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Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: March 10, 2016

From: Jessica Henry, AICP

Project Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: North of Chesterfield Airport Road, west of its intersection with Arnage Boulevard

Applicant: Cochran Engineering & Surveying, Inc. on behalf of AutoZone

Description: Peter Steffan, Proposed Lot 1 (AutoZone): A Site Development Section Plan,

Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 0.88 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road west of its intersection with Arnage

Boulevard.

PROPOSAL SUMMARY

The request is for a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a new 6,000 square foot AutoZone commercial development. The proposed building is to be constructed of brick veneer, EIFS, and a clear anodized aluminum and glass storefront. Faux and clerestory windows are proposed on the front elevation.

HISTORY OF SUBJECT SITE

At 0.88 acres in size, the subject site is roughly one-half of a 1.77 acre parcel and was originally zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The site currently contains three buildings that were constructed in the 1940s, a shed, and a pole barn that was constructed in the 1990s. This site was formerly occupied by the Heavy Duty equipment business. In October of 2015, the City Council approved a zoning map amendment from the "NU" Non-Urban District to the "PC" Planned Commercial District via Ordinance 2874. The two parcels of the proposed Peter Steffan development are shown in the image on the following page.



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

The subject site is proposed to be one-half of a small commercial retail development that is located just west of the Chesterfield Commons Seven development. The surrounding property to the north and west is currently vacant. The site currently contains several structures that will be demolished to make way for the proposed development.

B. Circulation System and Access

A single access point off of Chesterfield Airport Road is proposed. Cross access to Lot 2 of the proposed development as well as to the vacant parcels to the west and north is provided as required by ordinance.

C. Topography

The existing grade of the property is nearly flat. Minimal changes to the existing topography are planned.

D. Retaining Walls

A retaining wall is proposed along the access drive. The wall will be utilized to make grade adjustments.

General Requirements for Building Design:

A. Scale

The proposed single story building is 21 feet in height which permits the parapet to fully screen roof-mounted mechanical equipment. The building contains elements along the front elevation designed to the human scale, including large storefront windows and faux windows.

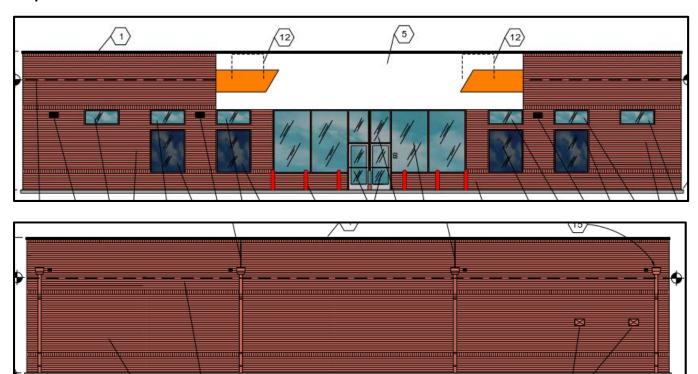
B. Design

The building is rectangular shaped and lacks articulation; each of the four elevations is completely flat. The applicant has utilized brick soldier courses around the building to provide variation and interest. The front elevation is the only elevation that contains material variety with the provision of faux and clerestory windows in addition to the large glass storefront.

The Architectural Review Design Standards includes the following relevant design requirement:

• Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection.

Proposed Architectural Elevation—Front and Rear Elevations



C. Materials and Color

Three sides of the building are comprised entirely of red brick veneer. The front elevation is comprised of brick veneer, evergreen glass clerestory windows, black faux windows, EIFS that is to be painted orange and white, and a large clear anodized aluminum storefront is proposed. Black trim is proposed along the top of the parapet wall. The pipe bollards and side access door will be painted red.

The dumpster enclosure detail provided on the Site Development Section Plan calls for smooth face block. However, the Architect's Statement of Design states that the dumpster enclosure will be constructed of the same material as the building. Staff will recommend that the detail be revised to reflect the brick and this item will be addressed prior to Planning Commission review.

D. Landscape Design and Screening

As required by the UDC, a thirty foot landscape buffer planted with trees, shrubs, and ornamental grasses is provided along the Chesterfield Airport Road frontage. A hedgerow along the parking lot will screen parked vehicles from view. Landscape beds planted with annuals will permit for seasonal color and interest.

The dumpster enclosure and ground mounted mechanical equipment will be screened by landscaping. Bio retention basins along the rear property line will be planted with a variety of native grasses.

As previously mentioned, the roof mounted mechanical equipment will be fully screened by the building parapet.

E. Signage

Signage is not part of the proposal before Architectural Review Board and will be reviewed separately by Staff.

F. Lighting

The applicant is proposing five wall mounted light fixtures and five pole mounted fixtures. Each of these fixtures is utilitarian in nature and features fully-shielded, full cut-optics as required by the UDC.

Specific Requirements for the Chesterfield Valley

Façades:

- The proposed building utilizes similar materials on all elevations.
- The trash enclosure is currently shown as being constructed of smooth face block; however, as
 discussed earlier in the report, Staff recommends that the applicant utilize the same brick being
 utilized on the building in compliance with the Architectural Review Design Standards for the
 Chesterfield Valley.

Storage: The site is not visible from I-64/US 40. However, no outdoor storage or sales areas are proposed.

Utilities: All utilities to the building will be installed underground.

Parking: The site is not visible from I-64/US 40. However, parking is proposed on the front and side of the building, with loading areas located on the side. The applicant is proposing to screen the parking loading area with the landscape buffer and a dense hedge row along Chesterfield Airport Road.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests action on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Peter Steffan, Lot 1 (AutoZone).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Peter Steffan, Lot 1 (AutoZone), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Peter Steffan, Lot 1 (AutoZone), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



RECEIVED City of Chesterfield

MAR - 2 2016

Department of Public Services

ARCHITECTURAL REVIEW BOARD Project Statistics and Checklist

Date	of First Comment Lette	r Received from the City of Chester	field
Project	Title: AutoZone	Location: 1750	05 Chesterfield Airport Rd.
Develo	per:	Architect: Lew Ellis (AutoZone)	Engineer:
	CT STATISTICS:		
Size of	site (in acres):	Total Square Footage:	Bullding Height: 21'-0"
Propos	ed Usage: retail sale of a	uto parts	
Exterio	r Building Materials: bri	ck	
	metal o	deck over steel joists	
ROOT IM	ateriai & Design:	extension of CMU/brick walls to form parag	nets screening RTU's
Screeni	ing Material & Design:	extension of owner was to form para-	
Descrip	tion of art or architectu	ırally significant features (if any):	dier courses included in brick pattern; both
	faux windows on front of s		
4 5 5 1714			
ADDITIO	ONAL PROJECT INFOR	RMATION:	
Checkli	st: Items to be provide	d in an 11" x 17" format	
区	Color Site Plan with o	contours, site location map, and ide	ntification of adjacent uses.
Ø	Color elevations for a	all building faces.	
図	Color rendering or m	odel reflecting proposed topography	y.
\square	Photos reflecting all	views of adjacent uses and sites.	
Ø	Details of screening,	retaining walls, etc.	
Ø	Section plans highlig	hting any building off-sets, etc. (as a	applicable)
Ø		of Design which clearly identifies h and the intent of the project.	ow each section in the Standards
Ø	Landscape Plan.		
Ø	Lighting cut sheets for	or any proposed building lighting fix	tures. (as applicable)
Ø	Large exterior materi	al samples. (to be brought to the AR	B meeting)
Ø	_	hich would ald understanding of the	
Q	Pdf files of each docu		_ , , , , , , ,

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760 Ph. (636)537-4746 Fax (636)537-4798 <u>www.chesterfield.mo.us</u>

Architect's Statement

AutoZone Store 17505 Chesterfield Airport Road

General Requirements for Site design:

A. Site Relationships

The subject site is located on Chesterfield Airport Road and is comprised of two lots in the Peter Stefan Subdivision. The proposed AutoZone Development will occupy Lot 1 of the subdivision and face Chesterfield Airport Road. There are currently vacant buildings on both lots, which will be demolished as part of this project.

B. Circulation System and Access

The development will have an access drive onto Chesterfield Airport Road on the west side of Lot 1. An internal access drive will provide cross access to Lot 2 on the east.

Pedestrian access will be internal on the site.

C. Topography & D. Retaining Walls

The existing grade of the property is nearly flat. The proposed AutoZone site will be raised slightly to allow drainage to existing drainage points. A segmental block retaining wall will be utilized to make grade adjustments for the cross access to Lot 2 to the east.

Landscape Design and Screening

Landscaping will be provided in accordance with the city's Landscaping requirements. A 30-foot Landscape Buffer is provided along the front of the site. This buffer will contain a combination of trees and shrubs, ground cover and landscaping beds. A landscaping bed containing seasonal plantings is proposed around the monument sign. The dumpster enclosure and ground mounted utilities will be screened by plantings

Dry swales are proposed in the rear of the site. These will be planted with a variety native grasses. The swales will be designed to MSD standards and will help capture storm water runoff from the site.

General Requirements for building design:

A. Building scale:

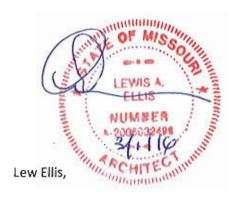
The proposed AutoZone is designed to be 21' in height which will screen the roof top mounted equipment. The building will have similar materials and orientation as the surrounding developments along Chesterfield Airport RD. The size of the building is 6000 square feet, which represents just over 15.6% lot coverage.

B. Human scale, Generic Scale and Design:

Human scale elements have been incorporated into this design, which include large storefront windows and glass entrance doors. Faux and clearstory windows on each side of the entrance to the store have been added for additional scale along the front facade. Additionally, the building will utilize a red wire cut brick veneer with soldier courses to add additional interest and scale.

Specific requirements for the Chesterfield Valley:

All four facades of the building will utilize brick veneer with soldier course. The building does not face I-64/US40 therefore; accent lighting and rear parking are not required for the AutoZone development. The trash enclosure will be constructed out of the same material as the building. AutoZone does not incorporate or use any outdoor storage or sales. The loading area will be screened by a tree line to the east and large street trees along Chesterfield Airport Road. All new utilities will be located underground.



Architect for AutoZone, Inc.



D-Series Size 1 LED Wall Luminaire





Catalog Number		
Notes		
Туре		

mentioned supplied to the second many appear in the second

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Specifications Luminaire

13-3/4" 12 lbs Width: Weight: (34.9 cm) 10" Depth: (25.4 cm) 6-3/8" Height:

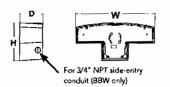
(16.2 cm)





13-3/4" **BBW** 5 lbs Width: (34.9 cm) Weight: (2.3 kg) 4" ELCW 10 lbs Depth: (4.5 kg) (10.2 cm) Weight:

6-3/8" Height: (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires. the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED		ajice Package		ition	Voltage	Mounti			htions		746 75 24	Finish .ee.	
DSX\#1LED	LEDs 10C 20C Drive Ct 350 530 700 1000 Color te 3DK 40K 50K	10 LEDs (one engine) 20 LEDs (Iwo engines) FITEENT 350 mA 530 mA 700 mA 1000 mA (1 A) FITEENT 3000K 4000K 5000K	T2S T2M T3S T3M T4M TFTM	Type II Short Type III Short Type III Short Type III Medium Type IV Medium Forward Thiow Medium	MV0LT 1201 2081 2401 2771	Shippe (blank) 8BW	d included Surface mounting bracket Surface- mounted back box (for conduit entry) ²	Shipped PE DMG PIR PIRH ELCW	dinstalled Photoelectric cell, butlon type 1 O-10V dimming driver (no controls) 180° motion/ambient light sensor, <15' might 1-6 180° motion/ambient light sensor, 15-30' mig ht 5-6 Emergency battery backup (includes external component enclosure) 1	SF OF HS	dinstalled Single fuse (120, 2774) * Double fuse (208, 240V) * House-side shield * diseparately Bird-deterrent spikes * Wire guard * Vandal guard *	DDBXD DBLXD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD DWHGXD DSSTXD	Dark bronze Black Hatural aluminum White Sandstone Textured dark bronze Textured black Textured black Textured matural aluminum Textured white Textured Sandstone

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz), Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light
- Specifies the Susser Switch SBR 10-002 control, see Motive Secure Grade for details, includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard.
- Specifies the Gensor Switch 386-6-ODP control; see Motion Sersor Guide for details. Includes ambient light sensor, Not available with "PE" option (button type photocell). Dimming driver standard.
- Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Not compatible with conduit entry applications. Not available with BBW mounting option.
- Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- Also available as a separate accessory, see Accessories information.

Accessories rt and simprest securately.

DSXWHS U House-side shield (one per light engine)

DSXW8SW U 8ivd-deterrent spikes DSXYVYWGU Wire quard acressors

DSXW1VG U Vandal guard accessory



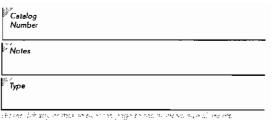


D-Series Size 1 LED Area Luminaire

DESTENTIÈNTS ANN







Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 -400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

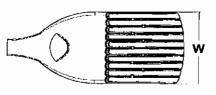
Specifications

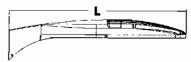
1.2 ft² EPA: (0.11 m²) 33" Length:

(83.5 cm) 134 Width: (33.0 cm)

7-1/2" Height: (39.0 cm)

Weight 27 lbs (max):

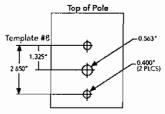






EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

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DSX1 LED	30C 40C 60C	30 LEDs (one engine) 40 LEDs (two engines) 60 LEDs (Iwo engines)	530 700 1000	530 mA 700 mA 1000 mA (1 A)	30K 40K 50X	3000K (80 (R) min.) 4000K (70 (R) min.) ¹ 5000K (67 (RI)	T1S T2S T2M T3S T3M T4M TFTM T5VS	lype I short lype II short lype II medium lype III short lype III rnedium lype IV medium forward throw medium lype V very short lype V short lype V medium	MVOLT ² 120 ² 208 ² 240 ³ 277 ² 347 480 ³	Shipp inclu SPA RPA WBA	ed	1	Ded installed NEMA twist-lock receptacle only (no controls) O- 10V dimming driver (no controls) Dimmable and controllable via ROAM* (no controls) Dual switching Motion sensor, 8-15' mounting height Motion sensor, 15-30' mounting height Switched dimming, 30% 15-30' southered dimming, 30% Note that the sensor is the sensor	Ship	ped installed House-side shield" Utility terminal block ¹⁰ Single fuse (120, 277, 347V) ¹⁰ Double fuse (208, 240, 480V) ¹¹ Tool-less entry trigger latch Left totaled optics ¹¹	ODBXD DBLXD DNAXO DWHXD DDBTXO DBLBXD ONATXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured aluminum Textured
							TSW	Type V wide				BL50	Switched dimming, 50% ^{2,10}	R90	Right rotated optics14	J/(4/10	white



OLL 127F 1.5 JU Photocell - SSL twist-lock (120-277V) " DIE147F LS CULDU Photocell - SSL twist-lock (347V) 8

DLL480f 1.5 CUL JU Photocell - SSL twist-lock (480V) * SC II Shorting cap 15 DSX1HS 30C U House-side shield for 30 LED unit OSX1HS 40C U House-side shield for 40 LFD unit DSX1HS 60C U House-side shield for 60 LED unit SPA19/MR2 DOBXO U Square pole DM19 to DM19AS adapte Round pole DM 19 to DM 19AS adapte RPA 19/MR2 DOBXO U

DSX1 shares a unique drilling pattern with the AERIS™ Early, Specify this drilling pattern when specifying poles, per the table below.

IM148 BM2948 2 at 900° Single unit DM39A8 DM28AS 2 at 180° 3 at EUP DM49AS 4 at 90° DM32A8 3 at 1200*

Econopie: SSA 20 4C UM ISAS 1108XU

Visit Lithania Lighting's and the See our wide poles, accessories and educational tools.

Tenon Mounting Slipfitter*

OCA-0512A CCC 0512A DCC 0512A CC7:0212A C05:20-203 AST20-203 AST20-203 ASTRS 190 ASTRS 200 ASTRS 290 ASTRS 370 ASTRS 301 ASTRS 400 AST35 190 AST35 280 AST35 280 AST35 3& AST35 350 AST35 490

* For round pole mounting (RPA) only

NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530).
- Not available with 347 or 480V.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability, PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. Not available with
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, DMG or WTB.
- Requires an additional switched line.
- Specifies the 37 ± 100 ct 1930 ± 367 control, see ± 369 for details. Dimming driver standard. Not available with DCR or WTB.
- Specifies the reason of the Republic control; see March and details. Dimming driver standard, Not available with DCR or WTB.
- Dimming driver standard. MVOLT only. Not available with DCR or WTB.
- Also available as a separate accessory, see Accessories information.
- WTB not available with BL30, BL50, DS, PIR or PIRH.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 60 LEDs (60C option) only.
 Requires Luminaire to be specified with PER option. Ordered and shipped as a separate line item.





Aerial View





Aerial View







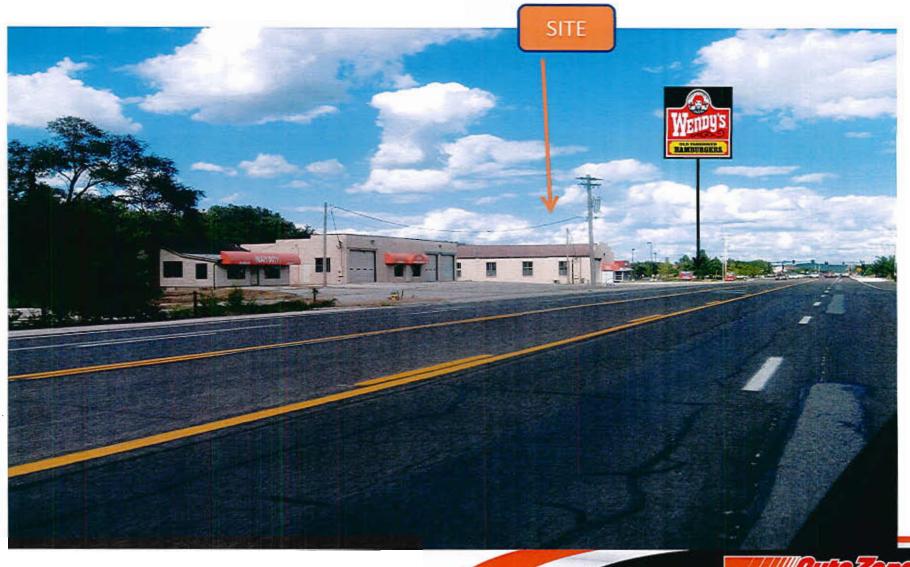
FRONT VIEW OF SITE







Driving (EAST)





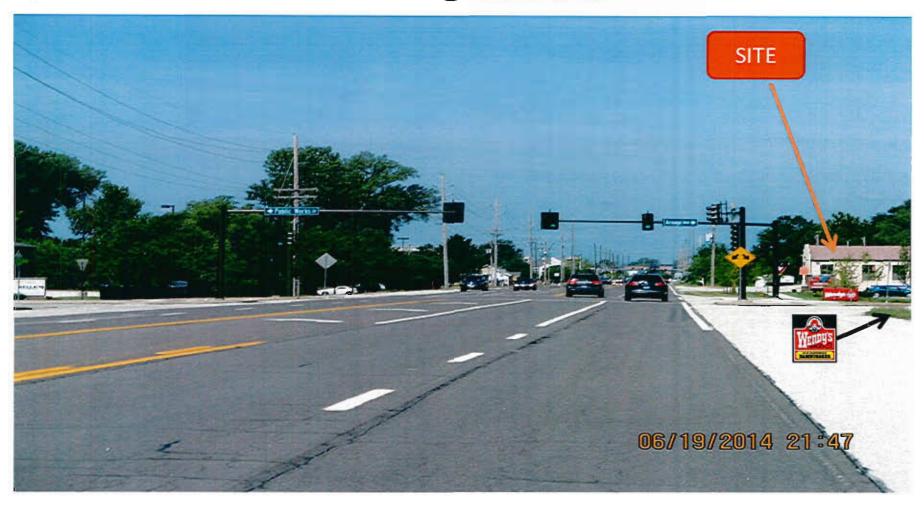
Driving (EAST)







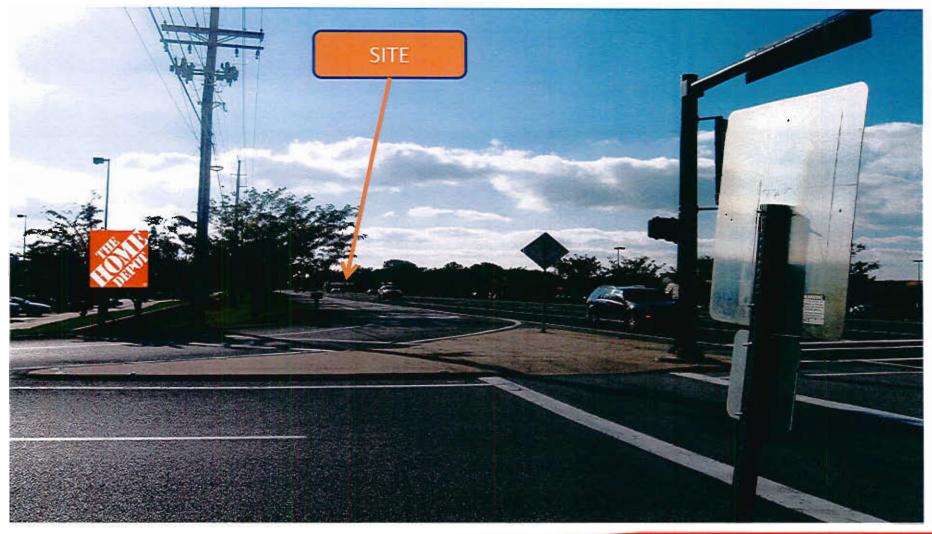
Driving (WEST)

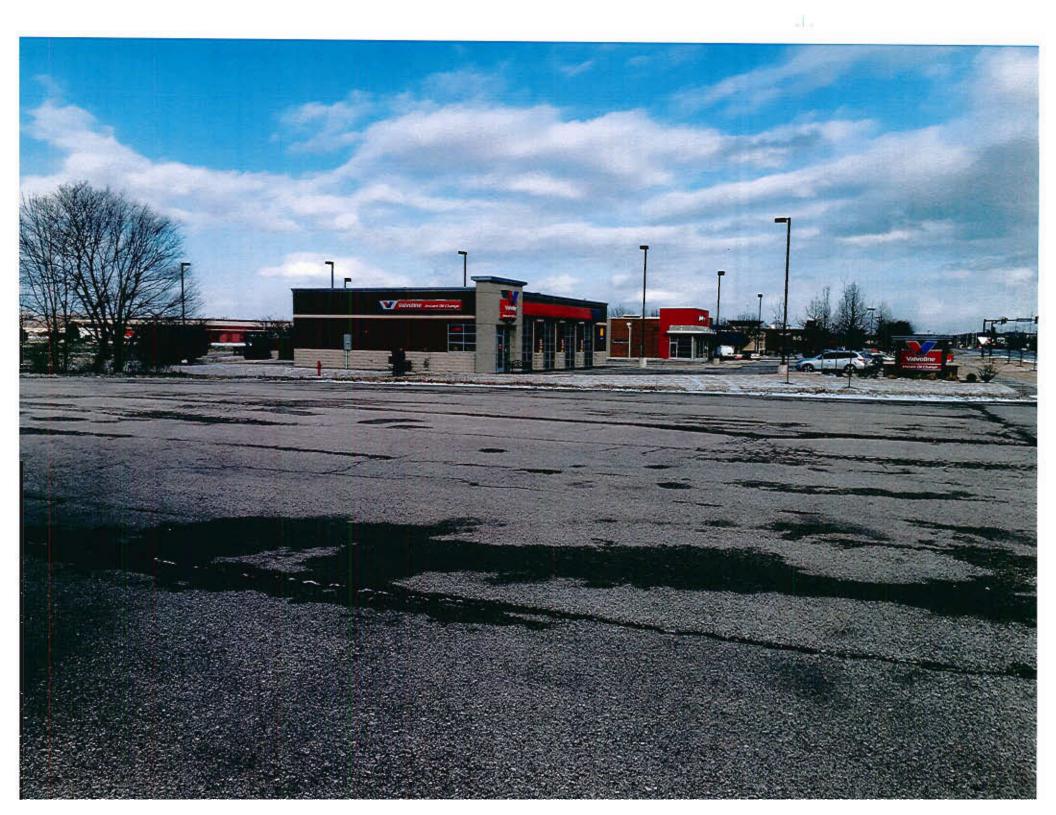






View From THE Home Depot Driveway























1) TWO PIECE COMPRESSION TRIM - BLACK BRICK VENEER UNITS SEE PAINT DETAIL SCHEME THIS SHEET (3) WALL MOUNTED LIGHT FIXTURE HVAC NOTE: 4 PIPE GUARO WITH RED SLEEVE HIGHEST POINT OF ROOFTOP UNITS = 20'-8" 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE PAINT ORANGE - SEE GENERAL NOTES UNIFORM HEIGHT OF PARAPET = 21'-0" (SuperPaint Exterior Latex Salin, A89 Series) PAINT MAN DOOR RED & METAL FRAMES BLACK DO NOT PAINT OVERHEAD OOOR PAINT ANGLES BLACK EXPANSION JOINT 4 C 0 9 ALUMINUM STOREFRONT - REO KYNAR FINISH (PPG Duranar (70 Kynar) Red Exotic #UC45282XL with #UC51132 clear E TAIT 17/45 lop coal.) LINE OF FINISHED 11 9-PILKINGTON 1 EVERGREEN GLASS FRONT WALL (HIGH SIDE) \$\langle 12 \rangle SCREENED HVAC UNITS BEHIND PARAPET 10 14 11 9 2 3 (18 (2) (18 (19 (3) (18 (19 (13) TOILET WALL VENTS PAINT TO MATCH WALL 19 18 3 19 18 2 18 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS REVISION 1 REVI 2 REVZ 2 REVZ 3 REVZ 3 BACKGROUND WALL COLOR, AOJACENT 4" H. X 6" W. OVERFLOW SCUPPER, FLOWLINE 2" ABOVE ROOF. 16 BOND BEAM AT ROOF LINE 17 NOT USED 18 CLERESTORY WINDOW - EYERGREEN GLASS 19 FAUX WINDOW - OPAQUE BLACK GLASS **ELEVATION KEY NOTES** +16'-10" Ф +14′-10° Ј.В.Н. AutoZone Store No. 4453 J.9,H. CHESTERFIELD MO ARCHITECTURAL PLAN PRE-FINISHED COPING: BLACK BRICK SOLDIER COURSE RIGHT SIDE WALL BRICK VENEER **(B)** $\langle 2 \rangle$ **BRICK SOLDIER COURSE** (B) (B) FINISHED FLOOR FIELD BRICK (UTILITY SIZED) - HANSON +14'-10" COLOR: RED WIRE CUT #222 Tennessee 38103
95-8771 FAX: (901) 495-8969

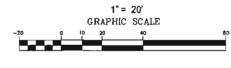
& Contractor Information Contact:
Plan Room Tel. 615-884-1017 J.9.H SOLIDER COURSE BRICK (UTILITY SIZED) - HANSON COLOR: RED WIRE CUT #222 REAR WALL (LOW SIDE) 3 EXTERIOR WALL COLOR SCHEME 16 $\langle 2 \rangle$ REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT Finish Coal Orange: 2 Coals SherCryl HPA Gloss, 858 Series C. Exterior Drenge: 1. SherCryl Gloss Ullradeep 8ase, 8661304 2. 48/32 oz Yellow-101 3 2 oz. + 56/32 oz. Orange 4. 6 oz. Yellow-100 +14'-10" NUMBER J.8.H. 13-12-116 2 PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL 3. SEALANT AT EXPANSION JOINTS TO HATCH ADJACENT WALL COLOR. 4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED. LEFT SIDE WALL 3 GENERAL NOTES 3 8 01/07/16 6W2-L 1 EXTERIOR ELEVATIONS



AutoZone Development #MO 4453

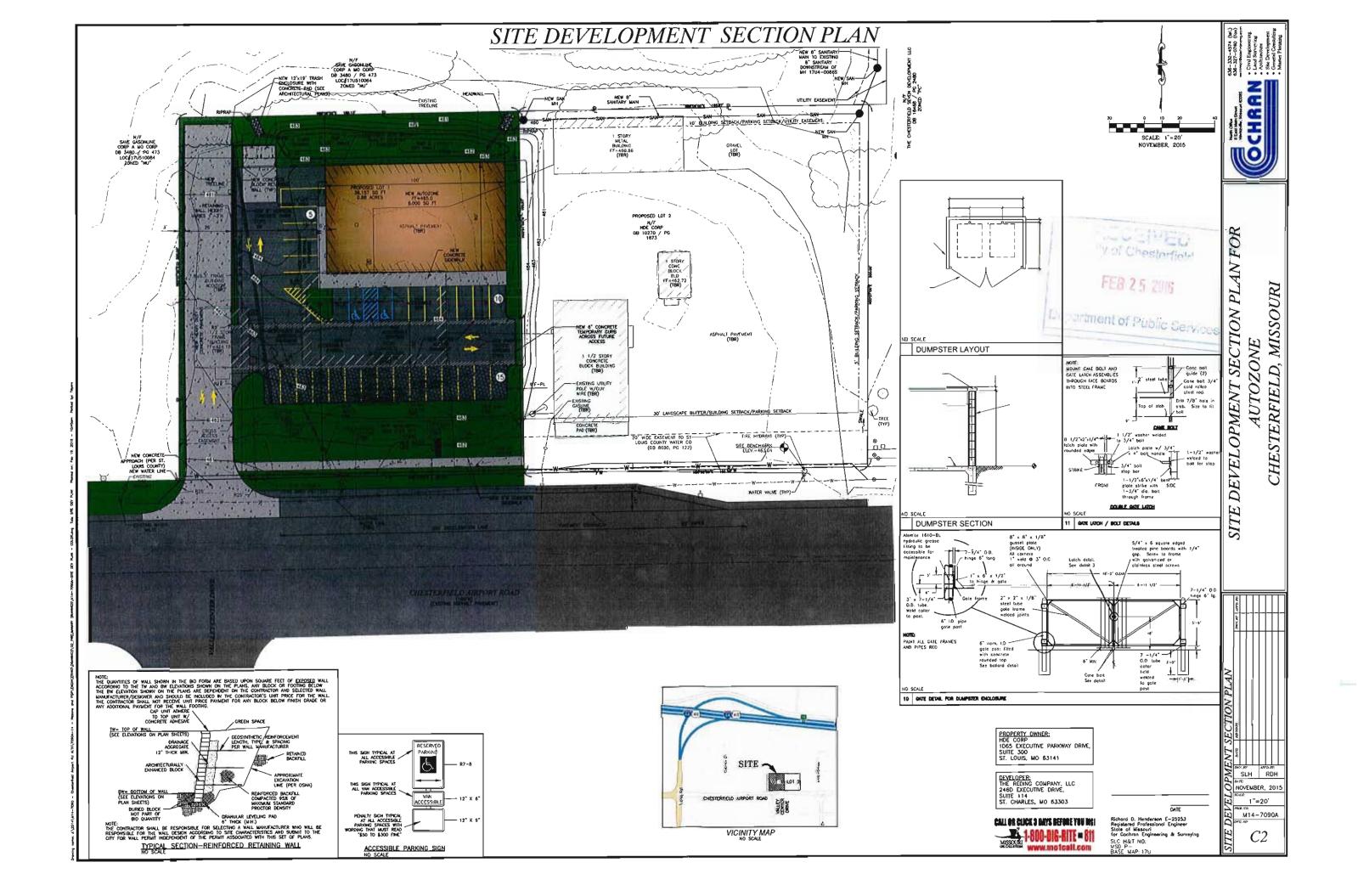
Chesterfield, Missouri

March 2016

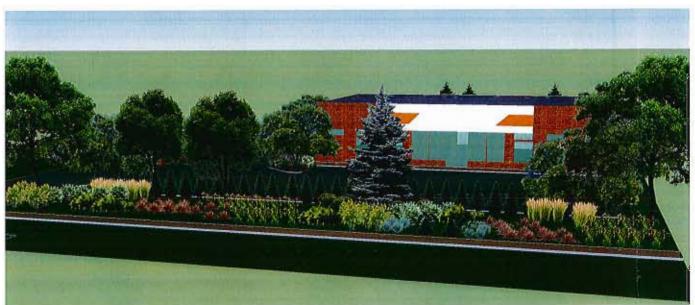


















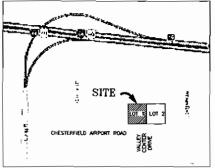
AutoZone Development #MO 4453

Chesterfield, Missouri

March 2016







VICINITY MAP

3. SETBACKS BUILDING:

SIDE -

LANDSCAPE:

SEWER -

SCHOOL-

5. THUS SITE IS SERVED BY:

FRONT - 30"

TOTAL SITE ACREAGE: PROPOSED LOT 1 = 0.88 ACRES

2. EXISTING ZONING: PC - PLANNED COMMERCIAL DISTRICT

35' (WEST SIDE OF LOT 1)

SIDE - 0' (WEST SIDE OF LOT 1) 5' (EAST SHOE OF LOT 2)

FRONT - 30'
4. THE SITE LAND USE SHALL BE COMMERCIAL.

WATER - MISSOURI AMERICAN WATER

METROPOLITAN ST. LOUIS SEWER DISTRICT

CHESTERFIELD MONARCH FIRE PROTECTION DISTRICT

AT&T DISTRIBUTION/CHARTER
COMMUNICATIONS/MCI

AMEREN MISSOURI ELECTRIC

ROCKWOOD R-6 SCHOOL DISTRICT

LEVEL CHESTERFELD MOMARCH LEVEE DISTRICT

8. THIS STIE FALLS WITHIN THE "UMSHADED ZONE X" AREAS OF 500 YR
FLOOD, AREAS OF 100 YR FLOOD WITH MERKACT DEPTHS LESS TRAN 1
FT. OR WITH DRAINGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS
PROTECTED BY LEVES FROM 100 YR 1000, PER FIRM, FOR ST. LOOD
COUNTY, MISSOUR: MAY RAIMBER 2018/ROTIES, EFFECTIVE DATE OF
FERRHARY 4, 2013. CHESTERFIELD MONARCH LEVEE DISTRICT

EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS ON SITE.

10. THE SITE SHALL CONFORM TO CITY OF CHESTERFIELD STANDARDS. 11. UNDERGROUND STRUCTURES, FACILITIES AND LITERITIES HAVE BEEN PLOTTED FROM ANAMARIE SUMPIS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE DIMERS, THE EXISTENCE OF WHICH IS NOT KNOWN. 22. ALL PAYEMENT AND CURBING DIMENSIONS SHOWN ARE TO THE BACK OF CURB, EXCEPT FOR ROADWAY WIDTHS, WHICH ARE FROM FACE OF CURB TO FACE OF CURB. 23. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN RECARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACE SHOWN HEREOG.

24. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY. 25. ALL PAYEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW.
26. ACCESSIBLE PARKING STRIPING SHALL BE BLUE.

6. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND. B. THE PROPOSED BUILDING HEIGHT SHALL BE NO MORE THAN 30 FT, TWO STORIES.

LACUEDE GAS COMPANY

SITE DEVELOPMENT SECTION PLAN "AUTOZONE" 17505 CHESTERFIELD AIRPORT ROAD

, THE OWNER(S) OF THE PROPERTY

VACATED BY ORDER COUNCIL.	OF ORDINANCE OF THE CITY OF CHESTERFIELD
	(SIGNATURE)
	(NAME TYPEO):
STATE OF	
COUNTY OF	_1**
ON THISI PERSONALLY APPEA	NAY OF, A.O., 20, BEFORE N
PERSONNELL AFTE	(OFFICER OF CORPORATION)
KNOWN, WHO, BEIN	G BY ME SWORN IN, DID SAY THAT HE/SHE IS
	fully an angent many

 LOCATION, REPLACEMENT, ARD CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES. 28. TRASH ENCLOSURE IS TO BE 6'-4' HIGH MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.

29. ALL MECHANICAL, HYAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE. ALL LANOSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPES OF PLANTS AND SPACING.

33. ALL DISTURBED AREAS ON LOT 1 INTENDED FOR GRASS SHALL BE SODDED. ANY DISTURBED AREAS ON LOT 2 SHALL BE SEEDED &: STRANCO.

32. ALL OPEN SPACE AND ON LOT 1 LANOSCAPE BEDS SHALL BE IRRIGATED.

33 OPEN SPACE SHALL BE A MINIMUM OF 35% OF EACH LOT FOR THE DEVELOPMENT 34 DOWNSPOURS WILL DRAIN TO GRADE.

DOMNSTOUTS MILL BOWN IN GOODE.
 STANDARDS. DETERTION IS NOT REQUIRED SINCE THIS IS A
RECONSTINUE PROJECT. SITE MILL ORAIN TO GRADE AT EXISTING
DRAINAGE POINTS FROM THE SITE.

36. SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND

GEOTECHNICAL STATEMENT:

COTIL ENGINEERING, INC. AT THE REQUEST OF AUTOZONE, INC. HAS PROMOTO GEOTECHNICAL SERVICES FOR THE PROJECT PROSED HEREM. A GEOTECHNICAL SERVICES FOR THE PROJECT PROSED HEREM. A GEOTECHNICAL SEPTIOARDON HAS CONDUCTED DURING JUNE, 2015. OUR PREJUBILINERY THOMAS INDICALE THAT THE EARTH-RELATED GOLIECTS ARE SUITABLE FOR THE CONSUMERATORS SET FORTH IN DUR SECURECHNICAL REPORT TITLE AUTOZONE, INC. DATED JUNE, 2015 (GEOTILL PROJECT

SIGHAT	TURE): _	
NAME	TYPED)	

PROPERTY DESCRIPTION:
FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: 050200000REV1; EFFECTIVE DATE: APRIL 7, 2015 SCHEDULE A. MO. 4;
THEFT OF LAND BEING PART OF LOTS 3 AND 6 OF THE SUBDIVISION IN PARTINON OF THE ESTATE OF PETER STEPFAN, POECES (S. IN U.S. SUBCUSS 125, AND 124 OF WINSON AS MORTH, PARADIG 4 (125) INTO SUBDIVISION OF THE CHARLES OF THE MORTHER VIOLENCE OF THE MOR
SECONDS EAST 200.00 FEET TO THE NORTHWESTERLY CORNER OF SAID WALLER PARCEL RECORDED IN BOOK 4182 PAGE 492; THENCE ALONG THE NORTHERLY LINE OF SAID WALLER PARCEL, AND THE NORTHERLY LINE OF A PARCEL DESCRIBED IN DEED TO JAMES WALLER RECORDED IN
OF A PARCEL DESCRIBED IN DEED TO JAMES WALLER RECORDED IN BOOK 2932 PAGE 441 OF SAU COUNTY RECORDS, NORTH B9 DEGREES O9 WHITES OO SECONDS FAST 385.00 FEET TO THE NORTH-ASTURLY
CORNER OF SAID WALLER PARCEL RECORDED IN BOOK 4129 PAGE 488:
IN BOOK 4129 PACE 488 SOUTH OF DEGREES 07 MINUTES OF SECONDS WEST 200.00 FEET TO THE POINT OF BEGINNERING ACCORDING TO SURVEY NO. 118459 EXECUTED BY JAMES ENGINERING & SURVEYING CO. INC.

[MAME OF OWNER(S)]

SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRAVITED

HOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRAVITED

FOR SALD PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS

OF SECTION 03.04C, "PC PLANNED COMMERCIAL, OF THE CITY OF

CHESTERFELD UNIFIED DEVELOPMENT CODE, DO HEREITY ARRIE AND

DECLARE THAT SAID PROPERTY PROVIDENT CODE OF RECORDING THIS

PLAN SHALL SAID PROPERTY FOR THE DATE OF RECORDING THE

PLAN SHALL SE DEVELOPED ONLY AS SHOWN THERCOL, UNLESS SAID

COUNCIL.	BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD
	(SIGNATURE)
	(NAME TYPEO):
	\$ SS.
PERSONALI	DAY OF
SEAL AFF	OF A (NAME OF CORPORATION) ION IN THE STATE OF INSTRUMENTS IS THE CORPOR IXCO TO THE FORECOME INSTRUMENTS IS THE CORPOR AND CORPORATION, AND THAT SAID INSTRUMENT MAS SKIP
ON BEHA	LE OF SAID CORPORATION BY AUTHORITY OF ITS BOARD S, AND THE SAID (OFFICER OF CORPORATION) EDGEO SAID INSTRUMENT TO BE THE FREE ACT AND DEED
ON BEHAL DIRECTORS ACKNOWLE SAID CORE	LE OF SAID CORPORATION BY AUTHORITY OF ITS BOARD S, AND THE SAID (OFFICER OF CORPORATION) COCCO SAID INSTRUMENT TO BE THE FREE ACT AND DEED CORATION.
ON BEHAL DIRECTORS ACKNOWLE SAID CORI IN TESTIM NY HOTAR	LE OF SAUD CORPÓRADON BY AUTHORITY OF ITS BOARD S, AND THE SUD (OFFICER OF CORPORATION) COFFOCE OF CORPORATION) COFFOCE OF CORPORATION COPY MOLEREDOF, I MAVE HEREUNITO SET MY HAND AND AFFICE MY BEAL AT MY OFFICE IN
ON BEHAL DIRECTORS ACKNOWLE SAID CORI IN TESTIM MY HOTAR	LE OF SAID CORPORATION BY AUTHORITY OF ITS BOARD (OFFICER OF CORPORATION) (OFFICER OF CORPORATION) (OFFICER OF CORPORATION) (OFFICER OF CORPORATION) (OFFICE OF CORPORATION) (OFFICE OF CORPORATION) THE CAY AND YEAR LAST ABOVE WRITTEN

THIS SITE DEVELOPMENT SECTION PLAN WAS APPROVED BY THE CITY OF CHESTERRIELD PLANNING COMMISSION AND DULY YER/FIELD ON THE CITY OF SAID COMMISSION, AUTHORIZING THE DIE, BY THE CHAPPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD GOODMACK HUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DRECTOR AND THE CITY CLERK.

PLANN	TOR CIT	Ó DEVIL	opment (Esterfi	SERVICES EED,
		CITY CL	erk D. Misso	XJRI

SITE BENCHMARK: ELEV=463.04

ST. LOUIS COUNTY BENCHMARK SYSTEM 12-171: "STANDAR! ALUMINUM DISK" STAMPED SL-38, 1990, DISK IS SET AT THE NORTHHEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

"O" IN OPEN ON A FIRE HYDRANT LOCATED APPROXIMATELY 50 NORTH OF THE CENTERLINE OF CHESTERHELD ARPORT ROAD AND 1,185 FEED EAST OF THE INTERESECTION WITH CAPRICE ORINE IN CHESTERFIELD, MISSOURI.

ST. LOUIS COUNTY NOTES: ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STARBARDS.

HO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (MERTICAL).

 STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT, SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS. I. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.

ALL GRADING AND ORANAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND WSD STANDARDS.

LOUIS COUNTY AND USED STANDARDS.

ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS
WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-DY-WAY SMALL HAVE A
MINIMUM THO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF
PAREMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF
HIGHWAYS AND TRAFFIC.

HIGHWAYS AND TRAFFIC.

ANY ENTITY THAT PERFORMS WORK ON ST. LOUS COUNTY MAINTAINED PROPERTY SHALL PROMOE THE COUNTY WITH A CERTIFICATE OF HISURANCE EMBERISHING CENERAL LUBBILTY COMERGE (GOODLY INJURY AND PROPENTY DIAMOE) IN THE AUDUSTS SPECIFIED ST THE USTATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY, SA AN ADDITIONAL INSURED AND SHALL BE PROMOED FROR TO THE SISUANCE OF ANY PERMIT. CERTIFICATE SHALL PROMOE FOR A 30 DAY POLYCY CAMPELLATION HOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY MILL PROMOE THE SPECIFIC AUDUSTS FOR BOTH PER PERSON ARD PER OCCURRENCE LIMITS.

PERSON TO SPECIAL HER DESIRED.

DEPORT OF SPECIAL USE PERMIT ESUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPICIAL CASH ESCAPE OF A SPICIAL ESCAPE SUPPORTED BY AN INFORMABLE LETTER OF REPORT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY OPPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

FLOOR AREA SITE AREA RATIO RETAIL BUILDING AREA = 8,000 S.F. LOT AREA = 38.157 S.F. FLOOR TO SITE RATIO = 6000/38157=0.157 OR 15.7% PAYEMENT AREA = 17,739 S.F.
OPEN SPACE REO = 35%
OPEN SPACE PROMDED = 14418/38157=0.378 OR 37.8%

PARKING DATA
RETAIL BUILDING AREA = 6,000 S.F.
REO'D PARKING RAYIO (RETAIL SALES, COMMUNITY)
= 120% OF MINIMUM (MAXIMUM)

PARKING SPACES REQ'D = 29 SPACES ACCESSIBLE SPACES REO'D = 2 SPACES
PROVIDED:
STANDARD SPACES = 28 SPACES
ACCESSIBLE SPACES = 2 SPACES PARKING SPACES PROVIDED = 30 SPACES LOADING SPACES REQUIRED (10'x25') = 1 SPACE LOADING SPACES PROVIDED (10'x25') = 1 SPACE

PROJECT DATA

SITE ARCA = 38,157 S.F. (0 88 AC.)

BUILDING AREA = 6,000 S.F. (15.7%)

DPEN SPACE = 14,418 S.F. (37.8%) PAYEMENT AREA = 17,739 S.F. (46.5%)

LEGEND

RIGHT OF WAY PROPERTY UNE BUILDING SETBACK ADJACENT PROPERTY LINE ____ ·---se---EXISTING AERVAL ELECTRIC EXISTING GAS
EXISTING UNDERGROUND TELEPHONE - - · - - G- - - ----ugi----EXISTING WATER LINE EXISTING EASEMENT ----EXISTING CONTOUR EXISTING CONTOUR IDX ___xxx____ NEW STORM SEWER

NEW SANITARY SEWER
NEW GAS
NEW SANITARY SEWER LATERAL NEW WATER LINE EXISTING ASPHALT PAVENENT

NEW BUILDING

NEW STANDARD DUTY ASPHALT

NEW CONCRETE SIDEWALK AND APPROACHES NEW CONCRETÉ PAVEO

NEW WATER QUALITY AREA

CROSS ACCESS FASFHENT NEW PERMOUS ASPHALT PAVENEN

NEW HEAVY DUTY ASPHALT

EXISTING WATER VALVE EXISTING FIRE HYDRANT EXISTING UTILITY POLE

EXISTING LIGHT

EXISTING TREE EXISTING TREEUNE

NEW TRECLINE NEW LIGHT

> NEW SANITARY MANHOLE (TBR) TO BE REMOVED

PLAN OPMENT SECTION DEVEL

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MISSOUR

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CHESTERFIEL

**AUTOZONE** 

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MOCHRE

| SHEET INDEX                   | SHEET |
|-------------------------------|-------|
| COVER SHEET-                  | C1    |
| SITE OEVELOPMENT SECTION PLAN | C2    |
| PHOTOMETRIC PLAN              | P1    |
| ANDSCAPE PLAN                 | L1    |

PROPERTY OWNER:
HDE CORP
1055 EXECUTIVE PARKWAY DRIVE, ST. LOUIS, MO 63141

DEVELOPER: THE REDING COMPANY, LLC 2460 EXECUTIVE DRIVE, SUITE 114 ST. CHARLES, MO 63303

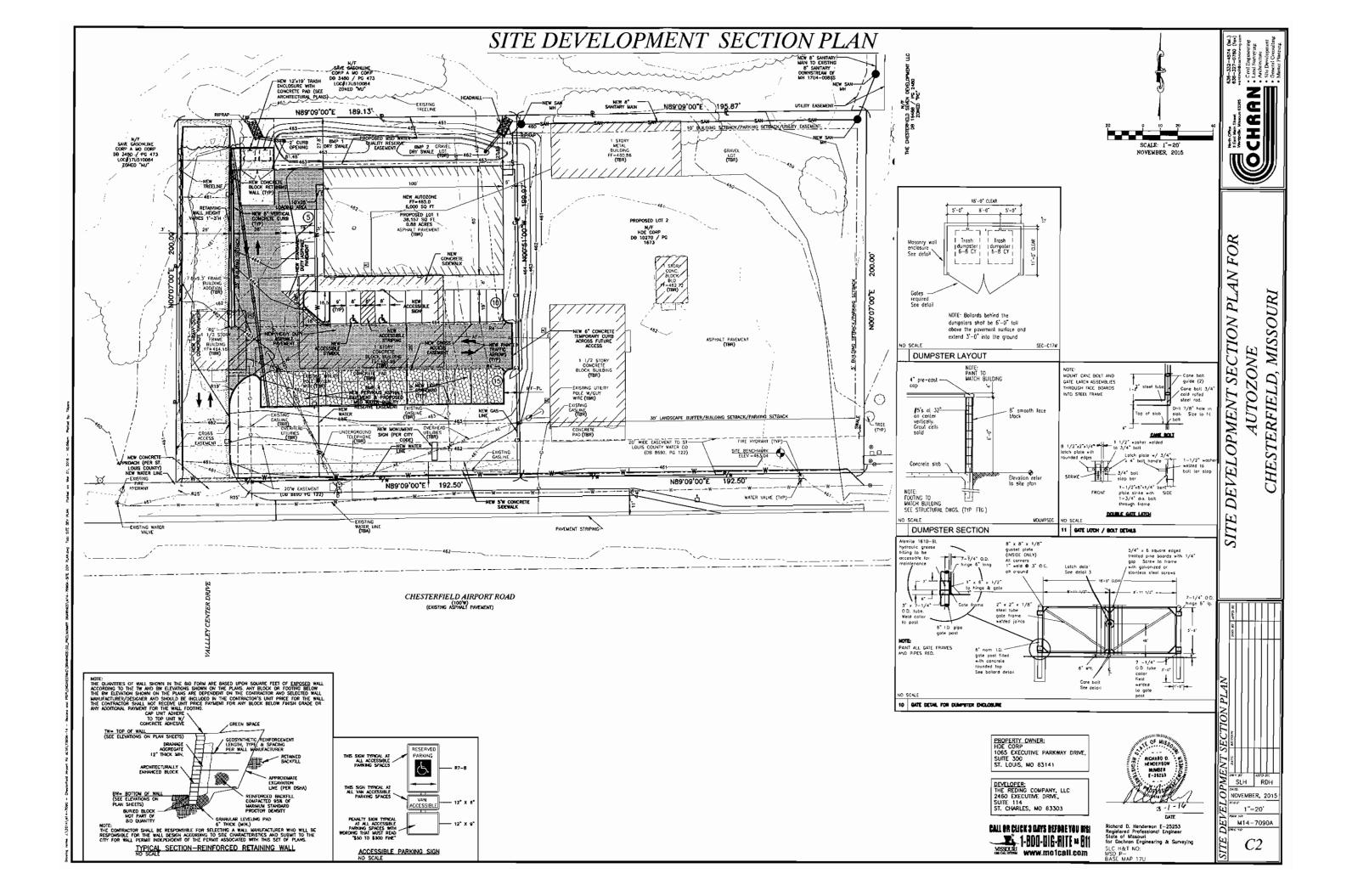
CATT ON CITCK 3 DAYS BELORE AON MEI 1-800-01G-RITE = 811

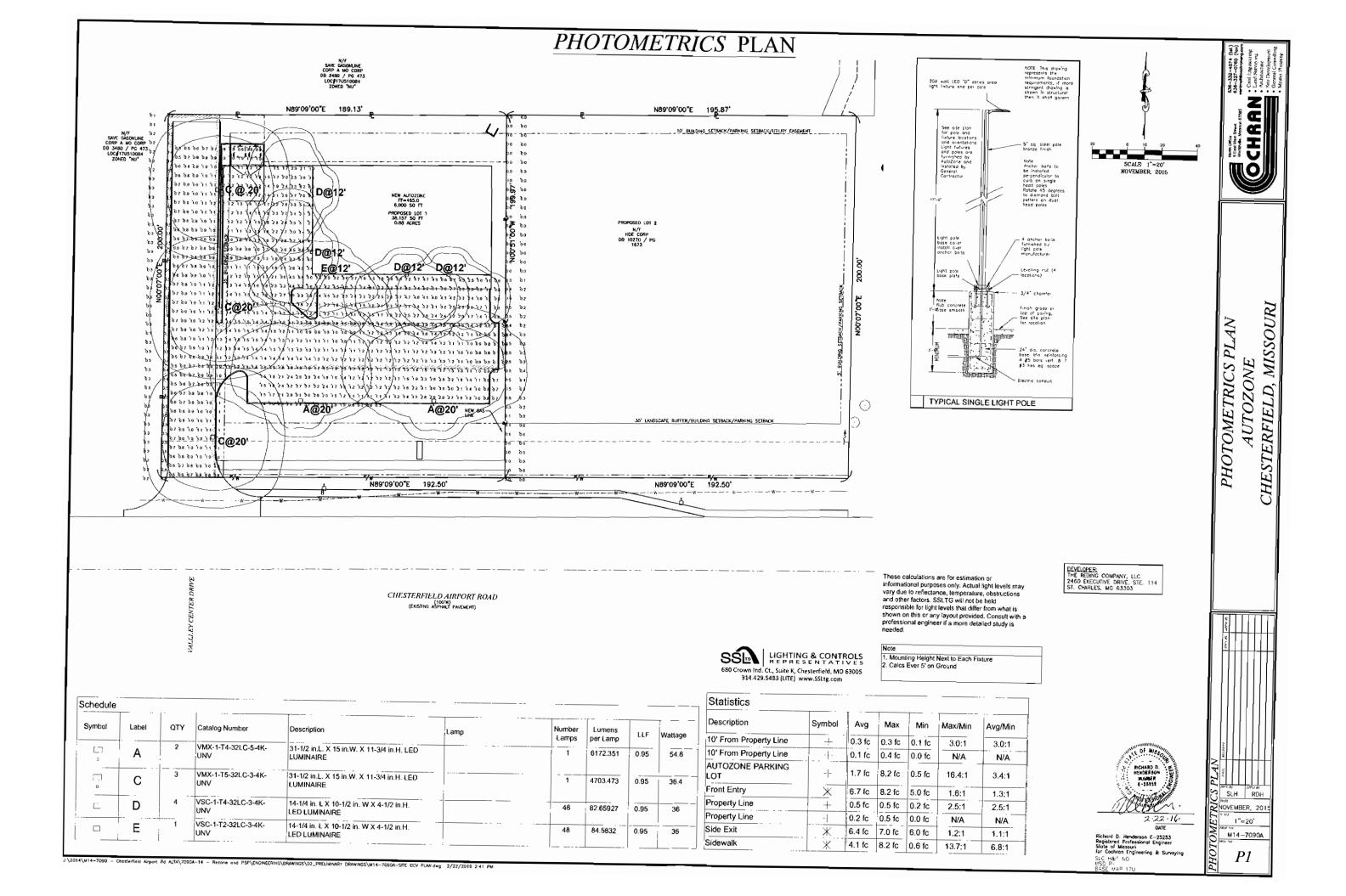


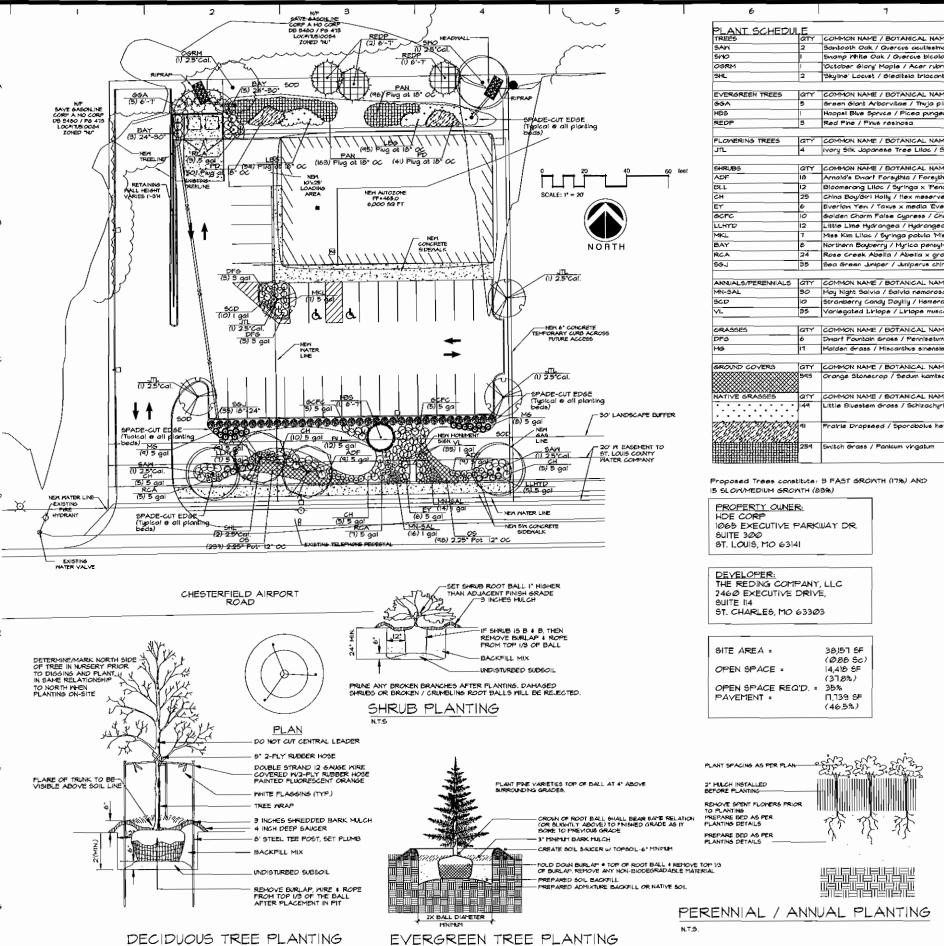
SEC H&T NO WSD P-

SLH RDH NOVEMBER, 201 NONE M14-7090A

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N.T.5.

N.T.S.

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5AM                                     | 2             | Santooth Oak / Quercus acutissim     |                                                                                                                                | 2.5°Cal.                                           |
| SYMARPER ITREED  OFT COMPON NAME / DOTANICAL NAME  SSA  5 direct doing About 1967 of 1                                                                                                                                                                                                                                                                                                                                           |                                         | ı             | Snamp Mite Oak / Quercue bicale      | or                                                                                                                             | 2.5°6ai                                            |
| PVERAMERI TREES  OFT COMMON INVEST DOTANICAL NAME  B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DORM                                    | I             | 'October Glory' Mople / Acer rubr    | rum 'October Glory'                                                                                                            | 2.5°Cal.                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | HL                                      | 2             | 'Skyline' Locust / Gleditala triacan | thoe 'Skyline'                                                                                                                 | 25'601.                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | A COADES TORES                          | low           | CONDICAL NAME ( POTANICA) NAME       |                                                                                                                                | GIZE.                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         | _             |                                      |                                                                                                                                |                                                    |
| EEPP 3 Red Pine / Pinus restocos                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         | <del>-</del>  |                                      |                                                                                                                                |                                                    |
| LONGRING TREES OTY COLMAN NAME / DOTANICAL NAME    Nory Silk Japanese Tree Libo / Syrings relicuiate Inory Silk:   25°Col.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         | 3             |                                      |                                                                                                                                |                                                    |
| INT. 4 Nory SIK Japanese Tree Lillor / Springs relacuiato Ivary SIK. 25°Csi.  HRUBS OTY COHMON NAME / DOTANICAL NAME  DEF III A North Construction of the Construction                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      |                                                                                                                                |                                                    |
| NRILES   GTY   COHMON NAME / BOTANICAL NAME   50/2E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LOWERING TREES                          | QTΥ           | COMMON NAME / BOTANICAL NAM          | Æ                                                                                                                              | SIZE                                               |
| NOTES    Description   Amount's Description   Prendights   National Street   Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | JTL                                     | 4             | ivory 511k Japanese Tree Lilos / 5   | Syringa reticulata 'lvory Silk'                                                                                                | 2.5°Cal.                                           |
| NOTES    Description   Amount's Description   Prendights   National Street   Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                         |               |                                      |                                                                                                                                | Tax                                                |
| 2   Sizemenra Lillor / Syrings x Penda'   5   5   5   5   5   5   5   5   5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |               |                                      |                                                                                                                                |                                                    |
| 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         | _             |                                      |                                                                                                                                |                                                    |
| DECRE DO Buserlow Year / Taxue x media Exertor/ DO Buserlow Year / Taxue x media Exertory DO Buserlow Year / Taxue                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      |                                                                                                                                |                                                    |
| DEVELOPER:    Development   Secretary   Se                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      |                                                                                                                                |                                                    |
| LIYTO 12 Little Line Hydronges / Hydronges paniculate Little Line* 5 gal 4 MC 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         |               |                                      |                                                                                                                                |                                                    |
| MAY 0 Northern Bougery / Myrica personal provided Nils Kim' 5 gall  MAY 0 Northern Bougery / Myrica personal provided (24°-50°)  ACA 24 Rose Creek Abella / Abella x grondflora Rose Creek' 5 gall  ACA 24 Rose Creek Abella / Abella x grondflora Rose Creek' 5 gall  SSJ 35 Sea Green Julger / Juliper's Alliper's Alliper                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      |                                                                                                                                |                                                    |
| BAY   D   Northern Boylerry / Myrice persey/ Indirect persey / Myrice persey /                                                                                                                                                                                                                                                                                                                                           |                                         | _             |                                      |                                                                                                                                |                                                    |
| ANNUALS, PERENNIALS   374   Rose Creek Abellio / Abellio x groadtinor Rose Creek   5 gui   55-3   560 direas Juliper / Juniperus Chinarela 'Nea direas'   60°-24′   55-3   560 direas Juliper / Juniperus Chinarela 'Nea direas'   60°-24′   55-3   560 direas Juliper / Juniperus Chinarela 'Nea direas'   60°-24′   55-3   560 direas Juliper / Juniperus Chinarela 'Nea direas'   50°-24′   55-3   560 direas'   560                                                                                                                                                                                                                                                                                                                                            | BAY                                     |               |                                      |                                                                                                                                |                                                    |
| SSUTE ARCHERIST COMPANY, LLC  THE REDING COMPANY, LLC  295 PARCE EQ. (295 SA)  195 Shard Sheep of PRINCE STANICAL NAME  196 Shard Sheep of PRINCE SCHOOL SANICAL SANIC                                                                                                                                                                                                                                                                                                                                           | 36A                                     |               |                                      |                                                                                                                                |                                                    |
| ANNALS, PERENNALS OTY COMMON NAME / BOTANICAL NAME  N-SAL SO May light Salvius / Salvius remores a May light   1 got    SED O Strandberry Coundy Doylly / Hemenacollis x Strandberry Condy 'TM   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME   1 got    PERASSES OTY COMMON NAME / BOTANICAL NAME                                                                                                                                                                                                                                                                                                                                            | 96J                                     |               |                                      |                                                                                                                                |                                                    |
| ##SPAL   \$0   Noy Night Salvius / Salvius remores a May Night   got   ##SPAL   \$0   \$0   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$ |                                         |               |                                      |                                                                                                                                |                                                    |
| ##SPAL   \$0   Noy Night Salvius / Salvius remores a May Night   got   ##SPAL   \$0   \$0   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$25   \$ | ANNUALS/PERENNIALS                      | QTY.          | COMMON NAME / BOTANICAL NAM          | 16                                                                                                                             | SIZE                                               |
| SCD   0   Stransperry Candy Delity / Hemeracolitis x 'Stransperry Candy' TM   gal    PRASSES   1   1   2   2   3   3   3   3   3    PRASSES   1   2   3   3   3   3   3   3    PRASSES   1   3   3   3   3   3   3    PRASSES   1   3   3   3   3   3    PRASSES   1   3   3   3   3   3    PRASSES   1   3   3   3    PRASSES   2   3   3   3    PRASSES   1   3   3   3    PRASSES   2   3   3                                                                                                                                                                                                                                                                                                                                              | MN-SAL                                  | _             |                                      |                                                                                                                                | l gat                                              |
| PRASSISS   GTY   COMMON NAME / POTANICAL NAME   SIZE   PF6   6   Divort Fountion Gross / Permisetum alapsacuroides 'Hamelin'   Sigal   PF6   1   Molden Gross / Piecenthus enamels 'Bracillimus'   Sigal   PF6   1   Molden Gross / Piecenthus enamels 'Bracillimus'   Sigal   PF6   Size   Size   Size   Size   Size   Size   PF6   Size                                                                                                                                                                                                                                                                                                                                             | 3CD                                     | 10            | Stramberry Condy Daylily / Hemere    | ocallis x 'Stramberry Candy' TM                                                                                                |                                                    |
| PRASSES  GTY COMMON NAME / BOTANICAL NAME  Pres  6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>√</b> L                              | 35            |                                      |                                                                                                                                |                                                    |
| PFS   0   Divot P Foundation Gross / Pennilsetum oliopecurolises "Hamelin"   5 gal    ### Molden Grass / Miscarthive eliments "Gracillimus"   5 gal    ### Molden Grass / Miscarthive eliments (Gracillimus)   5 gal    ### SPANIC COMMON NAME / BOTANICAL NAME   51ZE    ### Little Bluestem Gross / Schizochyrlum scoporium   Flug at 18" OC    ### Little Bluestem Gross / Schizochyrlum scoporium   Flug at 18" OC    ### Frairie Dropseed / Sporobolive heterolepis   Flug at 18" OC    ### Dropseed Trees constitute: B FAST GROWTH (ITR) AND    ### SELOWITE DROPER:   13 A Individual vegatation shall be model to protect entities sharkers at all filters protected in the permitting sharkers at all filters protected in discrizing sharkers at all filters protected and sharkers and sharkers at all filters protected and sharkers and sharkers at all filters protected and sharkers and                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      |                                                                                                                                |                                                    |
| Model Grass / Miscanthus eliments 'Gracillimus'  9 gal  SROUND COVERS  GTY COMMON NAME / BOTANICAL NAME  945 Orange Stonecrop / Sedum komischalicum  225° Fot  ARTIVE GRASSIES  GTY COMMON NAME / BOTANICAL NAME  951ZE  225° Fot  141 Little Bluestem Gross / Schizochyrlum scoporium  Findre Dropseed / Sporobolus heterologis  Flug at 18° OC  Plug at 18° OC  951 Orange Stonecrop / Sedum komischalicum  Plug at 18° OC  952 Schizochyrlum scoporium  Plug at 18° OC  953 Schizochyrlum scoporium  Plug at 18° OC  954 Orange Stonecrop / Sporobolus heterologis  NOTES:  1) All individ vegetation shall be maintained where it does not be personed plan of operations or visit to the personed pla                                                                                                                                                                                                                                                                                                                                           | SRASSES                                 | QTY           | COMMON NAME / BOTANICAL NAM          | ∕IÉ                                                                                                                            | SIZE                                               |
| STORE COVERS  OTY COMMON NAME / BOTANICAL NAME  225' Pot  ARTIVE GRASSIES OTY COMMON NAME / BOTANICAL NAME  SIZE  ARTIVE GRASSIES OTY COMMON NAME / BOTANICAL NAME  SIZE  144 Little Bluestem Gross / Schizochyrlum scoparlum  Plug at 18' OC  Proposed Trees constitute: 3 FAST GRONTH (178) AND  SLOWMEDIUM GRONTH (838)  PROPERTY OWNER:  HDE CORP  SUITE 3/00  ST. LOUIS, MO 63141  DEVELOPER:  THE REDING COMPANY, LLC  246 EXECUTIVE PARKIJJAY DR.  SUITE 144  ST. CHARLES, MO 63303  ST. CHARLES, MO 63005  ST. CH                                                                                                                                                                                                                                                                                                                                           | DFG                                     |               |                                      |                                                                                                                                | 3 gol                                              |
| Sets Crange Stonecrop / Sedum kamtschaticum  2.25" Pot  ARTIVE GRASSISS  ARTY COMMON NAME / BOTANICAL NAME  51ZE  Flug at 18" OC  Flug at 18" OC  Flug at 18" OC  Frairie Dropseed / Sponobolve heterolepis  Flug at 18" OC  NOTES:  1. All indured vegetation shall be mantated where it does not startfree in its construction or the parameter plan of operation. The common start of the parameter plan of operation. The common start of the parameter plan of operation. The parameter of the operation of the parameter plan of operation. The parameter of the operation of the parameter plan of operation. The parameter of the operation of the parameter of the operation of the parameter of the                                                                                                                                                                                                                                                                                                                                            | 16                                      | 17            | Malden Grass / Miscanthus sinensis   | s 'Gracillimus'                                                                                                                | 5 gal                                              |
| Sets Crange Stonecrop / Sedum kamtschaticum  2.25" Pot  ARTIVE GRASSISS  ARTY COMMON NAME / BOTANICAL NAME  51ZE  Flug at 18" OC  Flug at 18" OC  Flug at 18" OC  Frairie Dropseed / Sponobolve heterolepis  Flug at 18" OC  NOTES:  1. All indured vegetation shall be mantated where it does not startfree in its construction or the parameter plan of operation. The common start of the parameter plan of operation. The common start of the parameter plan of operation. The parameter of the operation of the parameter plan of operation. The parameter of the operation of the parameter plan of operation. The parameter of the operation of the parameter of the operation of the parameter of the                                                                                                                                                                                                                                                                                                                                            |                                         |               |                                      |                                                                                                                                |                                                    |
| ANTIVE GRASORES  ATY COMMON NAME / BOTANICAL NAME  Flug of 18° OC  NOTES:  1. All indural vegetation shall be markatived river at the starfage ribble construction or the permanent plan of operation. Shall be precised a product a shall be the flug of the 18° OC  FROPERITY OWNER.  HOE CORP  1. All indural vegetation shall be markatived river at the flug of the 18° OC  Flug of 18° OC  NOTES:  1. All indural vegetation shall be markatived river at the starfage shall be responsible for or operation. Shall be responsible for or object a shall be the flug of the 18° OC  Flug of 18° OC  NOTES:  1. All indural vegetation shall be markatived river at the starfage shall be responsible for or object and the starfage shall be responsible for or object and the starfage shall be responsible for or object and the starfage shall be responsible for or object and the starfage shall be responsible for or object and the starfage shall be responsible for or object shall be re                                                                                                                                                                                                                                                                                                                                           | SROUND COVERS                           |               |                                      |                                                                                                                                |                                                    |
| Frairie Dropseed / Sporobolus heterolepis   Flag at 18" OC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | *************************************** | ₩ <b>~</b> ~~ | Crange Stonecrop / Sedum Kamts       | enation                                                                                                                        | 2.25 Pot                                           |
| Frairie Dropseed / Sporobolus heterolepis   Flag at 18" OC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | *************************************** | 88            |                                      |                                                                                                                                |                                                    |
| Proposed Trees constitute: B FAST GROWTH (17%) AND SLOWMEDIUM GROWTH (89%)  PROPERTY OUNER: HDE CORP (10%) BECCUTIVE PARKIJIAY DR SUITE 1800 ST. LOUIS, MO 63141  DEVELOPER: THE REDING COMPANY, LLC 2460 EXECUTIVE DRIVE, SUITE 184 ST. CHARLES, MO 63303  DEVELOPER: THE REDING COMPANY, LLC 2460 EXECUTIVE DRIVE, SUITE 184 ST. CHARLES, MO 63303  DEVELOPER: THE REDING COMPANY, LLC 2460 EXECUTIVE DRIVE, SUITE 184 ST. CHARLES, MO 63303  DEVELOPER: THE REDING COMPANY, LLC 2460 EXECUTIVE DRIVE, SUITE 184 ST. CHARLES, MO 63303  DEVELOPER: THE REDING COMPANY, LLC 347 Available to the properties the properties to consider of the company of th                                                                                                                                                                                                                                                                                                                                           | NATIVE GRASSES                          |               |                                      |                                                                                                                                |                                                    |
| DOPEN SPACE = 1,4,119 SF (33,19%)  OPEN SPACE = 1,4,119 SF (33,19%)  OPEN SPACE = 1,4,119 SF (33,19%)  OPEN SPACE = 1,4,119 SF (46,5%)  OPEN SPACE REQ'D = 35%  OPEN SPACE REQ                                                                                                                                                                                                                                                                                                                                           | · . · . · . · . · . · . · . · .         | 1149          | Little Bluestem Grass / Schizachyr   | Tum scoparium                                                                                                                  | Plug at 18" OC                                     |
| DOPEN SPACE = 1,4,119 SF (33,19%)  OPEN SPACE = 1,4,119 SF (33,19%)  OPEN SPACE = 1,4,119 SF (33,19%)  OPEN SPACE = 1,4,119 SF (46,5%)  OPEN SPACE REQ'D = 35%  OPEN SPACE REQ                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      |                                                                                                                                |                                                    |
| NOTES:                                                                                                                                                                                                                                                                                                                                           | 40000000000000000000000000000000000000  | 2791          | Frairie Dropseed / Sporobolus ha     | sterolepis                                                                                                                     | Plug at 18" OC                                     |
| PROPERTY OUNER:  HDE CORP  BUTTE 320  ST. LOUIS, MO 63141  DEYELOPER:  THE REDING COMPANY, LLC  2460 EXECUTIVE DRIVE,  SUITE 14  ST. CHARLES, MO 63303  DEYELOPER:  HARLES, MO 63303  ST. CHARLES, MO 63303  S                                                                                                                                                                                                                                                                                                                                           | CH 28 CH 28 CH                          | 73            |                                      |                                                                                                                                | _                                                  |
| 1) SLOWMEDIUM SROWN (898)  1) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort passible shall be made to protect a switting structures or vegetation from damage due to equipment usage. Controllor at all times protect all mid-actions and not no against fingling to picture. The indiscoper controllors shall be responsible for any coordination of not all times protect all mid-actions and not no against fingling to picture. The indiscoper controllors shall be responsible for one protect all mid-actions and not no against fingling to picture. The indiscoper controllors shall be responsible for only to picture at all times protect all mid-actions and horizon than the controllor of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to determine or verify the extention of the second very the presentation of the determine or verify the extention of the proposed details of the notion of the coordinate to determine or verify the extention of the determine or verify the extention of the determine or verify the extention of the notion of the composition of the proposed details and the composition of the proposed plant in the control of the composition of the composition of the composition of the proposed plant in the control of the notion of the composition of the proposed plant in the control of the composition of the proposed plant in the control of the nation of the nation of the proposed plant in the control of the nation of th                                                                                                                                                                                                                                                                                                                                           |                                         | 259           | Smitch Grass / Panicum virgatum      |                                                                                                                                | Plug at 18" OC                                     |
| 1) All natural vegetation shall be maintained where it does not itarifere with construction or the permanent plan of operation. PROPERTY OUNER:  HDE CORP  1066 EXECUTIVE PARKIJIAY DR.  SUITE 300  ST. LOUIS, MO 63141  DEVELOPER:  THE REDING COMPANY, LLC  2460 EXECUTIVE DRIVE,  SITE 400 EXECUTIVE DRIVE,  SITE 400 EXECUTIVE DRIVE,  SITE 400 EXECUTIVE DRIVE,  SITE 400 EXECUTIVE DRIVE,  SITE 144  ST. CHARLES, MO 63303  ST. CHARLES, MO 63303  ST. CHARLES, MO 63303  DEVELOPER:  1086 Sc.  OPEN SPACE REQID. = 35%  PAYEMENT = (1318%)  OPEN SPACE REQID. = 35%  PAYEMENT = (1718)  1196 Sc.  OPEN SPACE REQID. = 35%  PAYEMENT = (1718)  120 All natural vegetation shall be maintained where it does not interest or interest to exist in general structures or visit interest to exist interest to e                                                                                                                                                                                                                                                                                                                                           |                                         | 群             |                                      | <u> </u>                                                                                                                       |                                                    |
| 1) SLOWMEDIUM SROWN (898)  1) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort passible shall be made to protect a switting structures or vegetation from damage due to equipment usage. Controllor at all times protect all mid-actions and not no against fingling to picture. The indiscoper controllors shall be responsible for any coordination of not all times protect all mid-actions and not no against fingling to picture. The indiscoper controllors shall be responsible for one protect all mid-actions and not no against fingling to picture. The indiscoper controllors shall be responsible for only to picture at all times protect all mid-actions and horizon than the controllor of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to be done. Coordinate locations of treas with the location of not keep to determine or verify the extention of the second very the presentation of the determine or verify the extention of the proposed details of the notion of the coordinate to determine or verify the extention of the determine or verify the extention of the determine or verify the extention of the notion of the composition of the proposed details and the composition of the proposed plant in the control of the composition of the composition of the composition of the proposed plant in the control of the notion of the composition of the proposed plant in the control of the composition of the proposed plant in the control of the nation of the nation of the proposed plant in the control of the nation of th                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      | Norre                                                                                                                          |                                                    |
| PROPERTY OUNER:  HDE CORP  IDEA EXECUTIVE PARKIJAY DR.  SUITE 300  ST. LOUIS, MO 63141  DEVELOPER:  THE REDING COMPANY, LLC  2460 EXECUTIVE DRIVE,  SUITE 144  ST. CHARLES, MO 63303  S                                                                                                                                                                                                                                                                                                                                           | roposed Trees con                       | stitute:      | 5 FAST GROWTH (17%) AND              | NOTES:                                                                                                                         |                                                    |
| PROPERTY OUNER: HDE CORP  White Corp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SLOWMEDIUM GR                           | OMTH (8       | 33%)                                 | 1.) All natural vacatation shall be maintained whe                                                                             | aca it does not                                    |
| pervenue and the second of the                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      | interfere with construction or the permanent                                                                                   | plan of operation.                                 |
| pervenue and the second of the                                                                                                                                                                                                                                                                                                                                           |                                         | ER:           |                                      | or vegetation from damage due to equipment                                                                                     | t usage. Contractor s                              |
| pervenue and the second of the                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      | at all times protect all materials and hark as<br>2) The landscape contractor shall be responsible                             | gainsé injury ta public.<br>Ie far anu coordinatic |
| pervenue and the landscape contractor's responsibility to determine or varify the substance of and exoct location of the format of the landscape contractor's responsibility to determine or varify the abstraction of the substance of and exoct location of the substance of an exocution of the substance of the substa                                                                                                                                                                                                                                                                                                                                           |                                         | PARK          | WAT DR.                              | nith other site related work being performed                                                                                   | by other contractors                               |
| pervenue and the landscape contractor's responsibility to determine or varify the substance of and exoct location of the format of the landscape contractor's responsibility to determine or varify the abstraction of the substance of and exoct location of the substance of an exocution of the substance of the substa                                                                                                                                                                                                                                                                                                                                           | SUITE 300                               | 141           |                                      | be done. Coordinate locations of trees with the                                                                                | he location of propo                               |
| personance only There may be othere not presently worn or shore, it shall be the landscape contractor's responsibility to determine or varily the extense of and exact location of the provided only and an arrange contractor is responsibility to the landscape contractor is responsibility to the landscape contractor is responsibility to an interest of the provided only and the provided only and the provided prior to commercial or exponsibility to the landscape contractor is responsibility to the landscape contractor is proposed plants above on the drawing prior to commercial or lands.  9 ITE AREA = 38,151.5F (888.5C)  OPEN SPACE = 14,416.5F (31.8%)  OPEN SPACE REQID = 35%  PAVEMENT = 11,339.5F (46.5%)  OPEN SPACE REQID = 35%  All plants plantscape contractor is to receive the eller graded to retain little or the plantscape contractor is to receive the eller graded to retain little or the plantscape contractor is to receive the eller provided to the provided ship to the provided to the plantscape contractor is to receive the eller provided to the provided ship to the provided to the plantscape contractor is to receive the eller provided to the provided ship to the provided to the provi                                                                                                                                                                                                                                                                                                                                           | 51, LOUIS, MO 63                        | 141           |                                      | <ul> <li>iigns standards, the hydrants and utilities.</li> <li>J. Underground facilities, structures and utilities:</li> </ul> | must be considered                                 |
| THE REDING COMPANY, LLC  2460 EXECUTIVE DRIVE,  SUITE II4  ST. CHARLES, MO 63303  CHARLES, MO 63303  The result of the second of the composition o                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      | approximate only. There may be others not present, it shall be the landscape contractor's                                      | responsibility to                                  |
| THE REDING COMPANY, LLC  2460 EXECUTIVE DRIVE,  SUITE II4  ST. CHARLES, MO 63303  CHARLES, MO 63303  The result of the second of the composition o                                                                                                                                                                                                                                                                                                                                           | DEL 61 0-1-                             |               |                                      | determine or verify the existence of and exa                                                                                   | ict location of                                    |
| STITE II4  ST. CHARLES, MO 63303  STITE II4  ST. CHARLES, MO 63303                                                                                                                                                                                                                                                                                                                                             | DEVELOPER:                              |               |                                      |                                                                                                                                |                                                    |
| STITE II4  ST. CHARLES, MO 63303  STITE II4  ST. CHARLES, MO 63303                                                                                                                                                                                                                                                                                                                                             |                                         |               |                                      | grade as ride grann in airsery conditions.  5) All mulch to be shredded ook bank mulch at 8                                    | depth (after                                       |
| ST. CHARLES, MO 63303  51. CHARLES, MO 63303  51. CHARLES, MO 63303  52. CHARLES, MO 63303  53. CHARLES, MO 63303  54. It shall be tradescape contractor's responsibility to AJ Varily all existing and proposed features brown on the drawing price to commendations of minit.  53. Report all discrepancies found nith regard to existing commendations of the proposed design to the landscape architect modern proposed design to the landscape architect modern proposed plant motorial and obtain the proposed plant motorial plant and interest of proposed shall be cultivated to by depth mintorial and organized shall be cultivated to by depth mintorial and proposed plant motorial plant and interest plant and plant                                                                                                                                                                                                                                                                                                                                            |                                         | DRIV          | '=,                                  | compaction) unless otherwise noted. Mulch sha<br>of all foreign materials. Edge all bads with so                               | all be clean and free                              |
| We will all existing and proposed features brown on the drawing prior to commencement of north.  By Report all discrepancies found nith regard to existing conditions or proposed design to the landscape evaluation conditions or proposed design.  By Report all discrepancies found nith regard to existing conditions or proposed design to the landscape evaluation conditions or proposed design.  Conditions or proposed design to the landscape evaluation or landscape and plant motorial and conditions or landscape design to the landscape evaluation or landscape evaluation and landscape evaluation or landscape evaluation of landscap                                                                                                                                                                                                                                                                                                                                           |                                         |               | .a.                                  | unless otherwise noted.                                                                                                        | ~~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~            |
| SITE AREA = 38,51 9F (088 SC) OPEN SPACE = 14,416 SF (318%) OPEN SPACE REGID. = 35% OPEN SPACE REGID.                                                                                                                                                                                                                                                                                                                                            | SI. CHARLES, I'IC                       | שככשו         | ,5                                   | <ul> <li>6J It shall be the landscape contractor's respon</li> <li>AJ Verify all existing and proposed feature</li> </ul>      | elbility to                                        |
| SITE AREA = 38,51 9F (088 SC) OPEN SPACE = 14,416 SF (318%) OPEN SPACE REGID. = 35% OPEN SPACE REGID.                                                                                                                                                                                                                                                                                                                                            | _                                       |               |                                      | drawings prior to commencement of work                                                                                         | and he subbles                                     |
| SITE AREA = 38,51 9F (088 SC) OPEN SPACE = 14,416 SF (318%) OPEN SPACE REGID. = 35% OPEN SPACE REGID.                                                                                                                                                                                                                                                                                                                                            |                                         |               |                                      | conditions or proposed design to the lan                                                                                       | decape architect                                   |
| OPEN SPACE REQID. = 35%  DIAM planting backs shall be cultivated to 8° depth informs and graded shallow fineducingly before planting of plants. Plant graded very commediately before a planting of plants. Plant graded very to within 12° of trank of a use or embry planted within the creat.  All plant interial (excluding ground cover, peremitted and created in this has created and cover, peremitted and created or to be instructed for a period of 12 months after what light the created of 12° of the installed prices.  (ii) All plant interial (excluding ground cover, peremitted and the created of 12° of the interial of 12° of the interior of 12° of 12                                                                                                                                                                                                                                                                                                                                           | GITE ADEA -                             |               | 38157 AE                             | C) Stake the locations of all proposed plan                                                                                    | ni. materia) and                                   |
| OPEN SPACE REQID. = 35%  DIAM planting backs shall be cultivated to 8° depth informs and graded shallow fineducingly before planting of plants. Plant graded very commediately before a planting of plants. Plant graded very to within 12° of trank of a use or embry planted within the creat.  All plant interial (excluding ground cover, peremitted and created in this has created and cover, peremitted and created or to be instructed for a period of 12 months after what light the created of 12° of the installed prices.  (ii) All plant interial (excluding ground cover, peremitted and the created of 12° of the interial of 12° of the interior of 12° of 12                                                                                                                                                                                                                                                                                                                                           | OIL AREA :                              |               |                                      | obtain the approval of the owner's repre-<br>landscape architect prior to installation.                                        | eenlotive or                                       |
| OPEN SPACE REQID. = 35%  DIGITING backs shall be cultivated to 8° depth inhimm and ground cover. The process of the control of the process of the control of the control of the process of the control of                                                                                                                                                                                                                                                                                                                                           | OPEN SPACE -                            |               |                                      | T) The landscape contractor is to receive the s                                                                                | lle graded to                                      |
| OPEN SPACE REQID. = 35%  DIGITING backs shall be cultivated to 8° depth inhimm and ground cover. The process of the control of the process of the control of the control of the process of the control of                                                                                                                                                                                                                                                                                                                                           | O, ER O MOE                             |               |                                      | of grade certification from the general contri                                                                                 | octor prior                                        |
| (46.5%)  A) All plant makeral (excluding ground cover, peremiots and arrivals) are to be instructed or a period of 12 months after installation at 100% or to be instructed or 12 months after installation at 100% of the installation at 100% or 100% of the installation at 100% of the                                                                                                                                                                                                                                                                                                                                           | OPEN SPACE RE                           | Q'D =         |                                      |                                                                                                                                |                                                    |
| (46.5%)  A) All plant makeral (excluding ground cover, peremiots and arrivals) are to be instructed or a period of 12 months after installation at 100% or to be instructed or 12 months after installation at 100% of the installation at 100% or 100% of the installation at 100% of the                                                                                                                                                                                                                                                                                                                                           | PAVEMENT :                              |               |                                      | graded smooth immediately before planting of<br>groundcover to within 12° of trunk of transfor                                 | pionte. Plont<br>shrubs pionte d                   |
| or to be instricted for a period of 12 months after tractition at 100% of the installed price.  i.O.) All disturbed lown areas to be seeded with a mixture of Tert-Trace feach and begans of 8º per our? Landscape contractor shall offer an alternate price to each I may are seed. Lann areas shall be unconditionally informatical for a period of 90 days from date of final acceptance, Board areas more than a shall be conditionally informatical for a period of 90 days from date of final acceptance, Board areas more than a shall be conditionally informatical for a period of 90 days from date of final acceptance, Board areas more than a shall be controlled to the conditional programment of the controlled for a period of 90 days from date of final acceptance, Board areas more than sections of the controlled for a period of 90 days from date of final acceptance, Board and I may be a period of 90 days from date of final acceptance, Board areas more than sections of the controlled for a period of 90 days from date of final acceptance and the controlled for a period of 90 days from date of final acceptance, Board and I may be a period of 90 days from date of final acceptance are shall be under the controlled for a period of 90 days from date of final acceptance are shall be period of 90 days from date of final acceptance are shall be period of 90 days from date of final acceptance are shall be period of 90 days from date of final acceptance are shall be period of 90 days from date of 100 days from date of 10                                                                                                                                                                                                                                                                                                                                           |                                         |               |                                      | within the onea.                                                                                                               |                                                    |
| (0) All distributed lawn areas to be seeded nith a mixture of Turk-Type feasure (6000 per acree) and bluegrass (89 per acree). Landscape controllar an alternate price for each lawn areas shall be unconditionally mornaried for a period of 400 day from date of final acceptance, Boire to period of 400 day from date of final acceptance, Boire to period of 400 day from date of final acceptance, Boire to period of 400 day from date of final acceptance, Boire to period of 400 day from date of final acceptance over the material list. It shall be indisease accordabilities to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                         |               |                                      | are to be narranted for a period of 12 month                                                                                   | e after                                            |
| III) Itame shown on this drawing take precedence over the moternal list. It shall be induscase control list.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                         |               |                                      | installation at 100% of the installed price.  10.) All disturbed laws areas to be seeded with a                                | mixture of                                         |
| III) Itame shown on this drawing take precedence over the notechnical take.  III) Itame shown on this drawing take precedence over the notechnical take. It is the notechnical controller in the note of the note                                                                                                                                                                                                                                                                                                                                            |                                         |               |                                      | Turt-Type feecus (900° per acre) and bluegra                                                                                   | ass (18ª per                                       |
| III) Itame shown on this drawing take precedence over the notechnical take.  III) Itame shown on this drawing take precedence over the notechnical take. It is the notechnical controller in the note of the note                                                                                                                                                                                                                                                                                                                                            |                                         |               |                                      | ead in lieu of seed. Larn areas shall be uncor                                                                                 | iditionally remarked                               |
| NT SPACING AS PER PLAN  (1) Items shown on this drawing take precedence over the material list, it shall be the lendecage contractor's resource/fully to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         |               | *m an in                             | areas more than one source foot per any 50                                                                                     | equare feet shall                                  |
| GS ( するらん てきない てきない list, it shall be the landecase contractor's responsibility to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | INT SPACING AS FER PLA                  | N 6           | FERTY ELY IN FREE 32                 | Items shown on this drawing take precedence                                                                                    | over the material                                  |
| varify all quantities and conditions prior to implementation of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         |               | anthra anthra anthra                 | list. It shall be the landscape contractor's res                                                                               | od ufilldlancos                                    |

B

be replaced them some or this drawing take precedence over the material list, it shall be the landecape contractor's responsibility to verify all guintities and conditione prior to implementation of this plan. No substitutions of tignes or site of plant materials will be occepted without mitted prior to the condition that of the conditions are provided.

2) The minimum setback is 90'-0' from an existing or proposed right

of ray

1) Silicition controls may be required to prevent run-off. Straw
bales placed end-to-end shall be used, anchored rith re less
than the 30° X 36° restricting rode. Bales shall remain until all
graded areas are seeded or socided.

One (I) the a required for every fifty (50) that lead of shred fronting that he are shred fronting that he are leaded of the send of purchase so received that he are leaded of the should be a sound of purchase.

A) There shall be a minimum landscape width of rise (0) test and ordered.

B) At the end of doubte ray porting a minimum of 100 square feet below.

B) At the end of doubte ray porting, a minimum of 100 square feet with the provided for with a minimum of two (2) decisions these part failord.

L'eas par failord, the state of the shall be provided for with a minimum of two (2) decisions these part failord, but the shall be provided for with the shall not rock may be used as shallow, by, (flowers and grosses, Makin or rock may be used as shallow, by, (flowers and grosses). Also for gross to be used due to need for drought talerdoue in areas without signored principles and or shallow of the shallow of the

referred to an a Transition mill.

17. A minimum of sixty percent (60%) of the decicious trees may be of a species which makers at 45%, evenly dispersed broughot the project.

18. If the estimated makerials and of new inducacying decicious on the extension of the following decimal of the project of the estimated that the following Commission, are the estimated to the following decimal of the project of the estimated of the esti

2/16/16



REVISIONS BY

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96ALE 1'±20'-0" JOB No. 2015-174 SHEET

