



VIII. B.

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

Planning Commission Vote Report

Meeting Date: June 11, 2018

From: Jessica Henry, Senior Planner *jh*

Location: North and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Drive.

Petition: **P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4)**: A request for a zoning map amendment from an “R-2” Residence District and “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Dr. (18S510164, 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. on behalf of Payne Family Homes has submitted a request for a zoning map amendment from “R-2” Residence District and “PC” Planned Commercial District to an “R-4” Residence District. A Public Hearing for this request was held at the April 23, 2018 City of Chesterfield Planning Commission meeting, and following that meeting the Petitioner amended the legal description for the zoning request to except two lots totaling 0.965 acres from the R-4 request. While these two lots will be a part of the West County Acres residential development, the zoning of these two lots will remain “R-2” Residence District and these two lots will conform to all district regulations and dimensional requirements of the “R-2” Residence District.

This change was made in response to concerns raised regarding the compatibility of the requested zoning with the adjacent properties to the north, which are zoned “R-2” Residence District. In addition to this concern, two other issues were raised. These issues will each be discussed in detail under the Staff Analysis section of this report. 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 development will be those specified in the “R-4” Residence District and the “R-2” Residence District regulations.

HISTORY OF SUBJECT SITE

The subject site was zoned “R-2” Residence District by St. Louis County prior to the City’s incorporation and platted in 1955 and is now known as the West County Acres subdivision. In 1999 the City of Chesterfield amended the zoning of the southwestern portion of the site to “PC” Planned Commercial District, per ordinance [#1558](#). Since this petition, the City of Chesterfield has not seen any plans for development of this or the rest of the West County Acres site. The current petition includes almost all of the West County Acres subdivision, with the exception of the 3 northernmost parcels, two of which contain existing single family homes.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“R-2” Residence District	West County Acres Single Family
East	“R-4” Residence District	Chesterfield Village Townhomes
South	“C-2” Shopping District, “C8” Planned Commercial District, and “PC” Planned Commercial District	Office, Hotel, and Office
West	“C-8” Planned Commercial District, and “R-4” Residence District	Office, and Chesterfield Village Apartments

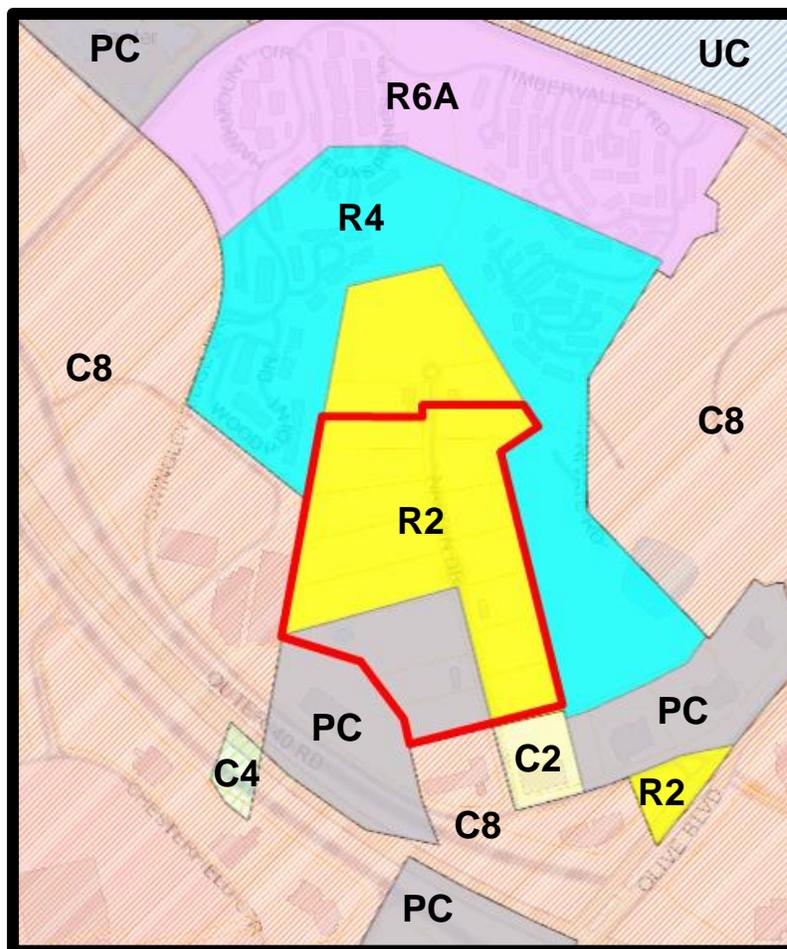


Figure 1: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Urban Core land use designation. The Comprehensive Plan designates appropriate land uses of the urban core as high-density residential, retail, and/or office.

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policies:

1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

2.1.1 Conservation of Existing Quality of Life - Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.

2.1.5 Provide Buffer for Existing Residential Development - New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.

2.1.8 Transitional Use between Single-Family Detached and Higher Density Development - Single-family attached developments should serve as a transitional land use between single-family detached land use and multiple-family residential and commercial land uses.

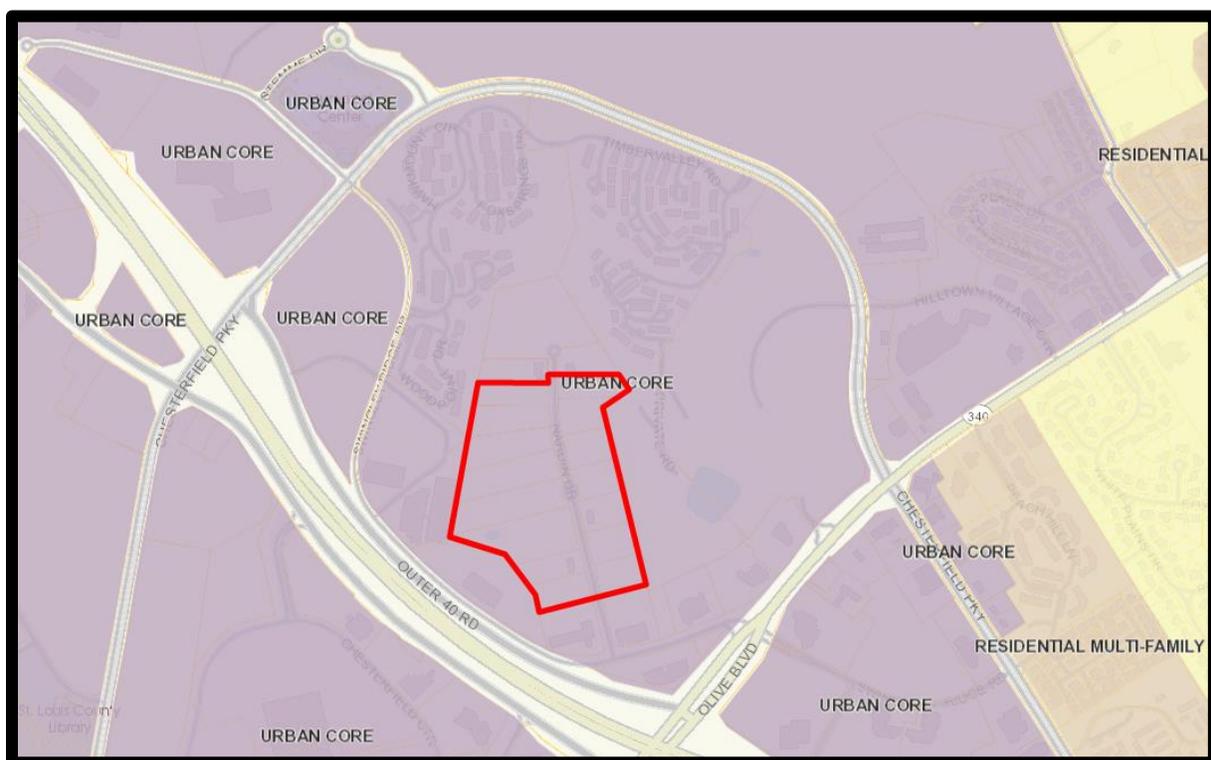


Figure 2: Future Land Use Plan

STAFF ANALYSIS

While this zoning request does not permit the high density that is called for within the Urban Core, it is consistent with the existing single family development pattern, including the two homes which are to remain a part of the existing West County Acres subdivision. If approved, these parcels will have to adhere to the permitted uses and district regulations of the “R-4” Residence District and the the “R-2” Residence 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 district regulations rather than negotiated through the zoning process. The chart below provides lot and setback criteria for the two proposed districts.

Zoning District		R-4	R-2
Minimum Lot Size		7,500 ft ²	15,000 ft ²
Setbacks			
	From Road ROW	20’	25’
	Side	6’	10’
	Rear	15’	15’

The Public Hearing for this request was held at the April 23, 2018 Planning Commission meeting. Information pertaining to the discussion of the request during the Public Hearing is provided below:

1. The Commission expressed a desire to see a transition of zoning districts to ensure that the character of existing homes north of the subject site is preserved.
 - During the Public Hearing, adjacent properties owners expressed concern regarding the potential for smaller lots meeting the minimum R-4 residential district requirement for lot size to be located adjacent to their larger lots. The Petitioner stated at the Public Hearing that their intent was to create lots that were substantially larger than the R-4 minimum lot size. In order to ensure compatibility and address the concerns raised regarding lot size, the Petitioner has amended their request to match the R-2 zoning district zoning of the adjacent property owners on each of the lots that abut these properties.
 - The City of Chesterfield Unified Development Code (UDC) includes that all new developments include landscape buffers. For proposed residential developments that are adjacent to existing residential developments, a twenty foot (20) landscape buffer is required. The UDC states that *“landscape buffers shall contain a combination of deciduous trees, evergreen trees, ornamental trees and shrubs and should enhance and preserve native vegetation.”* The Petitioner has stated that they are able to meet this requirement and has provided an informational exhibit showing the required landscape buffers between their development and the adjacent existing residences. It should be noted that the Public Hearing report inadvertently swapped the buffer size requirements for residential/residential (20’) and residential/commercial (30’) development types.

2. Concerns regarding the preservation of specific Monarch trees.

- If this request for a zoning map amendment is approved, the Petitioner would be required to submit a Tree Preservation Plan with any future Site Plan submittal in accordance with the development standards contained within the UDC. Tree Preservation Plans are required to show the location, type, size, and proposed removal or preservation of all Monarch trees as shown on the Tree Stand Delineation. During the Site Plan review, Staff, including the City Arborist, will issue comments with recommendations that Monarch trees be preserved when possible. At the Public Hearing, it was noted that there are four Monarch trees within the subject site. The Petitioner evaluated the location of the trees and has determined that constructing a new street that meets City standards will likely preclude the Petitioner from preserving these trees. However, substantial tree canopy in other areas of the property will remain.

3. The desire for a pedestrian connection/trail to the office and commercial areas to the east was discussed at the Public Hearing. Provide information about the feasibility of providing such a connection.

- In the attached response, the Petitioner states that sidewalks will be provided along both sides of reconstructed Nardin Drive. However, the property is constrained on all sides by creeks, with no adjacent trails to connect to which limits the feasibility of installing a new trail that would link to other residential or commercial developments in the area.

Request

Staff has reviewed the request for a zoning map amendment and has found that the request is compliant with the City of Chesterfield Unified Development Code. Staff requests action on P.Z. 04-2018 West County Acres, Nardin Drive (R2, PC to R4).

Attachments

1. Petitioner's Response Letter
2. Landscape Buffer Exhibit
3. Outboundary Survey
4. Tree Stand Delineation

STOCK & ASSOCIATES
Consulting Engineers, Inc.

May 16, 2018

Via Email (jhenry@chesterfield.mo.us)

City of Chesterfield
600 Chesterfield Parkway W
Chesterfield, MO. 63017



Attention: Ms. Jessica Henry, AICP – Senior Planner

Re: P.Z. 04-2018 West County Acres, Nardin Drive (R2, PC to R4)
(Stock Project No. 217-6103)

Dear Jessica,

Pursuant to your letter dated 4/27/18 which contained three (3) items from public hearing, we are pleased to offer the following responses.

Comment:

1. Transition of residential zoning districts: The Commission expressed a desire to see a transition of zoning districts to ensure that the character of existing homes north of the subject site is preserved.

Response: The proposed Two (2) Lots along the Southside of Existing Lots 19 & 23 will remain R2 Zoning. (See Revised Boundary Survey & Legal Description). A 20ft. landscape buffer will be provided along the southsides of existing Lots 19 & 23. The 20ft. landscape buffer will be a Landscape Easement on proposed Lots 21 & 22 in accordance with article 04 of the City's UDC pages 04-25 and 26.

Comment:

2. Consideration of Monarch Tree preservation: The Commission expressed a desire to see the monarch trees on the site preserved. Provide information about how tree preservation will be approached.

Response: We have reviewed the location of the four existing (4) Monarch Trees. They are located in close proximity to Nardin Drive. In order to reconstruct Nardin Drive to conform to the City of Chesterfield Horizontal and Vertical Alignments Standards, grading and widening will be required. Nardin Drive is currently 18-20 feet wide. The street will be replaced with a 26 feet wide street & sidewalks on each side of the street. It is unlikely "all" the trees can be saved, substantial tree canopy on Lots & around the perimeter of the lots will remain undisturbed as part of the project.

May 16, 2018

Page 2

Comment:

3. Pedestrian amenities/access: the desire for a pedestrian connection/trail to the office and commercial areas to the east was discussed at the Public Hearing. Provide information about the feasibility of providing such a connection.

Response: This project is installing sidewalks along both sides of Nardin Drive, they will connect to the existing sidewalks along Nardin Dr. adjacent to the commercial development. The property is constrained on all sides by jurisdictional creeks. This project is providing substantial common ground around the perimeter of the site. Today there are no trails on the adjoining developed properties. If in the future the adjoining properties should construct trails including a permitted creek crossing, it is possible that a trail could be implemented within the project common ground.

Should you have any further questions and/or comments please feel free to contact us. In an effort to illustrate our discussions with the neighbors our intended project, we are enclosing a "Preliminary Plan" that we have shared with the two (2) remaining residents on Lots 19 & 23.

Sincerely,



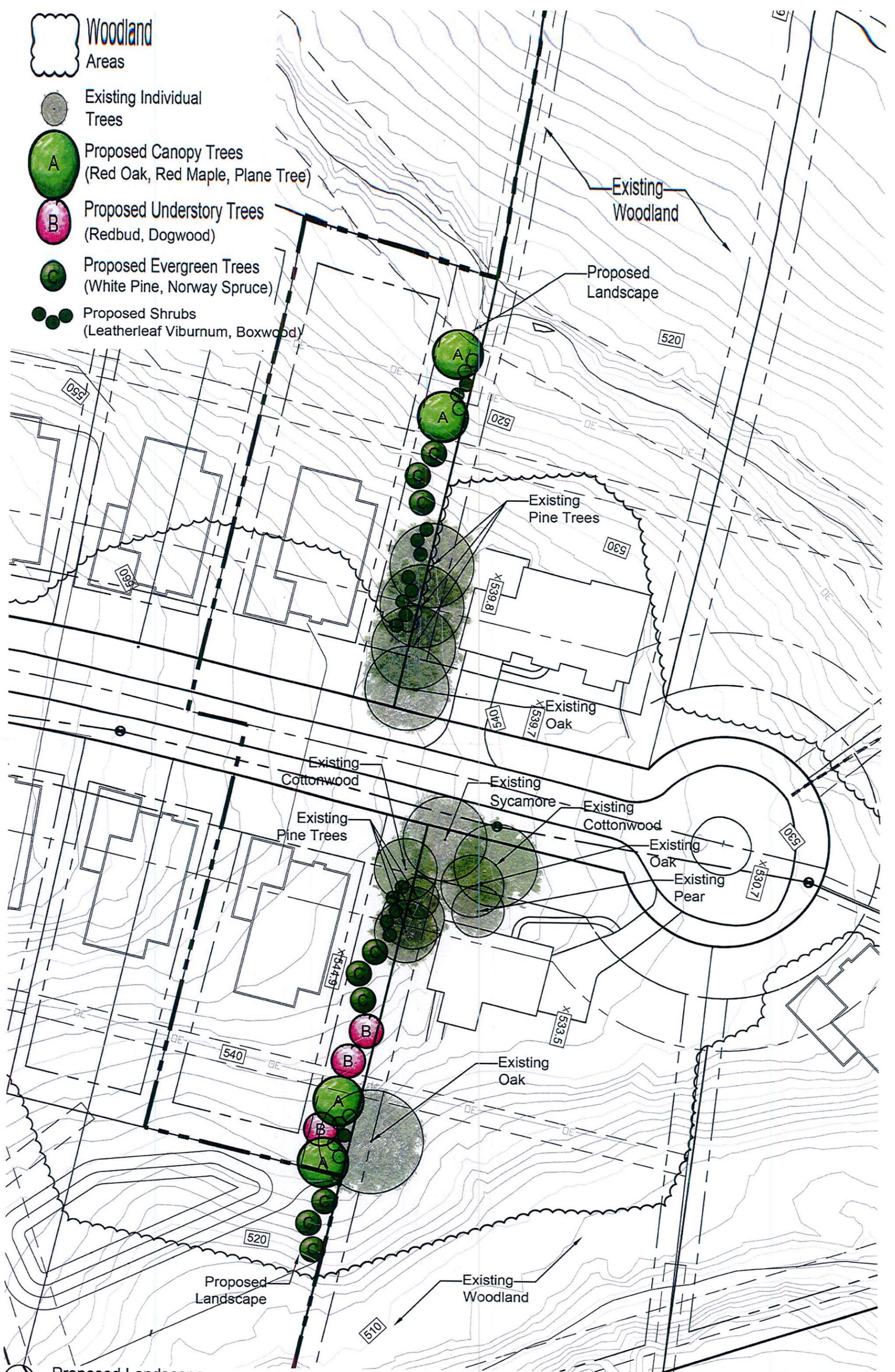
George M. Stock, P.E.
President.

CC: Mr. Matt Segal (mhs@paynefamilyhomes.com)
Mr. Thomas Cummings (tec@paynefamilyhomes.com)
Ms. Kate Stock Gitto, E.I. – Project Engineer. (kate.gitto@stockassoc.com)
Mr. Rusty Saunders – Loomis & Associates (rsaunders@loomis-associates.com)

Enclosure: Preliminary Plan Dated 5/11/18 (3)
Boundary Survey & Legal Description Dated 5/11/18. (3)

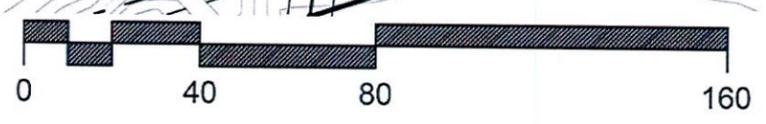
Woodland Areas

- Existing Individual Trees
- Proposed Canopy Trees (Red Oak, Red Maple, Plane Tree)
- Proposed Understory Trees (Redbud, Dogwood)
- Proposed Evergreen Trees (White Pine, Norway Spruce)
- Proposed Shrubs (Leatherleaf Viburnum, Boxwood)



Proposed Landscape

SCALE 1"=40'



DESCRIPTION FOR RE-ZONING
FROM R-2 TO R-4

A tract of land being all of Lots 12, 13, 30 and 31 and part of Lot 32 of West County Acres Plat 1, a subdivision filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records and all of Lots 14, 15, 16, 17, 18, 24, 25, 26, 27, 28 and 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

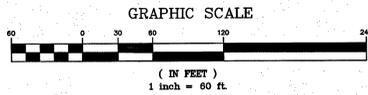
BEGINNING at the Southeast corner of Lot 12 of West County Acres filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records Plat 1, a subdivision; thence along the Southeastern line of said Lot 12 South 75 Degrees, 42 Minutes, 58 Seconds West, a distance of 250.28 feet to the Southwest corner of said Lot 12 being on the Eastern line of Nardin Drive (50 feet wide); thence crossing said Nardin Drive South 76 degrees 07 minutes 31 seconds West, 50.00 feet to the Northeast corner of the Re-Subdivision Plat recorded in Plat Book 64, page 494 of the said St. Louis County records; thence along the Northwest line of said plat South 76 degrees 09 minutes 17 seconds West, 299.14 feet to the Northwest corner of said plat being a point on the Southwestern line of Lot 32 of said West County Acres Plat 1; thence along the Southwestern line of West County Acres Plat 1 North 13 Degrees, 48 Minutes, 36 Seconds West, a distance of 85.60 feet; thence North 35 Degrees, 33 Minutes, 08 Seconds West, a distance of 279.12 feet to the Southern line of Lot 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records; thence along the Southern line of said Lot 29 North 73 Degrees, 07 Minutes, 02 Seconds West, a distance of 311.12 feet to the Western line of said West County Acres Plat 2; thence along said Western line North 10 Degrees, 31 Minutes, 28 Seconds East, a distance of 644.52 feet to the Southwest corner of Lot 23; thence along the Southern line of said Lot 23 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 378.83 feet to the Western line of Nardin Drive; thence along said Western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the westerly prolongation of the Southern line of Lot 19 of said West County Acres Plat 2; thence along said Prolongation and Southern line of Lot 19 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 383.30 feet to the Eastern line of said West County Acres Plat 2; thence along the Eastern line of said West County Acres Plat 2 and the Eastern line of the aforesaid West County Acres Plat 1 the following: thence South 31 Degrees, 57 Minutes, 51 Seconds East, a distance of 96.61 feet; thence South 57 Degrees, 58 Minutes, 28 Seconds West, a distance of 174.24 feet; thence South 14 Degrees, 17 Minutes, 32 Seconds East, a distance of 982.65 feet to the POINT OF BEGINNING containing 21.7 acres, more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March and April, 2018.

EXCEPTING THEREFROM:
A tract of land being part of Lots 18 and 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

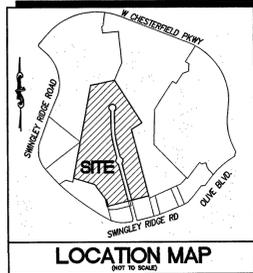
BEGINNING at the Northeast corner of Lot 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records, said point being on the western line of Nardin Drive; thence along said Western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the Westerly prolongation of the Northern line of Lot 18 of said West County Acres Plat two; thence along said prolongation and Northern line of Lot 18 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 224.61 feet to a point; thence leaving said line the following: South 00 Degrees, 45 Minutes, 08 Seconds East, a distance of 96.75 feet; thence South 89 Degrees, 35 Minutes, 43 Seconds West, a distance of 199.47 feet to a point in the centerline of Nardin Drive; thence along said Centerline South 00 Degrees, 50 Minutes, 02 Seconds East, a distance of 28.92 feet to a point; thence leaving said centerline South 89 Degrees, 09 Minutes, 58 Seconds West, a distance of 234.00 feet; thence North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 94.70 feet to a point on the Northern line of the aforesaid Lot 24; thence North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 209.00 feet to the POINT OF BEGINNING and containing 42,047 square feet or 0.965 acres, more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during May, 2018.

BOUNDARY PLAT

A TRACT OF LAND BEING LOTS 12, 13, 30, 31 and Part of 32 of WEST COUNTY ACRES PLAT ONE AS RECORDED IN PLAT BOOK 64, PAGE 64 AND LOTS 14 THRU 18 AND 24 THRU 29 OF WEST COUNTY ACRES PLAT TWO AS RECORDED IN PLAT 65, PAGE 17 LOCATED IN U.S. SURVEY 415, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



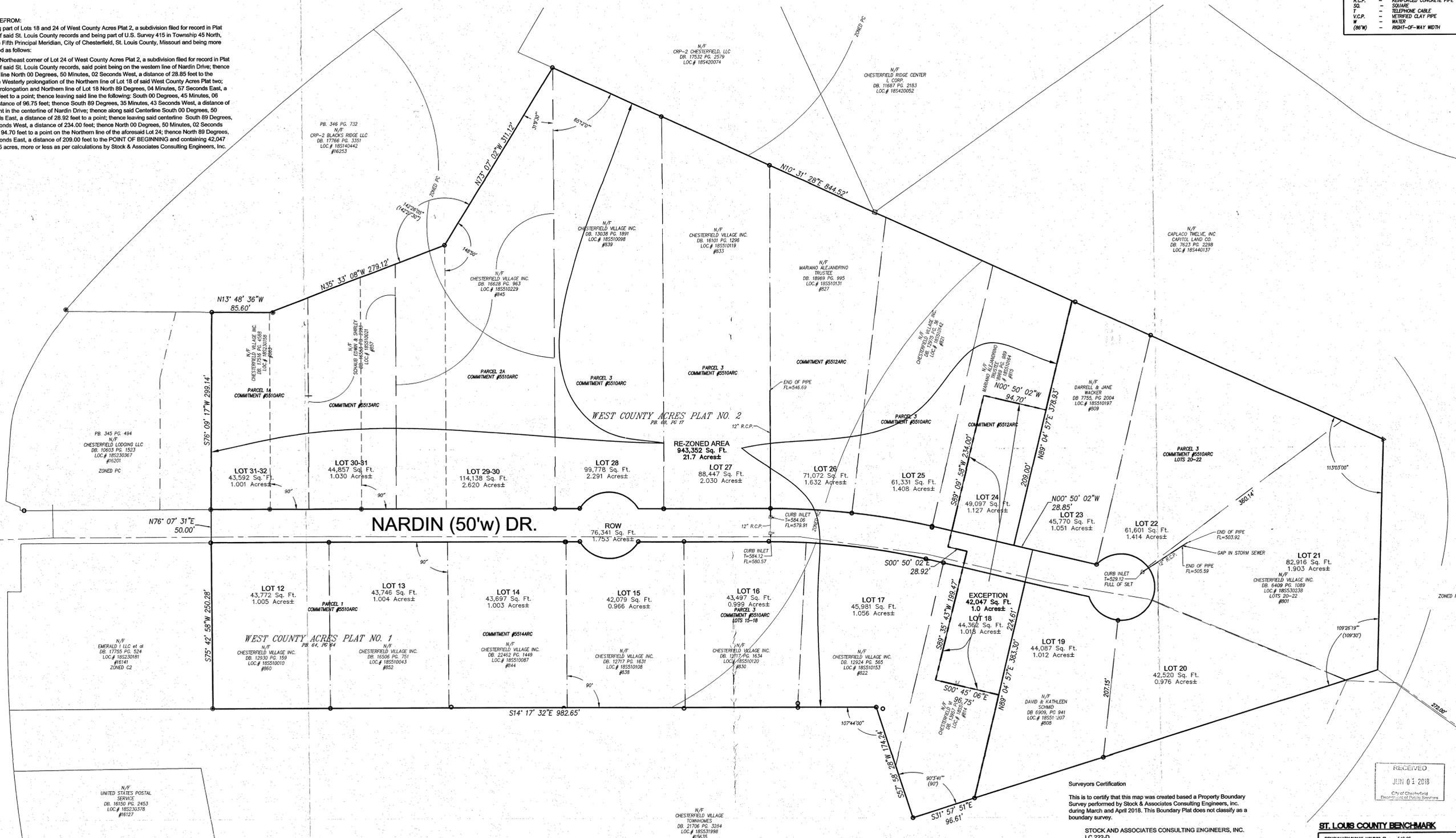
LEGEND	
⊕	BENCH MARK
⊙	FOUND IRON ROD
⊚	FOUND IRON PIPE
⊛	RIGHT OF WAY MARKER
⊜	UTILITY POLE
⊝	SUPPORT POLE
⊞	UTILITY POLE WITH LIGHT
⊟	LIGHT STANDARD
⊠	ELECTRIC METER
⊡	ELECTRIC MANHOLE
⊢	ELECTRIC PEDESTAL
⊣	ELECTRIC SPUR BOX
⊤	GAS DRIP
⊥	GAS METER
⊦	GAS VALVE
⊧	TELEPHONE MANHOLE
⊨	TELEPHONE PEDESTAL
⊩	TELEPHONE SPUR BOX
⊪	CABLE TV PEDESTAL
⊫	FIRE HYDRANT
⊬	FIRE DEPARTMENT CONNECTION
⊭	WATER MANHOLE
⊮	WATER METER
⊯	WATER VALVE
⊰	POST INDICATOR VALVE
⊱	CLEAN OUT
⊲	STORM MANHOLE
⊳	GRATED MANHOLE
⊴	STORMWATER INLET
⊵	GRATED STORMWATER INLET
⊶	SANITARY MANHOLE
⊷	TREE
⊸	BUSH
⊹	TRAFFIC SIGNAL
⊺	PARKING METER
⊻	STREET SIGN
⊼	SPRINKLER
⊽	MAIL BOX



ABBREVIATIONS	
C.O.	CLEANOUT
D.B.	DEED BOOK
E.	ELECTRIC
F.L.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
S.O.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERTIFIED CLAY PIPE
W.	WATER
(86°W)	RIGHT-OF-WAY WIDTH

SWINGLEY RIDGE ROAD

PREPARED FOR:
PAYNE FAMILY HOMES
10411 BAUR BLVD
ST. LOUIS, MO 63132

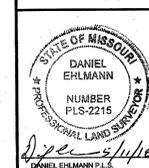


Surveyors Certification
This is to certify that this map was created based a Property Boundary Survey performed by Stock & Associates Consulting Engineers, Inc. during March and April 2018. This Boundary Plat does not classify as a boundary survey.
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
By: Daniel Ehlmann, Missouri P.L.S. No. 2219

RECEIVED
JUN 03 2018
ST. LOUIS COUNTY BENCHMARK
BENCHMARK #1215 N0429 Elev = 546.98
"Standard Aluminum Disk" stamped S-31, 1990. Disk is set along the west side of Ebridge-Payne Drive, across from the north drive entrance for Innovations Inc. Approximately 180' south of the intersection of Hwy 144 South Outer Road and Ebridge-Payne Drive.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9150
E-mail: general@stockandassociates.com
Web: www.stockandassociates.com

BOUNDARY PLAT
WE T COUNTY ACRES
CITY OF CHESTERFIELD, MISSOURI
T. LOUIS COUNTY, MISSOURI



REVISIONS:	
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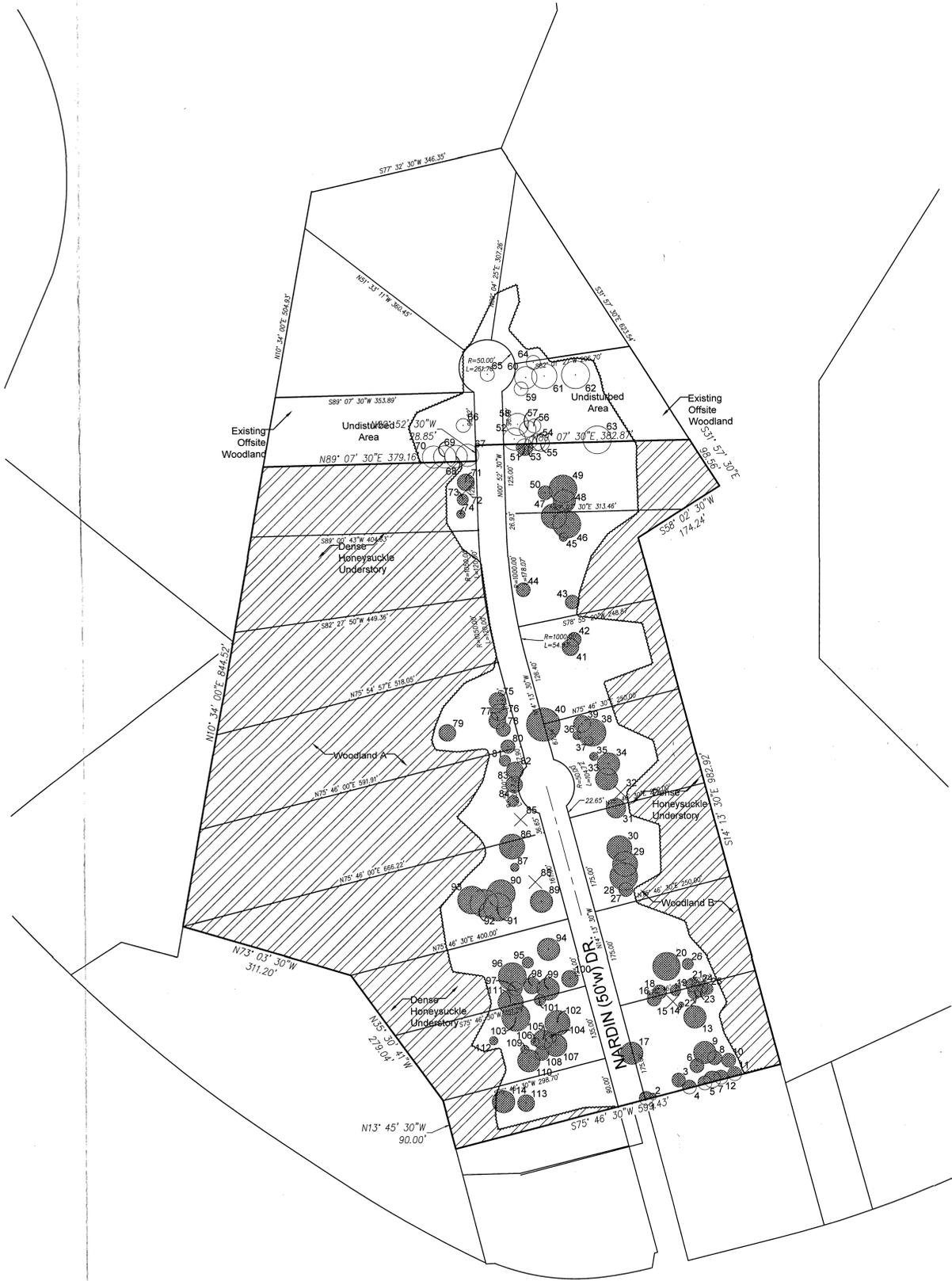
DRAWN BY:	CHECKED BY:
W.J.P.	D.M.E.
DATE:	JOB NO.
04/20/18	2174103
M.S.D. P. #	BASE MAP #
S.L.C. HWT #	HWT SLP. #
M.D.N.R. #	

SHEET TITLE:
BOUNDARY PLAT
SHEET NO.:
2 OF 3



Jerald Saunders - Landscape Architect
MO License # LA-0011

Consultants:



Tree Stand Delineation
SCALE 1"=100'

Total Site Area = 945,432 s.f. (21.7 acres)
Woodland A: = 437,876 s.f. (10.05 acres)
Woodland B: = 115,156 s.f. (2.64 acres)
Individual Trees = 65,253 s.f. (1.5 acres)
Total Existing Canopy = 618,285 s.f. (14.19 acres)

Tree Stand Delineation Narrative
This project site comprises a total of 21.7 acres and has a total of 12.69 acres of Woodland. The Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area is along the Western property line. It is composed primarily of Ash, Elm, Oak, Cherry, Silver Maple, and Sycamore trees with a dense Honeysuckle understory. The trees are in fair to poor condition and vary in size ranging from 12"-18" DBH.

Woodland B: The woodland area is along the Eastern property line. It is composed primarily of Elm, Oak, Silver Maple, Sassafras, and Persimmon with a dense Honeysuckle understory. The trees are in fair condition and vary in size ranging from 10"-16" DBH.

Monarch trees are noted in the tree inventory list. There are no state champion or rare trees found onsite.

- Key:**
- ⊗ Existing Dead Trees
 - Existing Individual Trees
 - Existing Individual Offsite Trees
 - ▨ Existing Woodland Areas
 - ▤ Existing Offsite Woodland

ID	Tree Name	DBH	Canopy Diam.	Condition	Comment
1	Mulberry	18	25	1	Power line
2	Cedar	16	12	1	Power line
3	Mimosa	14	25	2	Multi-stem
4	Boxelder	18	25	1	Power line
5	Cherry	14	25	1	Power line
6	Redbud	10	25	2	
7	Mimosa	12	30	2	Power line, Multi-stem
8	Cedar	14	25	2	Double trunk
9	Pine	28	40	0	Dead
10	Persimmon	10	25	3	Double trunk
11	Persimmon	18	25	3	
12	Cherry	12	10	0	Power line; Dead
13	Silver Maple	36	40	1	
14	Arborvitae	8	10	3	x4
15	Silver Maple	18	10	0	Dead
16	Mimosa	8	25	2	
17	Silver Maple	20	40	2	
18	Sassafras	10	25	2	
19	Cedar	8	20	3	
20	Sweetgum	24	50	2	
21	Ash	12	25	3	
22	Sugar Maple	12	25	2	
23	Hackberry	10	20	2	
24	Redbud	12	20	2	
25	Cherry	10	20	2	
26	Ash	6	20	3	
27	Magnolia	12	25	3	
28	Red Oak	30	50	4	Monarch
29	Red Oak	24	45	4	Monarch
30	Red Oak	30	45	3	Monarch
31	Sugar Maple	14	35	2	
32	Dead	18	10	0	Dead
33	Pine	24	40	3	Heavy pruning
34	Sweetgum	26	40	2	
35	Spruce	8	15	2	
36	Spruce	8	15	3	
37	Spruce	8	15	2	
38	Red Oak	8	15	2	
39	Shingle Oak	16	30	3	
40	Cottonwood	36	60	2	
41	Ash	12	30	1	
42	Cherry	12	25	3	
43	Spruce	18	25	3	
44	Cottonwood	28	45	2	
45	Cherry	8	15	1	
46	Oak	18	50	3	
47	Blackgum	14	45	3	
48	Sweetgum	20	40	1	
49	Oak	24	50	1	
50	Ash	18	25	2	
51	Cottonwood	28	30	1	
52	Sycamore	18	40	4	Offsite
53	Pine	12	20	3	Offsite
54	Pine	18	30	3	Offsite
55	Pine	18	30	2	Offsite
56	Pear	12	25	2	Offsite
57	Oak	12	30	3	Offsite
58	Cottonwood	24	40	1	Offsite
59	Ash	18	45	2	Offsite
60	Cottonwood	24	40	1	Offsite
61	Ash	18	45	2	Offsite
62	Tuliptree	24	50	2	Offsite
63	Oak	18	50	2	Offsite
64	Pine	18	25	2	Offsite
65	Oak	12	25	3	Offsite
66	Maple	12	25	3	Offsite
67	Oak	18	40	2	Offsite
68	Pine	18	40	2	Offsite
69	Pine	18	40	1	Offsite
70	Pine	18	40	2	Offsite
71	Cherry	16	30	2	
72	Spruce			0	Dead
73	Spruce	10	20	2	
74	Spruce	8	15	3	
75	Sweetgum	14	30	2	
76	Sweetgum	14	30	2	
77	Sweetgum	14	30	2	
78	Pine	12	25	2	
79	Tuliptree	16	30	1	
80	Pine	10	25	2	
81	Dogwood	8	20	1	
82	Pine	16	25	2	
83	Pine	14	25	2	
84	Arborvitae	12	20	3	Multi-stem
85	Dead	20	0	0	Dead
86	White Oak	26	45	3	Monarch
87	Spruce	6	15	0	Dead
88	Crabapple	14	40	1	
89	Silver Maple	24	40	1	
90	Sweetgum	24	50	2	
91	Oak	18	50	1	
92	Oak	18	18	1	
93	Silver Maple	20	50	2	
94	Silver Maple	28	40	2	
95	Cedar	10	20	3	
96	Silver Maple	24	50	2	
97	Maple	10	25	2	
98	Pine	14	30	3	
99	Sweetgum	18	40	3	
100	Sweetgum	12	30	3	
101	Holly	8	20	2	
102	Silver Maple	30	45	3	
103	Oak	24	50	3	
104	Cedar	8	20	2	
105	Ash	16	35	3	
106	Maple	14	15	1	
107	Ash	18	40	2	
108	Pine	16	25	2	
109	Maple	14	15	1	
110	Elm	16	40	2	
111	Sweetgum	18	45	3	
112	Pine	8	15	3	
113	Ash	18	30	2	
114	Maple	36	40	1	

Rating:
1 = In Decline
2 = Poor Quality
3 = Average Quality
4 = Good Quality
5 = Excellent Quality

Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Revisions:

Date	Description	No.
4/8/18	City Comments	1

Drawn: KP
Checked: RS

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Sheet No: TSD
Date: 3/21/18
Job #: 813.068

Clarke West Subdivision
Nardin Road, Chesterfield, Missouri