

AGENDA

**The City of Rolla
Planning & Zoning Commission
City Council Chambers, 1st Floor
901 North Elm Street
Tuesday, March 11, 2025 at 5:30 PM**

Commission Members:

**Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan,
City Council Representative Nathan Chirban,
Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris, VACANT**

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, February 11, 2025
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
- ZON25-01:** Map Amendment to rezone 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district
 - VAC25-01:** Vacation of the remainder of an alley north of 11th Street between Bishop Avenue and State Street
- III. PUBLIC HEARING:**
- SUB25-01:** Final Plat of The Highlands, Phase I, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 87 residential lots
- IV. NEW BUSINESS:** NONE
- V. OLD BUSINESS:** NONE
- VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:** NONE
- VII. CITIZEN COMMENTS:**

NEXT MEETING DATE:

Tuesday, April 15, 2025

**MINUTES
 ROLLA PLANNING AND ZONING COMMISSION MEETING
 ROLLA CITY HALL COUNCIL CHAMBERS
 TUESDAY, FEBRUARY 11, 2025**

Presiding: **Russell Schmidt, Chairperson**

Commission Members Present: **Nathan Chirban, Kevin Crider, Steve Davis, Monte Shields**

Commission Members Absent: **Monty Jordan, Janece Martin, Don Morris & One Vacancy**

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, January 14, 2025. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

II. ELECTIONS: Annual elections for Chairman and Secretary/Vice-Chairman.

1. Election of Secretary/Vice Chairman.

A motion was made by Shields to nominate Monty Jordan. Motion passed unanimously.

2. Election of Chairman.

A motion was made by Shields to nominate Russell Schmidt. Motion passed unanimously.

III. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **ZON24-06:** Map Amendment to rezone 21 Stephendale Ct from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district.

City Planner Tom Coots presents the report.

IV. PUBLIC HEARING:

1. **ZON25-01:** Map Amendment to rezone 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district.

Chairperson Schmidt opens the public hearing at 5:34.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments.

Will Benhardt representing Blarney Stone Investments located at 1420 East Highway 72 shared that rezoning to R-4 would allow enough room to place an apartment building on this property as well as having parking in the rear of the building so street parking would not be needed.

Jeff Davis owns the property located at 601 North Olive shared that he is concerned with parking on the street. He is happy to know that parking is already being addressed. Crider commented that he has spoken to the property owner south of this location and he is fine with the zoning changing.

The public hearing was closed at 5:46.

A motion was made by Shields and seconded by Davis to recommend approval to City Council to make a Map Amendment to rezone 602 N. Olive Street from C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis and Shields. Nays: None. Absent: Jordan, Martin and Morris. The motion passes.

2. VAC25-01: Vacation of the remainder of an alley north of 11th Street between Bishop Avenue and State Street.

Chairperson Schmidt opens the public hearing at 5:48.

City Planner Tom Coots presents the staff report.

A discussion was had regarding the sewer line.

Chairperson Schmidt asks for citizens comments.

The public hearing was closed at 5:54 with no citizen comments.

A motion was made by Crider and seconded by Shields to recommend approval to City Council for the vacation of the remainder of an alley north of 11th Street between Bishop Avenue and State Street. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis and Shields. Nays: None. Absent: Jordan, Martin and Morris. The motion passes.

IV. NEW BUSINESS: NONE

V. OLD BUSINESS: NONE

VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF: NONE

IX. CITIZEN COMMENTS: NONE

**Meeting adjourned: 5:55 p.m.
Minutes prepared by: Cindy Brown**

NEXT MEETING: Tuesday, March 11, 2025



Report to:

**Planning and Zoning
Commission**

Case No.: SUB25-01

Meeting Date: March 11, 2025

Subject: Final Plat: The Highlands, Phase I, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 87 residential lots

Background: The applicant seeks to begin construction of a large housing development. At this time, review and approval of the Final Plat of the first phase of the development is requested. The zoning approval and Preliminary Plat were approved in 2024.

The housing development includes a total of 587 single-family homes on platted lots; amenities such as playgrounds, ball courts, and trails; and common open space. At this time, the first phase of the development is proposed. The first phase consists of 87 single-family lots, two common lots, and associated infrastructure on 26 acres of the 145 acre property.

Property Details:

Current zoning - R-1, Single-family with a PUD, Planned Unit Development zoning overlay
Current use - Vacant/undeveloped
Land area - Total 26.3 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Hwy 72, a major arterial road; Osage Drive, a local street. The proposed development includes building Hillside Court, and portions of Castle Hill Drive, Clover Lane, and a disconnected extension of Longview Lane (all local streets); and a portion of Heatherfield Drive, and a new Collector street.

Sidewalks - Sidewalks are not located adjacent to the property. Sidewalks are proposed within the development.

Utilities - The subject property has access to all needed utilities. Extension of water and sewer utilities are proposed to serve the development.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Low Density Residential uses; and a Commercial Activity Center along Hwy 72.

Discussion: The improvement plans for the infrastructure have been reviewed and approved by the Public Works Department and RMU. A Traffic Impact Analysis has been reviewed and approved by the city and MoDOT. Some improvements to the intersection of Osage Drive/Hwy 72 and the future Heatherfield Drive/Hwy 72 will be required at the end of construction of this phase. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat is in substantial conformance with the approved PUD and Preliminary Plat. A few lots were re-oriented, but the overall design was not modified. The plat does appear to be in conformance with all applicable review criteria.

Fees-in-lieu of dedication for parks will be due prior to recording the plat. The performance guarantee for the improvements will need to be provided prior to approval of the plat by City Council.

The Final Plat is the first major subdivision that has been reviewed since the zoning and subdivision regulations were revised in 2023. A Final Plat of a major subdivision requires review and approval by the Planning and Zoning Commission and City Council. In addition, public notice of the action and a public hearing is provided. Minor Subdivisions may be reviewed and approved administratively. However, a major subdivision generally involves the need to accept easements and rights-of-way, which requires approval of the City Council. The public hearing and notice is provided to allow the public to be aware of the upcoming development, which can sometimes occur years after the zoning and/or Preliminary Plat is approved.

Review and Approval Criteria:

A Final Plat should also be reviewed for the following criteria:

1. Whether the proposed subdivision is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether the design of the subdivision is compatible with the immediate vicinity;
3. Whether adequate utility service and facilities exist or can be reasonably provided to serve the property;
4. The impact the proposed subdivision would have on vehicular and pedestrian traffic safety;
5. Whether the subdivision meets the requirements of city codes; and
6. Relevant information provided at the public hearing.

Findings:

1. The Final Plat does appear to comply with all relevant zoning and subdivision requirements.
2. The Final Plat does appear to be in substantial conformance with the approved Preliminary Plat and PUD.
3. The associated improvement plans have been reviewed and approved.

Potential Motions:

1. Find the request meets the criteria for approval and recommend the City Council approve the Final Plat.
2. Find that the request does not meet the criteria for approval; state the reasons for disapproval; and recommend that the City Council not approve the Final Plat.
3. Find that corrections are needed prior to making a recommendation for approval; with the consent of the applicant, postpone the request to allow the applicant to correct the deficiencies.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice Letter, Application, Highlands Phase I Final Plat

Pd ce

City of ROLLA



COMMUNITY DEVELOPMENT

901 North Elm St
P.O. Box 979
Rolla, MO 65402
Fax: 573-426-6978

573-364-5333

www.rollacity.org/comdev

SUBDIVISION APPLICATION

Contact Information:

Property Owner:

Rolla Land Strategy, LLC

Name(s) Jeremy Roth, Christian Miller

Mailing Address 17415 North Outer 40 Road

City, State, Zip Chesterfield, MO 63005

Phone 314 682 9604

Email cmiller@elitedevservices.com

Agent/Applicant (If Different Than Property Owner):

Name _____

Mailing Address _____

City, State, Zip _____

Phone _____

Email _____

Property/Request Information:

- Request: _____ Sketch Plat
 _____ Preliminary Plat
 Final Plat
 _____ Minor Subdivision (Admin.)
 _____ Lot Consol./Lot Line Adjust.
 _____ Vacation of ROW/easement

Property Address/Location

R-1 PUD

Property Zoning

0 87

Number of existing and new lots proposed

The Highlands Phase I

Name of Subdivision

APPLICATION CHECKLIST:

City Staff Verifies	<input checked="" type="checkbox"/>	Completed Application Form
	<input type="checkbox"/> N/A	Agent Letter (If Applicable)
	<input checked="" type="checkbox"/> By Phone	Filing Fee - <u>\$500</u> (Preliminary/Final Plat); \$250 (Administrative Minor Subdivision); \$50 (Lot Consolidation/Lot Line Adjustment)
	<input checked="" type="checkbox"/>	Improvement Plans (Final Plats only; 1 paper copy and pdf version)
	<input checked="" type="checkbox"/> Electronic	Plat (3 paper copies and pdf version), Survey, or Vacation Exhibit (as applicable)
	<input type="checkbox"/> N/A	Other Documents (as applicable)

OFFICE USE ONLY:

Case No: SUB 25-01

DRC Meeting Date: 2.4.25 / 2.18.25

PZ Hearing Date: 3.11.25

Submission Date: 1.31.25

Advertise By: 2.20.25

CC Hearing Dates: 3.17.25 / 4.7.25

INFORMATION:

A Major Subdivision includes the following steps:

1. A **Sketch Plat** and property owners meeting is be required for any subdivision with more than 30 lots. A Sketch Plat is encouraged for all Major Subdivisions.
2. A **Preliminary Plat** includes the entire area to be platted, with phases and preliminary or conceptual information about layout, utilities, and grading.
3. A **Final Plat** is the final design of a subdivision or a phase of a development. Final grading plans and utility plans are included in the review.
4. More information about the process and requirements may be found in Section 42.500

Minor Subdivisions include the following requirements:

1. A minor subdivision is an administrative process for subdivisions which create no more than five (5) additional lots; and all street, waterline, sewer line, or storm sewer infrastructure and easements needed for the proposed subdivision is found to be existing.
2. If any streets, utilities, or easements are found to be needed, the applicant may pursue a Final Plat application or may elect to construct needed infrastructure or dedicate easements prior to approval of the Minor Subdivision.

Lot Consolidations and Lot Line Adjustments include the following requirements:

1. A Lot Consolidation is an administrative process to combine two or more adjoining lots under common ownership into one lot to enable the interior lot lines to be disregarded for setbacks, bulk standards, etc. for the purposes of building permitting.
2. A Lot-Line Adjustment is an administrative process to move a lot line which does not result in any additional lots.
3. No street or utility extensions or dedications must be necessary for the lot combination or lot line adjustment.
4. For a lot consolidation, the prepared deeds must include the following language:

The intent of this instrument is to permanently combine the lots included in the legal description to allow them to be treated as one lot for the purposes of building permits and zoning. The lot(s) may not be separated unless approved by the City of Rolla.

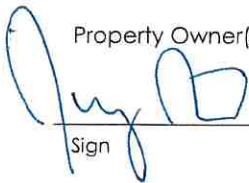
Vacation of rights-of-way or easements requests are considered by city staff. Vacations may be included with a subdivision application or considered separately. A decision by staff to not pursue vacation may be appealed to the Planning and Zoning Commission.

Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that a full refund may be issued if the request is withdrawn within three (3) business days after the application; a partial refund may be considered if the request is withdrawn prior to the hearing.

Property Owner(s):

Applicant/Agent (If Different From Owner)



Jeremy Roth 01/31/25
(Authorized Agent)

Sign

Print

Sign

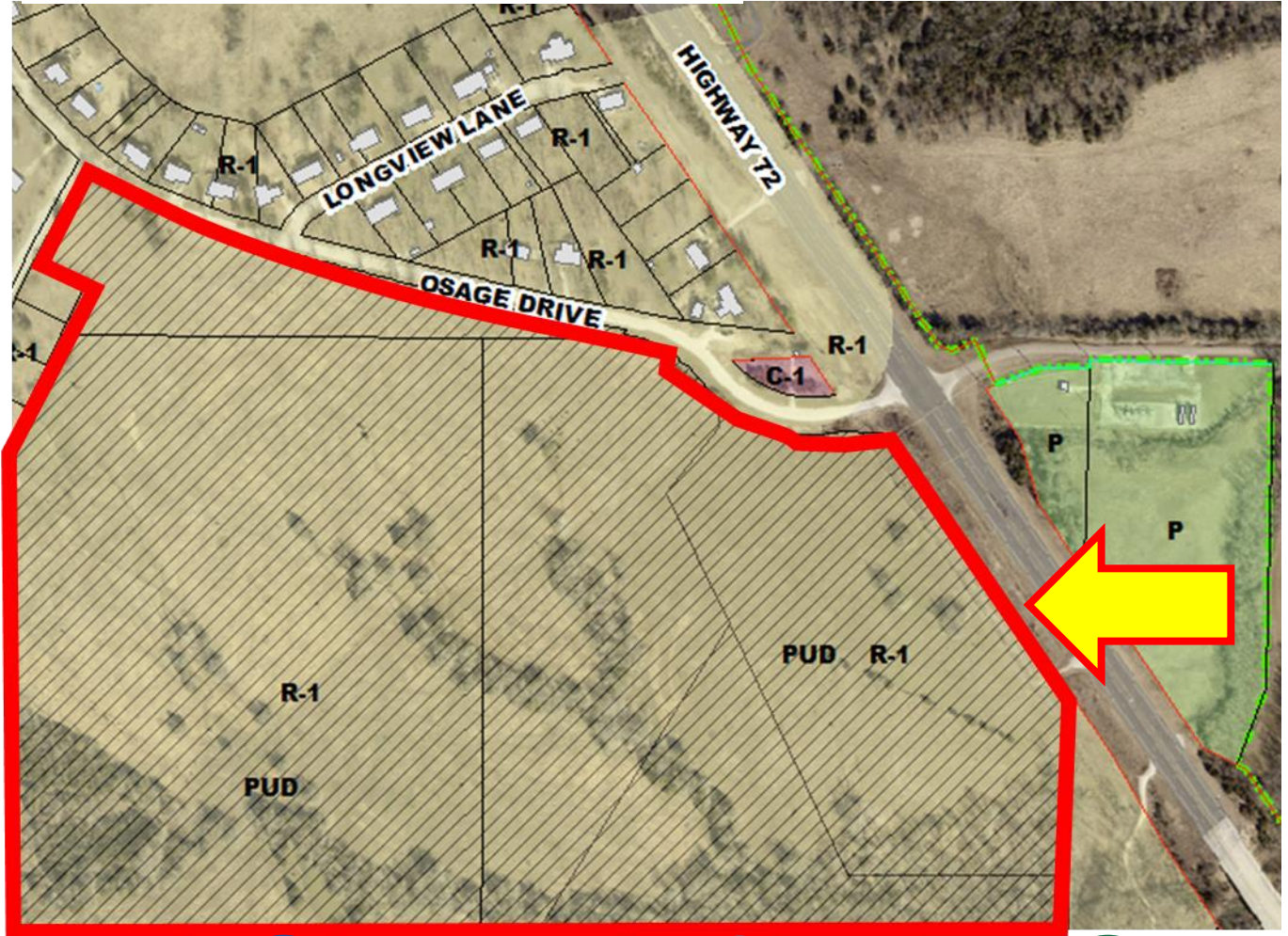
Print

Sign

Print

Sign

Print



Project Information:

Case No: SUB25-01
 Location: Hwy 72/Osage Dr
 Applicant: Rolla Land Strategy, LLC
 (McBride Homes)
 Request:
 Final Plat to create 87 residential lots



Public Hearings:

Planning and Zoning
 Commission
March 11, 2025
5:30 PM
 City Hall: 1st Floor

 City Council
March 17, 2025
6:30 PM
 City Hall: 1st Floor



For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

 (573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Final Plat?

A Final Plat is a document which is recorded to subdivide a property into lots. Rolla requires that Final Plats be reviewed by the Planning and Zoning Commission and City Council. Certain Final Plats also require opportunity for public input.

Why am I being notified?

The notice is provided to inform the neighborhood of upcoming development and allow opportunity to review and comment on the planned layout.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

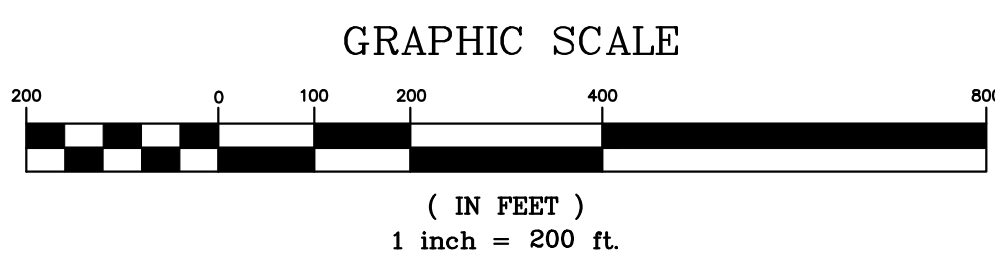
A tract of land being part of the South Half of Lot 1 of the Southwest Quarter, and part of the Southwest Quarter of the Southeast Quarter, all being in Section 18, and being part of the North Half of Lot 1 of the Northwest Quarter, part of the South Half of Lot 1 of the Northwest Quarter, part of the North Half of Lot 2 of the Northwest Quarter, part of the South Half of Lot 2 of the Northwest Quarter, and part of the Northwest Quarter of the Northeast Quarter, all being in Section 19, Township 37 North, Range 7 West of the Fifth Principal Meridian, City of Rolla, Phelps County, Missouri and being more particularly described as follows:

Beginning at a found iron rod with cap (Mueller LS-2238) at the southeast corner of Lot 54 of Country Ridge Amended Subdivision, as recorded in Survey Cabinet D, Page 114 of the Phelps County, Missouri Recorder's Office, said corner being on the North Line of the South Half of Lot 2 of the Northwest Quarter of the abovementioned Section 19; thence leaving said corner along the east line of said Country Ridge Amended Subdivision the following courses and distances: North 11°29'01" East, 82.78 feet to a found iron rod with cap (Mueller LS-2238) at the northeast corner of said Lot 54; thence North 28°57'37" East, 243.44 feet to a point; thence North 25°01'49" East, 106.23 feet to a found iron rod; thence North 17°33'47" East, 454.62 feet to a found iron rod at the northeast corner of Lot 60; thence North 41°41'24" East, 239.54 feet to a found iron rod at the northeast corner of Lot 62; thence North 32°22'45" East, 50.10 feet to a found iron rod at the southeast corner of Lot 63; thence North 25°40'37" East, 441.53 feet to a found iron rod at the northeast corner of Lot 66; thence along the north line of said Lot 66, North 64°19'23" West, 134.78 feet to the northernmost corner of said Lot 66, said corner also being on the east right-of-way line of Country Ridge (50' wide) Road, as shown on the abovementioned plat of Country Ridge Amended Subdivision, where a found iron rod bears South 70°43'23" East, 0.19 feet; thence leaving said corner along said east right-of-way line, North 28°38'37" East, 223.12 feet to the south right-of-way line of Osage (variable width) Drive, where a found iron rod bears, South 88°29'34" West, 0.34 feet; thence leaving said east right-of-way line along said south right-of-way line the following courses, distances and curves: South 57°05'50" East, 165.96 feet to a point; thence South 74°36'01" East, 700.00 feet to a point; thence South 78°19'21" East, 512.27 feet to a point; thence South 10°59'58" West, 15.03 feet to a point; thence South 79°00'02" East, 21.53 feet to the beginning of a curve concave southwesterly, said curve has a radius of 241.48 feet; thence southeasterly along said curve through a central angle of 41°24'45" an arc distance of 174.54 feet to a point of reverse curvature, said curve is concave northerly and has a radius of 331.48 feet; thence easterly along said curve through a central angle of 66°31'36" an arc distance of 384.88 feet to a point on the west right-of-way line of State Route 72 (aka Highway 72) at centerline station 166+94.30 202.18 feet right; thence leaving said south right-of-way line of Osage Drive along the west right-of-way line of said State Route 72, South 86°11'46" East, 39.23 feet to a point at centerline station 167+18.41 right, 171.23 feet, said point being on the old west right-of-way line of State Route 72; thence along said old west right-or-way line, South 34°06'49" East, 910.30 feet to a point at centerline station 176+28.71 right, 171.23 feet; thence leaving said old west right-of-way line of State Route 72, South 03°23'19" West, 1,692.28 feet to a found iron rod, where an iron rod with cap (PLS 2008000715) at the East Quarter Corner of Section 19, T37N, R7W, 5TH PM was found and which bears South 00°51'48" West 12.73 feet and South 89°08'12" East 1418.60 feet; thence leaving said point, North 88°18'09" West, 1,951.65 feet to a found iron rod; thence North 02°20'00" East, 939.62 feet to a found iron rod; thence South 86°51'32" West, 695.74 feet to a found iron rod; thence North 02°08'30" East, 387.89 feet to a found iron rod at the Northeast Corner of the South Half of Lot 2, Northwest Quarter, Section 19, said corner being the northeast corner of property now or formerly owned by Jordan + Jordan Designs, LLC, as recorded in Document No. 2022-2079 of said Recorder's Office; thence leaving said corner along the north line of said Jordan + Jordan Design LLC, North 88°25'21" West, 359.39 feet to the Point of Beginning and contains 6,327,788 square feet or 145.2660 acres, more or less, according to a property boundary survey performed by The Sterling Company during the month of April, 2024.



THE HIGHLANDS PHASE ONE

SITE OVERVIEW & SHEET INDEX



HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY = [Hatched pattern]

PHASE ONE AREA = [Stippled pattern]

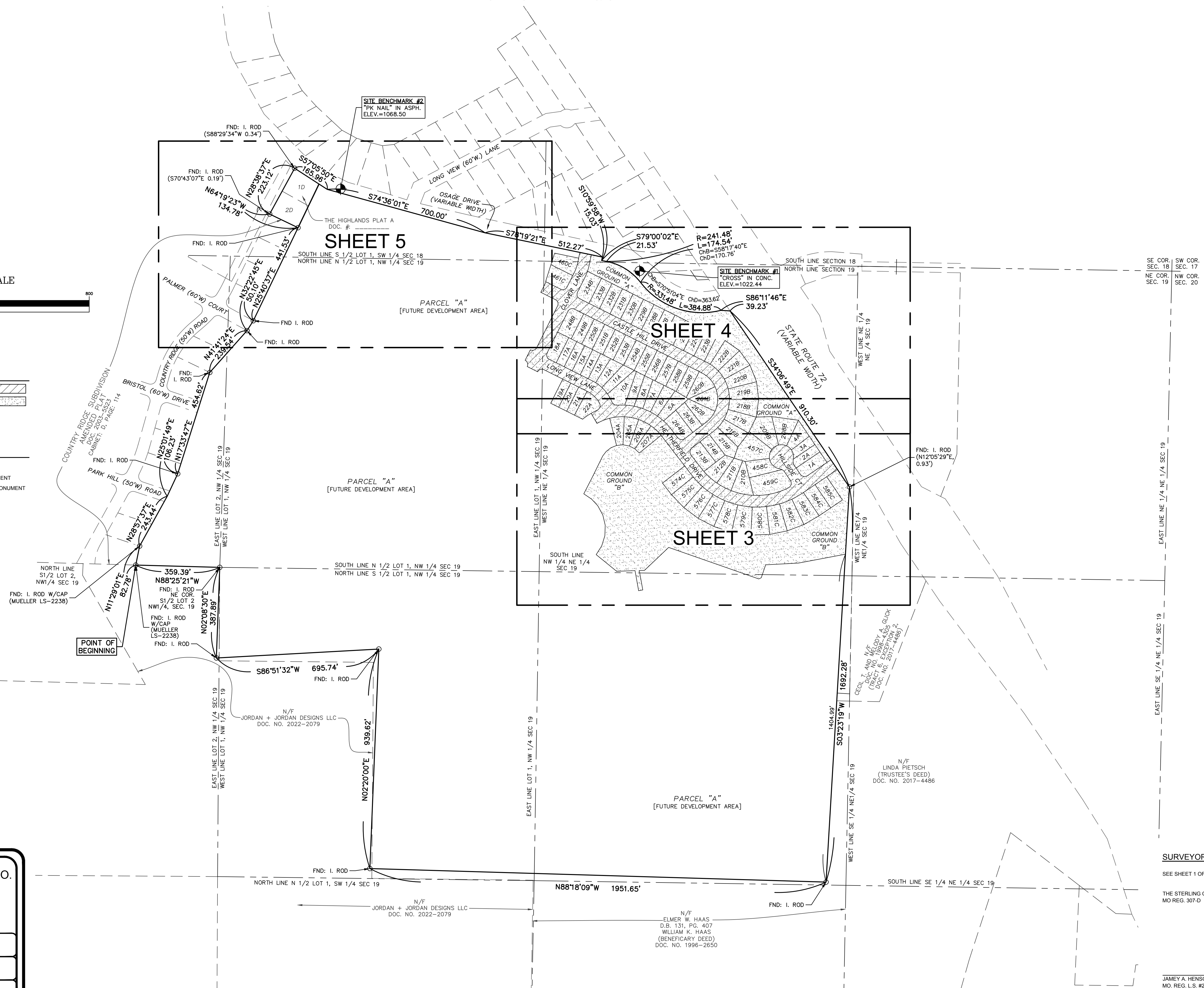
SYMBOL LEGEND:

⊕ = BENCHMARK

□ = FOUND PERMANENT MONUMENT

○ = FOUND SEMI-PERMANENT MONUMENT

● = FOUND DISK MONUMENT



THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: FEB. 27, 2025
JOB NO.:	24-03-063	THE HIGHLANDS PHASE ONE

SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 5 FOR CERTIFICATION.

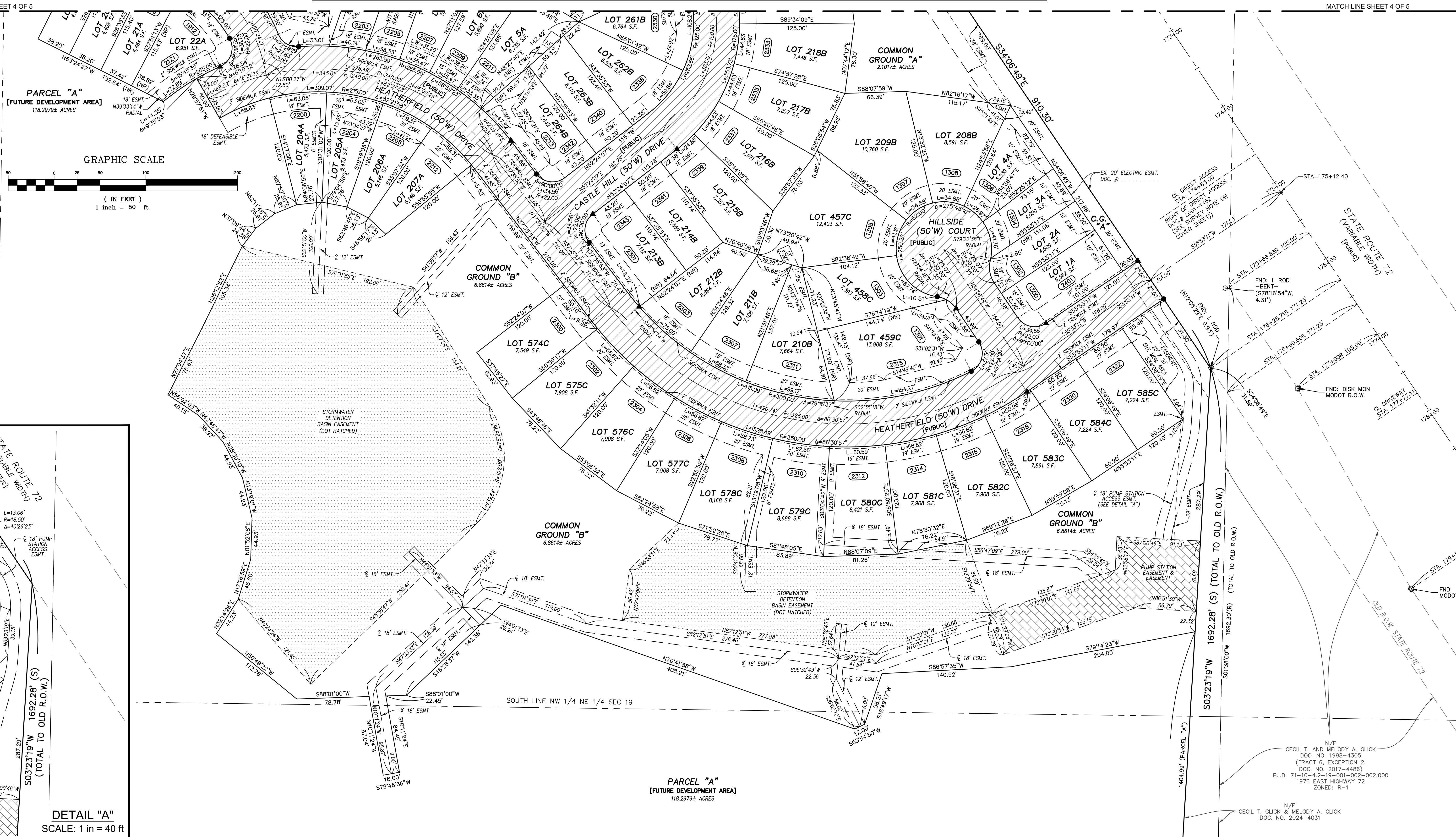
THE STERLING COMPANY
 MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
 MO. REG. L.S. #2007017963

THE HIGHLANDS PHASE ONE

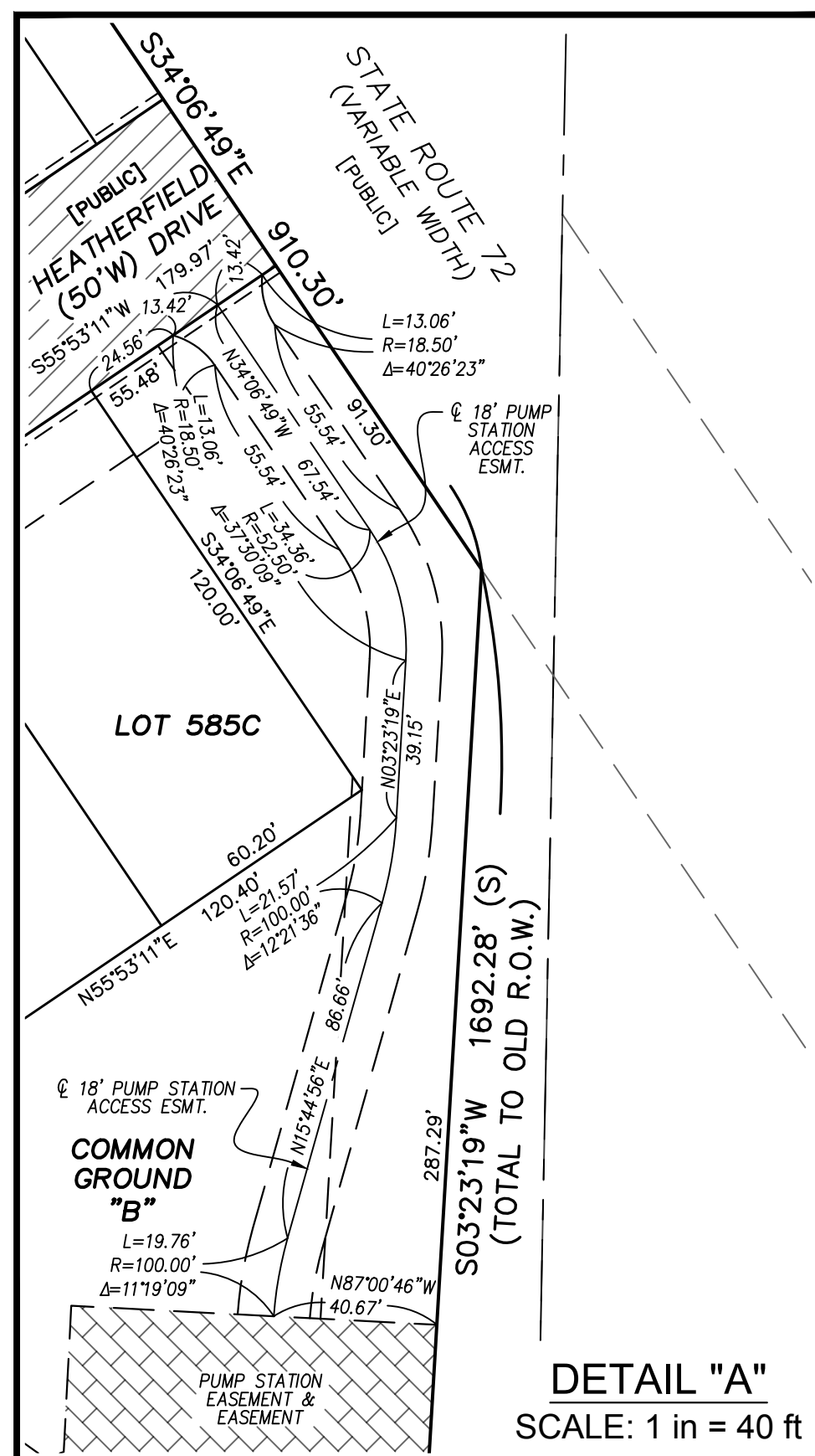
MATCH LINE SHEET 4 OF 5

MATCH LINE SHEET 4 OF 5

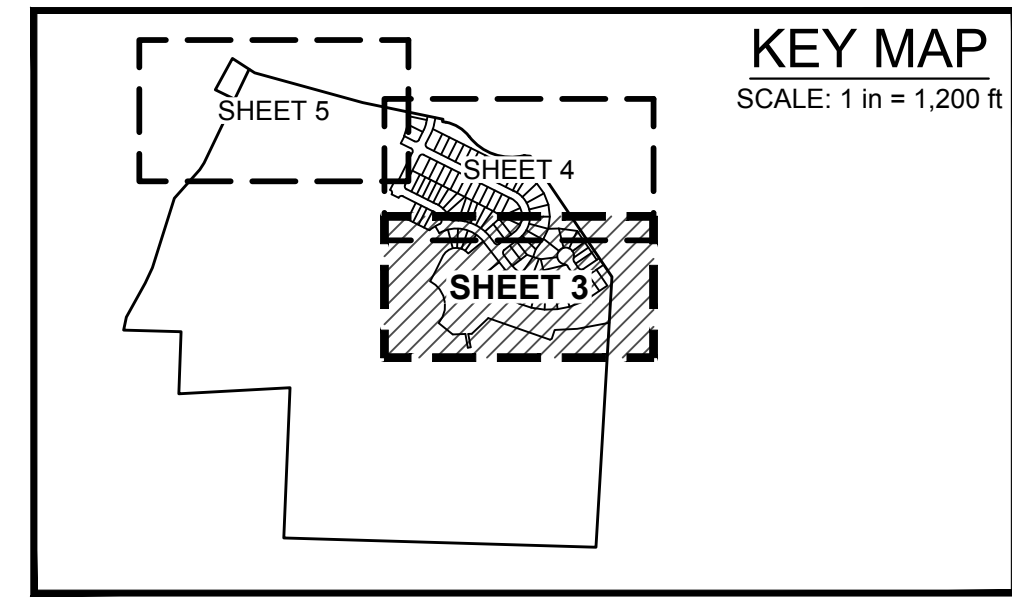


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



DETAIL "A"
SCALE: 1 in = 40 ft



KEY MAP
SCALE: 1 in = 1,200 ft

ABBREVIATION LEGEND:

- BK = BOOK
- BLDG. = BUILDING
- C.G. = COMMON GROUND
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- D.B. = DEED BOOK
- DRAIN = DRAINAGE
- ESMT. = EASEMENT
- FND. = FOUND
- N/F = NOW OR FORMERLY
- NR = NON-RADIAL
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M.E. = PRIVATE ROADWAY MAINTENANCE EASEMENT
- P.S.E. = PRIVATE SIDEWALK EASEMENT
- P.V.M.T. = PAVEMENT
- R. = RECORD

ABBREVIATION LEGEND:

- R.O.W. = RIGHT-OF-WAY
- (S) = SURVEYED
- S.D.T. = SIGHT DISTANCE TRIANGLE
- S.F. = SQUARE FEET
- T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
- W = WIDTH

SYMBOL LEGEND:

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" ROD W/ ALUMINUM CAP).
- = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I-ROD W/ PLASTIC CAP OR CUT CROSS).
- = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
- ☆ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
- = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- ⊕ = FOUND CROSS
- + = FOUND ANCHOR
- ⊙ = BENCHMARK
- 523 = ADDRESS

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY
- DETENTION BASIN
- PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 5 FOR CERTIFICATION.

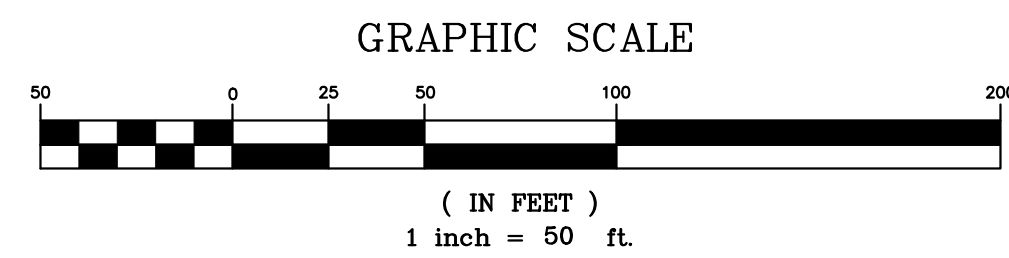
THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #2007017963

THE STERLING CO.
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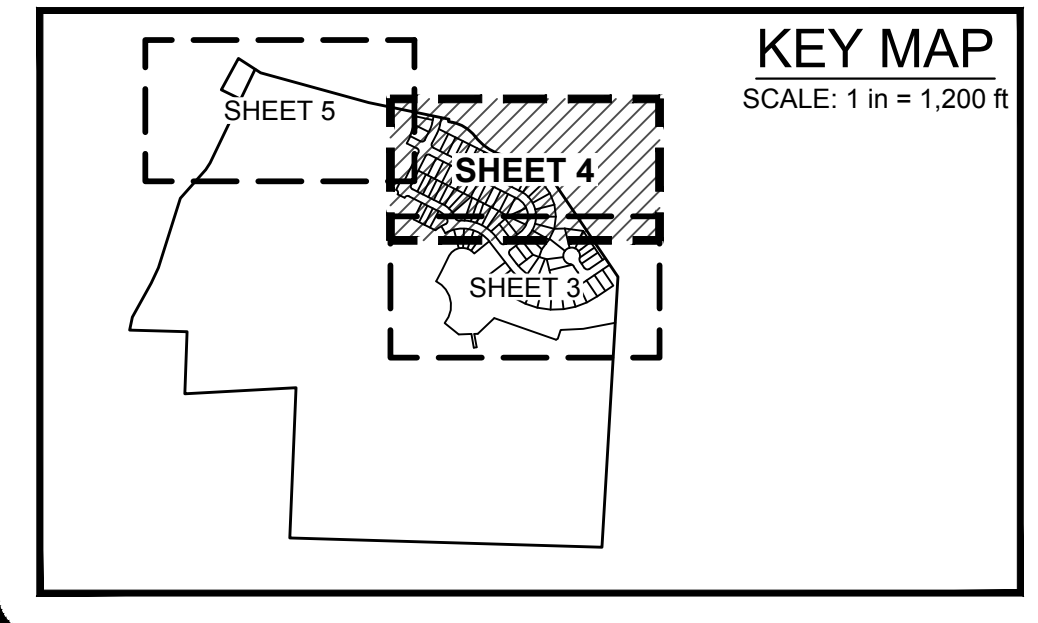
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THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
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 Ph. 314-487-0440 Fax 314-487-8944
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ESMT.	= EASEMENT
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L.W.	= LOT WIDTH AT THE FRONT BUILDING LINE
N/F	= NOW OR FORMERLY
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P.B.	= PLAT BOOK
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P.R.M.E.	= PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	= PRIVATE SIDEWALK EASEMENT
P.W.M.T.	= PAVEMENT
(R)	= RECORD

ABBREVIATION LEGEND:

R.O.W.	= RIGHT-OF-WAY
(S)	= SURVEYED
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S.F.	= SQUARE FEET
T.S.C.L.	= TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	= WIDTH

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●	= SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IROD W/ PLASTIC CAP OR CUT CROSS).
○	= SET PERMANENT MONUMENT IN PREVIOUS PLAT.
⊙	= SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
⊠	= FOUND PERMANENT MONUMENT
⊚	= FOUND SEMI-PERMANENT MONUMENT
+	= FOUND CROSS
⊕	= FOUND ANCHOR
⊙	= BENCHMARK
523	= ADDRESS

HATCHING LEGEND:

[Hatched Box]	= PUBLIC RIGHT-OF-WAY
[Hatched Box]	= DETENTION BASIN
[Hatched Box]	= PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

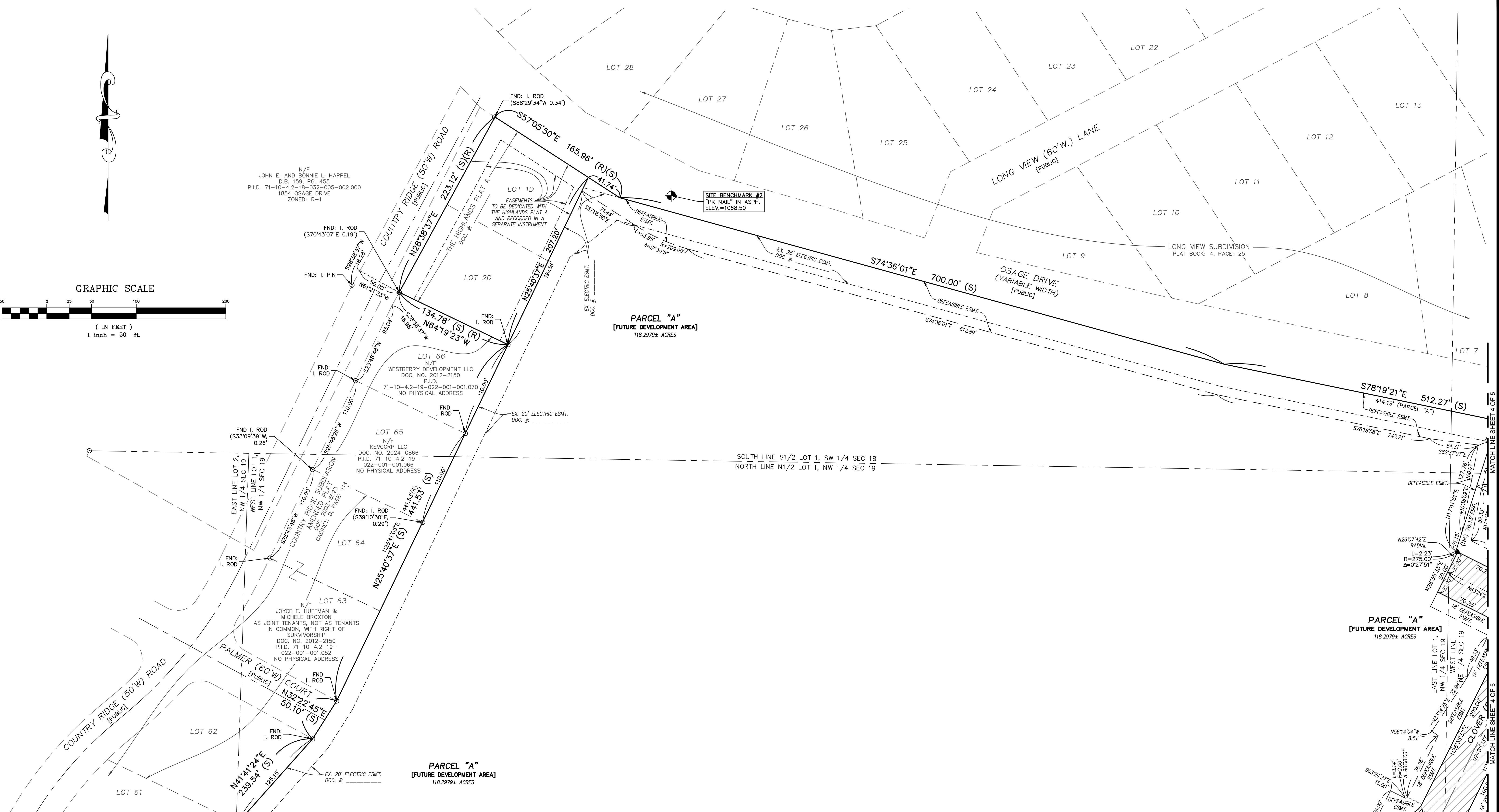
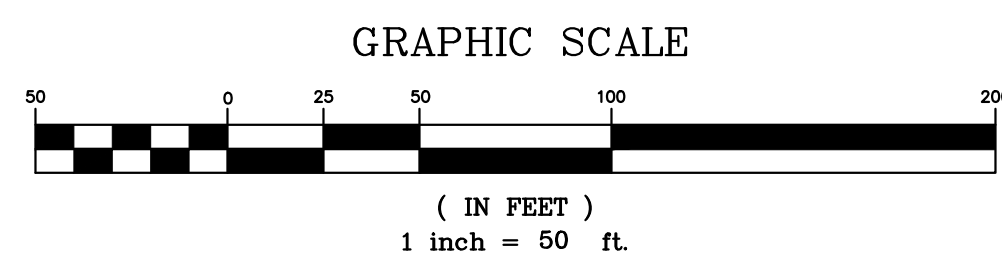
SEE SHEET 1 OF 5 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
 MO. REG. L.S. #2007017963

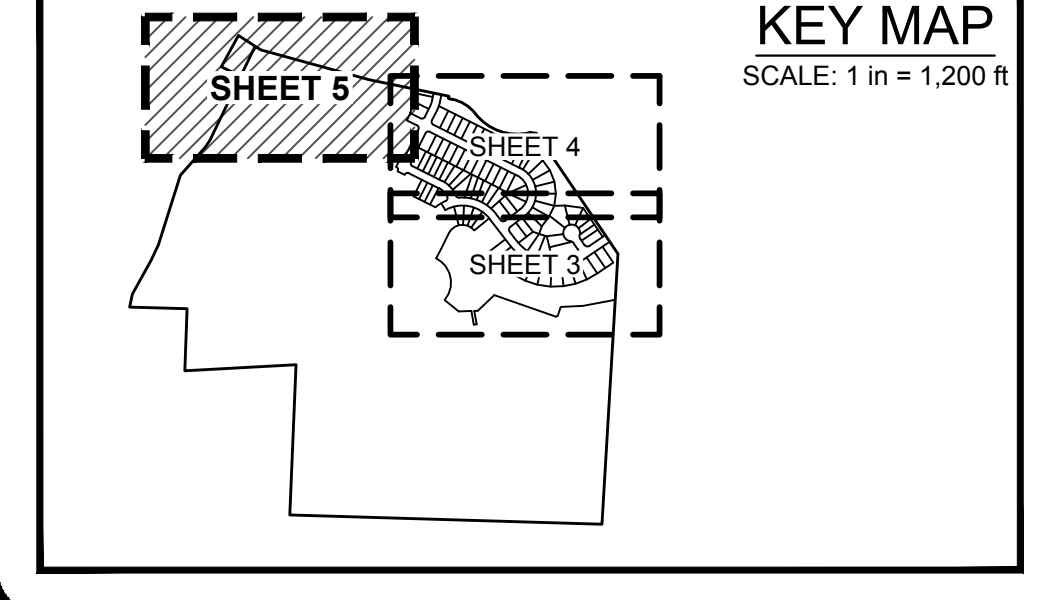
SHEET 4 OF 5

THE HIGHLANDS PHASE ONE



THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: FEB. 27, 2025
JOB NO.:	24-03-063	THE HIGHLANDS PHASE ONE



ABBREVIATION LEGEND:

BK.	= BOOK
BLDG.	= BUILDING
C.G.	= COMMON GROUND
CHB.	= CHORD BEARING
CHD.	= CHORD DISTANCE
D.B.	= DEED BOOK
DRAIN.	= DRAINAGE
ESMT.	= EASEMENT
FND.	= FOUND
N/F.	= NOW OR FORMERLY
(NR)	= NON-RADIAL
P.B.	= PLAT BOOK
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.M.E.	= PRIVATE ROADWAY MAINTENANCE EASEMENT
P.S.E.	= PRIVATE SIDEWALK EASEMENT
P.W.M.T.	= PAVEMENT
(R)	= RECORD

ABBREVIATION LEGEND:

R.O.W.	= RIGHT-OF-WAY
(S)	= SURVEYED
S.D.T.	= SIGHT DISTANCE TRIANGLE
S.F.	= SQUARE FEET
T.S.C.L.	= TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	= WIDTH

SYMBOL LEGEND:

▲	= SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I ROD W/ ALUMINUM CAP).
●	= SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I ROD W/ PLASTIC CAP OR CUT CROSS).
○	= SET PERMANENT MONUMENT IN PREVIOUS PLAT.
☆	= SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	= FOUND PERMANENT MONUMENT
⊙	= FOUND SEMI-PERMANENT MONUMENT
+	= FOUND CROSS
⊕	= FOUND ANCHOR
⊗	= BENCHMARK
523	= ADDRESS

HATCHING LEGEND:

[Diagonal lines /]	= PUBLIC RIGHT-OF-WAY
[Diagonal lines \]	= DETENTION BASIN
[Cross-hatch]	= PUMP STATION EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 5 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE _____
 MO. REG. L.S. #2007017963

SHEET 5 OF 5