

IV. B.

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

### Planning and Development Services Division Public Hearing Summary Report

P.Z. 06-2013 Mercy Health System (Chesterfield Village, SE Quadrant): A request for an ordinance amendment to modify the boundaries of the "UC" Urban Core District to incorporate two parcels zoned "C-8" Planned Commercial District into the "UC" Urban Core District totaling 43.35 acres located north of Chesterfield Parkway and east of Elbridge Payne Rd. (19S531791, 19S531801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171, 18S220061, 19S531922, and 18S210138).

### **Summary**

Sisters of Mercy Health System (Mercy) has submitted a request for an ordinance amendment to add two parcels of land to an existing 40.040 acre "UC" Urban Core District resulting in a new "UC" Urban Core District totaling 43.35 acres. The requested amendment would retain previous development criteria approved as part of the original "UC" District and would bring the two new properties under this same ordinance.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this development as Urban Core, which permits a mixing of land uses and the highest densities in the City.

A public hearing further addressing the request will be held at the March 25, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Justin Wyse, AICP Senior Planner

### **Attachments**

- 1. Preliminary Plan
- 2. Project narrative

cc: Aimee Nassif, Planning and Development Services Director

### **NARRATIVE STATEMENT**

Mercy Health is requesting amendment of Ordinance 2721, Urban Core District, for the purpose of adding the legal descriptions attached to this Application Locator #s 18S210138 and 19S531922 and providing appropriate setbacks and other terms and conditions.

# MERCY HEALTH CAMPUS PRELIMINARY PLAN FOR "URBAN CORE" ZONING AMENDMENT

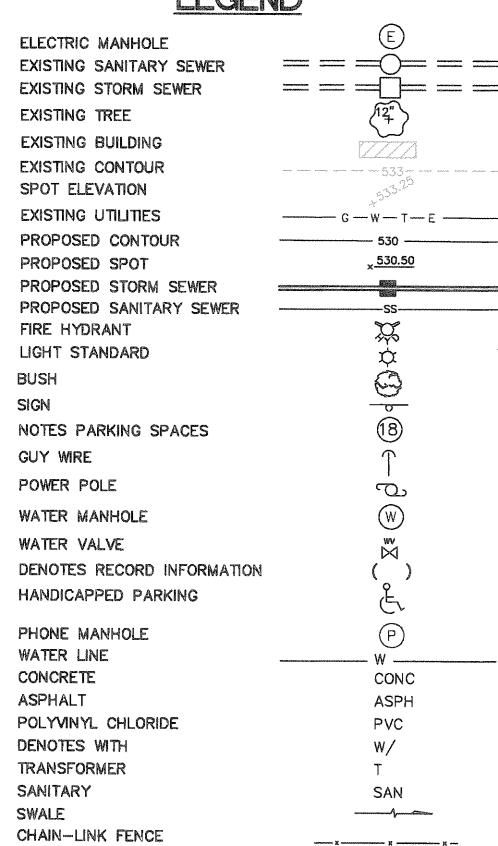
A TRACT OF LAND BEING ALL OF LOT C704B OF THE PLAT OF A "RESUBDIVISION OF ADJUSTED LOT A OF 'A BOUNDARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF A RESUBDIVISION OF LOT 2 AND PART OF LOT 3 OF ELBRIDGE PAYNE OFFICE PARK'" AS RECORDED IN PLAT BOOK 356, PAGE 281 AND LOT 1/B OF "A RESUBDIVISION OF LOT 1 OF ELBRIDGE PAYNE OFFICE PARK" AS RECORDED IN PLAT BOOK 202, PAGE 58 AND PART LOTS 1, 2, AND 3 OF HUMPHREY'S ESTATE, AND BEING PART OF U.S. SURVEY 2002 IN TOWNSHIP 45 NORTH, RAGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF

CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI "C8" - ORD. NO. 11,323 AND ORD. NO. 2,412 PROPOSED ZONING: "UC" URBAN CORE DISTRICT, ORD. NO. 2721

HAZELWOOD

COEUR

## LEGEND



TRAFFIC FLOW

SAWCUT

# ABBREVIATIONS

N	- WATER	DB.	- DEED BOOK
<u>E</u> DE	- ELECTRIC	PB.	- PLAT BOOK
		PG.	- PAGE
JE	<ul> <li>UNDERGROUND ELECTRIC</li> </ul>	(-'W)	- RIGHT-OF-WAY WIDTH
3	- GAS	(REC)	<ul> <li>RECORD INFORMATION</li> </ul>
Γ	- TELEPHONE CABLE	FT	→ FEET
Γ.B.R.	- TO BE REMOVED	N/F	- NOW OR FORMERLY
.B.R.&R.	- TO BE REMOVED AND REPLACED	FND.	- FOUND
J.I.P.	- USE IN PLACE	SQ.	- SQUARE
Г.В.А.	- TO BE ADJUSTED	C.O.	- CLEANOUT
3.C.	- BACK OF CURB	M.H.	- MANHOLE
		A.I.	<ul> <li>AREA INLET</li> </ul>
.C.	- FACE OF CURB	C.I.	- CURB INLET
W	- TOP OF WALL	G.I.	- GRATE INLET
3W	- BOTTOM OF WALL	Y.D.	<ul><li>YARD DRAIN</li></ul>
VMT	- PAVEMENT	P.V.C.	- POLYVINYL CHLORIDE PIPE
SPH	- ASPHALT	R.C.P.	- REINFORCED CONCRETE PIPE
CONC	- CONCRETE	V.C.P.	- VETRIFIED CLAY PIPE
RND	- GROUND	FL	- FLOWLINE
G	<ul> <li>FINISHED GRADE</li> </ul>	TS	- TAILSTAKE
F	- FINISHED FLOOR	ELEV	- ELEVATION
L	<ul><li>LOWER LEVEL</li></ul>	PROP	- PROPOSED
ΥP	- TYPICAL	PR	- PROPOSED
C	- TOP OF CURB	EXIST	
).C.	ON CENTER	EX	- EXISTING
.W.	- EACH WAY	RD	- ROOF DRAIN

\_\_\_\_\_

CHESTERFIELD

SITE LOCATION

MAJOR LAND DISTURBANCE

# SHEET INDEX

TITLE SHEET PROPERTY EXHIBIT EXISTING CONDITIONS PLAN PRELIMINARY PLAN 5 - 5.1

SITE SECTIONS AERIAL EXHIBIT WITH CURRENT ZONING TREE STAND DELINEATION PLAN

### GENERAL NOTES

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK AND ASSOCIATES. 2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. 3. NO GRADE SHALL EXCEED 3:1 SLOPE,

4. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD

5. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.

6. ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION

NOTE: TRAILS SHOWN FOR CONCEPT ONLY. TRAILS TO **BE SHOWN ON APPROPRIATE** SITE DEVELOPMENT PLAN.

## PERTINENT DATA

OWNER SITE ADDRESS PROPOSED ZONING SITE ACREAGE (TO BE ZONED) FIRE DISTRICT SEWER DISTRICT WATER SHED WATER SERVICE GAS SERVICE ELECTRIC SERVICE

PHONE SERVICE

Spirit of St. Louis Airport

EUREKA

CHESTERFIELD

MANCHESTER

= MERCY HEALTH D.B. 19776, PG. 1338

= 1350 ELBRIDGE PAYNE ROAD & 1281 CHESTERFIELD PRKWY EAST = "UC"-URBAN CORE DISTRICT = 1.675 Ac. & 1.309 Ac. TOTAL DISTRICT = 40.040 + 1.675 + 1.300 + 0.335 = 43.35 Ac.  $\pm$ 

GROVES/

MEHLVILL

= MONARCH = M.S.D.

= CREVE COEUR CREEK = MISSOURI-AMERICAN WATER COMPANY

LOCATION MAP

= LACLEDE GAS COMPANY = AMEREN UE ELECTRIC COMPANY = AT&T

REFERENCE SITE DEVELOPMENT CONCEPT PLAN BK. 360 PG. 391-406 FOR THIS AREA

---- CURRENT "URBAN CORE" ZONING **ORDINANCE 2721** 

> **CURRENT "C8" ZONING** ORDINANCE 11,323 & 2,412

A tract of land being all of Lot C704B of the plat of a "Resubdivision of Adjusted Lot A of 'A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park" as recorded in Plat Book 356, Page 281 of the St, Louis County, Missouri Records and Lot 1-B of "A Resubdivision of Lot 1 of Elbridge Payne Office Park" as recorded in Plat Book 202, Page 58 of the aforesaid Records and part Lots 1, 2 and 3 of Humphrey's Estate, and being part of U.S. Survey 2002 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot C704B of the plat of a "Resubdivision of Adjusted Lot A of 'A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park" as recorded in Plat Book 356, Page 281 of the St, Louis County, Missouri Records; thence along the Western line of said Lot C704B the following: thence North 18 degrees 04 minutes 50 seconds West, a distance of 81.64 feet to a point; thence South 72 degrees 05 minutes 32 seconds West, a distance of 5.40 feet to a point; thence North 17 degrees 40 minutes 54 seconds West, a distance of 19.00 feet to a point; thence North 72 degrees 05 minutes 32 seconds East, a distance of 5.18 feet to a point; thence North 18 degrees 08 minutes 01 seconds West, a distance of 41.00 feet to a point; thence South 71 degrees 58 minutes 14 seconds West, a distance of 2.24 feet to a point; thence North 17 degrees 55 minutes 32 seconds West, a distance of 19.00 feet to a point; thence North 71 degrees 28 minutes 37 seconds East, a distance of 14.62 feet to a point; thence North 20 degrees 17 minutes 13 seconds West, a distance of 46.39 feet to the Northwest corner of said Lot C704B; thence along the Northwest line of said Lot North 69 degrees 26 minutes 00 seconds East, a distance of 37.28 feet to a point; thence North 30 degrees 56 minutes 30 seconds East, a distance of 91.19 feet to a point; thence along a curve to the right having a radius of 15,00 feet, an arc length of 7,10 feet, and a chord which bears North 44 degrees 30 minutes 06 seconds East, a chord distance of 7.03 feet to a point; thence North 58 degrees 03 minutes 52 seconds East, a distance of 151,79 feet to the Western line of Elbridge Payne Road; thence along sais Western line in a Southerly direction along a curve to the right having a radius of 259.50 feet, an arc length of 47.66 feet, and a chord which bears South 14 degrees 41 minutes 03 seconds East, a chord distance of 47.59 feet to a point; thence North 80 degrees 34 minutes 38 seconds East, a distance of 31.00 feet to a point; thence leaving said Western line North 80 degrees 34 minutes 45 seconds East, a distance of

46.02 feet to a point on the Eastern line of said Elbridge Payne Road, said point being the Northwest corner of Lot 1-B of "A Resubdivision of Lot 1 of Elbridge Payne Office Park" as recorded in Plat Book 202, Page 58 of the aforesaid Records; thence along the Northern line of said Lot 1-B North 72 degrees 30 minutes 01 seconds East, a distance of 200.00 feet to a point; thence North 17 degrees 29 minutes 59 seconds West, a distance of 107,00 feet to a point; thence North 72 degrees 30 minutes 01 seconds East, a distance of 60.99 feet to the Northeast Corner of said Lot 1-B, said point being on the Eastern line of Lot 2 of Humphreys Estate; thence along said East line North 17 degrees 30 minutes 03 seconds West, a distance of 322.07 feet to a point; thence leaving said East line South 72 degrees 24 minutes 12 seconds West, a distance of 432.72 feet to the Southeastern line of Elbridge Payne Road: thence along said Southeastern line and the Southern line of the South Outer Forty Road the following North 31 degrees 16 minutes 04 seconds East, a distance of 246.85 feet to a point: thence North 42 degrees 19 minutes 35 seconds East, a distance of 285.80 feet to a point; thence North 42 degrees 27 minutes 06 seconds East, a distance of 313.15 feet to a point; thence North 67 degrees 45 minutes 17 seconds East, a distance of 170.35 feet to a point; thence North 39 degrees 41 minutes 17 seconds East, a distance of 125.00 feet to a point; thence North 84 degrees 15 minutes 17 seconds East, a distance of 38,00 feet to a point: thence North 84 degrees 28 minutes 27 seconds East, a distance of 876.80 feet to a point; thence South 70 degrees 04 minutes 45 seconds East, a distance of 100.00 feet to a point; thence South 67 degrees 12 minutes 53 seconds East, a distance of 74.15 feet to the Northeast corner of Schoettler Village Plat One, a subdivision filed for record in Plat Book 172. Page 68 of the aforesaid Records; thence along the Western line of said Schoettler Village Plat One South 00 degrees 22 minutes 30 seconds West, a distance of 1006.73 feet to the Northern line of Chesterfield Parkway East; thence along said Northern line the following South 72 degrees 24 minutes 10 seconds West, a distance of 905.65 feet to a point; thence South 72 degrees 24 minutes 10 seconds West, a distance of 72.66 feet to a point; thence along a curve to the right having a radius of 2831.79 feet, an arc length of 289.94 feet, and a chord which bears South 75 degrees 20 minutes 09 seconds West, a chord distance of 289.81 feet to a point; thence North 17 degrees 30 minutes 03 seconds West, a distance of 17.33 feet to a point: thence South 72 degrees 31 minutes 02 seconds West, a distance of 246.65 feet to a point;

calculations by Stock & Associates Consulting Engineers, Inc. during February, 2013. **Property Description** 

A tract of land being all of Lot C704B of the plat of a "Resubdivision of Adjusted Lot A of 'A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park" as recorded in Plat Book 356, Page 281 of the St, Louis County, Missouri Records and being part of U.S. Survey 2002 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

thence South 75 degrees 01 minutes 26 seconds West, a distance of 241.72 feet to a point;

thence South 67 degrees 28 minutes 24 seconds West, a distance of 114.31 feet to the Point of Beginning and containing 1,888,710 square feet or 43.35 acres more or less as per

BEGINNING at the Southeast corner of Lot C704B of the plat of a "Resubdivision of Adjusted Lot A of 'A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park" as recorded in Plat Book 356, Page 281 of the St, Louis County, Missouri Records; thence along the Western line of said Lot C704B the following: thence North 18 degrees 04 minutes 50 seconds West, a distance of 81.64 feet to a point; thence South 72 degrees 05 minutes 32 seconds West, a distance of 5.40 feet to a point; thence North 17 degrees 40 minutes 54 seconds West, a distance of 19.00 feet to a point; thence North 72 degrees 05 minutes 32 seconds East, a distance of 5.18 feet to a point; thence North 18 degrees 08 minutes 01 seconds West, a distance of 41.00 feet to a point; thence South 71 degrees 58 minutes 14 seconds West, a distance of 2.24 feet to a point; thence North 17 degrees 55 minutes 32 seconds West, a distance of 19.00 feet to a point; thence North 71 degrees 28 minutes 37 seconds East, a distance of 14.62 feet to a point; thence North 20 degrees 17 minutes 13 seconds West, a distance of 46.39 feet to the Northwest corner of said Lot C704B; thence along the Northwestern line of said Lot North 69 degrees 26 minutes 00 seconds East, a distance of 37.28 feet to a point; thence North 30 degrees 56 minutes 30 seconds East, a distance of 91.19 feet to a point; thence along a curve to the right having a radius of 15.00 feet, an arc length of 7.10 feet to a point; thence North 58 degrees 03 minutes 52 seconds East, a distance of 151.79 feet to the Western line of Elbridge Payne Road: thence along said Western line in a southerly direction along a curve to the right having a radius of 259.50 feet, an arc length of 100.17 feet, and a chord which bears South 08 degrees 53 minutes 16 seconds East, a chord distance of 99.55 feet to a point; thence South 02 degrees 10 minutes 13 seconds West, a distance of 75.42 feet to a point; thence South 01 degrees 00 minutes 36 seconds West, a distance of 67.67 feet to a point; thence along a curve to the right having a radius of 98.50 feet, an arc length of 120.94 feet, and a chord which bears South 36 degrees 11 minutes 04 seconds West, a chord distance of 113.49 feet to the Northern line of Chesterfield Parkway East; thence along said Northern line South 67 degrees 28 minutes 24 seconds West, a distance of 114.31 feet to the Point of Beginning and containing 56,679 square feet or 1.30 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2013.

### Property Description

A tract of land being part of Lots 2 and 3 of the Subdivision of Thomas K Humphrey's Estate in U.S. Survey 2002, Township 45 North, Range 4 East St. Louis County, Missouri, and being more particularly described as:

BEGINNING at a point on the East line of said Lot 3 of the Subdivision of Thomas K. Humphrey's Estates, said point being the Northeast corner of Lot 1-A of the Resubdivision of Lot 1 of Elbridge Payne Office Park, a subdivision according to the plat thereof recorded in Plat Book 202, Page 58 of the St. Louis County Records; thence South 72 degrees 24 minutes 12 seconds West 432.72 feet to the Southeast right-of-way line of Clarkson Road - Missouri State Highway 340; thence North 31 degrees 16 minutes 04 seconds East 246.85 feet and North 42 degrees 19 minutes 35 seconds East 285,80 feet along said Southeast right-of- way of Clarkson Road - Missouri State Highway 340 to the East line of said Lot 2 of the Subdivision of Thomas K. Humphrey's Estate; thence South 17 degrees 30 minutes 03 seconds East 305.62 feet along said East line of Lots 2 and 3 of the Subdivision of Thomas K. Humphrey's Estate to the point of beginning and containing 72,964 square feet or 1.675 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of November, 2011.

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.

Daniel Ehlmann, Missouri L.S. No. 2215

RECEIVED City of Chesterfield MAR - 8 2013

Department of Public Services

DATE:	
Or MAY	11.08
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STOCK STOCK	
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	02/06/13
GEORGE M. STOCK	E-25116

CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996 **REVISIONS:** J.E.B.

02/06/13 ″MO-00 SHEET TITLE: SHEET

PREPARED FOR: Mercy Health System 14528 South Outer Forty, Suite 100 Chesterfield, MO 63017

PH. (314) 628-3575

THE ART & SCIENCE OF BUILDING CLAYCO INC. 2199 Innerbelt Business Center Drive

St. Louis, MO 63114

Ph 314.429.5100 Fx 314.429.3165

FORUM

FORUM STUDIO 2199 Innerbelt Business Center Drive St. Louis, MO 63114 Ph 314.429.1010 Fx 314.429.7770

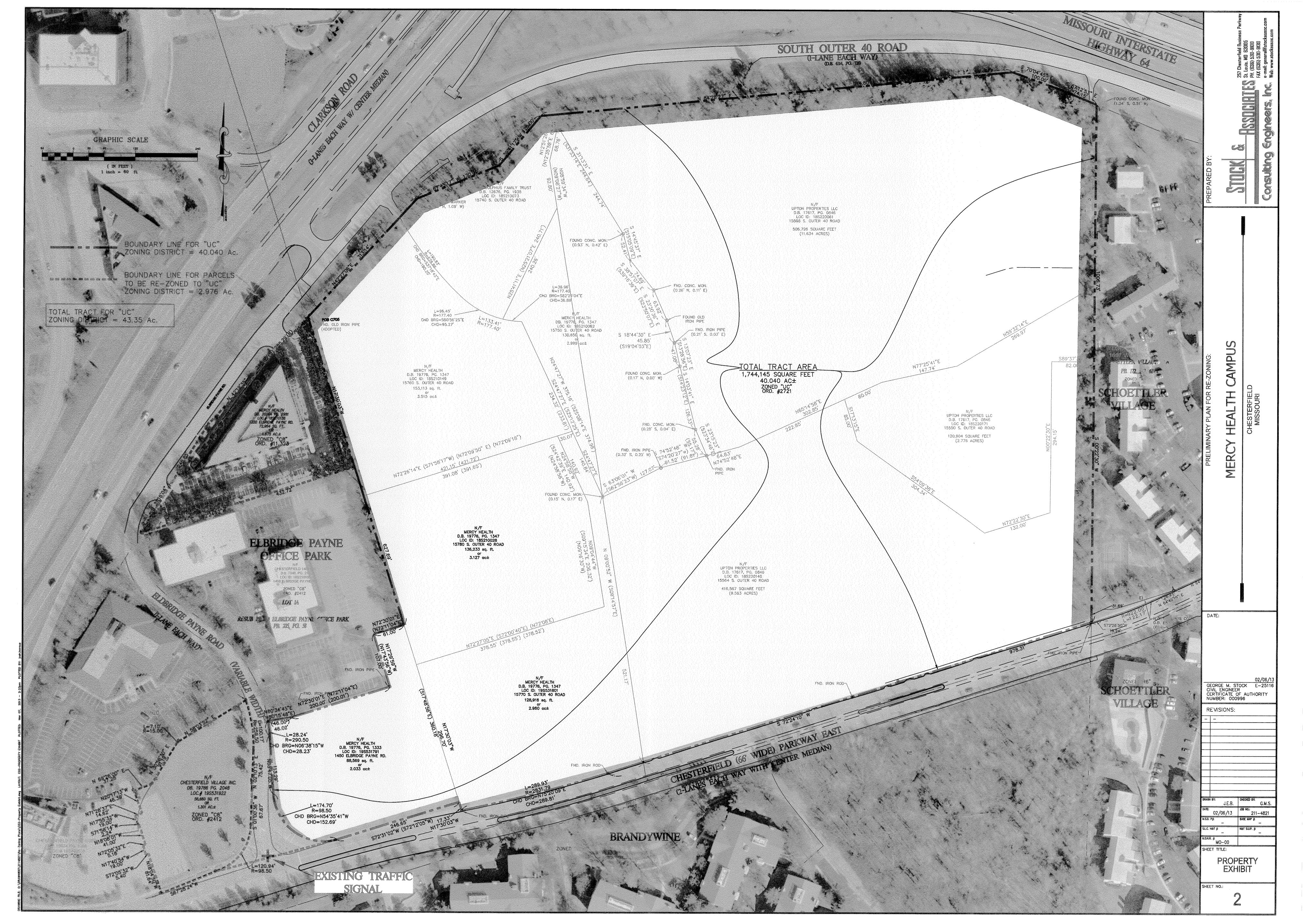
DosterUllom, LLC 16090 Swingley Ridge Road, Suite 620 Chesterfield, MO 63017 PH. (636) 532-0042

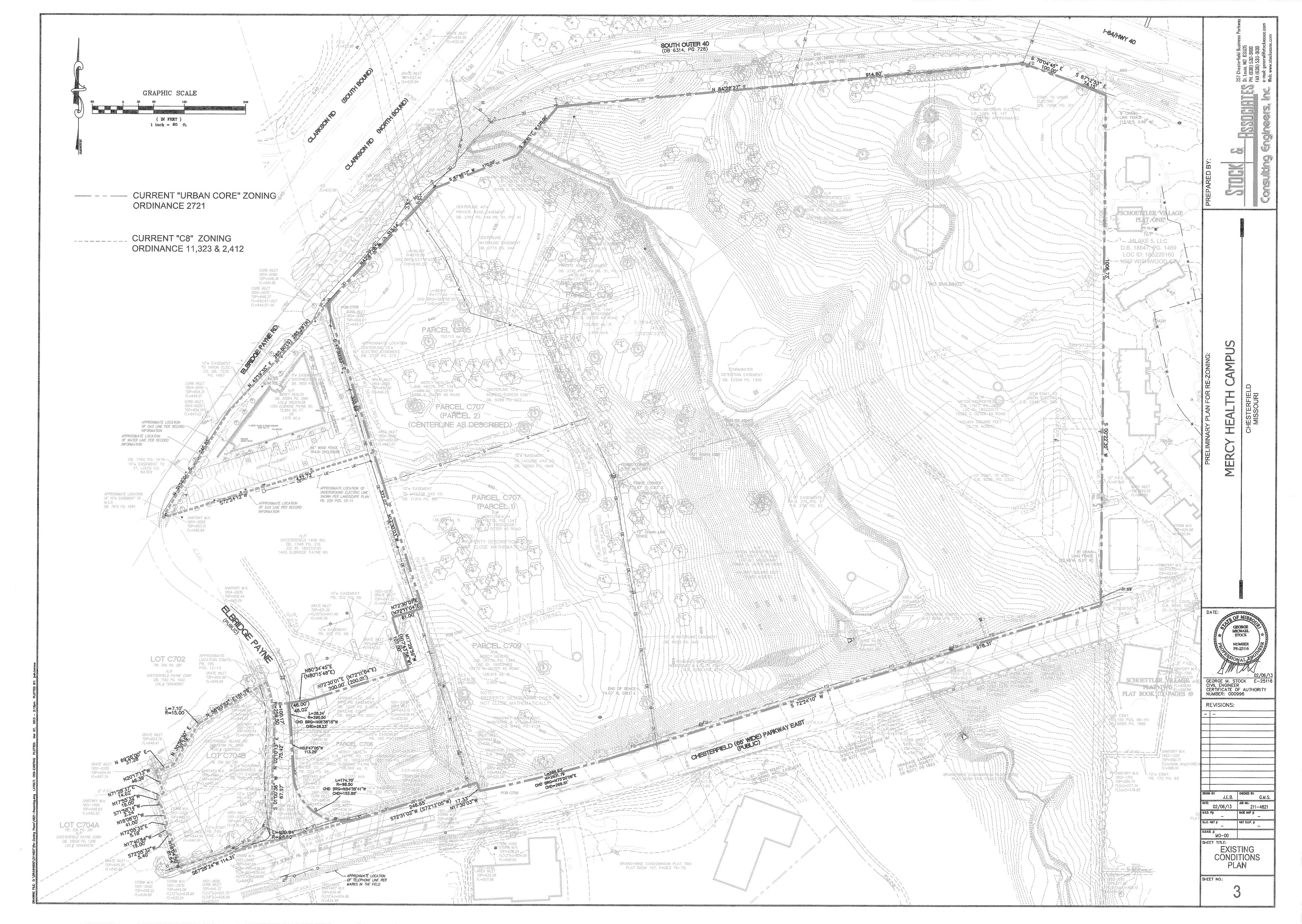
ST. LOUIS COUNTY BENCHMARK 12-165 - ELEV. 646.98 'STANDARD ALUMINUM DISK" STAMPED SL-31, 1990. DISK IS SET ALONG THE WEST SIDE OF ELBRIDGE-PAYNE DRIVE; ACROSS FROM THE NORTH DRIVE

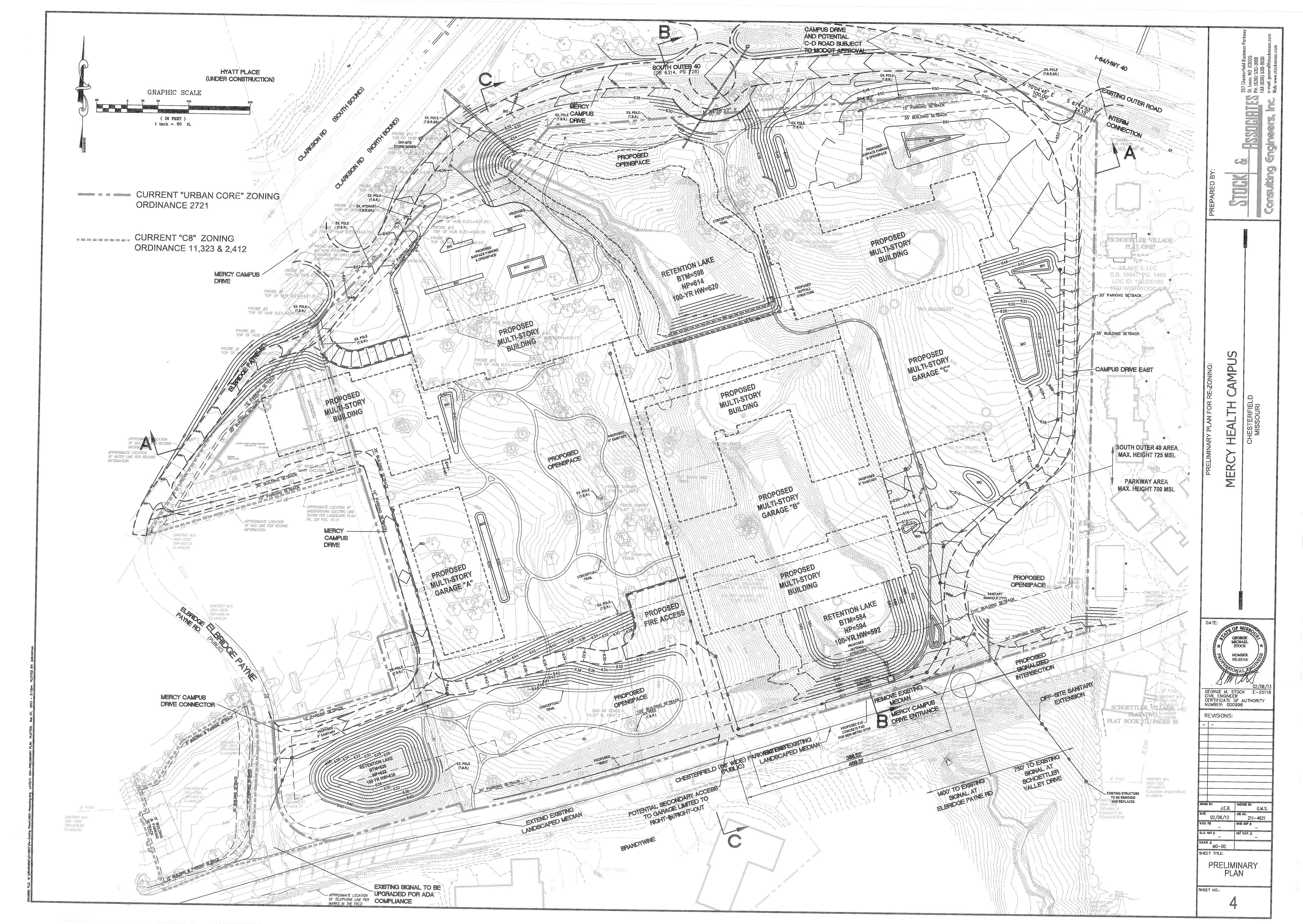
EXTENDED FOR THE [INNOVATIONS INC.] (FIRST NATIONAL BANK). APPROXIMATELY 180' SOUTH OF THE INTERSECTION OF HWY. I-64 SOUTH OUTER ROAD AND THE ELBRIDGE-PAYNE DRIVE.

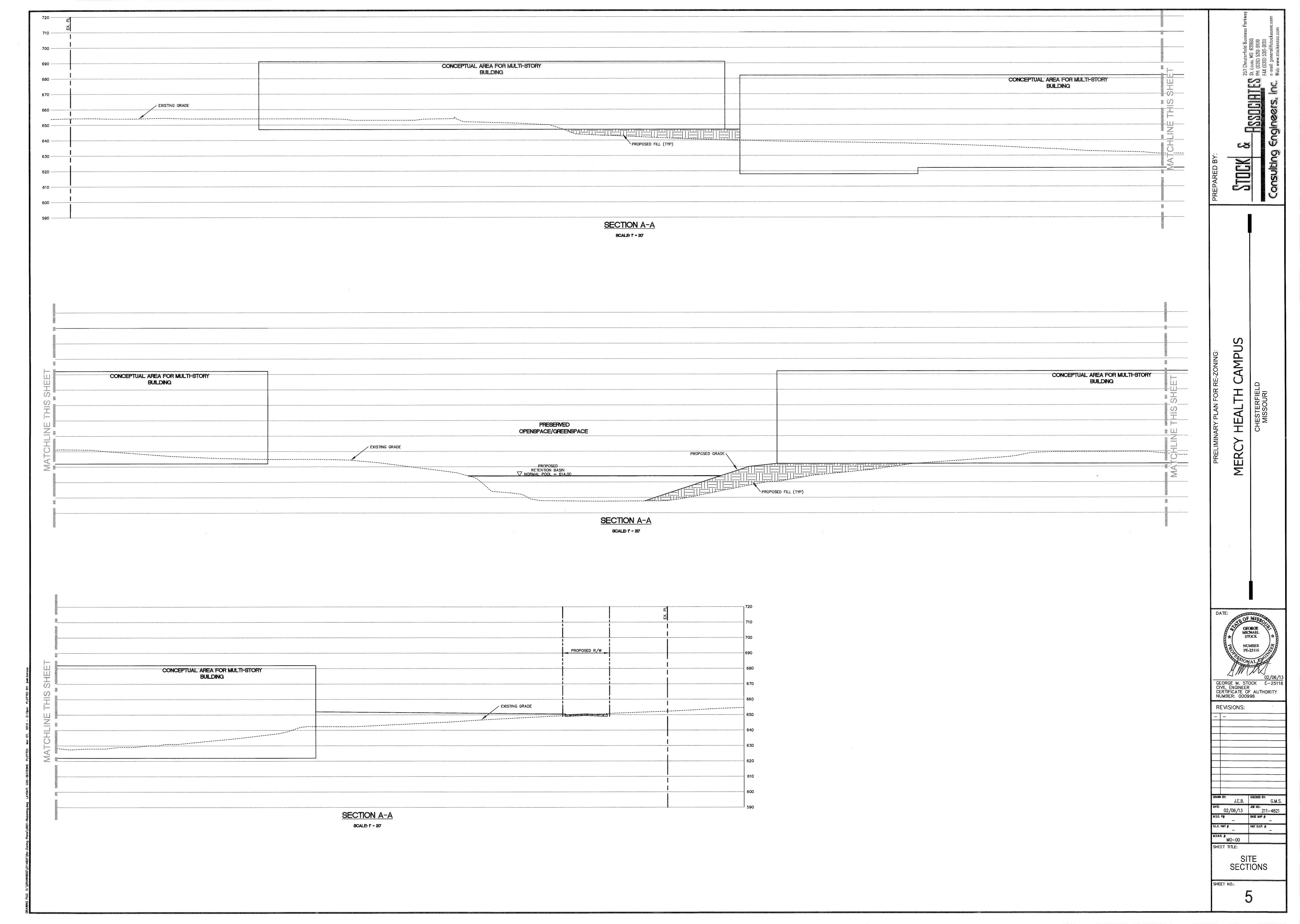
UTILITY NOTE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES. STRUCTURES AND UTILITIES. THE CONTRACTOR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

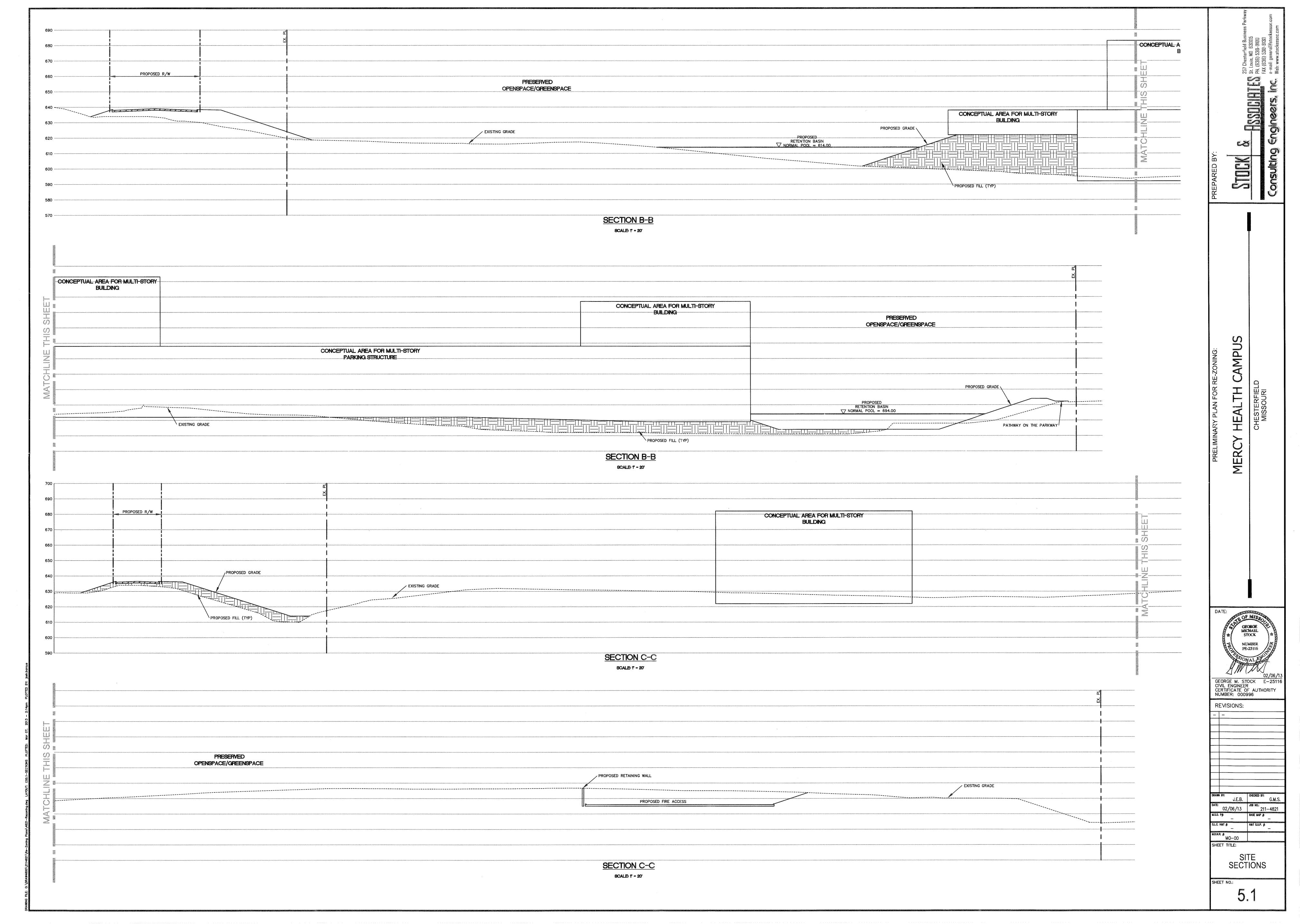
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

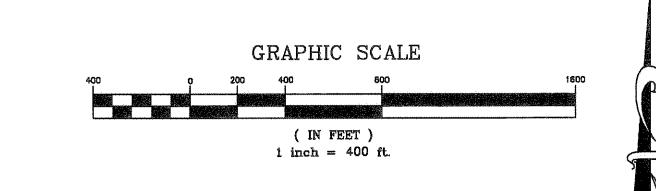


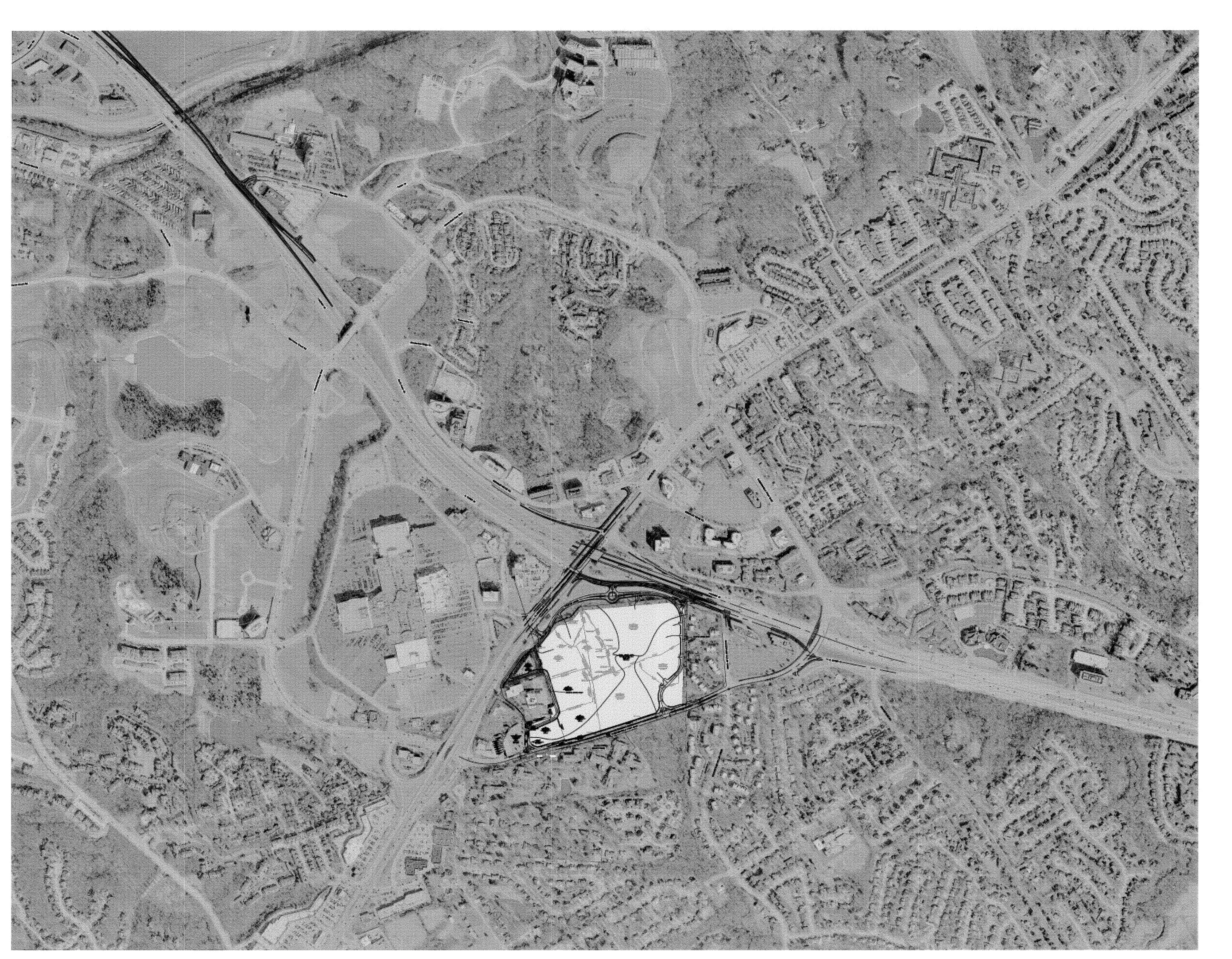












02/06/13
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996 J.E.B. SHEET TITLE:

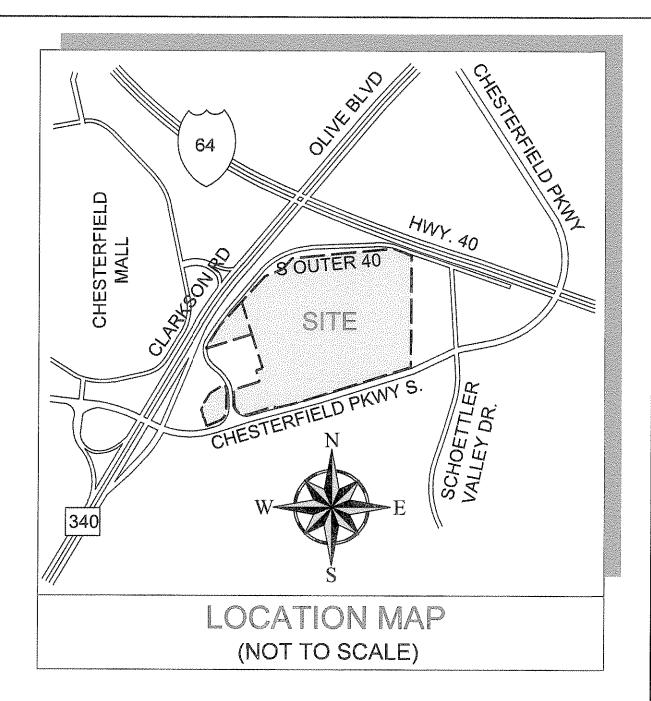
AERIAL EXHIBIT

WITH CURRENT

ZONING

6





### WOODLAND NARRATIVE

A small area of green ash with overstory that ranges from 5-8" DBH.

A mixture of older planted trees and native trees that have grown in to fill in what was once a savanna-like setting. Species is a variety of evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with overstory diameters ranging from 6-12" and mixed hardwoods (sycamore, elms, black locust, and silver maple) that range from 14" and larger in diameter. Most of the evergreens are mostly in a state of serious decline.

A young stand of elm, sweetgum, maple, and oak with overstory diameters ranging from 6-14". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.

A young stand of elm, sweetgum, maple, and oak with overstory diameters ranging from 6-14". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple. W5 - 0.49 acre

A high quality upland hardwood white oak stand with a small component of black oak, elm, and hackberry. The

average overstory diameter is 18".

A young stand of black locust, sycamore, and elm with overstory diameters ranging from 8-10". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.

An undisturbed upland hardwood forest with an overstory of mostly white oak, with some red oak, black oak, and hickory. The average overstory diameter is 18". The understory consists of serviceberry, dogwood, redbud and regeneration-sized oak and hickory.

A stand of black locust and elm with overstory diameters ranging from 8-12". A few scattered larger diameter (12-24" DBH) trees include sycamore and silver maple.

A mixture of older planted trees and native trees that have grown in to fill in what was once a pastured area and slopes toward the north lake. Planted trees include evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with diameters ranging from 6-24" and hardwoods planted along the roadways that range from 14" to 28"in diameter. Most of the evergreens are declining. The historic open areas between the remnant evergreen plantings are now filled with 6-10" DBH elm, oak, and maple.

This stand contains an overstory of euonymus vine-covered, large-diameter black locust that range from 12-26" DBH. Other species include elm, oaks, and sycamore.

W13 - 0.11 acre

A row of Norway spruce 8-16" DBH growing along the north boundary have been severely trimmed to accommodate overhead wires. Several scotch and Austrian pines are dead from a pine wilt nematode

A mixture of older planted trees and native trees that have grown in to fill in what was once a pastured area. Planted trees include evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with diameters ranging from 6-24" and hardwoods planted along the roadways that range from 14" to 28"in diameter. Most of

A successional area (once pastureland) that is now filled with 6-10" DBH elm, oak, and maple.

A remnant upland forest area that now forms a border (buffer) along some of the assembled tracts and also surrounds small fields. Overstory is mixed hardwoods with areas of planted white pine (diameter ranges from 8-26") and sweetgum (diameter ranges from 8-22").

A grouping of silver maple trees in an old field with an overstory diameter that ranges from 20-13" DBH.

W18 - 0.06 acre

A row of Scotch pine along Chesterfield Parkway in fair to poor condition that range from 6-10" DBH.

A grouping of white pine trees in an old field with an overstory diameter that ranges from 14-18" DBH.

A grouping of silver maple trees in an old field with an overstory diameter that ranges from 18-20" DBH.

Tree data used to produce this

map were collected on

prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

A grouping of white pine trees in an old field with an overstory diameter that ranges from 14-18" DBH.

A grouping of black locust trees in an old field with an overstory diameter that ranges from 8-10" DBH.

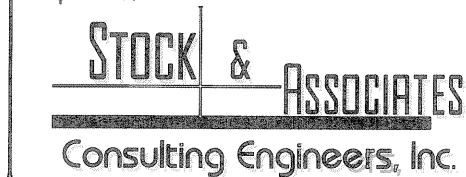
sanapy (24)) Mapped tree with canopy spread for trees in rear-woodkand areas

= Viater (pands, lakes)

= Acada

Total Canopy On-Site 23.39 acres

RESOURCE GROUP A Division of The Davey Tree Expert Company



43 Acres, I-64 and Clarkson Road Chesterfield, Missouri

Skip Kincaid, ISA Board Certified Ship Kurawa Master Arborist (MW-0155BM)

Tree Stand Delineation prepared by:

January 16, 17, and 18, 2012 and January ??, 2013 Tree Stand Delineation mapping

Sheet 1 of 1