


Planning Commission Public Hearing Report

- Meeting Date:** June 12, 2019
- From:** Andrew Stanislav, Planner 
- Location:** A 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road
- Petition:** **P.Z. 07-2019 15750 Old Clarkson Rd (Kumara S. Vadivelu)**: A request for a zoning map amendment from the “E-1/2AC” Estate Half Acre District to a “PUD” Planned Unit Development for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

SUMMARY

Kumara S. Vadivelu of Azack Construction has submitted a request for a zoning map amendment from “E-1/2AC” Estate Half Acre District to a “PUD” Planned Unit Development as part of a two-step zoning process for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road.

The first step in the process is to request a change of zoning to a conventional residential district in order to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy this first step, the Petitioner amended petition P.Z. 11-2018 to request a change of zoning to “E-1/2AC” Estate District concurrently with the “PUD” request.



Figure 1: Subject site aerial image

HISTORY OF SUBJECT SITE

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. According to St. Louis County’s records, the existing single-family home on the subject site was built in 1983.

A petition was submitted in October 2018 (P.Z. 11-2018) requesting a change of zoning from the “NU” Non-Urban District to the “R-2” Residence (15,000 sq. ft.) District, and a Public Hearing was held for this on November 14, 2018. Following this hearing, the petitioner has actively pursued the project by contacting external agencies for comments as well as meeting with nearby residents of Old Clarkson Forest. On April 25, 2019, the petitioner submitted an amendment to P.Z. 11-2018 to request a change of zoning from the “NU” District to the “E-1/2AC” Estate Half Acre District in lieu of the previously requested “R-2” Residence District. This petition returned to the Planning Commission on May 13, 2019 in order to retain its “active” status in accordance with the Unified Development Code (UDC) and to provide a status update to the Commission. Petition P.Z. 11-2018 remains active and serves as part of the two-step zoning process to obtain “PUD” Planned Unit Development zoning.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The land use and zoning for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North	“R-6A” Residence (4,000 square feet) District	Place of worship
East	“R-1A” Residence District	Single-family dwellings
South	“R-1A” Residence District	Single-family dwellings
West	“R-6” Residence (2,000 square feet) District	Senior living facility

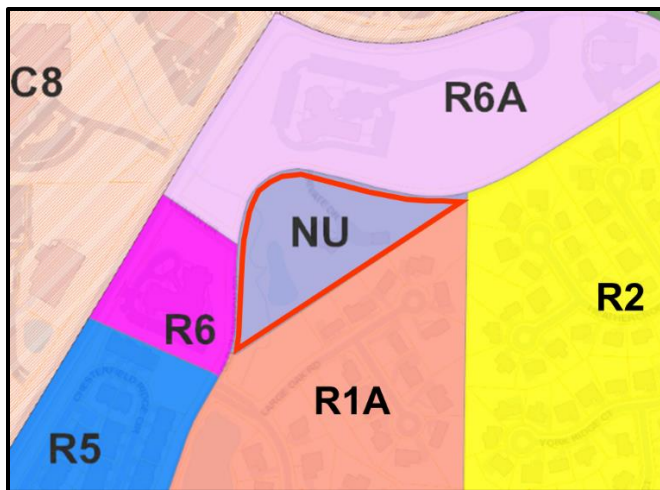


Figure 2: Zoning Map

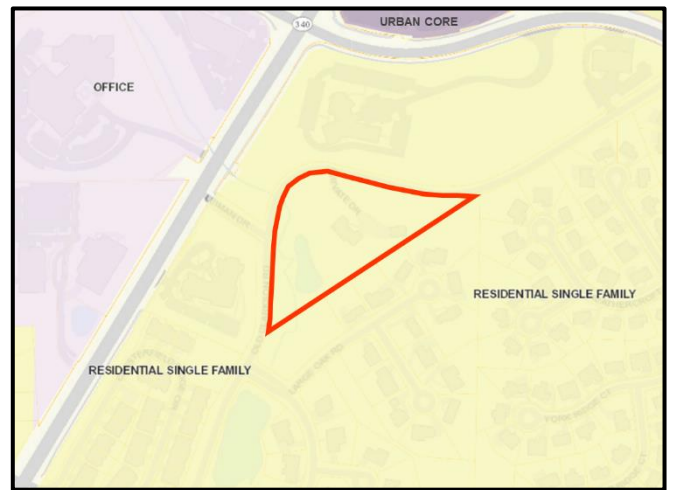


Figure 3: Future Land Use Plan

“PUD” DISTRICT REGULATIONS

The Unified Development Code Section 31-03-04.K states that “the purpose of the PUD District is to encourage flexibility in the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments;

to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.”

The Unified Development Code requires that any zoning petition requesting a zoning map amendment to the “PUD” district meet four (4) **General Requirements** in order to fulfill the basic application requirements for a “PUD.”

1. All property that is at least four (4) contiguous acres shall be eligible for the PUD District designation.

The subject site is one contiguous parcel of land comprising 4.76 acres and is eligible for the PUD District designation.

2. All property to be zoned PUD or an existing PUD Zoning District being amended shall be under single ownership, or if under multiple ownership, then by written consent of all owners who agree to be bound by the PUD District designation and regulations.

This petition is for a single parcel with one legal ownership/interest under contract.

3. The detailed standards set forth herein are minimum requirements, and it is the intent of this Section that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements. Satisfying the minimum standards set forth herein does not per se indicate that an application is entitled to a zoning change and notice is hereby given to that effect.

The petition meets the minimum requirements for a submittal and the Petitioner is aware that approval of an ordinance by City Council is required for a zoning map amendment. Additionally, the Petitioner is aware that requirements and conditions exceeding the minimum requirements may be imposed, and issues raised at the Public Hearing must be addressed prior to returning to the Planning Commission for a vote.

4. All utilities shall be installed underground.

All utilities will be installed underground if this request is approved.

Once it has been determined that these four General Requirements have been met, the application is accepted and the petition is scheduled for a Public Hearing before the Planning Commission.

Next, the project is reviewed against the **Minimum Design Requirements** for a PUD District. There are four (4) minimum design requirements that must be met in order for the project to qualify to ask for a change of zoning to the PUD District. These four (4) items are:

- 1. Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district.**

Petition P.Z. 11-2018 satisfies the requirement for a change of zoning to a residential district that ultimately establishes the maximum development density.

- 2. Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.**

The PUD proposal currently includes 1.18 acres of common open space, or 24.8 percent of the total site. Proposed common ground is concentrated in the area surrounding the existing pond as depicted on the Preliminary Plan. A request for a modification to any of the PUD minimum design standards will require a two-thirds (2/3) vote by the Planning Commission.

- 3. Provision of perimeter buffer of at least thirty (30) feet in width.**

The Preliminary Plan includes a 30 foot wide landscape buffer along Old Clarkson Road and a 20 foot wide landscape buffer along the southern property line abutting the Old Clarkson Forest subdivision. A request for a modification to any of the PUD minimum design standards will require a two-thirds (2/3) vote by the Planning Commission.

The proposed buffers are also depicted as part of the lots as opposed to dedicated common ground as seen in other PUDs previously approved in the City. A conceptual landscape plan is forthcoming from the developer as required for a PUD.

- 4. Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.**

Information pertaining to the Comprehensive Plan land use designation is included in the Staff Report for P.Z. 11-2018 and the PUD purpose statement from the Unified Development Code is cited at the outset of this section.

In addition to these requirements above, the Unified Development Code lists twelve (12) **Design Features** suggested to be used by developers when applying for PUD District zoning. Section 31-03-04.K of the Unified Development Code also states the following: **"Satisfaction of all or any of these design features is not mandatory, but the approval of "PUD" zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a "PUD" can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements."** Below is a list of the suggested Design Features from the City Code:

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
- Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Utilization of mixed use buildings;
- Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;
- Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;
- Provision of affordable housing;
- Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
- Inclusion of community facilities and the access thereto.

These desirable design features are meant to guide developers and explain the high quality standards that the City would like to attain and that are utilized to consider requests for PUD Zoning. No single proposal is expected to include each of these items; however, some of these and similar concepts should be identifiable in any PUD petition.

REQUEST

For additional information on the site history, surrounding land uses, and Comprehensive Plan land use designation, please refer to the Staff Report for P.Z. 11-2018, which is part of a two-step zoning process

request in order to obtain the “PUD” zoning designation to develop this tract of land as a single-family residential subdivision.

As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for your review. As shown on the Preliminary Plan, the applicant is proposing a total of 6 lots which range in size from 22,093 square feet to 30,126 square feet. The proposed lots extend midway into the street as it is proposed as a private street with one primary access point off of Old Clarkson Road to serve the development. The applicant’s narrative statement attached to this report includes additional details as well as language regarding the character and rationale for the proposed “PUD” to justify their request. The Petitioner will be present at the Public Hearing to present their request and to answer any questions from the Planning Commission.

A Public Hearing further addressing the request will be held at the June 12, 2019, City of Chesterfield Planning Commission meeting. Staff is requesting the Planning Commission discuss the proposal and provide direction to Staff on areas that need further clarification, additional information, or where concerns exist.

Attached, please find a copy of the Public Hearing Notice, Petitioner’s Narrative Statement, and Preliminary Development Plan packet.

Attachments

1. Public Hearing Notice
2. Petitioner’s Narrative Statement
3. Preliminary Development Plan
4. Outboundary Survey
5. Tree Stand Delineation
6. Tree Preservation Plan (*informational only*)



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Wednesday, June 12, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearings will be as follows:

P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu): A request for a zoning map amendment from the "NU" Non-Urban District to an "E-1/2AC" Estate District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

And

P.Z. 07-2019 15750 Old Clarkson Rd (Kumara S. Vadivelu): A request for a zoning map amendment from the "E-1/2AC" Estate District to a "PUD" Planned Unit Development for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Andrew Stanislav at 636.537.4738 or via e-mail at astanislav@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

CLARKSON HILLS RESERVE Zoning Narrative Statement

a. General Description of the Proposal:

Arch City Group is proposing to develop a 4.8 Acres of property along Old Clarkson Road and is requesting an E-1/2 AC PUD zoning in order to permit the development. The project consists of 5 large, wooded, new building sites around the existing 5600 sf house in the middle. Arch City Group will be building High End Homes 3000 to 4500 sf size with 3 car garage with many upgrades as standard in the base. Arch City Group has made every effort to preserve the many existing natural resources located on site. This project meets and exceeds all of the relevant PUD requirements.

b. List of requested uses:

Arch City Group is requesting single family detached residential use for the entire site. The site will also contain common ground and the streets inside the property will be private streets which will be designed and constructed in accordance with the City's guidelines for residential construction.

c. Proposed Land Uses and development standards

Arch City Group is requesting a single family detached residential use for the site. The development standards are noted throughout this application and identified on the plan. The proposed density is above ½ acre. The plan includes 6 lots on a 4.8 acres.

The maximum building height will be a maximum of forty five feet which is consistent with the E-1/2 AC district.

The minimum front yard setback will be 20'. The minimum rear yard setback will be 15' and the minimum side yard setback will be 15'.

d. Exceptions or variations from the requirement of the Zoning Ordinance:

Pursuant to the City's Zoning Code, the purpose of the PUD is to encourage flexibility to the density requirements and development standards of the zoning ordinance. In the calculation of the lot size the Landscape buffer and the roadway easement is all included to achieve the minimum ½ acre lots size. This allows for the inclusion of more common ground and preserve the existing creek untouched on the south and west side of the property.

e. Phases of construction

Arch City Group anticipates the entire site will be developed in one phase.

f. Landscaping and Tree Preservation:

Arch City Group is proposing to preserve over 40% of the existing tree canopy which is quite a bit more than the minimum 30% required by the City. The Preservation of these trees is an important characteristic of the overall community and is also identified as a key design feature for the PUD in the City's Zoning Code.

In addition to the tree preservation, Arch City Group will provide extensive landscaping throughout the community.

g. Character of and rationale for the PUD:

The City's zoning code states that the purpose of the PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new development; to promote the most appropriate use of the land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

First, Arch City Group wanted a project to compliment the existing communities in the area. After careful study of the surrounding area, Arch City Group determined that a R-2 or E-1/2 AC Estate zoning would be most appropriate for the site, since it is surrounded by R-2, R1A, R-6 and R6A. While the E-1/2 AC Estate zoning does not yield as many homes, it is important to preserve the natural characteristics of the Old Clarkson Corridor. The City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD.

Site contains many natural features and Arch City Group has sought to preserve many of these features. The natural features will also enhance the desirability of the location which contributes to the sustainability of the community. The environmental benefits of preserving these natural resources are numerous. The natural vegetation will cleanse and filter storm water and recharge the groundwater. In addition to the many environmental benefits, these features serve to provide residents with an identity to their community which further promotes sustainability. The preservation of these natural features achieves another design feature of the PUD identified in the City's Zoning Code.

As always Arch City Group wants to design a subdivision with lots of the upgraded architectural features as standard in its design.

The PUD is necessary in order to allow for flexibility in some of the design standards in E-1/2 AC Estate zoning category while preserving many of the natural resources on the site. Most notably, to achieve the minimum ½ acre lot size, Arch City Group would like to include the Landscape Buffer and Streets rights a way areas to be included in the lot size area calculation.

Also we would like to get an exception to the minimum 40' width for the access portion of the flag lot.

Based on the site plan, Arch City Group anticipates that nearly 35% of the site will be left untouched in its natural state. These natural areas will not be graded and the natural slopes and vegetation will remain. The PUD section of the City's Zoning Code states that maintaining existing topography, soils and vegetation is a design feature for the PUD.

The design and construction of homes with an architectural vernacular that exceeds the typical building designs is also noted as a design feature in the PUD section of the City's Zoning Code. This design feature is achieved by offering Arch City Group's standard design which in itself is a high-end home with all usual upgrades as standard. Three Car Garages, Stone and Brick elements and low maintenance exteriors.

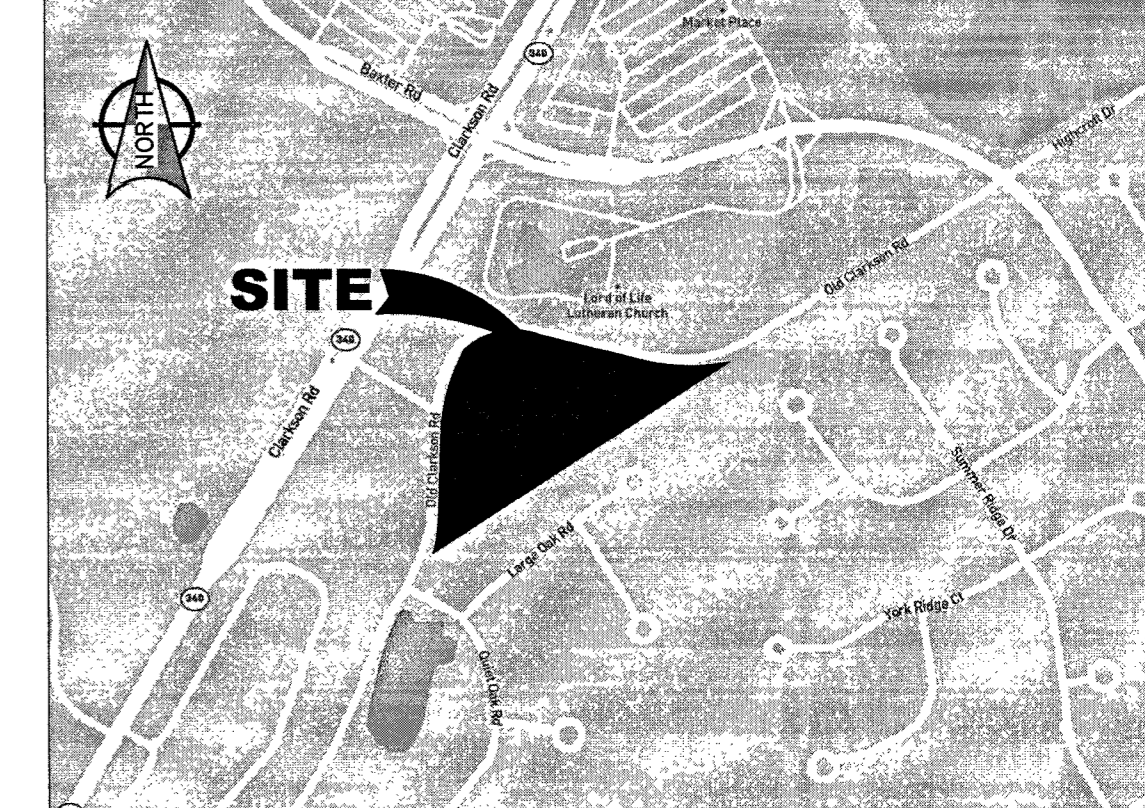
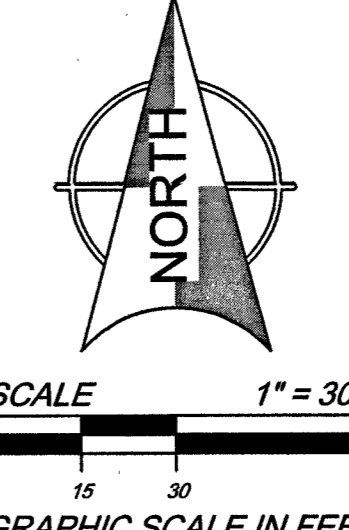
The City's Zoning Code identifies environmentally conscious building techniques as a design feature of the PUD. Arch City Group offers several sustainable and environmentally conscious features as standard in its design like energy efficient appliances, low-e windows, high efficiency HVAC systems etc.

PRELIMINARY DEVELOPMENT PLAN

BENCH MARKS
 BM #12338 NGVD29 Elev = 560.14
 Cut "1" in the southwest corner of flush style traffic signal vault in grass area northeast of the intersection of Clarkson Road and Baxter Road; roughly 2 feet east of the back of sidewalk along Clarkson Road, 15 feet west of the westernmost corner of a decorative brick wall and sign for Dierbergs Market Place, and 8 feet south of a wooden utility pole.
 ELEVATION = 560.14

SITE BM #1: "O" In open of fire hydrant, North side of Old Clarkson Road, North of this site.
 ELEVATION = 553.14

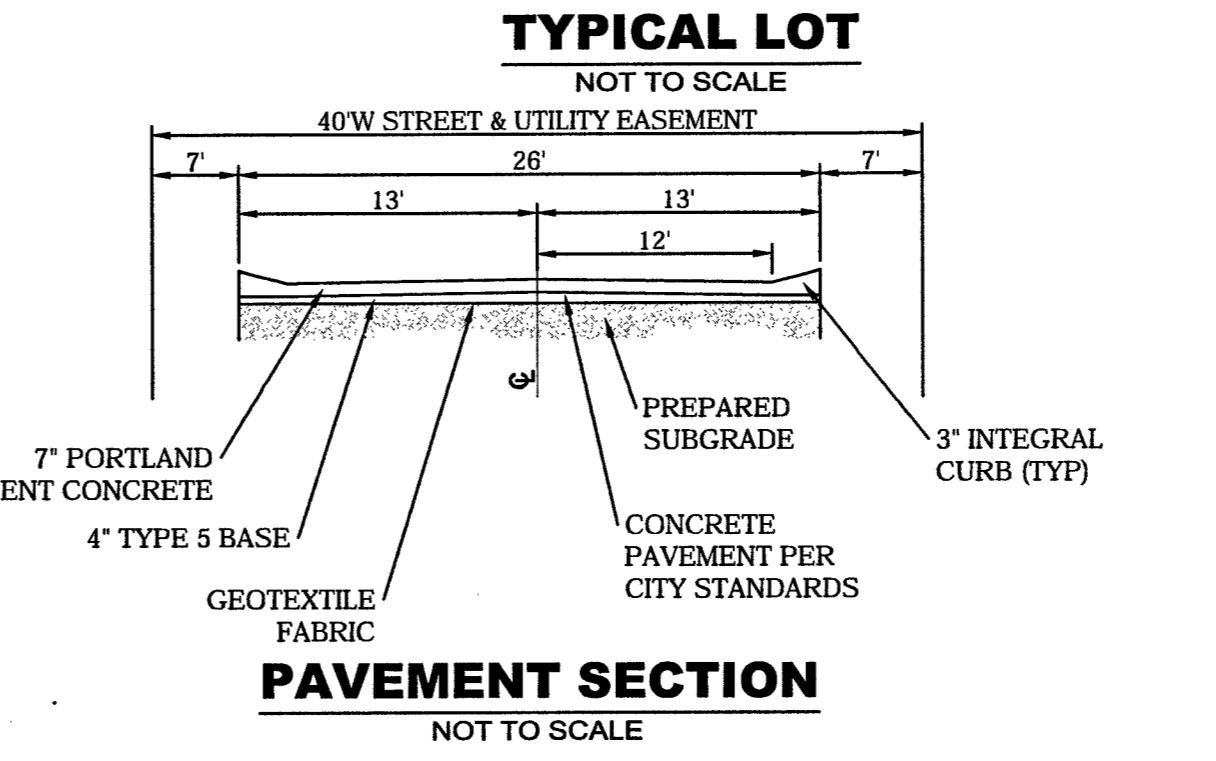
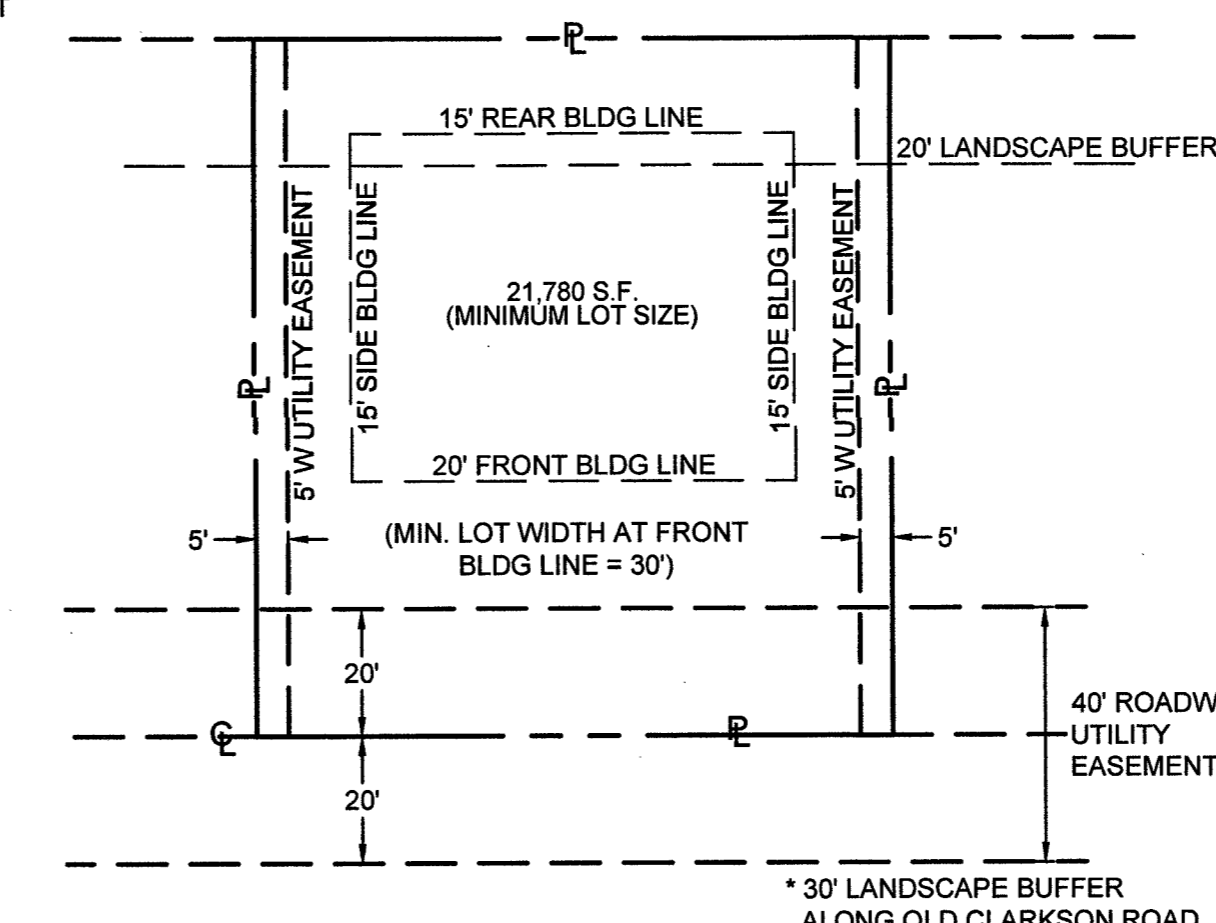
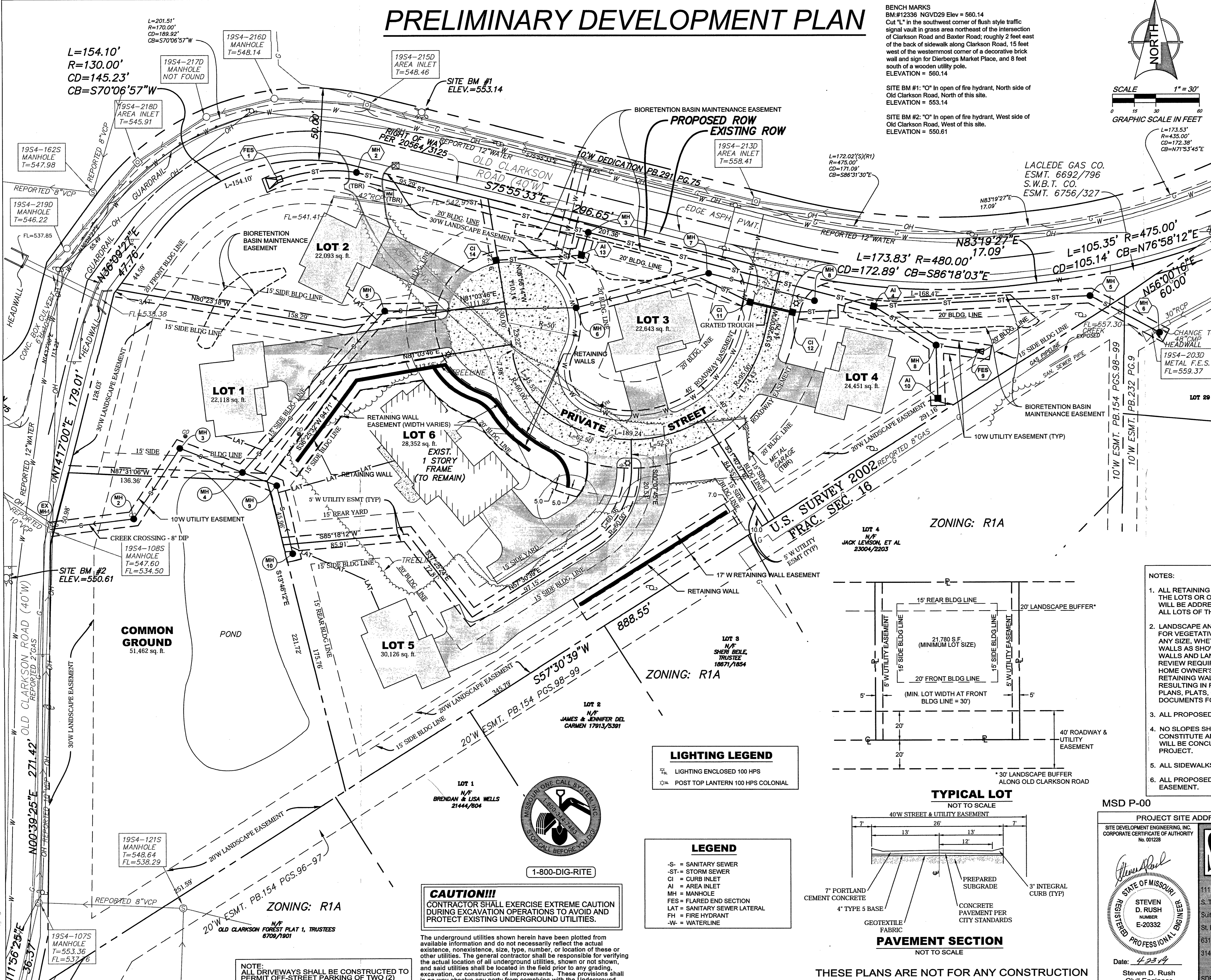
SITE BM #2: "O" In open of fire hydrant, West side of Old Clarkson Road, West of this site.
 ELEVATION = 550.61



LOCATION MAP
NOT TO SCALE

PROJECT INFORMATION

- ADDRESS OF SITE: 15750 OLD CLARKSON RD CHESTERFIELD, MO 63017
- PROPERTY OWNER: GROSZ RICK B AND CAROL L HW 15750 OLD CLARKSON ROAD CHESTERFIELD, MO 63017
- OWNER UNDER CONTRACT: ARCH CITY GROUP, LLC 305 AVANTI COURT O'FALLON, MO 63368
- LOCATOR NUMBER: 19S130015
- CURRENT ZONING: "NU" (NON-URBAN)
- PROPOSED ZONING: E-1/2 ACRE AND P.U.D.
- AREA OF SITE: 207,516 S.F. (4.76 AC.)
- MINIMUM LOT SIZE: 21,780 S.F.
- SCHOOL DISTRICT: PARKWAY
- FIRE DISTRICT: MONARCH
- EXISTING USE: SINGLE FAMILY RESIDENCE
- PROPOSED USE: 6 RESIDENTIAL LOTS
- BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 15 FEET
REAR: 15 FEET
- ALLOWABLE BUILDING HEIGHT: 3 STORIES OR 45' IN HEIGHT
- DISTURBED AREA: 2.72 AC
- TOTAL NON-DISTURBED AREA = 82,862 SF = 1.90 AC
- STORM DIFFERENTIAL RUNOFF (15 YR - 20 MIN): 1.11 CFS
- AREA OF OPEN SPACE: 3.75 AC = 78.8%
- THE MOUNTED HEIGHT OF PROPOSED LIGHT FIXTURES SHALL NOT BE LESS THAN 16 FEET ABOVE GRADE.



THESE PLANS ARE NOT FOR ANY CONSTRUCTION AND ARE TO BE CONSIDERED CONCEPTUAL ONLY.

LIGHTING LEGEND
 ☼ LIGHTING ENCLOSED 100 HPS
 ☼ POST TOP LANTERN 100 HPS COLONIAL

LEGEND
 -S- = SANITARY SEWER
 -ST- = STORM SEWER
 CI = CURB INLET
 AI = AREA INLET
 MH = MANHOLE
 FES = FLARED END SECTION
 LAT = SANITARY SEWER LATERAL
 FH = FIRE HYDRANT
 -W- = WATERLINE

CAUTION!!!
 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION OPERATIONS TO AVOID AND PROTECT EXISTING UNDERGROUND UTILITIES.

The underground utilities shown herein have been 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 said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

- NOTES:**
- ALL RETAINING WALL LANDSCAPE EASEMENTS WILL BE LOCATED WITHIN THE BOUNDARIES OF THE LOTS OR ON COMMON GROUND. MAINTENANCE OF THE RETAINING WALLS AND LANDSCAPING WILL BE ADDRESSED IN THE SUBDIVISION INDENTURES AND WILL BE A COMMON EXPENSE FOR ALL LOTS OF THIS SUBDIVISION.
 - LANDSCAPE AND TREE PRESERVATION EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING AND EXISTING VEGETATION RESPECTIVELY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT WITH THE EXCEPTION OF THE RETAINING WALLS AS SHOWN ON THIS PLAN, ARE NOT PERMITTED WITHIN THESE EASEMENTS. RETAINING WALLS AND LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE RESIDENT OR A HOME OWNER'S ASSOCIATION. FAILURE TO MAINTAIN AND/OR PRESERVE LANDSCAPING AND RETAINING WALLS MAY RESULT IN INSPECTION AND ISSUANCE OF A CITATION(S) POTENTIALLY RESULTING IN FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL). APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. REVIEW OF PROPOSED STEEP SLOPES WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING OR IMPROVEMENT PLANS FOR THE PROJECT.
 - ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA STANDARDS.
 - ALL PROPOSED SANITARY AND STORM SEWERS SHALL BE COVERED BY A 10' WIDE UTILITY EASEMENT.

MSD P-00 MSD BASE MAP NO. 19S

PROJECT SITE ADDRESS / LOCATION: 15750 OLD CLARKSON RD, CHESTERFIELD, MO 63017

SITE DEVELOPMENT ENGINEERING, INC.
 CORPORATE CERTIFICATE OF AUTHORITY
 No. 001228

SDE

RECEIVED
 APR 23 2019
 City of Chesterfield
 Department of Public Services

SITE DEVELOPMENT ENGINEERING, INC.
 PLANNING • CONSULTING • CIVIL ENGINEERING

15750 OLD CLARKSON ROAD

DATE: APR. 11, 2018
 CHECKED BY: SDR
 JOB NO.: 218-110
 DRAWN BY: JDF
 SCALE: 1" = 30'

11137
 S. Towne Square
 Suite A
 St. Louis, Missouri
 63123
 314-822-4800
 SDE-civil.com

STEVEN D. RUSH
 REGISTERED PROFESSIONAL ENGINEER
 No. E-20332
 Date: 4/23/19
 Steven D. Rush
 Civil Engineer
 License No. E-20332

SITE, PAVING AND UTILITY PLAN

REV: x SHEET: **1 of 2**

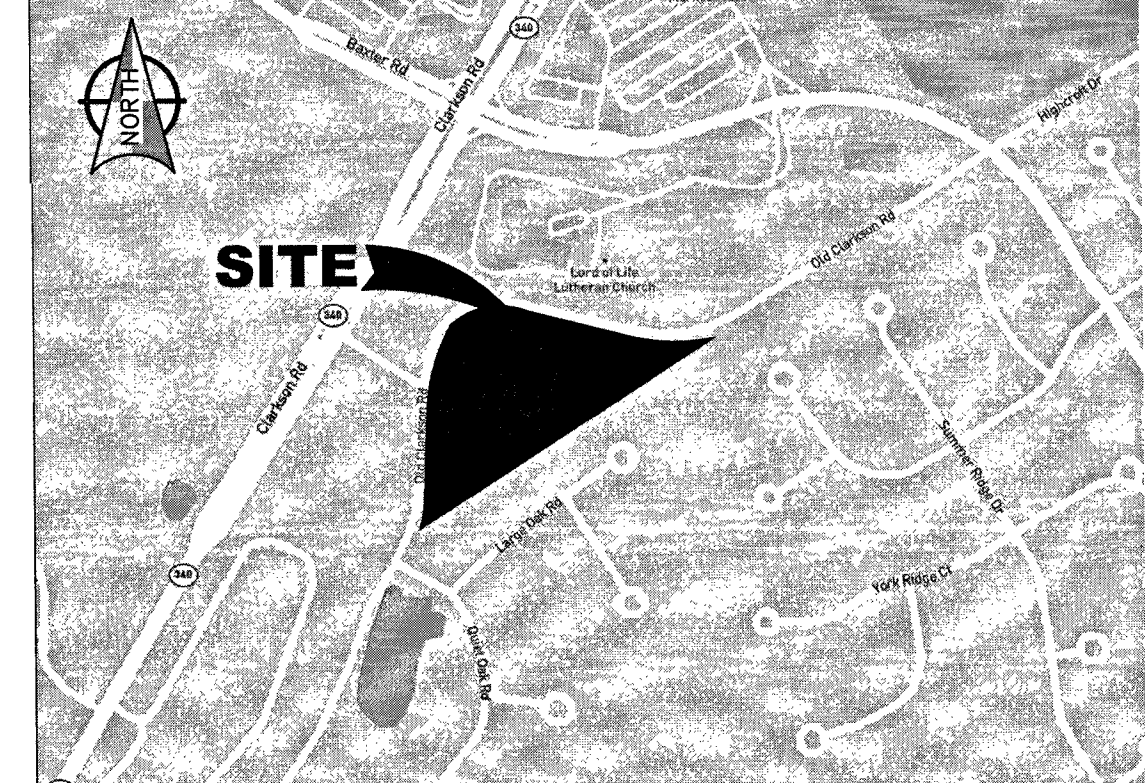
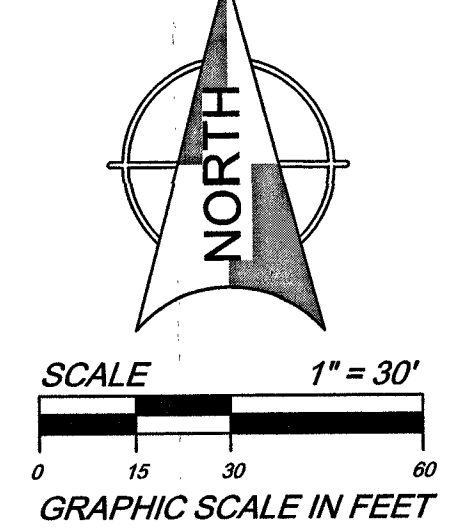


PRELIMINARY DEVELOPMENT PLAN

BOUNDARY MARKS
 BM.#12336 NGVD29 Elev = 560.14
 Cut "L" in the southwest corner of flush style traffic signal vault in grass area northeast of the intersection of Clarkson Road and Baxter Road; roughly 2 feet east of the back of sidewalk along Clarkson Road, 15 feet west of the westernmost corner of a decorative brick wall and sign for Dierbergs Market Place, and 8 feet south of a wooden utility pole.
 ELEVATION = 560.14

SITE BM #1: "O" in open of fire hydrant, North side of Old Clarkson Road, North of this site.
 ELEVATION = 553.14

SITE BM #2: "O" in open of fire hydrant, West side of Old Clarkson Road, West of this site.
 ELEVATION = 550.61

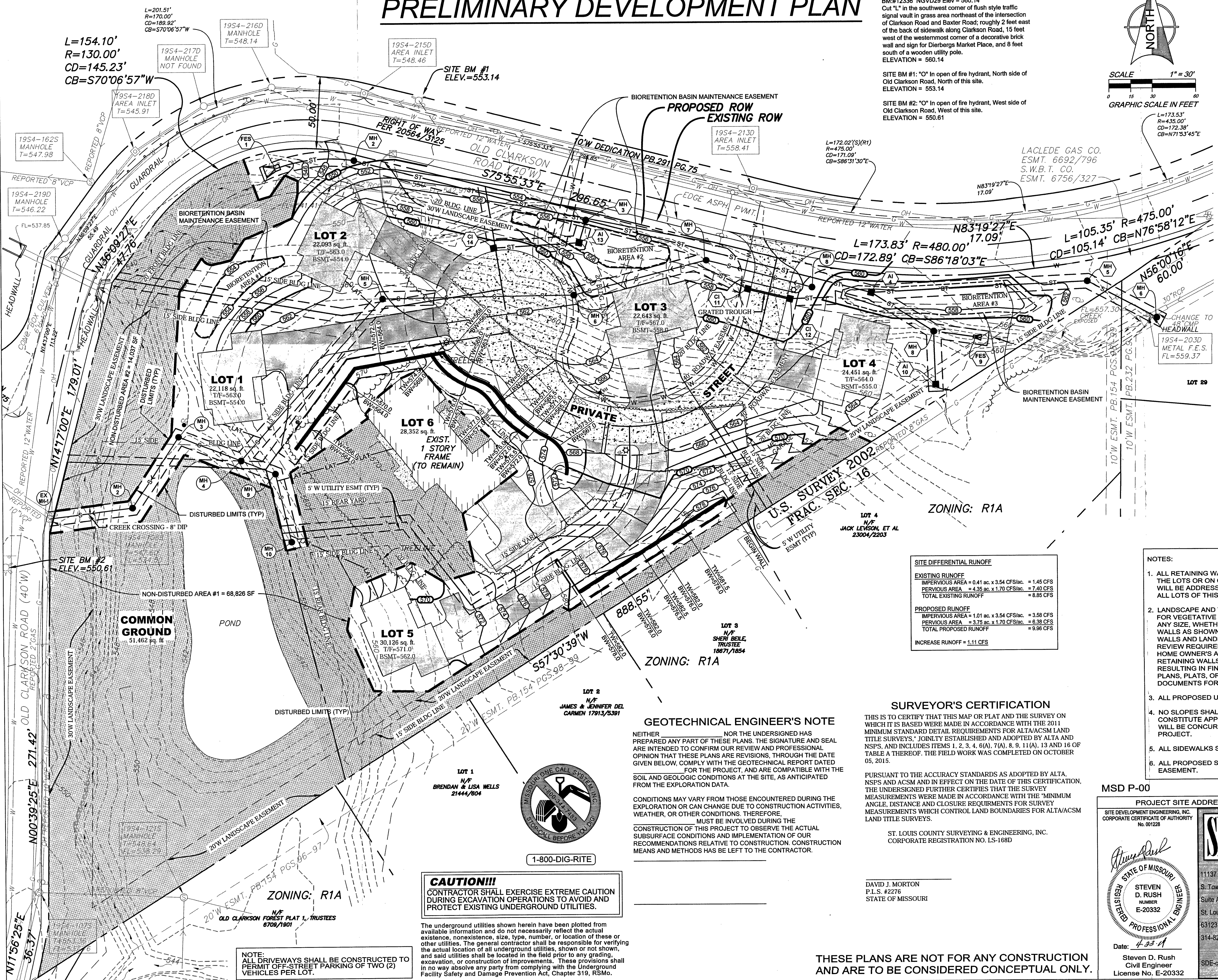


LOCATION MAP

NOT TO SCALE

PROJECT INFORMATION

- ADDRESS OF SITE: 15750 OLD CLARKSON RD CHESTERFIELD, MO 63017
- PROPERTY OWNER: GROSZ RICK B AND CAROL L. HW 15750 OLD CLARKSON ROAD CHESTERFIELD, MO 63017
- OWNER UNDER CONTRACT: ARCH CITY GROUP, LLC 305 AVANTI COURT O'FALLON, MO 63368
- LOCATOR NUMBER: 19S130015
- CURRENT ZONING: "NU" (NON-URBAN)
- PROPOSED ZONING: E-1/2 AC AND P.U.D.
- AREA OF SITE : 207,516 S.F. (4.76 AC.)
- MINIMUM LOT SIZE: 21,780 S.F.
- SCHOOL DISTRICT: PARKWAY
- FIRE DISTRICT: MONARCH
- EXISTING USE: SINGLE FAMILY RESIDENCE
- PROPOSED USE: 6 RESIDENTIAL LOTS
- BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 15 FEET
REAR: 15 FEET
- ALLOWABLE BUILDING HEIGHT: 3 STORIES OR 45' IN HEIGHT
- DISTURBED AREA: 2.72 AC
- TOTAL NON-DISTURBED AREA = 82,862 SF = 1.90 AC
- STORM DIFFERENTIAL RUNOFF (15 YR - 20 MIN): 1.11 CFS
- AREA OF OPEN SPACE: 3.75 AC = 78.8%
- THE MOUNTED HEIGHT OF PROPOSED LIGHT FIXTURES SHALL NOT BE LESS THAN 16 FEET ABOVE GRADE.



SITE DIFFERENTIAL RUNOFF	
EXISTING RUNOFF	
IMPERVIOUS AREA = 0.41 ac. x 3.54 CFS/ac. = 1.45 CFS	
PERVIOUS AREA = 4.35 ac. x 1.70 CFS/ac. = 7.40 CFS	
TOTAL EXISTING RUNOFF = 8.85 CFS	
PROPOSED RUNOFF	
IMPERVIOUS AREA = 1.01 ac. x 3.54 CFS/ac. = 3.58 CFS	
PERVIOUS AREA = 3.75 ac. x 1.70 CFS/ac. = 6.38 CFS	
TOTAL PROPOSED RUNOFF = 9.96 CFS	
INCREASE RUNOFF = 1.11 CFS	

- NOTES:**
- ALL RETAINING WALL LANDSCAPE EASEMENTS WILL BE LOCATED WITHIN THE BOUNDARIES OF THE LOTS OR ON COMMON GROUND. MAINTENANCE OF THE RETAINING WALLS AND LANDSCAPING WILL BE ADDRESSED IN THE SUBDIVISION INDENTURES AND WILL BE A COMMON EXPENSE FOR ALL LOTS OF THIS SUBDIVISION.
 - LANDSCAPE AND TREE PRESERVATION EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING AND EXISTING VEGETATION RESPECTIVELY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT WITH THE EXCEPTION OF THE RETAINING WALLS AS SHOWN ON THIS PLAN, ARE NOT PERMITTED WITHIN THESE EASEMENTS. RETAINING WALLS AND LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE RESIDENT OR A HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN AND/OR PRESERVE LANDSCAPING AND RETAINING WALLS MAY RESULT IN INSPECTION AND ISSUANCE OF A CITATION(S) POTENTIALLY RESULTING IN FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL). APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. REVIEW OF PROPOSED STEEP SLOPES WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING OR IMPROVEMENT PLANS FOR THE PROJECT.
 - ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA STANDARDS.
 - ALL PROPOSED SANITARY AND STORM SEWERS SHALL BE COVERED BY A 10' WIDE UTILITY EASEMENT.

GEOTECHNICAL ENGINEER'S NOTE

NEITHER _____ NOR THE UNDERSIGNED HAS PREPARED ANY PART OF THESE PLANS. THE SIGNATURE AND SEAL ARE INTENDED TO CONFIRM OUR REVIEW AND PROFESSIONAL OPINION THAT THESE PLANS ARE REVISIONS, THROUGH THE DATE GIVEN BELOW, COMPLY WITH THE GEOTECHNICAL REPORT DATED _____ FOR THE PROJECT, AND ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE, AS ANTICIPATED FROM THE EXPLORATION DATA.

CONDITIONS MAY VARY FROM THOSE ENCOUNTERED DURING THE EXPLORATION OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES, WEATHER, OR OTHER CONDITIONS. THEREFORE, _____ MUST BE INVOLVED DURING THE CONSTRUCTION OF THIS PROJECT TO OBSERVE THE ACTUAL SUBSURFACE CONDITIONS AND IMPLEMENTATION OF OUR RECOMMENDATIONS RELATIVE TO CONSTRUCTION. CONSTRUCTION MEANS AND METHODS HAS BEEN LEFT TO THE CONTRACTOR.



1-800-DIG-RITE

CAUTION!!!
 CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION OPERATIONS TO AVOID AND PROTECT EXISTING UNDERGROUND UTILITIES.

The underground utilities shown herein have been 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 said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11(A), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 05, 2015.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
 CORPORATE REGISTRATION NO. LS-168D

DAVID J. MORTON
 P.L.S. #2276
 STATE OF MISSOURI

THESE PLANS ARE NOT FOR ANY CONSTRUCTION AND ARE TO BE CONSIDERED CONCEPTUAL ONLY.

MSD P-00

MSD BASE MAP NO. 19S

PROJECT SITE ADDRESS / LOCATION: 15750 OLD CLARKSON RD., CHESTERFIELD, MO 63017

SDE SITE DEVELOPMENT ENGINEERING, INC.
 CORPORATE CERTIFICATE OF AUTHORITY No. 001225

SDE 11137 S. Towne Square, Suite A, St. Louis, Missouri 63123, 314-822-4800, SDE-civil.com

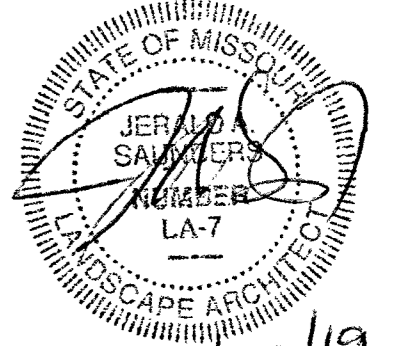
STEVEN D. RUSH
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 NUMBER E-20332
 Date: 4.23.16
 Steven D. Rush
 Civil Engineer
 License No. E-20332

15750 OLD CLARKSON ROAD

DATE: APR. 11, 2018
 CHECKED BY: SDR
 JOB NO.: 218-110
 DRAWN BY: JDF
 SCALE: 1" = 30'

GRADING PLAN

REV: X SHEET: 2 of 2



Jerald Saunders, Landscape Architect
 MO License # LA-007
 Consultants:

15750 Old Clarkson

Chesterfield, Missouri

Revisions:

Date	Description	No.
11/16/18	Client Comments	
11/29/18	Client Comments	
4/8/19	Plan Changes	
4/16/19	Plan Changes	
4/23/19	Plan Changes	

Drawn: KP
 Checked: RS

loomisAssociates

landscape architects/planners
 707 South 40th Street, Suite 105
 St. Louis, MO 63105-1054
 P: 636.591.3565 F: 636.591.0797
 e-mail: info@loomis-associates.com

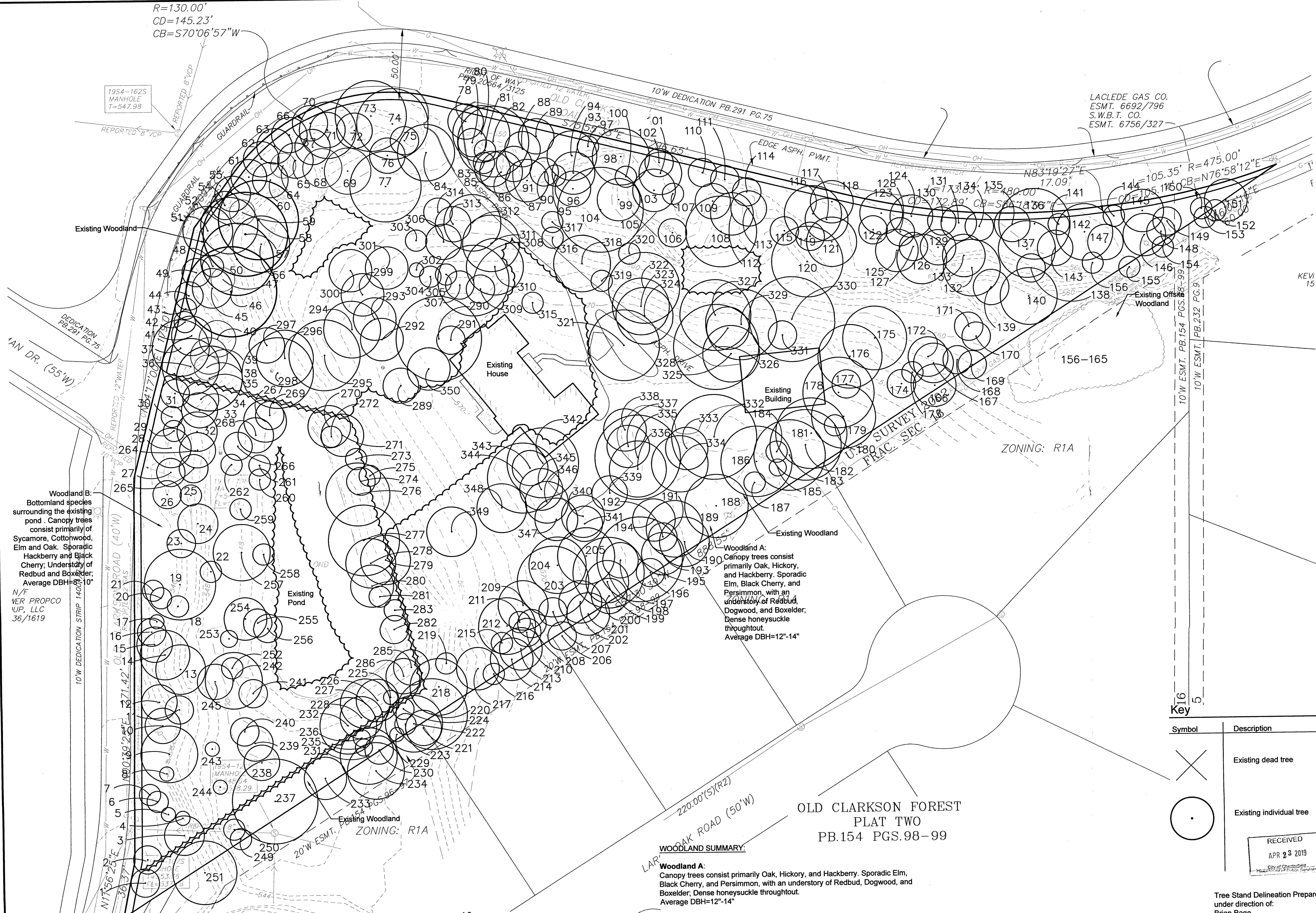
Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD-1
Date:	9/24/18
Job #:	972.002

R=130.00'
 CD=145.23'
 CB=S70°06'57"W

1954-1625
 MANHOLE
 T=547.98

LACLEDE GAS CO.
 ESMT. 6692/796
 S.W.B.T. CO.
 ESMT. 6756/327



Woodland B:
 Bottomland species surrounding the existing pond. Canopy trees consist primarily of Sycamore, Cottonwood, Elm and Oak. Sporadic Hackberry and Black Cherry; Understory of Redbud and Boxelder. Average DBH=8"-10"

N/F
 VER PROPCO
 U/P, LLC
 36/1619

Woodland A:
 Canopy trees consist primarily Oak, Hickory, and Hackberry. Sporadic Elm, Black Cherry, and Persimmon, with an understory of Redbud, Dogwood, and Boxelder. Dense honeysuckle throughout. Average DBH=12"-14"

WOODLAND SUMMARY:

Woodland A:
 Canopy trees consist primarily Oak, Hickory, and Hackberry. Sporadic Elm, Black Cherry, and Persimmon, with an understory of Redbud, Dogwood, and Boxelder. Dense honeysuckle throughout. Average DBH=12"-14"

Woodland B:
 Bottomland species surrounding the existing pond. Canopy trees consist primarily of Sycamore, Cottonwood, Elm and Oak. Sporadic Hackberry and Black Cherry; Understory of Redbud and Boxelder. Average DBH=8"-10"

Total Site Area	=	4.6 acres
Woodland Area	=	181,453 s.f. (4.17 acres)
Total Existing Canopy	=	181,453 s.f. (4.17 acres)

Tree Stand Delineation
 SCALE 1"=30'

Symbol	Description
⊗	Existing dead tree
○	Existing individual tree

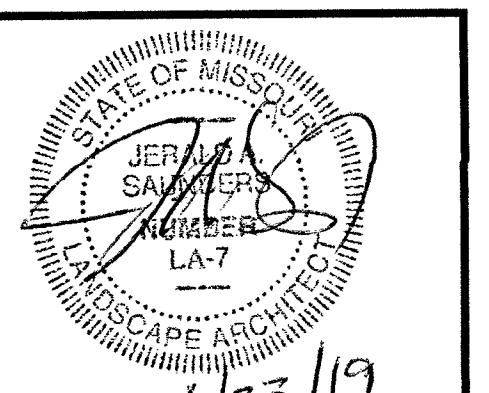
RECEIVED
 APR 23 2019
 City of Chesterfield
 Department of Public Services

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

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Redbud	6	20	3	
2	Hickory	10	20	3	
3	Boxelder	10	30	2	x3
4	Hickory	5	10	3	
5	Hackberry	7	10	2	
6	Hackberry	8	15	2	
7	Hackberry	8	15	2	
8	Hackberry	7	10	2	
9	Hickory	18	40	3	
10	Hickory	12	25	2	
11	Oak	24	35	1	power lines
12	Hackberry	12	25	2	
13	Oak	28	35	1	power lines
14	Black Cherry	14	35	2	
15	Hickory	12	25	2	
16	Hickory	8	20	2	
17	Hickory	6	10	1	
18	Elm	8	15	2	
19	White Oak	28	50	2	
20	Hickory	6	15	2	
21	Redbud	5	50	2	
22	Red Oak	24	15	3	
23	Boxelder	10	20	2	
24	Hackberry	14	30	2	
25	Hackberry	8	15	2	
26	Hackberry	10	20	2	
27	Elm	12	20	1	power lines
28	Hickory	18	30	2	power lines
29	Elm	7	15	2	power lines
30	Hickory	8	15	2	power lines
31	Dogwood	5	20	2	
32	Hickory	10	30	2	
33	Hickory	8	25	2	
34	Hickory	8	25	2	
35	White Oak	28	50	2	
36	White Oak	24	40	2	power lines
37	White Oak	24	40	2	power lines
38	Hackberry	8	20	2	
39	Elm	10	30	2	
40	Hackberry	10	30	2	
41	White Oak	18	30	1	
42	Boxelder	8	15	1	power lines
43	White Oak	12	15	1	power lines
44	Red Oak	12	20	2	power lines
45	White Oak	16	30	2	
46	White Oak	24	50	2	
47	Hickory	8	10	3	
48	Hickory	8	15	2	
49	Hickory	6	20	2	
50	Red Oak	22	50	2	
51	Hickory	16	35	2	power lines
52	Oak	18	40	1	
53	Hickory	8	25	2	
54	Elm	8	20	2	
55	Hackberry	6	20	2	
56	Red Oak	1	40	2	
57	White Oak	22	60	3	
58	White Oak	22	60	3	
59	Hickory	8	20	3	
60	Red Oak	10	25	2	
61	Boxelder	8	20	2	
62	Boxelder	8	20	2	
63	Ash	10	15	1	power lines
64	Ash	10	15	1	power lines
65	Hickory	8	25	3	
66	Boxelder	8	15	1	power lines
67	Hickory	8	25	3	
68	Hickory	12	30	3	
69	Hickory	12	30	3	
70	Hackberry	5	15	2	
71	Ash	10	15	1	
72	Hickory	8	25	2	
73	White Oak	24	50	2	
74	White Oak	20	50	2	
75	Elm	10	20	1	
76	White Oak	12	25	2	
77	White Oak	18	50	3	
78	Bald Cypress	18	25	3	
79	Hickory	10	20	2	
80	Ash	16	40	2	
81	Red Oak	5	15	3	
82	Hickory	30	50	1	
83	Hackberry	8	15	2	
84	White Oak	16	40	2	
85	Hickory	8	25	2	
86	Ash	16	30	2	
87	White Oak	16	25	2	
88	Hickory	16	25	2	
89	Hickory	16	25	2	
90	Hickory	8	20	2	
91	Hackberry	12	30	3	
92					
93	Elm	14	30	2	
94	Hickory	18	35	3	
95	Elm	8	15	2	
96	Hickory	10	25	3	
97	Hackberry	7	15	2	
98	Hickory	18	40	3	
99	Ash	16	30	1	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
100	Boxelder	6	15	2	
101	Hickory	10	30	3	
102	Hickory	8	20	2	
103	Hickory	10	30	2	
104	White Oak	28	60	2	
105	White Oak	28	-	0	dead
106	Hackberry	5	20	3	
107	Hickory	5	15	2	
108	White Oak	24	50	2	
109	Hackberry	12	25	2	
110	Boxelder	8	20	2	
111	Boxelder	8	20	2	
112	Elm	10	30	2	
113	Hickory	12	25	2	
114	Oak	8	20	2	
115	Hickory	8	20	3	
116	Ash	24	40	2	
117	Hackberry	12	30	2	
118	Boxelder	12	30	3	
119	Sugar Maple	6	20	2	
120	White Oak	18	50	2	
121	White Oak	24	35	2	severe lean
122	Sugar Maple	8	20	2	
123	Hackberry	12	30	2	
124	Hickory	12	30	2	
125	Boxelder	6	15	2	
126	Hackberry	16	35	2	
127	Hackberry	10	20	2	
128	Hackberry	12	20	2	
129	Hickory	10	25	3	
130	White Oak	8	20	2	
131	Elm	8	25	2	
132	Hackberry	18	40	2	x2
133	Elm	8	30	3	
134	Red Oak	6	20	2	
135	Hickory	10	25	2	
136	White Oak	26	50	2	
137	White Oak	22	40	2	
138	White Oak	22	20	1	
139	Hackberry	10	25	2	
140	White Oak	18	40	2	
141	Elm	6	15	2	
142	Red Oak	28	40	2	heavy pruning
143	Sycamore	6	25	3	
144	Elm	10	15	2	
145	Oak	30	30	2	heavy pruning
146	Oak	14	30	2	
147	Black Cherry	10	25	2	
148	Persimmon	6	20	3	
149	Oak	6	20	2	
150	Redbud	8	15	2	
151	Boxelder	16	30	2	
152	Pine	5	15	2	offsite
153	Pine	5	15	2	offsite
154	Pine	5	15	2	offsite
155	Pine	8	15	2	offsite
156	Boxelder	5	15	2	offsite
157	Black Cherry	10	20	2	offsite
158	Black Cherry	10	20	2	offsite
159	Elm	6	15	2	offsite
160	White Oak	24	50	2	offsite
161	White Oak	18	40	2	offsite
162	Red Oak	10	25	2	offsite
163	White Oak	20	50	3	offsite
164	White Oak	12	30	2	offsite
165	White Oak	16	40	2	offsite
166	Hackberry	14	30	2	
167	Hackberry	8	25	2	
168	Elm	6	20	2	
169	Hickory	12	20	2	
170	Hackberry	12	20	2	
171	Hickory	5	20	3	
172	Hackberry	12	25	2	lean
173	Hickory	6	15	2	
174	Oak	8	20	2	
175	White Oak	22	40	2	
176	Red Oak	28	45	1	
177	Hickory	10	20	2	
178	Hickory	14	50	3	
179	White Oak	20	45	3	
180	Hackberry	8	15	2	
181	White Oak	24	50	3	
182	White Oak	24	50	3	
183	White Oak	24	50	3	
184	Elm	12	15	2	
185	Hackberry	5	12	2	
186	White Oak	22	50	3	
187	Hickory	6	15	2	
188	White Oak	24	45	3	
189	Hickory	18	40	3	
190	Hickory	16	35	3	
191	White Oak	24	40	2	
192	Hickory	6	20	2	
193	Hackberry	12	30	3	
194	Hickory	12	30	2	
195	White Oak	24	60	2	
196	Hackberry	8	20	2	
197	Hickory	12	25	3	
198	White Oak	18	50	3	
199	Hickory	12	30	2	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
200	Hickory	12	25	3	
201	Hickory	14	30	3	
202	Hickory	12	30	3	
203	White Oak	22	50	3	
204	White Oak	14	40	2	
205	White Oak	18	40	2	
206	Hickory	6	20	2	offsite
207	Hickory	5	20	2	
208	Hickory	12	20	3	
209	White Oak	24	35	3	
210	Hackberry	10	20	3	
211	Hackberry	8	15	3	
212	White Oak	30	40	1	
213	White Oak	20	30	2	
214	White Oak	24	30	2	
215	Black Cherry	6	15	2	
216	Hickory	8	15	2	
217	Hickory	16	30	3	
218	Sycamore	24	40	3	
219	Black Cherry	8	15	2	
220	Cottonwood	28	50	3	
221	Hickory	12	25	2	offsite
222	Cottonwood	24	40	2	
223	Elm	12	15	1	
224	Black Cherry	10	15	2	
225	Elm	10	10	1	
226	Cottonwood	22	30	2	
227	Sycamore	22	35	3	
228	Elm	18	30	2	
229	Elm	5	10	2	
230	White Oak	18	-	0	
231	White Oak	20	40	2	
232	Cottonwood	24	40	3	
233	Hackberry	14	30	3	
234	White Oak	24	40	2	offsite
235	Elm	5	12	3	
236	Elm	5	12	3	
237	Red Oak	30	60	3	
238	Hackberry	14	25	2	
239	Hickory	10	25	2	
240	Hickory	8	20	3	
241	Hackberry	14	20	1	
242	Hackberry	24	40	3	
243	Red Oak	4	10	2	
244	Hickory	6	10	2	
245	Hackberry	14	25	2	
246					
247					
248					
249	Hickory	7	15	3	
250	Hickory	6	15	3	offsite
251	Hackberry	28	45	2	
252	Hackberry	8	15	2	
253	Hackberry	6	12	2	
254	Hickory	10	30	3	
255	Hickory	8	20	3	
256	Hickory	7	20	3	
257	Cottonwood	26	40	2	
258	Hickory	7	15	2	
259	Elm	6	15	2	
260	Hickory	8	15	3	
261	Sycamore	8	15	3	
262	Hickory	8	15	3	
263	Hackberry	16	35	2	
264	Hickory	12	25	3	
265	Hickory	12	20	2	
266	Hickory	8	20	3	
267	Elm	12	30	2	
268	Hickory	10	25	2	
269	Cottonwood	10	20	2	
270	Sycamore	12	30	3	
271	Hackberry	12	30	3	
272	Elm	8	15	2	
273	Hickory	8	15	2	
274	Hickory	14	20	2	
275	Hickory	14	15	2	
276	White Oak	28	45	3	
277	Red Oak	36	50		



Jerald Saunders, Landscape Architect
MO License # LA-007

Consultants:

LACLEDE GAS CO.
ESMT. 6692/796
S.W.B.T. CO.
ESMT. 6756/327

15750 Old Clarkson

Chesterfield, Missouri

Revisions:

Date	Description	No.
11/16/18	Client Comments	
11/29/18	Client Comments	
4/8/19	Plan Changes	
4/16/19	Plan Changes	
4/23/19	Plan Changes	

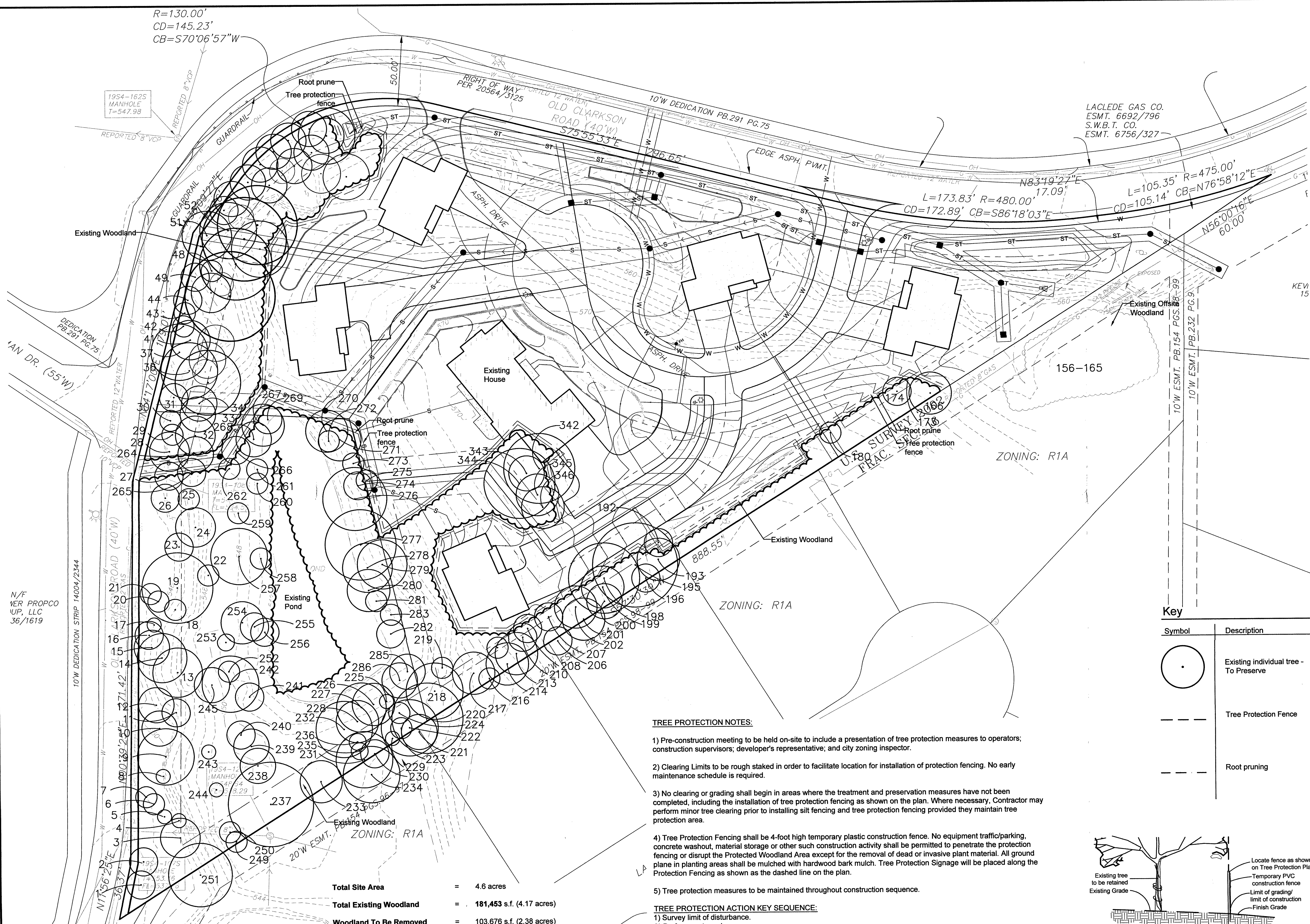
Drawn: KP
Checked: RS

loomisAssociates

landscapeArchitects/planners
209 South 40th Street, Suite 105
Chesterfield, Missouri 63005-1994
630 519-8968 Fax: 630 519-0599
e-mail: info@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Tree Preservation Plan
Sheet No.:	TPP-1
Date:	11/16/18
Job #:	972.002



N/F
VER PROPCO
UP, LLC
36/1619

10' W DEDICATION STRIP 14004/2344

R=130.00'
CD=145.23'
CB=S70°06'57"W

1954-1625
MANHOLE
T=547.98

REPORTED 8" VCP
REPORTED 8" VCP

REPORTED 12" WATER
REPORTED 12" WATER

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

REPORTED 8" GAS
REPORTED 8" GAS

Total Site Area	=	4.6 acres
Total Existing Woodland	=	181,453 s.f. (4.17 acres)
Woodland To Be Removed	=	103,676 s.f. (2.38 acres)
Woodland To Remain	=	77,777 s.f. (1.8 acres)
Total Existing Canopy To Remain	=	77,777 s.f. (1.8 acres) 42.9%

TREE PROTECTION NOTES:

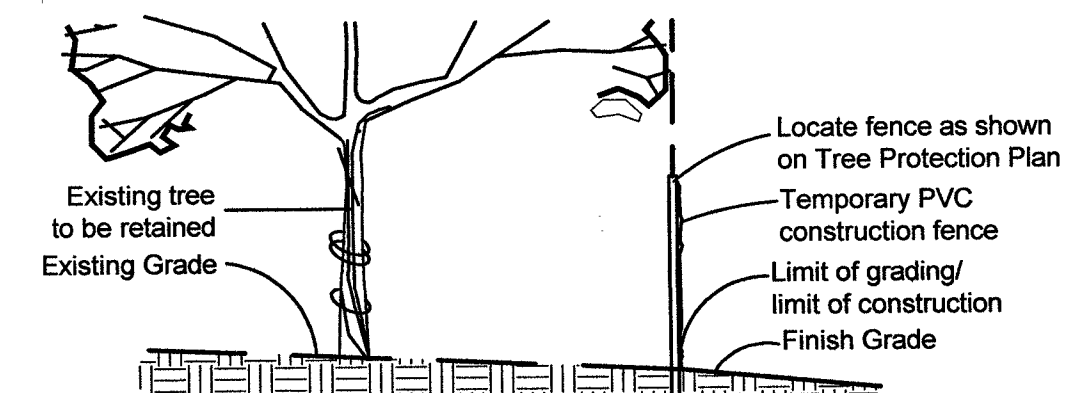
- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.

Key

Symbol	Description
	Existing individual tree - To Preserve
	Tree Protection Fence
	Root pruning

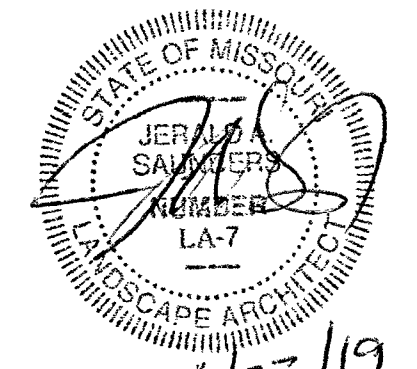


TREE PROTECTION DETAIL

RECEIVED
APR 23 2019

Tree Preservation Plan

SCALE 1"=30'



Jerald Saunders, Landscape Architect
MO License # LA-007

Consultants:

15750 Old Clarkson

Chesterfield, Missouri

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Redbud	6	20	3	
2	Hickory	10	20	3	
3	Boxelder	10	30	2	x3
4	Hickory	5	10	3	
5	Hackberry	7	10	2	
6	Hackberry	8	15	2	
7	Hackberry	8	15	2	
8	Hackberry	7	10	2	
9	Hickory	18	40	3	
10	Hickory	12	25	2	
11	Oak	24	35	1	power lines
12	Hackberry	12	25	2	
13	Oak	28	35	1	power lines
14	Black Cherry	14	35	2	
15	Hickory	12	25	2	
16	Hickory	8	20	2	
17	Hickory	6	10	1	
18	Elm	8	15	2	
19	White Oak	28	50	2	
20	Hickory	6	15	2	
21	Redbud	5	50	2	
22	Red Oak	24	15	3	
23	Boxelder	10	20	2	
24	Hackberry	14	30	2	
25	Hackberry	8	15	2	
26	Hackberry	10	20	2	
27	Elm	12	20	1	power lines
28	Hickory	18	30	2	power lines
29	Elm	7	15	2	power lines
30	Hickory	8	15	2	power lines
31	Dogwood	5	20	2	
32	Hickory	10	30	2	
33	Hickory	8	25	2	
34	Hickory	8	25	2	
36	White Oak	24	40	2	power lines
37	White Oak	24	40	2	power lines
41	White Oak	18	30	1	
42	Boxelder	8	15	1	power lines
43	White Oak	12	15	1	power lines
44	Red Oak	12	20	2	power lines
48	Hickory	8	15	2	
49	Hickory	6	20	2	
51	Hickory	16	35	2	power lines
52	Oak	18	40	1	

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
157	Black Cherry	10	20	2	offsite
158	Black Cherry	10	20	2	offsite
159	Elm	6	15	2	offsite
160	White Oak	24	50	2	offsite
161	White Oak	18	40	2	offsite
162	Red Oak	10	25	2	offsite
163	White Oak	20	50	3	offsite
164	White Oak	12	30	2	offsite
165	White Oak	16	40	2	offsite
166	Hackberry	14	30	2	
173	Hickory	6	15	2	
174	Oak	8	20	2	
180	Hackberry	8	15	2	
192	Hickory	6	20	2	
193	Hackberry	12	30	3	
195	White Oak	24	60	2	
196	Hackberry	8	20	2	
198	White Oak	18	50	3	
199	Hickory	12	30	2	
200	Hickory	12	25	3	
201	Hickory	14	30	3	
202	Hickory	12	30	3	
206	Hickory	6	20	2	offsite
207	Hickory	5	20	2	
208	Hickory	12	20	3	
210	Hackberry	10	20	3	
213	White Oak	20	30	2	
214	White Oak	24	30	2	
216	Hickory	8	15	2	
217	Hickory	16	30	3	
218	Sycamore	24	40	3	
219	Black Cherry	8	15	2	
220	Cottonwood	28	50	3	
221	Hickory	12	25	2	offsite
222	Cottonwood	24	40	2	
223	Elm	12	15	1	
224	Black Cherry	10	15	2	
225	Elm	10	10	1	
226	Cottonwood	22	30	2	
227	Sycamore	22	35	3	
235	Elm	5	12	3	
236	Elm	5	12	3	
237	Red Oak	30	60	3	

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
238	Hackberry	14	25	2	
239	Hickory	10	25	2	
240	Hickory	8	20	3	
241	Hackberry	14	20	1	
242	Hackberry	24	40	3	
243	Red Oak	4	10	2	
244	Hickory	6	10	2	
245	Hackberry	14	25	2	
246					
247					
248					
249	Hickory	7	15	3	
250	Hickory	6	15	3	offsite
251	Hackberry	28	45	2	
252	Hackberry	8	15	2	
253	Hackberry	6	12	2	
254	Hickory	10	30	3	
255	Hickory	8	20	3	
256	Hickory	7	20	3	
257	Cottonwood	26	40	2	
258	Hickory	7	15	2	
259	Elm	6	15	2	
260	Hickory	8	15	3	
261	Sycamore	8	15	3	
262	Hickory	8	15	3	
263	Hackberry	16	35	2	
264	Hickory	12	25	3	
267	Elm	12	30	2	
268	Hickory	10	25	2	
269	Cottonwood	10	20	2	
270	Sycamore	12	30	3	
271	Hackberry	12	30	3	
272	Elm	8	15	2	
273	Hickory	8	15	2	
274	Hickory	14	20	2	
283	Hickory	5	15	3	
284	White Oak	24	40	3	
285	Hackberry	14	25	2	
286	Hackberry	12	25	2	
342	White Oak	24	50	2	
343	Hickory	10	25	2	
344	White Oak	18	50	3	
345	White Oak	12	30	3	
346	White Oak	14	30	2	

Revisions:

Date	Description	No.
11/16/18	Client Comments	
11/29/18	Client Comments	
4/8/19	Plan Changes	
4/16/19	Plan Changes	
4/23/19	Plan Changes	

Drawn: KP
Checked: RS

loomisAssociates

landscapeArchitects/planners
707 South 40 Park Drive, Suite 105
Chesterfield, Missouri 63005-1124
P: 636.861.1100
F: 636.861.1101
E: info@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title: Tree Preservation Plan

Sheet No: **TPP-2**

Date: 9/17/18
Job #: 972.002

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