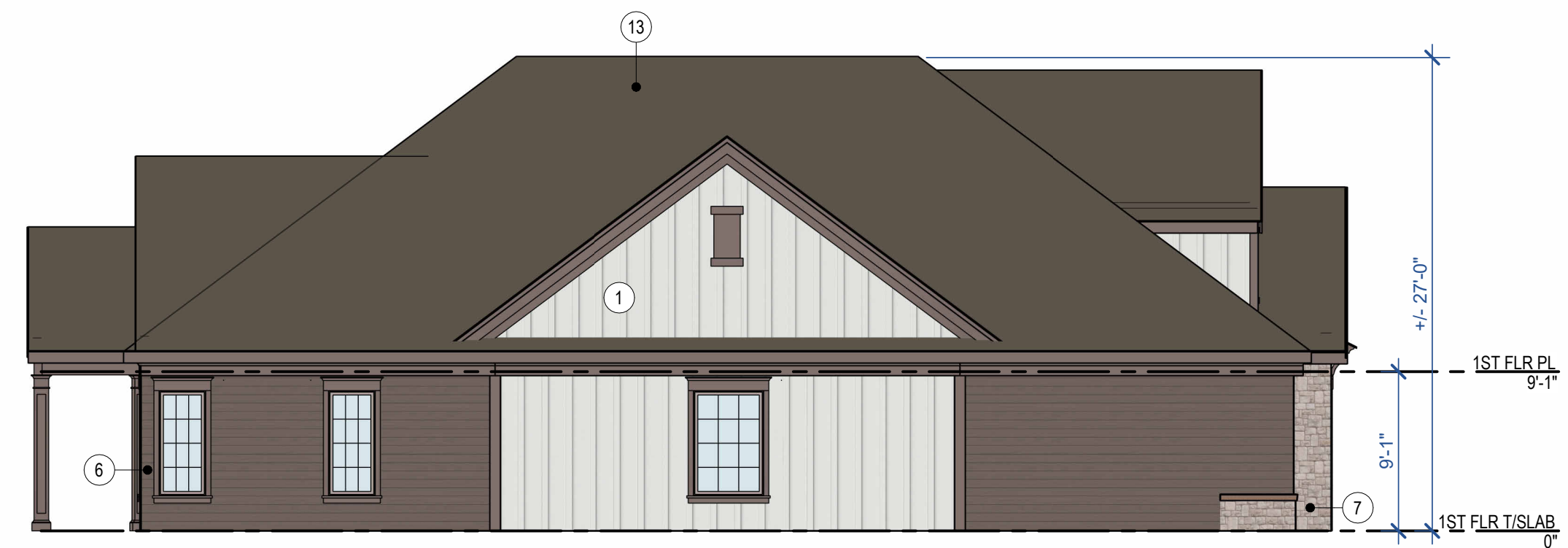


2 BUILDING C - LEFT
1/8" = 1'-0"



1 BUILDING C - FRONT
1/8" = 1'-0"

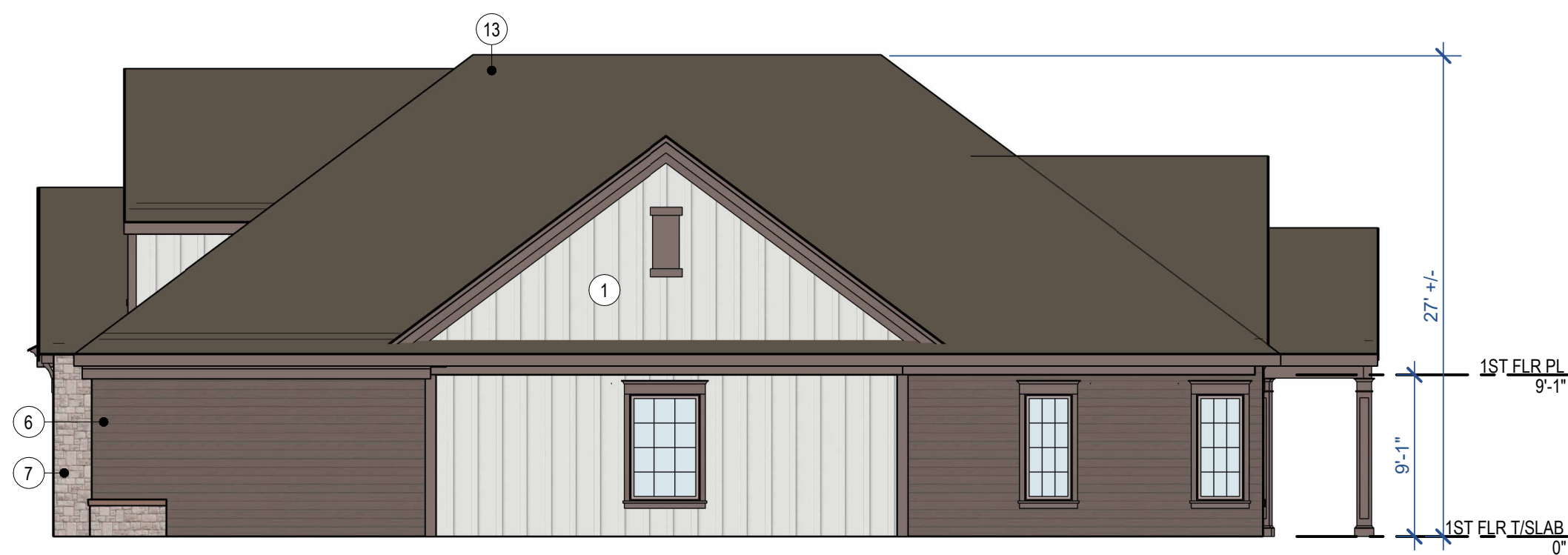
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- 3 BOARD & BATTEN - HOMESTEAD BROWN
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- 9 STONE - BUFF SHELL
- 10 STUCCO - ARCADE WHITE
- 11 STUCCO - SAND DUNE
- 12 STUCCO - HOMESTEAD BROWN
- 13 ASPHALT SHINGLE - WEATHERED WOOD



4 BUILDING D - SIDE 2
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

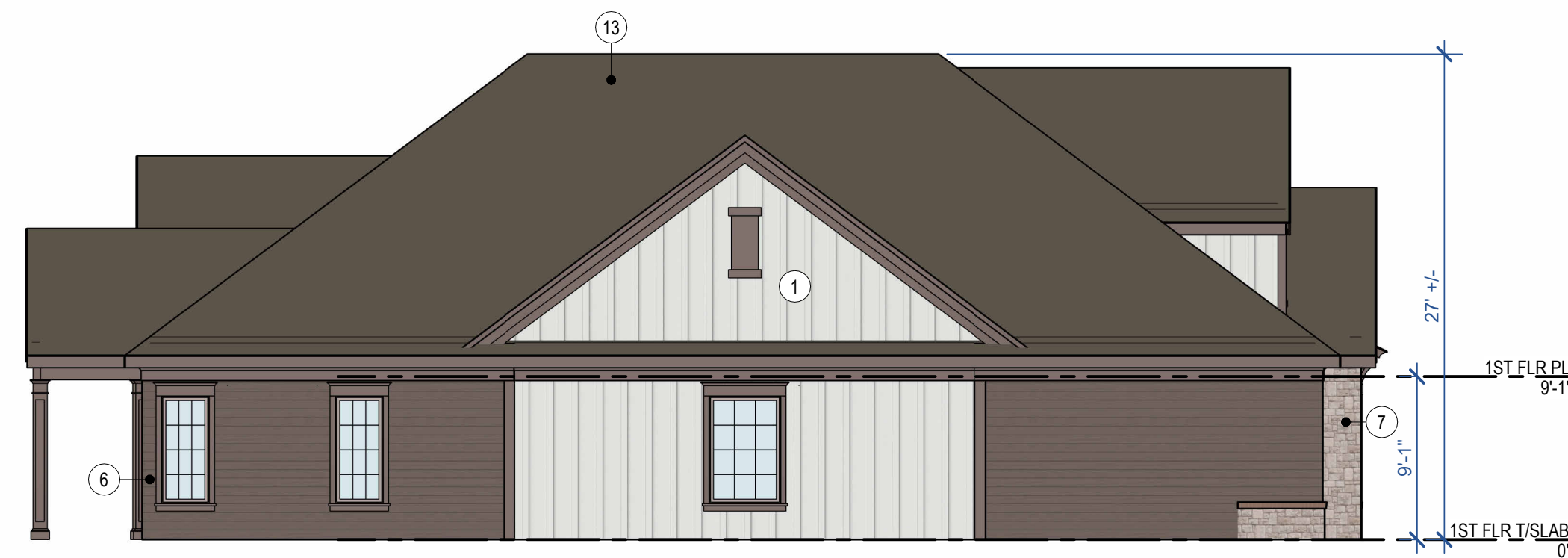


3 BUILDING D - SIDE
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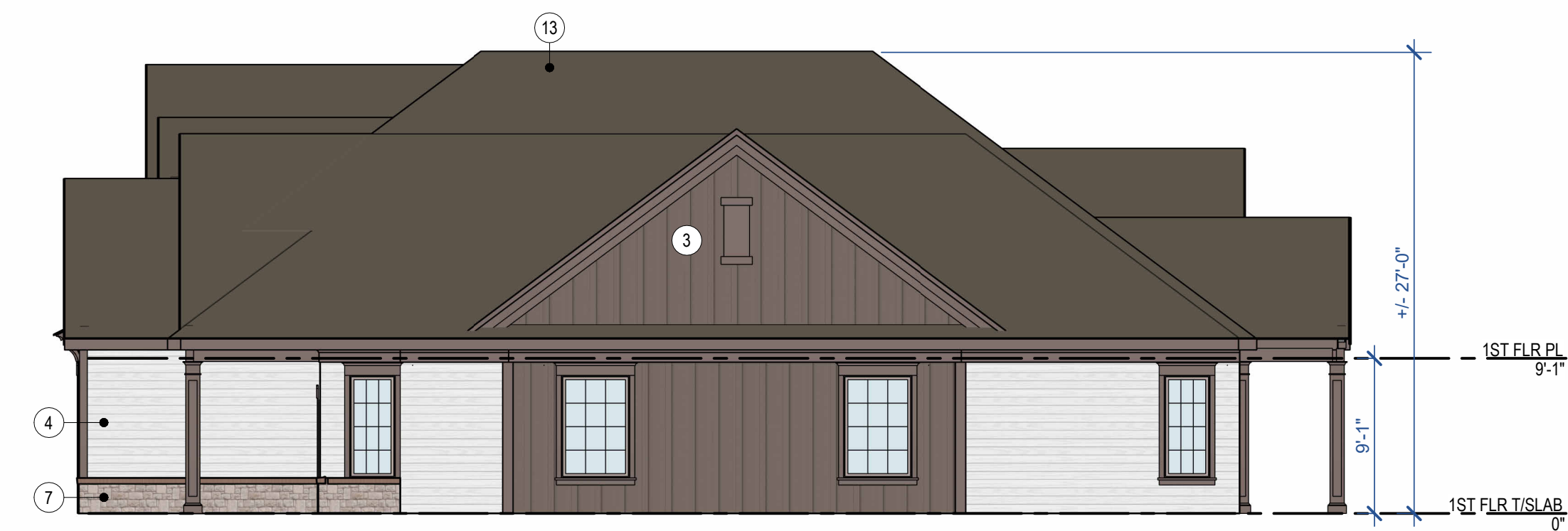


1 STREET SIDE ELEVATION
1/8" = 1'-0"

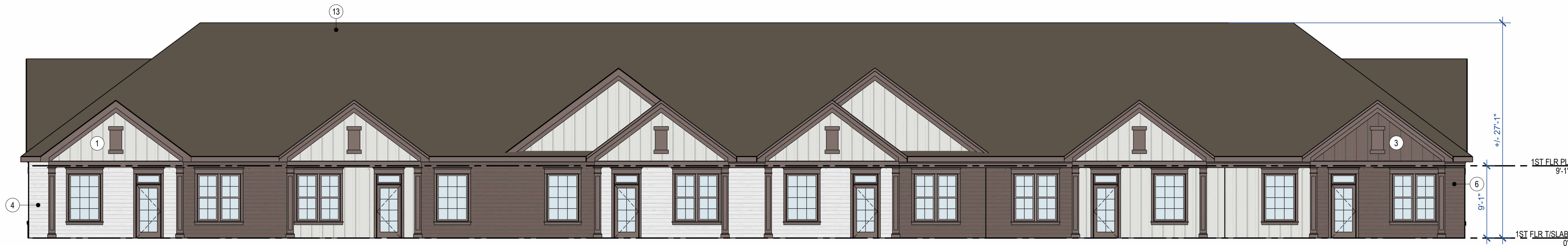
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3 BUILDING E - SIDE ELEVATION 2
1/8" = 1'-0"



4 BUILDING E - SIDE ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 STREET SIDE ELEVATION
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
- 2 BOARD & BATTEN - SAND DUNE
- 3 BOARD & BATTEN - HOMESTEAD BROWN
- 4 LAP SIDING - ARCADE WHITE
- 5 LAP SIDING - SAND DUNE
- 6 LAP SIDING - HOMESTEAD BROWN
- 7 STONE - DOVE GRAY
- 8 BRICK RED BLEND/WHITE WASH
- 9 STONE - BUFF SHELL
- 10 STUCCO - ARCADE WHITE
- 11 STUCCO - SAND DUNE
- 12 STUCCO - HOMESTEAD BROWN
- 13 ASPHALT SHINGLE - WEATHERED WOOD



3 BUILDING F - RIGHT
1/8" = 1'-0"



4 BUILDING TYPE F - STREET SIDE
1/8" = 1'-0"

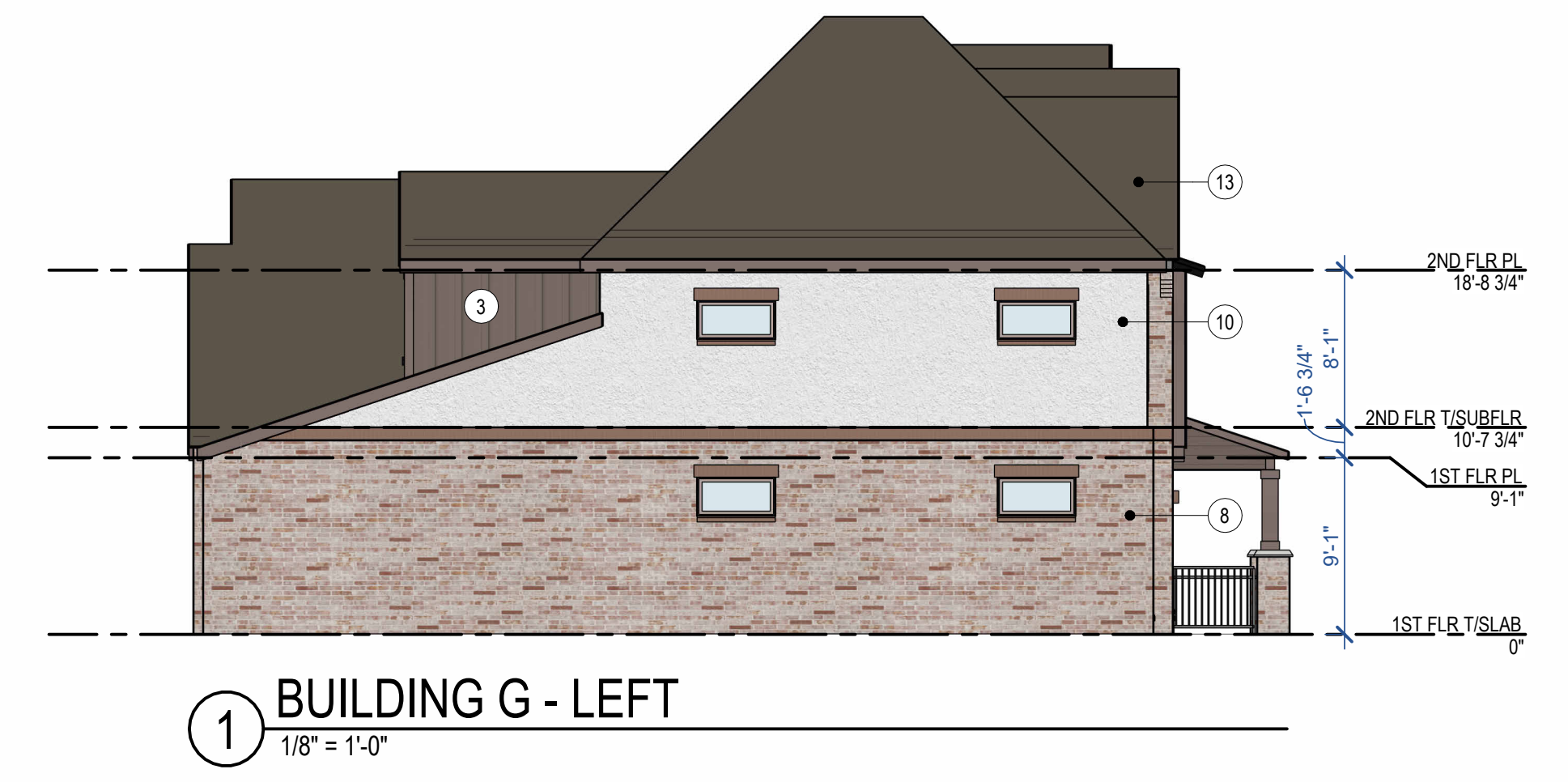


1 BUILDING F - LEFT
1/8" = 1'-0"



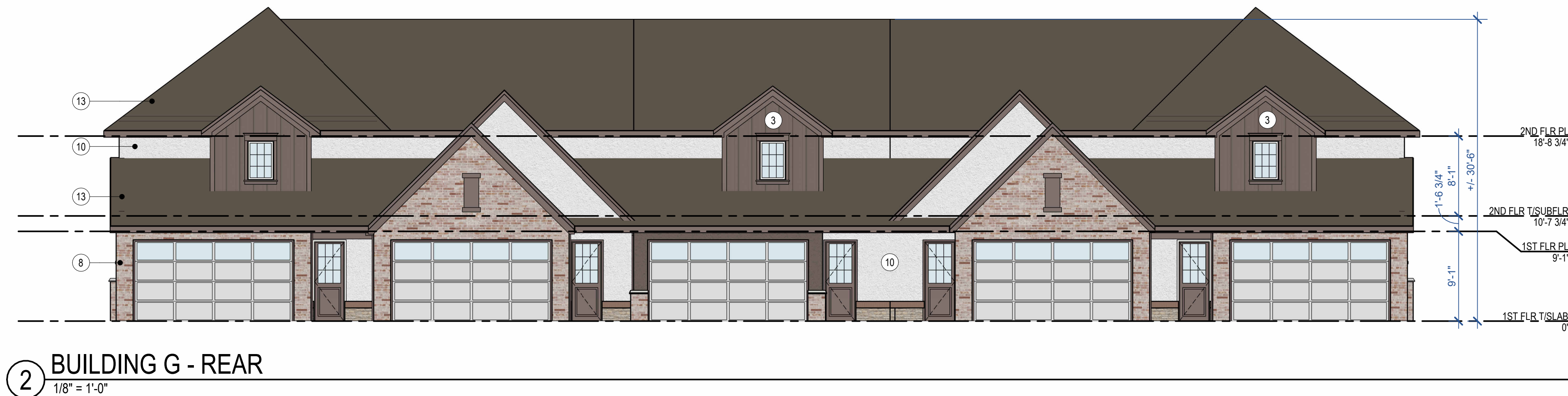
2 BUILDING F - REAR ELEVATION
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
- 2 BOARD & BATTEN - SAND DUNE
- 3 BOARD & BATTEN - HOMESTEAD BROWN
- 4 LAP SIDING - ARCADE WHITE
- 5 LAP SIDING - SAND DUNE
- 6 LAP SIDING - HOMESTEAD BROWN
- 7 STONE - DOVE GRAY
- 8 BRICK RED BLEND/WHITE WASH
- 9 STONE - BUFF SHELL
- 10 STUCCO - ARCADE WHITE
- 11 STUCCO - SAND DUNE
- 12 STUCCO - HOMESTEAD BROWN
- 13 ASPHALT SHINGLE - WEATHERED WOOD

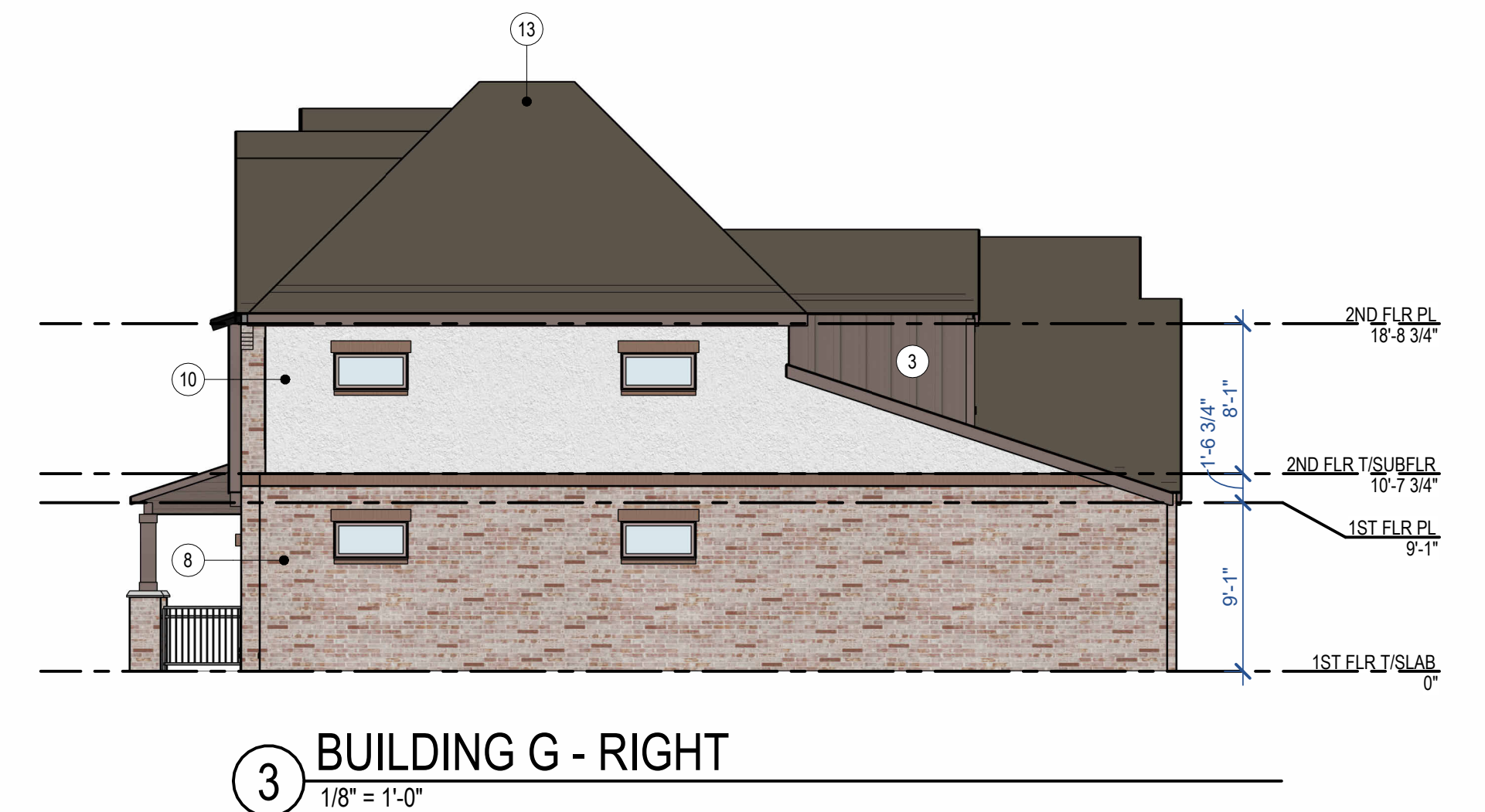


4 BUILDING TYPE G - STREET SIDE
1/8" = 1'-0"

1 BUILDING G - LEFT
1/8" = 1'-0"



2 BUILDING G - REAR
1/8" = 1'-0"



3 BUILDING G - RIGHT
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
- 2 BOARD & BATTEN - SAND DUNE
- 3 BOARD & BATTEN - HOMESTEAD BROWN
- 4 LAP SIDING - ARCADE WHITE
- 5 LAP SIDING - SAND DUNE
- 6 LAP SIDING - HOMESTEAD BROWN
- 7 STONE - DOVE GRAY
- 8 BRICK RED BLEND/WHITE WASH
- 9 STONE - BUFF SHELL
- 10 STUCCO - ARCADE WHITE
- 11 STUCCO - SAND DUNE
- 12 STUCCO - HOMESTEAD BROWN
- 13 ASPHALT SHINGLE - WEATHERED WOOD



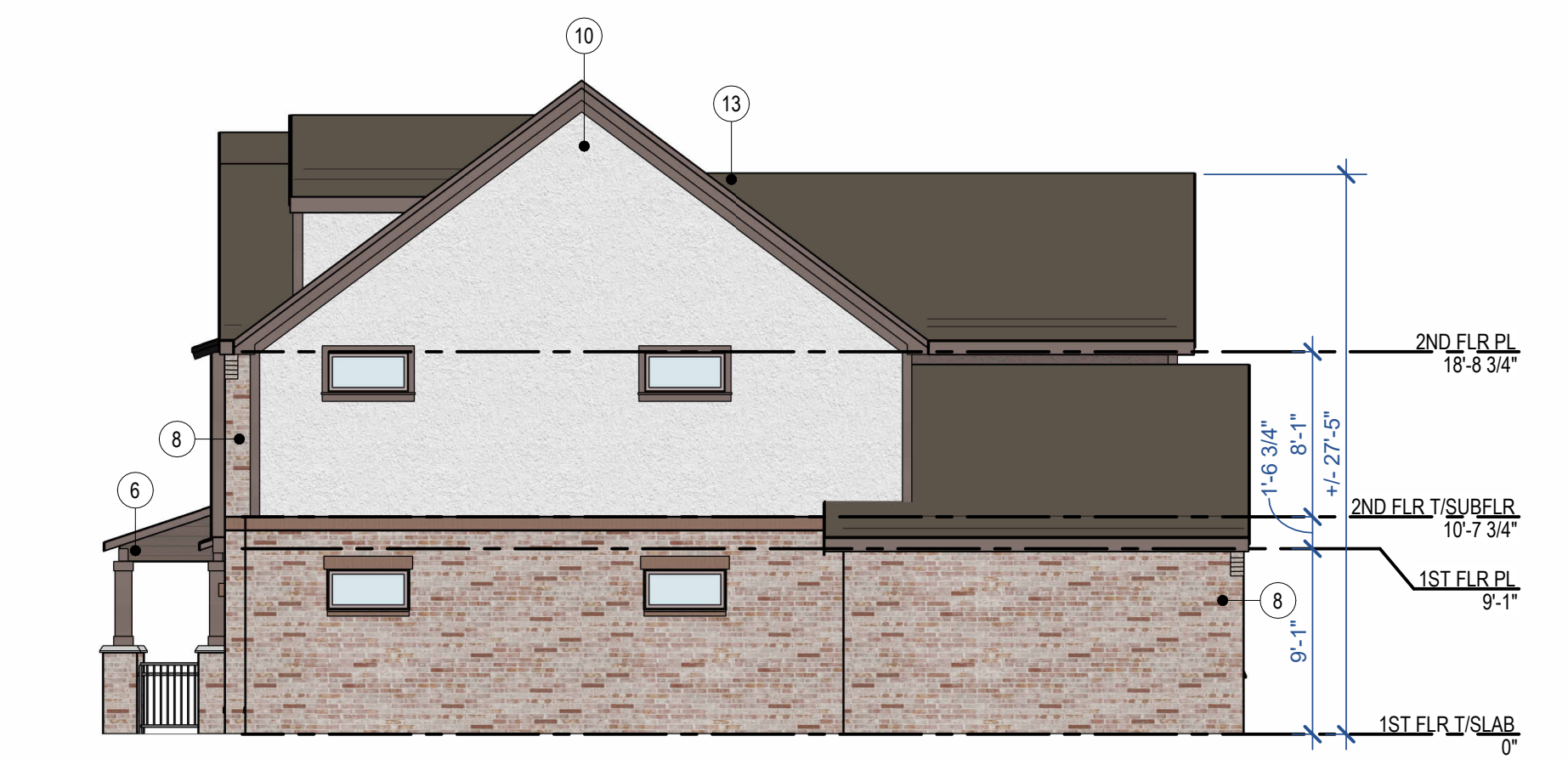
4 BUILDING TYPE H - STREET SIDE
1/8" = 1'-0"



3 BUILDING H - LEFT
1/8" = 1'-0"



2 BUILDING H - REAR ELEVATION
1/8" = 1'-0"



1 BUILDING H - RIGHT
1/8" = 1'-0"

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JAE*
Public Works Dir. / City Engineer

DATE: March 11, 2026

RE: Damage to Mailbox Policy Revision

The United States Postal Service dictates the placement and installation of mailboxes. Accordingly, they are one of very few non-public structures which are allowed within the public right-of-way. Due to street trees and normal City maintenance operations within the right of way, there are routine occurrences when private mailboxes will be damaged by falling trees / limbs or City operations (snow plowing, street repair, sidewalk repair, tree trimming, tree removal, etc.). When notified of a mailbox damaged by a street tree or City operations, it is the current Policy of the Public Works Department to adhere to City Council Policy PW40 (attached).

The existing Policy PW40 has caused some problems for mailbox replacements between \$300 (current policy) and \$500 (insurance deductible). Accordingly, it is my recommendation that the Policy be revised to allow a payment to the resident up to \$500. If approved, the Public Works Department would respond as follows when notified of a mailbox damaged by City operations or a street tree:

1. Repair the mailbox
2. Replace the mailbox with a standard mailbox
3. Pay the resident up to \$500 for the resident to repair or replace the mailbox.

Residents who do not find any of these options acceptable can submit a claim to the City's insurance company. If this occurs, the resolution will be solely between the resident and the City's insurance company.

A copy of the existing Policy PW40 and the proposed Policy PW40 are attached for your reference and consideration.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. If recommended for approval, the attached Policy should be forwarded to the full City Council for adoption.

Completely agree. Please forward to PPW for review and consideration. It simply makes no sense to file an insurance claim, which results in the \$500 deductible, while simultaneously increasing our insurance mod and resulting in future premium increases.

McTeish 2026-3-11

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PROPOSED

PUBLIC WORKS		NO.	40
SUBJECT	Damage to Mailboxes	INDEX	PW
DATE ISSUED	10/23/2019	DATE REVISED	TBD

POLICY

The United States Postal Service dictates the placement and installation of mailboxes. Accordingly, they are one of very few non-public structures which are allowed within the public right-of-way. Due to normal City maintenance operations within the right of way, there are routine occurrences when private mailboxes will be damaged by falling trees / limbs or City operations (i.e. snow plowing, street repair, sidewalk repair, tree trimming, tree removal, etc.). When notified of a mailbox damaged by a street tree or City operations, it is the Policy of the City of Chesterfield that that the Public Works Department will repair the existing mailbox (if practicable), or replace the mailbox with a standard mailbox stocked by the Public Works Department.

While this Policy covers most damaged mailboxes, there are many ornate, decorative, and in some cases quite expensive mailboxes located within the City of Chesterfield. If a resident is unwilling to accept the repair or standard replacement as described above, the City will pay the resident a maximum of \$500 to repair or replace the mailbox. This payment is intended to cover all costs for materials and labor. Receipts are not required.

In cases where none of these options are acceptable to the resident (i.e. resident has an ornate / expensive mailbox), the resident may submit a claim to the City's insurance company. If this occurs, the resolution of this matter will be solely between the resident and the City's insurance company.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS		NO.	40
SUBJECT	Damage to Mailboxes	INDEX	PW
DATE ISSUED	10/23/2019	DATE REVISED	

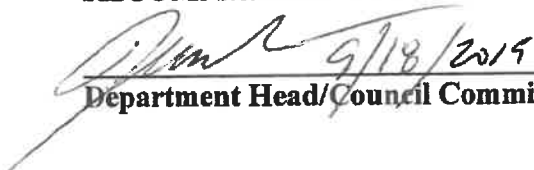
POLICY

The United States Postal Service dictates the placement and installation of mailboxes. Accordingly, they are one of very few non-public structures which are allowed within the public right-of-way. Due to normal City maintenance operations within the right of way, there are routine occurrences when private mailboxes will be damaged by falling trees / limbs or City operations (i.e. snow plowing, street repair, sidewalk repair, tree trimming, tree removal, etc.). When notified of a mailbox damaged by a street tree or City operations, it is the Policy of the City of Chesterfield that that the Public Works Department will repair the existing mailbox (if practicable), or replace the mailbox with a standard mailbox stocked by the Public Works Department.


While this Policy covers most damaged mailboxes, there are many ornate, decorative, and in some cases quite expensive mailboxes located within the City of Chesterfield. If a resident is unwilling to accept the repair or standard replacement as described above, the City may reimburse the resident a maximum of \$300 to repair or replace the mailbox.

In cases where none of these options are acceptable to the resident (i.e. resident has an ornate / expensive mailbox), the resident may submit a claim to the City's insurance company. If this occurs, the resolution of this matter will be solely between the resident and the City's insurance company.

RECOMMENDED BY:

 _____ Department Head/Council Committee (if applicable)	9/18/2019 PPW	10/10/2019 _____ Date
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APPROVED BY:

_____ City Administrator	_____ Date
 _____ City Council (if applicable)	10/24/2019 _____ Date