



## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

**APPLICATION NUMBER:** 2019-33

**APPLICATION NAME:** Record Plat - Enclave at Strawberry Ridge

**APPLICANT NAME:** Larry Rolwes on behalf  
of Jacob Mirowiz  
Horizon View Development

**PROPERTY OWNER NAME:** Horizon View Development  
11500 Olive Blvd Suite 240  
St Louis MO 63141

**APPLICANT'S REQUEST:** The applicant is seeking approval of a Record Plat.

**STREET ADDRESS:** The Enclave at Strawberry Ridge

**SITE LOCATION:** Near the intersection of Strawberry Ridge Drive and Guardian Ct.

**PARCEL ID:** 02-7.0-36.0-1-001-006.02

**NUMBER OF LOTS:** Divide 5 Lots into 10 Lots

**MEETING DATE:** September 10, 2019

**REPORT DATE:** September 4, 2019

**CASE MANAGER:** Christie Hull-Bettale

**RECOMMENDATION:** **APPROVAL, with Condition**





## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

#### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 7.36 acre tract is located at the back portion of Strawberry Ridge Subdivision near the intersection Strawberry Ridge Drive and Guardian Ct.

#### SITE HISTORY

The property has plat approval of 7 lots to contain 5 two-family homes and 2 single family homes. Subdivision improvements have been constructed. The infrastructure, streets, storm and utilities are available. The Preliminary Plan and ordinance approval dated December 21, 2017 is attached for reference, Exhibit B.

#### LOCATION MAP



#### REQUEST

The applicant is seeking approval of a final Record Plat to divide the 5~2 family parcels into 10 separate lots that will contain attached villas. The remaining 2 lots are for single family homes. See Exhibit A, The Enclave at Strawberry Ridge Plat 2.

# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD



### SUBDIVISION ORDINANCE ANALYSIS

*When reviewing applications for the subdivision of land, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council. However, where a subdivision plat meets the requirements of city ordinance, the Planning Commission and City Council do not have authority to refuse to approve the subdivision plat. Therefore, it is a ministerial act to approve the plat. State ex rel. Schaefer v. Cleveland, 847 S.W.2d 867 (Mo. App. E.D.)*

Staff has reviewed The Enclave at Strawberry Ridge Record Plat as received on dated August 13, 2019 by Burdine and Associates. Agency notices have been distributed, and comments accepted. Staff finds the proposed plat to substantially conform to the requirements of RSMo 89.410 and the Subdivision Ordinance of the City of Arnold, Missouri, subject to the establishment of any required easements, and recommends favorable consideration of the application and plat in Exhibit A with one condition:

1. Provide Planning Commission Certification and signature block on the plat.

A handwritten signature in cursive script that reads "Christie Hull Bettale".

Christie Hull Bettale, EIT  
Community Development Engineer

[THIS PORTION INTENTIONALLY LEFT BLANK]

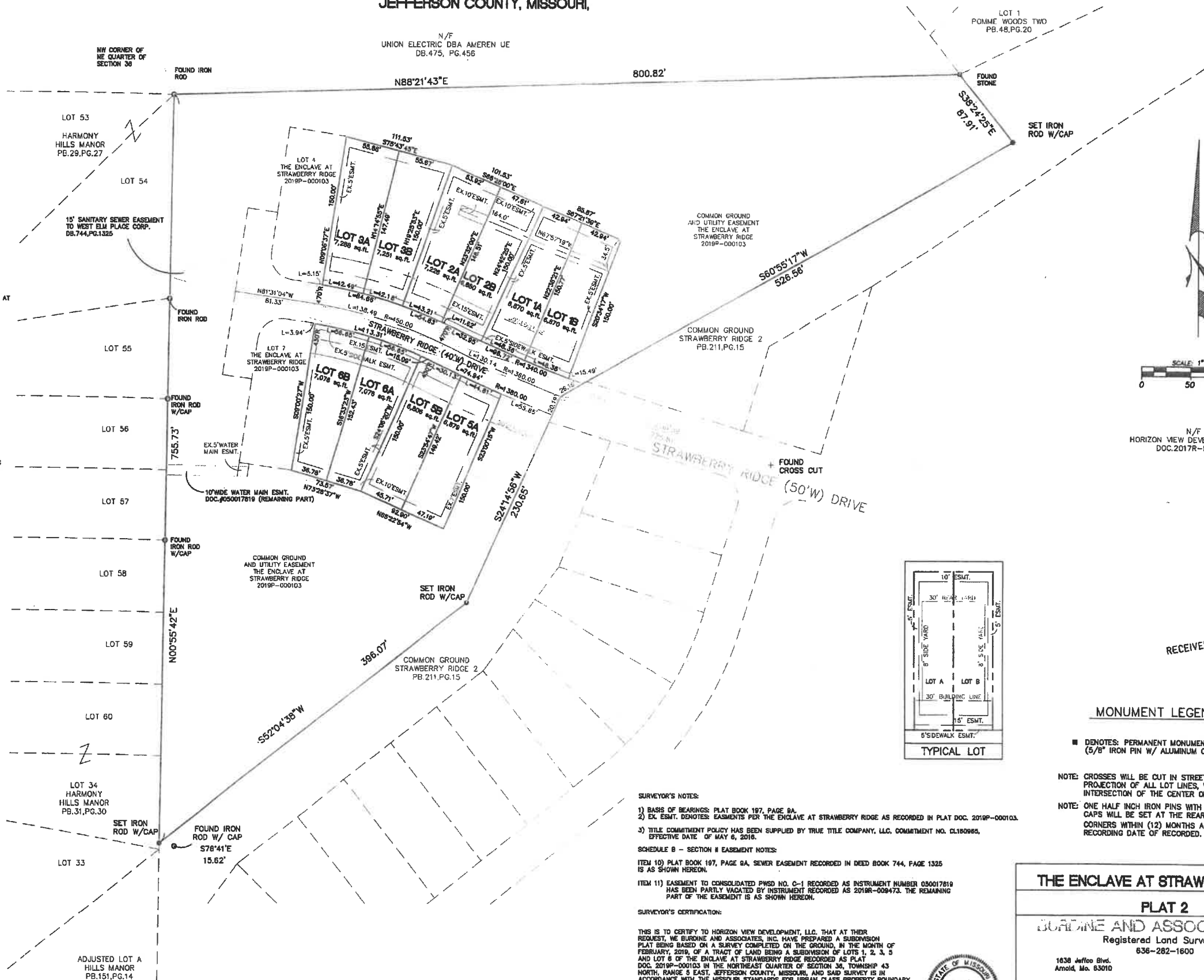


# ATTACHMENTS

**SUPPLEMENTAL LETTERS, PLANS, PLATS, ETC.**



**THE ENCLAVE AT STRAWBERRY RIDGE PLAT 2**  
 A SUBDIVISION OF LOTS 1, 2, 3, 5 AND LOT 6 OF THE ENCLAVE AT STRAWBERRY RIDGE  
 RECORDED IN PLAT DOC. 2019P-000103  
 IN THE NORTHEAST QUARTER OF SECTION 36, T 43 N, R 5 E,  
 JEFFERSON COUNTY, MISSOURI,



THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE ENCLAVE AT STRAWBERRY RIDGE PLAT 2".

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ENCLAVE AT STRAWBERRY RIDGE RECORDED IN THE REAL ESTATES RECORDERS OFFICE FOR JEFFERSON COUNTY, MISSOURI AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER: \_\_\_\_\_

BY: \_\_\_\_\_

STATE OF MISSOURI }  
 JEFFERSON COUNTY } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

WHEREAS \_\_\_\_\_ BY A DEED OF TRUST, DATED \_\_\_\_\_, 20\_\_\_\_, RECORDED IN THE RECORDERS OFFICE, IN AND FOR THE COUNTY OF JEFFERSON AND THE STATE OF MISSOURI, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, CONVEYED TO THE TRUSTEES THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN FULLY PAID AND SATISFIED.

NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES BY HEREBY REUSE, AND QUIET-CLAIM UNTO THE PRESENT OWNERS, PART OF THE ESTATE IN SAID GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT.

TO HAVE AND TO HOLD THE SAME, WITH ALL THE APPURTENANCES THERETO BELONGING FREE, CLEAR AND UNBURDENED FROM THE ENCUMBRANCES OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BANK: \_\_\_\_\_

BY: \_\_\_\_\_  
 PRINT: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

STATE OF MISSOURI }  
 JEFFERSON COUNTY } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

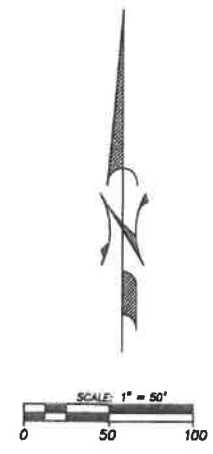
NOTARY PUBLIC: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLAT OF "THE ENCLAVE AT STRAWBERRY RIDGE PLAT 2" AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY OF ARHOLD, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

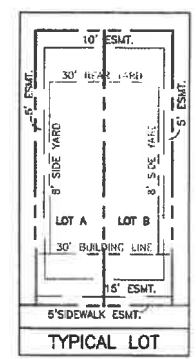
TAMM CASEY, CITY CLERK

CURRENT TAX STATUS  
 WE FIND FROM THE COLLECTORS OF REVENUES RECORDS THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES ON PARCEL NUMBER 02-7.0-36.0-1-001-006.02 AND 02-7.0-36.0-1-001-006.04 LAST ASSESSED IN THE NAME(S) OF HORIZON VIEW DEVELOPMENT LLC.

DAVID B. BOOKLESS, MCP  
 COMMUNITY DEVELOPMENT DIRECTOR  
 DATE: \_\_\_\_\_



N/F  
 HORIZON VIEW DEVELOPMENT LLC  
 DOC. 2017R-023768



RECEIVED AUG 16 2019

**MONUMENT LEGEND**

■ DENOTES: PERMANENT MONUMENT TO BE SET. (5/8" IRON PIN W/ ALUMINUM CAP)

NOTE: CROSSES WILL BE CUT IN STREETS AT THE PROJECTION OF ALL LOT LINES, WITH THE INTERSECTION OF THE CENTER OF THE RIGHT-OF-WAY.  
 NOTE: ONE HALF INCH IRON PINS WITH PLASTIC CAPS WILL BE SET AT THE REAR OF ALL LOT CORNERS WITHIN (12) MONTHS AFTER THE RECORDING DATE OF RECORDED.

**SURVEYOR'S NOTES:**  
 1) BASIS OF BEARINGS: PLAT BOOK 197, PAGE 8A.  
 2) EX. ESMT. DENOTES: EASEMENTS PER THE ENCLAVE AT STRAWBERRY RIDGE AS RECORDED IN PLAT DOC. 2019P-000103.  
 3) TITLE COMMITMENT POLICY HAS BEEN SUPPLIED BY TRUE TITLE COMPANY, LLC. COMMITMENT NO. CL180866, EFFECTIVE DATE OF MAY 6, 2018.

**SCHEDULE B - SECTION II EASEMENT NOTES:**  
 ITEM 10) PLAT BOOK 197, PAGE 8A, SEWER EASEMENT RECORDED IN DEED BOOK 744, PAGE 1325 IS AS SHOWN HEREON.  
 ITEM 11) EASEMENT TO CONSOLIDATED PHSD NO. C-1 RECORDED AS INSTRUMENT NUMBER 030017819 HAS BEEN FULLY VACATED BY INSTRUMENT RECORDED AS 2019R-009473. THE REMAINING PART OF THE EASEMENT IS AS SHOWN HEREON.

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY TO HORIZON VIEW DEVELOPMENT, LLC, THAT AT THEIR REQUEST, WE BURDINE AND ASSOCIATES, INC. HAVE PREPARED A SUBDIVISION PLAT BEING BASED ON A SURVEY COMPLETED ON THE GROUND, IN THE MONTH OF FEBRUARY, 2019, OF A TRACT OF LAND BEING A SUBDIVISION OF LOTS 1, 2, 3, 5 AND LOT 6 OF THE ENCLAVE AT STRAWBERRY RIDGE RECORDED AS PLAT DOC. 2019P-000103 IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI, AND SAID SURVEY IS IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE.

DANIEL R. ZERVAS, P.L.S. 2430 \_\_\_\_\_ DATE \_\_\_\_\_  
 BURDINE AND ASSOCIATES, INC. 218-0

<b>THE ENCLAVE AT STRAWBERRY RIDGE</b>		
<b>PLAT 2</b>		
<b>BURDINE AND ASSOCIATES, INC.</b> Registered Land Surveyors 638-282-1600		
1638 Jeffco Blvd. Arnold, Mo. 63010	Located on Jeffco Blvd. South of Church Rd.	
FIELDWORK BY: _____	CHECKED BY: <i>DDP</i>	PROJECT NO.: _____
DRAWN BY: <i>DRZ</i>	DATE: <i>AUG 12 2019</i>	<b>18066</b>
		SHEET NO: _____ OF _____



**EXHIBIT A (1/1)**



# City of Arnold

Ron Counts, Mayor

January 2, 2018

Jacob Mirowitz  
Mirowitz Real Estate Inv.  
11500 Olive Blvd. Ste. 240  
Creve Coeur, MO 63141

**Re: Revised Preliminary Plat – The Enclave at Strawberry Ridge**

Dear Mr. Mirowitz:

On December 21, 2017, the Arnold City Council approved the Revised Preliminary Plat for the thirteen units and seven lots that are proposed for The Enclave at Strawberry Ridge. A copy of the signed ordinance is enclosed.

**Your next step would be to submit (if you have not already):**

- **Two sets of upgraded grading and improvement plans to City Engineer, Christie Hull-Bettale.**

If you have any questions, please contact this office.

Respectfully,

A handwritten signature in cursive script that reads "Jean Kienzle".

Jean Kienzle  
Community Development Assistant

Cc: Fribis Engineering, Inc.  
Igor Gusev  
3520 Jeffco Blvd. Ste. 100  
Arnold, MO 63010

**EXHIBIT B (1/5)**

City Hall  
2101 Jeffco Blvd.  
Arnold, MO 63010  
636/296-2100

Parks and Recreation  
1695 Missouri State Rd.  
Arnold, MO 63010  
636/282-2380

Public Works  
2900 Arnold Tenbrook Rd.  
Arnold, MO 63010  
636/282-2386

**AN ORDINANCE APPROVING A PRELIMINARY PLAT TITLED  
THE ENCLAVE AT STRAWBERRY RIDGE**

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**WHEREAS**, the Planning Commission of the City of Arnold has reviewed a proposed preliminary plat and has submitted a report with findings and conditions of said preliminary plat titled "The Enclave at Strawberry Ridge" to the City Council; and

**WHEREAS**, the proper public hearings have been held, pursuant to City Ordinance and the laws of the State of Missouri, and

**WHEREAS**, the Council of the City of Arnold is required to review the preliminary plat and consider its approval;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:**

Section 1. The City of Arnold hereby accepts and approves the preliminary plat titled "The Enclave at Strawberry Ridge." Said development is located on a 7.36-acre tract of land located at the terminus of Strawberry Ridge Drive.

Section 2. The acceptance and approval of the preliminary plat for "The Enclave at Strawberry Ridge" as presented to this City Council in no way relieves the developer of the responsibility of meeting the requirements of any other public or private entity having jurisdiction over such developments, or the requirements of the ordinances of the City of Arnold, Missouri.

Section 3. The acceptance and approval of "The Enclave at Strawberry Ridge" as presented to this City Council is in no way an endorsement of said construction, development or layout, or an acceptance of any publicly dedicated improvements until said improvements have been properly inspected by the Community Development Department and accepted by the City Council as provided by ordinance.

Section 4. The preliminary plat identified as "The Enclave at Strawberry Ridge" shall be valid for a period of two (2) years from the date of its approval.

Section 5. The preliminary plat identified as "The Enclave at Strawberry Ridge" is subject to the conditions outlined in the Staff report to the City Council dated June 28, 2017 and as follows:

Conditions

1. Approval of this Ordinance and preliminary plat supersedes and voids the approved Ordinance 2668 Enclave at Strawberry Ridge preliminary plat
2. The plan shows retaining walls. To clarify ALL retaining walls require an easement or be located in common ground and maintenance agreement provided for or indicated in the indentures.
3. Condo Indentures must provide for legal review prior to record plat.
4. The landscaping plan, trees and plant species must conform to city regulations and the developer can work with staff in regard to the specific planting and location.
5. All Jefferson County grading easements, land disturbance approvals for the offsite land, as well as MoDNR permits, are needed prior to issuance of the City of Arnold Grading and Erosion Control permit.
6. Sanitary sewer and utilities permits, if any, are separate from this approval.

**EXHIBIT B(2/5)**



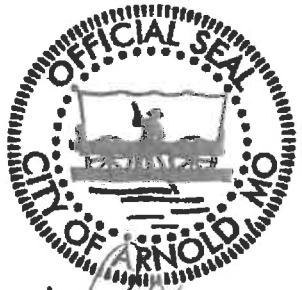
Section 6. General Development Conditions apply as follows:

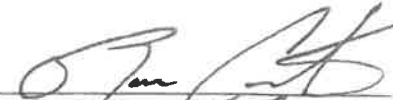
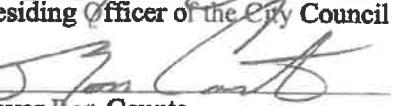
- a. A grading permit is required prior to any grading on the site.
- b. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as rye, shall be utilized to retard erosion.
- c. The petitioner shall be responsible for obtaining all necessary permits and approvals from the Missouri Department of Natural Resources, Public Water Supply District No. 1, American Water and Rock Community Fire Protection District as they relate to the development of this tract of land.
- d. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas is prohibited in order to eliminate the conditions whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- e. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

Section 7. The approval of the City Council under the hand and seal of the city shall be endorsed upon said plat.

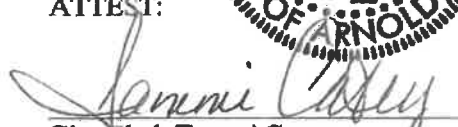
Section 8. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

READ TWO TIMES, PASSED AND APPROVED THIS 21<sup>st</sup> DAY OF DECEMBER 2017.




  
Presiding Officer of the City Council  
  
Mayor Ron Counts

ATTEST:

  
City Clerk Tammi Casey

1st reading: 12/21/17  
2nd reading: 12/21/17

APPROVED AS TO FORM:

  
City Attorney Robert K. Sweeney

December 13, 2017

Z:\CITYDOCS\ORDINANC\Ordinance 2682 REVISED Enclave at Strawberry Rdg Prelim Plat.doc

EXHIBIT B(3/5)

# THE ENCLAVE AT STRAWBERRY RIDGE Preliminary Plan

A tract of land in the NE 1/4 of Section 36  
Township 43 North, Range 5 East  
City of Arnold, Missouri



Location Map

## Index

No.	Description
1	Cover Sheet
2	Site Disturbance Plan
3	Site Plan
4	Grading Plan
5	Utility Plan
6	Drainage Area Map
7	Pavement Detail
8	Retaining Wall Detail
9	Tree Preservation Plan
10	Landscape Plan

### NOTES:

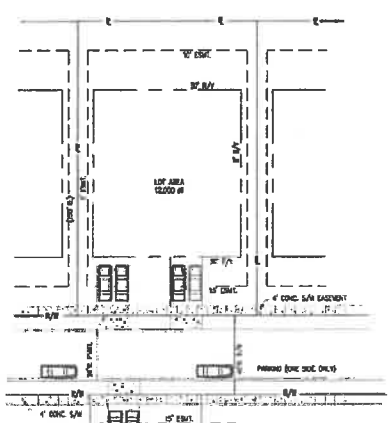
- Gross Area of Tract: 7.36 Acres
- Record Owners:  
Four County Holdings LLC  
11500 Olive Blvd, Ste 340  
Creve Coeur, MO 63100
- Prepared For:  
Miravilla Real Estate Investments, Inc.  
11500 Olive Blvd, Ste 340  
St. Louis, MO 63141
- Prepared By:  
FRIBIS Engineering, Inc.  
1929 Richardson Road  
Arnold, MO 63010
- Services to this development to be provided by:  
Sewer: Rock Creek Public Sewer District  
Water: Public Water Supply District C1  
Fire: Rock Community Fire Protection District  
School: Fox C-6 School District  
Ambulance: Rock Township  
Post Office: City of Arnold
- A portion of this tract is located in the FEMA defined floodplain per panel 29089C0016F.
- Number of Lots: 8 Lots
- Building Setbacks: Easements  
Front: 30' Front: 15'  
Side: 8' Side: 5'  
Rear: 30' Rear: 10'
- A City of Arnold permit is required for the proposed roadway improvements.
- No parking on one side of the street per Rock Community Fire Protection District requirement.
- Land Disturbance: 3.1 Acres  
Tree Clearing Area: 0.28 Acres  
Tree Preservation Area: 2.92 Acres (92%)  
Common Ground Area: 4.63 Acres
- Retaining Walls: Rockwood Retaining Walls  
Type: Classic 8  
Color: Umber
- Street Lights: Post Top Lantern by Ameren Missouri  
Style: Contemporary

### GENERAL NOTES:

- All proposed improvements shall be designed, constructed, tested, and inspected in accordance with City of Arnold Standards.
- All grading, drainage, detention, and erosion control shall be in accordance with City of Arnold Standards.
- All proposed right-of-way and easements shall be in accordance with City of Arnold requirements. All right-of-way and easements shall be finalized on the Record Plat.
- All street lighting and traffic control devices shall conform to City of Arnold Standards.
- Substantial changes to the improvement plans from the approved preliminary plat must receive approval by the Planning Commission and City Council. Proposed variances shall be forwarded to the Board of Adjustment, Planning Commission, and/or City Council for their review and approval prior to final improvement plans.
- The following are required to be presented with improvement/grading plans if required by Staff, the Planning Commission or the City Council:
  - Verification of sight distance at all access points along public and private streets.
  - Verification of compliance with MDOT. (Approval and permit)
  - Proof of compliance with State of Missouri Land Disturbance.
  - Proof of compliance with US Army Corps of Engineers.
  - Detention Basin study and report, signed, sealed and dated by a Professional Engineer.
  - Flood Plain Study, signed, sealed and dated by a Registered Land Surveyor.
  - Geotechnical Study and Report, signed, sealed and dated by a Professional Engineer.
  - Traffic Study and Report, signed, sealed, and dated by a Professional Engineer.

### COMPLIANCE WITH THE CRITERIA TO REVIEW AND EVALUATE A PROPOSED RG:

- The residential development proposal is consistent with good planning practice.
- The residential development proposal is consistent with good site-planning.
- The residential development proposal can be operated in a manner that is not detrimental to the permitted uses in the surrounding area.
- The residential development proposal is complementary to the City of Arnold.
- The residential development proposal is deemed desirable to promote the general welfare of the City of Arnold.



TYPICAL LOT  
SCALE: 1" = 40'



Site Map  
SCALE: 1" = 200'

**BENCHMARK:**  
Missouri Department of Natural Resources (DNR) Geographic Reference Station (GRS) #E-01 Elevation 720.47. Station is located at the intersection of Highway 100 and Highway 101, about 1.7 miles south-southwest of Fenton, MO, about 2.5 miles north-northeast of High Ridge on Breannon Woods Elementary school property. It is 102.4 ft. easterly from the southeast corner of school building; 263.0 ft. northerly from a nail and stone in utility pole with a corrugated witness post; 3.0 ft. south of the south side of oak; and 13.5 ft. west from end of walk.

**CERTIFICATION:**  
I hereby certify that this plan is an accurate representation of all existing and proposed land subdivisions.  
*Eugene A. Fribs*  
EUGENE A. FRIBIS, E-17109  
PROFESSIONAL ENGINEER

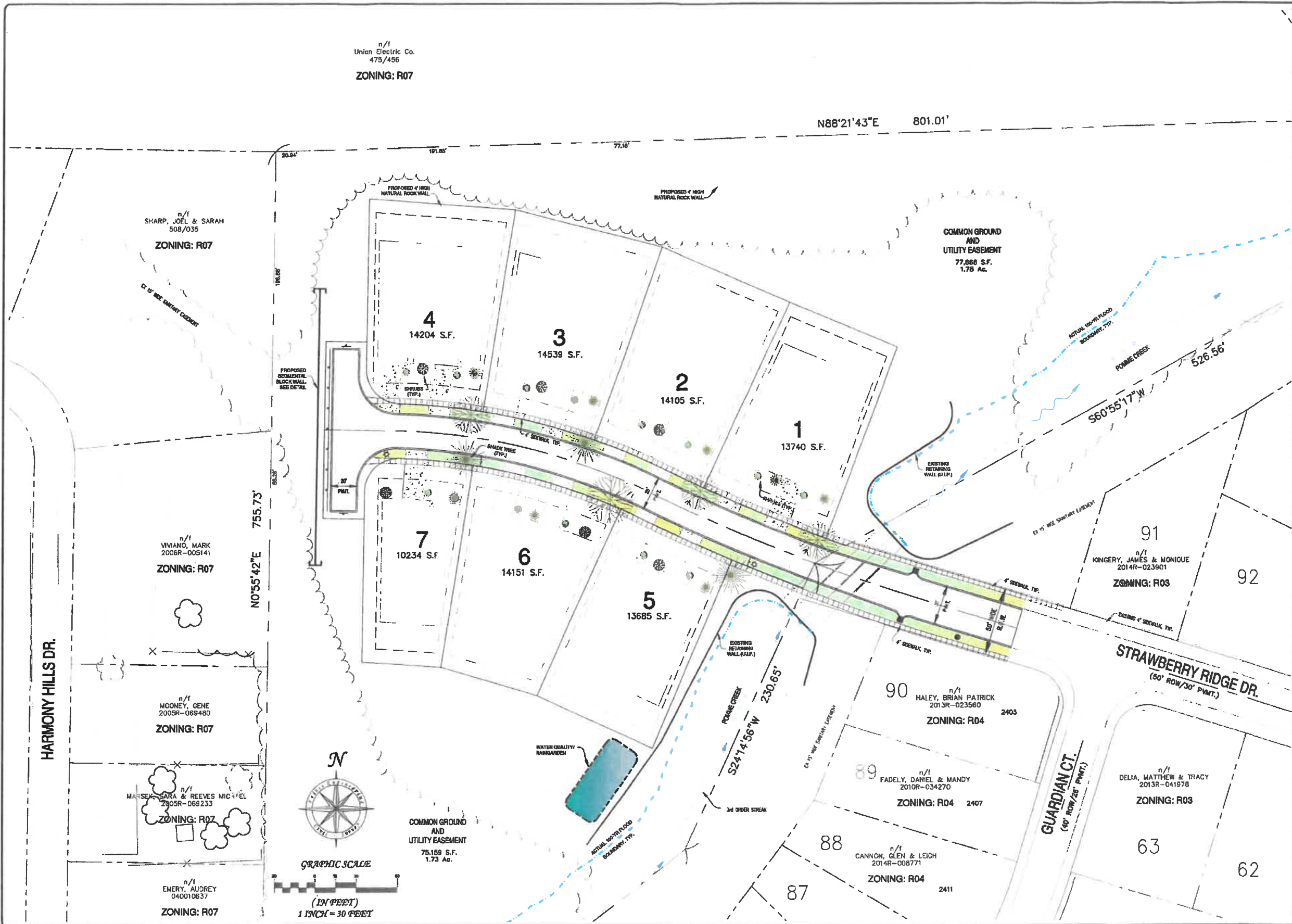


**FRIBIS ENGINEERING**  
CIVIL ENGINEERING  
ENVIRONMENTAL  
LAND PLANNING  
1929 Richardson Road • Arnold, Missouri 63010  
(314) 444-3810 • (314) 444-9059 FAX • [ef@fribs.com](mailto:ef@fribs.com)

EXHIBIT B (4/5)

n/i  
Union Electric Co.  
475/456  
ZONING: R07

N88°21'43"E 801.01'



n/i  
SHARP, JOEL & SARAH  
508/035  
ZONING: R07

n/i  
VIVIANO, MARK  
2006R-005141  
ZONING: R07

n/i  
MOONEY, GENE  
2005R-089480  
ZONING: R07

n/i  
MARSA, SARA & REEVES MICHEL  
2305R-069233  
ZONING: R07

n/i  
EMERY, AUDREY  
040010637  
ZONING: R07



COMMON GROUND AND UTILITY EASEMENT  
75,159 S.F.  
1.73 Ac.

COMMON GROUND AND UTILITY EASEMENT  
77,668 S.F.  
1.78 Ac.

PREPARED FOR:  
STEVEN MIROWITZ  
MIROWITZ REAL ESTATE INVESTMENTS, INC  
11500 OLIVE BLVD, SUITE  
ST. LOUIS, MO 6314  
(314)983-0783

PROJECT:  
LANDSCAPE PLAN  
THE ENCLAVE AT STRAWBERRY RIDGE  
ARNOLD, MISSOURI

**FRIBIS**  
LANDSCAPE ARCHITECTURE  
1820 BUCKINGHAM ROAD  
ST. LOUIS, MO 63114  
(314) 261-2000 FAX  
(314) 261-2005  
REGISTERED ARCHITECT NO. 007070001  
CIVIL, ENVIRONMENTAL & LAND PLANNING



DRAWN BY:  
CHECKED BY:  
DATE:  
12/17/2017  
SCALE:  
1" = 30'  
JOB NO.:  
15015  
SHEET:  
10  
OF 10 SHEETS

EXHIBIT B (5/5)