AGENDA
PLANNING COMMISSION MEETING

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, January 13, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

A. **P.Z. 09-2024 14001 Olive Blvd. (Summit Ridge)**: A request for an ordinance amendment to the existing "PUD" Planned Unit District to new "PUD" Planned Unit District for a 29.4-acre parcel located on the north side of Olive Blvd. (16R340151).

V. APPROVAL OF MEETING SUMMARY

A. Approval of December 9, 2024 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

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.

IV.A.

CITY OF CHESTERFIELD MISSOURI

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

Public Hearing Staff Report

Meeting Date: January 13, 2025

From: Shilpi Bharti, Planner

Location: 14001 Olive Blvd.

Description: **P.Z. 09-2024 14001 Olive Blvd. (Summit Ridge)**: A request for an ordinance amendment to the existing "PUD" Planned Unit District to new "PUD" Planned Unit District for a 29.4-acre parcel located on the north side of Olive Blvd. (16R340151).

PROPOSAL SUMMARY

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

Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

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

In 2013, a request to amend the governing ordinance for the subject site was submitted, and in 2014, two (2) requests for zoning map amendments were submitted. However, these applications were withdrawn by the applicant with no further action taken.
In 2020, 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 thus creating Ordinance 3143.

SURROUNDING LAND USE AND ZONING

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

Figure 2: Zoning Map

The residential subdivisions Paddington Hill, and Mansions at Spyglass Summit are located on the west side of the subject site. These subdivisions are zoned "R-3" Residential District with PEU designation, and consists of town homes.

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

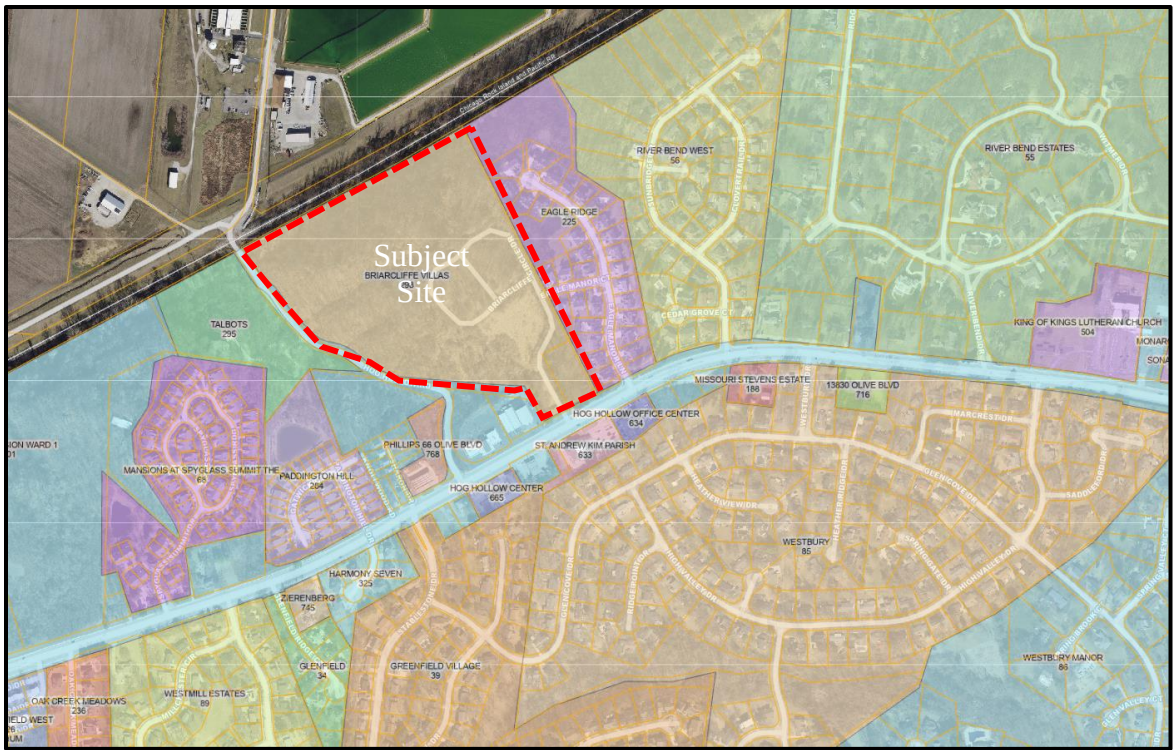


Figure 3: Subdivision Map

COMPREHENSIVE PLAN

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Suburban Neighborhood land use. The subject site is surrounded by Suburban Neighborhood on the east and west, and Neighborhood Center to the south. The Suburban Neighborhood land 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 development policy for Suburban Neighborhood.

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

Figure 4: Land use map

"PUD" DISTRICT REGULATIONS

The Unified Development Code Section 405-03-040.K states that "the purpose of the PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space."

The Unified Development Code requires that any zoning petition requesting a zoning map amendment to the PUD District meet four (4) General Requirements in order to fulfill the basic application requirements for a PUD.

1. **All property that is at least four (4) contiguous acres shall be eligible for the PUD District designation.**

   The property to be re-zoned to new "PUD" District is 29.4 acres.

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

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

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

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

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

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

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

1. **Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district**.

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

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

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

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

   The Preliminary Development Plan includes a 30 foot perimeter buffer.

4. **Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.**

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

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

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

  The topography of the property is difficult, dropping off substantially from south to north and east to west. The Residential Development is located on the southern portion of the site to maintain the existing Site Topography along North & West sides. Necessary extensive grading will result in the removal of existing vegetation but will allow for a retention of 54.5 % of existing tree canopy and not disturbing 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' landscape buffer provided on the east and west property lines. A hiking/fitness trail is proposed on the west portion of the site. A proposed sidewalk across the property frontage is proposed that will connect to the existing sidewalks. Wider sidewalks are proposed at the frontage of detached single-family homes. Additionally, community recreation area is proposed with passive recreation.

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

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

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

The Residential Community is located more than 200 feet North of Olive Blvd., very large buffers exist to the North & West protecting the Development from Hog Hollow Road, the Railroad & Airport located within the City of Maryland Heights. A hiking trail is proposed on the west of the site which will include "lookout" points. Pocket parks are proposed with passive recreation and access to the hiking trail. Play equipment and fitness equipment are proposed in the park area.

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

REQUEST

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

Specific Criteria		Ordinance 3143	Request
Density Requirement	Single-family	52 units	39 units
	Multiple-family	48 units	42 units
Minimum lot size	Single-family detached	7,500 sqft	6,000 sqft
	Single-family attached	-	1,740 sqft
Maximum height		45 feet	35 feet
Structure setbacks	Right-of-Way Line	25 feet	25 feet
	Rear Property Line	10 feet	10 feet
	Single family detached lots	6 feet	6 feet from all side
	Single family attached lots	-	0 feet from any side property line.

The applicant has submitted a Preliminary Development Plan and Narrative Statement for review. The plan indicates that the development will be accessible from Olive Boulevard to the south, with an additional gated entry point from the east. A sidewalk is proposed across the property frontage. An eight (8) foot wide multi-use sidewalk is proposed at the frontage of single-family detached homes. The residential area will be situated at the southeast corner of the site, while the existing wooded areas on the north and west sides will be largely preserved.

The proposal includes 39 single-family detached homes and 42 single-family attached units. There will be nine (9) different types of single-family homes and four (4) attached single family units. Additionally, the applicant plans to provide street parking for single-family attached units.

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

A public hearing further addressing the request will be held on January 13th, 2025 at the City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner's Narrative Statement and Preliminary Plan packet.

Attachments

1.Public Hearing Notice
2.Applicant Narrative Statement
4.Preliminary Development Plan

NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearing on Monday, January 13, 2025 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 09-2024 14001 Olive Blvd. (Summit Ridge): A request for an ordinance amendment to the existing “PUD” Planned Unit District to new “PUD” Planned Unit District for 29.4 acres parcel located on the north side of Olive Blvd. (16R340151).

PROPERTY DESCRIPTION

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

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

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

September 25, 2024
Summit Ridge Project Narrative

To Whom it may concern,

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

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

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

Best Regards,

Scott Pratt
Land Acquisition Manager

Scott Pratt. - 10407 Baur Blvd, Suite B, St. Louis, Mo. 63132- Cell: 314-574-0787- Email: spratt@fischerhomes.com

A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #3143

Date: November 8, 2024

(Stock Project No. 219-6568.3)

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

I. Specific Criteria

B. Density Requirements

1. The total number of residential units shall not exceed ~~one hundred (100)~~ units. Eighty-one (81).

2. There shall be no more than ~~forty-eight (48)~~ forty-two (42) multiple-family dwelling units.

C. Development Standards

1. Minimum lot size for ~~this development~~ the single family detached lots shall be ~~7,500~~ 6,000 square feet. Minimum lot size for the multiple-family attached lots shall be 1,740 square feet.

2. Maximum height of all structures shall be ~~forty-five (45)~~ thirty-five (35) feet

3. Structure setbacks shall be as follows:

b. Six (6) feet from any side property line for the single family detached lots and zero (0) feet from any side property line for the multiple-family attached lots.

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

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

PROPERTY BOUNDARY SURVEY

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

LEGEND

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

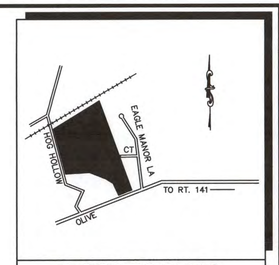
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

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

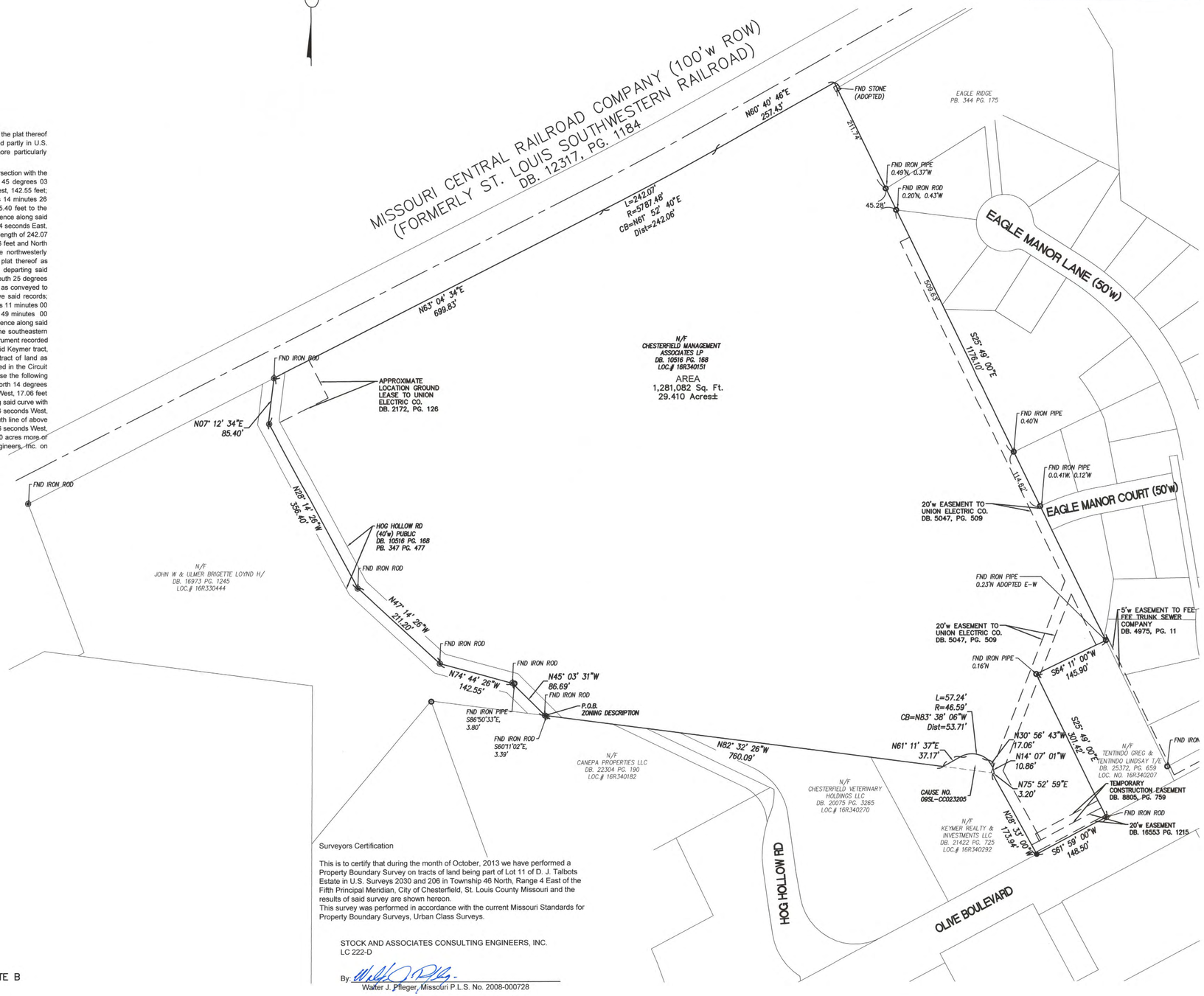


LOCATION MAP
(NOT TO SCALE)

TEXT AMENDMENT DESCRIPTION

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

BEGINNING at a point in the center line of Hog Hollow Road, 40 feet wide, at its intersection with the South line of U.S. Survey 2030; thence along the center line of said road, North 45 degrees 03 minutes 31 seconds West, 86.69 feet; North 74 degrees 44 minutes 26 seconds West, 142.55 feet; North 47 degrees 14 minutes 26 seconds West, 211.20 feet and North 28 degrees 14 minutes 26 seconds West, 356.40 feet and North 07 degrees 12 minutes 34 seconds East, 85.40 feet to the south right-of-way line of the Missouri Central Rail Road Company, 100 feet wide; thence along said right-of-way line the following courses and distances: North 63 degrees 04 minutes 34 seconds East, 699.83 feet to a point of curvature to the left having a radius of 5,787.48 feet, an arc length of 242.07 feet and a chord which bears North 61 degrees 52 minutes 40 seconds East, 242.06 feet and North 60 degrees 40 minutes 46 seconds East, 257.43 feet to its intersection with the northwesterly prolongation of the western line of Eagle Ridge, a subdivision according to the plat thereof as recorded in Plat Book 344, Page 175 of the St. Louis County Records; thence departing said right-of-way line along said prolongation line and the western line of Eagle Ridge, South 25 degrees 49 minutes 00 seconds East, 1,176.10 feet to the northern corner of a tract of land as conveyed to WLF Investments LLC by instrument recorded in Book 21584, Page 1944 of above said records; thence along the northwest line of said WLF Investments LLC tract, South 64 degrees 11 minutes 00 seconds West, 145.90 feet to the western corner thereof; thence South 25 degrees 49 minutes 00 seconds East, 301.42 feet to the northwestern right-of-way line of Olive Boulevard; thence along said right-of-way line, South 61 degrees 59 minutes 00 seconds West, 148.50 feet to the southeastern corner of a tract of land as conveyed to Keymer Realty and Investments, LLC by instrument recorded in Book 21422, page 725 of above said records; thence along the eastern line of said Keymer tract, North 28 degrees 33 minutes 00 seconds West, 173.94 feet to the southeastern tract of land as awarded to Harvey A. and Sandra S. Keymer under Cause No. 09SL-CC023205 filed in the Circuit Court of St. Louis County; thence along the eastern and northern lines of said cause the following courses and distances: North 75 degrees 52 minutes 59 seconds East, 3.20 feet; North 14 degrees 07 minutes 01 seconds West, 10.86 feet; North 30 degrees 56 minutes 43 seconds West, 17.06 feet to the beginning of a non-tangent curve to the left having a radius of 46.59 feet; along said curve with an arc length of 57.24 feet and a chord which bears North 83 degrees 38 minutes 06 seconds West, 53.71 feet and South 61 degrees 11 minutes 37 seconds West, 37.17 feet to the south line of above said U.S. Survey 2030; thence along said south line, North 82 degrees 32 minutes 26 seconds West, 760.09 feet to the Point of Beginning and containing 1,281,082 square feet or 29.410 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on June 12, 2019.



Surveyors Certification

This is to certify that during the month of October, 2013 we have performed a Property Boundary Survey on tracts of land being part of Lot 11 of D. J. Talbots Estate in U.S. Surveys 2030 and 206 in Township 46 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County Missouri and the results of said survey are shown hereon.
This survey was performed in accordance with the current Missouri Standards for Property Boundary Surveys, Urban Class Surveys.

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

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

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

PREPARED FOR:
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10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
ATTN: SCOTT PRATT
PHONE: (314) 574–0787

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PROPERTY BOUNDARY SURVEY
14001 OLIVE BOULEVARD
14001 OLIVE BLVD
CHESTERFIELD, MO 63017

STATE OF MISSOURI
WALTER JOSEPH PFLIEGER
12/02/24
NUMBER PLS-2008000728
PROFESSIONAL LAND SURVEYOR

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

REVISIONS:

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

SHEET TITLE:
PROPERTY BOUNDARY SURVEY

SHEET NO.:
1 OF 1

DRAWING FILE: O:\DRAWINGS\2219\6568\Survey\6568.3 BOUNDARY.dwg LAYOUT: 24x36 PLOTTED: Oct 02, 2024 - 10:05am PLOTTED BY: Mike gillis

PRELIMINARY DEVELOPMENT PLAN
SUMMIT RIDGE

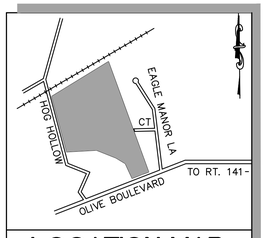
A TRACT OF LAND BEING IN LOT 11 OF D.J. TALBOT SUBDIVISION IN IN U.S. SURVEY 2030 AS RECORDED IN PLAT BOOK 7 PAGE 43, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

ATG	–	ADJUST TO GRADE
B.C.	–	BACK OF CURB
C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E	–	ELECTRIC
ELEV.	–	ELEVATION
EX.	–	EXISTING
F.C.	–	FACE OF CURB
FL	–	FLOWLINE
FT.	–	FEET
FND.	–	FOUND
G	–	GAS
H.W.	–	HIGH WATER
LFB	–	LOW FLOW BLOCKED
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
PR.	–	PROPOSED
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.C.P.	–	REINFORCED CONCRETE PIPE
R/W	–	RIGHT-OF-WAY
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
T.B.A.	–	TO BE ABANDONED
T.B.R.	–	TO BE REMOVED
T.B.R.&R.	–	TO BE REMOVED AND REPLACED
TYP.	–	TYPICALLY
U.I.P.	–	USE IN PLACE
U.O.N.	–	UNLESS OTHERWISE NOTED
V.C.P.	–	VITRIFIED CLAY PIPE
W	–	WATER
(86'W)	–	RIGHT-OF-WAY WIDTH

LEGEND

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



LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

OWNER:	CHESTERFIELD MANAGEMENT ASSOCIATES, LP
LOCATOR NO.:	16R340151
LOT AREA:	29.410 Acres ±
EXISTING ZONING:	PUD (ORD. #3143)
SITE ADDRESS:	14001 OLIVE BLVD. CHESTERFIELD, MISSOURI 63017
WUNNERNBERG'S:	PG. 22, GRID 16BB & 17BB
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	PARKWAY
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0170K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD AND/OR MODOT STANDARDS.
2. NO SLOPES WITHIN CITY OF CHESTERFIELD AND/OR MODOT RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO MODOT ROADS SHALL MEET MINIMUM MODOT SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF CHESTERFIELD, MODOT, AND MSD STANDARDS.

DENSITY CALCULATIONS:

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

PROVIDED: 39 SINGLE FAMILY & 42 MULTI-FAMILY UNITS = 81 RESIDENTIAL UNITS

PARKING CALCULATIONS

REQUIRED PARKING:

DWELLING, MULTI-FAMILY: TOTAL = 42 UNITS	1.50 SPACE PER UNIT (1.50 x 42 UNITS = 63 SPACES)
REQUIRED:	63 SPACES
PROVIDED:	42 GARAGE (1-CAR) + 22 STREET PARKING 64 SPACES
DWELLING, SINGLE-FAMILY: TOTAL = 39 LOTS	2 SPACES PER DWELLING (2 x 39 LOTS = 78 SPACES)
REQUIRED:	78 SPACES
PROVIDED:	78 SPACES
TOTAL REQUIRED:	141 SPACES
TOTAL PROVIDED:	142 SPACES

COMMON OPEN SPACE:

PER ORD. 3143 – REQUIRED MIN. 30.0%

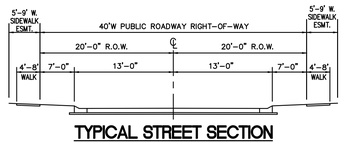
TOTAL SITE	= 1,281,082 SQ FT
TOTAL LOTS	= 347,512 SQ FT
VEHICULAR PVMT	= 117,294 SQ FT (STREET & DRIVEWAYS)
COMMON OPEN SPACE	= 816,276 SQ FT OR 63.72% > 30.0% O.K.

STRUCTURE SETBACKS

SINGLE-FAMILY DETACHED:		MULTI-FAMILY ATTACHED:	
MAX STRUCTURE HEIGHT	= 35.0'	MAX STRUCTURE HEIGHT	= 35.0'
FRONT YARD	= 25.0'	FRONT YARD	= 25.0'
SIDE YARD	= 6.0'	SIDE YARD	= 0.0'
REAR YARD	= 10.0'	REAR YARD	= 10.0'

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 2:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, AND THE CITY OF CHESTERFIELD.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
8. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
9. A PROVISION FOR COMMON OPEN SPACE SHALL BE PROVIDED IN THE PUD AT A MINIMUM OF THIRTY PERCENT (30%) OF THE TOTAL SITE ACREAGE, TO BE DISTRIBUTED THROUGHOUT THE PUD AND NOT CONCENTRATED IN ONE (1) AREA NOR SHALL IT CONTAIN ONLY THAT PORTION OF THE PROPOSED PUD THAT WOULD BE CONSIDERED UNDEVELOPABLE DUE TO TOPOGRAPHY OR ANY OTHER SITE SPECIFIC RELATED MATTER. ALL COMMON OPEN SPACE AREAS SHALL BE SHOWN ON ALL PRELIMINARY PLANS, SITE DEVELOPMENT PLANS, SITE DEVELOPMENT CONCEPT PLANS, SITE DEVELOPMENT SECTION PLANS, AND RECORD PLATS AND SHALL BE PRESERVED AND DEED RESTRICTED AS COMMON OPEN SPACE.



TYPICAL STREET SECTION

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

PROPERTY DESCRIPTION

A TRACT OF LAND IN LOT 11 OF D.J. TALBOT SUBDIVISION IN U.S. SURVEY 2030, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 43 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS AND PARTLY IN U.S. SURVEY 206 TOWNSHIP 46 NORTH RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT IN THE CENTER LINE OF HOG HOLLOW ROAD, 40 FEET WIDE, AT ITS INTERSECTION WITH THE SOUTH LINE OF U.S. SURVEY 2030; THENCE ALONG THE CENTER LINE OF SAID ROAD, NORTH 45 DEGREES 03 MINUTES 31 SECONDS WEST, 86.69 FEET; NORTH 74 DEGREES 44 MINUTES 26 SECONDS WEST, 142.55 FEET; NORTH 47 DEGREES 14 MINUTES 26 SECONDS WEST, 211.20 FEET AND NORTH 28 DEGREES 14 MINUTES 26 SECONDS WEST, 356.40 FEET AND NORTH 07 DEGREES 12 MINUTES 34 SECONDS EAST, 85.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE MISSOURI CENTRAL RAIL ROAD COMPANY, 100 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 63 DEGREES 04 MINUTES 34 SECONDS EAST, 699.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5,787.48 FEET, AN ARC LENGTH OF 242.07 FEET AND A CHORD WHICH BEARS NORTH 61 DEGREES 52 MINUTES 40 SECONDS EAST, 242.06 FEET AND NORTH 60 DEGREES 40 MINUTES 46 SECONDS EAST, 257.43 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE WESTERN LINE OF EAGLE RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 344, PAGE 175 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID PROLONGATION LINE AND THE WESTERN LINE OF EAGLE RIDGE, SOUTH 25 DEGREES 49 MINUTES 00 SECONDS EAST, 1,176.10 FEET TO THE NORTHERN CORNER OF A TRACT OF LAND AS CONVEYED TO WLF INVESTMENTS LLC BY INSTRUMENT RECORDED IN BOOK 21584, PAGE 1944 OF ABOVE SAID RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID WLF INVESTMENTS LLC TRACT, SOUTH 64 DEGREES 11 MINUTES 00 SECONDS WEST, 145.90 FEET TO THE WESTERN CORNER THEREOF; THENCE SOUTH 25 DEGREES 49 MINUTES 00 SECONDS EAST, 301.42 FEET TO THE NORTHWESTERN RIGHT-OF-WAY LINE OF OLIVE BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 61 DEGREES 59 MINUTES 00 SECONDS WEST, 148.50 FEET TO THE SOUTHEASTERN CORNER OF A TRACT OF LAND AS CONVEYED TO KEYMER REALTY AND INVESTMENTS, LLC BY INSTRUMENT RECORDED IN BOOK 21422, PAGE 725 OF ABOVE SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID KEYMER TRACT, NORTH 28 DEGREES 33 MINUTES 00 SECONDS WEST, 173.94 FEET TO THE SOUTHEASTERN TRACT OF LAND AS AWARDED TO HARVEY A. AND SANDRA S. KEYMER UNDER CAUSE NO. 09SL-CC023205 FILED IN THE CIRCUIT COURT OF ST. LOUIS COUNTY; THENCE ALONG THE EASTERN AND NORTHERN LINES OF SAID CAUSE THE FOLLOWING COURSES AND DISTANCES: NORTH 75 DEGREES 52 MINUTES 59 SECONDS EAST, 3.20 FEET; NORTH 14 DEGREES 07 MINUTES 01 SECONDS WEST, 10.86 FEET; NORTH 30 DEGREES 56 MINUTES 43 SECONDS WEST, 17.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.59 FEET; ALONG SAID CURVE, WITH AN ARC LENGTH OF 57.24 FEET AND A CHORD WHICH BEARS NORTH 83 DEGREES 38 MINUTES 06 SECONDS WEST, 53.71 FEET AND SOUTH 61 DEGREES 11 MINUTES 37 SECONDS WEST, 37.17 FEET TO THE SOUTH LINE OF ABOVE SAID U.S. SURVEY 2030; THENCE ALONG SAID SOUTH LINE, NORTH 82 DEGREES 32 MINUTES 26 SECONDS WEST, 760.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,281,082 SQUARE FEET OR 29.410 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. ON JUNE 12, 2019.

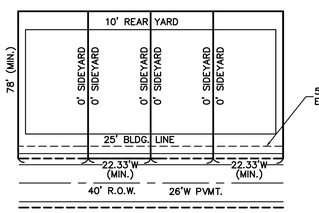
ST. LOUIS COUNTY BENCHMARK

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

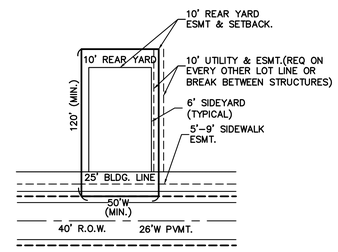
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY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

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

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



TYPICAL ATTACHED LOT - 1,740 S.F. (MIN.)
(N.T.S.)



TYPICAL DETACHED LOT - 6,000 S.F. (MIN.)
(N.T.S.)

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

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

POSSIBLE POCKET PARK AMENITIES

SUBJECT TO CITY PLAN REVIEW/APPROVALS

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
SUMMIT RIDGE
14001 OLIVE BLVD
CHESTERFIELD, MO 63017

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER PE-25116 PROFESSIONAL ENGINEER
11/07/2024
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

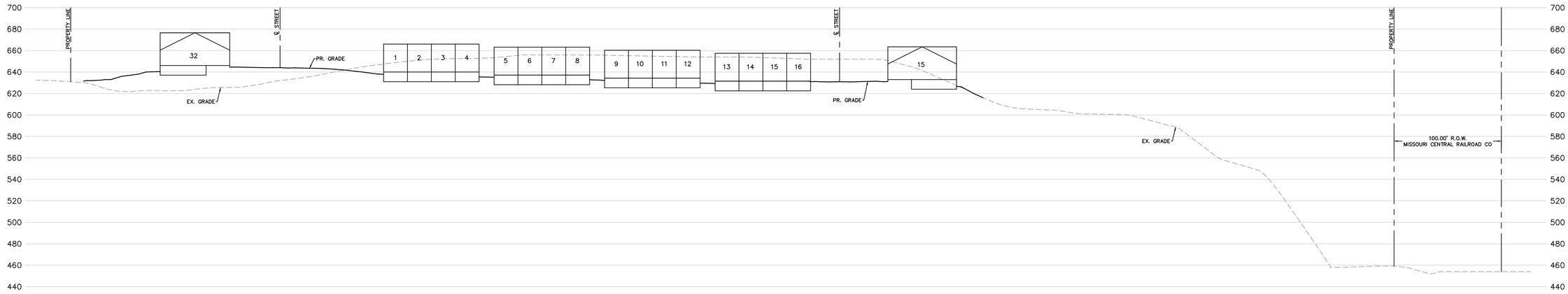
REVISIONS:

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 10/02/2024	JOB NO: 219-6568.3
M.S.D. # WALK	BASE MAP # 16R
S.L.C. H&T #	H&T S.U.P. #
M.D.N.R. # MORA	

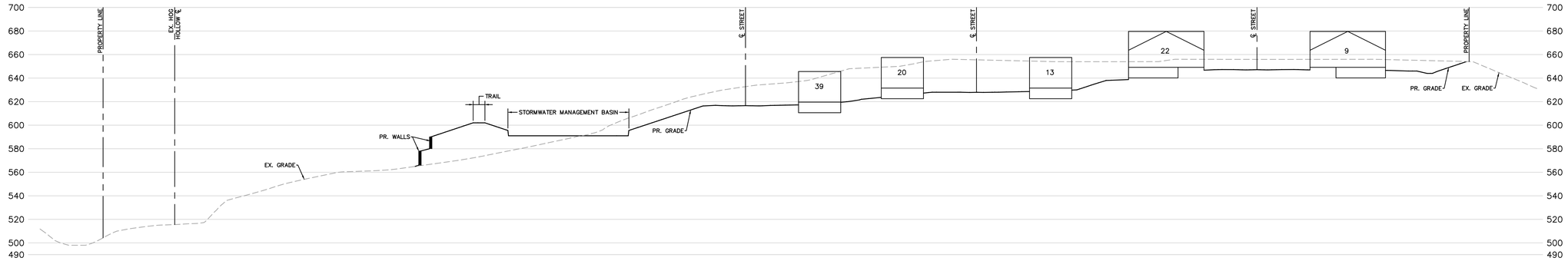
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: C1.0

SECTION A – A PROFILE



SECTION B – B PROFILE



SECTIONS

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

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stocksassoc.com
Web: www.stocksassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

SUMMIT RIDGE

14001 OLIVE BLVD
CHESTERFIELD, MO 63017

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

11/07/2024

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

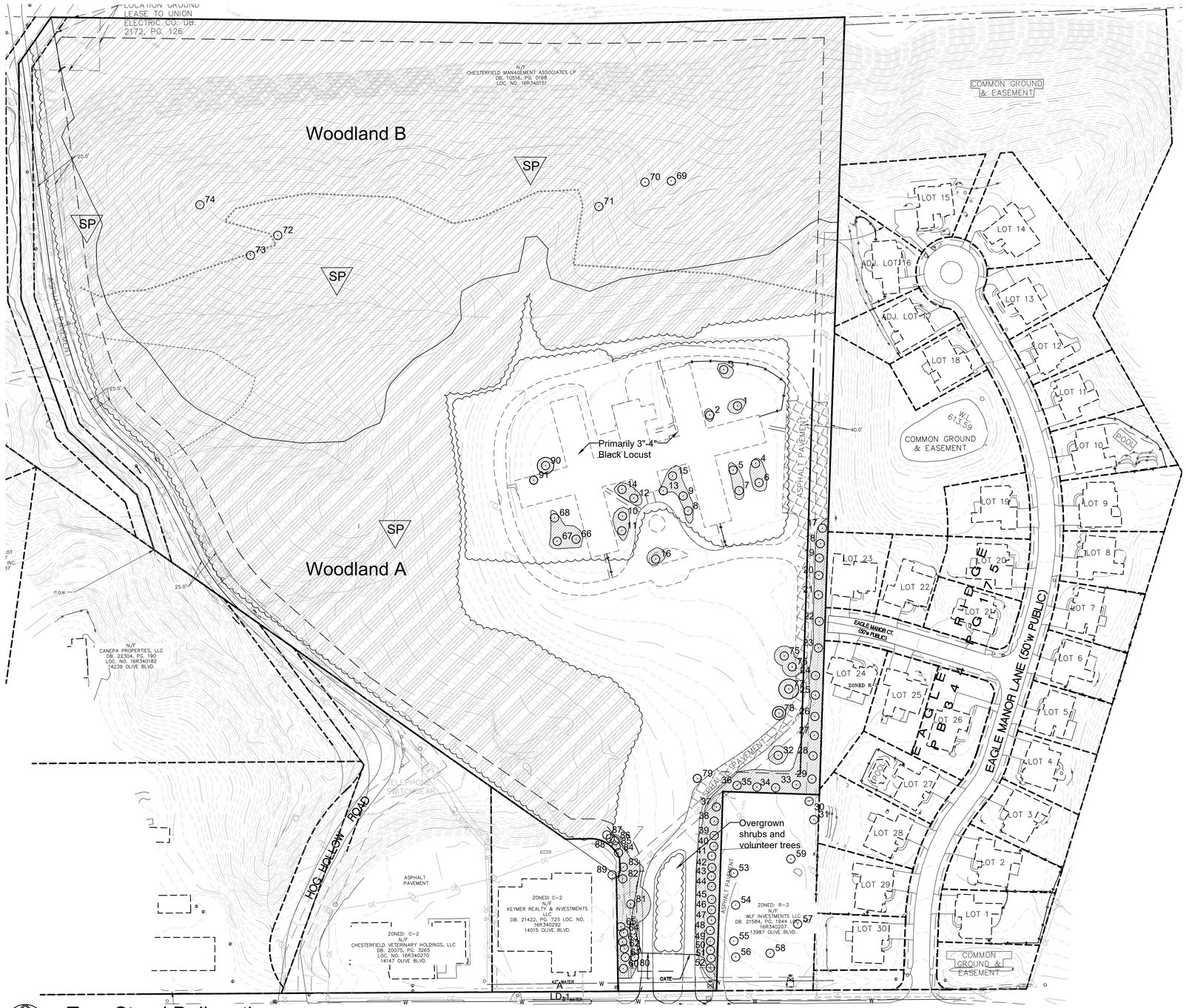
REVISIONS:

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 10/02/2024	JOB NO: 219-6568.3
M.S.D. P #: –	BASE MAP #: 16R
S.L.C. H&T #: –	H&T S.U.P. #: –
M.O.N.R. #: MORA	

SHEET TITLE:

SITE SECTIONS

SHEET NO.: C2.0



Tree Stand Delineation

SCALE 1"=80'

0 80 160 320

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
30	Maple, Silver	36	Fair	Offsite; Monarch
31	Maple, Silver	38	Fair	Offsite; Monarch
32	Pine, Austrian	15	Poor	
33	Oak, Pin	26	Poor	
34	Oak, Pin	38	Poor	
35	Oak, Pin	38	Fair	Hazard
36	Oak, Pin	36	Good	Monarch
37	Pine, White	18	Good	Monarch
38	Pine, White	24	Excellent	
39	Mulberry	24	Poor	
40	Pine, White	24	Good	Monarch
41	Pine, White	15	Excellent	
42	Pine, White	18	Excellent	
43	Pine, White	18	Fair	
44	Pine, White	20	Good	
45	Pine, White	18	Good	
46	Pine, White	26	Good	Monarch
47	Pine, White	24	Good	Monarch
48	Pine, White	28	Good	Monarch
49	Pine, White	18	Good	
50	Pine, White	28	Excellent	Monarch
51	Pine, White	13	Fair	
52	Pine, White	28	Excellent	Monarch
53	Pecan	38	Excellent	Offsite; Monarch
54	Maple, Sugar	26	Excellent	Offsite
55	Maple, Sugar	32	Good	Offsite; Monarch
56	Spruce, Colorade	16	Good	Offsite
57	Spruce, Colorade	20	Good	Offsite
58	Oak, Pin	36	Fair	Offsite; Disease
59	Tuliptree	26	Good	Offsite
60	Pine, White	22	Fair	30' canopy size
61	Pine, White	18	Fair	30' canopy size
62	Pine, White	14	Fair	20' canopy size
63	Pine, White	18	Fair	20' canopy size
64	Pine, White	18	Fair	20' canopy size
65	Pine, White	24	Fair	20' canopy size; Utility pruning
66	Sweetgum	18	Good	
67	Sweetgum	20	Good	
68	Sweetgum	20	Good	
69	Black Oak	36	Good	Monarch
70	Red Oak	28	Fair	Monarch
71	Red Oak	24	Good	Monarch
72	Chinkapin Oak	25	Good	Monarch
73	Chinkapin Oak	24	Good	Monarch
74	American Elm	26	Good	Monarch
75	Linden	14	Fair	30' canopy size
76	Linden	14	Fair	30' canopy size
77	Silver Maple	14	Good	30' canopy size
78	Linden	12	Fair	20' canopy size
79	Boxelder	7	Poor	12' canopy size
80	Pine, White	24	Fair	20' canopy size
81	Silver Maple	28	Fair	60' canopy size
82	Pine, White	9	Fair	22' canopy size
83	Pine, White	18	Fair	25' canopy size
84	Pine, White	15	Poor	20' canopy size
85	Pine, White	18	Poor	18' canopy size
86	Pine, White	18	Poor	Twin
87	Silver Maple	20	Poor	Dead; Twin
88	Silver Maple	36	Fair	60' canopy size
89	Silver Maple	24	Fair	Offsite; 40' canopy size; Utilities
90	Cottonwood	26	Poor	
91	Cottonwood	12	Poor	

Legend:

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

Zoning Designation:
Present Zoning: R-2, CUP

Total Site Area: 29.41 acres

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

Woodland 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

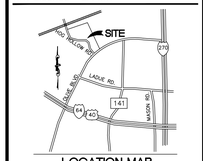
TREE NOTES:
A) Woodland A is primarily composed of successional species such as black locust and cottonwood. This area has the most potential for disturbance due to the close proximity to Olive Blvd. and Hog Hollow Road.
B) Trees especially valuable to the site are those located along the north facing slope. This woodland is comprised of a mixture of high quality hardwoods.

WOODLAND = 829,862 sq.ft.
INDIVIDUAL TREES = 40,520 sq.ft
TOTAL SQ.FT. OF EXISTING CANOPY = 870,382 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

STATE OF MISSOURI JERALD SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT
11/7/24
Jerald Saunders - Landscape Architect
MO License # LA-007



Summit Ridge

14001 Olive Boulevard
Chesterfield, Missouri

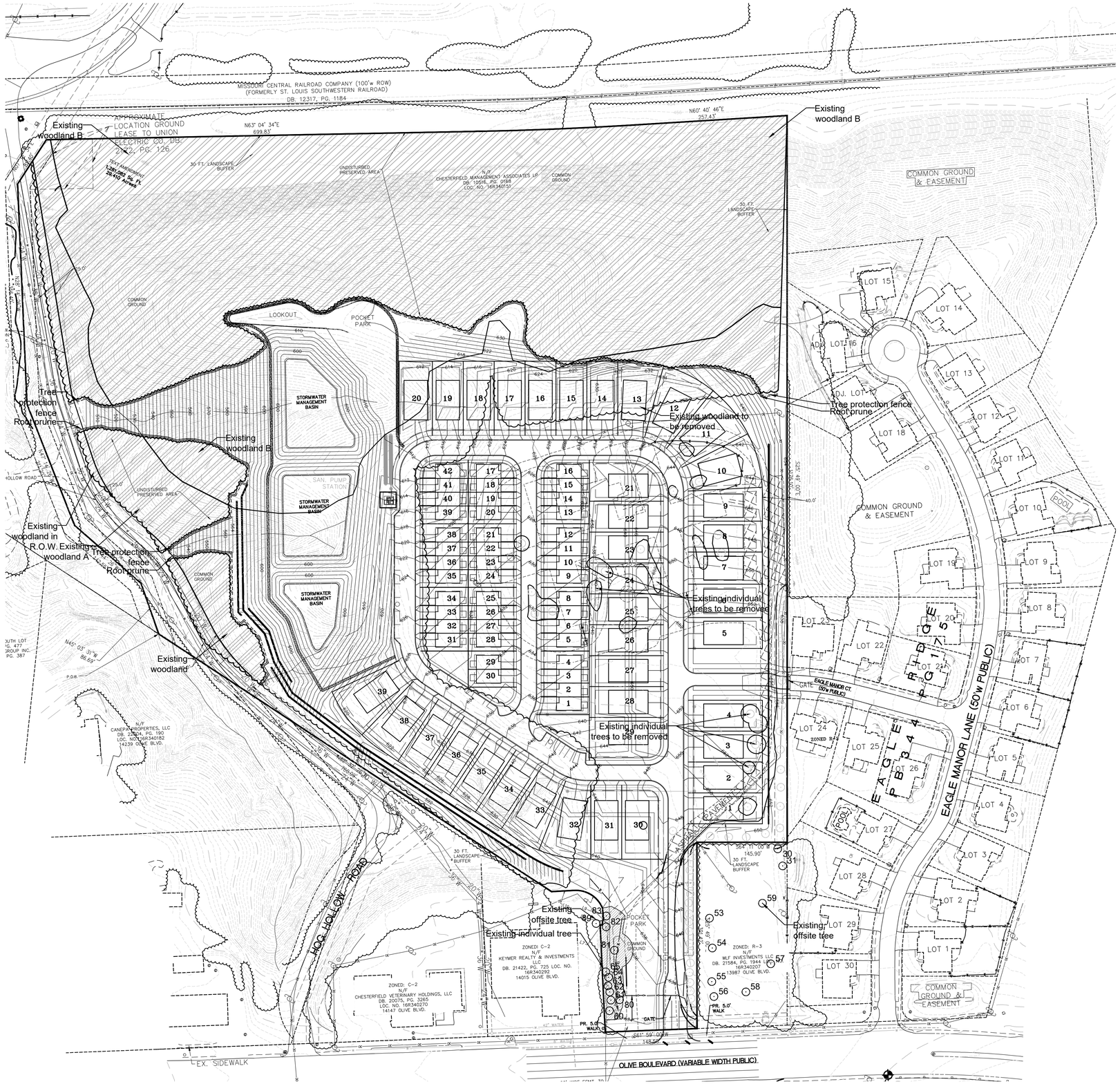
Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

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



Tree Preservaion Plan

SCALE 1"=80'

0 80 160 320

Total Site Area	=	1,281,082 s.f. (29.4 acres)
Woodland Tree Canopy Area	=	829,862 s.f. (19 acres)
Individual Tree Canopy Area	=	40,520 s.f. (0.93 acres)
Tree Canopy Area in R.O.W.	=	10,795 s.f. (0.25 acres)
Total Existing Tree Canopy Area (Excludes Tree Canopy Area in R.O.W.)	=	**859,587** s.f. (19.73 acres)
Existing Tree Canopy Area To Be Removed	=	**391,301** s.f. (8.98 acres) (45.5 %)
Existing Tree Canopy Area To Be Preserved (Excludes Tree Canopy Area in R.O.W.)	=	**468,286** s.f. (10.75 acres) (54.5 %)

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:

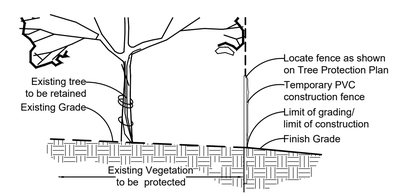
1) Survey limit of disturbance.

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.



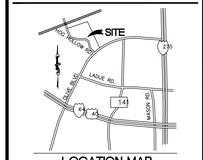
Tree Protection Detail

Tree Inventory

Tree #	Species	Inches	Rating	Comments
30	Maple, Silver	36	Fair	Offsite; Monarch
31	Maple, Silver	38	Fair	Offsite; Monarch
53	Pecan	38	Excellent	Offsite; Monarch
54	Maple, Sugar	26	Excellent	Offsite
55	Maple, Sugar	32	Good	Offsite; Monarch
56	Spruce, Colorade	16	Good	Offsite
57	Spruce, Colorade	20	Good	Offsite
58	Oak, Pin	36	Fair	Offsite; Disease
59	Tuliptree	26	Good	Offsite
60	Pine, White	22	Fair	30' canopy size
61	Pine, White	18	Fair	30' canopy size
62	Pine, White	14	Fair	20' canopy size
63	Pine, White	18	Fair	20' canopy size
64	Pine, White	18	Fair	20' canopy size
65	Pine, White	24	Fair	20' canopy size; Utility pruning
81	Silver Maple	28	Fair	60' canopy size
82	Pine, White	9	Fair	22' canopy size
83	Pine, White	18	Fair	25' canopy size
89	Silver Maple	24	Fair	Offsite; 40' canopy size; Utilities

STATE OF MISSOURI JERALD SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT
11/7/24

Jerald Saunders - Landscape Architect
MO License # LA-007



LOCATION MAP
NOT TO SCALE

Summit Ridge

14001 Olive Boulevard
Chesterfield, Missouri

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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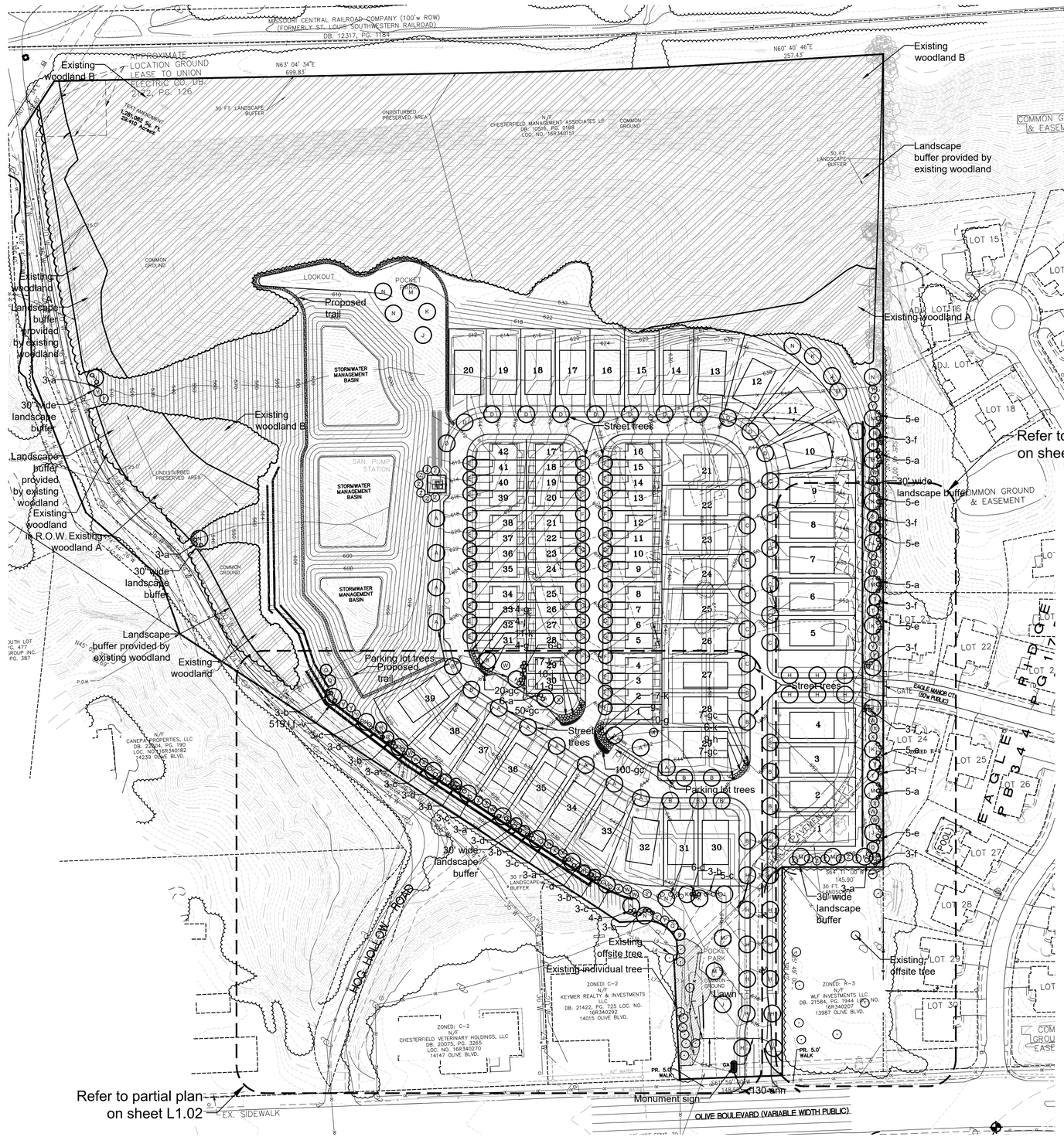
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Preservation Plan

Sheet No: TPP

Date: 11/7/24
Job #: 813.080



Landscape Plan

SCALE 1"=80'

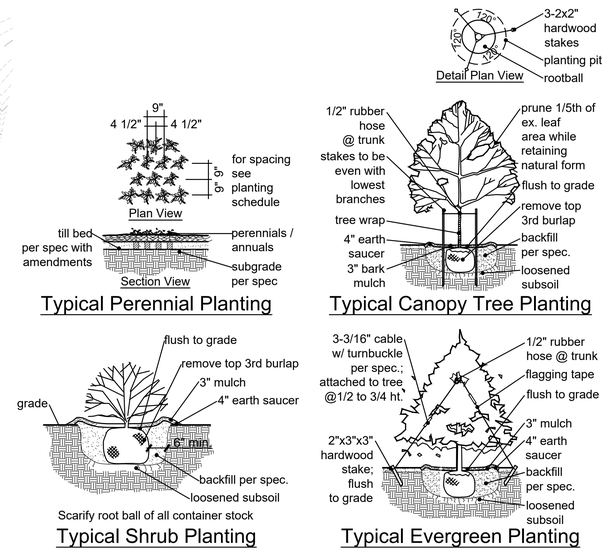
0 80 160 320

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.

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.



PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY-SHADE (STREET AND PARKING LOT) TREE							
A	15	Platinus x acerifolia 'Morton Circle'	Exclamation! London Planetree	2.5" caliper	B & B	Lg / Fast	
B	15	Quercus imbricaria	Shingle Oak	2.5" caliper	B & B	Lg / Med	6.9 %
C	12	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	5.5 %
D	12	Quercus shumardii	Shumard Oak	2.5" caliper	B & B	Lg / M-Fast	
E	11	Zelkova serrata 'Musashino'	Musashino Zelkova	2.5" caliper	B & B	Lg / Fast	
F	14	Acer rubrum 'Armstrong'	Armstrong Maple	2.5" caliper	B & B	Lg / Fast	
G	14	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2.5" caliper	B & B	Lg / Med	6.5 %
H	18	Gleditsia triacanthos var. inermis	Honeylocust (thornless)	2.5" caliper	B & B	Lg / Fast	
CANOPY-SHADE (BUFFER) TREE							
J	11	Ulmus americana 'Princeton'	Princeton American Elm	2.5" caliper	B & B	Lg / M-Fast	
K	10	Tilia cordata	Littleleaf Linden	2.5" caliper	B & B	Lg/Slow-M	4.6 %
M	11	Acer saccharum	Sugar Maple	2.5" caliper	B & B	Lg/Slow-M	5.1 %
N	10	Taxodium distichum	Baldcypress	2.5" caliper	B & B	Lg / Med	4.6 %
UNDERSTORY-ORNAMENTAL (BUFFER) TREE							
Q	5	Cercis canadensis	Redbud	2.5" caliper	B & B	Med / Fast	
R	6	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	2.7 %
S	5	Magnolia x soulangiana	Saucer Magnolia	2.5" caliper	B & B	M / Slow-M	2.3 %
T	6	Carpinus caroliniana	American Hornbeam	2.5" caliper	B & B	Sm / Med	2.7 %
EVERGREEN (BUFFER) TREE							
W	13	Picea pungens	Colorado Blue Spruce	6' tall	B & B	Med / Med	6 %
X	14	Picea glauca	White Spruce	6' tall	B & B	Med / Med	6.5 %
Y	14	Juniperus virginiana	Juniper	6' tall	B & B	Med / Med	6.5 %
Z	14	Thuja 'Green Giant'	Green Giant Arborvitae	6' tall	B & B	Lg / Fast	
						Total %	**59.9** %

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	40	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18"	72" o.c.
b	27	Ilex x meserveae "Blue Prince' & 'Blue Princess"	Berri-Magic Royalty Holly Combination	18"	72" o.c.
c	20	Viburnum dentatum	Arrowwood Viburnum	18"	72" o.c.
d	18	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	29	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	18"	48" o.c.
h	9	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Falsecypress	18"	48" o.c.
j	23	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
k	51	Spiraea x 'Tracy'	Double Play Big Bang Spirea	18"	36" o.c.
gc	184	Sedum rupestre 'Angelina'	Angelina Stonecrop	2" cell plug	24" o.c.
v	519 l.f.	Vines	Vines (to be selected)	2" cell plug	12" o.c.
ann	130	Annuals	Annuals (to be selected)	2" cell plug	12" o.c.

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
11/7/24

Jerald Saunders - Landscape Architect
MO License # LA-007

Summit Ridge

14001 Olive Boulevard
Chesterfield, Missouri

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L1.01

Date: 11/7/24
Job #: 813.080

PLANTING SCHEDULE

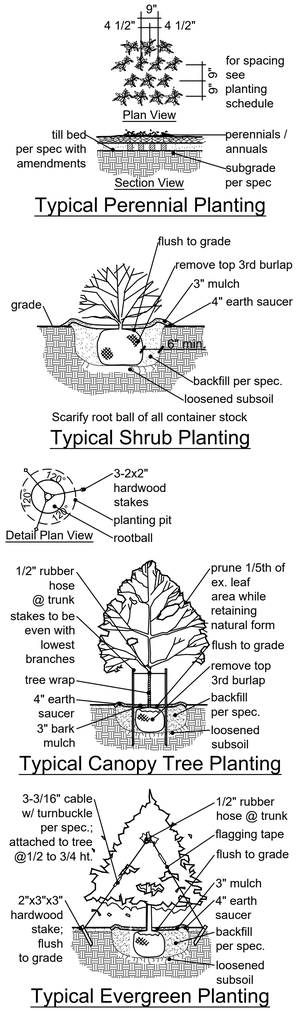
ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE (STREET AND PARKING LOT) TREE		
A	Platinus x acerifolia 'Morton Circle'	Exclamation! London Planetree
B	Quercus imbricaria	Shingle Oak
C	Quercus bicolor	Swamp White Oak
D	Quercus shumardii	Shumard Oak
E	Zelkova serrata 'Musashino'	Musashino Zelkova
F	Acer rubrum 'Armstrong'	Armstrong Maple
G	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple
H	Gleditsia triacanthos var. inermis	Honeylocust (thornless)

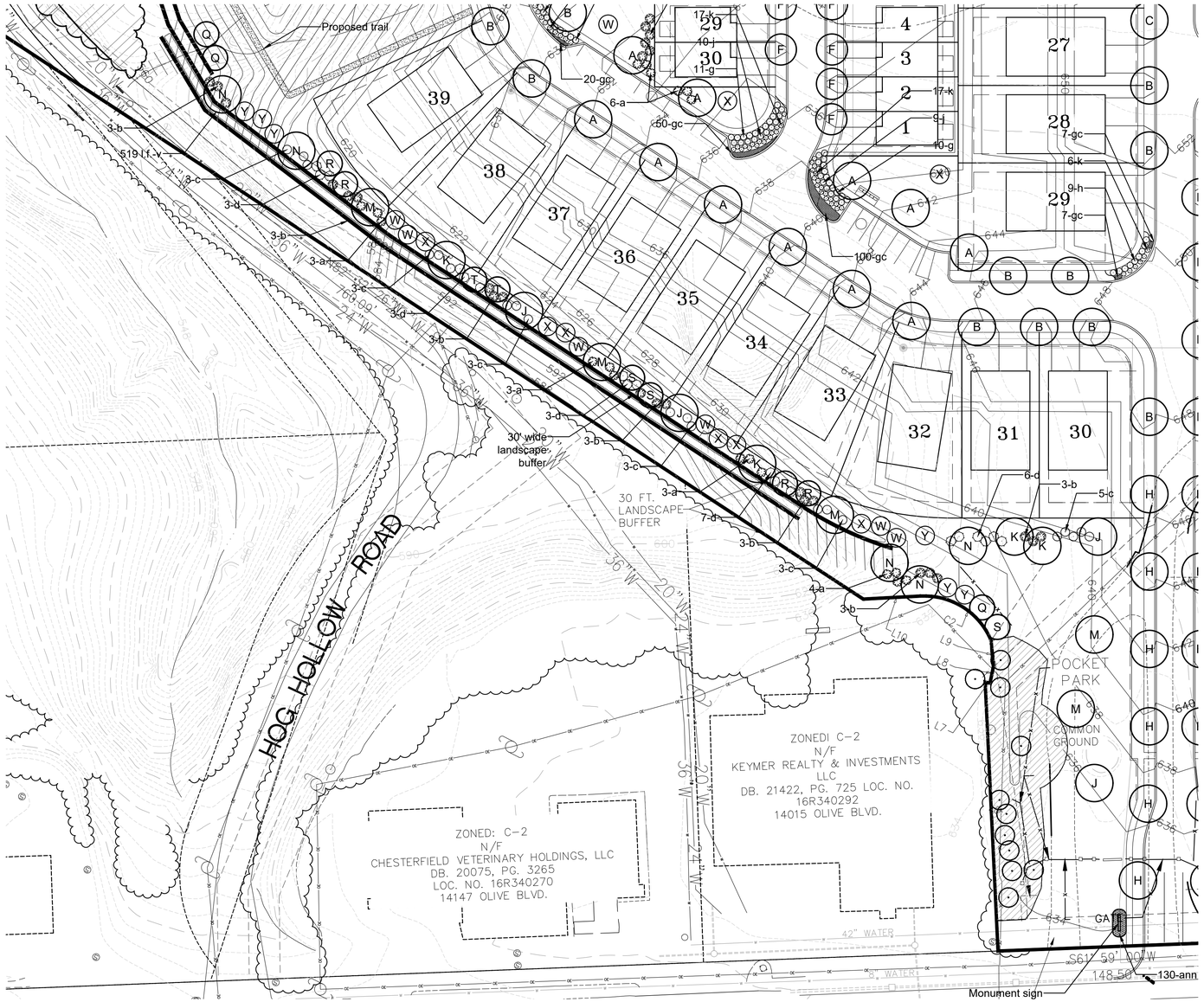
PLANTING SCHEDULE

ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE (BUFFER) TREE		
J	Ulmus americana 'Princeton'	Princeton American Elm
K	Tilia cordata	Littleleaf Linden
M	Acer saccharum	Sugar Maple
N	Taxodium distichum	Baldcypress
UNDERSTORY-ORNAMENTAL (BUFFER) TREE		
Q	Cercis canadensis	Redbud
R	Amelanchier arborea	Serviceberry
S	Magnolia x soulangiana	Saucer Magnolia
T	Carpinus caroliniana	American Hornbeam
EVERGREEN (BUFFER) TREE		
W	Picea pungens	Colorado Blue Spruce
X	Picea glauca	White Spruce
Y	Juniperus virginiana	Juniper
Z	Thuja 'Green Giant'	Green Giant Arborvitae

PLANTING SCHEDULE

ID	BOTANICAL NAME	COMMON NAME
SHRUBS		
a	Juniperus chinensis 'Sea Green'	Sea Green Juniper
b	Ilex x meserveae "Blue Prince' & 'Blue Princess"	Berri-Magic Royalty Holly Combination
c	Viburnum dentatum	Arrowwood Viburnum
d	Physocarpus opulifolius	Ninebark
e	Viburnum carlesii	Koreanspice Viburnum
f	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac
g	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
h	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Falsecypress
j	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea
k	Spiraea x 'Tracy'	Double Play Big Bang Spirea
gc	Sedum rupestre 'Angelina'	Angelina Stonecrop
v	Vines	Vines (to be selected)
ann	Annuals	Annuals (to be selected)



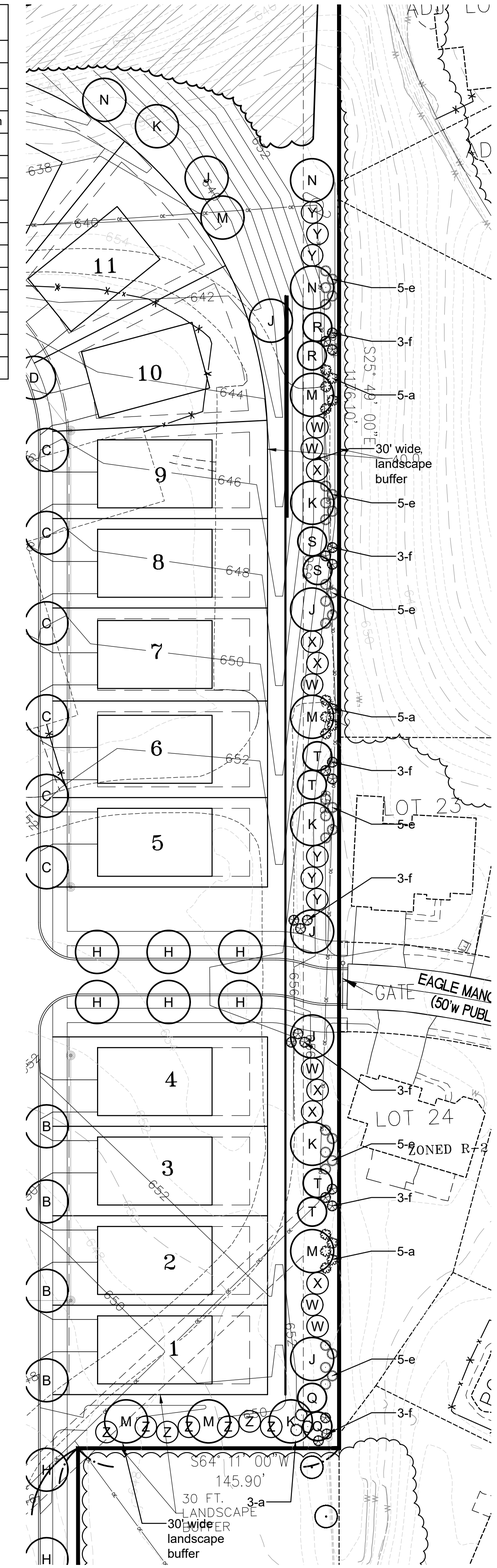


Landscape Plan - West Bufferyard

SCALE 1"=40'

0 40 80 160

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



Landscape Plan - East Bufferyard

SCALE 1"=40'

Jerald Saunders - Landscape Architect
MO License # LA-007

Summit Ridge

14001 Olive Boulevard
Chesterfield, Missouri

Revisions:

Date	Description	No.

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Sheet Title: Partial Landscape Plans

Sheet No: L1.02

Date: 11/7/24
Job #: 813.080

DESN40LIFE ELEVATION

EDENTON PLAN

DESN40LIFE ELEVATION

EDENTON PLAN

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EDENTON PLAN

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AMELIA PLAN

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IVY PLAN

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IVY PLAN

DESN40LIFE ELEVATION

IVY PLAN

FISCHER HOMES

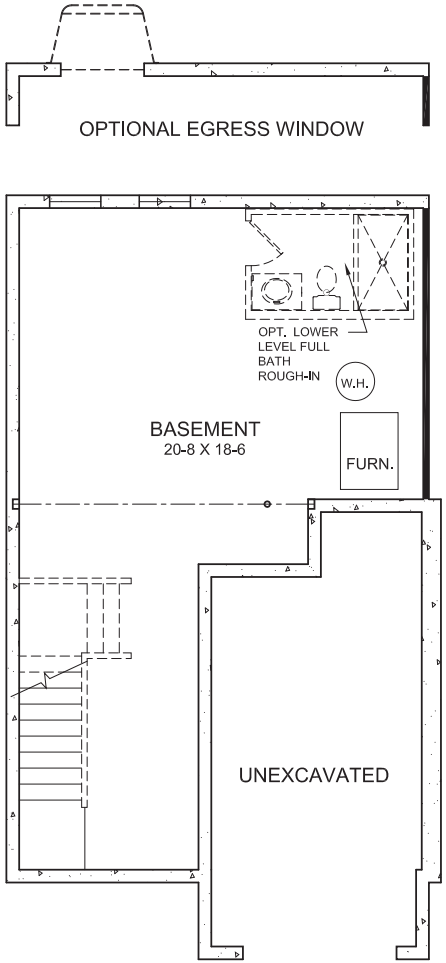
Townhome Collection

Durham

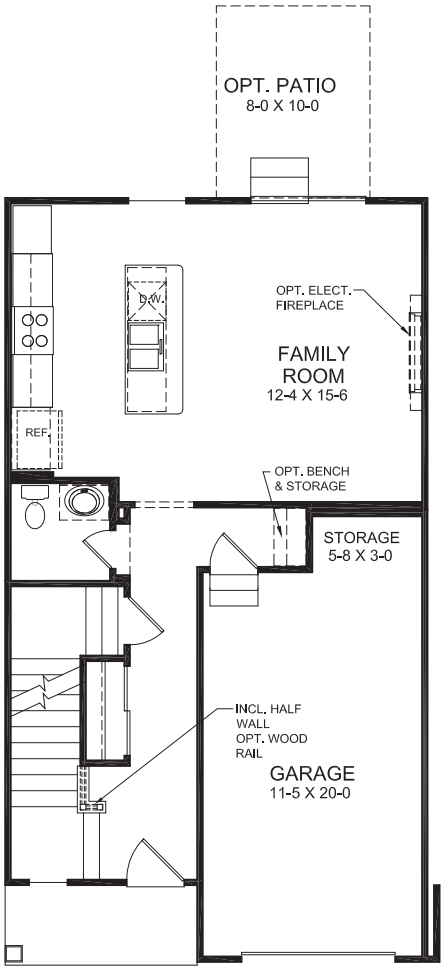
Durham Floorplan Designs

3 – 4 BEDROOMS & 2 – 4 BATHROOMS 1,363 SQ FT AND UP

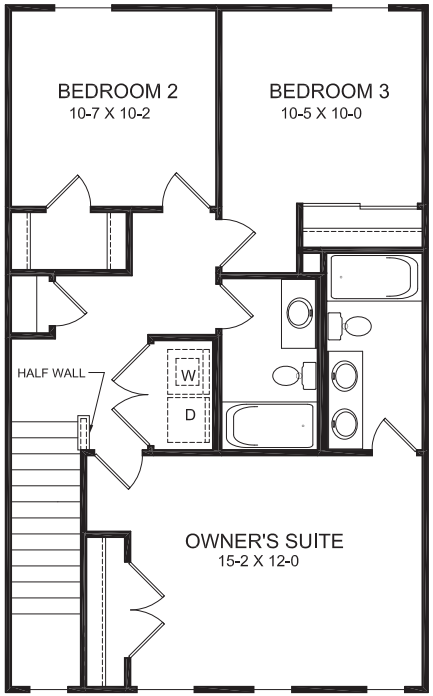
Basement Design



First Floor Design



Second Floor Design



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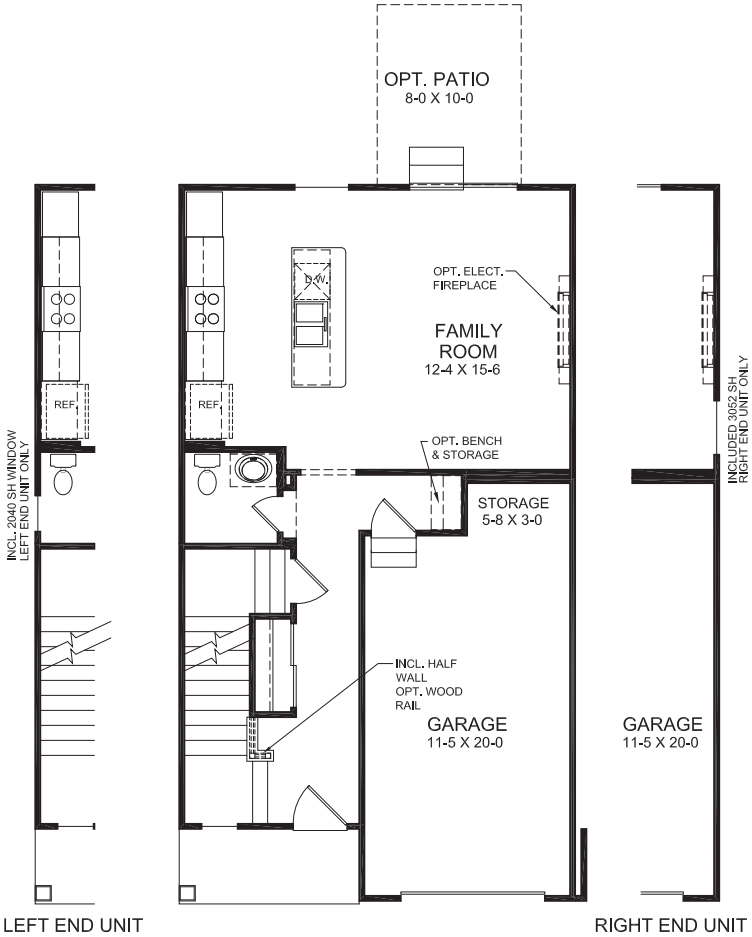
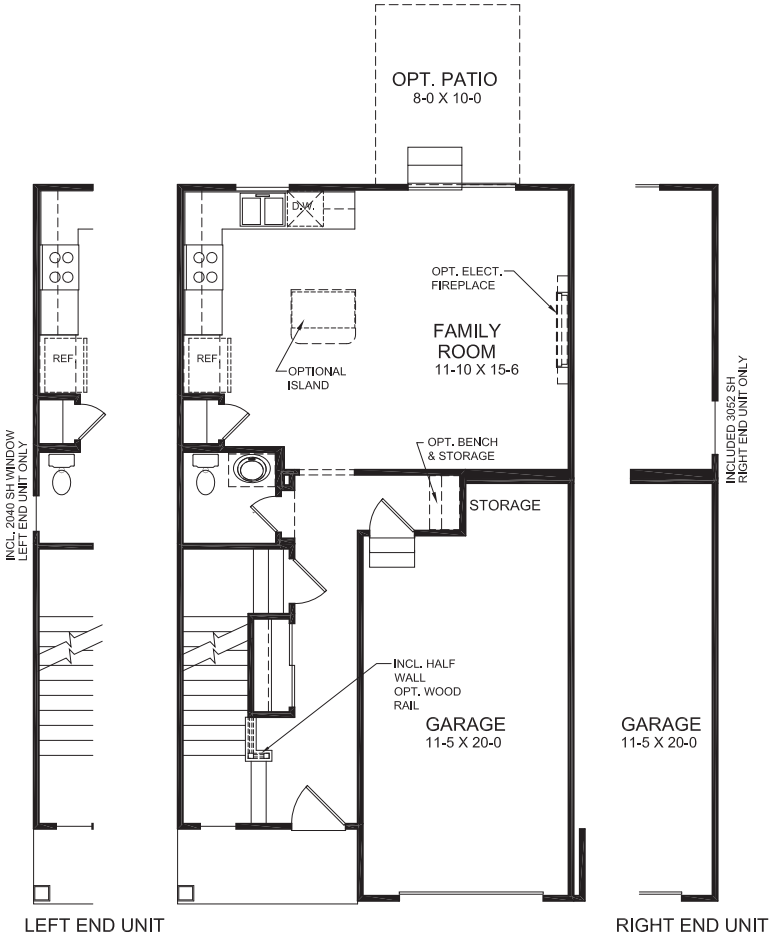
Durham Floorplan Designs

3 – 4 BEDROOMS & 2 – 4 BATHROOMS 1,363 SQ FT AND UP

First Floor Designs



Alternate First Floor Design



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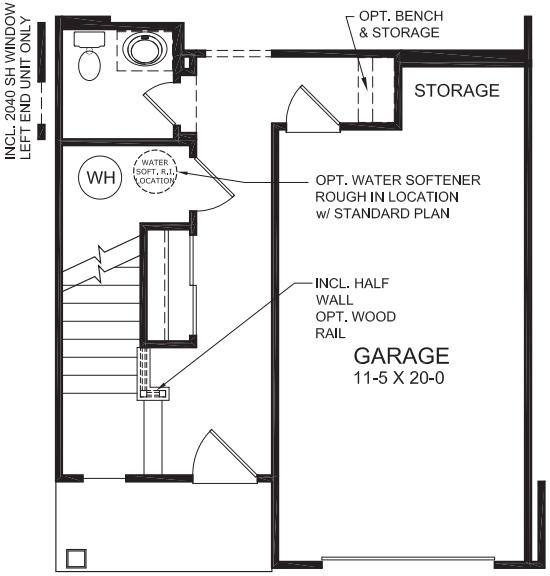
Durham Floorplan Designs

3 – 4 BEDROOMS & 2 – 4 BATHROOMS 1,363 SQ FT AND UP

First Floor Design Options



OPTIONAL FIRST FLOOR DESIGN
STANDARD PLAN

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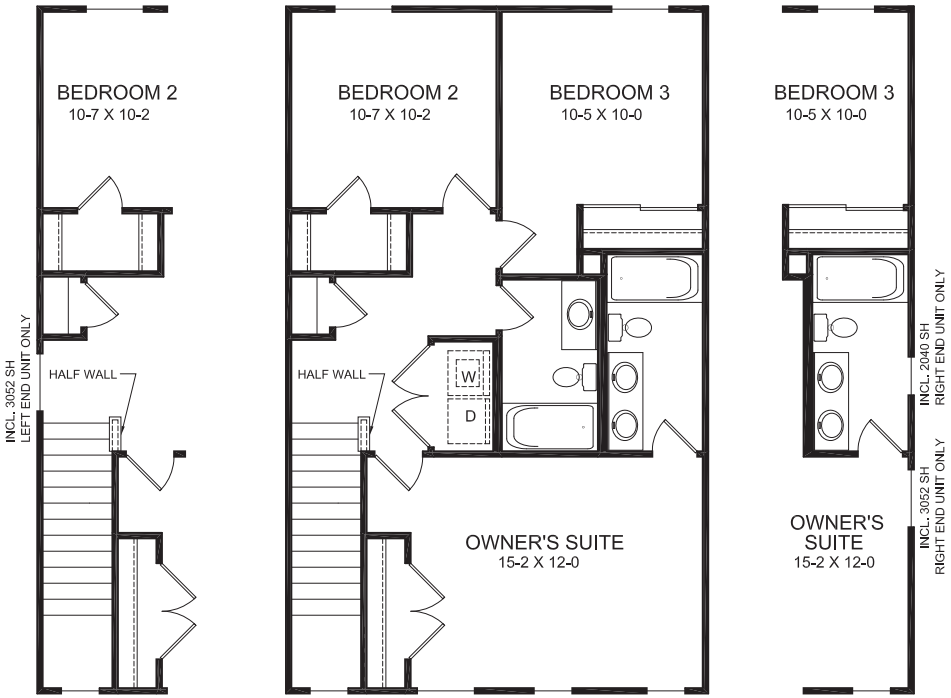
Durham Floorplan Designs

3 – 4 BEDROOMS & 2 – 4 BATHROOMS

1,363 SQ FT AND UP

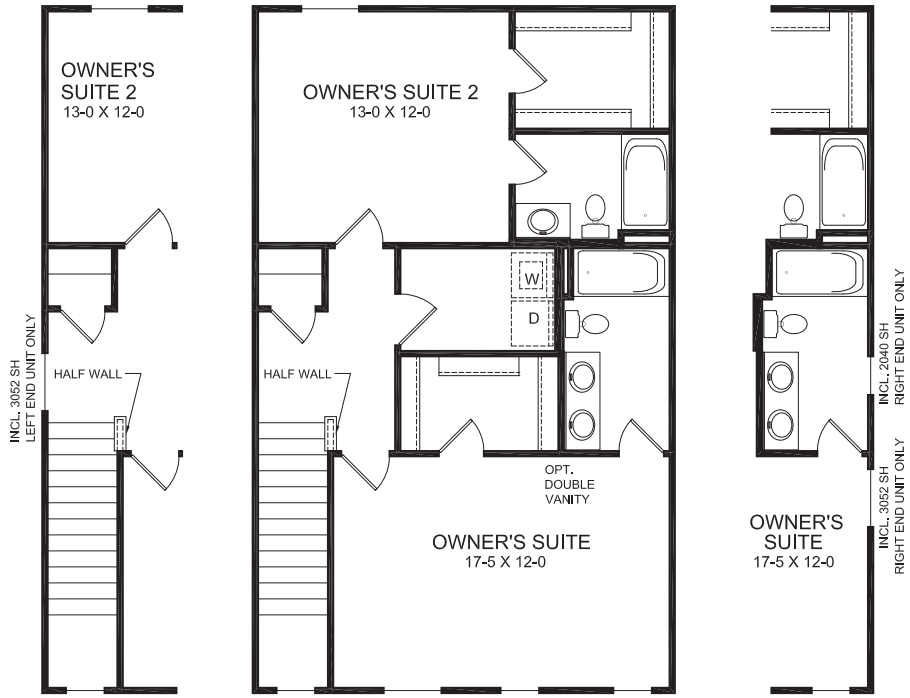
Second Floor Designs



LEFT END UNIT

RIGHT END UNIT

Alternate Second Floor Design



LEFT END UNIT

RIGHT END UNIT

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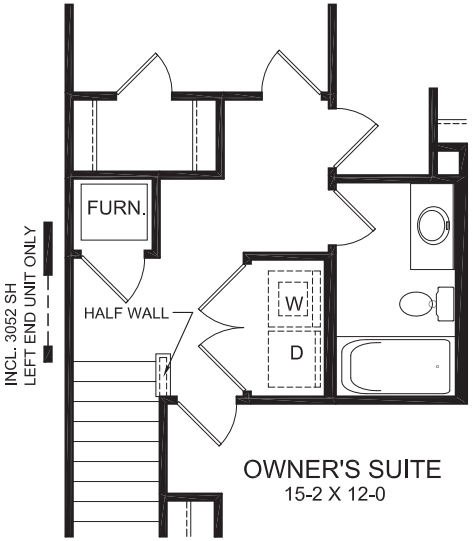
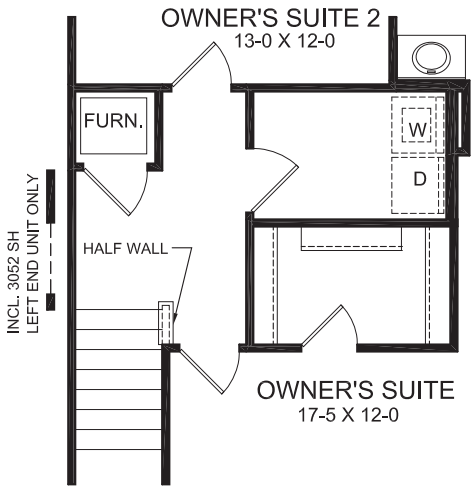
Durham Floorplan Designs

3 – 4 BEDROOMS & 2 – 4 BATHROOMS 1,363 SQ FT AND UP

Second Floor Design Options



SECOND FLOOR DESIGN
OPTIONAL STANDARD PLAN



ALTERNATE SECOND FLOOR DESIGN
OPTIONAL STANDARD PLAN
FURNACE LOCATION

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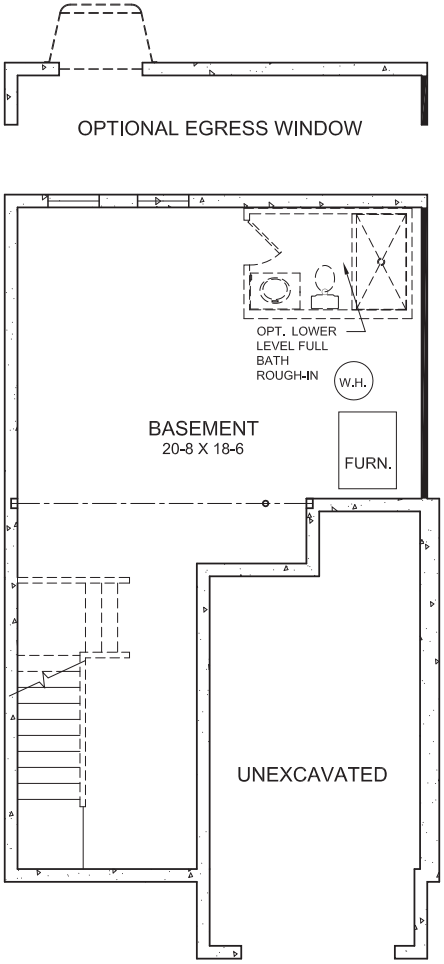
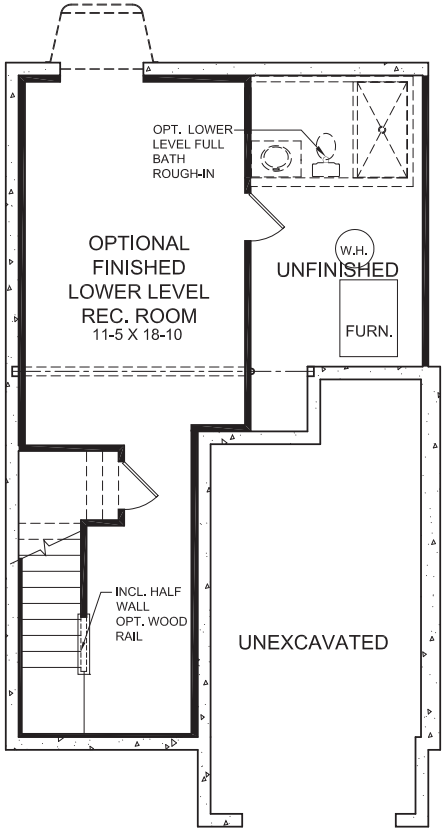
Durham Floorplan Designs

3 – 4 BEDROOMS & 2 – 4 BATHROOMS 1,363 SQ FT AND UP

Basement Design



Optional Lower Level Design



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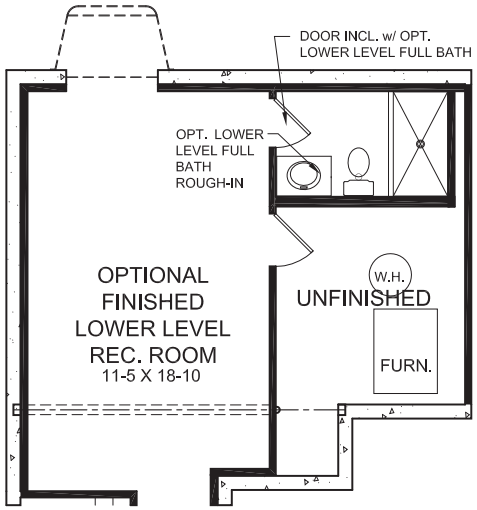
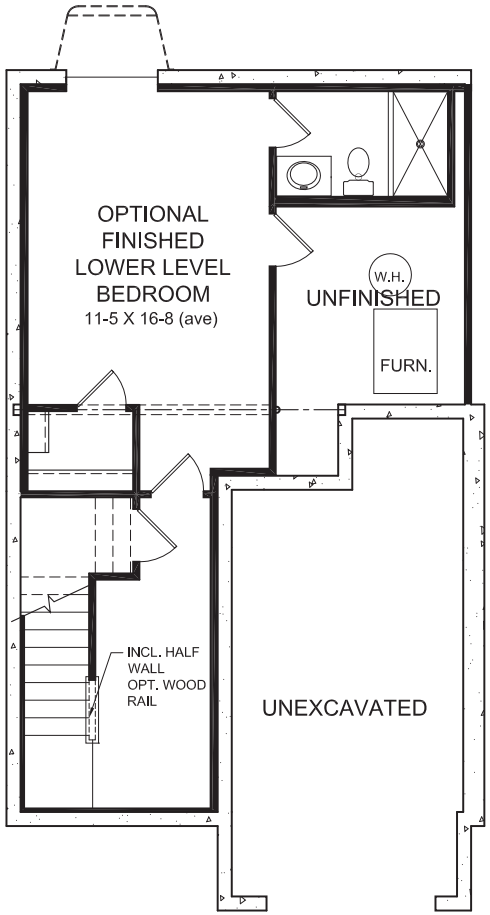
Durham Floorplan Designs

3 – 4 BEDROOMS & 2 – 4 BATHROOMS 1,363 SQ FT AND UP

Optional Lower Level Designs



OPTIONAL FINISHED LOWER LEVEL
w/ OPT. LOWER LEVEL FULL BATH



OPTIONAL FINISHED LOWER LEVEL BEDROOM
w/ LOWER LEVEL FULL BATH

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PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
DECEMBER 9, 2024

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

I. ROLL CALL

PRESENT	ABSENT
Commissioner Walter Bilgram	
Commissioner Gail Choate	
Commissioner Khalid Chohan	
Commissioner Allison Harris	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Jane Staniforth	
Commissioner Steven Wuennenberg	
Chair Guy Tilman	

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; and Councilmember Barb McGuinness, Ward I.

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 November 25, 2024 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.** *(Commissioners Harris and Marino abstained.)*

VI. PUBLIC COMMENT – None

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

A. Boone's Crossing NE, Lot 1A: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 2.99-acre tract of land zoned "PC" Planned Commercial District located at the northeast intersection of Boone's Crossing and Interstate 64 and south of North Outer 40 Road (Ward 4).

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Boone's Crossing NE, Lot 1A. The motion was seconded by Commissioner Marino and **passed by a voice vote of 9 to 0**.

VIII. UNFINISHED BUSINESS – None

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS – None

XI. ADJOURNMENT

The meeting adjourned at 7:02 p.m.

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Gail Choate, Secretary