



VII.A.

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

Planning Commission Staff Report

Project Type: Site Development Concept Plan

Meeting Date: August 8, 2016

From: Jonathan Raiche, AICP
Senior Planner

Location: 17298 & 17290 North Outer 40 Road

Applicant: Midwest Regional Bank

Description: **Boone's Crossing NE - SDCP:** A Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan for a 6.18 acre tract of land zoned "PC" Planned Commercial District located north of US Highway 40/Interstate 64 and east of its intersection with Boone's Crossing (17U620204 & 17U620194).

PROPOSAL SUMMARY

Grimes Consulting, Inc. on behalf of Midwest Regional Bank, has submitted a Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan for Planning Commission review. The subdivision currently consists of three lots with the easternmost lot being developed and the remaining two undeveloped at this time. The request is to allow for the development of the remaining two lots to occur in phases. A Site Development Section Plan request for the development of a Midwest Regional Bank on Lot 1B has been submitted in conjunction with the Site Development Concept Plan for the Planning Commission's consideration. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2808.

HISTORY OF SUBJECT SITE

The subject site was incorporated into the City of Chesterfield under an "NU" Non-Urban District from St. Louis County. The zoning was first amended through a site-specific ordinance in 2006 to a "PC" Planned Commercial District. The site-specific ordinance was amended in 2012 to amend the Permitted Use Requirements and a structure setback requirement and again in 2014 to accommodate for three total lots rather than the original two lots proposed. A lot split was subsequently approved in 2015 which approved the current three lot configuration of the subdivision as seen in Figure 1 on the next page.



Figure 1. Aerial Photo

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Vacant / Levee	“PC” Planned Commercial District and “FPNU” Flood Plain Non-Urban
South	Interstate 64 / Chesterfield Commons North	“C-8” Planned Commercial District
East	Chesterfield Outlets / Taubman Prestige Outlets	“PC” Planned Commercial District
West	Chesterfield Valley Medical Building 2	“PC” Planned Commercial District

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within the area of Ward 4 designated by the Comprehensive Plan as the sub-area of Chesterfield Valley. The City of Chesterfield Land Use Plan indicates the proposed development is within the Mixed Commercial Land Use designation as seen in Figure 2 on the next page, which is defined in the following manner: “Appropriate uses in this designation would be retail and office. Depending on location, some areas may combine warehousing and distribution with the office development”. The proposed Concept Plan includes a proposed medical office building on Lot 1A and a bank building on Lot 1B. Both of these proposed uses are compatible with the City’s land use designation for this area.

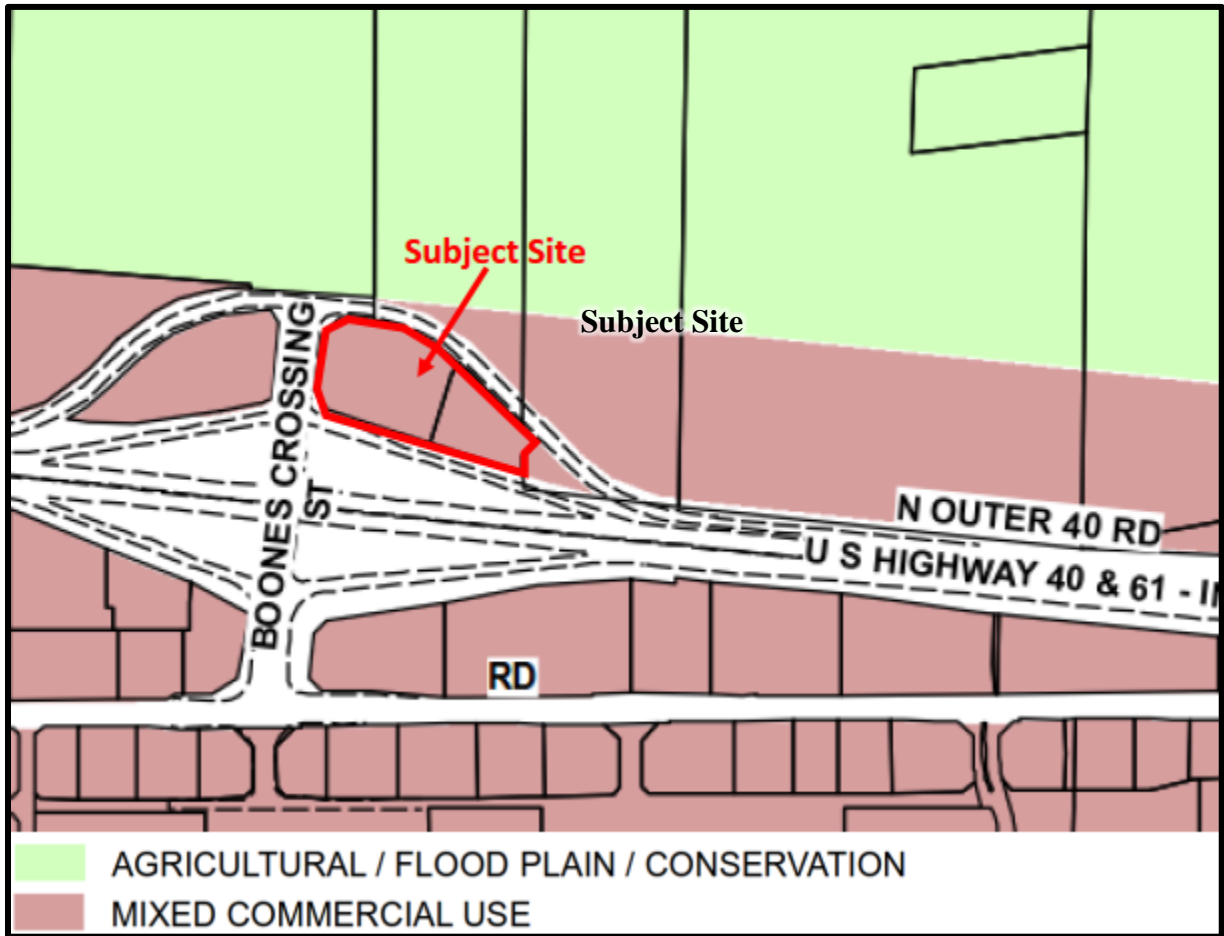


Figure 2: Comprehensive Plan Excerpt

STAFF ANALYSIS

Zoning

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2808. Since Ordinance 2808 was passed, the proposed locations of the bank building and the medical office building have been swapped. The result is that the bank building will be on the middle lot and the medical office on the western lot. The current proposal conforms to all requirements of the ordinance including structure setbacks regardless of the switch in building locations. Staff finds that the Site Development Concept Plan substantially complies with the Preliminary Plan, shown below, which was submitted in conjunction with the zoning petition and incorporated into Ordinance 2808 as Attachment B.

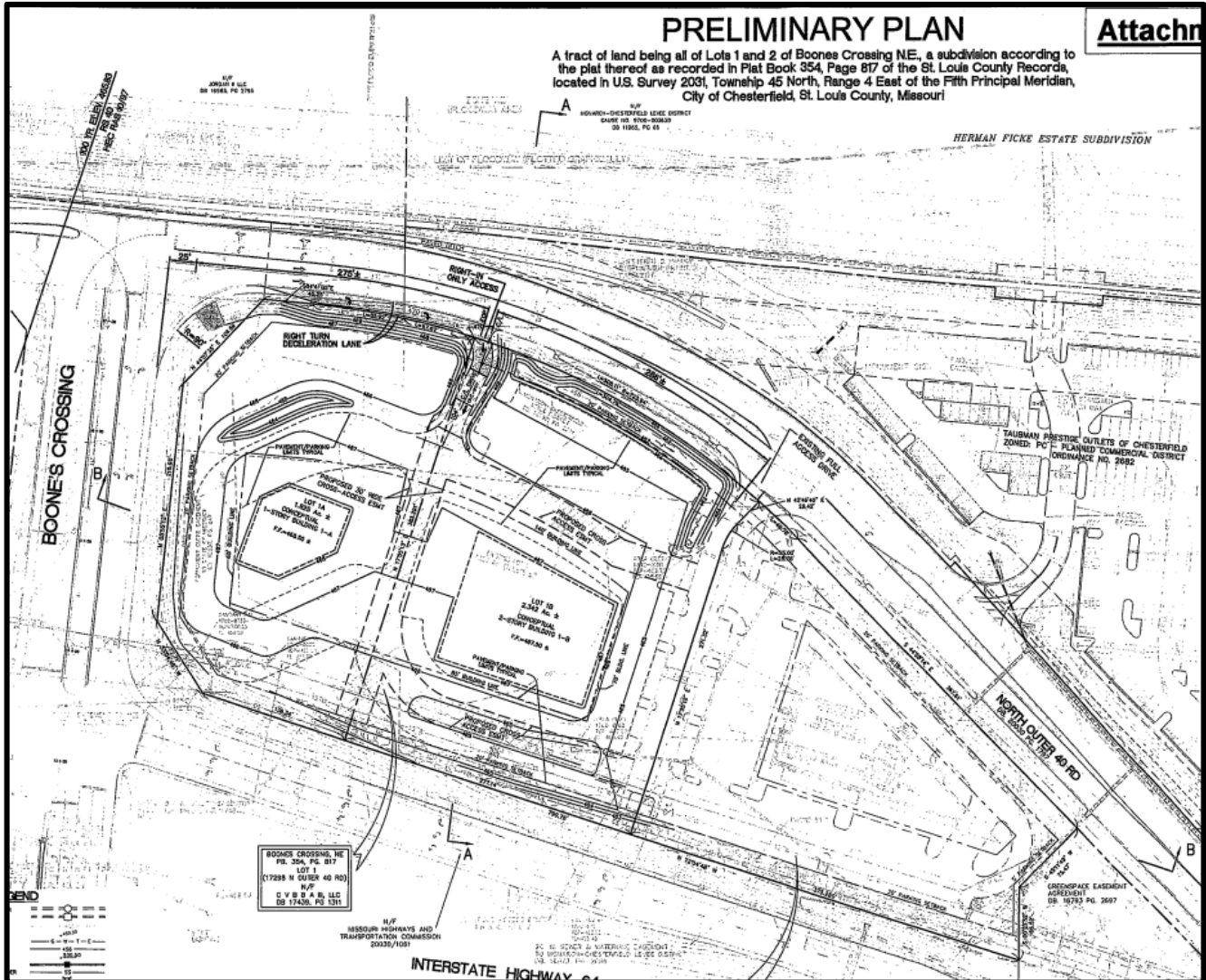


Figure 3: Preliminary Plan Excerpt

Traffic Access and Circulation

The site currently has one full access drive located approximately in the middle of the site on North Outer 40 Road and a shared access easement that bisects the site to allow access to this entrance for all lots. In conformance with the approved Preliminary Plan, the Concept Plan is proposing an additional right-in only access drive on the western end of the site from North Outer 40 Road. Cross-access easements are required and provided on the plan to ensure that all lots in the development have access to the new right-in only access drive. No direct access is permitted from Boone's Crossing or the Interstate 64 exit ramp.

Pedestrian access is proposed around the perimeter of both new buildings as well as providing access to the new buildings. The proposed sidewalks are designed to provide connectivity between all three lots within the subdivision.

Landscaping

One of the requirements of a Concept Plan submittal is to provide a Conceptual Landscape Plan showing proposed landscaping along arterial and collector roadways; therefore a conceptual landscape plan showing street tree plantings along Interstate 64, Boone's Crossing, and North Outer 40 Road is provided. The plan proposed utilizes preservation of existing trees located along Interstate 64 in conjunction with the addition of trees along the other two roadway frontages. The required street trees shown on the Conceptual Landscape Plan will be in addition to the required landscape buffer that will be reviewed in conjunction with the respective Site Development Section Plan submittal for each lot. The proposed plan meets the requirements of the Unified Development Code.

Lighting

Similar to the Conceptual Landscape Plan, a Conceptual Lighting Plan showing proposed lighting along arterial and collector roadways is required. Existing lighting is provided on Boone's Crossing; however, the applicant has proposed seven (7) pole-mounted street lights which meet the City's standards. They will be spaced approximately 200 feet apart and mounted 25 feet above ground.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Boone's Crossing NE.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan for Boone's Crossing NE.
- 2) "I move to approve the Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan for Boone's Crossing NE, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Street Light Cut Sheet
Site Development Concept Plan
Conceptual Landscape Plan
Conceptual Lighting Plan
Tree Stand Delineation
Tree Preservation Plan

CC: Aimee Nassif, Planning and Development Services Director

Submitted by Luikart-Eason-Calcaterra & Co.



Job Name:
BOONES CROSSING

Catalog Number:
CL1 A90LU 4K 3 DB

Notes:

Type:

S3

LEC-STL16-50397

**CIMARRON
LED**

Cat.# **RECEIVED**

Job **JUN 14 2016**

City of Chesterfield
Department of Public Services

Type



Approvals

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:

- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)

- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

Controls:

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

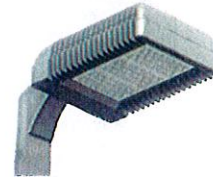
Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>
- IDA approved • IP65

PRODUCT IMAGE(S)



90 LED 3/4 VIEW



30 LED

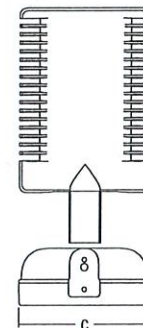
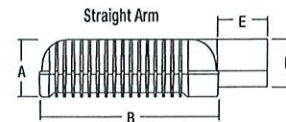
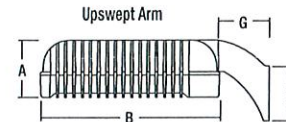


60 LED



90 LED

DIMENSIONS



A	B	C	D	E	F	G
6 3/4"	21 3/4"	16"	6 5/8"	6 5/16"	5 5/8"	6 1/8"
171mm	552mm	406mm	168mm	160mm	143mm	155mm

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

ORDERING INFORMATION SEE NEXT PAGE



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

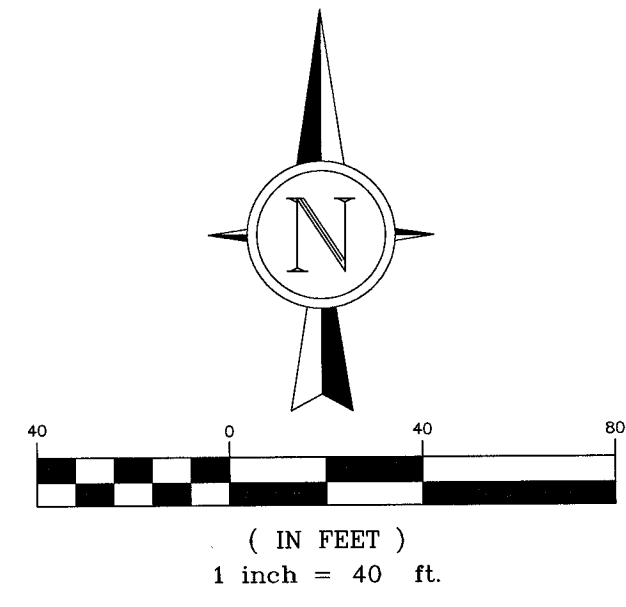


HUBBELL
Lighting

© 2016 SPAULDING LIGHTING, All Rights Reserved • For more information visit our website: www.spauldinglighting.com • Printed in USA CL1LED-SPEC 4/16

BOONE'S CROSSING NE, A SITE DEVELOPMENT CONCEPT PLAN

ALL OF LOT 1 & 2 OF BOONES CROSSING NE, PLAT BOOK 354, PAGE 817
LYING IN PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



CVPBA III, LLC, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03. (APPLICABLE SUBSECTION) (PRESENT ZONING) CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): _____
(NAME TYPED): _____

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }
ON THIS _____ DAY OF _____ A.D., 2016, BEFORE ME PERSONALLY APPEARED TO ME _____ TO ME KNOW, WHO, BEING BY ME SWORN IN, DID SAY (OFFICER OF CORPORATION) _____ OF _____ (NAME OF CORPORATION) CORPORATION IN THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ (OFFICER OF CORPORATION) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN _____ (COUNTY AND STATE) _____ THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____ (NOTARY PUBLIC)

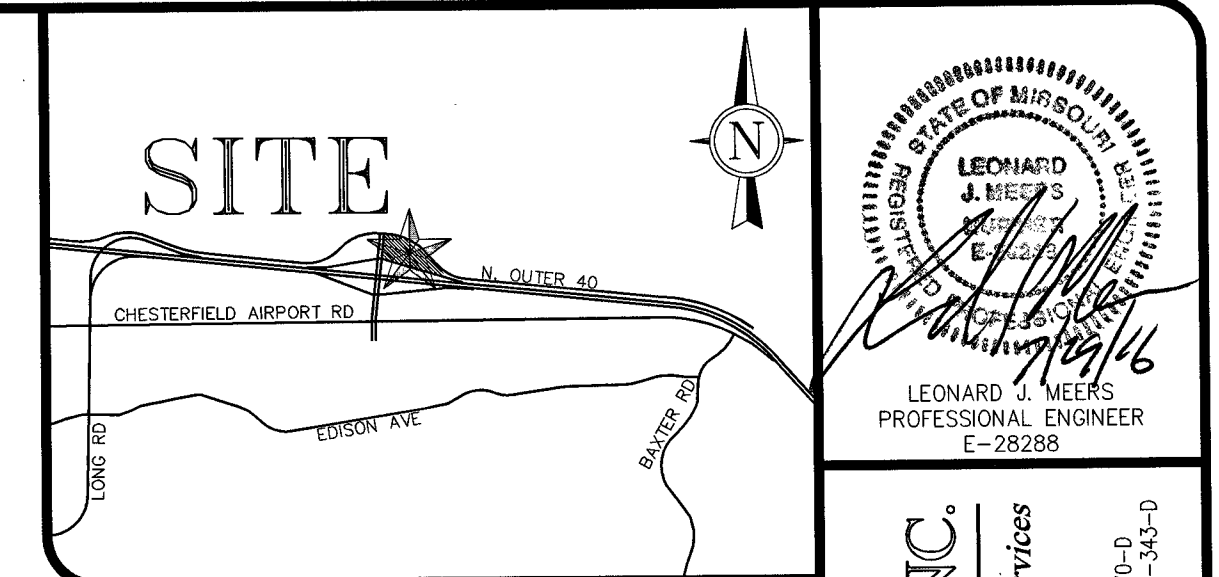
MIDWEST REGIONAL BANK, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03. (APPLICABLE SUBSECTION) (PRESENT ZONING) CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): _____
(NAME TYPED): _____

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }
ON THIS _____ DAY OF _____ A.D., 2016, BEFORE ME PERSONALLY APPEARED TO ME _____ TO ME KNOW, WHO, BEING BY ME SWORN IN, DID SAY (OFFICER OF CORPORATION) _____ OF _____ (NAME OF CORPORATION) CORPORATION IN THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ (OFFICER OF CORPORATION) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN _____ (COUNTY AND STATE) _____ THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____ (NOTARY PUBLIC)



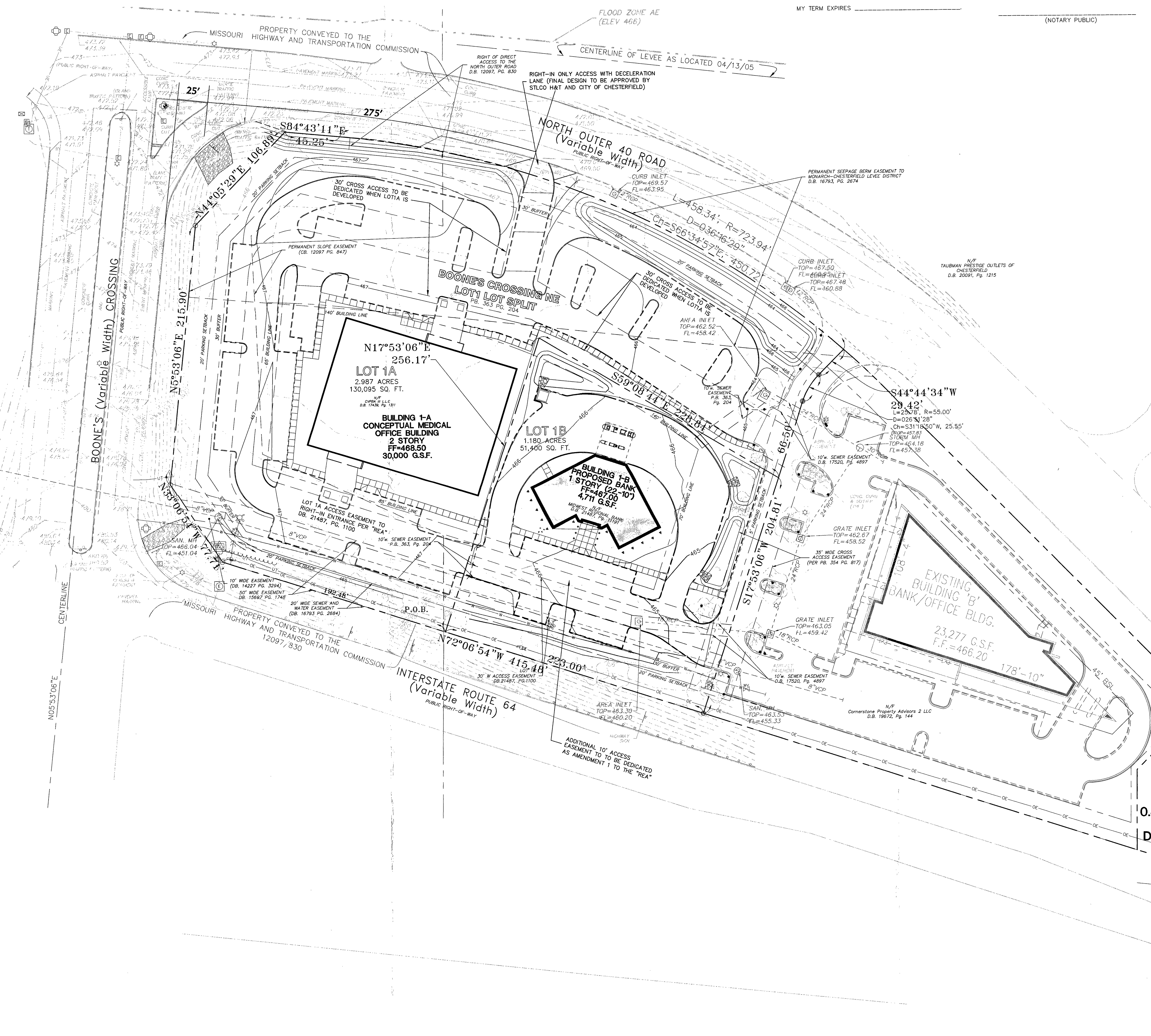
PERTINENT DATA

SITE ADDRESS: 17200-17298 NORTH OUTER 40 RD
CHESTERFIELD, MO 63005
EXISTING ZONING: 17UR20051, 0163, 0194, & 0204
PC
LOT 1A = 2.987 ACRES
LOT 1B = 1.181 ACRES
LOT 2 = 2.01 ACRES
PAGE 20, 6618
WUNNENBERG'S WATER DISTRICT
FIRE DISTRICT
SEWER DISTRICT
METROPOLITAN ST. LOUIS SEWER DISTRICT
(CALKINS CREEK SURCHARGE AREA)
FLOOD MAP PANEL
ELECTRIC SERVICE
AMEREN UE

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____ DAY OF _____ 2016, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

AMEE NASSIF, AICP
PLANNING AND DEVELOPMENT SERVICES DIRECTOR
CITY OF CHESTERFIELD, MISSOURI

WIKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MISSOURI



OPEN SPACE CALCULATIONS

LOT 1A	(56,376 S.F.)	1.294 AC.
LOT 1B	(20,857 S.F.)	0.479 AC.
LOT 2	(33,370 S.F.)	0.766 AC.
LEVEE DISTRICT EASEMENT	(18,917 S.F.)	0.434 AC.
OPEN SPACE	(129,520 S.F.)	2.973 AC.
OVERALL SITE AREA	(287,770 S.F.)	6.606 AC.
PERCENT OPEN SPACE		45.0%

F.A.R. CALCULATIONS

LOT 1A	(30,000 G.S.F.)	0.23
LOT 1B	(4,711 G.S.F.)	0.09
LOT 2	(23,277 G.S.F.)	0.28
TOTAL FLOOR AREA	(57,988 G.S.F.)	0.20

GENERAL NOTES:

SETBACK REQUIREMENTS

LOT 1-A BUILDING SETBACKS	PARKING SETBACKS/BUFFER	NORTH OUTER FORTY ROAD	140'	NORTH OUTER FORTY ROAD	30'
NORTH OUTER FORTY ROAD	SOUTHERN BOUNDARY OF "PC" DISTRICT	85' <td>SOUTHERN BOUNDARY OF "PC" DISTRICT</td> <td>30'</td>	SOUTHERN BOUNDARY OF "PC" DISTRICT	30'	
SOUTHERN BOUNDARY OF "PC" DISTRICT	BOONE'S CROSSING	65' <td>EASTERN BOUNDARY LINE</td> <td>0'</td>	EASTERN BOUNDARY LINE	0'	
BOONE'S CROSSING	EASTERN BOUNDARY OF LOT 1-A	0' <td>BOONE'S CROSSING</td> <td>30'</td>	BOONE'S CROSSING	30'	
EASTERN BOUNDARY OF LOT 1-A					
LOT 1-B BUILDING SETBACKS	PARKING SETBACKS/BUFFER	NORTH OUTER FORTY ROAD	140'	NORTHERN PROPERTY LINE	0'
NORTH OUTER FORTY ROAD	SOUTHERN BOUNDARY OF "PC" DISTRICT	85' <td>SOUTHERN BOUNDARY OF "PC" DISTRICT</td> <td>30'</td>	SOUTHERN BOUNDARY OF "PC" DISTRICT	30'	
SOUTHERN BOUNDARY OF "PC" DISTRICT	WESTERN BOUNDARY OF LOT 1-B	0' <td>EASTERN BOUNDARY LINE</td> <td>0'</td>	EASTERN BOUNDARY LINE	0'	
WESTERN BOUNDARY OF LOT 1-B	WESTERN BOUNDARY LINE	70' <td>WESTERN BOUNDARY LINE</td> <td>0'</td>	WESTERN BOUNDARY LINE	0'	
LOT 2 BUILDING SETBACKS	EXISTING PARKING SETBACKS	NORTH OUTER FORTY ROAD	45'	NORTH OUTER FORTY ROAD	20'
NORTH OUTER FORTY ROAD	SOUTHERN BOUNDARY OF "PC" DISTRICT	85' <td>SOUTHERN BOUNDARY OF "PC" DISTRICT</td> <td>20'</td>	SOUTHERN BOUNDARY OF "PC" DISTRICT	20'	
SOUTHERN BOUNDARY OF "PC" DISTRICT	EASTERN BOUNDARY OF LOT 2	0' <td>EASTERN BOUNDARY OF "PC" DISTRICT</td> <td>20'</td>	EASTERN BOUNDARY OF "PC" DISTRICT	20'	
EASTERN BOUNDARY OF LOT 2	WESTERN BOUNDARY OF "PC" DISTRICT	35' <td>WESTERN BOUNDARY OF "PC" DISTRICT</td> <td>20'</td>	WESTERN BOUNDARY OF "PC" DISTRICT	20'	
WESTERN BOUNDARY OF "PC" DISTRICT					

RECEIVED
JUL 20 2016

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
- ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD, MO.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO SLOPES SHALL EXCEED A 1V:3H SLOPE (UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY CHESTERFIELD).
- DEVELOPMENT SHALL COMPLY WITH ALL APPROPRIATE ZONING AND SUBDIVISION ORDINANCES.
- ALL SIDEWALKS TO BE CONSTRUCTED TO ADA STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
- A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED, OR ITS VISUAL IMPACT OTHERWISE REDUCED, AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY SERVICE SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- MAXIMUM HEIGHT OF ALL LIGHT STANDARDS SHALL BE 20 FEET MEASURED FROM FINISHED GRADE.
- TRASH ENCLOSURE SHALL CONSIST OF A BRICK VENEER ON BLOCK BACK-UP TO MATCH THE VENEER OF THE BUILDING.

CONTACT INFO:

PROPERTY OWNERS:
GREENSPACE EASEMENT: MONARCH-CHESTERFIELD LEVEE DISTRICT
LOT 1A: CVPBA III, LLC
LOT 1B: MIDWEST REGIONAL BANK
LOT 2: CORNERSTONE PROPERTY ADVISORS 2 LLC

PREPARED BY:
GRIMES CONSULTING, INC.
12300 OLD TESSON, STE 3000
ST. LOUIS, MO 63128

PREPARED FOR:
MIDWEST REGIONAL BANK
363 FESTUS CENTER DR
FESTUS, MO 63028

Flood Notes
The surveyed tracts as shown hereon lies within Flood Zone "Shaded X". (Areas protected from the 1% chance of the 100-yr flood by levee, dike or failure or over topping during larger floods) according to Flood Insurance rate map 29189C0165K. Effective date: FEBRUARY 4, 2015
100 YR. H.W. ELEV. - MO RIVER: 465.71 (466.00) - HEC RAS MODEL 10/97
500 YR. H.W. ELEV. - MO RIVER: 468 (MILE 40) - FROM UPPER MISSISSIPPI (FLOW FREQUENCY STUDY-BY THE US ARMY CORP. OF ENGINEERS, DATED MARCH 2004)

PREPARED FOR:
MIDWEST REGIONAL BANK
CONTACT: MIKE BENDER
363 FESTUS CENTRE DRIVE
FESTUS, MO 63028
PH: (636) 232-2525
FAX: (636) 232-2526

SITE DEVELOPMENT CONCEPT PLAN FOR
BOONES CROSSING N.E.
 17298 OUTER FORTY ROAD, CHESTERFIELD, MISSOURI 63005

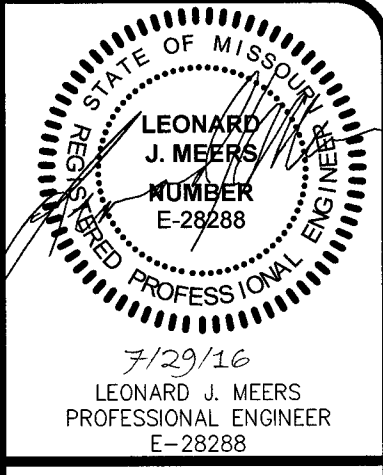
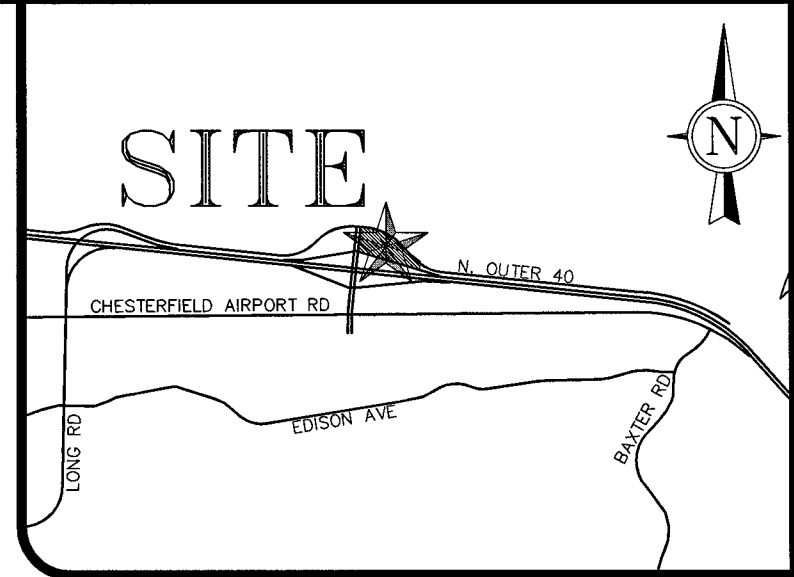
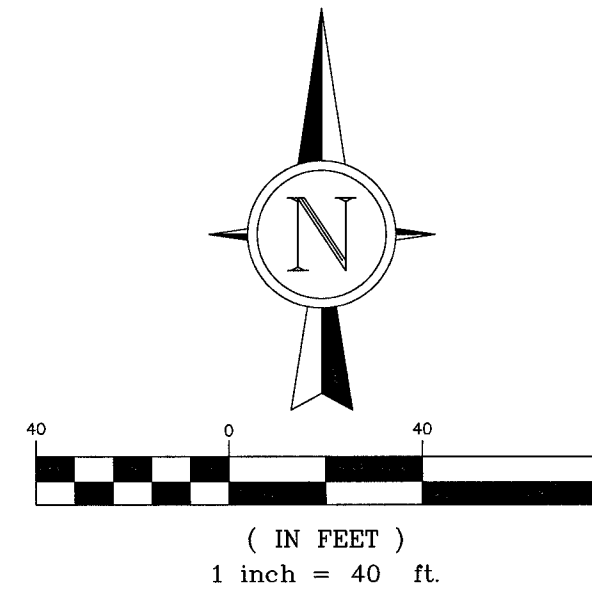
SITE DEVELOPMENT CONCEPT PLAN
C1.0

JOB NUMBER: 2768
 DRAWN BY: TEB
 DATE: 04/04/16
 CHECKED BY: LJM
 DATE: 04/04/16
 SHEET:

GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 LEONARD J. MEERS
 PROFESSIONAL ENGINEER
 E-28288
 12300 OLD TESSON ROAD
 ST. LOUIS, MO 63128
 PHONE: (314) 949-6000
 FAX: (314) 949-6010
 www.grimesconsulting.com

BOONE'S CROSSING NE, A SITE DEVELOPMENT CONCEPT PLAN

ALL OF LOT 1 & 2 OF BOONES CROSSING NE, PLAT BOOK 354, PAGE 817
LYING IN PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

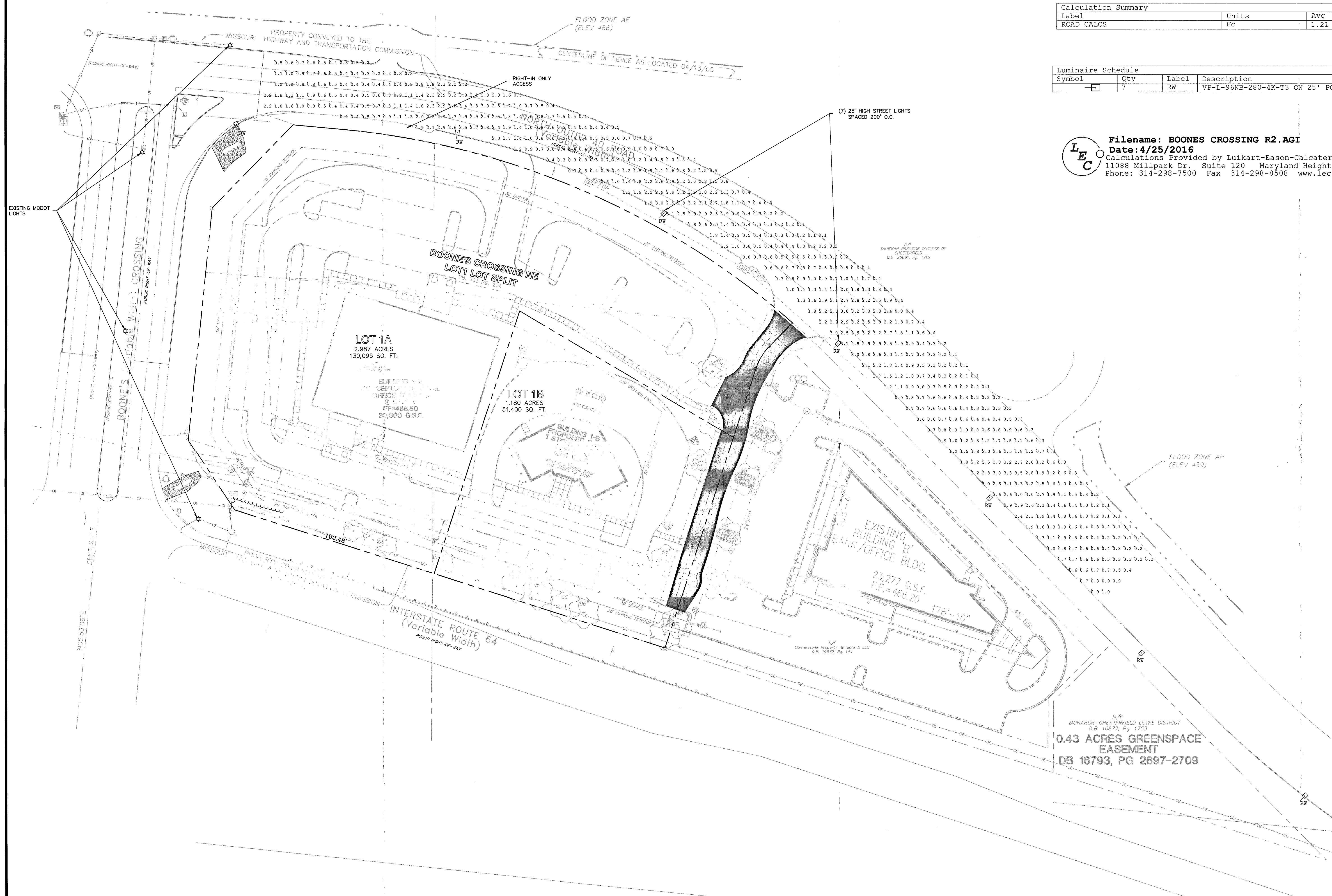


GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-107-03
PROFESSIONAL SURVEYOR, MISSOURI, L.S. 04-0
12300 OLD TESSON ROAD
SUITE 120
MARYLAND HEIGHTS, MO 63043
PH: (314) 949-6100
FAX: (314) 949-6101
WWW.GRIMESCONSULTING.COM

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ROAD CALCS	Fc	1.21	3.6	0.1	12.10	36.00

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Lumens	LLF	Total Watts
☐	7	RW	VP-L-96NB-280-4K-T3 ON 25' POLE	26073	1.000	1986.6

File name: BOONES CROSSING R2.AGI
Date: 4/25/2016
Calculations Provided by Luikart-Eason-Calcaterra & Co.
11088 Millpark Dr. Suite 120 Maryland Heights, Mo. 63043
Phone: 314-298-7500 Fax 314-298-8508 www.lecltg.com



DATE	BY	REVISIONS
6/16/16		PEE CITY COMMENTS

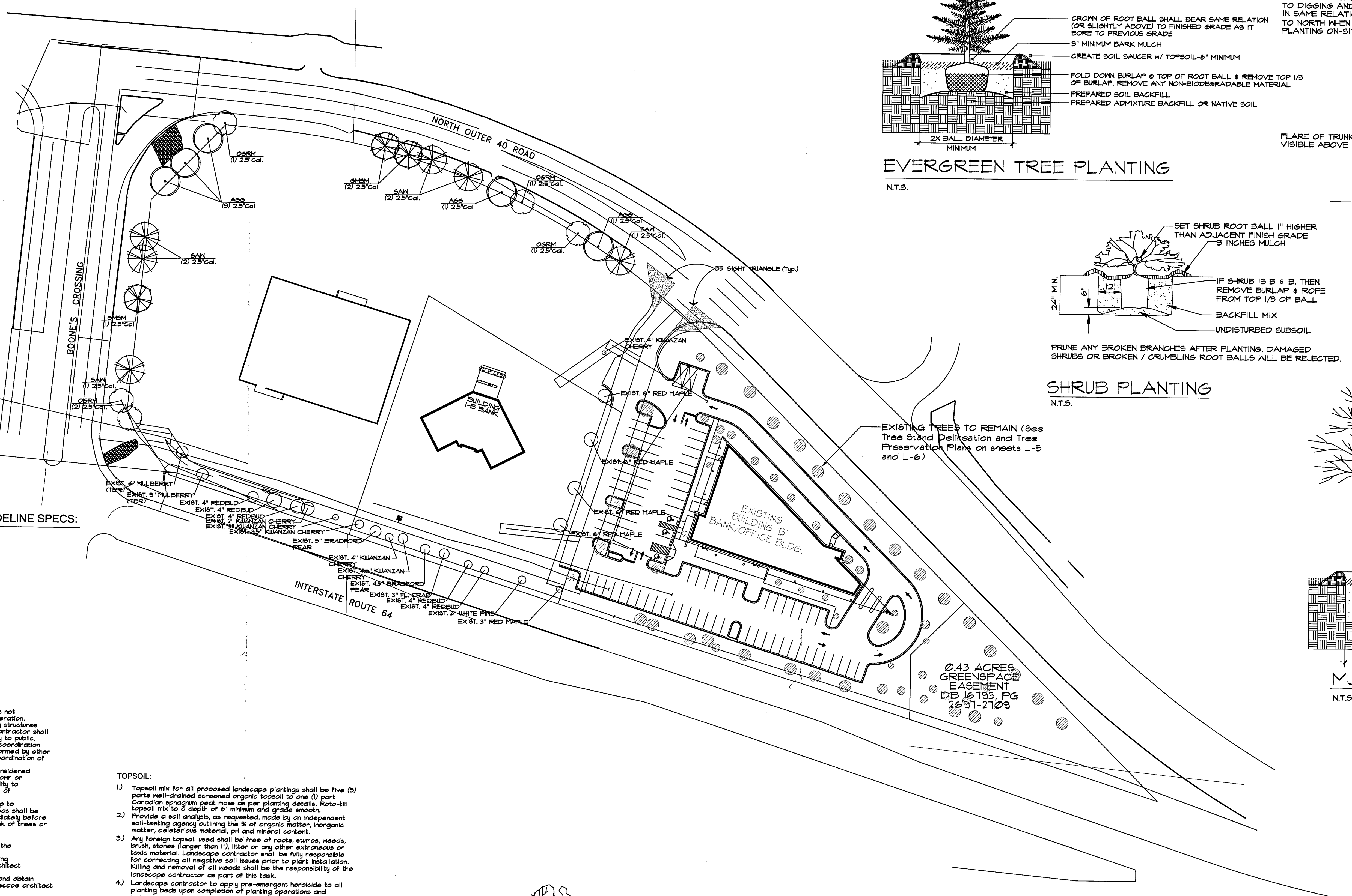
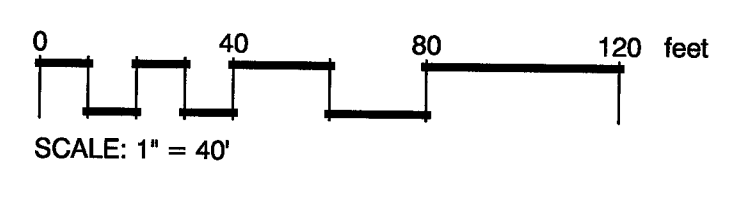
SITE DEVELOPMENT CONCEPT PLAN FOR
BOONES CROSSING N.E.
 17298 OUTER FORTY ROAD, CHESTERFIELD, MISSOURI 63005

CONCEPTUAL LIGHTING PLAN	
JOB NUMBER:	2768
DRAWN BY:	TEB
DATE:	04/04/16
CHECKED BY:	LJM
DATE:	04/04/16
SHEET:	

PREPARED FOR:
MIDWEST REGIONAL BANK
CONTACT: MIKE BENDER
363 FESTUS CENTRE DRIVE
FESTUS, MO 63028
PH: (636) 232-2525
FAX: (636) 232-2526

M.S.D. BASE MAP 17U
LOC. NO. 17U620172
ZIP CODE 63005

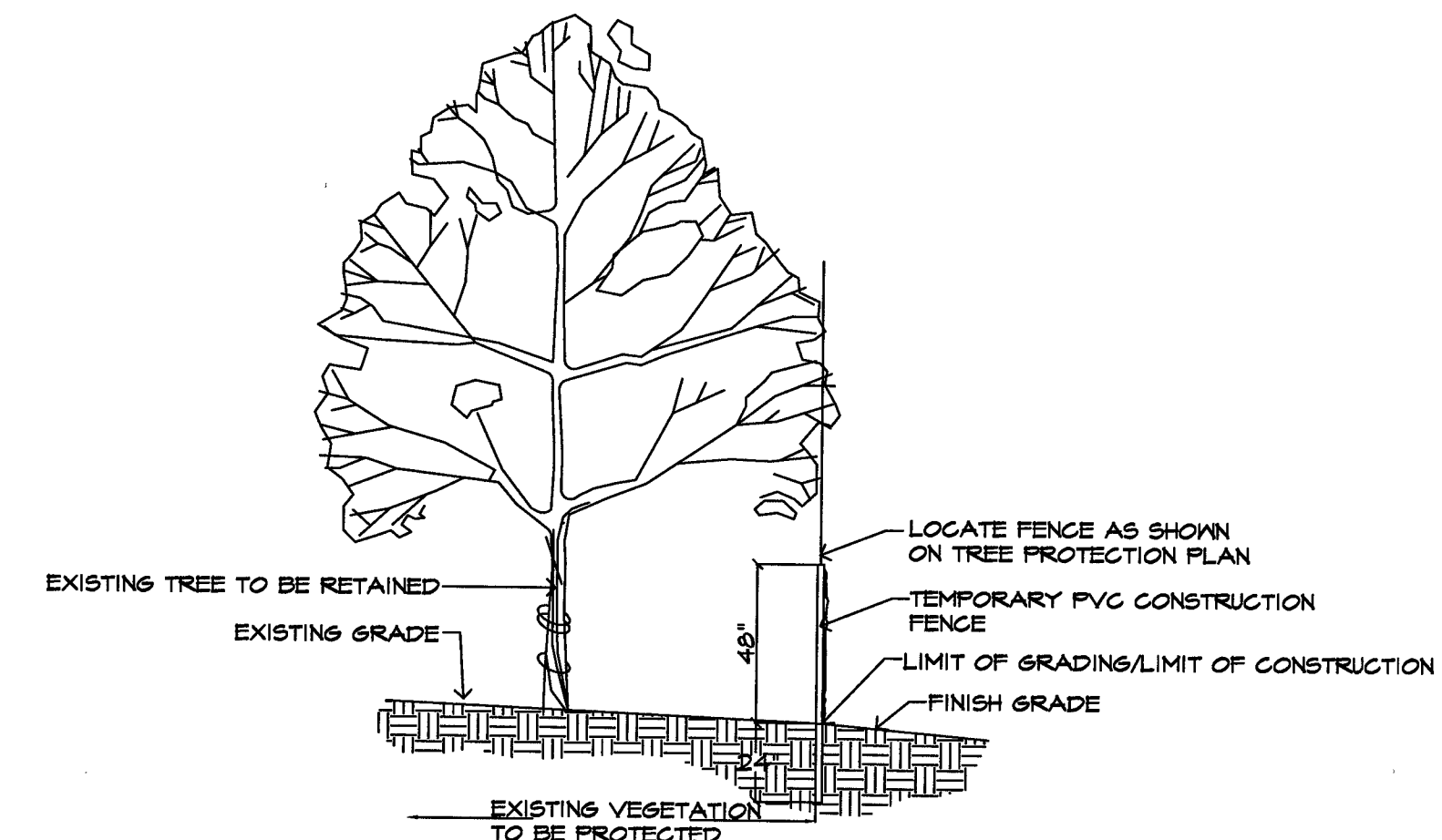
L1.0



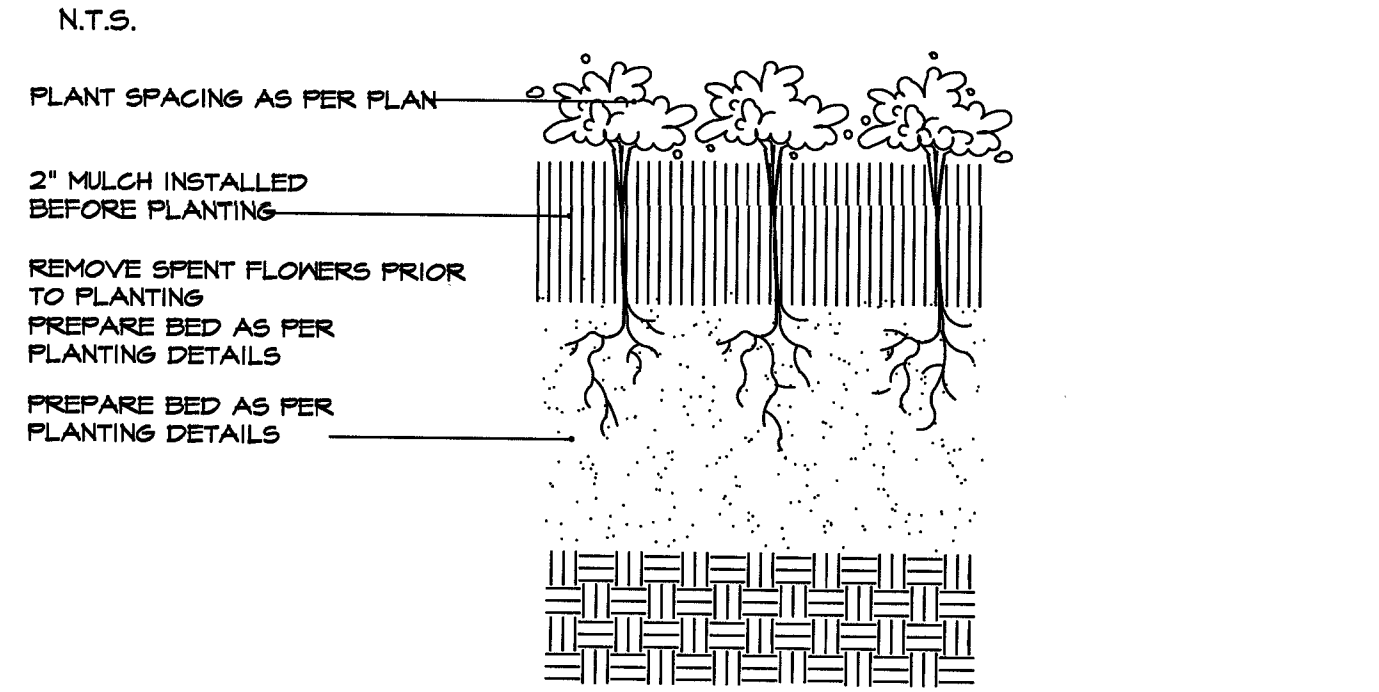
LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
 - The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and avoid location of the above (Call 1-800-DIG-RTS in Missouri).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect. Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should eager equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "spilled side walls" prior to plant material installation.
 - All excess topsoil, rocks, debris and/or loamed soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 36" clear of the hydrants.
 - Landscape contractor shall fill & remove all existing needs within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - Transported material will not be guaranteed by the landscape contractor.
- PRUNING:**
- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior limbs and lateral branches may be retained. However, all existing needs within the project site shall be removed by the landscape contractor.
 - All pruning shall comply with ANSI A300 standards.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark, mulch at 3" depth (after compaction) which shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Kraft fabric shall be used beneath all gravel mulch beds. Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- SIGHT TRIANGLES:**
- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of fifty inches (50") and ten feet (10') above the adjacent streets or paving surfaces.
- Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Condition sphagnum peat moss as per planting details. Rate till topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency certifying the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- MISC. MATERIAL:**
- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
 - Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tape material shall be used.
- TURF:**
- All disturbed lawn areas to be seeded with a mixture of Turf-type fescue (300# per acre) and bluegrass (1# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
 - Any portion of sod that is contaminated with water loads and all slopes of 10% or greater shall be sodded.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Restoration upon completion of planting shall be the contractor's operations including equipment/material storage and movement of vehicles.
 - Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
- EROSION CONTROL BLANKET (Where applicable):**
- All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by North American Green, D5-TB or approved equal. Install per manufacturer's recommendations.
- PLUG PLANTING NOTES:**
- All plugs to be 4-1/2" deep X 2" diameter minimum.
 - Plugs are to be planted in a hole dug with a trowel spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
 - Plugs shall be spaced in a triangular layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
 - Obtain plugs from a reputable nursery.
 - Water plugs upon completion of planting so that soil is moist but not saturated.
 - If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #1 above.

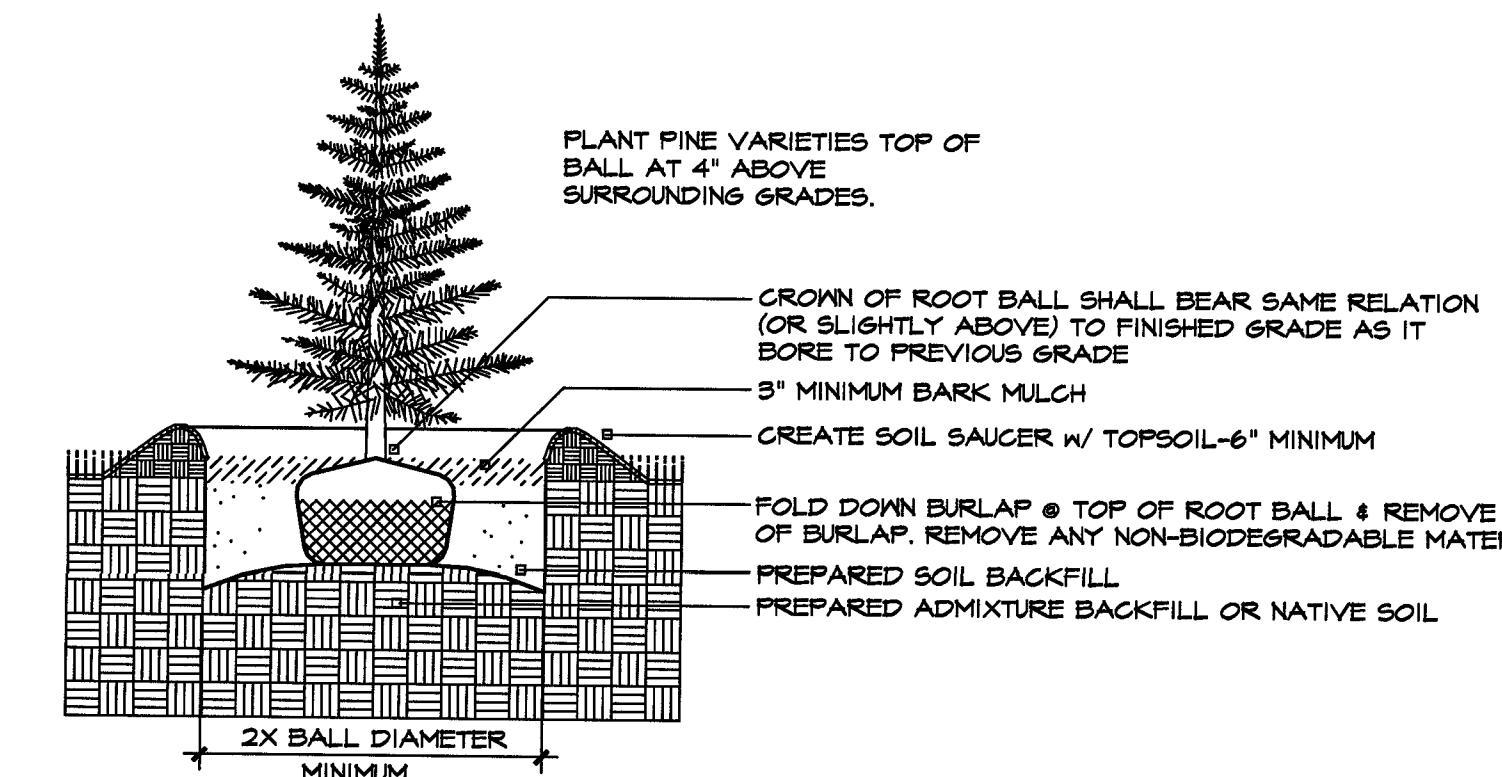


TREE PROTECTION DETAIL



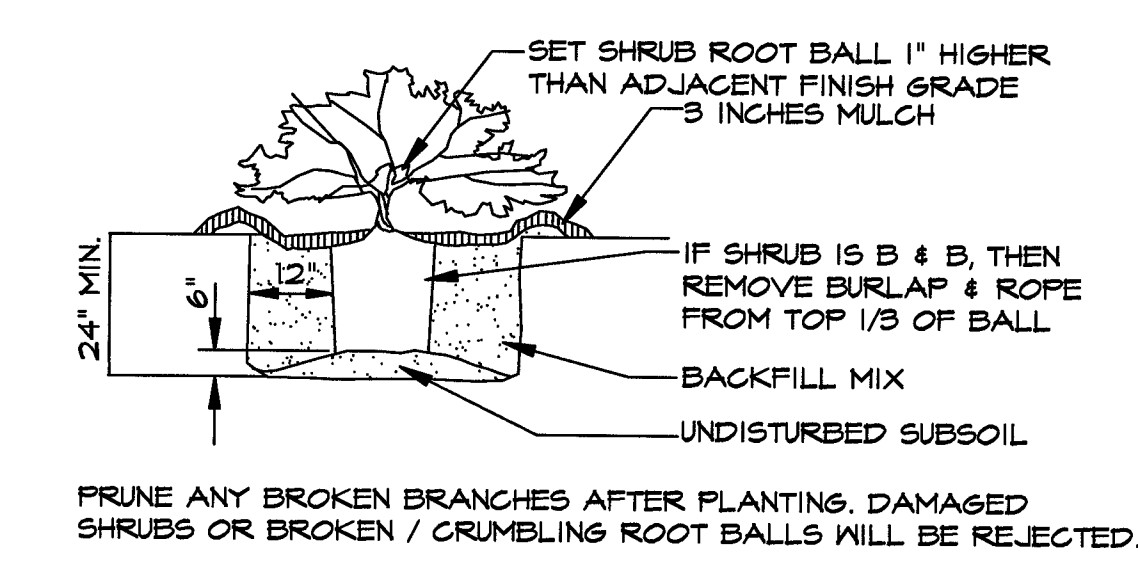
PERENNIAL / ANNUAL PLANTING

N.T.S.



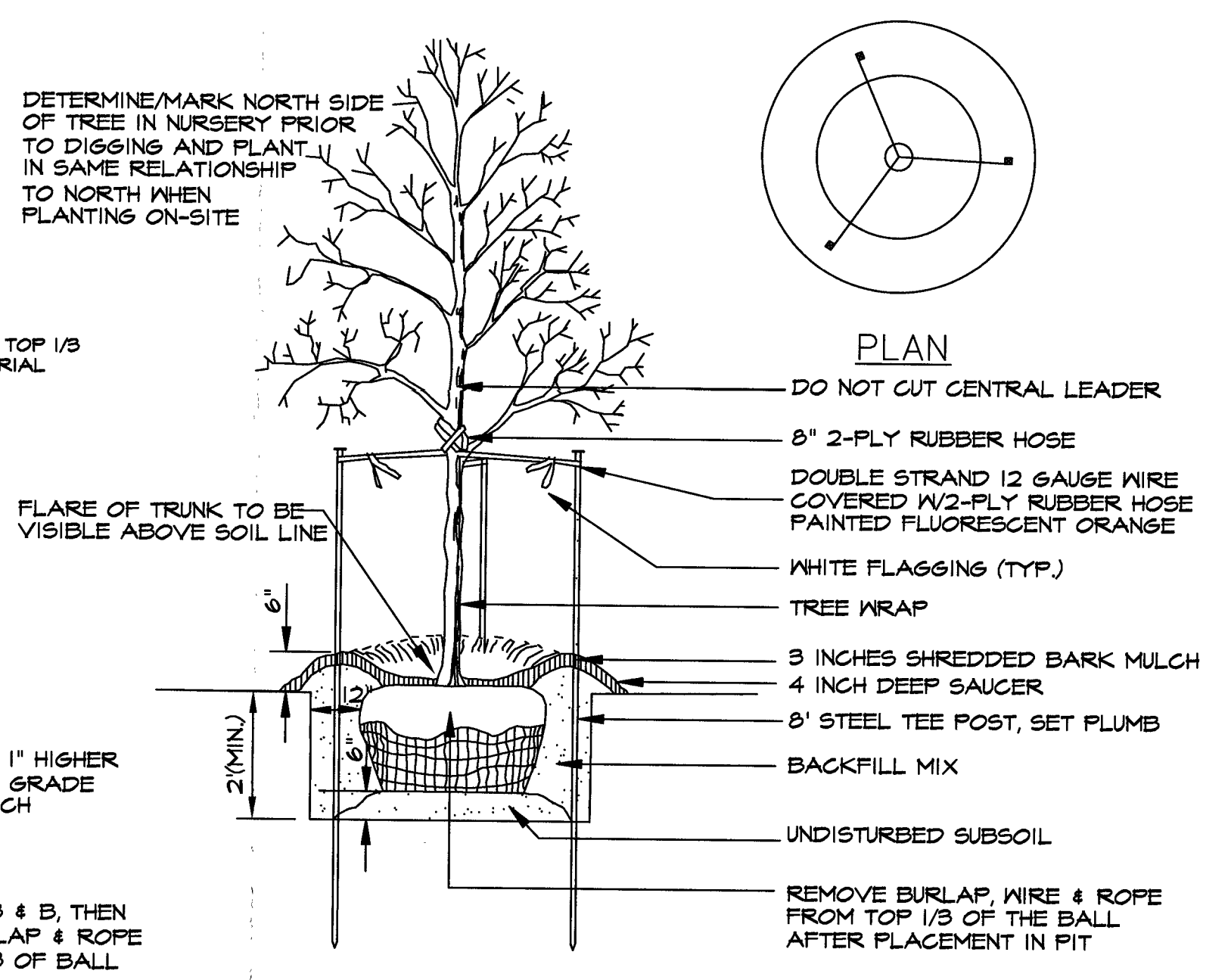
EVERGREEN TREE PLANTING

N.T.S.



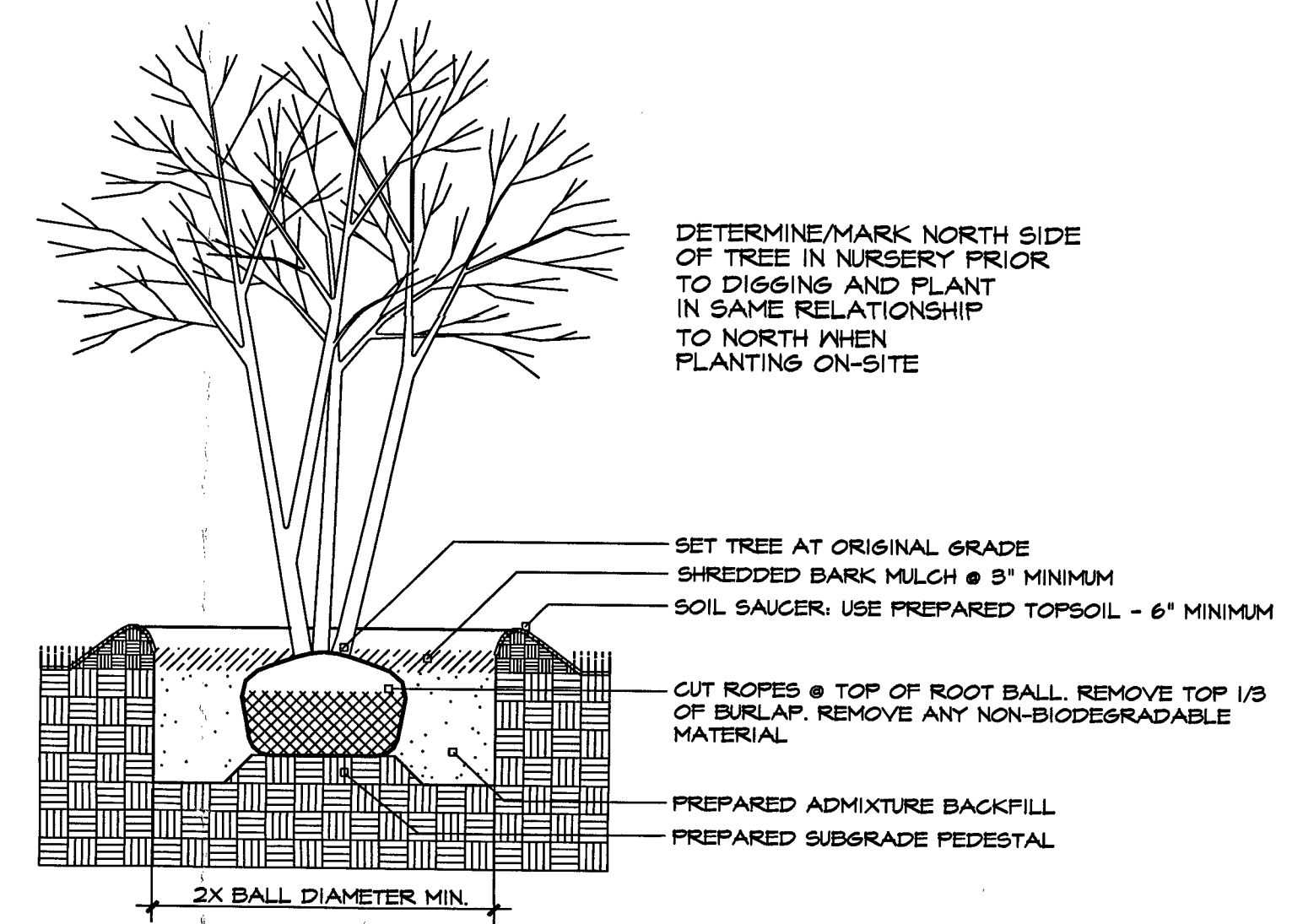
SHRUB PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.

● INDICATES EXISTING TREES TO REMAIN (See Tree Stand Delineation and Tree Preservation Plans on sheets L-5 and L-6)

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
AGS	5	Autumn Gold Ginkgo / Ginkgo biloba 'Autumn Gold' TM	2.5' Cal
GMSM	3	Green Mountain Sugar Maple / Acer saccharum 'Green Mountain'	2.5' Cal
SAW	6	Sawtooth Oak / Quercus acutissima	2.5' Cal.
OGRM	5	October Glory Maple / Acer rubrum 'October Glory'	2.5' Cal.

STREET TREES: 1 per 50 LF FRONTAGE
 ● 904.09 LF FRONTAGE @ UNDEVELOPED PORTION OF NORTH OUTER FORTY ROAD AND BOONES CROSSING, REQUIRING NINETEEN (19) TREES @ 2.5" GALIFER -- 19 PROVIDED

REVISIONS	BY

landscape TECHNOLOGIES

57 Jackson County Plaza
 St. Charles, Missouri 63044
 Phone: (636) 425-1950
 Fax: (636) 425-1950
 Missouri Landscape Architect #000001F
 No. Landscape Architectural Corporation #200602923
 DATE: 4/21/16

RANDALL W. MARDIS
 LICENSED LANDSCAPE ARCHITECT
 MISSOURI

PLANTING PLAN FOR THE PROPOSED
Boones Crossing N.E.
 17298 OUTER FORTY RD. CHESTERFIELD, MISSOURI

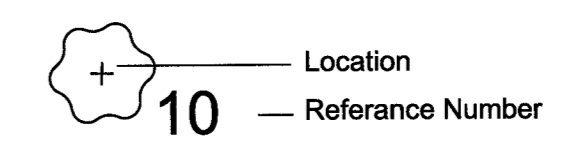
DRAWN	R. MARDIS
CHECKED	R.M.
DATE	4/21/16
SCALE	1"=40'-0"
JOB No.	2016-193
SHEET	L-1

OF ONE SHEET

INDIVIDUAL TREE LIST

Boones Crossing N.E.				
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating
1	Mulberry	4	85	3
2	Mulberry	9	85	3
3	Redbud	4	60	3
4	Redbud	4	60	2
5	Redbud	4	60	3
6	Kwanzan Cherry	2	0	0
7	Kwanzan Cherry	3	30	1
8	Kwanzan Cherry	3.5	35	1
9	Bradford Pear	5	65	3
10	Kwanzan Cherry	4	35	2
11	Kwanzan Cherry	4.5	65	3
12	Bradford Pear	4.5	65	3
13	Flowering Crab	3	30	3
14	Redbud	4	65	3
15	Redbud	4	65	3
16	White Pine	3	28	3
17	Red Maple	3	40	2
18	Red Maple	6	115	4
19	Red Maple	6	115	4
20	Red Maple	6	115	2
21	Red Maple	6	115	3
22	Kwanzan Cherry	4	40	1
23	Red Maple	5.5	115	3
24	Red Maple	5.5	113	2
25	Red Maple	5.5	115	3
26	Red Maple	5.5	115	3
27	Red Maple	4	90	2
28	Red Maple	4	90	3
29	Redbud	3	30	3
30	Redbud	2.5	25	2
31	Flowering Crab	3.5	78	3
32	Flowering Crab	3.5	78	3
33	Flowering Crab	3.5	78	3
34	Red Maple	4.5	80	2
35	Magnolia	2	50	3
36	Magnolia	2	50	3
37	Magnolia	2	50	3
38	Flowering Crab	6	113	3
39	Saw Tooth Oak	4.5	113	3
40	Saw Tooth Oak	4.5	113	3
41	Saw Tooth Oak	4.5	113	3
42	Saw Tooth Oak	4.5	113	3
43	Saw Tooth Oak	4.5	113	3
44	Saw Tooth Oak	4.5	113	3
45	Saw Tooth Oak	4.5	113	3
46	Saw Tooth Oak	4.5	113	3
47	Saw Tooth Oak	4.5	113	3
48	Saw Tooth Oak	4.5	113	3
49	Saw Tooth Oak	4.5	113	3
50	Saw Tooth Oak	4.5	113	3
51	Saw Tooth Oak	4.5	113	3
52	Saw Tooth Oak	4.5	113	3
53	Saw Tooth Oak	4.5	113	3
54	Saw Tooth Oak	4.5	113	3
55	Flowering Crab	6	113	3
56	Flowering Crab	6	113	3
57	Redbud	2.5	50	2
58	Redbud	5.5	113	1
59	Kwanzan Cherry	2.5	30	2
60	Kwanzan Cherry	5.5	78	3
61	Flowering Crab	5.5	78	3
62	Flowering Crab	2.5	50	3
63	Swamp White Oak	3	30	3
64	Swamp White Oak	4	40	3
65	Swamp White Oak	4	40	2
66	Ash	3.5	113	3
67	Swamp White Oak	3.5	113	3
68	Saw Tooth Oak	4	113	3
69	Saw Tooth Oak	4	113	2
70	Ash	3	50	2
71	Redbud	3.5	50	1
72	Ash	4	78	3
73	Ash	6	113	3
74	Colorado Spurge	8	55	3
75	Colorado Spurge	4	30	3
76	Little-Leaf Linden	6	113	3
77	Bradford Pear	6	113	3
78	Bradford Pear	6	113	3
79	Kwanzan Cherry	4.5	50	2
80	Bradford Pear	6	113	3
81	Flowering Crab	3.5	50	3
82	Flowering Crab	6	113	3
83	Bradford Pear	7	125	3
84	White Pine	7	125	3
85	Bradford Pear	7	113	3
Total			7,007	

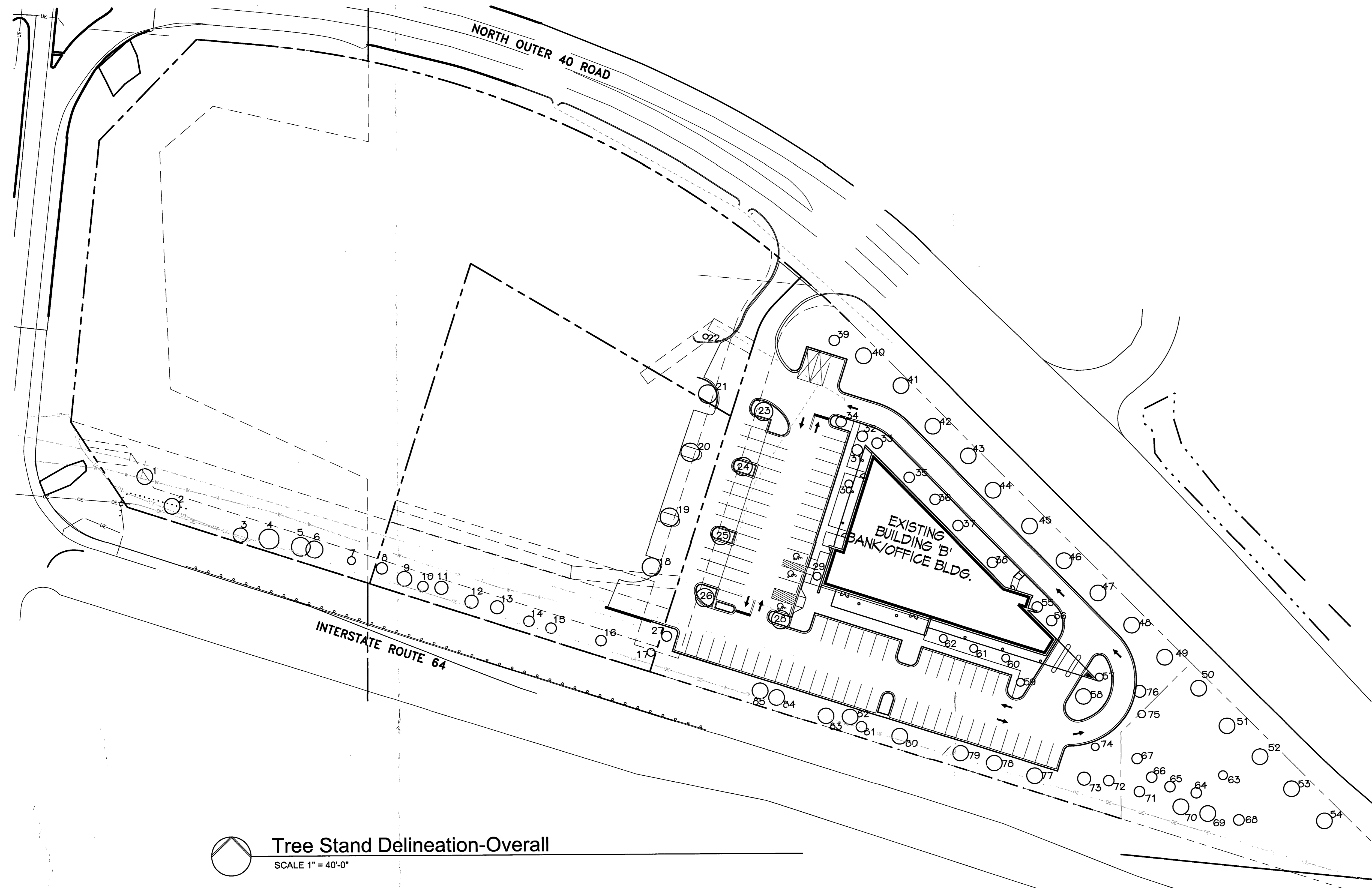
LEGEND



CONDITION RATINGS:
 1=Poor Quality
 2=Average Quality
 3=Excellent Quality

Tree Stand Delineation Narrative
 April 21, 2016

The overall Lots comprises a total of 7,007 SF of canopy comprised entirely of individual landscape trees. There are no woodlands on the properties. The attached detailed Tree Stand Delineation map was completed by field inspection.
 See attached list.
 No state champion or rare trees were found on the site.



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

Douglas A. DeLong, Landscape Architect LA-81
 Consultants:

Boones Crossing N.E.
 17298 Outer Forty Rd.
 Chesterfield, MO

Revisions:

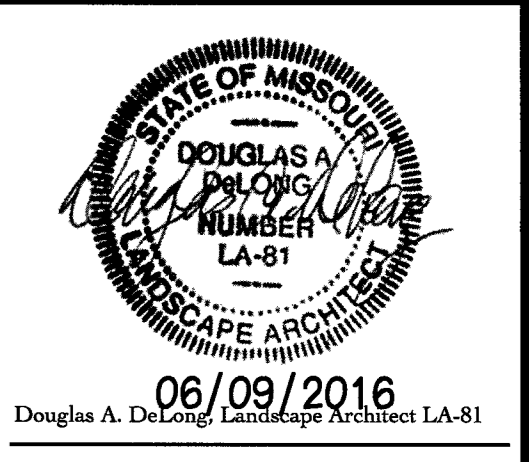
Date	Description	No.

Drawn: DAD
 Checked: BAD

DeLong
 andscape Architecture, LLC
 7620 West Bruno Ave
 St. Louis, MO. 63117
 (314) 346-4856
 delong.la@gmail.com
 Missouri State Certificate of Authority: #010000145

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	04/22/2016
Job #:	135.005

Tree Stand Delineation Prepared by Douglas A. DeLong Certified Arborist MW-4826A
Douglas A. DeLong
 Base Map Provided by: Grimes Consulting, Inc



06/09/2016
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

Boones Crossing N.E.
17298 Outer Forty Rd.
Chesterfield, MO

Revisions:

Date	Description	No.
6/9/16	City Comments	1

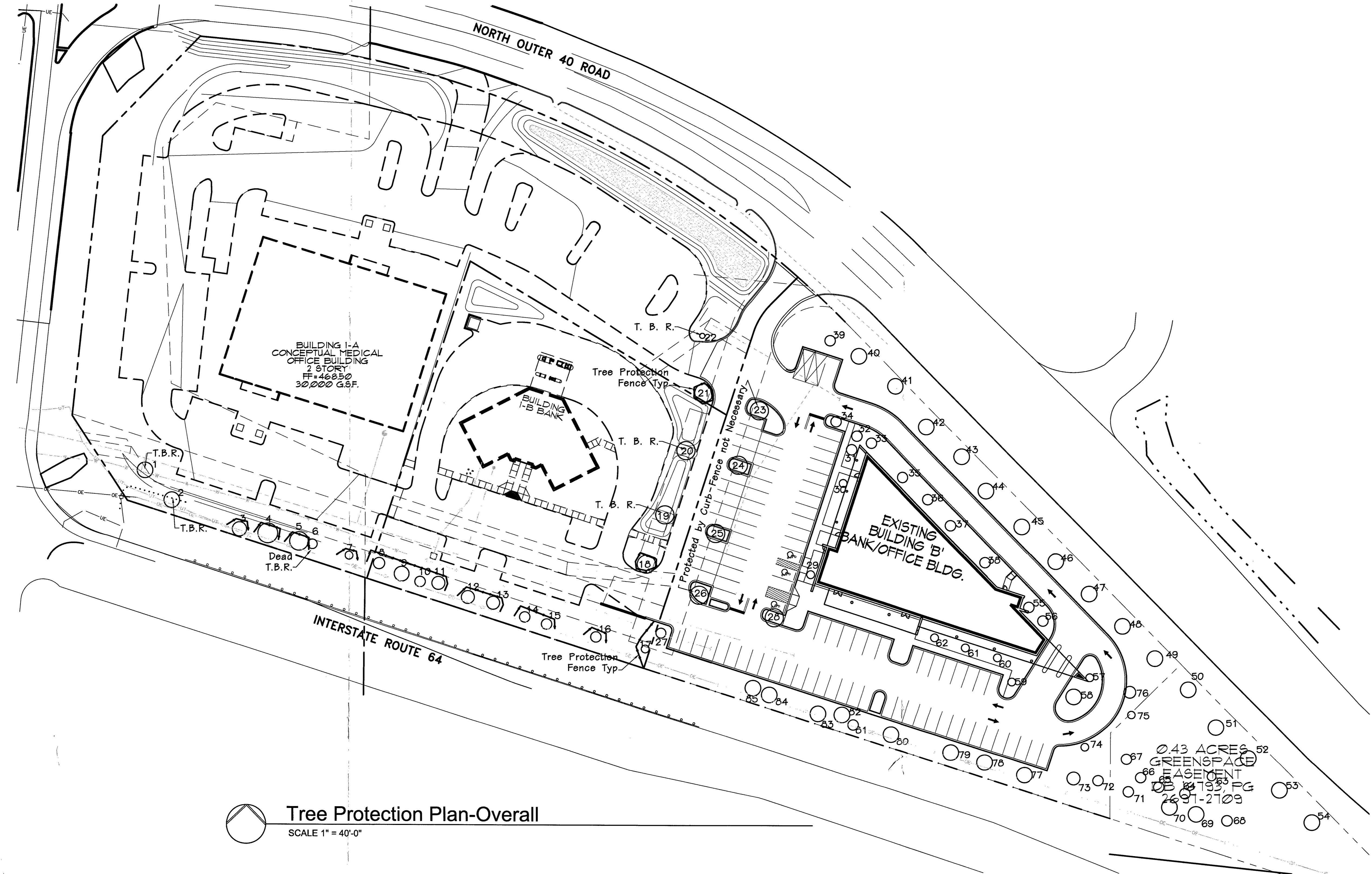
Drawn: DAD
Checked: BAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 546-4656
delong_la@gmail.com

Sheet Title: **Tree Protection Plan**
Sheet No: **TPP-1**
Date: **04/22/2016**
Job #: **135.005**

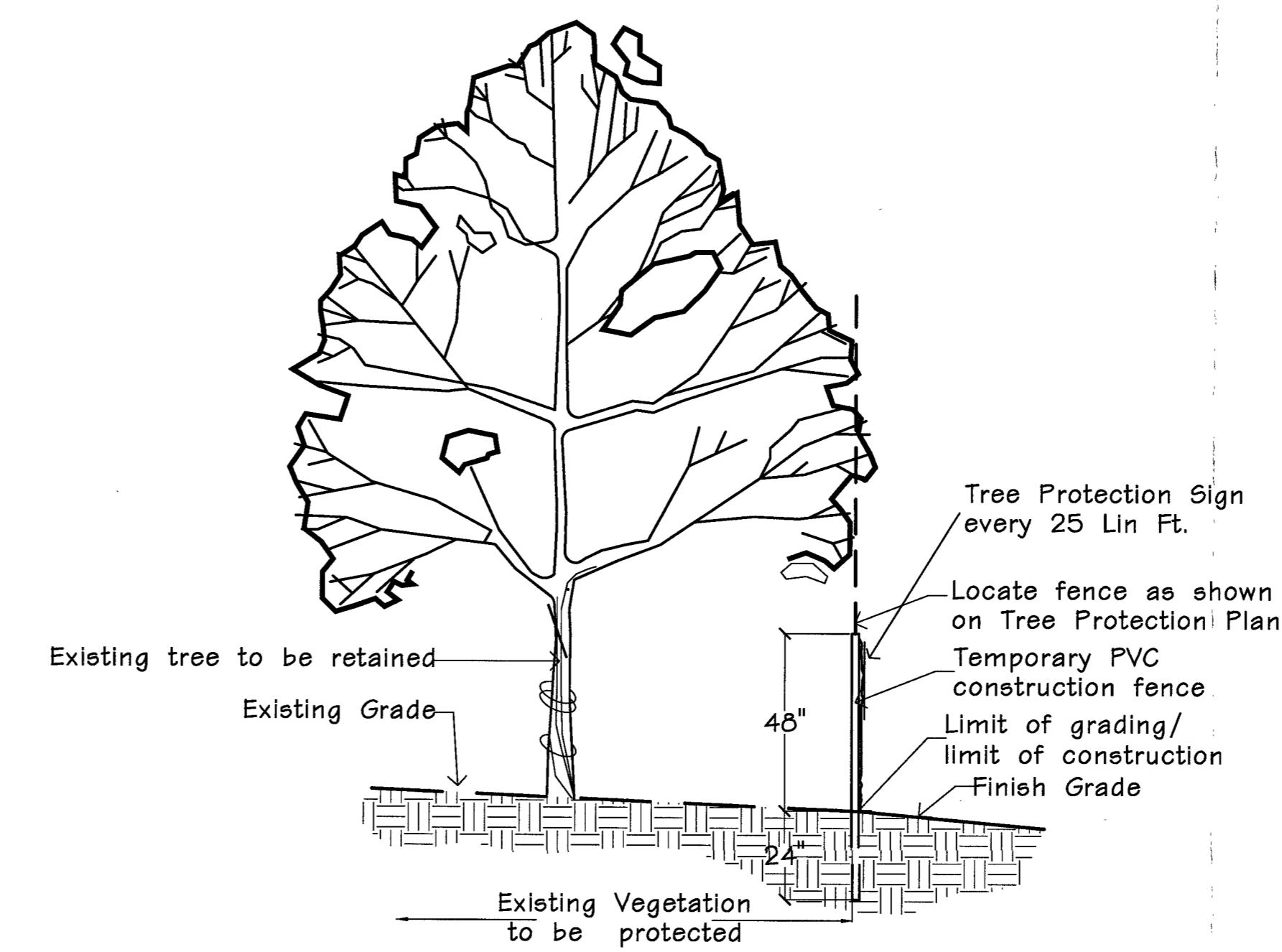
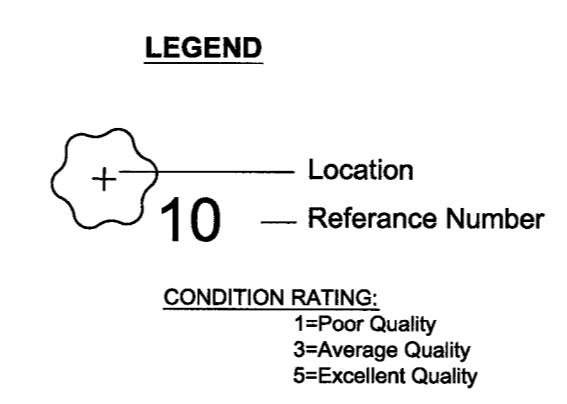
INDIVIDUAL TREE LIST				
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating
1	Mulberry	4	50	3
2	Mulberry	9	85	3
3	Redbud	4	60	3
4	Redbud	4	60	2
5	Redbud	4	60	3
6	Kwanzan Cherry	2	0	0
7	Kwanzan Cherry	3	30	1
8	Kwanzan Cherry	3.5	35	1
9	Bradford Pear	5	65	3
10	Kwanzan Cherry	4	35	2
11	Kwanzan Cherry	4.5	65	3
12	Bradford Pear	4.5	65	3
13	Flowering Crab	3	30	3
14	Redbud	4	65	3
15	Redbud	4	65	3
16	White Pine	3	28	3
17	Red Maple	3	40	2
18	Red Maple	6	115	4
19	Red Maple	6	115	4
20	Red Maple	6	115	2
21	Red Maple	6	115	3
22	Kwanzan Cherry	4	40	1
23	Red Maple	5.5	113	2
24	Red Maple	5.5	113	2
25	Red Maple	5.5	113	3
26	Red Maple	5.5	115	3
27	Red Maple	4	90	2
28	Red Maple	4	90	3
29	Redbud	3	30	3
30	Redbud	2.5	25	2
31	Flowering Crab	3.5	78	3
32	Flowering Crab	3.5	78	3
33	Flowering Crab	3.5	78	3
34	Red Maple	4.5	80	2
35	Magnolia	2	50	3
36	Magnolia	2	50	3
37	Magnolia	2	50	3
38	Flowering Crab	6	113	3
39	Oak	4.5	113	3
40	Oak	4.5	113	3
41	Oak	4.5	113	3
42	Oak	4.5	113	3
43	Oak	4.5	113	3
44	Oak	4.5	113	3
45	Oak	4.5	113	3
46	Oak	4.5	113	3
47	Oak	4.5	113	3
48	Oak	4.5	113	3
49	Oak	4.5	113	3
50	Oak	4.5	113	3
51	Oak	4.5	113	3
52	Oak	4.5	113	3
53	Oak	4.5	113	3
54	Oak	4.5	113	3
55	Flowering Crab	6	113	3
56	Flowering Crab	6	113	3
57	Redbud	2.5	50	2
58	Redbud	5.5	113	1
59	Kwanzan Cherry	2.5	30	2
60	Kwanzan Cherry	5.5	78	3
61	Flowering Crab	5.5	78	3
62	Flowering Crab	2.5	50	3
63	Oak	3	30	3
64	Oak	4	40	3
65	Oak	4	40	2
66	Ash	3.5	113	3
67	Oak	3.5	113	3
68	Oak	4	113	3
69	Oak	4	113	2
70	Ash	3	50	2
71	Redbud	3.5	50	1
72	Ash	4	78	3
73	Ash	6	113	3
74	Colorado Spurge	8	55	3
75	Colorado Spurge	4	30	3
76	Little-Leaf Linden	6	113	3
77	Bradford Pear	6	113	3
78	Bradford Pear	6	113	3
79	Kwanzan Cherry	4.5	50	2
80	Bradford Pear	6	113	3
81	Flowering Crab	3.5	50	3
82	Flowering Crab	6	113	3
83	Bradford Pear	7	125	3
84	White Pine	7	125	3
85	Bradford Pear	7	113	3
Total			7,007	

Overall Existing Tree Canopy = 7,007 sf
Existing Tree Canopy Removed = 405 sf or 6%
Tree Canopy Remaining = 6,602 sf or 94%



Tree Protection Plan-Overall
SCALE 1" = 40'-0"

- APPLICATION SPECIFIC NOTES:**
- 1) A "Pre meeting" shall be held on site by the general contractor will include operators, construction supervisors, owner representative and architect. Meeting shall be held to discuss tree protection methods and limits.
 - 2) Clearing limits shall be staked by general contractor prior to on site meeting, see Civil plan for limit of grading
 - 3) No clearing or grading shall begin where root pruning and tree preservation measures have not been completed.
 - 4) The sequence of tree treatment and preservation measures shall be:
 - a) Stake limit of grading
 - b) Root prune with approve mechanical method
 - c) Install tree protection fence
 - 5) General contractor shall be responsible to insure that no equipment and materials are stored with areas of protected trees. General contractor shall be responsible to repair and/ or replace trees damaged due to his/ her negligence. Owner and his/ her representatives shall judge the assessment of tree replacement or repair.



TREE PROTECTION DETAIL
n.t.s.

Tree Protection Plan Prepared by Douglas A. DeLong Certified Arborist MW-4826A
Douglas A. DeLong
Base Map Provided by: Grimes Consulting, Inc.