



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

Planning and Development Services Division Public Hearing Report

Meeting Date: May 23, 2016

From: Jessica Henry, Project Planner

Location: South side of South Outer 40 Road east of its intersection with Schoettler Road.

Petition: **P.Z. 03-2016 40 West Luxury Living (KU Development, LLC)**: A request for a zoning map amendment from the “R-1” Residence District, “R-2” Residence District, and “NU” Non-Urban District to an “R-6” Residence District for a 14.296 acre tract of land located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640668, 19S640657, and 19S640152).

Summary

Stock and Associates Consulting Engineers, Inc., on behalf of KU Development, LLC, has submitted a request for a zoning map amendment from the “NU” Non-Urban District, “R-1” Residence District, and “R-2” Residence District to an “R-6” Residence District for a 14.296 acre tract that currently contains two single family homes and a church. The Petitioner has indicated that they are proposing to construct a multi-family development consisting of seven buildings containing 280 dwelling units on the subject site. Additionally, the primary access to the development would be from South Outer 40 Road, with a secondary, gated, emergency only access on Schoettler Road according to the Petitioner.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the “R-6” Residential District regulations.



Figure 1: Subject Site

Site History

The subject site includes three parcels of land that are approximately 5.2, 3.0, and 6.0 acres in size. The single family home located at 1 Haybarn Lane was incorporated into the City of Chesterfield under the “NU” Non-Urban District designation from St. Louis County. The Church of the Resurrection and single family home on the parcel addressed as 1330 Schoettler Road were rezoned from the “NU” Non-Urban District to the “R-2” Residence District in 2011. The parcel addressed as 15 Haybarn Lane is vacant. The structures on these lots were constructed prior to the incorporation of the City of Chesterfield.

Surrounding Land Use and Zoning

North: Interstate 64 borders the subject site to the north.

South: To the south across Schoettler Road is a part of the Oak Tree Estates, Chesterfield Pines, and Schoettler Estates subdivisions zoned “R2” and “R1-A” Residence Districts.

East: The property to the east of the subject site is currently zoned “NU” Non-Urban District and contains a single family home.

West: To the west across Schoettler Road is a part of the Oak Tree Estates subdivisions zoned “R1-A” and “R2” Residence District.



Figure 2: Surrounding Developments & Zoning

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Multi-Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan. The current zoning request is consistent with the Comprehensive Plan, as shown in the plan excerpt below.



Figure 2: Comp Plan Surrounding Land Use Designation—Residential Multi-Family (brown)

Staff Analysis

As previously mentioned, this zoning request is consistent with the Comprehensive Plan and with the surrounding zoning districts. If approved, these parcels will have to adhere to the permitted uses and district regulations of the “R-6” Residential District.

As this zoning request is for a change to a “straight” (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Therefore, fixed development criteria, such as minimum lot size and building setbacks, are established by the “R-6” Residence District regulations rather than negotiated through the zoning process. The “R-6” Residence District regulations require a minimum lot size of 2,000 square feet per multi-family dwelling unit; therefore, based on a straight density calculation, the 14.296 acre subject site would be permitted a maximum of 311 units. A maximum height of four stories is established for a dwelling structures and accessory structures.

The “R-6” Residence District regulations also require that a minimum common open space area of forty percent (40%) be provided for multi-family developments. This requirement is in addition to all Tree Preservation and Landscape Requirements which include a minimum thirty percent (30%) tree preservation requirement and perimeter landscape buffers around the entire site.

The building setbacks for residential uses are as follows: twenty (20) foot front, ten (10) foot side, and fifteen (15) foot rear. Additionally, setback requirements between buildings are established for multi-family developments as follows:

Wall	Setback Requirement			
	Front	Side	Rear	Detached accessory building wall
Front	50 ft./plus 10 ft. for each story over 2 stories	30 ft./20 ft. if side wall has no windows	100 ft.	30 ft.
Side	30 ft./20 ft. if side wall has no windows	20 ft.	30 ft.	10 ft.
Rear	100 ft.	30 ft.	50 ft.	20 ft.

Uses permitted in an “R-6” Residence District include:

- Single family detached dwelling
- Single family attached dwelling
- Multi-family
- Public safety facilities
- Churches and other places of worship
- Home Occupation
- Libraries, public or private
- Parks
- College/university
- Primary school
- Secondary school
- Kindergarten, nursery school
- Public facilities

Conditional uses may also be requested through a separate process. For a list of conditional uses available in the “R-6” Residence District, please refer to the Use Table for Residential Districts contained within the UDC: <http://ecode360.com/attachment/CH3266/CH3266-031a%20Use%20Table%20for%20Residential%20Districts.pdf>

Request

A Public Hearing further addressing the request will be held at the Monday, May 23rd, 2016, City of Chesterfield Planning Commission meeting. As a conventional zoning district is being requested, the primary question before the Planning Commission is whether or not the “R-6” Residence District zoning and density are appropriate.

Attached, please find a copy of the Public Hearing Notice, Project Narrative, Alta Survey, and Tree Stand Delineation for this request as required by City Code. Additionally, citizen letters of support and opposition that have been submitted to the City are linked in the Planning Commission Meeting Agenda.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Alta Survey
4. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, May 23, 2016 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

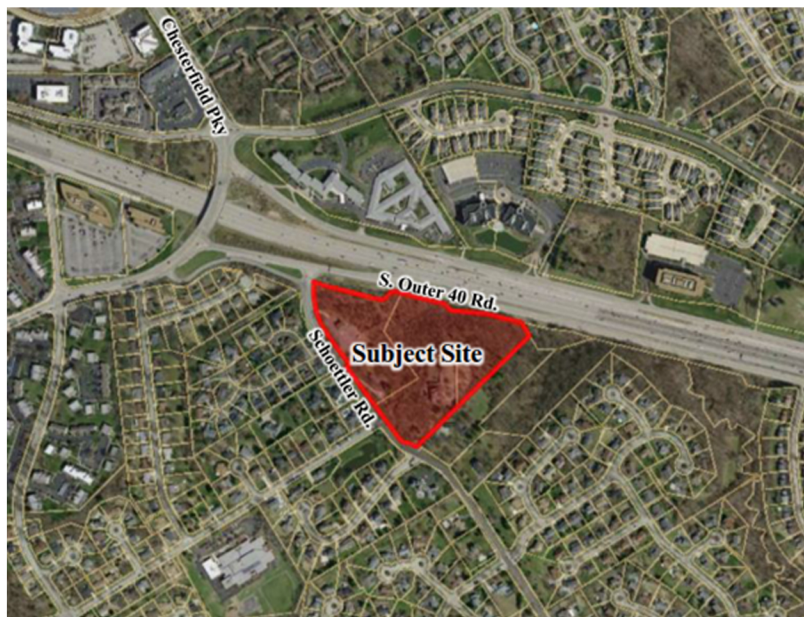
P.Z. 03-2016 40 West Luxury Living (KU Development, LLC): A request for a zoning map amendment from the "R-1" Residence District, "R-2" Residence District, and NU" Non-Urban District to an "R-6" Residence District for a 14.296 acre tract of land located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640668, 19S640657, and 19S640152).

Description of Property

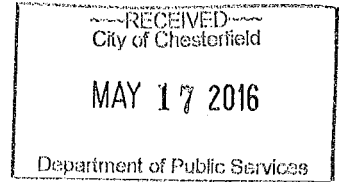
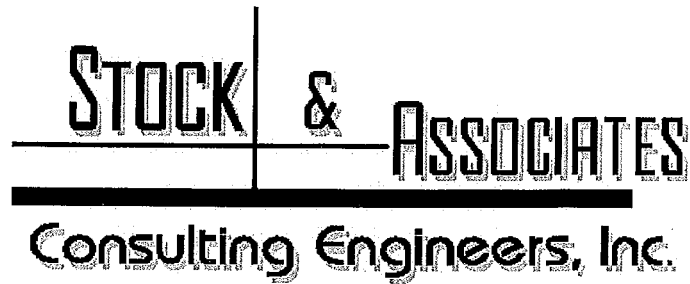
A tract of land being Lots 1 and 3 of Hay Barn Lane, a subdivision filed for record in Plat Book 179, page 77, Lots 1, 2 and 3 of Hay Wain, a subdivision filed for record in Plat Book 192, Page 1 and Adjusted Parcel 1 of the Boundary Adjustment Plat of part of U.S. Surveys 370, 1911, 1978 and Fractional Sections 10 and 15 as recorded in Plat Book 358, Pages 422 and 423 of the St. Louis County, Missouri records all being in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Jessica Henry at 636.537.4741 or via e-mail at jhenry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



Project Narrative

KU Development LLC, a Chesterfield based land and real estate development company, and Mills Properties, a St. Louis based multifamily developer and manager, are proposing a 14 acres multifamily development at the intersection of South Outer 40 and Schoettler Road. The planned development consists of 7 buildings and 280 high end luxury living units that incorporate a mix of midrise and garden style buildings. Approximately half of the units will be one bedroom and the balance will be two and three bedroom units and will be limited to 4 stories. The development complies with the City of Chesterfield's Comprehensive Plan (future land use plan). The development is positioned to support the City's initiative of attracting and retaining high income professionals and empty nesters who would like live in Chesterfield area. This will be one of the first multi-family residential developments in the Chesterfield area since 1989.

The proposed development is surrounded by Hwy 64 to the north, Schoettler road to the West, a single family residence to the South, and undeveloped land to the east. The development team is working with local residents, businesses, and city staff on the design. A few of the project highlights are as follows:

Use: As a result of the conversion of Hwy 40 to Interstate 64, there is a significant amount of traffic noise throughout the site. The noise creates a detriment to single family, town home, and condo buyers. It should be noted that most of the surrounding residential development occurred prior to the highway conversion. Multifamily historically performs better in visible locations and the design and placement of the buildings will reduce traffic noise to the surrounding community.

Density – Lower density garden style units are planned for the perimeter of the property with midrise units planned along with highway. This will create a natural transition from residential to towards the commercial properties to the north.

Traffic - There are currently 4 access points to Schoettler from the project – 2 with the church and 2 with residential homes. The plan calls for the elimination of these points except one located for emergency access only. The community access will be from the outer road.

Preservation – The plan calls for the preservation of 30 percent of the existing tree canopy. In addition, landscaping and appropriate landscape buffers will be placed throughout the development.

Construction Materials – Exterior finishes will consist of high quality materials such as brick, stone, and hardy board. Interior finishes will consist of granite counter tops, stainless steel appliances, and trim packages.

Need – Chesterfield is greatly underserved with this product type and demand is at an all-time high. New companies continue to enter the market and renters in search of high finish multifamily are forced to residents in other markets.

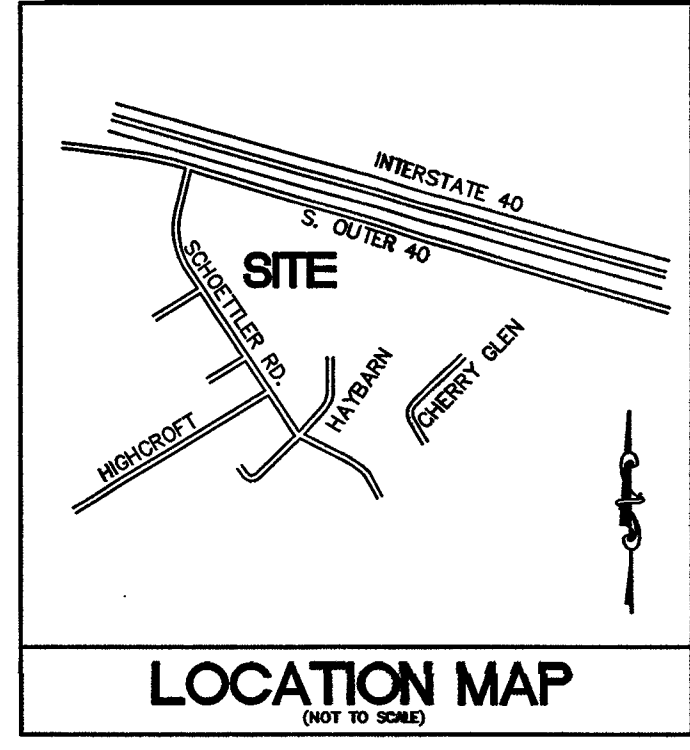
Mills Properties, established in 1979, specializes in developing, building, and managing multifamily assets. With over 9,000 owned units and 1,000 managed units, Mills operates their communities with tremendous care, creating remarkable living experiences for our residents and surrounding community. Mills will be the owner and manager of this project.

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING ADJUSTED PARCEL 1 OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF U.S. SURVEYS 370, 1911, 1978 AND FRACTIONAL SECTIONS 10 AND 15 AS RECORDED IN PLAT BOOK 358, PAGES 422 AND 423 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

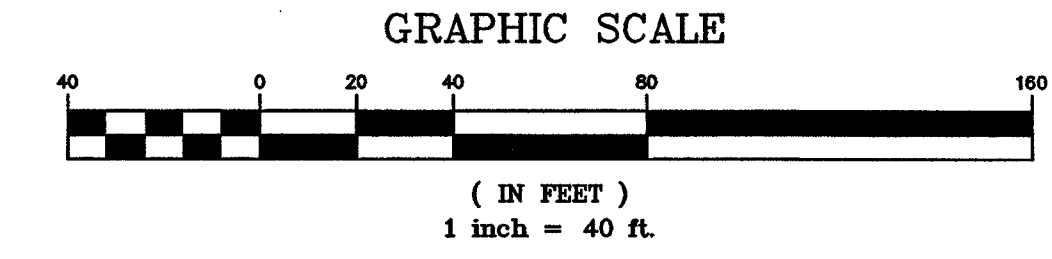
LEGEND

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		SANITARY STORMWATER INLET
	GAS DROP		SANITARY MANHOLE
	GAS METER		TREE
	GAS VALVE		BUSH
	TELEPHONE MANHOLE		TRAFFIC SIGNAL
	TELEPHONE PEDESTAL		PARKING METER
	TELEPHONE SPLICE BOX		STREET SIGN
	CABLE TV PEDESTAL		SPRINKLER
			MAIL BOX



ABBREVIATIONS

C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
IND.	INDUSTRIAL
N.D.	NON-DEVELOPED
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYMER VULCANIZED PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SO.	SOIL
S.W.	SEWER
W.C.P.	WETTED CLAY PIPE
W.	WATER
(80°)	RIGHT-OF-WAY WIDTH
M.B.	MAIL BOX



ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12-338 Elev = 614.33 (NOV02)
Cut steel mark on top of and east of the center of a 6 foot diameter circular concrete storm water junction chamber located west of Schoettler Road and north of Oaktree Estates Dr. 0.1 miles more or less south of South Outer Party Road, roughly 3 feet west of the curb on Schoettler Road, 30 feet west of the center of Schoettler Road, and 60 feet south of the center of Oaktree Estates Dr.

SITE BENCHMARK

ELEV=600.60
R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

GENERAL NOTES:

1) Subject property is Zoned "NU"
Note: The City of Chesterfield does not list any current setbacks for this district as it is designated on the inactive list.

R-2
Front: 25'
Side: 10'
Rear: 15'

R-1
No Zoning Regulations listed within City Code.

2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood) according to the National Flood Insurance Rate Map Number 29188C0170K with an effective date of 02/04/2015.

3) There are 49 regular and 3 handicapped parking stalls onsite.

PREPARED FOR:
SCHOETTLE LUXURY LIVING LLC
8 JENNYCLIFFE LANE
CHESTERFIELD, MO 63005

PREPARED FOR:
MIA ROSE HOLDINGS LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

PREPARED FOR:
KU DEVELOPMENT LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

Surveyors Certification
This is to certify to:
Mia Rose Holdings LLC
Old Republic National Title Company

This map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11 and 13 of Table A thereof. The field work was completed during September, 2015.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

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

- ### Notes:
- Stock and Associates Consulting Engineers, Inc. used exclusively Chicago Title Insurance Company, Commitment No. CL 160392, with an effective date of February 2, 2016 at 8:00 a.m. for research of assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple interest vested in:
 - Title Commitment No. CL 160392 with Schedule B-Section 2 exceptions:
 - Item No. 10. Subject to Building lines, easements, covenants, conditions, and rights and powers of Trustees, including the power to levy assessments and architectural controls as set forth in plat recorded in Plat Book 358 Page 422-423 and Developmental Plats in Plat Book 300 Pages 322-324 and Plat Book 302 Pages 106-107 of the St. Louis County Records. "NOT SHOWN" No building lines or easements established on the plat.
 - Item No. 11. Subject to Right-of-Way granted to Yaholha Pipe Line Company recorded in Book 420 Page 201, Book 422 Page 449 and Book 472 Page 14 of the St. Louis County Records. "NOT SHOWN" Easement in nature, Book 420, Page 201 does not affect the subject property. "NOT SHOWN" Does not affect.
 - Item No. 12. Terms and provisions of Agreement for use of land along highway recorded in Book 1505 Page 612 of the St. Louis County Records. "NOT SHOWN" Lies within the existing right-of-way of I-64.
 - Item No. 13. Subject to Right-of-Way of Schoettler Road over that part of subject property embraced therein recorded in Book 1675 Page 186 of the St. Louis County Records. "SHOW"
 - Item No. 14. Subject to Restrictions as set forth in Instrument recorded in Book 4074 Page 620 of the St. Louis County Records. "NOT SHOWN" Not survey related.
 - Item No. 15. Easement granted to Laclede Gas Company recorded in Book 8247 Page 200 and re-recorded Book 8267 Page 228 of the St. Louis County Records. "NOT SHOWN" Book 8247, page 200 no easement plat attached. "NOT SHOWN" Book 8267, page 228 lies within Schoettler Road right-of-way as widened.
 - Item No. 16. Subject to Easement for right of way and utilities granted to State of Missouri, ex. rel. Missouri Highway and Transportation Commission recorded in Book 9038 Page 155 of the St. Louis County Records. "SHOW"
 - Item No. 17. Subject to Easement granted to The Metropolitan St. Louis Sewer District recorded in Book 21277 Page 1862 of the St. Louis County Records. "SHOW"
 - Item No. 18. Terms and Conditions of the Sale Contract dated by and between Anglican Mission of St. Louis d/b/a Church of the Resurrection, a Missouri non-profit corporation, Sellers, and KU Development, LLC, Purchaser(s). "NOT SHOWN" Not a survey related item.

MAY 5 - 2016

Adjusted Parcel 1 of the Boundary Adjustment Plat of The Church of the Resurrection, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 358 Pages 422 and 423 of the St. Louis County Records.

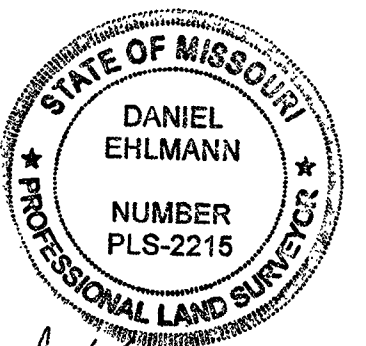
257 Diversified Business Parkway
St. Louis, MO 63035 PH: (636) 330-3100 FAX: (636) 330-3000
www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/NSPS LAND TITLE SURVEY

#18 & #15 HAYBARN LN. & 1330 SCHOETTLE RD.

CHESTERFIELD, MISSOURI



REVISIONS:

1	00/00/0000-
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DRAWN BY: J.K. CHECKED BY: D.M.E.
DATE: 05/05/2016 JOB NO: 215-0501
SCALE: P-30000:XX BASE MAP: XX
FILED: HNT BUREAU
M.D.B.R. & M.C.30000XX HNT BUREAU: 02-2002XX

ALTA/NSPS LAND TITLE SURVEY

SHEET #1

#1 & #15 Haybarn Lane & 1330 Schoettler Rd.
 Chesterfield, Missouri 63017

Schoettler Luxury Living LLC

Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Red Cedar	8	113	3	
2	Green Ash	10	706	3	
3	Shingle Oak	12	706	3	
4	Hickory	10	452	3	
7	Hickory	10	200	2	
8	White Pine	24	452	3	
9	White Pine	21	452	3	
10	White Pine	18	314	Dead	
11	Persimmon	12	314	3	
12	Dogwood	7	314	3	
13	Green Ash	22	1,017	3	
14	Dogwood	7	314	2	
15	Red Maple	24	1,017	4	Monarch
16	Red Maple	29	1,025	4	Monarch
18	Red Maple	12	452	3	
19	Crab	14	615	2	
20	Crab	15	615	2	
21	Crab	12	78	1	
22	Dogwood	6	200	1	
23	Silver Maple	20	452	2	
24	Red Cedar	10	200	3	
25	Dogwood	7	254	3	
26	Dogwood	7	314	3	DBL Trunk
27	Sassafras	14	615	3	
28	Sassafras	12	452	3	
29	Red Cedar	8	200	3	
30	Red Cedar	8	200	3	
31	Mimosa	5	248	3	
32	Mimosa	5	248	3	
33	Mimosa	5	248	3	
34	Bossier	8	153	1	Triple Trunk
35	Silver Maple	11	314	3	
37	Cottonwood	18	706	3	
40	Black Cherry	12	314	3	
41	Black Cherry	10	314	3	
42	Black Cherry	19	710	3	
43	Elm	10	115	2	
44	Dogwood	8	452	4	
45	Black Cherry	7	78	2	
47	Elm	9	50	2	
48	Walnut	7	50	3	
49	Elm	9	113	3	
50	Persimmon	8	452	3	
51	Mimosa	6	113	2	
52	Mimosa	6	113	2	
53	Mimosa	6	113	2	
54	Mimosa	6	113	2	
55	Black Cherry	12	314	2	
56	Black Cherry	6	113	1	
57	Black Cherry	12	452	2	
58	Redbud	12	452	2	
59	Dogwood	6	314	3	
60	Elm	14	314	2	
61	Black Cherry	12	200	3	
62	Black Cherry	18	1,017	3	
63	Red Cedar	6	78	3	
64	Dogwood	10	452	3	
65	Black Cherry	16	452	3	
66	Silver Maple	15	452	3	
68	Dogwood	5	113	3	
69	Green Ash	6	78	1	Topped
84	Ash	12	452	2	
85	White Pine	22	452	2	
86	Sweetgum	19	452	3	
87	Sweetgum	16	314	3	
88	Ash	20	615	3	
89	White Pine	28	708	2	
90	Ash	18	550	3	
91	White Pine	24	452	2	DBL Trunk
92	Souther Magnolia	10	254	4	
93	Grp	18	452	4	
94	Sweetgum	20	706	3	
95	White Pine	18	452	2	
96	Red Oak	30	1017	4	Monarch
97	Red Oak	26	804	4	
98	Red Oak	30	1017	4	Monarch
99	Crab	11	254	1	
100	Red Oak	33	706	2	Galls
101	Chestnut	24	706	3	Monarch
102	Black Cherry	22	706	1	
103	American Holly	10	452	3	
104	Sweetgum	12	706	1	
105	Dogwood	12	314	1	
106	Red Oak	30	0	3	In woodland mass in woodland mass
107	Tulip Tree	26	0	3	
Total			34,088		

Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
5	Mulberry	12	314	2	
6	Hackberry	14	452	3	
17	Crab	14	615	2	
36	Cottonwood	18	706	3	
38	Cottonwood	12	210	3	
39	Cottonwood	12	113	1	
46	Elm	6	50	2	
67	Black Cherry	20	706	3	
70	Green Ash	12	314	2	
71	Green Ash	8	200	3	
72	Green Ash	5	50	3	
73	Alantus	6	78	2	
74	Shingle Oak	12	452	3	
75	Shingle Oak	14	452	3	
76	Chestnut	12	452	3	
77	Alantus	8	200	2	
78	Redbud	9	113	2	
79	Silver Maple	60	1,256	3	
80	Black Cherry	12	314	3	
81	Mulberry	14	452	3	
82	Elm	11	314	2	
83	Norway Spruce	9	200	2	
Total			6,013		

Number	Monarch Tree List Common Name	DBH Of Trunk	Condition Rating	Comments
15	Red Maple	24	4	
16	Red Maple	29	4	
96	Red Oak	30	4	
98	Red Oak	30	4	
101	Shingle Oak	24	3	
106	Red Oak	30	3	
107	Tulip Tree	26	3	

Tree Stand Delineation
 SCALE 1" = 40' - 0"

WOODLAND A = 2.76 Ac. (102,426.1 sq. ft.)
 WOODLAND B = 2.35 Ac. (102,382.1 sq. ft.)
 WOODLAND C = 2.37 Ac. (103,396.0 sq. ft.)
 WOODLAND D = 0.58 Ac. (25,299.8 sq. ft.)
 WOODLAND E = 0.68 Ac. (29,402.0 sq. ft.)
 INDIVIDUAL TREES = 0.78 Ac. (34,088.0 sq. ft.)
 INDIVIDUAL TREES IN HAYBARN LANE ROW = 0.18 Ac. (8,013.0 sq. ft.)
TOTAL 9.70 Ac. (423,007.0 sq. ft.)

Tree Stand/Preservation Plan Prepared by Douglas A. DeLong
 Certified Arborist MW-4826A
 Douglas A. DeLong
 Base Map Provided by: Stock & Associates

Tree Stand Delineation Narrative
 November 17, 2015

The overall property comprises a total of 9.058 Ac Plus 5.0 Ac of Church property for a total of 14.058 Ac and has a total of 8.28 Ac. of Woodlands. The attached Detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers a portion of southeastern lot between the existing house and Schoettler Road. The dominant canopy is comprised of primarily Shingle Oak, Ash, Hackberry and Elm that vary in size 4-12" DBH. The understorey is comprised of shrub honeysuckle.

Woodland B: This woodland area is to the North and West of the existing house along the upper portion of the ridge. This woodland is made up of volunteer growth and the dominant canopy consisting of Sassafras, Elm, Black Cherry, and Juniper that vary in size from 3-8". Dogwood is a primary codominant understorey. Grape and other vines cover some of the trees. The understorey is shrub honeysuckle.

Woodland C: This woodland is on the north facing steep slope to the Northern property line and a small portion of the Church property in the SW corner. The dominant canopy is comprised of Red Oak, Shingle Oak, Hickory, and Black Cherry. The size varies from 8-18" DBH. The understorey is shrub honeysuckle.

Woodland D: This woodland is located in the North West Corner of the property along the creeks that bisect the parcel. The dominant canopy is made up of Cottonwood, Sycamore, and Bossier. The size varies from 12-30" but would not classify any as Monarch status. The understorey is shrub honeysuckle.

Woodland E: This woodland is on the hillside north and west of the Church. The dominant species consist of Elm, Black Locust, and Black Cherry. The lower elevations have Bossier, and Elm. The woodlands is in poor quality as vines have overgrown a large percentage of the trees.

RATING: 1=Poor Quality
 2=Average Quality
 3=Excellent Quality

There are no state champion or rare trees found on the site.

PREPARED FOR:
 SCHOETTTLER LUXURY LIVING LLC
 8 JENNYCLIFFE LANE
 CHESTERFIELD, MO 63005

PREPARED FOR:
 MIA ROSE HOLDINGS LLC
 7 BAXTER LANE
 CHESTERFIELD, MO 63017

PREPARED FOR:
 KU DEVELOPMENT LLC
 7 BAXTER LANE
 CHESTERFIELD, MO. 63017

Date	Description	No.
5/2/16	City Comments	1

Drawn: bad
 Checked: dad

Revisions:

Sheet Title: **Tree Stand Delineation**
 Sheet No: **TSD-1**
 Date: 4/5/2016
 Job #: 155.001