



**IV. A.**

---

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

---

**Planning and Development Services Division  
Public Hearing Report**

**Meeting Date:** January 25, 2016

**From:** Jonathan Raiche, AICP - Senior Planner

**Location:** Northwest corner of Olive Boulevard and Arrowhead Estates Lane

**Petition:** **P.Z. 14-2015 Friendship Village of West County (15201, 15239, 15249, 15255 Olive Blvd)**: A request to amend Conditional Use Permit (CUP) #36 to include additional area and to amend the use restrictions and other development conditions in an “R4” Residential District for a 36.7 acre tract of land at the northwest corner of Olive Boulevard and Arrowhead Estates Lane (17S320445, 18S640272, 18S640326, 18S640162).

**Summary**

Friendship Village of West County has submitted a request to amend existing Conditional Use Permit (CUP) #36 in order to allow them to redevelop the larger 36.7 acre tract of land. The Preliminary Plan provided indicates that a majority of the property will be redeveloped over time for the purposes of continuing their operation as a Nursing Home facility. The campus is proposed to continue to provide a combination of memory care, assisted living, and independent living facilities. In order to achieve this, the applicant has made the following requests:

- 1) Add approximately 2 acres of land,
- 2) Increase the number of independent living units from 400 to 550,
- 3) Increase the number of nursing facility beds from 117 to 350,
- 4) Increase the square footage of the accessory commercial uses from 3,000 square feet to 6,000 square feet,
- 5) Provide an exception to the existing 4 story maximum height requirement to allow for an additional level of underground parking,
- 6) Allow retaining walls to be allowed in structure setbacks when the subject site is on the low side of the retaining wall, and
- 7) Remove the existing driveway access for 15239 and 15253 Olive Boulevard.

Some of these items will be discussed further in the Staff Analysis portion of this report. This request is the next step that was planned after the approval of a zoning map amendment in October of 2015 from an “NU” Non-Urban District to an “R-4” Residential District for the additional approximate 2 acres. These requests have been made by the applicant in order to obtain entitlements to redevelop the subject site as a new campus for the existing Friendship Village. After the zoning map amendment in 2015, the entire subject site is under the same “R-4” Residential District designation. Per the City Code, nursing homes are conditional uses under the “R-4” Residential District.

A CUP is categorized by the Unified Development Code (UDC) as a Special Procedure. After a Public Hearing is held, the Planning Commission must render a decision on whether to approve or deny the CUP request. After a decision is rendered by the Planning Commission, there is a 15 day period of time during which City Council may exercise Power of Review. The City's usual appeal and protest petition process is also applicable which will allow 18 days in which the applicant or the general public may appeal or protest the Planning Commission's decision in accordance with Section 02-19 of the UDC. If Power of Review is not exercised and there are no appeals or protest filed during the allotted time periods, the CUP becomes effective and is recorded at St. Louis County.

### **Site History**

The subject site includes the existing complex which is situated on approximately 34 acres of land as well as three additional parcels for an additional approximately 2 acres. All of these parcels were incorporated into the City of Chesterfield under the "NU" Non-Urban District designation from St. Louis County. The largest parcel has gone through many iterations of CUPs for the purposes of a Nursing Home complex. The first CUP, CUP #264, was issued by St. Louis County in 1973 and the most recent CUP, CUP #36, was issued by the City of Chesterfield in 2012. The various amendments generally served to increase the number of units permitted, add new land into the district, and amend setbacks to accommodate building additions. The applicant has submitted various Amended Site Development Plans throughout the years to reflect the expansion of their campus as permitted by the various CUPs.

Before amending the CUP in 2011, the applicant was first required to rezone the property out of the "NU" Non-Urban designation which was an inactive district at that time. This was required because City Code did not allow a CUP to be issued for an inactive zoning district. Through that petition, the site was rezoned to "R-4" Residential District and the CUP was updated to reflect the fact that the underlying zoning designation changed.

As previously mentioned, this request also includes approximately 2 acres of single-family lots recently acquired by the petitioner. These lots contained both single-family structures and a business that operated under a now-defunct Commercial Services Procedure. These parcels are the portion of the site that were rezoned to "R-4" Residential District in October of 2015. All of the structures on these lots have been vacated and demolished with the land currently being vacant.

### **Surrounding Land Use and Zoning**

The land use and zoning for the properties surrounding this parcel are shown in the aerial image in Figure 1 on the next page and are described below:

- North:** North of the site is the Hugo Essen Farm residential subdivision which is currently zoned "NU" Non-Urban.
- South:** The properties to the south are located within the Shenandoah and Villas at Chesterfield Pointe subdivisions. The Shenandoah subdivision is zoned "R-3" Residential District with a "PEU" Planned Environmental Unit; and Villas at Chesterfield Pointe is zoned "R-4" Residential District with a "PEU" Planned Environmental Unit.
- East:** Faust Park is located to the east of the subject site and is zoned "PS" Parks and Scenic.
- West:** The parcels to the west are located in the Braefield subdivision which is zoned "R-4" Residential District with a "PEU" Planned Environmental Unit.



Figure 1. Aerial Photo

### Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family land use designation as seen in Figure 2 below. This subject site is not located in any sub-area identified by the Comprehensive Plan. The Nursing Home use is a Conditional Use under all residential zoning districts which is consistent with the City's Land Use Plan.

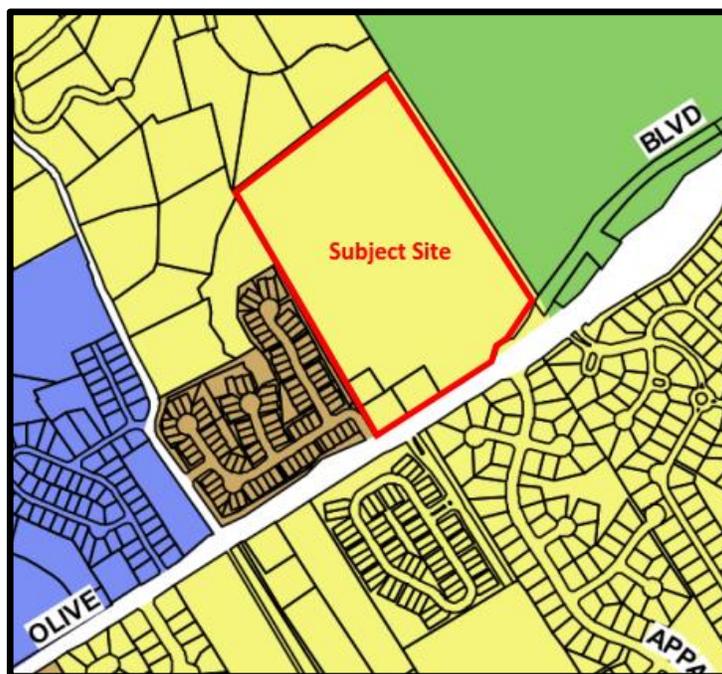


Figure 2. Land Use Plan

In addition to the Land Use designation, the Comprehensive Plan also includes the following policies which would apply to this proposal:

- **2.1.5 Provide Buffer for Existing Residential Development-**  
New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.
- **2.1.8 Transitional Use between Single-Family Detached and Higher Density Development-**  
Single-family attached developments should serve as a transitional land use between single-family detached land use and multiple-family residential and commercial land uses.

The existing CUP, as well as City Code, requires that landscape buffering be provided between this development and neighboring developments. **Additionally, CUP #36 requires a large Greenspace Preservation area along the northern portion of the site that Staff recommends also be required in the new CUP.** These requirements will ensure that a buffer is provided between the subject site and surrounding developments to address policy 2.1.5.

The current development has been designed such that the attached single-family units on site are positioned along the perimeter of the site. Additionally, the existing Braefield subdivision consists of attached single-family homes and borders the subject site to the west. The combination of these two items helps the subject site comply with policy 2.1.8.

### **Staff Analysis**

As previously mentioned, the expansion of the Nursing Home use requested is consistent with the Comprehensive Plan. As part of the underlying “R-4” Residential District regulations, there are a number of specific Development Standards for Nursing Homes which are discussed below.

#### **1) Density of Self-care Units**

The proposed development consists of 550 self-care units contained on 36.7 acres which comprises a 15 unit/acre proposed density. The zoning district regulations require a maximum density of 20 units/acre. The proposal complies with this requirement.

Although there is no maximum density requirement related to the number of beds for the nursing home portion of the facility, Staff finds that the proposed site layout and the various Development Requirements and Design Standards in Article 4 of the UDC will ensure that any issues that could result from density will be addressed. These requirements, including but not limited to landscape buffering and parking requirements, will be reviewed during the Site Development Plan process according to the processes outlined in the UDC.

#### **2) Maximum Building Height**

The proposed Preliminary Plan indicates that there is one building proposed at a 4 story height. The applicant’s written request includes a statement that also requests the ability to increase the maximum building height to allow a 5<sup>th</sup> story that would be for a level of parking that is primarily located below grade.

The height requirement specific for Nursing Homes for the “R-4” Residential District restricts the height of all buildings to 3 stories or 45 feet whichever is less. Although the requirement is for the lesser of the two, Staff has noted that the petitioner’s proposal would exceed the 3 story maximum, but would still comply with the 45 feet maximum height.

The current CUP, as well as the original CUP issued in 1973 and all subsequent CUPs, contains language that allows the site to include structures up to 4 stories in height. The property currently includes a building that is 4 stories in height; however, their proposed plan indicates that ultimately the existing 4 story building will be demolished and only one new building will be greater than 3 stories. This proposed building is located in the newly expanded southern corner of the subject site which is adjacent to the existing Braefield subdivision as seen in Figure 3 below.

The UDC states that development conditions, such as height restrictions, be included in any CUP. The Planning Commission has the authority to maintain the existing height restriction, or establish a new one. The applicant has been notified about this item and Staff is seeking direction from the Planning Commission on this issue.



Figure 3. Preliminary Plan Excerpt

### 3) Structure Setbacks

The district regulations require that all structures be a minimum of 50 feet from all property lines. The proposal will meet this requirement in all areas except for the existing maintenance building located along the west property line. CUP #36 currently contains language that provides for an exception to this existing building and provides a reduced setback of 40 feet for this building. Staff recommends that similar language be used in the new CUP.

4) **Maximum Square Footage of Accessory Commercial Use**

The district regulations also allow accessory commercial uses in the form of limited service and retail commercial uses, not to exceed 5% of the total gross floor area of the self-care building or buildings and that the commercial uses be located within one self-care building. These uses may include a financial facility (excluding drive-up and external walk-up facilities), barber and beauty shops, food or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shops. The applicant has requested that the square footage be increased from 3,000 to 6,000 square feet and has provided information that the overall proposed gross floor area of the self-care buildings is approximately 485,000 square feet. This information indicates that the percentage of accessory commercial uses proposed is less than 2% and therefore meets the minimum requirement that it not exceed 5%.

**Request**

A Public Hearing further addressing this request will be held at the Monday, January 25<sup>th</sup>, 2016, City of Chesterfield Planning Commission meeting. As previously mentioned, Staff requests direction from the Planning Commission regarding the building height requirement. Attached please find a copy of the Public Hearing Notice, Project Narrative, Conditional Use Permit #36, Preliminary Plan, and Tree Stand Delineation.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Conditional Use Permit #36
4. Preliminary Plan
5. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director



## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on January 25, 2016 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

**P.Z. 14-2015 Friendship Village of West County (15201, 15239, 15249, 15255 Olive Blvd):** A request to amend Conditional Use Permit (CUP) #36 to include additional area and to amend the use restrictions and other development conditions in a "R4" Residential District for a 36.7 acre tract of land at the northwest corner of Olive Boulevard and Arrowhead Estates Lane (17S320445, 18S640272, 18S640326, 18S640162).

### PROPERTY DESCRIPTION

A tract of land being all of Lot A of the Friendship Village of West County, a subdivision recorded in Plat Book 356 Page 143, and three tracts of land being part of Lot 2 of the Hugo Essen Farm in U.S. Survey 154 and 157, Township 45 North, Range 4 East as recorded in Deed Book 21170 Page 286, Deed Book 21170 Page 391 and Deed Book 21170 Page 315 of the St. Louis County Land Records office in St. Louis County.

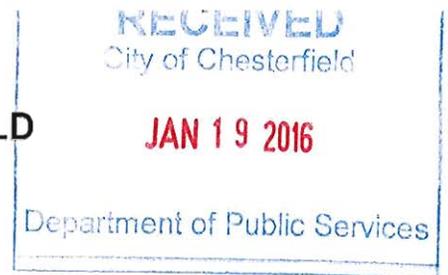


City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Jonathan Raiche at 636.537.4736 or via e-mail at [jraiche@chesterfield.mo.us](mailto:jraiche@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

**FRIENDSHIP VILLAGE CHESTERFIELD**  
**15201 Olive Boulevard**  
**Narrative Statement**  
January 5, 2016



The subject site is zoned 'R-4' Residential District and totals 36.7 acres in area. The majority of the site currently operates under a Conditional Use Permit, CUP #36. The facility is located on the north side of Olive Boulevard, approximately ¾ of mile northeast of Interstate 64.

Friendship Village Chesterfield (FVC) is a retirement facility offering both independent and assisted living residence opportunities in addition to on-site health services in Chesterfield, Missouri. FVC includes villa and apartment style residences, a multi-purpose building and health center. Health services such as assisted living, skilled nursing and hospice care for residents in addition to recreational and social activities are also offered by FVC.

The majority of the development has occurred in the southern and central portion of the site. The northern and western portions of the site are mostly wooded. A lake is situated as a centerpiece for the villas which border it on the northern half of the site and the lake also provides storm water detention for the overall complex.

The applicant seeks to amend CUP #36 to include the 2.13 acres at the southern limits of the site that were recently rezoned from NU to R-4 and develop the campus as a nursing home with the following restrictions:

- A 550 unit complex for residents of age 62 or above
- A 350 bed nursing facility.
- Parking lots, drives, recreation and dining facilities and associated supporting uses
- Accessory commercial uses in the form of limited service and retail commercial uses that are leased to outside vendors, not operated by the primary user, shall be located within one (1) self-care building and shall not exceed 6,000 square feet. Uses authorized may include a financial facility, excluding drive-up and external walk-up facility, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.

All proposed building will be setback a minimum of fifty from any property line. The development proposes buildings that will not exceed four stories in height except at the entry points for buildings with below grade parking.

Parking lots, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of 20 feet from Olive Boulevard right-of-way and a minimum of ten feet from the side and rear property lines.

Site lighting will be consistent with the existing lighting provided on the campus. No on-site illumination shall be situated such that light is cast directly on adjoin properties or public roadways. Illumination levels shall comply with the requirements of the City of Chesterfield.

Landscaping will be consistent with the existing landscaping established on the FVC campus. Both tree preservation and landscape plans shall be developed so that they are compliant with the requirements of the City of Chesterfield. The existing greenspace preservation area at the northern limits of the campus will be retained.

5



# City of Chesterfield

## DEPARTMENT OF PLANNING, PUBLIC WORKS & PARKS

### MUNICIPAL AUTHORIZATION TO RECORD

DATE: 4/5/12

TO: Ms. Janice M. Hammonds  
St. Louis County Recorder of Deeds  
41 S. Central Avenue  
Clayton, MO 63105

FROM: City of Chesterfield

Dear Ms. Hammonds:

The following is authorized to be received and recorded with your office. (Check one)

- Plat (Specify Type): \_\_\_\_\_  Conditional Use Permit
- Site Development Plan (Specify Type): \_\_\_\_\_
- Other (Specify): \_\_\_\_\_

The following checked items are to be filed simultaneously with the above document:  
(Check all that apply)

- Trust Indenture  General Warranty Deed
- Declaration of Condominium  Declaration of Condominium Amendments
- Other: \_\_\_\_\_  Other: \_\_\_\_\_
- None

#### DOCUMENT INFORMATION

Name of Project: Friendship Village of West County

Owner/Developer: Friendship Village of West County Inc.

Council Approval Date: n/a Ordinance or Resolution: \_\_\_\_\_

Planning Commission Approval Date: 3/12/12

NOTE: The developer will be required to submit two (2) copies of the above recorded material to the City of Chesterfield and one (1) copy to the St. Louis County Department of Highways and Traffic.

Final Review By: [Signature]  
Department of Planning, Public Works & Parks

Authorized By: [Signature]  
Mayor



**CONDITIONAL USE PERMIT #36**

**Petition:** P.Z. 01-2012 Friendship Village of West County (15201 Olive)

**Public Hearing Date:** February 13, 2012

**Site Location:** 15201 Olive Boulevard

**Acreage for CUP:** 34.57 acres

**Underlying Zoning District:** "R4" Residence District

The following Conditional Uses shall be allowed in this development:

Nursing Homes and Group Homes for the Elderly which includes:

- a. A 400 unit complex for residents of age 62 or above.
- b. A 117 bed nursing facility.
- c. Parking lots, drives, recreation and dining facilities and associated supporting uses.
- d. Accessory commercial uses in the form of limited service and retail commercial uses that are leased to outside vendors, not operated by the primary user, shall be located within one (1) self-care building and shall not exceed 3,000 square feet. Uses authorized may include a financial facility, excluding drive-up and external walk-up facility, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.

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

1. General

- a. No structure shall exceed four (4) stories in height at any point on the building perimeter.
- b. Fencing shall be provided along the north property line.
- c. The perimeter driveway shall be a minimum of ten (10) feet from the limits of this C.U.P.

- d. The existing accessory maintenance structure located along the southwest property line shall maintain a building setback of forty (40) feet. Once significant improvement or changes are made to this structure or a new building is erected, the building setback will be fifty (50) feet.
- e. All the conditions contained within this permit shall be posted upon the property in such a manner that they are visible to the public during the operation of the facility.

2. Access

- a. Access to the development shall be allowed only from the signalized intersection of Olive Boulevard (State Route 340) and Village View Drive.
- b. Ingress and egress must conform to 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.
- c. No construction vehicles shall be allowed to enter the property in question from Arrowhead Estates Drive.

3. Road Improvements, Including Sidewalks

- a. The access on Olive Boulevard (State Route 340) situated within the property limits of 15239 Olive Boulevard, and 15201 Olive Boulevard, may remain in place as long as cross access rights are granted from the owner of 15201 Olive Boulevard to 15239 Olive Boulevard, as reflected in a recorded document. The owner of 15201 Olive Boulevard will not have usual rights of access to Olive Boulevard (State Route 340).
- b. Remove the existing non-signalized entrance that serves only 15201 Olive Boulevard and restore the right of way.
- c. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard (State Route 340) frontage of the site. The sidewalk may be located within State right of way, if permitted by the Missouri Department of Transportation, or within a six (6) foot wide sidewalk maintenance and utility easement on the subject property.
- d. Upgrade all pedestrian facilities within the right of way to comply with current MoDOT and City of Chesterfield's ADA standards.
- e. Any work within MoDOT's right of way will require a MoDOT permit.
- f. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.
- g. MoDOT requests that all drainage facilities be placed outside of the standard zoning setbacks, or fifteen (15) feet from the new or existing right of way line, whichever is greater.

4. Lighting Requirements

- a. Light standards shall not exceed sixteen (16) feet in height.

5. Landscape Requirements

- a. Required landscape buffers along the property line shall be designed with a mixture of landscape materials and fencing in such a manner as to provide a sight-proof buffer as directed by the City of Chesterfield.
- b. A Greenspace Preservation area will be defined as shown on the attached Exhibit A unless as otherwise amended by the City of Chesterfield.

6. Miscellaneous Conditions

- a. Provide an outside trash collection area enclosed by a six (6) foot high sight proof wooden fence with supporting plant material.
- b. Outdoor incineration shall not be allowed on the site.

7. Trust Fund Contribution

The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (Trust Fund No. 554). This contribution shall not exceed an amount established by multiplying the ordinance-required parking space by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$611.88/ Parking Space
Retirement Community	\$400.53/ Parking Space

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution, which remains following completion of road improvements required by the development, should be retained in the appropriate trust fund.

The amount of the required contribution/improvements, if not approved for construction by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction

P.Z. 01-2012 Friendship Village of West County (15201 Olive Boulevard)

CUP #36

cost index as determined by the Saint Louis County Department of Highways and Traffic.

Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Legal Description

Lot A of Friendship Village of West County Boundary Adjustment Plat, according to the plat thereof recorded in Plat Book 356 page 143 of the St. Louis County Records.



# Preliminary Development Plan

## FRIENDSHIP VILLAGE OF CHESTERFIELD

### Proposed LOT A-1 OF FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT ADDITION CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

LEGEND	
EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	— 433 —
EXISTING STORM SEWER	— 10 —
PROPOSED STORM SEWER	— ST —
EXISTING SANITARY SEWER	— 6 —
PROPOSED SANITARY SEWER	— SS —
RIGHT-OF-WAY	— —
EASEMENT	— —
CENTERLINE	— —
EXISTING TREE	⊕
EXISTING SPOT ELEVATION	× 433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	— —
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	— W —
GAS MAIN	— G —
UNDERGROUND TELEPHONE	— T —
OVERHEAD WIRE	— O.H. —
UNDERGROUND ELECTRIC	— E —
FIRE HYDRANT	⊕
POWER POLE	⊕
WATER VALVE	⊕
LIGHT STANDARD	⊕

### INDEX OF SHEETS

- C1 TITLE SHEET
- C2 PRELIMINARY DEVELOPMENT PLAN

### GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS IN AREAS OF PROPOSED PARKING IMPROVEMENTS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS & THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% 20'. SLOPES GREATER THAN 1% 20' MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- SETBACKS PER ZONING
 

BUILDING	= 50'
FRONT	= 50'
SIDE	= 50'
REAR	= 50'
- SUBJECT PROPERTY LIES WITHIN UNSHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0145 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED IMPROVEMENTS WITHIN R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD OR M.S.D. STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
- NO SLOPES WITHIN COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- CONTRACTOR TO COORDINATE CONSTRUCTION PARKING WITH OWNER. NO PARKING ALLOWED IN OLIVE BOULEVARD RIGHT OF WAY.

### PROJECT BENCHMARK

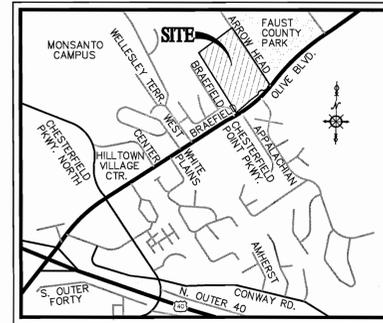
St. Louis County Benchmark 12-157 Elev. 638.32' "5c" on the curb at center of rounding along island; 60' West of centerline of Olive Street Road and 5' North of centerline of Chesterfield Village Parkway.

### SITE BENCHMARKS

- Site Benchmark # 1 Elev. 634.10' top of 1/2" iron pipe with cap "L.S. 134-D" as shown on plan.
- Site Benchmark # 2 Elev. 631.73' "O" in open on Fire Hydrant as shown on plan.
- Site Benchmark # 3 Elev. 627.87' "O" in open on Fire Hydrant as shown on plan.
- Site Benchmark # 4 Elev. 624.92' P.K. Nail in asphalt curb as shown on plan.
- Site Benchmark # 5 Elev. 627.70' P.K. Nail in asphalt curb as shown on plan.
- Site Benchmark # 6 Elev. 620.18' 60-D Nail as shown on plan.

### UTILITIES AND REVIEW AGENCIES

- |  |  |
|--|--|
| <p><b>ELECTRIC COMPANY</b><br/>AMEREN-ELLISVILLE DISTRICT<br/>280 OLD STATE ROAD<br/>ELLISVILLE, MO 63021<br/>ATTN: ENGINEERING<br/>PH. (314) 992-8992</p> <p><b>PHONE COMPANY</b><br/>AT&amp;T<br/>402 NORTH THIRD STREET<br/>ST. CHARLES, MO 63301<br/>ATTN: ENGINEERING<br/>PH. (636) 949-4228</p> <p><b>GAS COMPANY</b><br/>LACLEDE GAS COMPANY<br/>ROOM 1408 720 OLIVE STREET<br/>ST. LOUIS, MO 63101<br/>ATTN: MIKE LANGAN<br/>PH. (314) 342-0702</p> <p><b>WATER COMPANY</b><br/>MISSOURI AMERICAN WATER CO.<br/>1050 RESEARCH BLVD.<br/>ST. LOUIS, MO 63132<br/>ATTN: ENGINEERING<br/>PH. (314) 996-2464</p> | <p><b>CABLE TELEVISION</b><br/>CHARTER COMMUNICATIONS<br/>941 CHARTER COMMONS<br/>TOWN &amp; COUNTRY, MO 63017<br/>ATTN: MAPPING &amp; DESIGN DEPT.<br/>PH. (636) 220-2174</p> <p><b>FIRE DISTRICT</b><br/>MONARCH FIRE PROTECTION DISTRICT<br/>13725 OLIVE BLVD.<br/>CHESTERFIELD, MO 63017<br/>ATTN: FIRE MARSHAL<br/>PH. (314) 514-0900</p> <p><b>SEWER AUTHORITY</b><br/>METROPOLITAN ST. LOUIS SEWER DISTRICT<br/>2350 MARKET STREET<br/>ST. LOUIS, MO 63103<br/>PH. (314) 788-6200</p> <p><b>HWY. DEPARTMENT</b><br/>MISSOURI DEPARTMENT OF TRANSPORTATION<br/>1590 WOODLANE DRIVE<br/>CHESTERFIELD, MO 63017<br/>ATTN: DAVID BRUNLES<br/>PH. (314) 566-6715</p> |
|--|--|



### LEGAL DESCRIPTION

#### PROPOSED LOT A-1

A tract of land being all of Lot A of the Friendship Village of West County, a subdivision recorded in Plat Book 356 Page 143, and three tract of land being part of Lot 2 of the Hugo Essen Farm in U.S. Survey 154 and 157, Township 45 North, Range 4 East as recorded in Deed Book 2170 Page 285, Deed Book 2170 Page 391 and Deed Book 2170 Page 315 of the St. Louis County Land Records office in St. Louis County, Missouri, being more particularly described as follows:

Beginning at found 1/2" rebar with cap stamped "Marier 347-D" being the Southeastern corner of Lot A of the Friendship Village of West County Boundary Adjustment Plat as aforementioned, being on the Northern right of way line of Olive Boulevard (Variable Width) and on the Southwestern line of Faust Park as conveyed to St. Louis County by Deed Book 6320 Page 1227; thence Southwesterly along the Northern line of said Olive Boulevard the following courses and distances, South 32 Degrees 30 Minutes 32 Seconds West a distance of 132.25 feet to a point from which a found rebar with cap "L.S. 134-D" bears North 21 degrees 49 minutes West 012 feet; thence South 58 Degrees 18 Minutes 50 Seconds West a distance of 66.98 feet to a point from which a found 5/8" rebar bears North 24 degrees 05 minutes East 0.1 feet; thence North 72 Degrees 06 Minutes 11 Seconds West a distance of 53.16 feet to a found 1/2" rebar with cap stamped "Marier 347-D"; thence South 61 Degrees 49 Minutes 45 Seconds West a distance of 75.01 feet to a found 1/2" rebar with cap stamped "Marier 347-D"; thence South 16 Degrees 21 Minutes 14 Seconds West a distance of 68.59 feet to a found 1/2" rebar with cap stamped "Marier 347-D"; thence South 53 Degrees 21 Minutes 49 Seconds West a distance of 172.33 feet to a point from which a found bent 9/16" marker bears South 26 degrees 48 minutes 0.45 feet; thence South 58 Degrees 21 Minutes 41 Seconds West a distance of 494.44 feet to a found 5/8" rebar with aluminum cap; thence South 63 Degrees 56 Minutes 01 Seconds West a distance of 41.19 feet to a point from which a found 5/8" rebar with aluminum cap bears South 0.1 feet; thence South 66 Degrees 53 Minutes 32 Seconds West a distance of 17.48 feet to a point on the Eastern line of Broadfield, a subdivision recorded in Plat Book 331 Page 80-81 from which a found 1/2" iron pipe with cap "L.S. 78-D" bears South 30 degrees 34 minutes East 0.25 feet; thence leaving the Northern line of Olive Boulevard along the Eastern line of aforesaid Broadfield and the extension thereof, North 30 Degrees 33 Minutes 39 Seconds West a distance of 1480.19 feet to a found concrete monument being the Northwestern corner of aforementioned Lot A; thence along the Northern line of said Lot A, North 53 Degrees 49 Minutes 20 Seconds East a distance of 1033.70 feet to a found 1/2" rebar with cap "Marier 347-D" being the Northeast corner of aforesaid Lot A and being on the Southwestern line of aforesaid Faust Park; thence along the Southwestern line of Faust Park, South 32 Degrees 06 Minutes 20 Seconds East a distance of 1503.73 feet to the point of beginning containing 1,989,939 square feet of 36.70± acres more or less as surveyed by Marier Surveying Company, Inc.

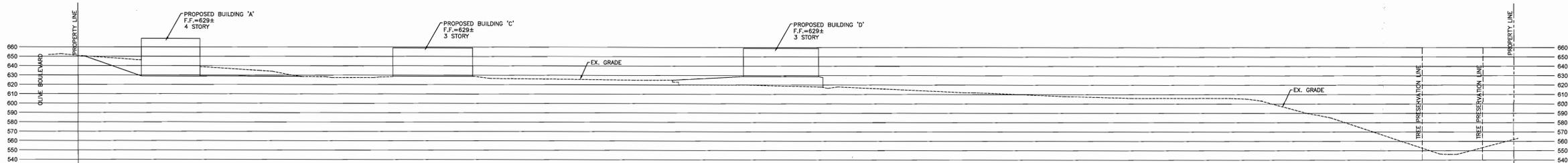
End of Description

### LOCATION MAP

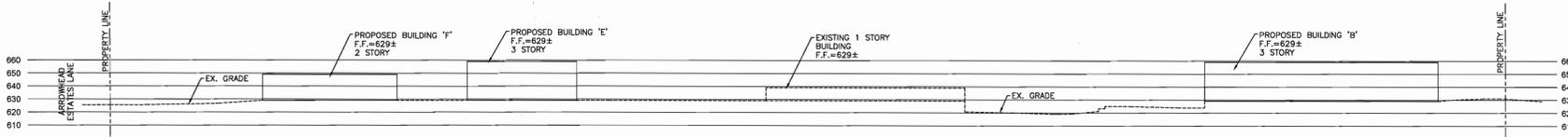
NOT TO SCALE

### PROPERTY DATA

- OWNER = FRIENDSHIP VILLAGE OF WEST COUNTY
- ADDRESS = 15201 OLIVE BOULEVARD
- LOCATOR NO. = 17S320445, 18S640272, 18S640272, 18S640272
- ACREAGE = 36.70 AC±
- EXISTING ZONING = "R-4" W/C.U.P. #36
- MSD BASE MAP = 17S3
- SCHOOL DISTRICT = PARKWAY
- SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
- WATER SHED = MISSOURI RIVER
- FEMA MAP = 29189C0145 (SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN))



SECTION A-A  
SCALE  
HORIZONTAL 1"=50'  
VERTICAL 1"=50'



SECTION B-B  
SCALE  
HORIZONTAL 1"=50'  
VERTICAL 1"=50'

PREPARED FOR:  
FRIENDSHIP VILLAGE CHESTERFIELD  
15201 OLIVE BOULEVARD  
CHESTERFIELD, MISSOURI 63017  
PH. (636) 532-1515

PREPARED BY:

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

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

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

NOTE:  
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on the drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

The Utilities Contacted by Missouri One Call were Ameren Missouri, AT&T Distribution, City of Chesterfield, Charter Communications, Laclede Gas Company, Lightco, a Century Link Co., Missouri American Water Co., Moudot District 6, Parkway School District and Metropolitan St. Louis School District.



BRANDON A. HARP, P.E. E-28650  
PROFESSIONAL ENGINEER  
CEDC LICENSE NO. 2003004674

11402 Gravois Road  
Suite 100  
St. Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Preliminary Development Plan  
Friendship Village Chesterfield  
15201 Olive Blvd.  
Chesterfield, Missouri 63017

Proj. #	1092.9
No. Description	Date
per City	1/19/16

PRELIMINARY  
DEVELOPMENT  
PLAN

C1



BRANDON A. HARP, P.E. E-28650  
PROFESSIONAL ENGINEER  
CEDC LICENSE NO.: 2003004674

11402 Greaves Road  
Suite 100  
St. Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

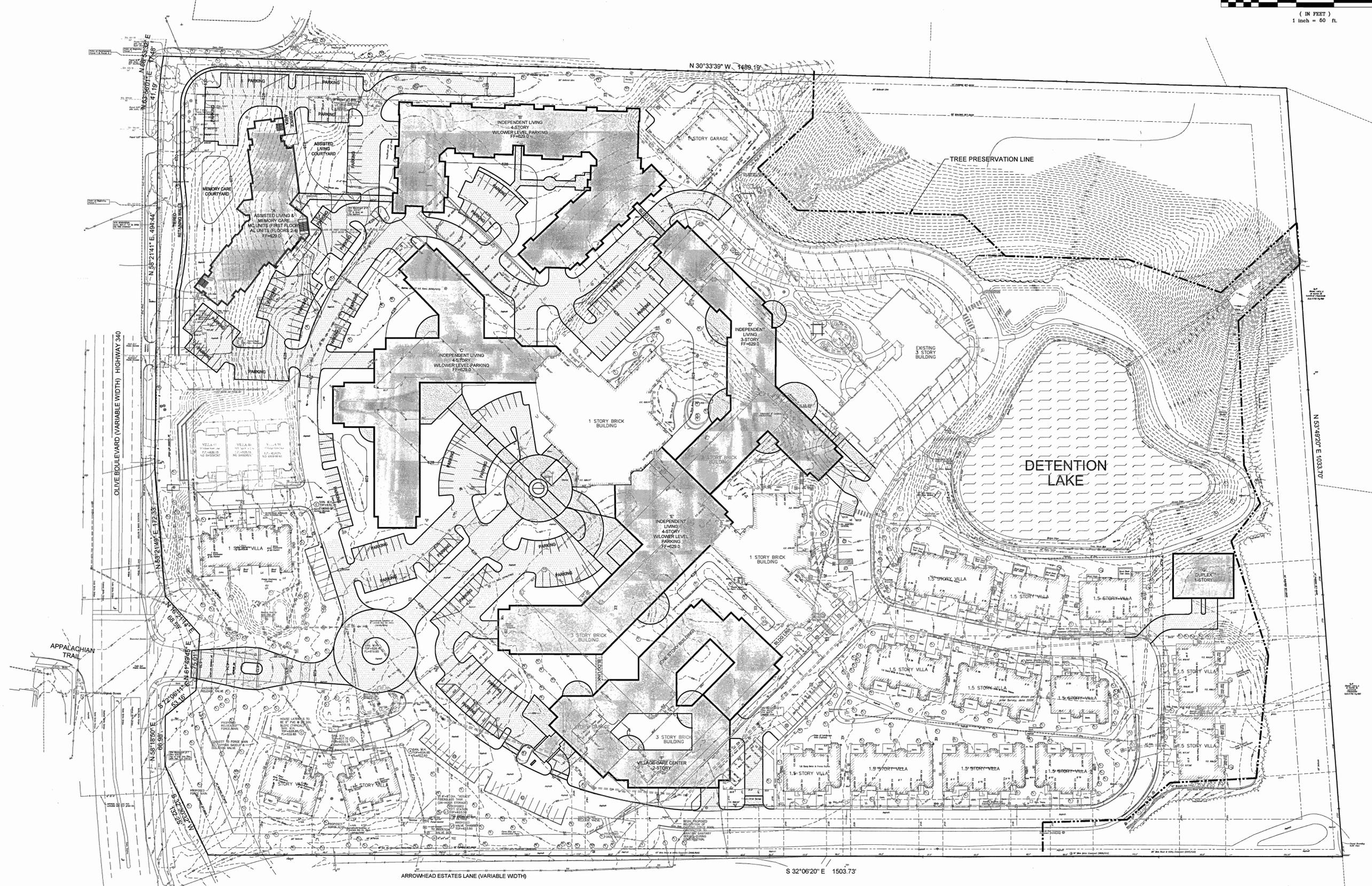
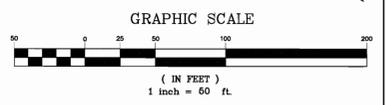
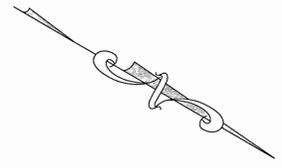
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

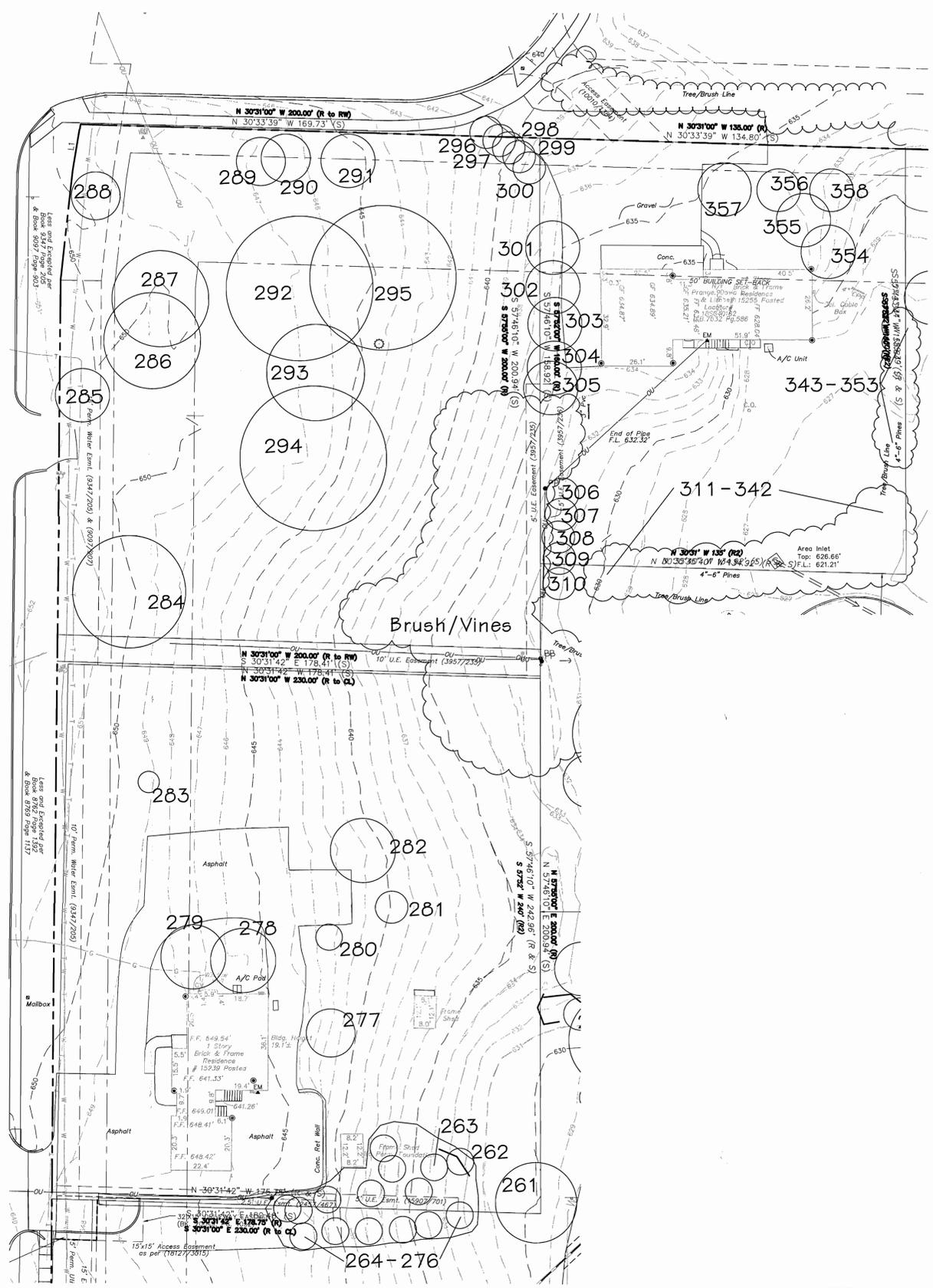
Preliminary Development Plan  
**Friendship Village Chesterfield**  
15201 Olive Blvd.  
Chesterfield, Missouri 63017

Proj. #	1092.9
No. Description	Date
per City	1/19/16

PRELIMINARY  
DEVELOPMENT  
PLAN

C2





**Tree Stand Delineation**  
SCALE 1" = 20'-0"

**LEGEND**

- Location
- Reference Number
- Dead Tree

Updated Tree Stand Delineation Narrative  
July 2, 2015

A field inspection was conducted on June 23, 2015 for Parcels 1, 2, and 3. The woodlands on these parcels are made up of individual yard trees with a total canopy of 33,353 Sq. Ft. (178 Ac).

RATING: 1=Fair Quality  
3=Average Quality  
5=Excellent Quality

No state champion or rare trees were found on the site.

There is no flood plain on this parcel per FEMA map # 29189C0145 H

Tree Stand Delineation Plan Prepared by Douglas A. DeLong Certified Arborist MW-4826A

*Douglas A. DeLong*  
Base Map Provided by: CEDC

**INDIVIDUAL YARD TREE LIST**

Number	Type	DBH OF TRUNK	Condition	Area S.F.	Comments
261	GREEN ASH	16	3	706	
262	MULBERRY	5	3	173	
263	PERSIMMON	5	3	173	IN A MASS
264	PERSIMMON	5	3	173	
265	PERSIMMON	6	3	174	
266	PERSIMMON	7	3	174	
267	PERSIMMON	5	3	173	
268	PERSIMMON	5	3	173	
269	PERSIMMON	7	3	174	
270	PERSIMMON	5	3	173	
271	PERSIMMON	5	3	174	
272	PERSIMMON	6	3	174	
273	PERSIMMON	5	3	174	
274	PERSIMMON	5	3	174	
275	PERSIMMON	5	3	174	
276	PERSIMMON	5	3	174	
277	ENGLISH WALNUT	12	1	254	POOR
278	GREEN ASH	30	1	452	POOR
279	GREEN ASH	24	1	452	POOR
280	DOGWOOD	X	0	0	DEAD
281	PEAR	12	2	50	
282	WALNUT	18	3	452	
283	PEAR	8	1	50	MULTI TRUNK
284	SWEETGUM	30	3	1384	
285	DOGWOOD	12	3	314	
286	PIN OAK	30	2	1017	
287	PIN OAK	36	2	1017	GALLS
288	COLORADO SPRUCE	16	2	254	GALLS
289	COLORADO SPRUCE	14	2	254	
290	NORWAY SPRUCE	14	2	254	
291	COLORADO SPRUCE	15	2	314	
292	GREEN ASH	48	3	2289	
293	MULBERRY	24	3	1017	
294	SWEETGUM	42	3	2289	
295	SWEETGUM	48	3	2289	
296	COLORADO SPRUCE	6	3	113	
297	COLORADO SPRUCE	6	3	113	
298	COLORADO SPRUCE	6	3	113	
299	COLORADO SPRUCE	6	3	113	
300	COLORADO SPRUCE	6	3	113	
301	BRADFORD PEAR	12	3	314	
302	BRADFORD PEAR	12	1	314	
303	BRADFORD PEAR	12	1	314	
304	BRADFORD PEAR	12	3	314	
305	COLORADO SPRUCE	6	3	113	IN A MASS
306	COLORADO SPRUCE	6	3	113	
307	COLORADO SPRUCE	6	3	113	
308	COLORADO SPRUCE	6	3	113	
309	COLORADO SPRUCE	6	3	113	
310	COLORADO SPRUCE	6	3	78	
311	COLORADO SPRUCE	5	3	207	
312	COLORADO SPRUCE	5	3	207	
313	COLORADO SPRUCE	5	3	176	
314	COLORADO SPRUCE	5	3	176	
315	COLORADO SPRUCE	5	3	176	
316	COLORADO SPRUCE	5	3	176	
317	COLORADO SPRUCE	5	3	113	
318	COLORADO SPRUCE	5	3	78	
319	COLORADO SPRUCE	5	3	78	
320	COLORADO SPRUCE	5	3	78	
321	COLORADO SPRUCE	5	3	207	
322	COLORADO SPRUCE	5	3	207	
323	COLORADO SPRUCE	5	3	78	
324	COLORADO SPRUCE	5	3	113	
325	COLORADO SPRUCE	5	3	113	
326	COLORADO SPRUCE	5	3	113	
327	COLORADO SPRUCE	5	3	113	
328	COLORADO SPRUCE	5	3	706	
329	COLORADO SPRUCE	5	3	452	
330	COLORADO SPRUCE	5	3	452	
331	COLORADO SPRUCE	5	3	530	
332	COLORADO SPRUCE	5	3	530	
333	COLORADO SPRUCE	5	3	452	
334	COLORADO SPRUCE	5	3	379	
335	COLORADO SPRUCE	5	3	113	
336	COLORADO SPRUCE	5	3	452	
337	COLORADO SPRUCE	5	3	100	
338	COLORADO SPRUCE	5	3	100	
339	COLORADO SPRUCE	5	3	100	
340	COLORADO SPRUCE	5	3	113	
341	COLORADO SPRUCE	5	3	113	
342	COLORADO SPRUCE	5	3	452	
343	COLORADO SPRUCE	5	3	1133	
344	COLORADO SPRUCE	5	3	615	
345	COLORADO SPRUCE	5	3	615	
346	COLORADO SPRUCE	5	3	615	
347	COLORADO SPRUCE	5	3	615	
348	COLORADO SPRUCE	5	3	530	
349	COLORADO SPRUCE	5	3	254	
350	COLORADO SPRUCE	18	3	314	IN A MASS
351	COLORADO SPRUCE	10	3	254	
352	COLORADO SPRUCE	10	3	254	
353	COLORADO SPRUCE	8	3	254	
354	WHITE BIRCH	5	2	200	
355	MAGNOLIA	6	3	225	
356	PURPLE-LEAF PLUM	10	3	200	
357	BRADFORD PEAR	14	2	225	
358	BRADFORD PEAR	12	2	210	
				Total SF	33,353

Douglas A. DeLong, Landscape Architect LA-81  
Consultants:

**Friendship Village of Chesterfield  
Chesterfield, Missouri 63017**

Revisions:

Date	Description	No.
1/13/16	City Comments	1

Drawn: **bad**  
Checked: **dad**

**DeLong**  
landscape architecture  
7620 West Bruno Ave  
St. Louis, MO. 63117  
(314) 346-4856  
delong.la@gmail.com

Sheet Title:	Revised Tree Stand Delineation
Sheet No:	TSD-1
Date:	09/02/2015
Job #:	100.019



INDIVIDUAL YARD TREE LIST

Number	Type	DBH OF TRUNK	Condition	Area S.F.	Comments
2	SUGAR MAPLE	15	2	706	
3	RED MAPLE	17	3	1017	
4	RED MAPLE	12	1	254	HOLLOW TRUNK
5	WALNUT	24	0	452	80% DEAD
6	WALNUT	24	2	452	
7	WALNUT	24	2	452	
8	WALNUT	24	2	452	
9	WALNUT	24	2	452	
12	SWEET GUM	15	2	254	
14	PERSIMMON	12	3	706	
15	BLUE SPRUCE	7	1	28	DECLINING
18	AUSTRIAN PINE	11	1	113	
21	SCOTCH PINE	8	2	113	
22	WALNUT	20	3	358	
23	HACKBERRY	14	2	254	
24	HACKBERRY	14	3	254	
25	CATALPA	14	2	254	
26	CATALPA	12	2	113	
27	HACKBERRY	18	3	452	
28	WALNUT	14	3	254	
29	WALNUT	24	3	452	
30	WHITE PINE	12	2	254	
31	WHITE PINE	16	2	452	
32	SYCAMORE	28	2	1386	
33	SILVER MAPLE	24	1	254	DECLINING
34	SWEET GUM	14	2	176	
35	SWEET GUM	14	2	176	
36	SWEET GUM	14	2	176	
37	SUGAR MAPLE	16	3	1017	
38	RED MAPLE	15	3	452	
40	SUGAR MAPLE	14	2	530	
41	SWEET GUM	14	3	254	
42	SWEET GUM	12	2	176	
43	SWEET GUM	13	2	176	
44	SWEET GUM	10	2	113	
45	SWEET GUM	13	2	113	
47	SWEET GUM	10	2	176	
48	SWEET GUM	15	3	176	
49	SWEET GUM	13	3	113	
50	SWEET GUM	11	2	113	
51	SWEET GUM	12	3	113	
52	RED OAK	13	3	176	
53	SWEET GUM	13	1	78	DECLINING
54	SUGAR MAPLE	13	2	176	
55	SUGAR MAPLE	14	3	176	
56	SUGAR MAPLE	13	3	176	
57	SUGAR MAPLE	20	3	1017	
58	GINNKO	13	3	314	
59	NORWAY SPRUCE	16	1	452	
60	BEECH	14	4	452	
61	SWEET GUM	10	3	176	
62	SWEET GUM	15	3	210	
63	SWEET GUM	13	3	176	
64	SWEET GUM	11	3	113	
65	SWEET GUM	12	3	121	
66	SWEET GUM	16	3	210	
67	SWEET GUM	17	3	210	
68	SWEET GUM	13	2	113	
69	WHITE ASH	7	3	134	
70	SUGAR MAPLE	17	2	1017	
71	NORWAY SPRUCE	13	3	706	
72	RED MAPLE	7	4	346	
73	RED MAPLE	8	4	452	
74	GREEN ASH	7	3	153	
75	NORWAY SPRUCE	8	4	113	
76	GREEN ASH	5	3	113	
77	GREEN ASH	5	3	113	
78	GREEN ASH	5	3	113	
79	GREEN ASH	5	3	113	
80	GREEN ASH	5	3	113	
81	GREEN ASH	5	3	113	
82	GREEN ASH	7	3	153	
83	GREEN ASH	8	3	200	
84	NORWAY SPRUCE	8	4	64	
85	NORWAY SPRUCE	8	4	64	
86	RED MAPLE	7	4	64	
87	RED MAPLE	12	3	380	
88	GREEN ASH	8	3	314	
89	PIN OAK	8	3	113	
90	WHITE BIRCH	5	3	113	MULTI TRUNK
91	PIN OAK	5	3	113	
92	RED MAPLE	9	3	254	
93	TULIP TREE	10	3	254	
94	GREEN ASH	6	3	78	
95	RED MAPLE	5	3	78	
96	RED MAPLE	10	2	254	
97	FLOWERING CRAB	9	2	254	
98	RED MAPLE	9	3	254	
99	GREEN ASH	15	2	452	
100	HONEYLOCUST	6	3	452	
101	HONEYLOCUST	5	3	200	
102	RED MAPLE	6	3	200	
103	COLORADO SPRUCE	5	2	153	
104	BRADFORD PEAR	12	3	452	
105	SUGAR MAPLE	11	2	452	
106	PURPLE-LEAF PLUM	5	2	254	
107	SUGAR MAPLE	12	2	452	
108	SUGAR MAPLE	10	3	452	
109	RIVER BIRCH	10	3	380	MULTI TRUNK
110	SILVER MAPLE	5	3	113	

Number	Type	DBH OF TRUNK	Condition	Area S.F.	Comments
111	FLOWERING CRAB	10	2	200	
112	FLOWERING CRAB	6	2	200	
113	FLOWERING CRAB	6	2	200	
114	SUGAR MAPLE	10	1	254	
115	WHITE ASH	6	4	113	
116	BLUE SPRUCE	18	1	113	
117	SUGAR MAPLE	18	4	1017	
118	WHITE ASH	5	4	113	
119	WHITE ASH	5	4	113	
120	WHITE ASH	5	4	113	
121	GREEN ASH	6	4	113	
122	WHITE ASH	5	4	113	
123	WHITE ASH	5	4	113	
124	WHITE ASH	5	4	113	
125	RED MAPLE	6	4	113	
126	REDBUD	6	3	113	
127	GREEN ASH	7	3	248	
128	GREEN ASH	6	3	113	
129	GREEN ASH	4	3	113	
130	YELLOWWOOD	6	5	153	
131	GREEN ASH	5	3	113	
132	WHITE ASH	5	3	113	
133	FLOWERING CRAB	5	3	113	
134	FLOWERING CRAB	5	3	113	
135	FLOWERING CRAB	5	3	113	
136	WALNUT	18	1	78	SEVERE DECLINE
137	WALNUT	18	1	207	TRUNK DECAY
138	WALNUT	18	1	207	SEVERE DECLINE
139	WALNUT	18	1	176	TRUNK DECAY
140	WALNUT	18	1	176	SEVERE DECLINE
141	WALNUT	18	1	176	SEVERE DECLINE
142	WALNUT	18	1	176	TRUNK DECAY
143	WALNUT	15	1	113	SEVERE DECLINE
144	WALNUT	12	1	78	SEVERE DECLINE
145	WALNUT	10	1	78	SEVERE DECLINE
146	WALNUT	10	1	78	SEVERE DECLINE
147	BLACK OAK	3	2	207	
148	HACKBERRY	10	2	207	
149	JUNIPER	7	2	78	
150	SUGAR MAPLE	7	3	113	
151	SUGAR MAPLE	7	3	113	
152	SUGAR MAPLE	7	3	113	
153	SUGAR MAPLE	7	3	113	
154	GREEN ASH	24	4	706	
155	GREEN ASH	18	3	452	
156	GREEN ASH	18	3	452	
157	GREEN ASH	22	3	530	
158	GREEN ASH	12	3	530	
159	GREEN ASH	16	2	452	
160	GREEN ASH	14	2	379	
161	GOLDEN RAIN TREE	8	3	113	
162	WHITE PINE	16	2	452	
163	AUSTRIAN PINE	10	1	100	DECLINING
164	AUSTRIAN PINE	10	1	100	DECLINING
165	AUSTRIAN PINE	10	1	100	DECLINING
166	HONEYLOCUST	6	1	113	
167	HONEYLOCUST	2	2	113	
168	FLOWERING CRAB	8	3	452	
169	GREEN ASH	12	3	1133	
170	GREEN ASH	14	3	615	
171	GREEN ASH	17	3	615	
172	BALD CYPRESS	24	3	615	MONARCH
173	WHITE PINE	24	2	530	STORM DAMAGE
174	WHITE PINE	16	1	254	STORM DAMAGE
175	WHITE PINE	18	2	314	
176	DOGWOOD	10	3	254	
177	DOGWOOD	10	3	254	
178	HAWTHORN	8	3	254	
179	CHERRY	8	3	113	
180	FLOWERING CRAB	8	3	452	
181	FLOWERING CRAB	12	3	615	
182	RED OAK	30	4	1256	MONARCH
183	SWEET GUM	12	3	314	
184	SWEET GUM	12	3	314	
185	SWEET GUM	12	3	314	CLUMP FORM
186	SWEET GUM	12	3	314	CLUMP FORM
187	SWEET GUM	10	3	314	
188	SWEET GUM	10	3	314	
189	SWEET GUM	12	3	314	CLUMP FORM
190	GOLDEN RAIN TREE	6	1	50	DECLINING
191	GOLDEN RAIN TREE	6	1	50	DECLINING
192	SOUTHERN MAGNOLIA	8	4	153	
193	BLACKGUM	8	4	254	
194	REDBUD	7	3	153	
195	SUGAR MAPLE	5	3	50	
196	GOLDEN RAIN TREE	8	3	706	
197	GOLDEN RAIN TREE	8	3	706	
198	GOLDEN RAIN TREE	12	3	1017	
199	RED OAK	24	2	1200	
200	RED OAK	12	2	452	
201	RED OAK	6	2	113	
202	RED OAK	11	2	379	
203	RED OAK	12	2	452	
204	RED OAK	8	2	200	
205	RED OAK	16	2	803	
206	ELM	13	1	530	
207	ELM	14	1	610	
209	AMERICAN HOLLY	8	2	314	
210	AMERICAN HOLLY	5	2	200	DOUBLE TRUNK
211	BRADFORD PEAR	10	3	175	
216	COLORADO SPRUCE	13	1	314	DECLINING
217	GREEN ASH	14	3	1017	TRIPLE TRUNK
218	COLORADO SPRUCE	10	1	113	DECLINING
219	MULBERRY	11	2	314	
220	WHITE PINE	6	2	78	

Number	Type	DBH OF TRUNK	Condition	Area S.F.	Comments	
221	WHITE PINE	7	2	113		
222	WALNUT	11	3	314		
223	WHITE PINE	6	2	50	LEADER DEAD	
224	WHITE PINE	6	3	78	DOUBLE TRUNK	
225	COLORADO SPRUCE	8	1	50	80% DEAD	
226	COLORADO SPRUCE	11	1	50	80% DEAD	
227	WHITE PINE	8	3	254		
229	SPRUCE	10	3	254		
230	SPRUCE	12	3	254		
231	SPRUCE	11	3	254		
232	SPRUCE	6	3	254		
234	SWEET GUM	22	3	1384		
235	SPRUCE	14	1	314	80% DEAD	
236	MULBERRY	12	2	314	DOUBLE TRUNK	
237	MULBERRY	16	2	452		
238	MULBERRY	16	2	452		
239	SWEET GUM	14	3	153	TRIPLE TRUNK	
240	SWEET GUM	19	3	379		
241	SWEET GUM	15	3	706		
242	SWEET GUM	15	3	706		
243	SWEET GUM	17	3	907		
244	SWEET GUM	16	3	803		
245	SWEET GUM	16	3	803		
246	WHITE PINE	6	1	113		
247	WHITE PINE	12	1	113		
248	BLACK OAK	1	23	4	1384	
249	BOXELDER	18	2	254		
250	BLACK LOCUST	14	1	314		
251	BLACK CHERRY	22	3	1256		
252	PIN OAK	1	24	3	1300	
253	SPRUCE	12	2	314		
254	SPRUCE	14	2	314		
255	SPRUCE	10	2	254		
256	SPRUCE	12	2	254		
257	SPRUCE	10	1	254		
258	SPRUCE	11	1	113		
259	BLACK CHERRY	18	3	1384	DOUBLE TRUNK	
260	MULBERRY	14	2	1017		
261	GREEN ASH	16	3	706		
262	MULBERRY	5	3	2430	IN A MASS	
263	PERSIMMON	5	3	0		
264	PERSIMMON	5	3	0		
265	PERSIMMON	6	3	0		
266	PERSIMMON	7	3	0		
267	PERSIMMON	5	3	0		
268	PERSIMMON	5	3	0		
269	PERSIMMON	7	3	0		
270	PERSIMMON	5	3	0		
271	PERSIMMON	5	3	0		
272	PERSIMMON	6	3	0		
273	PERSIMMON	5	3	0		
274	PERSIMMON	5	3	0		
275	PERSIMMON	5	3	0		
276	PERSIMMON	5	3	0		