



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: Site Development Plan

Meeting Date: April 23, 2018

From: Cecilia Dvorak, Project Planner *CD*

Location: South of Wardenburg Road and east of North Eatherton Road.

Description: **318 N Eatherton Rd SDP:** A Site Development Plan, Landscape Plan/Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 1.05 acre tract of land zoned “PI” Planned Industrial District located south of Wardenburg Road east of North Eatherton Road.

PROPOSAL SUMMARY

The request is for a Site Development Plan, Landscape Plan/Tree Preservation Plan, Lighting Plan, Architectural Elevations and an Architect’s Statement of Design for a new 5,430 square foot storage building. The proposed building is to be constructed of split faced concrete block, stained wood siding and fascia, architectural shingles, exposed structural wood roof brackets, metal overhead doors with painted trim pattern, wood windows, aluminum gutters and downspouts, painted hollow metal doors and frames. The subject site is zoned “PI” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield [Ordinance 2705](#).

HISTORY OF SUBJECT SITE

The subject site was originally zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The site was zoned to the current “PI” Planned Industrial District in 2012. Currently, the subject site is being used as a storage area for Yardworks landscaping company and is in non-compliance due to the storage of materials without adequate screening and parking/driving over unpaved areas. At the time of the initial violation, Yardworks was the tenant and the property was owned by another person. Since that time, the tenant has purchased the property and has been working with staff to bring it into compliance and to develop the site for their business long term.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“NU” Planned Commercial District	Undeveloped/Agricultural
East	“NU” Planned Commercial District	Undeveloped/Agricultural
South	“M-3” Planned Industrial District	Undeveloped/Agricultural
West	“M-3” Planned Industrial District	Agricultural & Single Family

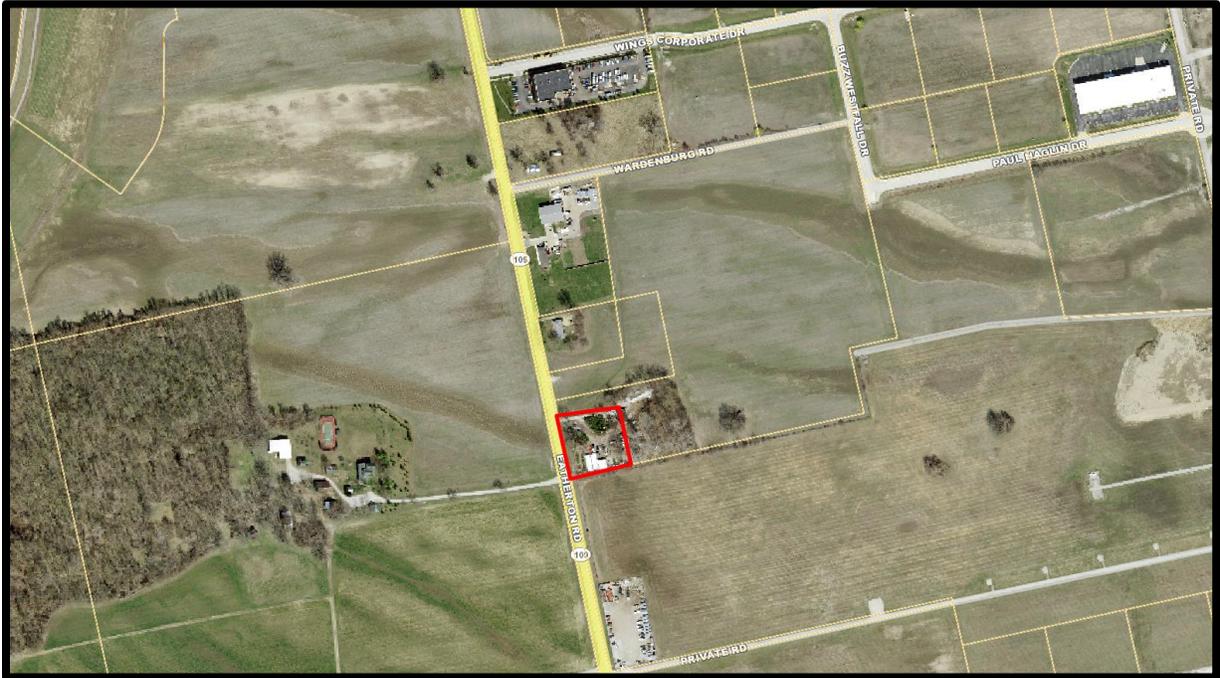


Figure 1: Aerial Image

STAFF ANALYSIS

The subject site is zoned “PI” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance [#2705](#). The subject site is located within the area of Ward 4 designated as the Chesterfield Valley and the Future Land Use Plan designates the area as being within the Industrial Low Intensity designation.

The Unified Development Code specifically notes a number of requirements for the Chesterfield Valley to be applied to commercial and industrial development. These requirements include utilizing architectural elements from the front façade on the side and rear of the structure and screening trash enclosures which should be constructed with materials consistent to the building. The proposed building integrates details and design elements as well as consistent materials on all four sides of the building.

Access & Site Circulation

Proposed access to the site would be from one curb cut-off of Eatherton Road. Parking is proposed for trucks within the proposed Storage Building, and other vehicle parking is proposed under covered parking along the western side of the property.

Additionally, the applicant will be required to provide a sidewalk along Eatherton Road shown on the Plan in Figure 2 below.

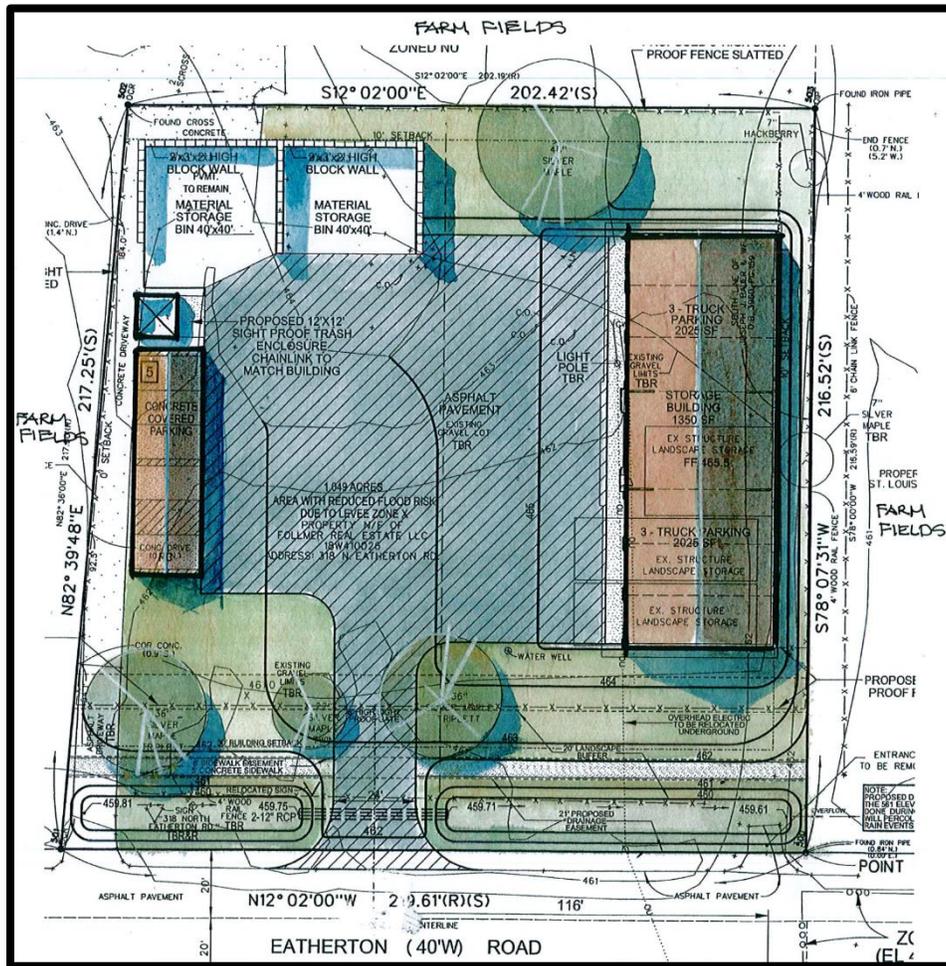


Figure 2- Color Site Plan

Landscaping, Screening, and Open Space

Landscaping is planned in association with the proposed development as required by the City of Chesterfield. The landscape design provides both deciduous and evergreen trees throughout the site and along Eatherton Road. Additionally, low maintenance species have been integrated and ensure a variety of seasonal color and texture is present throughout the site.

A trash enclosure and material screening are planned with this proposed construction. The trash enclosure is proposed as a chain-link slatted fencing while the material storage is proposed as a large concrete block wall. These features are set back from the road and would be blocked from view by the surrounding fencing, the existing and proposed landscaping, and the covered parking structure.

A minimum of 35% open space is required for the entire development by Ordinance #2705. The proposal before you this evening exceeds this requirement with 37% proposed open space.



Figure 3: Proposed Storage Structure

Architectural Elevations

The proposed one-story storage structure (seen in figure 3 above) is consistent in height and scale with other structures in the area. This structure will not generally be accessed by the public, however, main access to the structure is provided on the northern elevation across the site from the proposed parking. The structure design is inspired by rural horse stables with details of barn-like doors, stained wood siding, large roof overhangs and timber roof brackets. The scale of the building is broken down by providing various height changes and projections in a logical and symmetrical pattern. The applicant is proposing one human entry point which is centered and blended within the right pilaster of the central barn door. Finally, the building is provided with human scale by breaking down the details with a masonry water table, door and window trim, and timber roof brackets.

The project was reviewed by the Architectural Review Board (ARB) on February 8th, 2018. The discussion centered on the proposed slatted chain-link fencing which was proposed to surround the site, including the Eatherton Road frontage. A motion to forward the project to the Planning Commission with a recommendation that the chain-link fence be re-evaluated, particularly along Eatherton Road, was passed by a vote of 2-0.

Since the ARB meeting, the applicant has amended the plans to include a black steel fence along the Eatherton Road frontage as opposed to a slatted chain-link fence. Additionally, the applicant is proposing to preserve a number of mature trees and provide additional landscaping, to ensure the curb appeal is attractive Eatherton Road. As such, the ARB's concerns have been addressed.

Lighting

Lighting is planned in association with this improvement. The proposed lighting plan consists of three (3) light standards within the front parking field and seven (7) wall-mounted lighting fixtures. No accent lighting is proposed for this building.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Plan, Landscape Plan/Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and City Code requirements. Staff recommends approval of the proposed development of 318 N Eatherton Road.

MOTION

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

- 1) “I move to approve (or deny) the Site Development Plan, Landscape Plan/Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for 318 N Eatherton Road.
- 2) “I move to approve the Site Development Plan, Landscape Plan/Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for 318 N Eatherton Road, with the following conditions...” (Conditions may be added, eliminated, altered or modified).

Attachments: Architect’s Statement of Design
Architectural Elevations
Site Development Plan
Lighting Plan
Landscape Plan/Tree Preservation Plan



January 22, 2018

Architectural Review Board
City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



**Re: Architect's Statement
Yardwork- Storage Structure
318 N. Eatherton Road
Chesterfield, Missouri**

Dear members of the Architectural Review Board,
The following is the Architect's Statement for the Yardworks storage structure, located at 318 North Eatherton Road.

The Site:

Physical features and Access:

The 1.049 acre project site will contain a one story, 5,430 square foot storage building, a 1,200 square foot covered parking structure, and a 144 square foot trash enclosure. The site accessed off of a single entrance off of North Eatherton Road and is adjacent to undeveloped farmland at the sides and rear property line. Approximately 75 percent of the site perimeter is further insulated from its neighbors by a dense tree buffer.

Site Relationship & Circulation:

The site which is accessed off of North Eatherton Road and will contains parking in the front and the rear of the building but will be screened from the street, adjacent neighbors, and the building with layers of landscape buffers. The building will be unconditioned so there will not be any mechanical equipment to screen. The trash dumpster will consist of a chain-link fence with privacy slated gates, which tucks in quietly at the rear of the property. The type and location of site and building lighting fixtures were designed to reduce excess glare into the neighboring properties. The light fixtures will be wall mounted type with with full cutoff type to prevent adding glare from to neighboring properties.

Topography & Retaining walls:

The natural topography is relatively level and will not require any retaining walls. The storm water management systems includes a bio-retention basin to handle water quality, and will be approved by the City and MSD.

The Building:

Materials:

The materials on the building include one color of split faced concrete block, smooth concrete block water table cap, stained wood siding and fascia, architectural shingles, exposed structural wood roof brackets, metal overhead doors (with painted trim pattern), wood windows, aluminum gutters, and downspouts, painted hollow metal doors and frame.

Scale & Design:

Surrounded by century old farm fields, the one story building receives inspiration from rural horse stables (a series of carriage house-like barn doors, stained wood siding, large overhangs with functional heavy timber roof brackets). In order to break down the scale of the building, 3 masses of varying heights and projection have been integrated into the building mass. These masses are organized symmetrically with a larger more dominant mass in the center with other 2 smaller masses flanking the ends and adding a visual break to the row of barn doors. The building is further broken down to a human scale with a masonry watertable, door and window trim, and heavy timber roof brackets.

Landscape design and screening:

The required number of trees has been provided and, along the street frontage, have been located to provide shade at strategic points while also allowing "view corridors" into the site.

The plant palette, designed for low maintenance, has been selected from Chesterfield's list of approved trees. The chosen plants provide seasonal color & texture throughout the site.

Signage:

The owner does not intend to have signage on the building or site at this time..

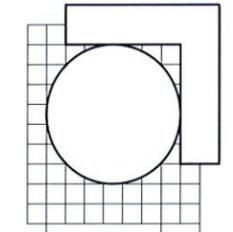
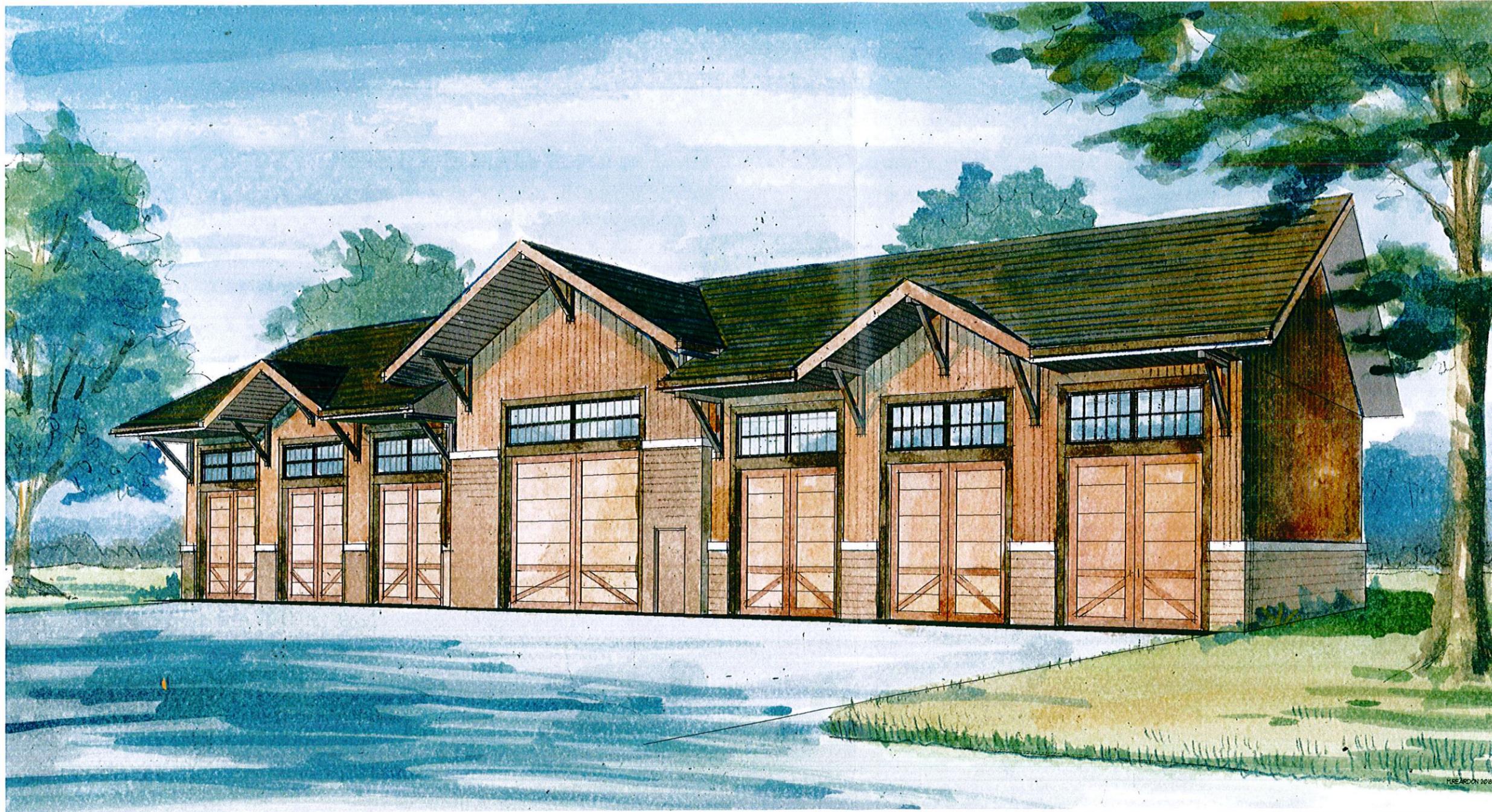
Lighting standards:

The parking and service bays will incorporate full cutoff, low profile, LED surface mounted accent fixtures. Foot candles at parking and drive areas are 0.5 minimum and 3.4 average. Maximum foot candles at the property lines are at 0.4 or below with most areas at 0.0. Average foot candles at all building entries are above 5.0.

Sincerely,
mw Weber Architects

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Michael J. Reardon
Project Manager



RENDERING

Project For:
YARDWORK- Storage Structures
 318 North Eastherton Dr.
 Chesterfield, Missouri 63005

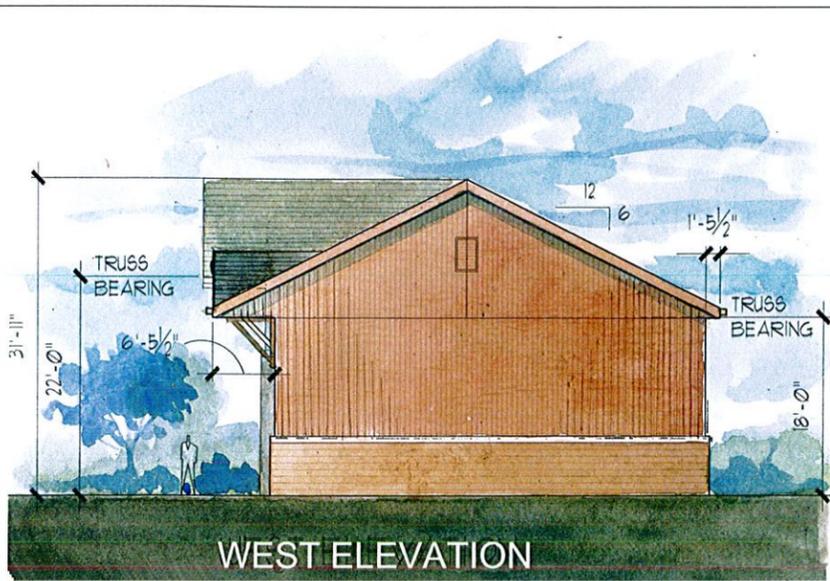
mw weber architects
 128 Long Road
 Chesterfield, Missouri 63005
 636-519-1400
 636-519-1414 fax

Revisions		
Rev. No.	Date	Description

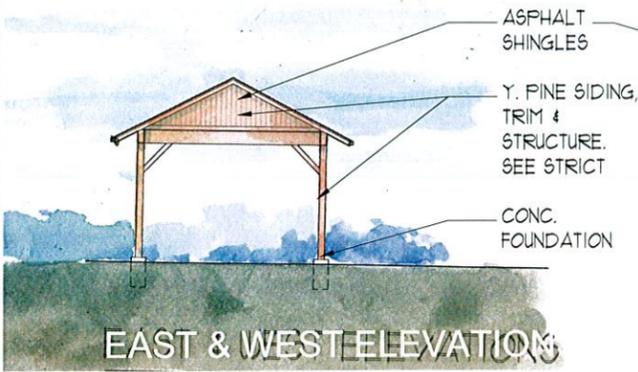
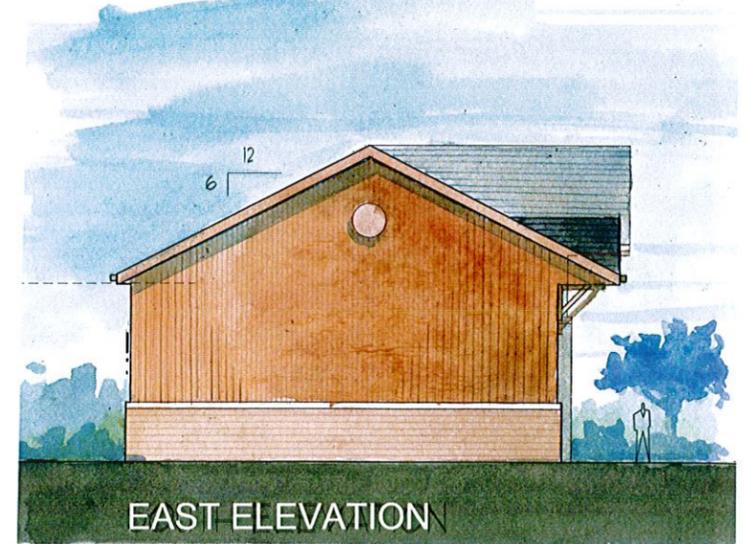
A000

Date 04 DECEMBER 2017 02:06

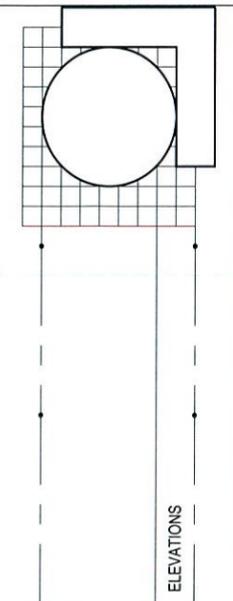
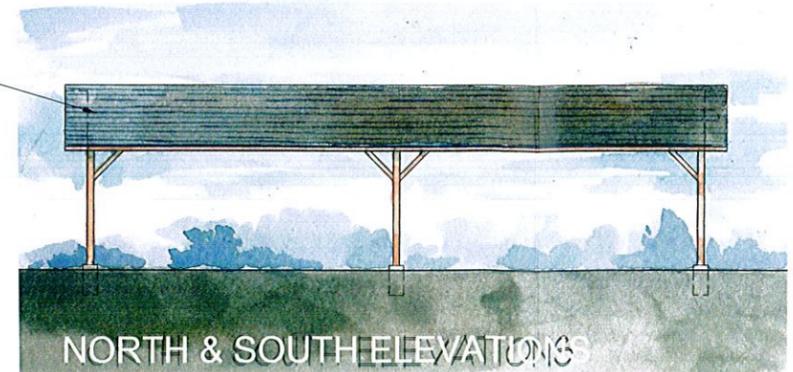
RECEIVED
 APR 16 2018
 City of Chesterfield
 Department of Public Services



WOOD BRACKETS (STAINED)
 ASPHALT SHINGLES
 Y. PINE SIDING/TRIM (STAINED)
 SPLIT FACED CMU & CMU CAP



ASPHALT SHINGLES
 Y. PINE SIDING, TRIM & STRUCTURE. SEE STRICT
 CONC. FOUNDATION



Project For:
YARDWORK - Storage Structures
 318 North Eatherton Dr.
 Chesterfield, Missouri 63005

mlw weber architects
 128 Long Road
 Chesterfield, Missouri 63015
 636-519-1400
 636-519-1414 fax

Revisions		
Rev. No.	Date	Description

A201
 Date 04 DECEMBER 2007 17:06

PROJECT NOTES:

LOCATOR NUMBER:	18W410026
AREA OF SITE:	1.049 AC
EXISTING USES:	(25) CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERIES AND GREENHOUSES. (109) YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS, AND SUPPLIES.
EXISTING ZONING:	"PI" PLANNED INDUSTRIAL - ORD: 2705
SETBACKS:	30' FRONT PARKING & BUILDING 10' SIDE & REAR PARKING & BUILDING 0' PARKING ON THE NORTHERN PROPERTY LINE
PARKING:	PER SECTION 04-04 ZONING CODE REGULATIONS 2 PS PER 3 EMPLOYEES (8 EMPLOYEES) = 4 SPACES REQUIRED + 6 TRUCKS PARKED ON SITE
OWNER OF RECORD:	PREPARED BY:
JOHN FOLLMER 2584 FORST DRIVE OFALLON, MO 63368 314.568.4696	VOLZ Incorporated 10849 INDIAN HEAD INDL BLVD ST. LOUIS, MO. 63132 314.426.6212 MAIN
PREPARED FOR:	
JOHN FOLLMER 2584 FORST DRIVE OFALLON, MO 63368 314.568.4696	
ORDINANCE #:	2705

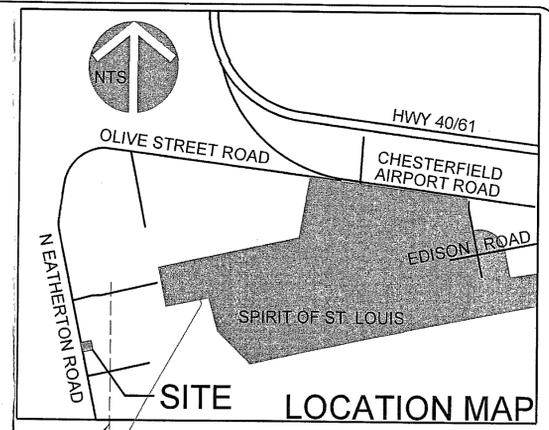
THIS SITE IS IN THE FOLLOWING DISTRICT:	MISSOURI RIVER WATERSHED MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT METROPOLITAN ST. LOUIS SEWER DISTRICT
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:	MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY AMEREN MISSOURI CHARTER COMMUNICATION AT&T
FAR	5400 SF / 45694 SF = 0.12
OPEN SPACE	17,360 SF / 45694 SF = 37%
100 YEAR WATER SURFACE ELEVATION FROM THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN IS 464.5.	
SIGNAGE APPROVAL IS SEPARATE PROCESS	
MAXIMUM BUILDING HEIGHT 35'	
GRADING SHALL BE PER THE CITY OF CHESTERFIELD STANDARDS	
GRADING AND DRAINAGE SHALL BE PER CITY OF CHESTERFIELD AND MSD STANDARDS	
ALL EXISTING EASEMENTS HAVE BEEN INDICATED ON THE PLAN	
SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) UNLESS SUPPORTED BY GEOTECHNICAL REPORT	
ALL UTILITIES WILL BE INSTALLED UNDERGROUND	
STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS THERE ARE NO SEWERS PLANNED WITH THIS PROJECT	
BEIGE SLATS TO BE INSTALLED IN PROPOSED AND EXISTING FENCE	
"NO PERMANENT STRUCTURES ARE ALLOWED TO BE BUILT WITHIN THE SIDEWALK EASEMENT OR THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN DRAINAGE EASEMENT. ALL STRUCTURES SHALL BE REMOVED WITHIN THE PROVIDED EASEMENTS UPON FUTURE CONSTRUCTION OF IMPROVEMENTS	
UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING, THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.	

St. Louis County Benchmark: Elev = 461.10
 "Standard Aluminum Disk" stamped SL-41 1990 Disk is set along the east side of Eatherton Road just north of the Shell Pipeline Marker; 19' east of the centerline of Eatherton and 60' north of the east pipeline marker. Approximately 1.1 mile south of the intersection of Olive Street Road and Eatherton Road. [#330 Eatherton]

GEOTECHNICAL STATEMENT:
 JACOBI GEOTECHNICAL ENGINEERING, INC. HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROJECT PROPOSED HEREON. A GEOTECHNICAL INVESTIGATION WAS CONDUCTED DURING MARCH, 2017 FOR THE DEVELOPMENT PROPOSED HEREON. OUR FINDINGS INDICATE THAT THE SOIL-RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED PURSUANT TO THE GEOTECHNICAL & SOIL-RELATED RECOMMENDATIONS SET FORTH IN OUR GEOTECHNICAL STUDY DATED JUNE 9, 2017.

CARL L. JACOBI PE
 PROFESSIONAL ENGINEER
 PE-020950

DATE _____

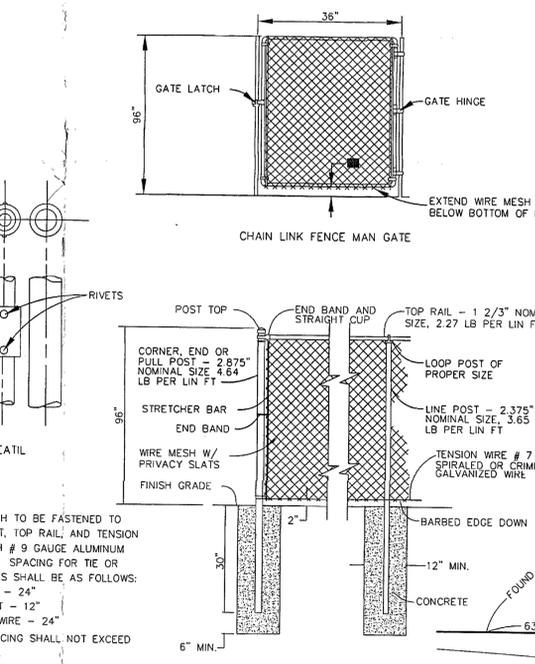
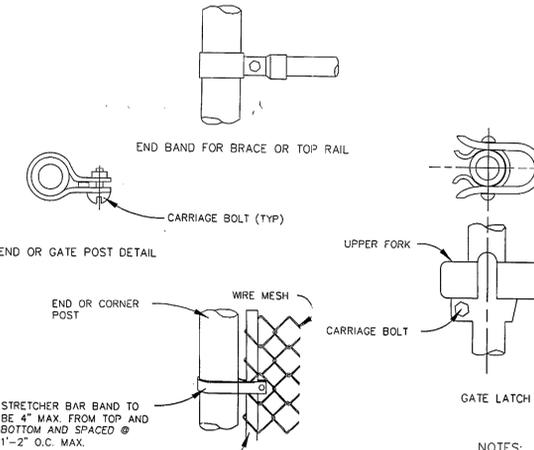
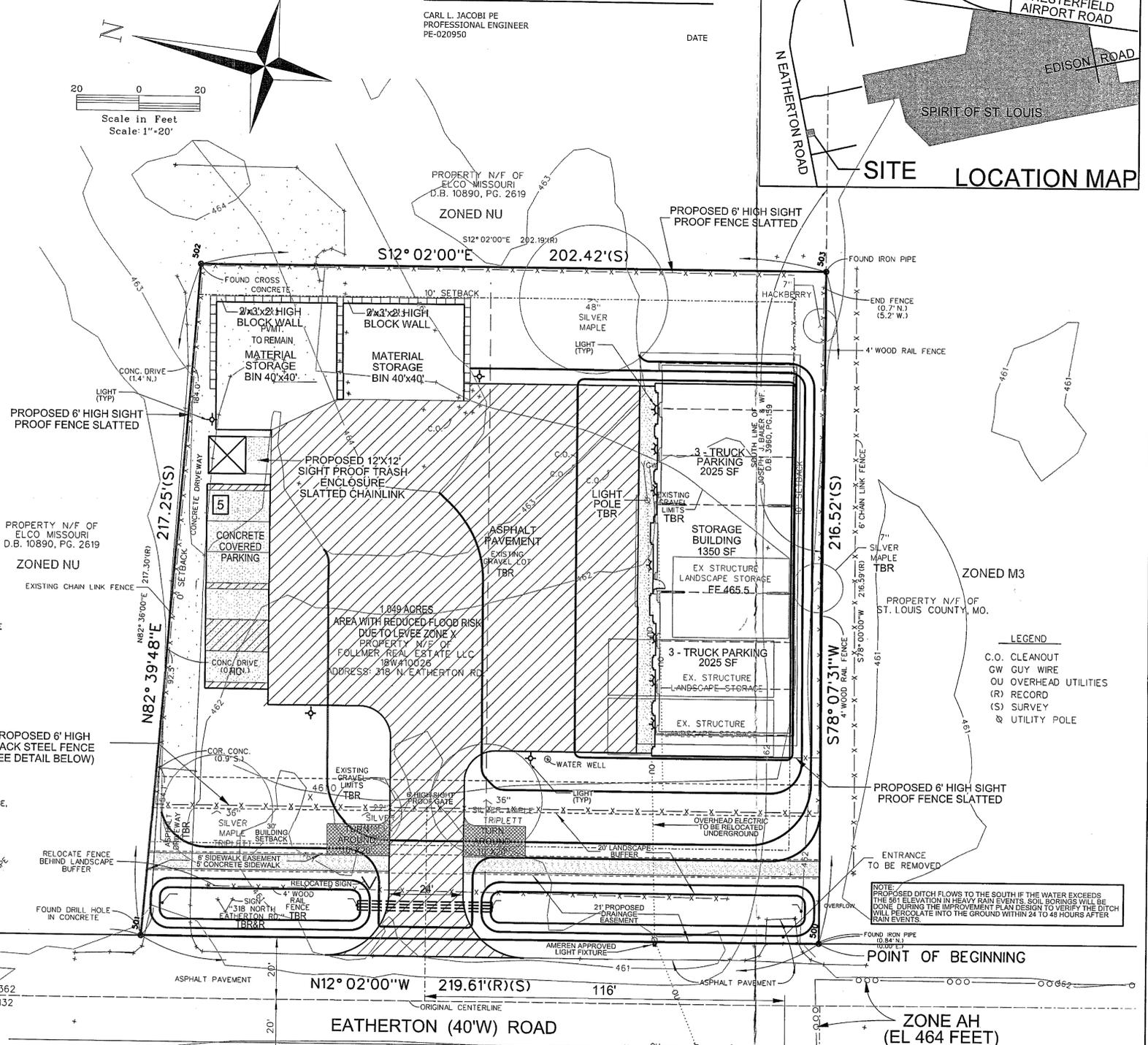


JOHN FOLLMER
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 OFALLON, MO 63368
 314.568.4696

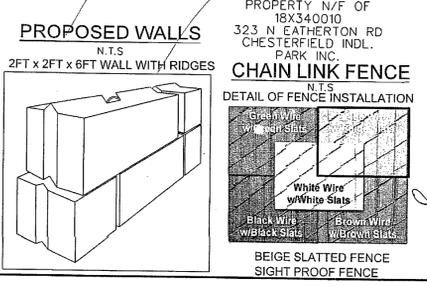
VOLZ Incorporated
 10849 INDIAN HEAD INDL BLVD
 ST. LOUIS, MISSOURI 63132
 314.426.6212 MAIN
 314.860.1250 FAX

A TRACT OF LAND IN U.S. SURVEY 362, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF EATHERTON ROAD, 40 FEET WIDE WITH THE SOUTH LINE OF PROPERTY FORMERLY OF JOSEPH J. BAUER AND WIFE AS DESCRIBED IN BOOK 5800 PAGE 159 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE OF EATHERTON ROAD NORTH 12 DEGREES 02 MINUTES 00 SECONDS WEST 219.61 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DEED TO JAMES F. BUSCH AND WIFE, TRUSTEES, RECORDED IN BOOK 11722 PAGE 1410 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID LAST MENTIONED BUSCH PROPERTY NORTH 82 DEGREES 39 MINUTES 49 SECONDS EAST 217.25 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID BUSCH PROPERTY SOUTH 12 DEGREES 02 MINUTES 00 SECONDS EAST 202.42 FEET TO A POINT IN THE AFORESAID SOUTH LINE OF PROPERTY FORMERLY OF JOSEPH J. BAUER AND WIFE; THENCE WESTWARDLY ALONG SAID SOUTH LINE SOUTH 78 DEGREES 07 MINUTES 31 SECONDS WEST 216.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.049 ACRES ACCORDING TO A SURVEY BY VOLZ INCORPORATED DATED JUNE 15, 2009.



- NOTES:
- WIRE MESH TO BE FASTENED TO LINE POST, TOP RAIL, AND TENSION WIRE WITH #9 GAUGE ALUMINUM TIE WIRE. SPACING FOR TIE OR CLIP WIRES SHALL BE AS FOLLOWS:
 TOP RAIL - 24"
 LINE POST - 12"
 TENSION WIRE - 24"
 - POST SPACING SHALL NOT EXCEED TEN FEET.
 - THE TOP RAIL SHALL PASS THROUGH OPENINGS PROVIDED FOR THAT PURPOSE IN THE POST TOPS AND EACH LENGTH SHALL BE COUPLED WITH INSERT SLEEVE COUPLINGS.
 - CORNER POSTS SHALL BE PROVIDED AT ALL INTERSECTED PROPERTY LINES WHICH HAVE EXISTING YARD FENCES. REQUIRED LENGTHS OF NEW FENCES SHALL BE PROVIDED TO CONNECT THE EXISTING YARD FENCES IN EASEMENT TO THE NEW FENCE.
 - MESH TO BE PLACED ON THE OUTSIDE OF THE LINE POSTS.
 - HEIGHT OF FENCE 96".
 - WIRE MESH, POSTS AND ALL FASTENERS AND ALL HARDWARE SHALL BE VINYL COATED. SEE SPECIFICATION FOR COATING.



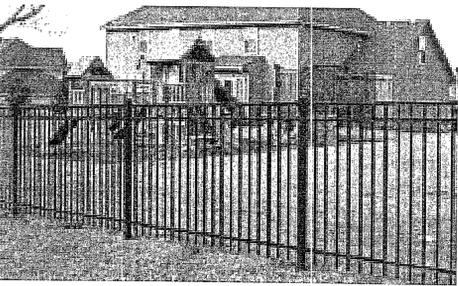
THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS, IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

PROPERTY N/F OF 18X34010
 323 N EATHERTON RD
 CHESTERFIELD INDL. PARK INC.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS, IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
 PROFESSIONAL ENGINEER
 E-24665

RICHARD G. NORVELL
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #201600077



FENCE STYLE MAJESTIC PLUS

3'	1PR @ 234	42 lbs	○
3.5'	1PR @ 240	48 lbs	○
4'	1PR @ 246	52 lbs	○
5'	1PR @ 258	61 lbs	○
5'	1PR @ 270	70 lbs	○

CLASSIC MAJESTIC
 GENESIS WARRIOR

Color Options Available: 1 = Classic 2 = Majestic 3 = Genesis 4 = Warrior
 Color Options Available: 1 = Black 2 = Bronze
 Non-Stocked Product
 For details, see Ameren's Safety Policy in the catalog guide.

Notes: Corner panels are packaged with BRACK picket plugs for black & bronze.

RECEIVED
 APR 16 2018
 City of Chesterfield
 Planning & Zoning Department

REVIS 1-13-2018
 REVIS 10-13-2017
 REVIS 2-22-2017
 REVIS 12-29-2016
 REVIS 9-12-2016

318 N. EATHERTON ROAD
 A TRACT OF LAND IN U.S. SURVEY 362
 TOWNSHIP 45 NORTH - RANGE 3 EAST
 ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN
 BASE MAP: 18W
 LOCATOR NUMBER: 18W410026
 VOLZ JOB# 20449
 H:\sdr\2016-2049\20449\plan\msh\SDP\SDP.dgn

ORDINANCE #2705
 03-11-2016

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this "PI" Planned Industrial District shall be:
a. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
b. Yard for storage of contractors' equipment, materials, and supplies.
2. Hours of operation.
a. Hours of operation for this "PI" Planned Industrial District shall not be restricted.
3. The above uses in the "PI" Planned Industrial District shall be restricted as follows:
a. All areas used for outdoor storage will be screened as approved by the Planning Commission.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

- 1. Floor Area
a. Total building floor area shall not exceed 25,000 square feet.
2. Height
a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.
3. Building Requirements
a. A minimum of thirty-five percent (35%) open space is required for this development.
b. This development shall have a maximum F.A.R. of .55.

C. SETBACKS

- 1. Structure Setbacks
No building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
a. Thirty (30) feet from the right-of-way of Eatherton Road on the western boundary of the "PI" Planned Industrial District.
b. Ten (10) feet from the northern boundary of the "PI" Planned Industrial District.
c. Ten (10) feet from the eastern boundary of the "PI" Planned Industrial District.
d. Ten (10) feet from the southern boundary of the "PI" Planned Industrial District.
2. Parking Setbacks
No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
a. Thirty (30) feet from the right-of-way of Eatherton Road.
b. Zero (0) feet from the northern boundary of the "PI" Planned Industrial District.
c. Ten (10) feet from the eastern boundary of the "PI" Planned Industrial District.
d. Ten (10) feet from the southern boundary of the "PI" Planned Industrial District.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

- 1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high eight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

Access to this development from Eatherton Road shall be via one commercial entrance located to provide required sight distance and constructed to Saint Louis County standards as directed by the Saint Louis County Department of Highways and Traffic.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
2. Improve Eatherton Road to a sixty (60) foot right-of-way and a thirty-eight (38) width pavement with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the Saint Louis County Department of Highways and Traffic.
3. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic.
4. A five (5) foot wide sidewalk shall be installed along the Eatherton Road frontage. The sidewalk shall be located within a six (6) foot wide easement as directed by the City of Chesterfield. Said sidewalk and easement shall allow for public access across the site and the sidewalk shall be maintained by the property owner. All pedestrian facilities shall adhere to the 2010 ADA Standards for Accessible Design or most current, specifically regarding the site arrival points. Internal sidewalks shall connect to frontage pedestrian access.
5. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

K. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER AND FLOODPLAIN

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. The Chesterfield Valley Master Storm Water Plan indicates a twenty (20) foot wide flat bottom ditch with four (4) foot horizontal to one (1) foot vertical side slopes shall be constructed for 100 feet along the west property line (Eatherton Road frontage). The channel is to begin at the southwest corner of the property and extend 100 feet to the north along Eatherton Road. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Public Works Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

- 4. Provide a Chesterfield Valley Storm Water Easement along the west property line (Eatherton Road frontage) to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan channel in that area, and depict the channel on the site development plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

M. GEOTECHNICAL REPORT

- 1. Provide a geotechnical report, prepared by a professional engineer licensed in the State of Missouri, as directed by the Department of Planning, Public Works and Parks, prior to site disturbance including surcharge, clearing, grading, site utilities and infrastructure or building construction. The geotechnical report shall identify the suitability of soil and geologic conditions for proposed improvements and shall include methods to address any ponds, septic fields, sinkholes, wetlands, compressible soils, steep slopes, or liquefaction risk. A statement of report compliance signed and sealed by the engineer preparing the geotechnical report, shall be included on all Site Development Plans, grading plans, and improvement plans, as directed by the Department of Planning Public Works and Parks.
2. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning, Public Works and Parks. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc. and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

N. MISCELLANEOUS

All utilities will be installed underground.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations, including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

Table with 2 columns: Type of Development, Required Contribution. Rows include TGA Category, General Office, General Retail, and Loading Space.

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

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

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

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

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$738.53 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

C. STORMWATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,342.53 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, Saint Louis County.

Relative to this petition, we request that the following grading condition and stormwater control requirements be met:

- 1. Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.
2. Prior to Special Use Permit issuance by the Saint Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-paved areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

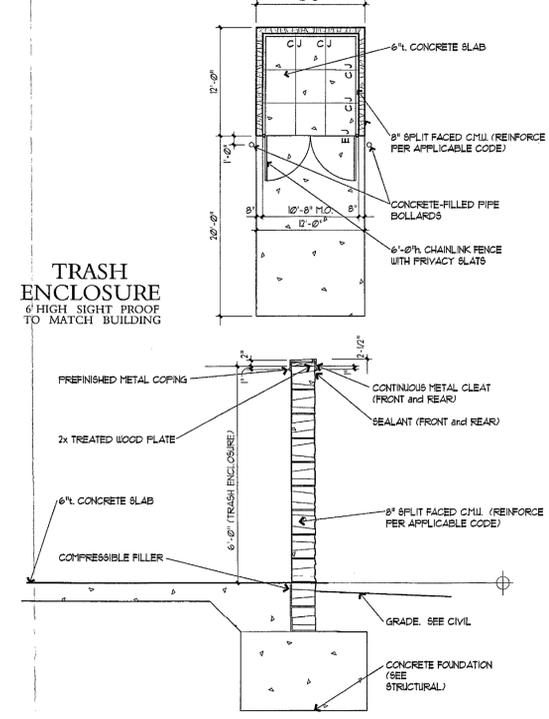
VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
D. Waiver of Notice of Violation per the City of Chesterfield Code.
E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

REVISED 1-19-2018
REVISED 10-13-2017
REVISED 2-22-2017
REVISED 12-29-2016
REVISED 9-12-2016



the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Chapter 1003, of City of Chesterfield City Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature):
(Name Typed):

State of Missouri)
County of St. Louis) SS.

On this day of , A.D., 201 , before me personally appeared , to me known, who, being by me sworn in, did say that he/she is the of (Name of Corporation) a (Title) (Name of Corporation)

incorporation in the State of , and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said (Officer of Corporation) 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 at my Office in , the day and year last above written.

(County and State)

My term expires (Notary Public)

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of , 2017 , by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Justin Wyse, AICP, PTP
Planning and Development Services Director
City of Chesterfield, Missouri

Vickie Hass, City Clerk
City of Chesterfield, Missouri

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

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Notary seals for Timothy J. Norvell, Esq. and Richard G. Norvell, P.L.S., Professional Land Surveyor, P.L.S. #200800077. Includes date 03-11-2016 and a large number 2.

Vertical text on the right margin: JOHN FOLLMER, 2584 FORST DRIVE, OF FALLON, MO 63368, 314.568.4686; VOLZ Incorporated, 10849 INDIAN HEAD INDUSTRIAL BLVD, ST. LOUIS, MO 63121, 314.428.8372 MAIN, 314.890.1250 FAX; 318 N. EATHERTON ROAD, A TRACT OF LAND IN U.S. SURVEY 362, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI; SITE DEVELOPMENT PLAN; ORDNANCE NUMBER: 18W4-10026, #2705; 03-11-2016; 2

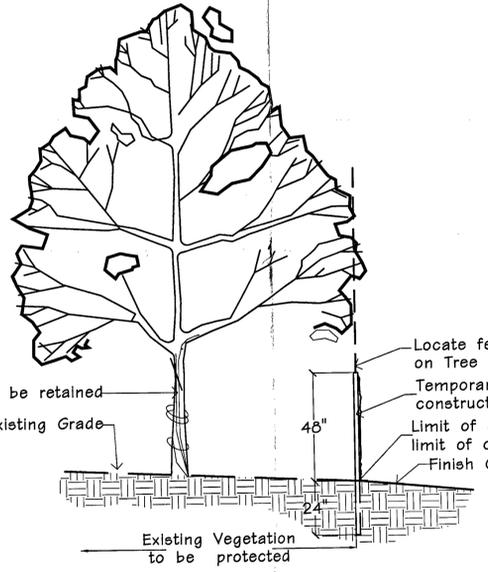
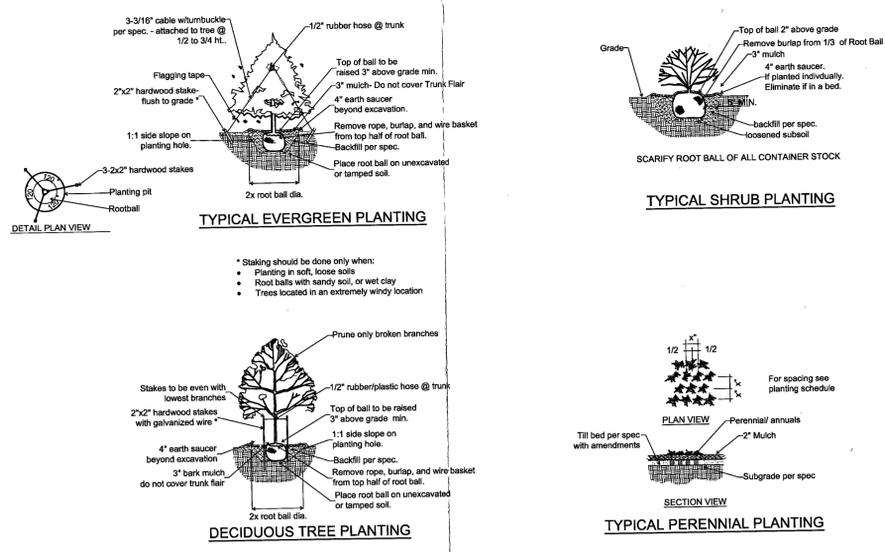
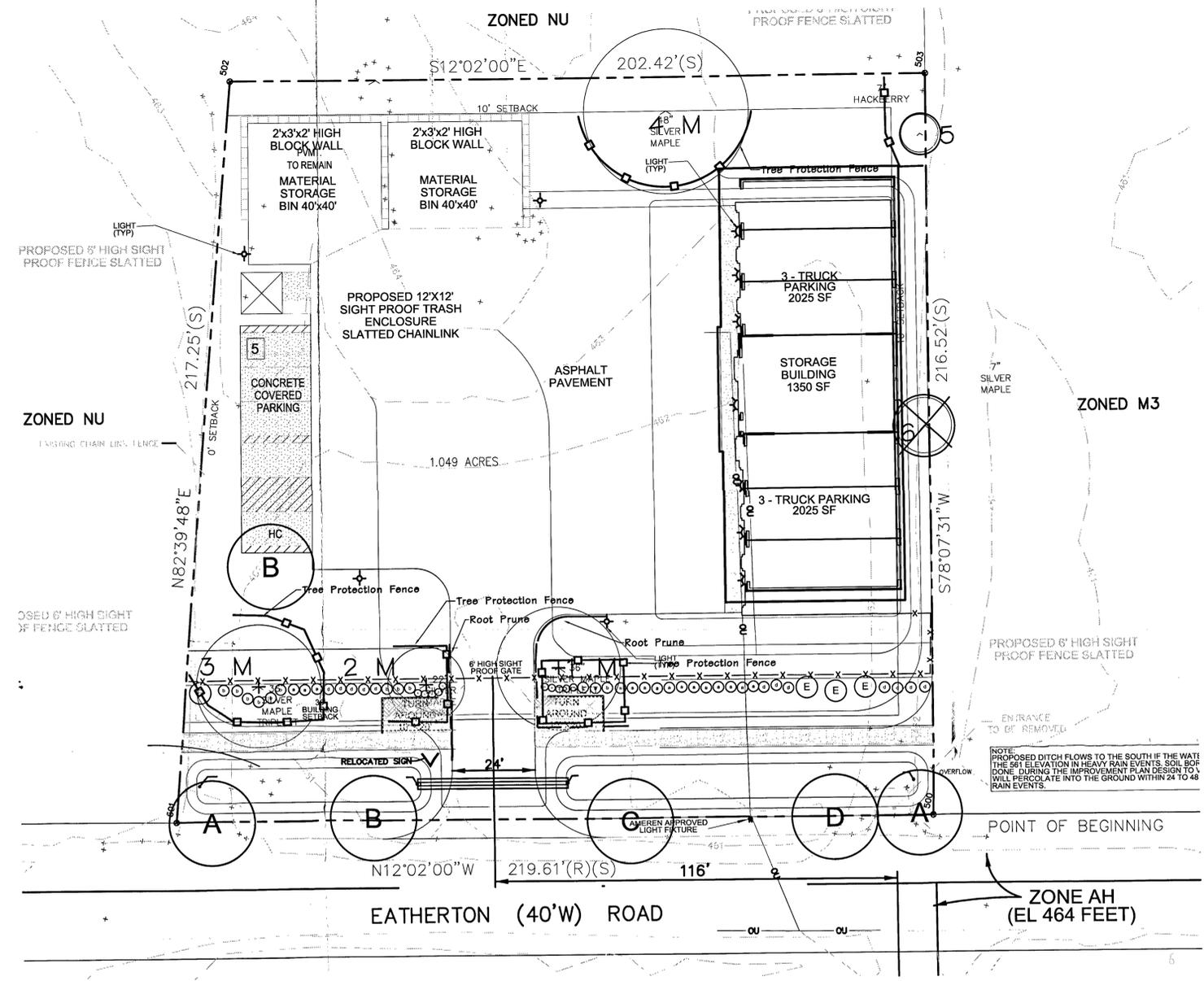


04/05/2018
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

318 N. Eatherton Road
Chesterfield, Mo.

John Follmer



TREE PROTECTION DETAIL
n.t.s.

Landscape Plan/TPP
SCALE 1" = 20'-0"

LEGEND
+ Location
1 Reference Number

INDIVIDUAL TREE LIST

318 N. Eatherton RD					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Silver Maple	38	1,808	3	Monarch, 4 stems
2	Silver Maple	24	1,256	3	Monarch, 3 stems
3	Silver Maple	38	1,520	3	Monarch, 3 stems
4	Silver Maple	48	1,809	3	Monarch, 4 stems
5	Hackberry	7	113	3	
6	Silver-Maple	7	254	3	
		Total	6,760		

GENERAL NOTES:

- 1) Openspace ratio is 37% (17,360 SF) Total Site 45,394.4 SF
- 2) Street trees Req. - 219.6 lf/50 ft = 4.4 or 5 street trees
- 3) All street trees will be located at least 3' from proposed curb.
- 4) All street trees will be located at least 10' from all storm sewer structures.
- 5) All street trees will be located at least 25' from all Street lights, Signs, and intersections.
- 6) All turf areas of site to be seeded.

TPP Prepared by Douglas A. DeLong Certified Arborist MW-4826A

Douglas A. DeLong
Base Map Provided by: Voiz, Inc.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY
A	2	<i>Acer saccharum</i>	Sugar Maple	2.5"	45'+	Fast Growing	Deciduous
B	2	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Red Maple	2.5"	45'+	Fast Growing	Deciduous
C	1	<i>Tilia americana 'Redmond'</i>	Redmond Linden	2.5"	45'+	Medium Growing	Deciduous
D	1	<i>Quercus bicolor</i>	Swamp White Oak	2.5"	45'+	Medium Growing	Deciduous
E	4	<i>Picea pungens var. Baby Blue</i>	Baby Blue Spruce	6"	25'+	Slow Growing	Evergreen
a	15	<i>Euonymus alatus 'Compatus'</i>	Dwarf Winged Euonymus	24"			
b	12	<i>Hydragea quercifolia</i>	Oakleaf Hydrangea	24"			
c	10	<i>Buxus sinica var. inularis 'Wintergreen'</i>	Wintergreen Boxwood	24"			
d	11	<i>Myrica pensylvanica</i>	Bayberry	24"			

Revisions:

Date	Description	No.
4/5/18	Site Revisions	1

Drawn: DAD
Checked: BAD

Revised by Douglas A. DeLong
Douglas A. DeLong
Certified Arborist MW-4826A

Sheet Title: Landscape Plan Tree Preservation
Sheet No: L-1
Date: 2/27/2017
Job #: 158.001

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delong.la@gmail.com