

**III. E.**

**Memorandum  
Department of Planning & Public Works**



**To: Planning and Public Works Committee**

**From:** Mara M. Perry, Senior Planner

**Date:** 4/20/2009

**RE: St. Luke's Hospital, Northwest:** An Amended Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Landscape Plan for a 35.807 acre lot of land zoned "MU" Medical Use District located at the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

**Summary**

At the March 23, 2009 meeting of the City of Chesterfield Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0. This project has Automatic Power of Review.

Attached please find a copy of staff's report, the Amended Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Landscape Plan.

Respectfully submitted,

Mara M. Perry, AICP  
Senior Planner of Site Plan Review

**Cc:** Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director



## VII. F.

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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March 18, 2009

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **March 23, 2009** will include the following item for your consideration:

**St. Luke's Hospital, Northwest:** An Amended Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Landscape Plan for a 35.807 acre lot of land zoned "MU" Medical Use District located at the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Dear Planning Commission:

George Stock, of Stock and Associates, has submitted an Amended Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Landscape Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

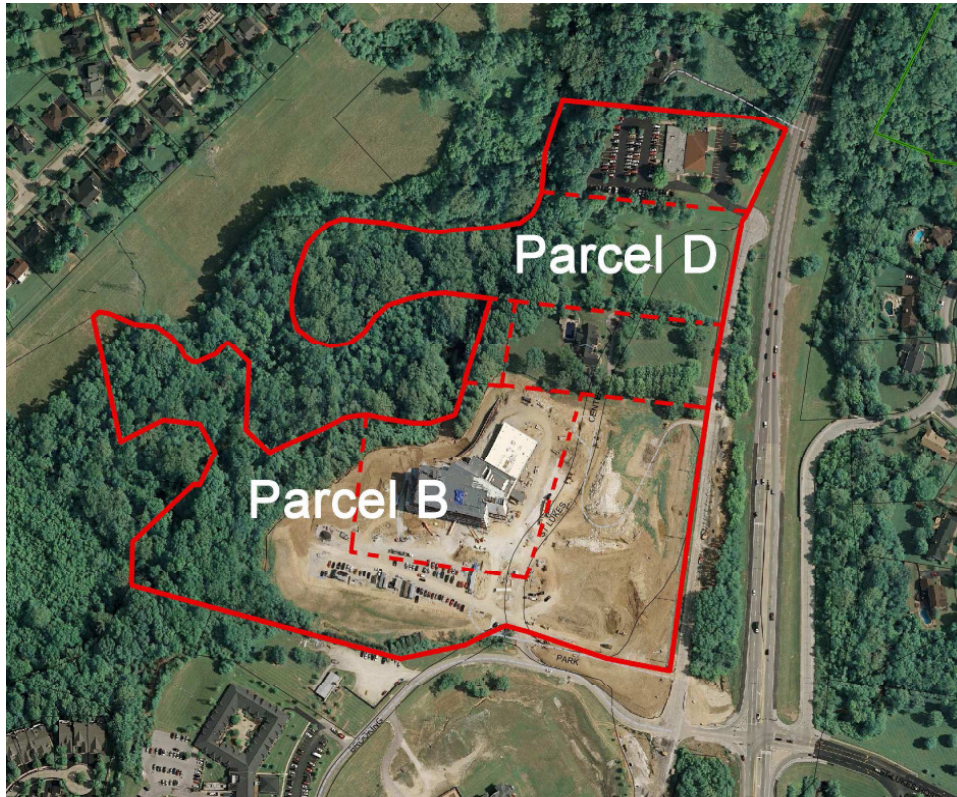
### **BACKGROUND**

In December 2005, The City of Chesterfield approved Ordinance 2224 which changed the zoning from "NU" Non-Urban District to "MU" Medical Use District for the southern portion of the subject site known as Parcel B and the original Hospital site known as Parcel A. On April 10<sup>th</sup>, 2006, The Planning Commission approved the Site Development Concept Plan for both Parcels A and B with a vote of 6-1.

In June of 2006, a Site Development Section Plan for Parcel B, the Outpatient Services Building was approved by City Council. The Site Development Section Plan has been amended four times with the final changes being made in September of 2008.

In June of 2007, the property known as Parcel D was rezoned to "MU" Medical Use District by City of Chesterfield Ordinance 2372. In November of 2008, Ordinance 2372 was repealed and replaced by Ordinance 2449 which changed the setbacks for the southern boundary of the site.

A Boundary Adjustment Plat which removed all the parcel lines between Parcels B & D was approved by City Council on December 1, 2008.



### **SUBMITTAL INFORMATION**

The request is to amend the previously approved Amended Site Development Section Plan to include both the parcel formally known as Parcel B with the parcel formally known as Parcel D. The parcel lines between the two areas were removed as part of a Boundary Adjustment Plat and the area is now named St. Luke's Hospital Northwest.

The Amended Site Development Section Plan proposes to build a 232 space surface parking lot to the north of the existing Outpatient Services Building which was built as a part of Parcel B. The Outpatient Services Building is required to build the parking lot to meet the parking requirements for the building. The petitioner has proposed that at some time in the future the parking lot will become the location of one of the proposed medical office buildings in a later phase of the project.

Due to the phasing of the project, staff has worked with the petitioner on the phased landscaping for this project as they did with Parcel B. Landscaping has been located around the edges of the parking lot to limit the number of trees that would be impacted as later phases of the project move forward.

### **DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Amended Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Landscape Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being the most prominent.

Mara M. Perry, AICP  
Senior Planner

Cc: City Administrator  
City Attorney  
Director of Planning & Public Works  
Planning and Development Services Director

Attachments:  
Amended Site Development Section Plan  
Tree Stand Delineation Plan  
Tree Preservation Plan  
Landscape Plan





# ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS CHESTERFIELD, MISSOURI

**St. Luke's**  
**HOSPITAL**

**TREE STAND DELINEATION PLAN**  
SCALE 1"=65'

**Tree Stand Delineation Plan**  
December 17, 2008

OWNER'S REPRESENTATIVE:  
**DOSTER, MICKES, JAMES, & ULLOM, LLC**  
HOSPITAL PLANNER:  
**TKH ARCHITECTS**  
CIVIL ENGINEER:  
**STOCK & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECT:  
**LOOMIS ASSOCIATES**

OWNER'S REPRESENTATIVE:  
**DOSTER, MICKES, JAMES, & ULLOM, LLC**  
HOSPITAL PLANNER:  
**TKH ARCHITECTS**  
CIVIL ENGINEER:  
**STOCK & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECT:  
**LOOMIS ASSOCIATES**



Existing Individual Tree Schedule:

Tree #	Species	DBH (in)	Condition	Comments
1	QUERCUS ALB	12	FAIR	MONARCH
2	QUERCUS ALB	12	FAIR	MONARCH
3	QUERCUS ALB	12	FAIR	MONARCH
4	QUERCUS ALB	12	FAIR	MONARCH
5	QUERCUS ALB	12	FAIR	MONARCH
6	QUERCUS ALB	12	FAIR	MONARCH
7	QUERCUS ALB	12	FAIR	MONARCH
8	QUERCUS ALB	12	FAIR	MONARCH
9	QUERCUS ALB	12	FAIR	MONARCH
10	QUERCUS ALB	12	FAIR	MONARCH
11	QUERCUS ALB	12	FAIR	MONARCH
12	QUERCUS ALB	12	FAIR	MONARCH
13	QUERCUS ALB	12	FAIR	MONARCH
14	QUERCUS ALB	12	FAIR	MONARCH
15	QUERCUS ALB	12	FAIR	MONARCH
16	QUERCUS ALB	12	FAIR	MONARCH
17	QUERCUS ALB	12	FAIR	MONARCH
18	QUERCUS ALB	12	FAIR	MONARCH
19	QUERCUS ALB	12	FAIR	MONARCH
20	QUERCUS ALB	12	FAIR	MONARCH
21	QUERCUS ALB	12	FAIR	MONARCH
22	QUERCUS ALB	12	FAIR	MONARCH
23	QUERCUS ALB	12	FAIR	MONARCH
24	QUERCUS ALB	12	FAIR	MONARCH
25	QUERCUS ALB	12	FAIR	MONARCH
26	QUERCUS ALB	12	FAIR	MONARCH
27	QUERCUS ALB	12	FAIR	MONARCH
28	QUERCUS ALB	12	FAIR	MONARCH
29	QUERCUS ALB	12	FAIR	MONARCH
30	QUERCUS ALB	12	FAIR	MONARCH
31	QUERCUS ALB	12	FAIR	MONARCH
32	QUERCUS ALB	12	FAIR	MONARCH
33	QUERCUS ALB	12	FAIR	MONARCH
34	QUERCUS ALB	12	FAIR	MONARCH
35	QUERCUS ALB	12	FAIR	MONARCH
36	QUERCUS ALB	12	FAIR	MONARCH
37	QUERCUS ALB	12	FAIR	MONARCH
38	QUERCUS ALB	12	FAIR	MONARCH
39	QUERCUS ALB	12	FAIR	MONARCH
40	QUERCUS ALB	12	FAIR	MONARCH
41	QUERCUS ALB	12	FAIR	MONARCH
42	QUERCUS ALB	12	FAIR	MONARCH
43	QUERCUS ALB	12	FAIR	MONARCH
44	QUERCUS ALB	12	FAIR	MONARCH
45	QUERCUS ALB	12	FAIR	MONARCH
46	QUERCUS ALB	12	FAIR	MONARCH
47	QUERCUS ALB	12	FAIR	MONARCH
48	QUERCUS ALB	12	FAIR	MONARCH
49	QUERCUS ALB	12	FAIR	MONARCH
50	QUERCUS ALB	12	FAIR	MONARCH
51	QUERCUS ALB	12	FAIR	MONARCH
52	QUERCUS ALB	12	FAIR	MONARCH
53	QUERCUS ALB	12	FAIR	MONARCH
54	QUERCUS ALB	12	FAIR	MONARCH
55	QUERCUS ALB	12	FAIR	MONARCH
56	QUERCUS ALB	12	FAIR	MONARCH
57	QUERCUS ALB	12	FAIR	MONARCH
58	QUERCUS ALB	12	FAIR	MONARCH
59	QUERCUS ALB	12	FAIR	MONARCH
60	QUERCUS ALB	12	FAIR	MONARCH
61	QUERCUS ALB	12	FAIR	MONARCH
62	QUERCUS ALB	12	FAIR	MONARCH
63	QUERCUS ALB	12	FAIR	MONARCH
64	QUERCUS ALB	12	FAIR	MONARCH
65	QUERCUS ALB	12	FAIR	MONARCH
66	QUERCUS ALB	12	FAIR	MONARCH
67	QUERCUS ALB	12	FAIR	MONARCH
68	QUERCUS ALB	12	FAIR	MONARCH
69	QUERCUS ALB	12	FAIR	MONARCH
70	QUERCUS ALB	12	FAIR	MONARCH
71	QUERCUS ALB	12	FAIR	MONARCH
72	QUERCUS ALB	12	FAIR	MONARCH
73	QUERCUS ALB	12	FAIR	MONARCH
74	QUERCUS ALB	12	FAIR	MONARCH
75	QUERCUS ALB	12	FAIR	MONARCH
76	QUERCUS ALB	12	FAIR	MONARCH
77	QUERCUS ALB	12	FAIR	MONARCH
78	QUERCUS ALB	12	FAIR	MONARCH
79	QUERCUS ALB	12	FAIR	MONARCH
80	QUERCUS ALB	12	FAIR	MONARCH

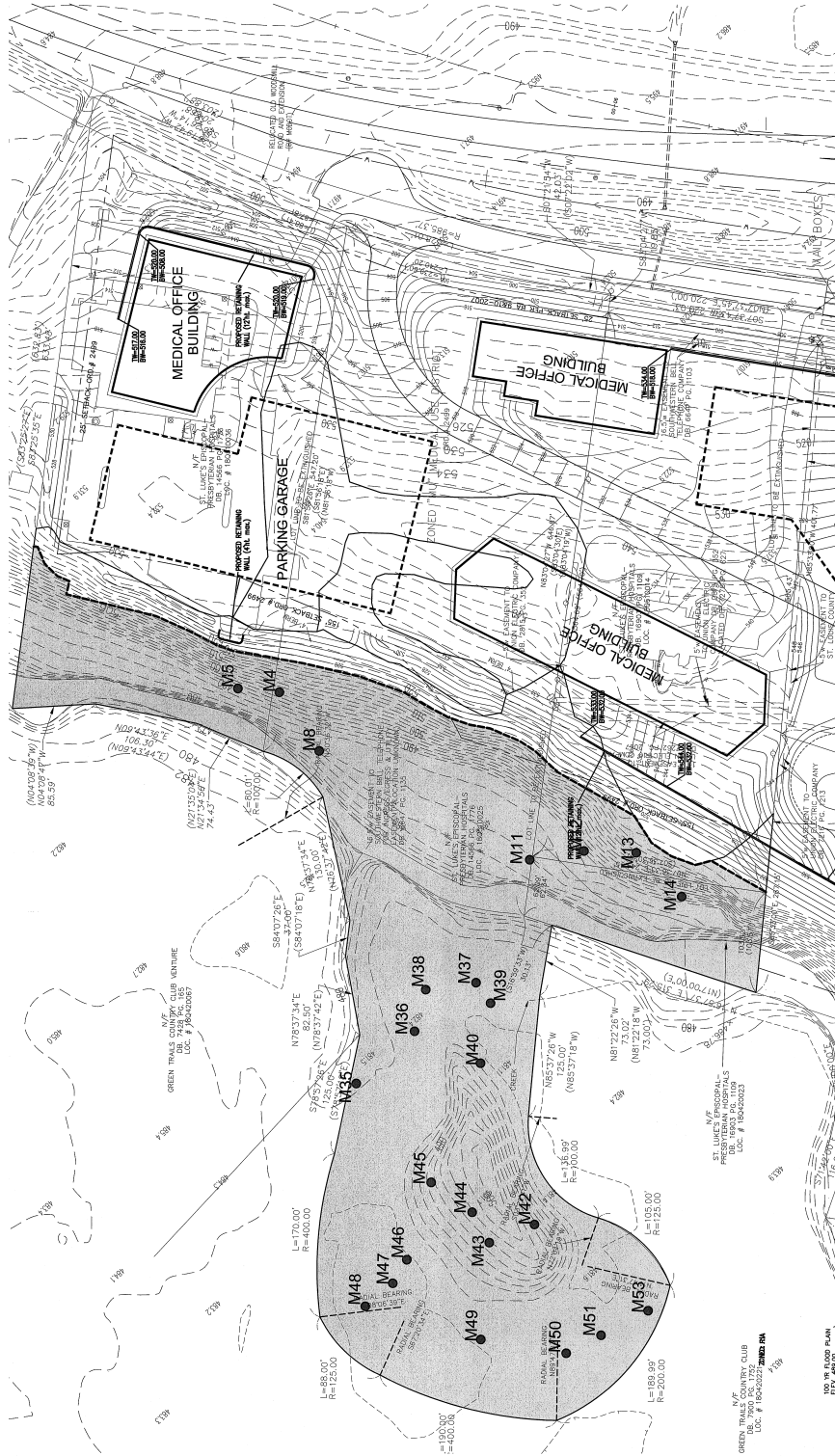
Existing Monarch Tree Schedule:

Tree #	Species	DBH (in)	Condition	Comments
1	QUERCUS ALB	12	FAIR	MONARCH
2	QUERCUS ALB	12	FAIR	MONARCH
3	QUERCUS ALB	12	FAIR	MONARCH
4	QUERCUS ALB	12	FAIR	MONARCH
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80	QUERCUS ALB	12	FAIR	MONARCH

**WOODLAND DESCRIPTIONS**  
**WOODLAND A**  
Woodland "A" is an area that slopes towards the creek and forms a broad bottomland area. Dominant trees are live oak, water oak, cypress, pine, and gumwood in the bottomland areas. Understory is honeysuckle, elm, and magnolia. Monarch Trees are indicated on the map and on the tree list with an "M". Canopy area for the woodland equals 259,366 s.f.  
**WOODLAND B**  
Woodland B is an area of mostly yard trees. All trees are located on the map and on the tree list with an "Y" in the tree list. Total canopy area equals 53,287 s.f.

**Tree Preservation Plan Legend:**  
**Symbol**      **Description**  
 M57 Monarch Tree - see Schedule for size and values  
 Yard Trees - see Schedule for size and values  
 Sampling Area  
 Woodland A  
 Woodland B

**WOODLAND DATA**  
Total Project Site Area - 14.08 ac. or 611,233 s.f.  
Total Canopy Coverage - 1.16 ac. or 512,763 s.f.  
**TREE SPECIALISTS**  
Ship Kincaid & Associates  
Dwight DaYoung  
Loomis Associates  
107 Spruce 40 Park Dr. Suite 135  
Chesterfield, MO 63005  
(636) 515-8668  
Certified Arborist MW-4826-A



**TREE PRESERVATION PLAN**  
SCALE 1"=50'

**Tree Preservation Plan Legend:**

Symbol	Description
	Monarch Tree to be Protected- see Schedule for size and values
	Woodlands to be preserved
	Tree Protection Fencing

**WOODLAND DATA**  
Total Project Site area - 14.03 ac. or 611,238 s.f.  
Woodlands to be preserved - 7,272,765 s.f.  
Woodlands to be removed - 78,138 s.f.  
Total area to be removed (Max. 70% / 55,296 s.f. or 30.6%)

**TREE SPECIALISTS**  
Ship-Kromer & Associates  
1000 N. 10th St.  
St. Louis, MO 63103  
Doug Dwyer  
1000 N. 10th St.  
St. Louis, MO 63103  
Certified Arborist MW-426-A

**Monarch Trees to remain:**

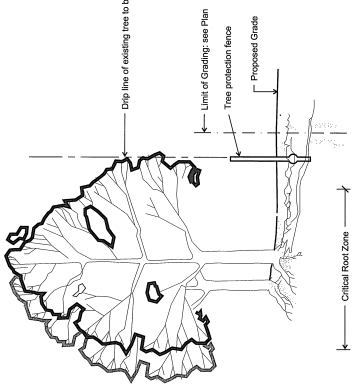
Tree #	Species	DBH (in)	Condition	Comments
M1	Red Oak	24	Good	Monarch
M2	Red Oak	24	Good	Monarch
M3	Red Oak	24	Good	Monarch
M4	Red Oak	24	Good	Monarch
M5	Red Oak	24	Good	Monarch
M6	Red Oak	24	Good	Monarch
M7	Red Oak	24	Good	Monarch
M8	Red Oak	24	Good	Monarch
M9	Red Oak	24	Good	Monarch
M10	Red Oak	24	Good	Monarch
M11	Red Oak	24	Good	Monarch
M12	Red Oak	24	Good	Monarch
M13	Red Oak	24	Good	Monarch
M14	Red Oak	24	Good	Monarch
M15	Red Oak	24	Good	Monarch
M16	Red Oak	24	Good	Monarch
M17	Red Oak	24	Good	Monarch
M18	Red Oak	24	Good	Monarch
M19	Red Oak	24	Good	Monarch
M20	Red Oak	24	Good	Monarch
M21	Red Oak	24	Good	Monarch
M22	Red Oak	24	Good	Monarch
M23	Red Oak	24	Good	Monarch
M24	Red Oak	24	Good	Monarch
M25	Red Oak	24	Good	Monarch
M26	Red Oak	24	Good	Monarch
M27	Red Oak	24	Good	Monarch
M28	Red Oak	24	Good	Monarch
M29	Red Oak	24	Good	Monarch
M30	Red Oak	24	Good	Monarch
M31	Red Oak	24	Good	Monarch
M32	Red Oak	24	Good	Monarch
M33	Red Oak	24	Good	Monarch
M34	Red Oak	24	Good	Monarch
M35	Red Oak	24	Good	Monarch
M36	Red Oak	24	Good	Monarch
M37	Red Oak	24	Good	Monarch
M38	Red Oak	24	Good	Monarch
M39	Red Oak	24	Good	Monarch
M40	Red Oak	24	Good	Monarch
M41	Red Oak	24	Good	Monarch
M42	Red Oak	24	Good	Monarch
M43	Red Oak	24	Good	Monarch
M44	Red Oak	24	Good	Monarch
M45	Red Oak	24	Good	Monarch
M46	Red Oak	24	Good	Monarch
M47	Red Oak	24	Good	Monarch
M48	Red Oak	24	Good	Monarch
M49	Red Oak	24	Good	Monarch
M50	Red Oak	24	Good	Monarch
M51	Red Oak	24	Good	Monarch
M52	Red Oak	24	Good	Monarch
M53	Red Oak	24	Good	Monarch

**TREE NOTES**

- Preserved woodland is delineated with both line and gray shading.
- Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative and city zoning inspector.
- Clearing limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. No re-planting required.
- Required staking devices to be installed along limit of disturbance line.
- No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all limits of disturbance lines shown on this map.
- Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment trafficking, concrete work, material storage, or other activities shall be permitted within the protection fencing.
- Woodland Area: Tree Protection Signage will be placed along the Protection Fencing as shown on the map.
- The trees most worthy of preservation are those located in the woodland B; a high quality woodland on the north facing slope of the property.

**TREE PROTECTION ACTION KEY SEQUENCE:**

- Survey limit of disturbance.
- Install tree protection fencing.
- Install tree protection signage on trees (No signs will be posted on trees).
- Monitor tree protection area for all activities on site.



**TREE PROTECTION DETAIL**  
N.T.S.



**ST. LUKE'S EPISCOPAL PRESBYTERIAN  
HOSPITAL CAMPUS  
CHESTERFIELD, MISSOURI**

**OWNER'S REPRESENTATIVE:**  
DOSTER, MICKES, JAMES, & ULLOM, LLC

**HOSPITAL PLANNER:**  
TKH ARCHITECTS

**CIVIL ENGINEER:**  
STOCK & ASSOCIATES, INC.

**LANDSCAPE ARCHITECT:**  
LOOMIS ASSOCIATES

**Tree Preservation Plan**  
December 17, 2008







LANDSCAPE PLAN  
SCALE 1" = 40'

# St. Luke's HOSPITAL

## ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:  
HOSPITAL PLANNER:  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:

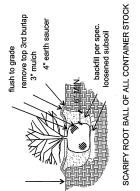
OWNER: DOSTER, MICKES, JAMES, & ULLOM, LLC  
ARCHITECTS: TKH ARCHITECTS  
ENGINEER: STOCK & ASSOCIATES, INC.  
LANDSCAPE ARCHITECT: LOOMIS ASSOCIATES

### Section Landscape Plan

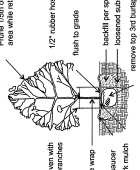
Revised January 30, 2009 December 17, 2008



#### TYPICAL SHRUB PLANTING



#### TYPICAL TREE PLANTING



SYMBOL	QUANTITY	SPACING	SPACING	PLANTING SCHEDULE - BUFFERED TO BE PLANTED PER CONCEPT PLAN	COMMON NAME	HEIGHT	TYPE
A	17	12'	12'	Liriodendron tulipifera	Tulipifera	45'+	Deciduous
B	2	12'	12'	Platanus x acerifolia 'Bloodgood'	Bloodgood Platanus	45'+	Deciduous
C	2	12'	12'	Prunus x americana 'Winter King'	Winter King Hawthorn	25-30'	Deciduous
D	1	12'	12'	Prunus americana	Flowering Cherry	25-30'	Deciduous
E	9	6'	6'	Pinus strobus	White Pine	45'+	Evergreen
F	10	6'	6'	Picea glauca	White Spruce	45'+	Evergreen
G	20	24"	24"	Shrubs	(To be selected)		

SYMBOL	QUANTITY	SPACING	SPACING	PLANTING SCHEDULE - BUFFERED TO BE PLANTED PER CONCEPT PLAN	COMMON NAME	HEIGHT	TYPE
A	17	12'	12'	Aspen x formosensis 'Autumn Blaze'	Autumn Blaze Maple	45'+	Deciduous
B	2	12'	12'	Liriodendron tulipifera	Tulipifera	45'+	Deciduous
C	2	12'	12'	Platanus x acerifolia 'Bloodgood'	Bloodgood Platanus	45'+	Deciduous
D	1	12'	12'	Prunus x americana 'Winter King'	Winter King Hawthorn	25-30'	Deciduous
E	9	6'	6'	Pinus strobus	White Pine	45'+	Evergreen
F	10	6'	6'	Picea glauca	White Spruce	45'+	Evergreen
G	20	24"	24"	Shrubs	(To be selected)		

SYMBOL	QUANTITY	SPACING	SPACING	PLANTING SCHEDULE - BUFFERED TO BE PLANTED PER CONCEPT PLAN	COMMON NAME	HEIGHT	TYPE
A	17	12'	12'	Liriodendron tulipifera	Tulipifera	45'+	Deciduous
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C	2	12'	12'	Prunus x americana 'Winter King'	Winter King Hawthorn	25-30'	Deciduous
D	1	12'	12'	Prunus americana	Flowering Cherry	25-30'	Deciduous
E	9	6'	6'	Pinus strobus	White Pine	45'+	Evergreen
F	10	6'	6'	Picea glauca	White Spruce	45'+	Evergreen
G	20	24"	24"	Shrubs	(To be selected)		

General Notes:  
1) All disturbed areas will be seeded.  
2) In ground automatic irrigation system to be provided for landscape areas.

