



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

Planning Commission Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: April 11, 2011

From: Mara M. Perry, AICP
Senior Planner

Location: Baxter Road southeast of the intersection with Wild Horse Creek Road

Applicant: Stock & Associates on behalf of Pulte Group

Description: **The Reserve at Chesterfield Village (Phase Two)**: Amended Site Development Section Plan and Amended Landscape Plan for a 17.65 acre lot of land zoned “R5” and “FPR5” Residence District with a “PEU” Planned Environment Unit located at Baxter Road southeast of the intersection with Wild Horse Creek Road.

PROPOSAL SUMMARY

Stock & Associates, on behalf of Pulte Group, has submitted a request for an Amended Site Development Section Plan and Amended Landscape Plan for Phase Two of the Reserve at Chesterfield Village. The request is to change the phasing lines between the areas known as Phase One and Phase Two. The proposal for Phase Two is to remove the ninety-six (96) Condominium garden homes and thirty-two (32) attached single-family homes from the development plans of Phase Two. In their place, the proposal is for fifty (50) detached single-family homes.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this property was zoned “R5” and “FPR5” Residence District with a “PEU” Planned Environment Unit by St. Louis County via Ordinance 6816. The Ordinance was amended by St. Louis County three (3) times after that with Ordinances 10,240; 12,717; and 12,755. In 1996, the City of Chesterfield approved Ordinance 2021 which incorporated a series of amendments to the original ordinance into one (1) new ordinance.

In July of 2006, two (2) Site Development Section Plans were approved by the Planning Commission for Phase One and Phase Two of the Reserve at Chesterfield Village. The project

was required to be done in phases due to a limit on the acreage per section plan in the ordinance. The request was for thirty (30) single-family detached homes, sixty-four (64) single-family attached homes and ninety-six (96) garden homes in five (5) two-story structures.

A record plat for Phase One of the development was approved by the City Council in October of 2007. In November of 2009, an Amended Site Development Section Plan was approved along with Amended Architectural Elevations for Phase One of the development. This amendment allowed for twenty-six (26) of the previously approved attached single-family homes to be built as detached single-family homes.

A request for a 2nd Amended Site Development Section Plan for Phase One was submitted to the Department. The request was to change the phasing lines between the areas known as Phase One and Phase Two. This phasing line change removed a lot that had been designated for one Multi-Family Condominium building and two lots for Single-Family attached homes from Phase One into Phase Two. The 2nd Amended Site Development Section Plan Phase One was administratively approved.

Other than grading of the site, construction has not yet begun on the area known as Phase Two of the development.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Chesterfield Village C148	“C8” Planned Commercial District
South	Stonehill Village	“R5” and “R8” Residence District
East	Riparian Corridor	“R5” Residence District & “FPNU”
West	Baxter Point Villas	“R2” and “R5” Residence District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "R5" and "FPR5" Residence District with a Planned Environment Unit and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.

Access/Circulation

The previously approved Site Development Section Plan had a loop road which went between the area defined for the multi-family and the attached single-family home lots around the edge of the development. Maple Rise also continued from Phase One of the development and connected through to the loop road. The proposed circulation removes the connection with Maple Rise Path and adds a cul-de-sac road from the middle of the loop road.

Open Space

The Open Space in the development is being configured differently due to the change in residential types on the site. The previous plan had common ground surrounding the multi-family structures. This plan eliminates most common ground locations for the configuration of the single-family lots. The common ground is now located along the eastern edge of the development adjacent to the Riparian Corridor.

Architectural Review Board

Amended Architectural Elevations were recently submitted for additional single family detached houses for both Phases One and Two of the development. Staff administratively approved the new house elevations and color palettes.

Landscaping/ Tree Preservation

During the original approval of the development in 2006, the petitioner for this site asked for approval of special conditions as they would not be able to meet the required 30% tree preservation of existing tree canopy. At that time, they were approved for preserving only 4.73% of the existing tree canopy. Mitigation for the remaining 25.27% tree requirement was being proposed as on site mitigation. A full landscape plan with identified mitigation trees was approved. A large portion of the required mitigation was located in common ground areas within Phase One of the development.

The Amended Landscape Plan proposes some changes to the locations of required mitigation plantings. In addition, the plan is amended to meet the street tree requirements with the new configuration of the circulation on the site.

In the original approved plan, all Tree Preservation areas were located in common ground. On the Amended Site Development Plan, these preservation areas are located behind lots 64-66 and lots 69-72. The plan in your packets does show the area behind lots 69-72 within a designated common ground area. The petitioner has agreed to move the lot lines of lots 64-66 to the west and to put the Tree Preservation area behind those lots into common ground.

The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Landscape Plan and had no additional comments.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

Staff recommends that should you approve the Amended Site Development Section Plan and Amended Landscape Plan for the Reserve at Chesterfield Village (Phase Two) that an amendment to change the lots lines for Lots 64-66 be required.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Section Plan and Amended Landscape Plan for the Reserve at Chesterfield Village (Phase Two) with the following amendments:
 - a. The rear lot lines for lots 64-66 will be moved to the west outside of the designated Tree Preservation area."
 - b. The Tree Preservation area will be placed into common ground."

- 2) "I move to approve the Amended Site Development Section Plan and Amended Landscape Plan for the Reserve at Chesterfield Village (Phase Two) with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Amended Site Development Section Plan
Amended Landscape Plan

THE RESERVE AT CHESTERFIELD VILLAGE

A TRACT OF LAND BEING LOTS 93, 94, B AND "FUTURE DEVELOPMENT"
AS RECORDED IN P.B. 355, PG. 726-728 OF THE ST. LOUIS COUNTY RECORDS,
LOCATED IN TOWNSHIP 45N, RANGE 4E OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Amended Site Development Section Plan Phase 2

AN AMENDMENT TO:

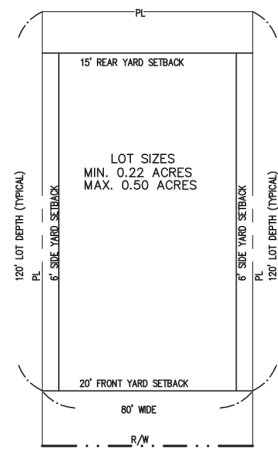
SITE DEVELOPMENT SECTION PLAN 2: PB. 354, PG. 796-800

LEGEND

EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	(Symbol)
EXISTING BUILDING	(Symbol)
EXISTING CONTOUR	---
SPOT ELEVATION	850.00
EXISTING UTILITIES	-G-W-T-E-
FOUND 1/2" IRON PIPE	○
SET IRON PIPE	○
FOUND CROSS	+
FOUND STONE	□
FIRE HYDRANT	(Symbol)
LIGHT STANDARD	(Symbol)
NOTES PARKING SPACES	(Symbol)
GUY WIRE	(Symbol)
POWER POLE	(Symbol)
WATER VALVE	(Symbol)
DENOTES RECORD INFORMATION	(Symbol)

ABBREVIATIONS

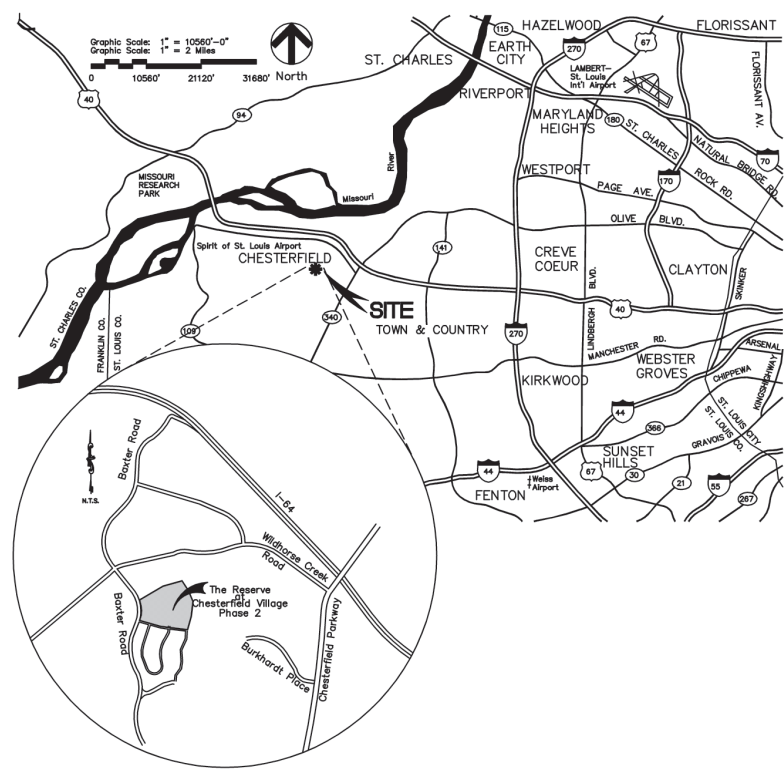
C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH



TYPICAL LOT LAYOUT
NOT TO SCALE

MSD BENCHMARK

MSD-12-24 "STANDARD TABLE" STAMPED TT 1E 1930 SET IN A CONCRETE POST, 32' WEST OF CHESTERFIELD AIRPORT ROAD AND 150' SOUTH OF OLD OLIVE STREET ROAD, 20' SOUTH OF TRACKS. ELEVATION 461.94 (ADJUSTED BY MSD IN 1993 TO ELEVATION 462.12 FEET (NGVD 1929).



LOCATION MAP
(N.T.S.)

SITE INFORMATION

SITE ACREAGE	=	17.649 Acres ±
OWNER	=	GUNHAY LLC
SITE ADDRESS:	=	16701 BAXTER ROAD
LOCATOR No.	=	18T610339
EXISTING ZONING	=	"R-5" & "FPR-5" "PEU"
	=	"PLANNED ENVIRONMENT UNIT"
	=	PER ORDINANCE NO. 2021
FIRE DISTRICT	=	MONARCH FIRE PROTECTION
SCHOOL DISTRICT	=	ROCKWOOD R-6
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AMEREN U.E.
PHONE SERVICE	=	SBC/AT&T
FIRM PANEL	=	29189C0140H

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Section Plan from available record information. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: Daniel Ehlmann, Missouri P.L.S. No. 2215

PROPERTY DESCRIPTION

A tract of land being Lots 93, 94, Lot B, part of Maple Rise Path, 50 feet wide, Common Ground and that part labeled as "Future Development" of The Reserve at Chesterfield Village - Plat One, a subdivision according to the plat thereof as recorded in Plat Book 355, Pages 726 through 728 of the St. Louis County records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northwest corner of a tract of land as conveyed to GUNHAY, LLC, a Missouri limited liability company, by instrument recorded in Book 17137, Page 2691 of above said records, said point also being located on the eastern right-of-way line of Baxter Road, 82 feet wide as established by instrument recorded in Plat Book 323, Pages 51 through 53 of above said records, said point also being the northwest corner of above said "Future Development" area; thence along the northern line of said GUNHAY, LLC tract the following courses and distances: North 57 degrees 34 minutes 56 seconds East, 415.00 feet and North 77 degrees 29 minutes 15 seconds East, 499.99 feet to the eastern line of said tract; thence along said eastern line the following courses and distances: South 39 degrees 38 minutes 55 seconds East, 73.83 feet; South 07 degrees 41 minutes 08 seconds East, 50.00 feet; South 41 degrees 08 minutes 50 seconds East, 50.04 feet; South 17 degrees 28 minutes 17 seconds East, 64.79 feet; South 07 degrees 05 minutes 22 seconds East, 54.45 feet; South 22 degrees 56 minutes 10 seconds East, 81.68 feet; South 43 degrees 37 minutes 03 seconds East, 50.00 feet; South 47 degrees 22 minutes 20 seconds West, 50.00 feet; South 02 degrees 41 minutes 26 seconds East, 79.06 feet; South 21 degrees 19 minutes 57 seconds East, 196.40 feet and South 04 degrees 44 minutes 00 seconds West, 164.19 feet to the northeast corner of Lot 62 of above said The Reserve at Chesterfield Village - Plat One; thence along the north line of said Lot 62 and its direct westerly prolongation South 81 degrees 01 minutes 46 seconds West, 189.62 feet to the western right-of-way line of Willow Weald Path, 50 feet wide, said point also being located on a curve right having a radius of 425.00; thence along said western right-of-way line and last said curve with an arc length of 100.46 feet and a chord which bears South 02 degrees 11 minutes 56 seconds East, 100.23 feet to a point of compound curvature to the right, having a radius of 20.00 feet; thence along said curve with an arc length of 33.65 feet and a chord which bears South 52 degrees 46 minutes 42 seconds West, 29.82 feet to a point of tangency, said point also being located on the northern right-of-way line of Pine Copse Path, 50 feet wide; thence along said northern right-of-way line and its direct northwesterly prolongation the following courses and distances: North 79 degrees 01 minutes 00 seconds West, 414.62 feet to a point of curvature to the right having a radius of 775.00 feet; thence along said curve with an arc length of 75.26 feet and a chord which bears North 76 degrees 14 minutes 04 seconds West, 75.23 feet to a point of tangency; North 73 degrees 27 minutes 09 seconds West, 337.13 feet to a point of curvature to the right having a radius of 20.00 feet and along said curve with an arc length of 30.26 feet and a chord which bears North 30 degrees 06 minutes 37 seconds West, 27.45 feet to a point on a curve to the left having a radius of 758.00 feet, said point also being located on the eastern right-of-way line of above said Baxter Road; thence along said eastern right-of-way line and last said curve with an arc length of 507.35 feet and a chord which bears North 05 degrees 56 minutes 35 seconds West, 497.93 feet to the Point of Beginning and containing 768,835 square feet or 17,650 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 21, 2011.

GENERAL NOTES

- TOPOGRAPHY AND BOUNDARY SURVEY BY STOCK & ASSOCIATES
- GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, MO DOT, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MO DOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
- NO STANDARD SLOPE SHALL EXCEED 3:1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. SLOPES WITH FILL HEIGHTS IN EXCESS OF 10' ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE GEOTECHNICAL ENGINEER. REVIEW OF THESE PROPOSED SLOPES WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
- ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
- This site is Zoned "R-5" and "FPRS" Flood Plain District City of Chesterfield Ordinance No. 2021
"R-5" Setbacks
a) Front - 20 feet
b) Side - 6 feet
c) Rear - 15 feet
"FPRS" General Setbacks
a) Front - 25 feet
"FPRS" Specific Setbacks
(a) Notwithstanding any other provision of this appendix, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
(b) Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
(c) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
(d) Any structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
(e) No residential building or structure attached thereto shall be allowed within thirty (30) feet of the limits of the one hundred-year floodplain.
- Subject property lies within Zone "X" (Areas determined to be outside the 500-year floodplain) and Shaded Zone "X" (Areas of 500 year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood) according to the National Flood Insurance Rate Map for St. Louis County Missouri and Incorporated Areas Map No. 29189C0140 H with an effective date of August 2, 1995 and Revised to reflect LOMR dated April 17, 2000.
- Underground utilities have been shown from record and survey information and their size and type should be considered as approximate only.

WILLIAM R. ALLEN, the Director of Land Development of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____

"R5"-RESIDENCE DISTRICT (present zoning) of the City of Chesterfield (applicable subsection) _____

Ordinance No. 624, do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
WILLIAM R. ALLEN

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____ day of _____, 2011, before me appeared _____

me known, who, being by me duly sworn, did say that he / she is the _____ of Pulte Homes, a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that the said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last written above.

Notary Public

Print Name

My commission expires: _____

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2011, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI
By: _____
Aimee Nassif, Planning and Development Services Director

By: _____
Judith Noggior, City Clerk
2011-03-29 REVISED PER CITY COMMENTS
2011-03-24 REVISED PER CITY COMMENTS
2011-03-16 REVISED PER CITY COMMENTS

M.S.D. P# 27287-XX
BASE MAP # 18-T

MAR. 29, 2011

GEORGE M. STOCK E-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

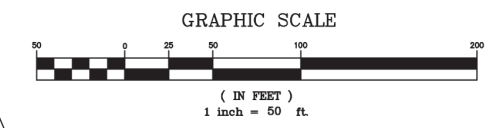
THE RESERVE
AMENDED SITE DEVELOPMENT SECTION PLAN PHASE 2

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.M.B.	01/20/11	G.M.S.	01/20/11	210-4653	1 of 2

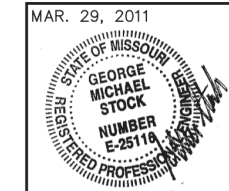
PROJECT: 210-4653 - THE RESERVE AT CHESTERFIELD VILLAGE - AMENDED SITE DEVELOPMENT SECTION PLAN PHASE 2
 DATE: 03/29/2011
 DRAWN BY: J.M.B.
 CHECKED BY: G.M.S.
 DATE: 01/20/2011
 JOB NUMBER: 210-4653
 SHEET: 1 OF 2



NOTE:
EXISTING LOT 'B'
PB. 355 PGS. 726-728
TO BE CONSOLIDATED
VIA FUTURE PLAT.

- 3 2011-03-29 REVISED PER CITY COMMENTS
- 2 2011-03-24 REVISED PER CITY COMMENTS
- 1 2011-03-16 REVISED PER CITY COMMENTS

M.S.D. P# 27287-XX
BASE MAP # 18-T



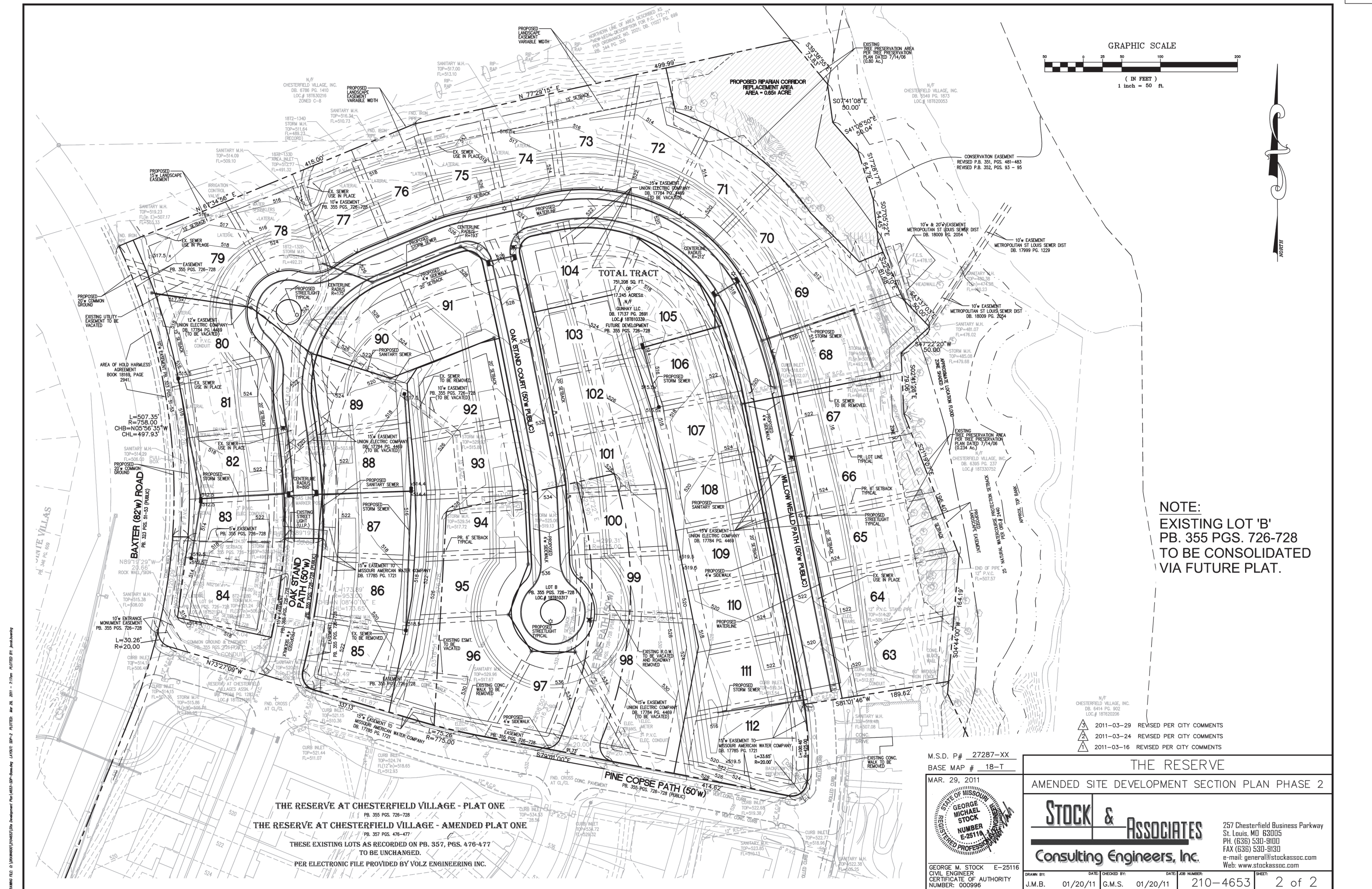
GEORGE M. STOCK E-2511a
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

THE RESERVE
AMENDED SITE DEVELOPMENT SECTION PLAN PHASE 2

Stock & Associates
Consulting Engineers, Inc.

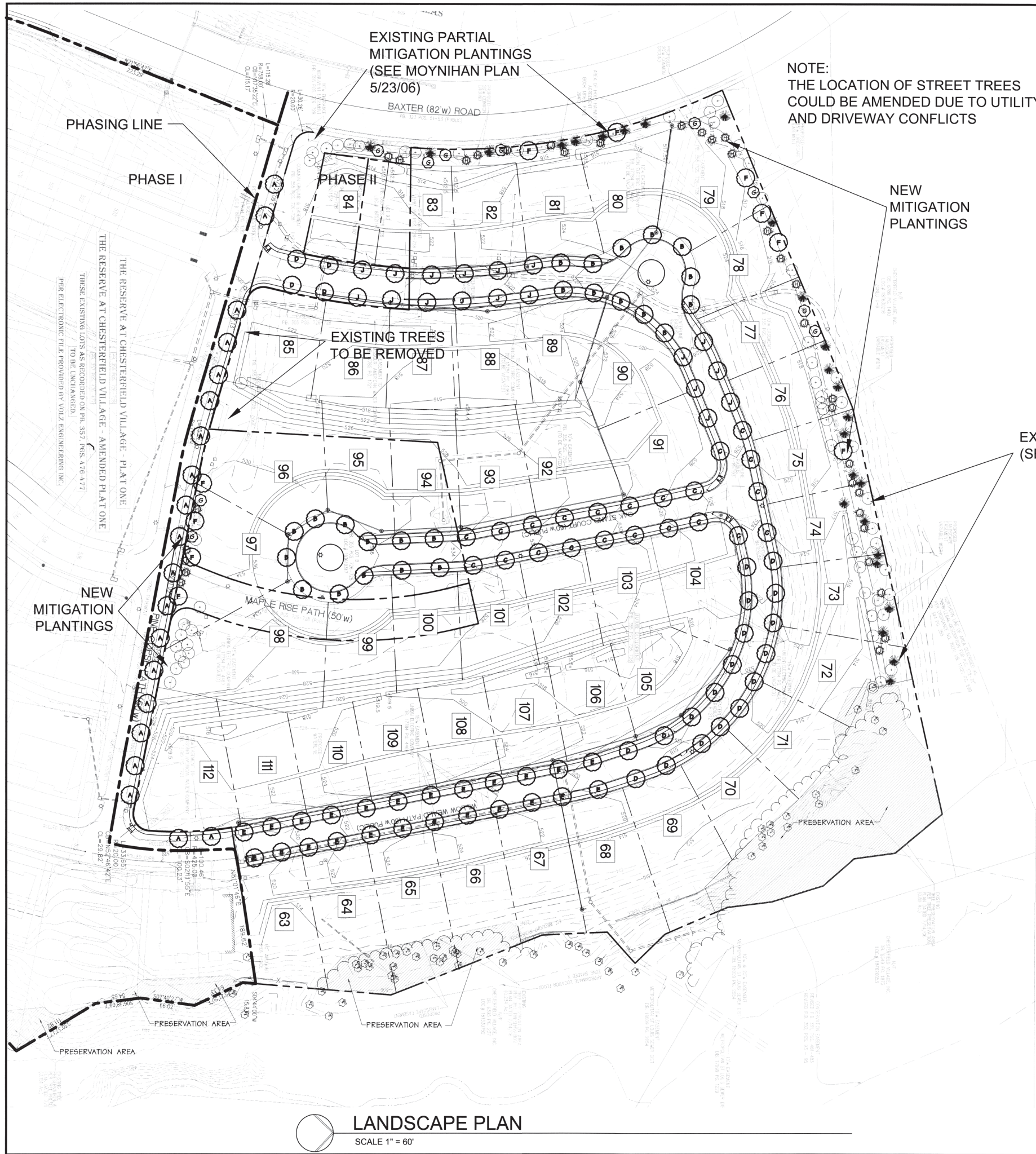
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.M.B.	01/20/11	G.M.S.	01/20/11	210-4653	2 of 2



THE RESERVE AT CHESTERFIELD VILLAGE - PLAT ONE
PB. 355 PGS. 726-728
THE RESERVE AT CHESTERFIELD VILLAGE - AMENDED PLAT ONE
PB. 357 PGS. 476-477
THESE EXISTING LOTS AS RECORDED ON PB. 357, PGS. 476-477
TO BE UNCHANGED.
PER ELECTRONIC FILE PROVIDED BY VOLZ ENGINEERING INC.

DRAWING FILE: C:\UPM\2011\01\04\01\Site Development Plan 1605-02P-Reserve.dwg LAYOUT: SPM-2 PLOTTED: Mar 28, 2011 7:17am PLOTTED BY: jacob.hubbard



PLANT SCHEDULE - EXISTING PARTIAL PHASE II MITIGATION PLANTINGS (SEE MOYNIHAN PLAN 5/23/06)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	MATURE HEIGHT	DATE
Afr	5	Acer rubrum 'Franksred'	Red Sunset Maple	2.5"	B&B	Deciduous	45+	Med
AG	1	Acer saccharum 'PNI 0285'	Green Mountain Sugar Maple	2.5"	B&B	Deciduous	45+	Med
Ca	1	Celtis laevigata 'All Seasons'	All Seasons Hackberry	2.5"	B&B	Deciduous	45+	Med
Cca	10	Cercis canadensis	Eastern Redbud	2.5"	B&B	Deciduous	20-35'	Med
Cf	9	Cornus florida	Flowering Dogwood	2.5"	B&B	Deciduous	15-25'	Med
FM	4	Fraxinus pennsylvanica 'Marshall Seedlee'	Marshall Green Ash	2.5"	B&B	Deciduous	45+	Med
FU	0	Fraxinus pennsylvanica 'Urbanite'	Urbanite Green Ash	2.5"	B&B	Deciduous	45+	Med
Mv	2	Magnolia virginiana	Sweetbay Magnolia	2.5"	B&B	Deciduous	15-25'	Med
Ns	4	Nyssa sylvatica	Blackgum	2.5"	B&B	Deciduous	45+	Med
Pg	19	Picea glauca	White Spruce	2.5"	B&B	Evergreen	30-40'	Med
Ps	3	Pinus strobus	Eastern White Pine	2.5"	B&B	Evergreen	45+	Med
Qv	6	Quercus velutina	Black Oak	2.5"	B&B	Deciduous	45+	Med
Ta	3	Tilia americana	American Linden	2.5"	B&B	Deciduous	45+	Med
Tc	4	Thuja canadensis	Canadian Hemlock	2.5"	B&B	Evergreen	45+	Med

PHASE II MITIGATION COMPLETION PLANTING SCHEDULE B

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	MATURE HEIGHT	DATE
F	10	Celtis occidentalis	Hackberry	2.5"	B&B	Deciduous	45+	Med
G	10	Cercis canadensis	Redbud	2.5"	B&B	Deciduous	45+	Med
H	19	Pinus strobus	White Pine	6"	B&B	Evergreen	45+	Fast
J	14	Picea glauca	White Spruce	6"	B&B	Evergreen	45+	Med

PHASE II STREET TREE PLANTING SCHEDULE - HOUSE LOTS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	MATURE HEIGHT	DATE
A	2	Acer rubrum 'Franksred'	Red Sunset Maple	2.5"	B&B	Deciduous	45+	Med
B	24	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5"	B&B	Deciduous	45+	Med
C	22	Quercus bicolor	Swamp White Oak	2.5"	B&B	Deciduous	45+	Med
D	22	Ginkgo biloba - Male	Ginkgo (male)	2.5"	B&B	Deciduous	45+	Slow
E	24	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Deciduous	45+	Slow
J	16	Acer saccharum 'PNI0285'	Green Mtn. Sugar Maple	2.5"	B&B	Deciduous	45+	Med

PHASE II STREET TREE PLANTING SCHEDULE - PINE COPSE PATH

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	MATURE HEIGHT	DATE
A	16	Acer rubrum 'Franksred'	Red Sunset Maple	2.5"	B&B	Deciduous	45+	Med

Consultants:

2nd Amended Site Development Section Plan Phase Two

Chesterfield, Missouri

Revisions:

Date	Description	No.
2-17-11	Revised City Submittal	1
3-16-11	City Comments	2
3-24-11	City Comments	3
3-30-11	City Comments	4

Drawn: JU
 Checked: RS

loomisAssociates
 landscape-architects/planners
 707 Saint-40 Park Drive, Suite 105
 Chesterfield, Missouri 63025-1194
 (636) 519-8666 Fax (636) 519-0797
 e-mail: info@loomis-associates.com
 Loomis Associates Inc.
 Missouri State Certificate of Authority #: LAC #000019

Sheet Title: PHASE II Landscape Plan
 Sheet No: L1
 Date: 2/1/2011
 Job #: 613.020