

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-3" RESIDENCE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 29.4 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLIVE BOULEVARD. (P.Z.- 12-2020 THE RESIDENCES AT HOG HOLLOW {14001 OLIVE BLVD} 16R340151).

WHEREAS, the petitioner, Stock & Associates Consulting Engineers, Inc., has requested a change in zoning from "R-3" Residence District to "PUD" Planned Unit Development for a 29.4 acre tract of land located on the north side of Olive Boulevard; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 14, 2020; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning with amendments by a vote of 8-1; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning by a vote of 4-0, with the condition that a minimum of 20' useable flat area with picnic benches and/or sitting benches be positioned between the retention basin and buildings A, B, and C; and,

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PUD" Planned Unit Development for a 29.4 acre tract of land located on the north side of Olive Boulevard, described as follows:

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.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers, Inc., in P.Z. 12-2020, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 14th day of December, 2020, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

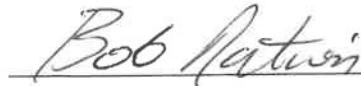
Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 15th day of March, 2021.

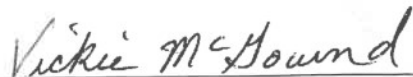


PRESIDING OFFICER



Bob Nation, MAYOR

ATTEST:



Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/01/2021

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Unit Development (PUD) District shall be:
 - a. Dwellings, Single-Family Attached.
 - b. Dwellings, Single-Family Detached.
 - c. Dwellings, Multiple-Family.
2. The above uses in this Planned Unit Development (PUD) District shall be restricted as follows:
 - a. Lots 1-10 shall contain Dwellings, Single-Family Detached only.

B. DENSITY REQUIREMENTS

1. The total number of residential units shall not exceed one hundred (100) units.
2. There shall be no more than forty-eight (48) multiple-family dwelling units.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 7,500 square feet.
2. Maximum height of all structures shall be forty-five (45) feet.
3. Structure setbacks shall be as follows:
 - a. Twenty-five (25) feet from any roadway right-of-way line.
 - b. Six (6) feet from any side property line.
 - c. Ten (10) feet from any rear property line.
4. No building or structure, other than: a freestanding project identification/ornamental entrance monument sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within Olive Boulevard right-of-way or any other existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffer requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required along the perimeters of the PUD as identified on the Preliminary Plan attached hereto and marked as Attachment B.
 - b. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space or Common Ground as identified on the Preliminary Plan.
3. A minimum of thirty percent (30.0%) Common Open Space shall be required for this PUD.
4. A minimum of thirty percent (30.0%) tree preservation shall be required for this PUD.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield and the St. Louis County Department of Transportation for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. There shall be no access to Hog Hollow from this development. Accordingly, there are no required road improvements to Hog Hollow associated with this development.
2. Ingress and egress must conform to the Missouri Department of Transportation's (MoDOT) Access Management Guidelines and must be reviewed and approved by MoDOT. Any changes to the entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.
3. Access to Olive Boulevard (State Highway 340) shall be limited to one (1) street approach. The street approach shall be located as directed by the City of Chesterfield and MoDOT.
4. The nearest edge of any driveway intersecting the entrance street shall be located a minimum of 80 feet from the edge of pavement of Olive Boulevard, as directed by the City of Chesterfield.
5. No direct access to Olive Boulevard (State Highway 340) or to Hog Hollow Road will be permitted from any lot within the subdivision.
6. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
7. Provide direct right-of-way access to the proposed internal street for 13987 Olive Boulevard.
8. Provide a private fire access connection to Eagle Manor Ct. as shown on the Preliminary Plan.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate(s) at the entrance(s) to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation

and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.

4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard frontage of the site as approved and permitted by MoDOT. The sidewalk shall accommodate the extension of the sidewalk eastward to Eagle Manor Lane. The sidewalk may be located within MoDOT right-of-way, if permitted by MoDOT, or within a 6-foot wide sidewalk, maintenance, and utility easement.
5. Provide sidewalks along both sides of internal streets as directed by the City of Chesterfield.
6. Obtain approvals from the City of Chesterfield, MoDOT, and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
7. Provide a pedestrian connection along the proposed Fire Access Road from Eagle Manor Court to the proposed internal street.
8. Dedicate a minimum of fifty (50) feet of right-of-way or roadway easement along Hog Hollow Road to the City or the City's designee and/or accept vacation of existing Hog Hollow Road right-of-way and provide roadway easements to the City or the City's designee as directed by the City. New right-of-way or roadway easements shall be centered on the centerline of the existing roadway, with a minimum of 25 feet on either side.
9. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
10. Provide an internal pedestrian trail as shown on the Preliminary Plan.

K. POWER OF REVIEW

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

L. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water

management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided, as directed by the City of Chesterfield and Metropolitan St. Louis Sewer District.
4. Offsite storm water shall be piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in adjacent detention/retention facilities. Structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. Grading and stormwater systems shall be designed so as to collect surface water from the rear of the lots on the northern side of the development and the western side of the development (those units tributary to bluffs along the Missouri River valley and the steep slopes above Hog Hollow Road) and convey that surface water to an adequate discharge point where measures will be employed to dissipate energy, attenuate flows, and protect the slopes from degradation. No stormwater from the aforementioned lots shall be allowed to flow to the undisturbed or reconstructed slopes, as directed by the City of Chesterfield.
8. The proposed storm sewer adjacent to Hog Hollow Road shall be designed to ensure there are no negative impacts to the existing roadside drainage swale.

M. SANITARY SEWER

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

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed

improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

O. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Retaining walls along public right-of-way shall be private and remain private forever and shall be located outside of right-of-way such that they are not necessary to support any public improvements.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. Community amenities, including but not limited to trails, pocket parks, lookout stations, and fitness stations shall be provided for this development as shown on the Preliminary Plan, attached hereto and marked as Attachment B.
6. A minimum 20' useable flat area with picnic benches and/or sitting benches positioned between the retention basin and buildings A, B, and C shall be provided for this development.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.

3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.

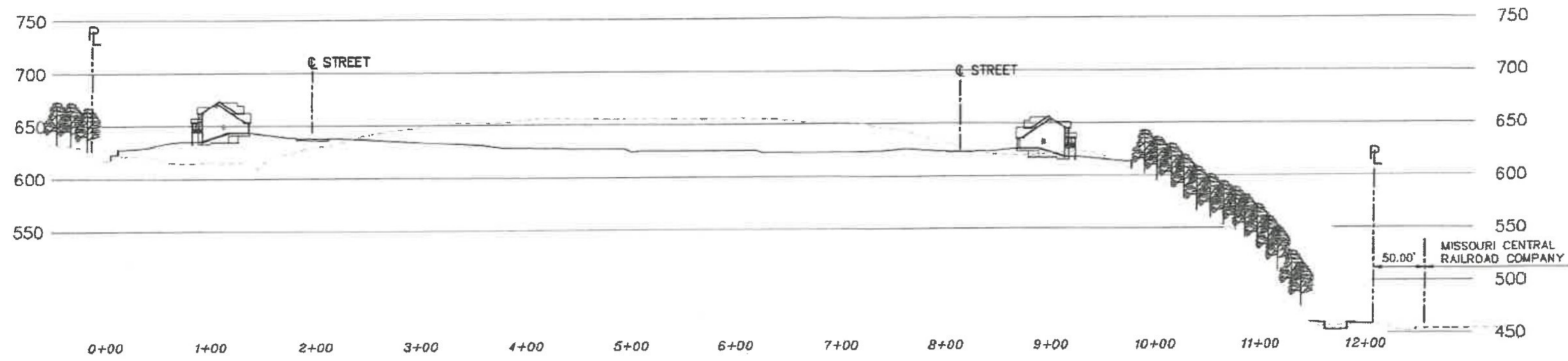
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Unified Development Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County Department of Highways and Traffic.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. RECORDING

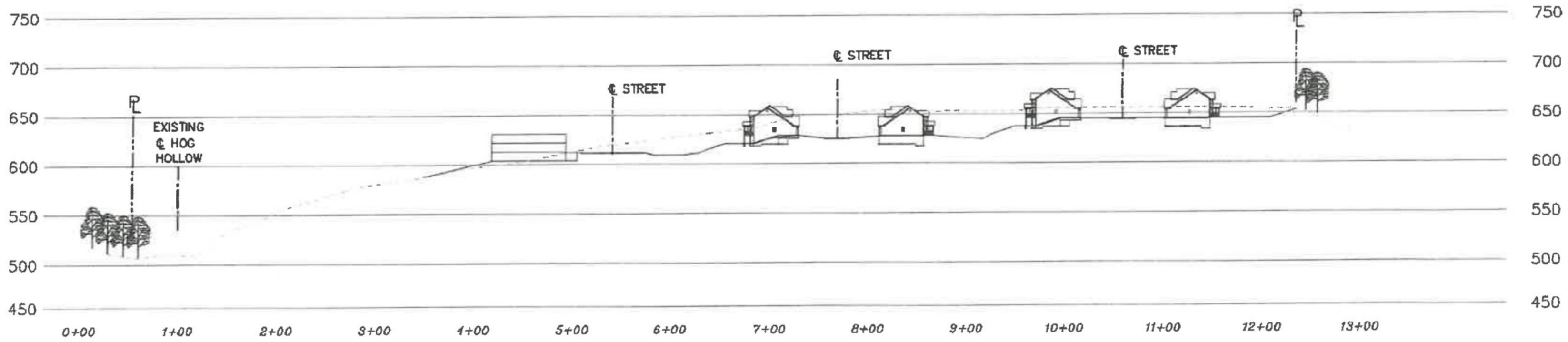
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

IV. ENFORCEMENT

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



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



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

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

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



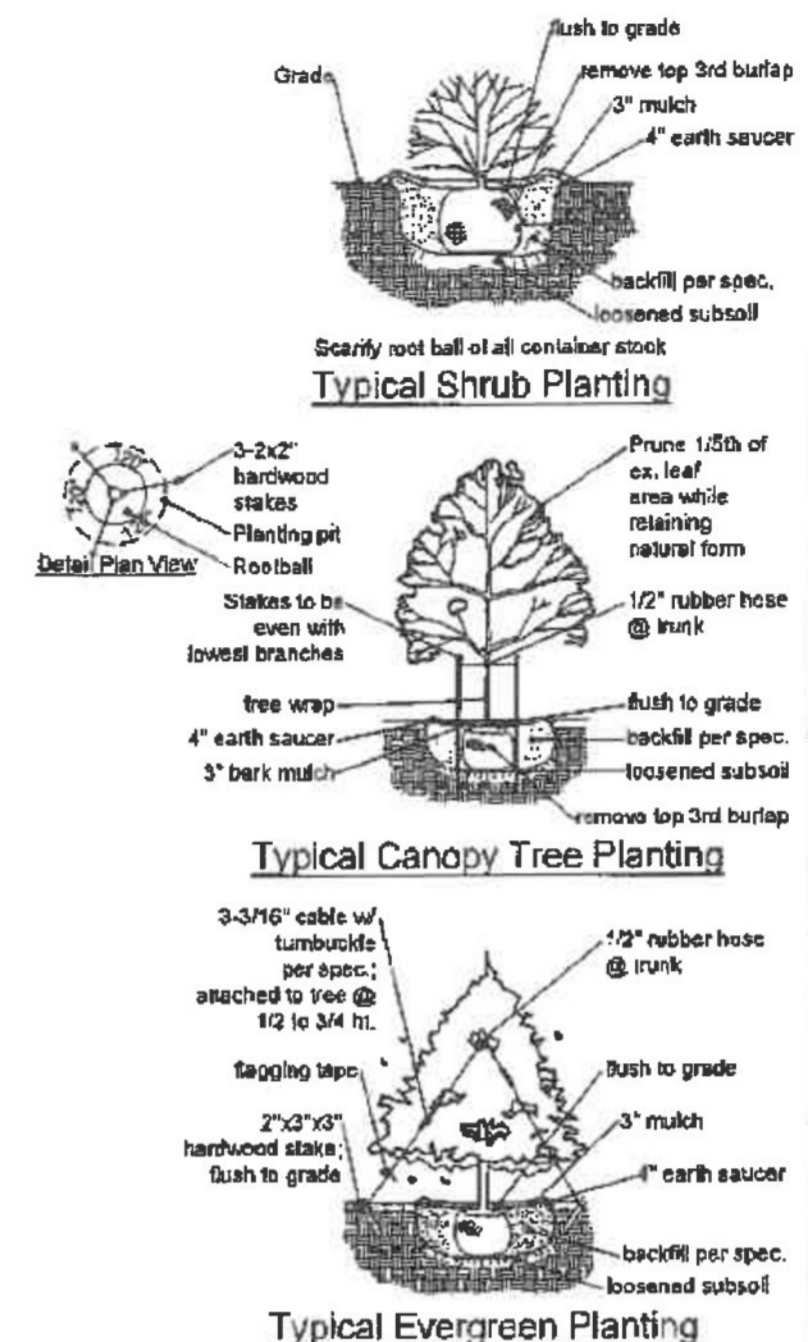
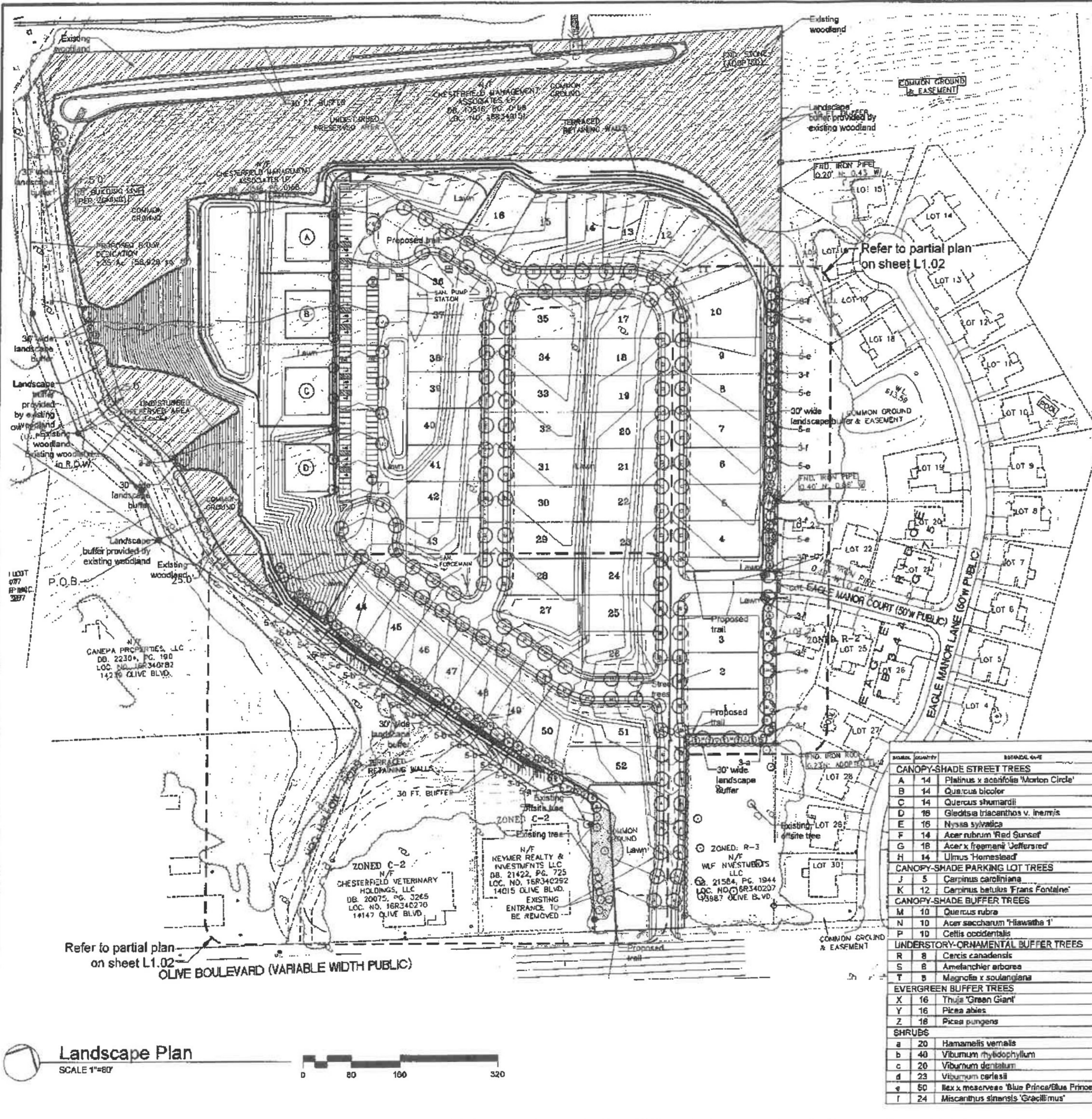
GEORGE M. ETOCK C-2614
 CIVIL ENGINEER
 STATE OF MISSOURI
 LICENSE NO. 215-0369

REVISIONS:

1.	11-26-2025	REV PER CITY	REVISIONS 11-17-2025
2.	01-13-2021	REV PER CITY	ADDED THREE LANE DIV

DATE: 1/13/21	PROJECT NO. 215-0369
SCALE: 1"=50'	DATE: 1/13/21
SHEET NO. 2	TOTAL SHEETS 7
DATE: 1/13/21	DATE: 1/13/21

SITE SECTIONS
 SHEET NO. C2.0



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

PLANTING SCHEDULE									
Symbol	Quantity	Botanical Name	Common Name	Size	Remarks	Rate / Growth Rate	Slow Growth Rate	Medium Growth Rate	Fast Growth Rate
CANOPY-SHADE STREET TREES									
A	14	Platanus x acerifolia 'Morton Circle'	Exclamation London Planetree	2.5' cal	B&B	Large/Fast	45+	11.9%	
B	14	Quercus bicolor	Swamp White Oak	2.5' cal	B&B	Lg/Medium	5.5%	45+	11.9%
C	14	Quercus shumardii	Shumard Oak	2.5' cal	B&B	Lg/Med-Fast	45+	11.9%	
D	18	Gleditsia triacanthos v. inermis	Honeylocust (thornless)	2.5' cal	B&B	Large/Fast	45+	13.5%	
E	16	Nyssa sylvatica	Blackgum	2.5' cal	B&B	Large/Slow	6.8%	50	13.5%
F	14	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5' cal	B&B	Large/Fast	45	11.9%	
G	18	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5' cal	B&B	Large/Fast	50	13.5%	
H	14	Ulmus 'Homestead'	Homestead Elm	2.5' cal	B&B	Lg/Med-Fast	55	11.9%	
							Total	100%	
CANOPY-SHADE PARKING LOT TREES									
J	5	Carpinus caroliniana	American Hornbeam	2.5' cal	B&B	Sm/Slow-M	2.1%	35	4.2%
K	12	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2.5' cal	B&B	Med/Slow-M	5.1%	35	10.1%
							Total	100%	
CANOPY-SHADE BUFFER TREES									
M	10	Quercus rubra	Red Oak	2.5' cal	B&B	Lg/Med-Fast	45+	8.4%	
N	10	Acer saccharum 'Hiawatha 1'	Oregon Trail Sugar Maple	2.5' cal	B&B	Lg/Slow-Med	4.2%	45	8.4%
P	10	Celtis occidentalis	Hackberry	2.5' cal	B&B	Lg/Med-Fast	45	8.4%	
							Subtotal	40%	
UNDERSTORY-ORNAMENTAL BUFFER TREES									
R	8	Cercis canadensis	Redbud	2.5' cal	B&B	Medium/Fast	30	6.7%	
S	8	Ametanchier arborea	Serviceberry	2.5' cal	B&B	Med/Slow-M	3.4%	30	6.7%
T	8	Magnolia x soulangeana	Saucer Magnolia	2.5' cal	B&B	Med/Slow-M	3.4%	30	6.7%
							Subtotal	20%	
EVERGREEN BUFFER TREES									
X	16	Thuja 'Green Giant'	Green Giant Arborvitae	8' ht	B&B	Large/Fast	60	13.4%	
Y	16	Picea abies	Norway Spruce	8' ht	B&B	Large/Fast	60	13.4%	
Z	16	Picea pungens	Colorado Blue Spruce	8' ht	B&B	Lg/Slow-Med	6.8%	60	13.4%
							Total	37.7%	Subtotal 40%
							Total	100%	
SHRUBS									
a	20	Hamamelis vernalis	Ozark Witchhazel	24"	Cont.				
b	40	Viburnum rhytidophyllum	Leatherleaf Viburnum	24"	Cont.				
c	20	Viburnum dentatum	Arrowwood Viburnum	24"	Cont.				
d	23	Viburnum carlesii	Koreanspice Viburnum	24"	Cont.				
e	50	Ilex x meserveae 'Blue Prince/Blue Princess'	Blue Prince/Blue Princess Holly (1:9 ratio)	24"	Cont.				
f	24	Miscanthus sinensis 'Gracillimus'	Maidengrass	3 gal	Cont.				



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

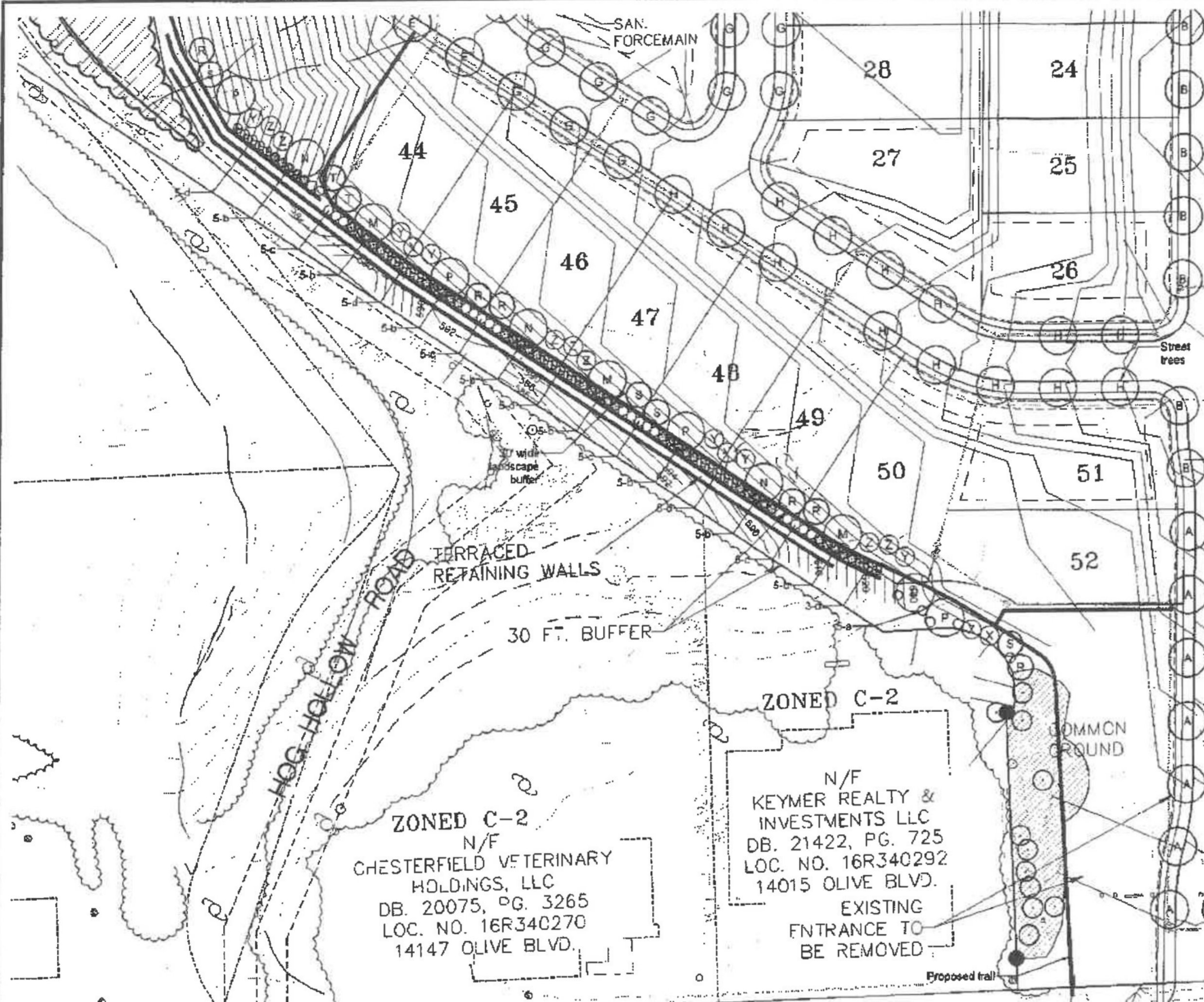
Revisions:

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



Sheet Title: Landscape Plan
 Sheet No: L1.01
 Date: 10/30/20
 Job #: 613.080

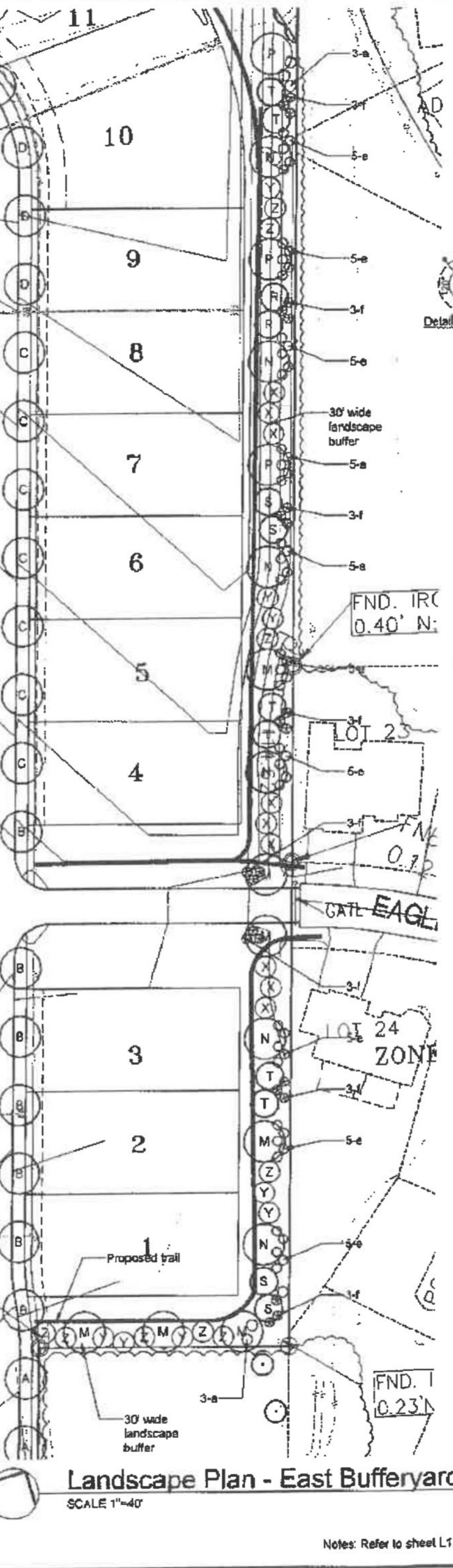




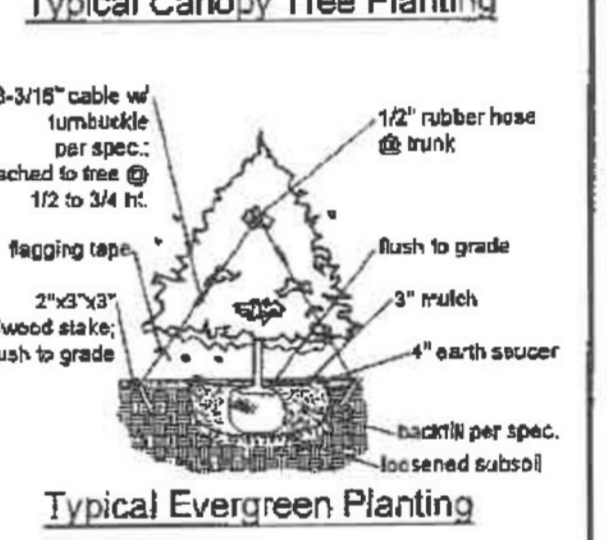
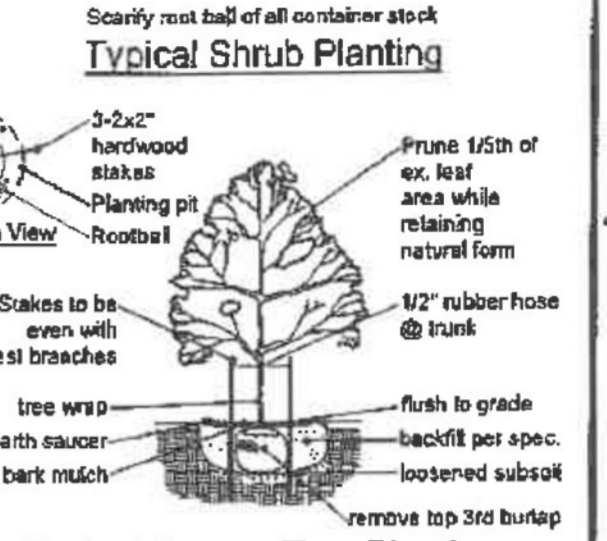
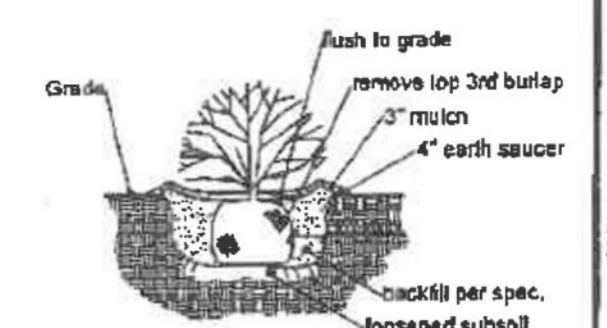
Landscape Plan - West Bufferyard
SCALE 1"=40'

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

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



Landscape Plan - East Bufferyard
SCALE 1"=40'



Jenae Saunders - Landscape Architect
MO License # LA-607

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

Revisions:

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

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
700 South 40th Street, Chesterfield, Missouri 63005
1-314-636-6666
www.loomisassociates.com

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

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



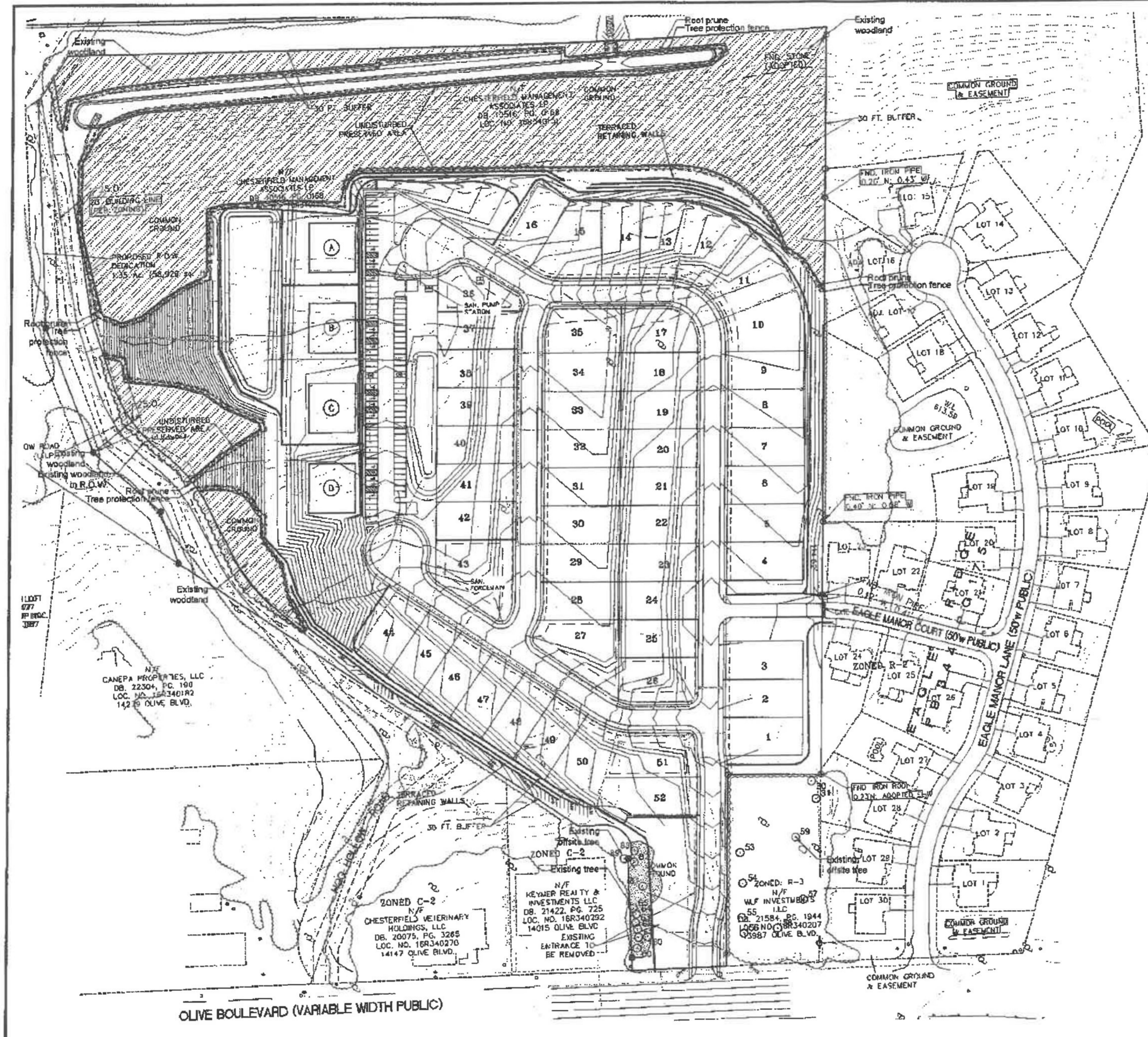
Jenell Saunders - Landscape Architect
MO License # LA-007



The Residences at Hog Hollow

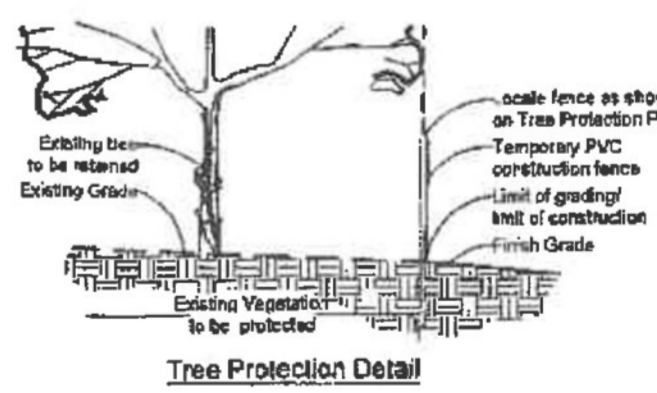
R-3 with P.U.D.

14001 Olive Boulevard
Chesterfield, Missouri



- 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 #	Species	Inches	Rating	Comments
30	Maple, Silver	38	Fair	Offsite; Monarch
31	Maple, Silver	38	Fair	Offsite; Monarch
53	Pearl	38	Excellent	Offsite; Monarch
54	Maple, Sugar	26	Excellent	Offsite
56	Maple, Sugar	32	Good	Offsite; Monarch
56	Spice, Colorado	16	Good	Offsite
57	Spice, Colorado	20	Good	Offsite
58	Oak, Pin	38	Fair	Offsite; Disease
58	Tulip	26	Good	Offsite
60	Pine, White	22	Fair	30' canopy size
61	Pine, White	15	Fair	30' canopy size
62	Pine, White	14	Fair	20' canopy size
63	Pine, White	16	Fair	20' canopy size
64	Pine, White	16	Fair	20' canopy size
66	Pine, White	24	Fair	20' canopy size; Utility planting
81	Silver Maple	26	Fair	60' canopy size
82	Pine, White	9	Fair	22' canopy size
83	Pine, White	18	Fair	25' canopy size
86	Silver Maple	24	Fair	Offsite; 40' canopy size; Utilities

Total Site Area = 1,281,082 s.f. (29.4 acres) Existing Tree Canopy Area To Be Removed = 695,273 s.f. (13.66 acres) (55.9 %)

Woodland Tree Canopy Area = 648,494 s.f. (18.48 acres) Existing Tree Canopy Area To Be Preserved = 284,276 s.f. (6.76 acres) (33.1 %)

Individual Tree Canopy Area = 41,055 s.f. (0.94 acres)

Tree Canopy Area in R.O.W. = 5,831 s.f. (0.13 acres)

Total Existing Tree Canopy Area = 889,549 s.f. (20.42 acres) (Excludes Tree Canopy Area in R.O.W.)



Revisions:

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

Drawn: KP
Checked: RS

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

Sheet Title: Tree Preservation Plan
Sheet No: TPP
Date: 10/30/20
Job #: B13.080



Jecki Saunders - Landscape Architect
MO License # LA-007



The Residences at Hog Hollow

R-3 with P.U.D.

14001 Olive Boulevard
Chesterfield, Missouri

Revisions:

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

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
14001 Olive Blvd, Chesterfield, Missouri 63003
www.loomisassociates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC 4000019

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	8/13/19
Job #:	B13.08D

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	Crapeapple	10	Poor	
9	Crapeapple	9	Poor	
10	Crapeapple	12	Poor	
11	Crapeapple	12	Poor	
12	Bradford Pear	14	Good	
13	Bradford Pear	13	Good	
14	Alder	22	Fair	
15	Alder	21	Excellent	
16	Crapeapple	12	Poor	
17	Oak, Pin	18	Fair	Under Wires
18	Oak, Pin	28	Fair	Under Wires
19	Oak, Pin	28	Fair	Under Wires
20	Oak, Pin	32	Fair	Monarch
21	Oak, Pin	30	Fair	Monarch
22	Oak, Pin	25	Fair	Monarch
23	Oak, Pin	30	Fair	Monarch
24	Oak, Pin	29	Poor	
25	Oak, Pin	30	Fair	Monarch
26	Oak, Pin	30	Fair	Monarch
27	Oak, Pin	30	Poor	Monarch
28	Oak, Pin	30	Fair	Monarch
29	Oak, Pin	32	Good	Monarch
30	Maple, Silver	35	Fair	Offsite; Monarch
31	Maple, Silver	38	Fair	Offsite; Monarch
32	Pine, Austrian	15	Poor	
33	Oak, Pin	28	Poor	
34	Oak, Pin	38	Poor	
35	Oak, Pin	38	Fair	Hazard
36	Oak, Pin	36	Good	Monarch
37	Pine, White	19	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	28	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	25	Excellent	Offsite
55	Maple, Sugar	32	Good	Offsite; Monarch
56	Spruce, Colorado	16	Good	Offsite
57	Spruce, Colorado	26	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	18	Fair	20' canopy size, Utility pruning
66	Sweetgum	18	Good	
67	Sweetgum	20	Good	
68	Sweetgum	20	Good	
69	Black Oak	28	Good	Monarch
70	Red Oak	28	Fair	Monarch
71	Red Oak	24	Good	Monarch
72	Chickadee Oak	23	Good	Monarch
73	Chickadee Oak	24	Good	Monarch
74	American Elm	28	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	Bovender	7	Poor	12' canopy size
80	Pine, White	24	Fair	20' canopy size
81	Silver Maple	28	Fair	60' canopy size
82	Pine, White	8	Fair	22' canopy size
83	Pine, White	16	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	Twist
87	Silver Maple	20	Poor	Dead; Twist
88	Silver Maple	35	Fair	60' canopy size
89	Silver Maple	24	Fair	Offsite; 40' canopy size; Utilities
90	Cottonwood	26	Poor	
91	Cottonwood	12	Poor	

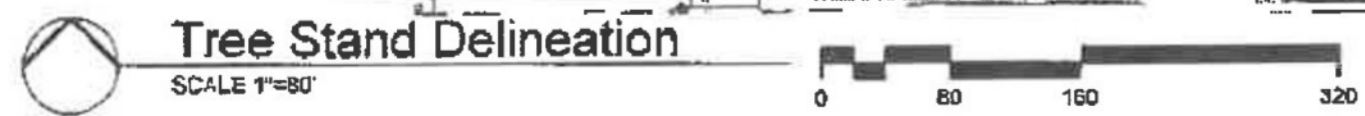
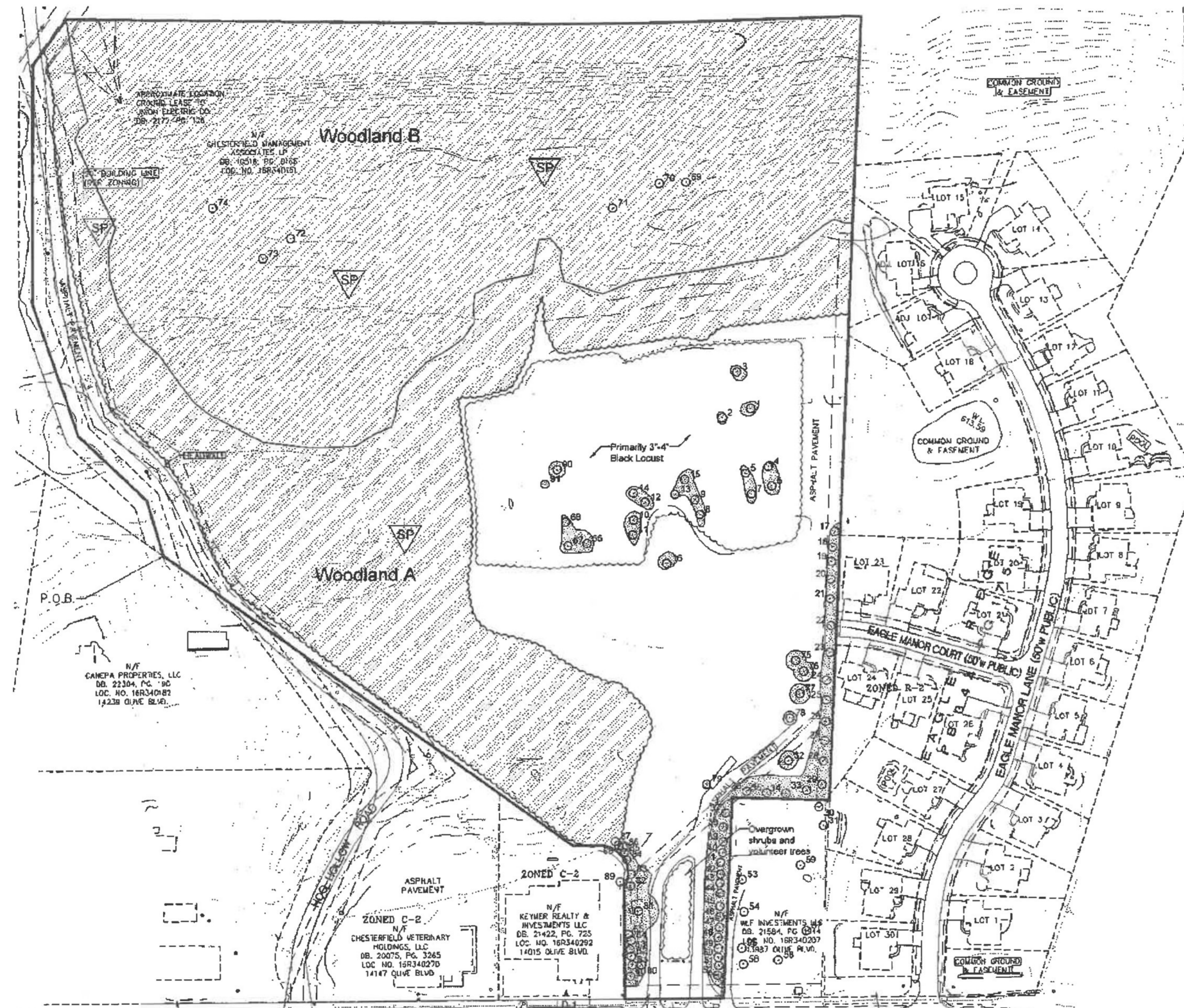
Tree Stand Delineation based on plans prepared by SKA Forestry and Associates and Loomis Associates in September 2005

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

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

WOODLAND = 854,425 sq.ft.
INDIVIDUAL TREES = 41,085 sq.ft.
TOTAL SQ.FT. OF EXISTING CANOPY = 895,480 sq.ft.

Woodland	Forest Type	Area (sq.ft.)	Dominant and Co-dominant Species	Density (Trees/acre)	Average Diameter	Average Overstory	Frequency of Occurrence for Dominant Species	Understory Species
A	Successional/Edge	311,265.00	Black Locust / Cottonwood / Sycamore / Hackberry	110	2.5"	10"	80 / 90 / 10 / 5	Shack Cherry / American Elm / Boxelder / Honey Locust
B	Mixed Hardwoods	489,964.00	Green Ash / Red Oak / Sugar Maple / Walnut	80	6"	12"	20 / 20 / 20 / 18	Sugar Maple / Plymrow



- Legend:**
- Existing Individual Trees / Monarch Trees
 - Location of Sample Plots
 - Woodland Delineation

Zoning Designation:
Present Zoning: R-2, CUP

Total Site Area: 29.41 acres

Floodplain Number:
Area is outside of 500-year floodplain
Fema Map # = 28189C0145

N/F CANEPA PROPERTIES, LLC
DB. 22304, PG. 9C
LOC. NO. 16R340182
14238 OLIVE BLVD.

N/F HISTORFIELD MANAGEMENT ASSOCIATES, LP
DB. 10518, PG. 0165
LOC. NO. 16R340151

N/F KEYMER REALTY & INVESTMENTS LLC
DB. 21422, PG. 725
LOC. NO. 16R340292
14015 OLIVE BLVD.

N/F WLF INVESTMENTS, LLC
DB. 21584, PG. 014
LOC. NO. 16R340237
11987 OLIVE BLVD.