

Planning Commission Staff Report

Meeting Date: August 28, 2017

From: Jessica Henry, Senior Planner

Location: North side of Old Chesterfield Road

Petition: **P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC)**: A request for a zoning map amendment from the “FPC7” Flood Plain General Extensive Commercial and “C7” General Extensive Commercial Districts to a “UC” Urban Core District for 11.73 acres located on the north side of Old Chesterfield Road east of its intersection with Santa Maria Drive and north of its intersection with Wild Horse Creek Road (17T320071).

SUMMARY

704 Alrick, LLC, has submitted a request for a zoning map amendment from the “FPC7” Flood Plain General Extensive Commercial and “C7” General Extensive Commercial Districts to a “UC” Urban Core District. The petitioner is requesting to zone the property to the “UC” Urban Core District in order to permit for redevelopment of the site into a new multi-family development, as detailed in the attached Project Narrative and Preliminary Development Plan. A Public Hearing was held on this request on April 24, 2017 and the Planning Commission discussed this project at the August 14, 2017 meeting. Staff has worked with the Petitioner to finalize the Attachment A and Preliminary Plan, and this Petition is ready for Planning Commission action.



Figure 1: Subject Site Aerial

Site History

The subject property was zoned “FPC7” Flood Plain General Extensive Commercial and “C7” General Extensive Commercial Districts by St. Louis County prior to the incorporation of the City of Chesterfield. The Chesterfield Mobile Home Park residential subdivision is located within the subject site, and contains 142 separately addressed mobile home sites. The “C-7” General Extensive Commercial District is an inactive zoning district, meaning that no additional properties may request to zone into this district. Further, the “C-7” General Extensive Commercial District allows for a number of “extensive” commercial activities as permitted uses; however, it does not permit for residential lands uses. Therefore, the existing homes within this residential subdivision exist as a non-conforming land use as determined by Article 7 of the City’s Unified Development Code. The code states that structures “devoted to a non-conforming use shall not be enlarged, extended, constructed, reconstructed or structurally altered...” and this precludes the City from issuing permits for new mobile homes to be placed within the existing development. The site also contains a non-conforming billboard sign and small gravesite.

Surrounding Land Uses

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

North: To the north of the subject site across I-64/US 40 is the Double Tree hotel which is zoned “PC” Planned Commercial District.

South: The property to the south across Old Chesterfield Road is a large vacant parcel which is zoned “LLR” Large Lot Residential District and “PC & R” Planned Commercial and Residential District.

East: The property to the east contains one building that is owned by Sachs Properties and is zoned “PC & R” Planned Commercial and Residential District.

West: To the west of the subject site is the Breckenridge Materials plant which is zoned “M-2” Industrial District.

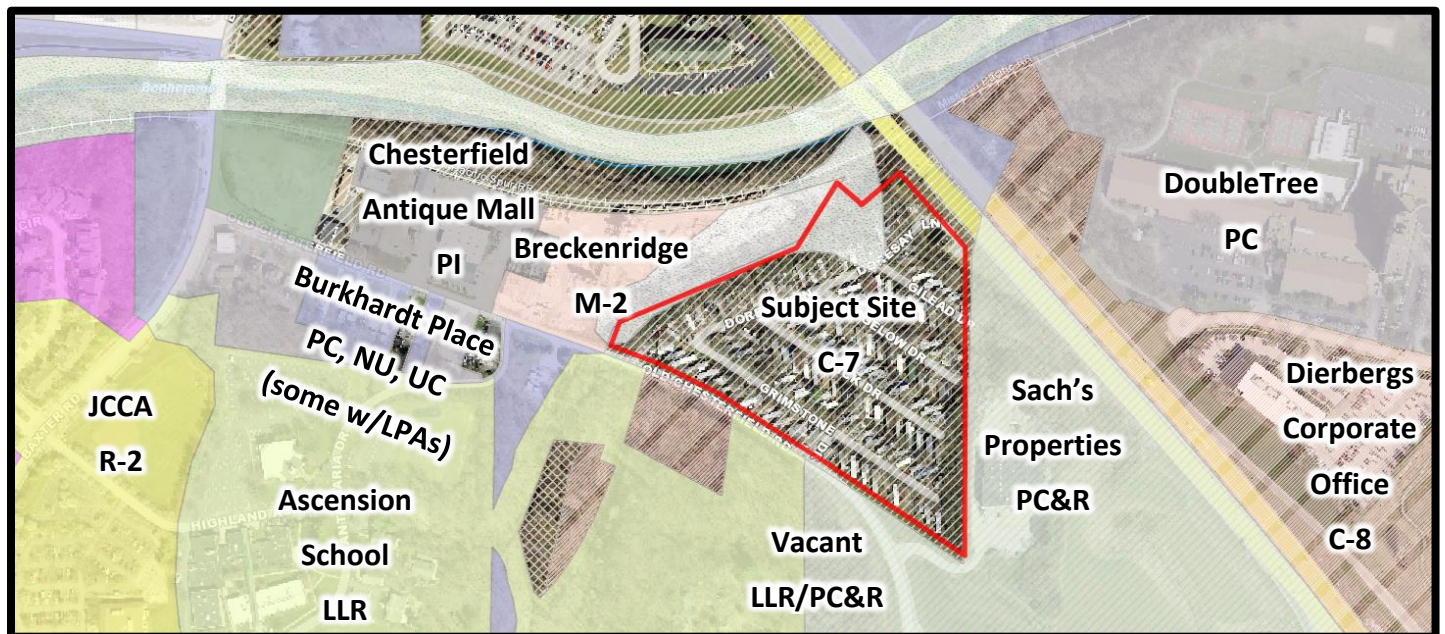


Figure 2: Surrounding Land Uses

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Urban Core Land Use Designation. The Urban Core Land Use Designation is a conceptual land use category within the City’s Comprehensive Plan, whereas the Urban Core District that is being requested is a zoning district with district regulations as set forth in the City’s zoning ordinance, which is known as the Unified Development Code. The Urban Core area is defined as the area known as the Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. The Urban Core will contain the highest density development in Chesterfield and should serve as the physical and visual focus for the City.

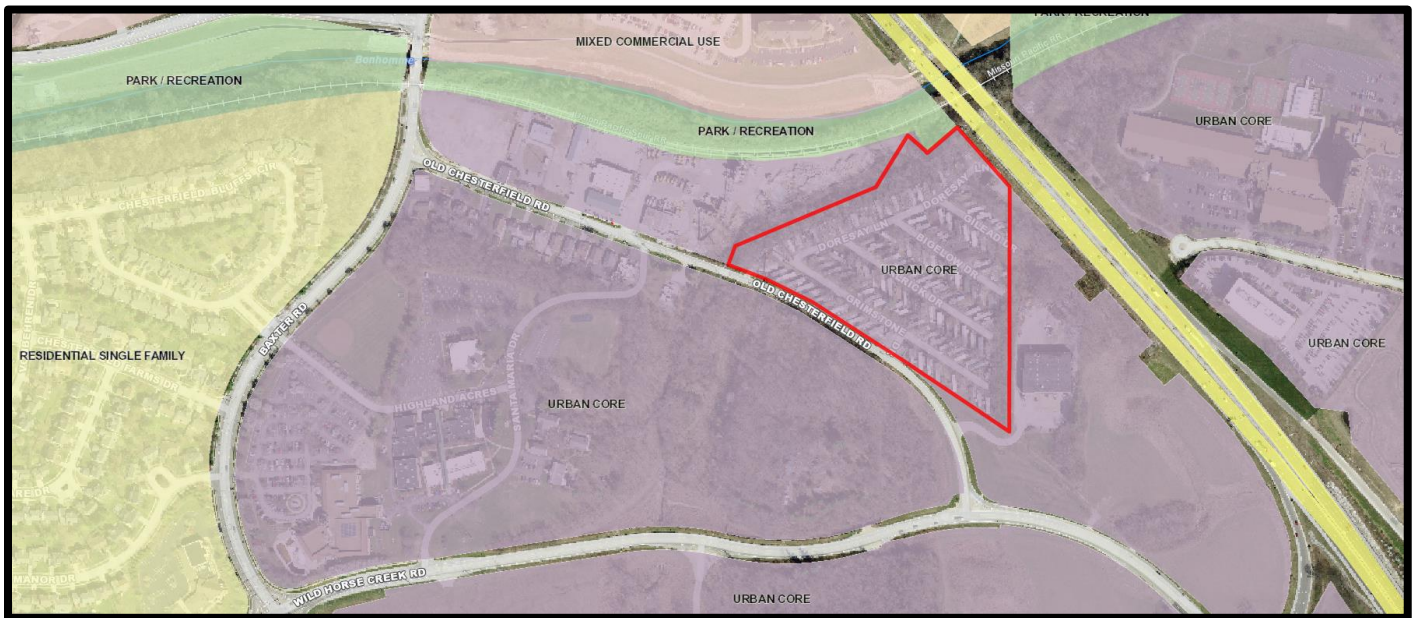


Figure 3: Comprehensive Land Use Plan

“UC” Urban Core District

Section 03-04.H of the UDC contains the regulations for the creation of an Urban Core (“UC”) District. The purpose of the “UC” District is included below for reference. This purpose statement should serve as a foundation for discussing the proposal.

The “UC” Urban Core District is intended to provide a method for commercial or mixed commercial and residential development within the area known as the Urban Core. The regulations for the “UC” District offer a method that allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, “UC” Districts are required to provide exceptional design and amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions. The “UC” District allows innovative designs, solves problems on difficult sites, meets market niches, encourages pedestrian access and connectivity between developments, and promotes well designed developments. The “UC” District regulations should have the following outcomes:

- (a) *Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;*
- (b) *Promote pedestrian access, connectivity and facilities between sites, between developments and to public facilities through inclusion of a variety of site and building design features such as continuous pedestrian walkways between buildings and from parking areas, trails, bicycle paths, covered walkways between buildings, widened sidewalks at the entrance to commercial and office structures, bicycle parking and continuous walkways through parking areas to buildings within the development;*
- (c) *Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;*
- (d) *Promote more efficient use of land;*
- (e) *Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;*
- (f) *Promote building styles and architectural styles that complement one another;*
- (g) *Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;*
- (h) *Promote the most efficient arrangement of circulation systems, land use, and buildings;*
- (i) *Promote environmentally sensitive developments; and*
- (j) *Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.*

PUBLIC HEARING

Following the April 24, 2017 Public Hearing, Staff sent a comment letter to the Petitioner requesting additional information and clarification on a number of items, including density, open space, proposed development amenities, traffic, and the existing billboard sign on the site. The Petitioner submitted a response letter which was discussed at the August 14, 2017 Planning Commission meeting. At that meeting, the Planning Commission identified several more items that required further information prior to a vote being taken on this petition. A summary of these items is presented below, and the Petitioner's response letter is also attached for the Planning Commission's consideration.

- 1. During discussion of the legally nonconforming billboard sign that exists on the subject site, the Petitioner indicated a willingness to share the terms of the lease agreement for the sign with the Planning Commission. Please provide this information.**

The Petitioner has attached the lease agreement for the Planning Commission's information. This agreement indicates that the lease expires on January 31, 2018.

- 2. Provide information regarding the number of garage parking spaces relative to surface parking spaces that are proposed in comparison to the Watermark Residential development project that is currently under construction. Evaluate the feasibility of providing underground parking in conjunction with the proposed project.**

The Petitioner has provided the requested comparison. While garages are provided, no underground parking is proposed.

3. **While you indicated that a minimum of 30% of the existing tree canopy would be preserved, the Planning Commission expressed a specific interest in preserving the following 15 trees, which are all in good condition and of a desirable species: 23, 28, 86, 92, 94, 95, 99, 106, 109, 112, 113, 121, 129, 133, and 144. Please indicate which of these trees will be preserved.**

The Petitioner’s response notes that many of these trees are located within the center portion of the site which will make preservation difficult. While the Petitioner has not elected to commit to preserving any of these specific trees, they have noted that they will make every effort to preserve some of these during the final design process.

4. **Given the historical importance of the Old Chesterfield Road corridor, the Planning Commission indicated a desire to see the historical character enhanced and reflected in the site design, including through the utilization of decorative lamp posts (for street and interior lighting) and in the development architecture. Provide information about specific measures that are proposed to address this concern. Be advised that the Attachment A will be revised to incorporate items proposed in your response to this concern.**

The Petitioner’s response indicates that the development design will reflect the historic nature of Old Chesterfield Road. While all of the specific details will be flushed out during the site plan review process, the Petitioner has committed to providing appropriate decorative street light fixtures along Old Chesterfield Road and within the development. The Attachment A has been revised to reflect this information.

5. **The Petitioner indicated that an easement would be provided to permit for public access to the green gravesite. Show the proposed easement on the Preliminary Plan.**

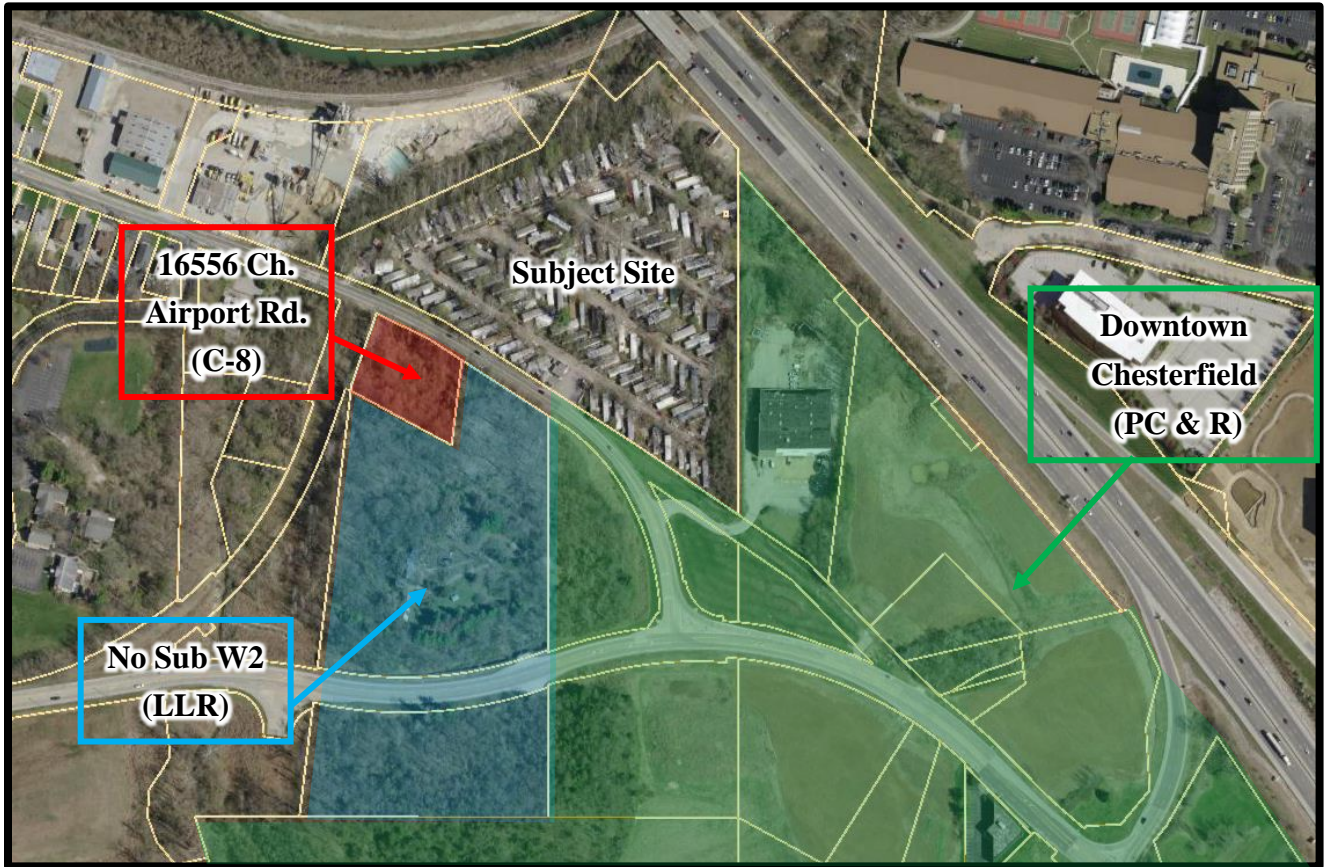
This easement has been added to the Preliminary Plan.

6. **Provide information regarding the proposed setbacks from the highway and compare this information to other developments along I-64/US-40.**

Distance dimensions have been added to the Preliminary Plan. Staff has prepared the following exhibit comparing these setbacks to other developments from the I-64/US 40 corridor.

Development	Parking Setback	Building Setback
Doubletree	25'	60'
Dierbergs Corporate Office	15'	20'
RGA	20'	20'
Swingley Ridge Office Building	35'	35'
Forty West Office Building	140' surface & 180' structure	30'
Villages at Bonhomme Creek	30'	35'

In addition to these items, the Planning Commission inquired about the density of the vacant parcels bordering the subject site. In response, the following information is presented.



Development	Zoning	Acres	Ordinance	Density and Use
16656 Chesterfield Airport Road	C-8	1.089	SLC 13,937	2,700 ft ² C-store w/gas pumps & 1 bay car wash
No Subdivision Ward 2	LLR	10.56	Straight Zoning	3 acres per SF unit (various other uses per LLR regs)
Downtown Chesterfield	PC & R	98.10	COC 2449	1,000 residential units (full extents of area not shown)
<i>Villages at Bonhomme Creek (Proposed)</i>	<i>UC</i>	<i>11.74</i>	<i>New UC Ordinance</i>	<i>298 MF Units</i>

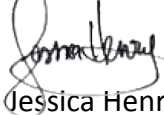
PRELIMINARY PLAN

As required for a “UC” Urban Core District request, a Preliminary Plan is included for review. As shown on the Preliminary Plan, the Petitioner is proposing to redevelop the subject site into a 298 unit multi-family development. The Preliminary Development Plan includes multiple buildings ranging from three to four stories in height along with associated parking garages and parking fields. The Preliminary Plan also identifies various development amenities, including a dog park, clubhouse, tot lot, pool, riparian trail with fitness stations, and community garden area. Finally, two public art areas are identified on the Preliminary Plan. All of these items are reflected as development requirements in the draft Attachment A.

REQUEST

Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC).

Respectfully submitted,



Jessica Henry, AICP
Senior Planner

Attachments

1. Petitioner’s Response Letter
2. Attachment A
3. Preliminary Plan Packet

cc: Justin Wyse, Director of Planning and Development Services

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Urban Core (UC) District shall be:
 - a. Dwellings, Multi-Family.

B. DENSITY REQUIREMENTS

1. The total number of single family residential units shall not exceed two hundred and ninety-eight (298) units.
2. The total number of residential buildings shall not exceed five.
3. Height
 - a. Maximum height of all structures shall be four stories.
4. Building Requirements
 - a. A minimum of 30% openspace is required for this development.

C. SETBACKS

1. No building or structure, other than: a freestanding project identification/ornamental entrance monument sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.
 - a. Thirty-five (35) feet from the boundary of this UC District.
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

 - a. Thirty (30) feet from the boundary of this UC District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on to the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffer requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required along the perimeters of the UC District.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield and the St. Louis County Department of Transportation for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Street lights shall be provided along Old Chesterfield Road in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

3. Street lights and all site lighting shall utilize decorative fixtures reflecting the historic character of the area as approved by the City of Chesterfield.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. DESIGN FEATURES

1. Community amenities, including but not limited to the following shall be provided for this development as shown on the Preliminary Plan, attached hereto and marked as Attachment B: swimming pool, fire, pits, clubhouse, fitness center, dog park, riparian trail with fitness stations, bike racks, community gardens, tot lot.
2. This development shall include the installation of public art as depicted on the Preliminary plan attached hereto as Attachment "B.". Said artwork shall be placed so as to be visible for public view and enjoyment. Final locations and art works shall be approved by the City of Chesterfield prior to the issuance of an Occupancy Permit.
3. The thirty (30) squared feet area encompassing the John Long Cemetery shall be preserved as a "green gravesite" with a memorial plaque as depicted on the Preliminary plan attached hereto as Attachment "B."

J. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If required sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and St. Louis County Department of Transportation.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate(s) at the entrance(s) to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. The streets within this development shall be private and remain private forever.
3. Provide a 5 foot wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
4. Obtain approvals from the City of Chesterfield, the St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way shall be provided on Old Chesterfield Road and I-64/US-40 as required by the City of Chesterfield and the Missouri Department of Transportation.
6. Additional road improvements shall be provided as required by the City of Chesterfield.
7. Provide a 10 foot wide pedestrian trail for the Riparian Trail extension as shown in the Preliminary Site Plan. The trail shall be located in a 12 foot wide easement, dedicated to the City of Chesterfield for public use.

L. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield, St. Louis County Department of Transportation, and/or Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. A scoping meeting with the City of Chesterfield, St. Louis County Department of Transportation, and/or Missouri Department of Transportation is required to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

M. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

N. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided, as directed by the City of Chesterfield and Metropolitan St. Louis Sewer District.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in adjacent detention/retention facilities. Structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. Permits may be required from the U.S. Army Corps of Engineers and the Missouri Department of Natural Resources. The developer shall investigate for and assess the presence of any jurisdictional features on the site and confirm with these agencies the applicability of any requirements. If applicable, approvals from the agencies will be required prior to Site Plan approval.
8. Formal project development plans shall be submitted to MSD for review, approval, and permits.
9. Post construction BMPs for water quality are required to capture and treat the runoff originating from within the extents of the project's disturbed area. Extended detention of runoff from the 1yr-24 hour event (Channel Protection, CPv) is required, and that volume may be nested within volume reduction BMPs provided to address water quality.
10. The developer's engineer will need to evaluate the project's 15yr-20 minute differential runoff (however this analysis can take credit for existing impervious coverage that is currently in place.) 2yr-24 hour and 100yr - 24 hour Detention is required if the project's 15yr - 20 minute runoff differential equals or exceeds two CFS.

11. An existing 20" forcemain runs adjacent to the three four story buildings proposed in the north/northwest portion of the development area. MSD has plans to rehabilitate this forcemain during fiscal year 2018 which at this time should not require modifications to its current alignment. The engineer will need to field verify the location of the forcemain with respect to the development's improvements, in particular any buildings, allowing sufficient separation for working room assuming poor soil conditions. Based on the current plan, the configuration/location of the northernmost building will likely need to be adjusted to the southeast to allow for this separation (as well as the re-route for the existing storm sewer). Building foundations shall also be extended to sufficient depth such that the building's load influence does not project on sewers.
12. Backwash discharge from swimming pools (and any fountains if applicable) shall be directed to the sanitary system not to exceed 50 GPM. Maintenance and seasonal drainage from these features shall be directed to the storm sewer system under a permit from MoDNR.

O. SANITARY SEWER

1. The receiving sanitary sewers shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts on the existing system.
2. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District, the City of Chesterfield, and other entities as necessary.

P. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

Q. MISCELLANEOUS

1. All utilities will be installed underground.

2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Missouri Department of Transportation and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. The developer must obtain any and all necessary determinations, approvals, and permits from the U.S. Army Corps of Engineers, the Missouri Department of Natural Resources, and other entities, as necessary, for work impacting or in close proximity to jurisdictional waterways and/or wetlands.

6. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Unified Development Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County Department of Highways and Traffic.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

- A.** The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
TGA Category	Contribution
Apartments	\$497.22/Parking Space

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

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

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

- B.** As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- C.** Traffic generation assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P) by St. Louis County Department of Transportation or prior to issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

- D.** The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VI. RECORDING

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

VII. ENFORCEMENT

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

STOCK & ASSOCIATES
Consulting Engineers, Inc.

August 22, 2007

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



Attention: Ms. Jessica Henry, AICP,
Senior Planner

Re: P.Z. 05-2017 Villages at Bonhomme Creek - (704 Alrick, LLC)
(Stock Project No. 215-5586.1)

Dear Ms. Henry:

Pursuant to the Departmental Letter dated 8/18/17, following the 8/14/17 Planning Commission Meeting, we offer the following responses:

Comment 1. During discussion of the legally nonconforming billboard sign exists on the subject site, the Petitioner indicated a willingness to share the terms of the lease agreement for the sign with the Planning Commission. Please provide this information.

Response: Enclosed is a copy of the “Billboard Lease Abstract” and “Billboard Location Lease”.

Comment 2. Provide information regarding the number of garage parking spaces relative to surface parking spaces that are proposed in comparison to the Watermark Residential development project that is currently under construction. Evaluate the feasibility of providing underground parking in conjunction with the proposed project.

Response: Attached is a copy of the Watermark at Chesterfield Village – Site Development Plan as recorded in Plat Book 364, Pages 392-400.

Surface parking is provided on all four (4) sides of the building, including the frontage of Lydia Hill and Chesterfield Parkway West.

Total Units	=	345
Total Parking	=	613 spaces
Surface	=	429 spaces (70%)
Structure	=	184 spaces (30%)

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

Villages at Bonhomme Creek:

Total Units	=	298
Total Approximate Parking	=	492
Approximate Surface	=	367 (75%)
Approximate Structure	=	125 (25%)

The Villages of Bonhomme Creek is not intending to mimic the Watermark Project Design or Rental Rates. This project is intended to provide nice affordable “Market Rate” Living Units within the City of Chesterfield.

Comment 3. While you indicated that a minimum of the 30% of the existing tree canopy would be preserved, the Planning Commission expressed a specific interest in preserving the following 15 trees, which are all in good condition and of a desirable species: 23, 28, 86, 92, 94, 95, 99, 106, 109, 112, 113, 121, 129, 133, and 144. Please indicate which of these trees will be preserved.

Response: We are committed to a Tree Canopy Retention of 30%. The trees listed are shown highlighted on the attached TSD Plan. The majority are generally located in the center of site and will be difficult to retain. All efforts during detail design will be made to retain any of those trees that are feasible to save. The Detail Comprehensive Landscape Plan will provide a new Tree Planting Plan commensurate with the project and requirements of the City. At a minimum, any of the fifteen (15) trees referenced, if removed, will be replaced 2:1.

Comment 4. Given the historical importance of the Old Chesterfield Road corridor, the Planning Commission indicated a desire to see the historical character enhanced and reflected in the site design, including through the utilization of decorative lamp posts (for street and interior lighting) and in the development architecture. Please information about specific measures that are proposed to address this concern. Be advised that the Attachment A will be revised to incorporate items proposed in your response to this concern.

Response: Historical character of Old Chesterfield Road will be considered and incorporated within aspects of the project design. Those aspects could be building elements and decorative street lighting as well as trail amenity.

Comment 5. The Petitioner indicated that an easement would be provided to permit the public access to the green gravesite. Show the proposed easement on the Preliminary Plan.

Response: Access easement location has been added to the Preliminary Plan.

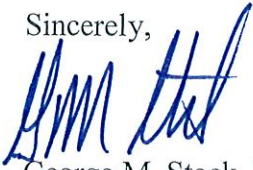
Comment 6. Provide information regarding the proposed setbacks from the highway and compare this information to other developments along I-64/US-40.

Response: Setback dimensions have been added to the Preliminary Plan from the I-64 R.O.W. to parking lots and buildings.

August 22, 2017
CITY OF CHESTERFIELD
Page 3 of 3

Should you have any questions and/or comments, please feel free to call and discuss. As always, we appreciate your assistance in this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "G.M. Stock".

George M. Stock, P.E.,
President

Enclosure: Billboard Lease Abstract and Billboard Location Lease
Watermark Site Development Plan (P.B. 364, Pgs. 392-400)
Loomis TSD w/15 Trees Highlighted

CC: Mr. Mike Lang - 704 Alrick, LLC (mrlang386@gmail.com)
Mr. Jim Parker, Parker Associates, Tulsa, LLC (jparker@parkertulsa.com)
Mr. Ryan Jones, Financial Analyst (rjones@jpldevel.com)
Mr. Josh Barcus, P.E., Associate

Billboard Lease Abstract

Lessor: Laclede Mobile Home Park, L.L.C.

Lessee: Drury Displays, Inc.

Commencement Date: February 1, 1998

Term: 10 years beginning on Commencement Date

Renewal: One successive period of 10 years

Rental Rate: 33% of the total advertising revenue, net of any third-party agency commissions, received from billboard. Advertising revenue and Rent shall be calculated on a quarterly basis. Lessee shall deliver to Lessor a statement showing the calculation of advertising revenue within 30 days of quarter end.

Other Important Clauses in Lease:

- If, as a result of the construction of the permanent office, retail, or commercial building on the property, there is no reasonable location on the Leased Premises or Lessor's adjacent property for relocating the advertising billboard, then Lessee shall proceed to remove the billboard at Lessor's cost and Lessor shall refund to Lessee pro rate share of rent paid in advance. Further, if billboard is removed pursuant to this paragraph, then from the date of removal of the billboard through the date which would be the sixth anniversary of the Commencement Date, Lessee shall have the right of first refusal for erecting and maintaining an advertising billboard on the Leased Premise or Lessor's adjacent property.
- Non-Disturbance agreement in case Lender, Mercantile Bank, N.A., forecloses on the property.

(d)

BILLBOARD LOCATION LEASE

THIS LEASE is made, entered into and is effective as of the date of the latest execution of this Lease by a party hereto, by and between LACLEDE MOBILE HOME PARK, L.L.C., a Missouri corporation, c/o of INNOVATIVE REAL ESTATE MANAGEMENT COMPANY (IREMCO), 15510 Olive, Suite 100, Chesterfield, Missouri 63017-0710 (hereinafter referred to as "Lessor"), and DRURY DISPLAYS, INC., 8315 Drury Industrial Parkway, St. Louis, Missouri 63114, (314) 423-5040 (hereinafter referred to as "Lessee").

WITNESSETH:

1. Lessor hereby leases to Lessee and Lessee hereby leases and takes from Lessor, the existing billboard site located:

On the rear portion of property at 822 Chesterfield Airport Road.
See attached Exhibit A.

(the "Leased Premises") with the right of ingress and egress to and from the same for the purpose of erecting, maintaining and removing advertising billboard(s).

2. The term of this Lease shall be ten (10) years beginning on the Commencement Date as hereinafter defined (the "Original Term"). Lessee shall have options to renew this Lease under the same terms and conditions for one (1) successive period of ten (10) years (the "Option Term"). The term of this Lease shall be automatically extended into each Option Term unless Lessee notifies Lessor at least sixty (60) days prior to the expiration of the then current term of its election to terminate said Lease.

3. During the Original Term and any Option Term hereof, it is understood and agreed that Lessee shall pay to Lessor rental ("Rent", in the amount of Thirty-three Percent (33%) of the total advertising revenue, net of any third party agency commissions, received from the Billboard. Advertising revenue and Rent shall be calculated on a quarterly basis from the Commencement Date. Within thirty (30) days following the end of each quarter, Lessee shall deliver to Lessor a statement showing the calculation of advertising revenue for that quarter accompanied by payment of Rent, if any is due.

4. The Commencement Date shall be defined as the first day of the month following the date of latest execution of this Lease.

5. Lessor shall not cause nor permit Lessee's billboard structure(s) to be or become obscured from the adjacent interstate or highway.

6. All structures or materials placed upon the Leased Premises by Lessee shall remain its property during the term of this Lease and may be removed by it at any time. In the event Lessee elects to electrify any billboard on the Leased Premises at its expense, Lessor shall grant to Lessee necessary easements on adjacent property for extension and erection of the appropriate electrical wiring and poles (if any).

7. Lessor warrants that he is the owner or the authorized agent of the owner of the Leased Premises and that he has full authority to enter into this Lease.

8. In case any restriction, rule, regulation or taxation on the construction or maintenance of advertising billboards is imposed by federal, state or local statute or ordinance which shall have the effect of diminishing the value of the Leased Premises for advertising purposes in the judgment of Lessee, or in case the view of the Leased Premises shall become obstructed, the Lessee may terminate this Lease at any time upon ten (10) days written notice, and the Lessor shall refund, pro rata, any rent paid in advance.

9. Lessor covenants and agrees that he will not himself, nor permit any person, tenant, or successor in interest during the term of this Lease to obstruct or impede the view of the Leased Premises from the public interstates or highways adjacent thereto by any improvements placed or existing on property owned, controlled, or acquired by Lessor within a distance of 500 feet in any direction from the Leased Premises. Lessor hereby grants Lessee the right to trim and remove any trees or vegetation now existing or hereafter placed on the Leased Premises or Lessor's property necessary to maintain visibility of the outdoor advertising structure from the adjacent interstates and highways.

10. Lessor shall not allow any lien or encumbrance to take precedence over Lessee's leasehold interest in the Leased Premises without obtaining a non-disturbance agreement in the form of that attached hereto as Exhibit B attached hereto and incorporated herein.

Main Term
Feb 1, 1998
Jan 31, 2008
Option
Feb 1, 08
Jan 31, 18

11. Lessee shall be responsible to Lessor for any damage to the Leased Premises occasioned by the acts of Lessee, its agents and employees. Lessor shall be responsible to Lessee for any damage to Lessee's property occasioned by the acts of Lessor, agents, employees and successors in interest.

12. This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

13. In the event Lessee fails to perform under the terms of this Lease, Lessor shall provide written notice to Lessee of such failure, and Lessee may cure such failure within thirty (30) days from the date of such written notice. If requested in writing, Lessor will provide the same notice and right to cure to any creditor of Lessee and will agree not to cancel, surrender, accept surrender, amend or modify this Lease without the consent of such creditor.

14. Lessee shall carry liability insurance relative to the Leased Premises protecting both Lessor and Lessee from damages or injury or claim thereof incurred or sustained by person(s) or property while on or about the Leased Premises. However, Lessee is not responsible if an accident is due to Lessor's negligence.

15. If requested by either Lessee or Lessor, the other party will within ten (10) days provide a written statement for the benefit of the other party and its assignee or lender stating that the Lease is in full force and effect without modification or default, if the same be true, and such other reasonable provisions as may be requested.

16. Notices due hereunder shall be deemed properly delivered on the date postmarked by the United States Postal Service if mailed by certified mail, return receipt requested.

17. ^{LAURENCE MOBILE HOME PARK}
^{BY E.I.P.S. OR ASSIGNS}
In the event that Lessor commences construction of a permanent office, retail or commercial building upon the Leased Premises or Lessor's adjacent property which would require the relocation or removal of the advertising billboard(s), Lessor shall give Lessee written notice thereof at least one hundred eighty (180) days prior to the commencement of construction. Thereupon, Lessor and Lessee shall, in good faith, determine where on the Leased Premises or Lessor's adjacent property the advertising billboard(s) may be relocated and advertising billboard(s) shall be so relocated at Lessor's expense. If, as a result of the construction of the permanent office, retail or commercial building on the property, there is no reasonable location on the Leased Premises or Lessor's adjacent property for relocating the advertising billboard(s), then Lessee shall proceed to remove the advertising billboard(s) at Lessor's cost and Lessor shall, at the time of removal of the advertising billboard(s), refund to Lessee, pro rata any rent paid in advance. Further, if the advertising billboard(s) is removed pursuant to this paragraph, then from the date of removal of the advertising billboard(s) through the date which would be the sixth anniversary of the Commencement Date, Lessee shall have the first right of refusal for erecting and maintaining an advertising billboard(s) on the Leased Premises or Lessor's adjacent property.

IN WITNESS WHEREOF, the parties have hereunto set their hands the date below written.

LESSOR:

LESSEE:

LAURENCE MOBILE HOME PARK

DRURY DISPLAYS, INC.

By: [Signature]

Leased By: Anthony N. Mariani

Title: Pres

Date: 2/2/98

Telephone No: 530-2171

Approved By: [Signature]

FIN/ISS#: 490-240-3418

Title: UPGM

Date: JAN 26, 1998

Date: 2/5/98

Commencement Date: FEB 1, 1998

EXHIBIT B
NON-DISTURBANCE AGREEMENT

This Non-Disturbance Agreement is made and entered into this 5th day of February, 1998 by and between Mercantile Bank, N.A., ("Lender") and Drury Displays, Inc., a Missouri corporation, ("Tenant").

WHEREAS, Tenant is currently leasing certain property described in Exhibit A attached hereto and incorporated herein (the "Property"), pursuant to a Sign Location Lease (the "Lease") having a Commencement Date of February 1, 1998, wherein Laclede Mobile Home Park, L.L.C. is the landlord (the "Landlord") for the purpose of constructing, maintaining and operating an outdoor advertising display; and

WHEREAS, Lender currently holds a beneficial interest in the Property pursuant to a Deed of Trust dated Oct. 31, 1997 and recorded in Book 1342 at Page 1242, in the office of the Recorder of Deeds for St. Louis County, Missouri (the "Deed of Trust"); and

WHEREAS, Tenant and Lender desire to provide for their respective rights and duties in the event of a conflict between their respective interests in the Property.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, and for the mutual promises and covenants herein contained, the parties hereby agree as follows:

1. In the event that Lender shall exercise its rights of foreclosure or any other rights under the Deed of Trust, or assert any other right of ownership of the Property which would be inconsistent with the rights of Tenant under the Lease, prior to the expiration of the term of the Lease, Lender hereby agrees that the Lease shall remain in full force and effect, in accordance with its existing terms and conditions, as though a direct lease between Lender and Tenant.

2. In order to effect the provisions of the preceding paragraph, Lender does hereby grant and demise to Tenant the Property for a term of years to commence when and upon the exercise of Lender's right or rights as described in the preceding paragraph. Said term of years is to be upon the terms, covenants, promises and agreements of the Lease as though the Lease were between Lender and Tenant. In such event, Tenant shall be bound to Lender or the purchaser at a foreclosure sale, as the case may be, under all of the terms, covenants, promises and agreements of the Lease during the term thereof remaining and any renewal term thereof which may be effected in accordance with any right or option in the Lease, with the same force and effect as if Lender or the purchaser at a foreclosure sale were the landlord under the Lease. Tenant further does hereby attorn to Lender or a purchaser at a foreclosure sale, said attornment to be effective and self-operating without the execution of any further instruments, upon Lender or the purchaser at a foreclosure sale succeeding to the interest of the landlord under the Lease,

but only if Tenant's rights under the Lease are not in any way diminished and Lender or the purchaser at a foreclosure sale assumes all of the obligations of the landlord under the Lease. In that event, Lender or the purchaser at a foreclosure sale shall be entitled to all of the rights and benefits of the Lease insofar as Lender or the purchaser at a foreclosure sale performs all of the obligations of the landlord under the Lease.

3. In the event that either party desires or is required to give notice to the other hereunder, the same shall be deemed effective if in writing and delivered by United States Mail, certified return receipt requested, postage prepaid and addressed as follows:

a. If to Tenant: Drury Displays, Inc.
Attention: Jacqueline D. Polivogt, Esq.
8315 Drury Industrial Parkway
St. Louis, Missouri 63114
Facsimile: (314) 423-1706

b. If to Lender: Mercantile Bank, N.A.
Attention: Shawn Hagan
12375 ~~16375~~ St. Charles Rock Road
Bridgeton, Missouri 63044
Facsimile: (314) 719-0390

4. In the event that Lender, or the purchaser at foreclosure, shall succeed to the interest of Landlord under such Lease, Lender shall not be:

- (a) liable for the return of any security deposit; or
- (b) subject to any offsets against rent which Tenant might have against any prior landlord (including Landlord); or
- (c) bound by any rent or additional rent which Tenant might have paid for more than thirty (30) days in advance to any prior landlord (including Landlord); or
- (d) bound by any amendment, modification or assignment of the Lease made without its written consent; or
- (e) obligated to make any improvements, additions or repairs to the Property, whether or not such is a requirement of the Lease or operation of law; or
- (f) liable for any act or omission of any prior landlord, including Landlord.

5. This Non-Disturbance Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter herein and may be modified, altered or amended

EXHIBIT A
Legal Description of Land
Subject to Deed of Trust
Dated _____, _____

10

429 surface & 184 lot area

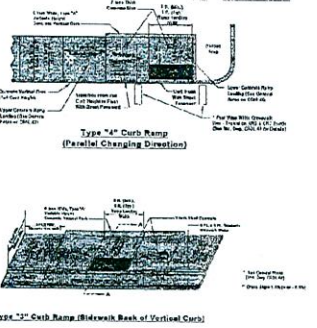
393

PROJECT NOTES:

AREA OF SITE	12.88 ACRES
LOCATION NO.	SECTIONS
SITE ADDRESS:	MEDON L'ONG HILL DR CHICKEN HILL FIELD 400 CHESTERFIELD CT VILLAGE INC SUITE 800 CHESTERFIELD, MO 63017
PREPARED FOR:	VOLZ ARCHITECTURAL 111 MONROE ST. CHESTERFIELD, MO 63017
PREPARED BY:	VOLZ 111 MONROE ST. CHESTERFIELD, MO 63017 314.894.1260 FAX
EXISTING ZONING:	393 PFD - ORDINANCE 2-0317 CHESTERFIELD
LOT AREA RESIDENTIAL:	DWELLING, SINGLE FAMILY 4,889 SQ. FT.
DWELLING, TWO-FAMILY:	2,800 SQ. FT.
DWELLING, THREE-FAMILY:	2,000 SQ. FT.
DWELLING, FOUR-FAMILY:	800 SQ. FT.
UNITS ALLOWED PER ORDINANCE & ZONING:	628 UNITS (750 - PER 188 PDS 257)
PROPOSED UNITS:	343 UNITS
PARKING REQUIREMENTS (144 UNITS):	173 SPACES (1.21 SPACES PER UNIT)
SURFACE PARKING:	403 SPACES
LANDSCAPING UNDER BUILDINGS (SEE DETAIL SHEET 1):	75 SPACES (1.74 SPACES PER UNIT)
ACCESSIBLE SPACES:	20 SPACES
TOTAL SPACES PROPOSED:	610 SPACES
LEGAL DESCRIPTION:	A TRACT OF LAND BEING PART OF LOT 3 OF HIGHWAY ADJUSTMENT PL. AT CHESTERFIELD VILLAGE AREA "A" (P.A. 132, PDS. 65 & 69) U.S. QUARTERS, T.48N., R.14E. CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
EXISTING TREES:	301, 341
TREES TO PRESERVE:	822 ACRES 389,263 SF (8.22 ACRES) 126,633 SF (2.85 ACRES)
OPEN SPACE:	852,902 SF - 19.27 AC 273,005 SF - 6.21 AC 46,414 SF
BUILDING HEIGHT:	42' 0" 2' MINIMUM BETWEEN BUILDINGS SIDE TO SIDE

SECTION REQUIREMENTS

WALL	FRONT	SIDE	REAR	SECTIONS BUILDING WALL
FRONT	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.
SIDE	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.
REAR	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.	10 FT. 0" PLUM LINE FOR EACH 27' 0" ABOVE 4' FT.



GENERAL NOTES:

NO WALL OF ANY REPAIRS EXISTING STRUCTURE OTHER THAN A SINGLE FAMILY OR ITS ACCESSORY STRUCTURE SHALL BE LOCATED CLOSER TO ANY WALL OF ANY REPAIRS EXISTING STRUCTURE THAN SET FORTH IN THE FOLLOWING TABLE:

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 LACLEDE GAS COMPANY
 ANDERSON COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS.

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

PROJECT PROPOSES THE CONSTRUCTION OF:

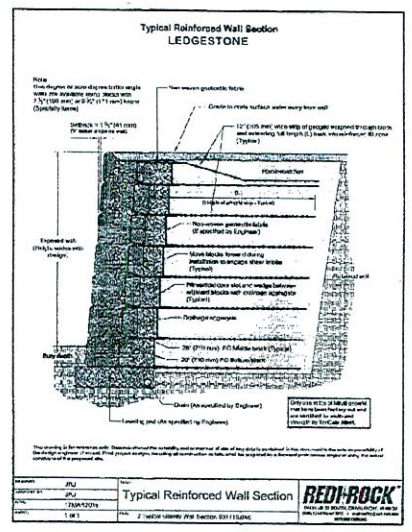
- (1) TWO BUILDINGS CONSISTING OF FOUR (4) STORIES OF APARTMENTS ON A PARKING DECK.
- (2) ONE BUILDING OF FOUR (4) STORIES OF APARTMENTS ON A PARTIAL GROUND BASEMENT LEVEL HOURS CLUBHOUSE, FITNESS AND LEASING SPACE.
- (3) ANCILLARY PARKING AND RECREATION-STYLE AMENITIES SUCH AS POOL, POOL SIDE CABANAS, OUTDOOR GRILL AND ENTERTAINMENT AREA.
- (4) WALKING TRAIL CONNECTION TO THE EXISTING LAKE TRAIL.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE ORIGINAL CONSTRUCTION SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN AN EXCAVATOR, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 246, RSMO.

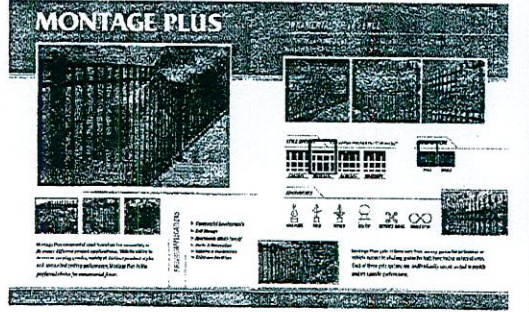
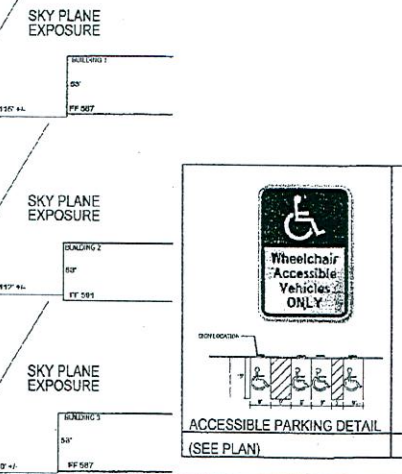
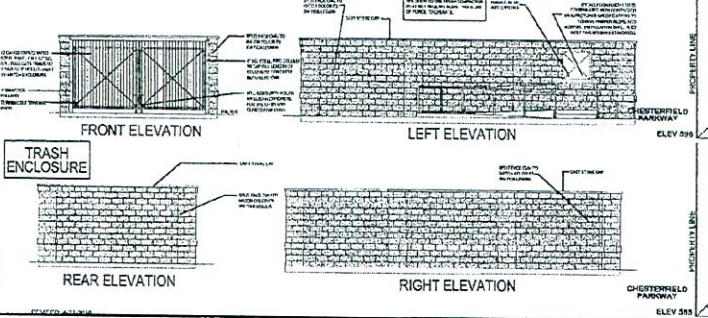
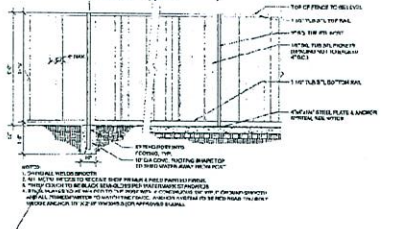
ISLAND LANDSCAPING WILL BE MAINTAINED AT A HEIGHT OF 2' OR LESS.

PRELIMINARY STORM WATER DESIGN HAS BEEN PREPARED BASED ON THE CHESTERFIELD VILLAGE STORM WATER MANAGEMENT PLAN (2007) AND SUBMITTED TO NEED FOR REVIEW. MHO HAS INDICATED THE "APPROACH IS ACCEPTABLE" ALTHOUGH FINAL DESIGNS/PLANS WILL BE REVIEWED IN DETAIL WITH THE IMPROVEMENT PLANS.

MHO HAS INDICATED THAT THESE ARE "NO KNOW DOWN STREAM CAPACITY ISSUES" ASSOCIATED WITH THE SANITARY SEWER SYSTEM. FURTHER ANALYSIS WILL BE DONE WITH THE IMPROVEMENT PLANS.



- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL TO 1) UNLESS SPECIFIED.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SWIMPOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY RIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNIFICANT NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNDERGROUND UTILITIES SHOWN ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MHO STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE, ENDORSING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH RESERVE OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ALL RESIDENTS WILL WRITE, ACKNOWLEDGE DISCLOSURE ABOUT FUTURE LAND USE AND POTENTIAL NOISE ACTIVITIES IN ACCORDANCE WITH CITY OF CHESTERFIELD ORDINANCE 188. DISCLOSURE LANGUAGE WILL BE INCLUDED IN EVERY CONTRACT FOR SALE, LEASE, OR RENTAL OF ANY RESIDENTIAL DWELLING UNIT REGARDING THE PRESENCE OF CENTRAL PARK, INCLUDING AN OUTDOOR AMPHITHEATER AND OTHER OUTDOOR EVENTS.



BY ORDER OF WATERMARK AT CHESTERFIELD VILLAGE WE HAVE PREPARED AN AMENDED SITE DEVELOPMENT SECTION PLAN. THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THE DRAWING, WHICH IS AN SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY APPROVAL OF A COUNTY, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR NEGLIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF SUCH DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS AN SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.

Richard G. Norvell
 RICHARD G. NORVELL, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NO. P.L.S. 2059000877

Watermark
 ARCHITECTS
 LAND PLANNING
 SURVEYING
 ENGINEERING
 CONSULTANTS

VOLZ
 ARCHITECTURAL
 INCORPORATED
 111 MONROE ST.
 CHESTERFIELD, MO 63017
 314.894.1260 FAX

A TRACT OF LAND BEING PART OF LOT OF "BOUNDARY ADJUSTMENT PLAT CHESTERFIELD VILLAGE AREA "A" (P.A. 132, PDS. 65 & 69) U.S. QUARTERS, T.48N., R.14E. CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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 CONSULTANTS

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 LAND PLANNING
 SURVEYING
 ENGINEERING
 CONSULTANTS

AT CHESTERFIELD VILLAGE

SITE DEVELOPMENT PLAN

DATE: 05/11/2018

PROJECT: CHESTERFIELD VILLAGE

SCALE: AS SHOWN

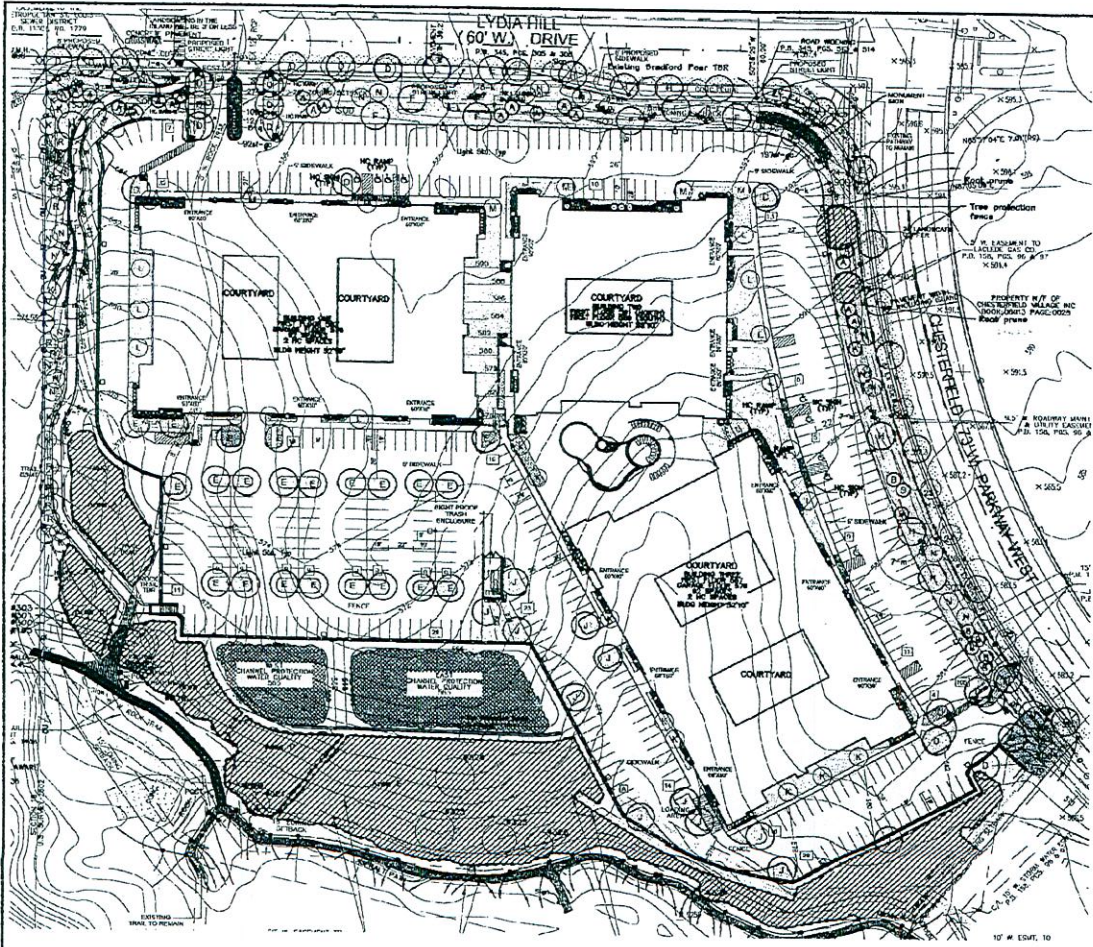
PROJECT NO: 2018-001

DATE: 05/11/2018

PROJECT: CHESTERFIELD VILLAGE

SCALE: AS SHOWN

PROJECT NO: 2018-001



395

GENERAL NOTES

GENERAL NOTES:

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURBS AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE OTHER CONSULTANTS DRAWINGS, THE CIVIL DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERS OR LANDSCAPE ARCHITECTS PLANS.
2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR FOR LOCATION OF EXISTING UNDERGROUND UTILITIES. EXCAVATE AS NECESSARY TO CONFIRM LOCATIONS PRIOR TO EXCAVATION.
3. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED AND THE ADA ACCESSIBILITY GUIDELINES (ADAG) OF 2004, AS AMENDED. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES.
5. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
6. ALL CONSTRUCTION WILL CONFORM TO THESE PLANS AND SPECIFICATIONS OR TO CITY OF CHESTERFIELD, MISSOURI STANDARDS AND SPECIFICATIONS WHERE REFERENCED.

TREE PRESERVATIONS CALCULATIONS

Total Site Area: 12.7 Ac or 553,212 sf
 Total Existing Canopy: 8.22 Ac or 358,263 sf.
 Tree Canopy Proposed to be Removed: 302,630 sf (84.5%)
 Tree Canopy Proposed for Preservation: 55,633 sf (15.5%)

358,263 sf x .30 = 107,479 sf of tree canopy preservation required.
 -55,633 sf of tree canopy preserved
 51,846 s.f. of mitigation tree canopy required

preservation
15.5%

Site - Landscape Plan
SCALE 1" = 50'-0"

GENERAL NOTES:

- 1) Open space ratio is 48% = 273,600sf Open Space / 562,800sf (12.69ac) Total Site
- 2) Street trees Req.
Lydia Hill Drive 692 R50 ft = 13.0 or 14 street trees
new street trees provided as 14
Chesterfield Parkway 506.7 R50 = 11.0 or 12
4 existing street trees + 8 new street trees = 12
- 3) All street trees will be located at least 3' from proposed curb.
- 4) All street trees will be located at least 20' from street lights and signs.
- 5) All street trees will be located at least 10' from all storm sewer structures.
- 6) All turf areas will be sodded unless noted otherwise.
- 7) An in-ground irrigation system will be provided.

SYMBOL	DESCRIPTION	HEIGHT	SPACING	PLANTING RATE / TOTAL
A	Existing Street Trees			
D	Acer rubrum 'Red Sunset'	Green Ash	0'	45'+
E	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5'	45'+
F	Gleditsia L. inermis 'Shademaster'	Shademaster Honeylocust	2.5'	45'+
G	Tilia americana 'Redmond'	Redmond Linden	2.5'	45'+
H	Quercus bicolor	Swamp White Oak	2.5'	45'+

PLANTING SCHEDULE

SYMBOL	SYMBOL	DESCRIPTION	HEIGHT	SPACING	PLANTING RATE / TOTAL
A	21	Picea pungens	Colorado Spruce	0'	30'-40'
B	0	Pinus strobus	Red Pine	0'	40'+
D	10	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5'	45'+
E	21	Gleditsia tricanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5'	45'+
F	6	Tilia americana 'Redmond'	Redmond Linden	2.5'	45'+
H	3	Quercus bicolor	Swamp White Oak	2.5'	45'+
J	12	Tilia cordata 'Greengaze'	Greenspire Linden	2.5'	45'+
K	10	Amelanchier laevis 'Gumball'	Gumball Spicecandy	2.5'	45'+
L	12	Cercis canadensis	Redbud	2.5'	45'+
M	7	Cornus florida	Dogwood	2.5'	45'+
N	21	Cornus florida	Cornus florida 'Winter King'	2.5'	45'+
P	29	Juniperus virginiana Taylor	Taylor Juniper	2.5'	45'+
Q	30	Juniperus chinensis 'Spartan'	Spartan Juniper	0'	15'+
R	14	Cercis canadensis	Redbud	2.5'	45'+
S	58	New verticillata 'Water Red'	Water Red	24'-30'	PLANT AS SHOWN
T	39	Forsythia X Intermedia 'Surprise'	Banise Forsythia	24'-30'	PLANT AS SHOWN
U	8	Ilia x amplexicaulis 'Blue Flamingo'	Blue Holly	0'-0'	PLANT AS SHOWN
P	30	New glabra 'Shamrock'	Shamrock Inkberry Holly	24'-30'	PLANT AS SHOWN
L	121	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	24'-30'	PLANT AS SHOWN
J	05	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Gumao	24'-30'	PLANT AS SHOWN
E	40	Spirea japonica 'Lemon Princess'	Lemon Princess Spirea	15'-24'	PLANT AS SHOWN
E	502	Hakonechloa macro 'Aureola'	Aureola Japanese Forest Grass	1 GAL	PLANT 10' O.C.
U	105	Festuca ovina 'Misty'	Misty Fountain Grass	1 QT	PLANT 10' O.C.
20	1,000	Grasscover	Yarrow	4" Foli	SPACING VARIED



Consultants:

**WATERMARK AT
CHESTERFIELD VILLAGE**
Lydia Hill Drive
Chesterfield, Missouri 63017

Date	Description	No.
04/25/16	City Comments	1
05/24/16	City Comments	2
07/26/16	For Recording	3

Drawn: WBM
Checked: DAD

Watermark Residential, LLC
7620 West Bruno Ave
St. Louis, MO, 63117
(314) 546-6856
cdlongkg@gmail.com

Sheet Title: **LANDSCAPE PLAN**
Sheet No: **L-1**
Date: 3/25/2016
Job #: 150.001



Chad Sanders
 MO License # LA-017
 Consultant:

Villages at Bonhomme Creek

Chesterfield, Missouri

Revisions:

Date	Description	No.
2/13/17	Plan Changes	1
8/11/17	Project Name	2

loomisAssociates

Landscaping/Planting/Soilworks
 200 West 11th Street, Suite 200
 Chesterfield, MO 63005
 Phone: 636.863.1111
 Fax: 636.863.1112
 www.loomisassociates.com

Sheet Title:	Tree Stand Delineation Plan
Sheet No.:	TSD-1
Date:	08/26/16
Lot #:	015.054



TREE STAND DELINEATION PLAN
 SCALE 1"=50'

O - Trees Listed In
 Comment # 3 (8/18/17)
 Letter

Tree Stand Delineation Narrative
 August 25, 2016

This project site comprises a total of 11.74 Ac. and has a total of 1.32 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was conducted by field inspection.

Woodland A: The woodland area covers the north property line and abutting the Highway 42004 R.O.W. It is comprised of primarily bottomland hardwoods including Sycamore, Black Locust, Elm, and Boxelder with a coarse honeysuckle understory along steep, rocky slopes.

Outside of the woodland the site consists of individual trees dispersed throughout the trailer sites. In these areas the predominant species are Sycamores, Silver Maple, and Ash ranging in size from 4" to 36" DBH.

RATING: 1 = Poor Condition
 2 = Fair Condition
 3 = Good Condition
 4 = Excellent Condition

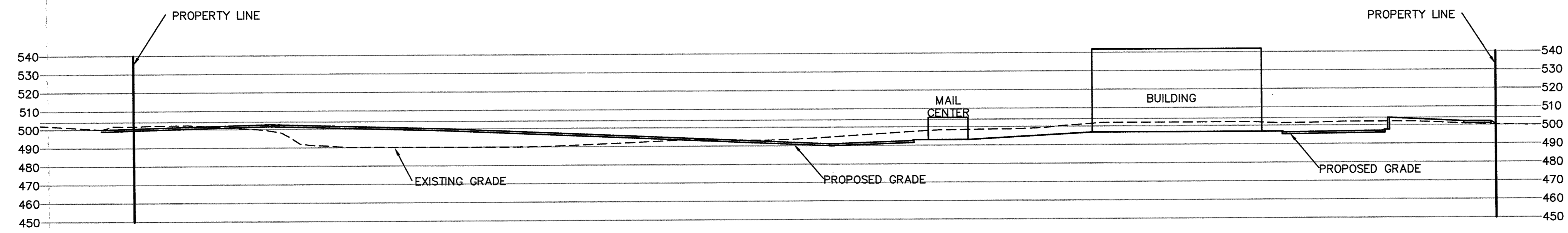
There are no Monarch, state champion, or rare trees were found on the site.

Total Site Area = 511,553 sq. ft. or 11.74 Ac.
 Woodland A = 57,885 sq. ft. or 1.32 Ac.
 Individual Trees = 120,126 sq. ft. or 3.19 Ac.
 Total Existing Canopy = 196,621 sq. ft. or 4.52 Ac.

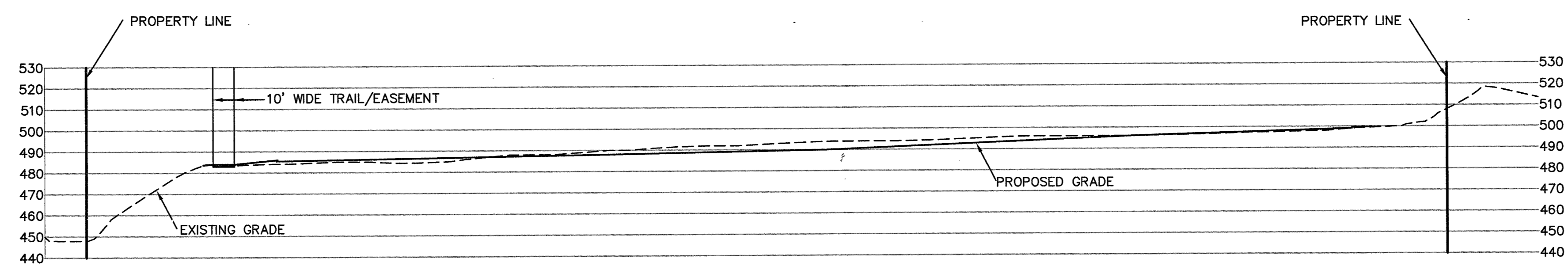
- KEY
- Existing Tree
 - Existing Tree - dead or stump or within easement
 - Existing Woodland

Tree Stand Delineation Plan
 Prepared by: Brian Boege
 Certified Arborist MAW-5202A

Brian Boege



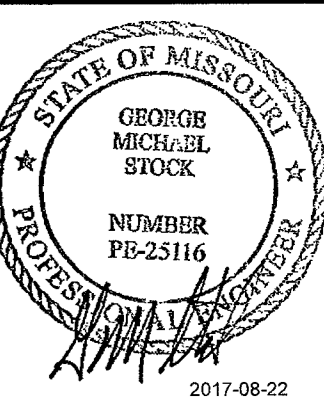
SITE SECTION A-A
SCALE: 1"=40'



SITE SECTION B-B
SCALE: 1"=40'

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63016 Ph. (636)
530-9100 FAX (636) 540-5800
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
VILLAGES AT BONHOMME CREEK
CHESTERFIELD, MO



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 020996

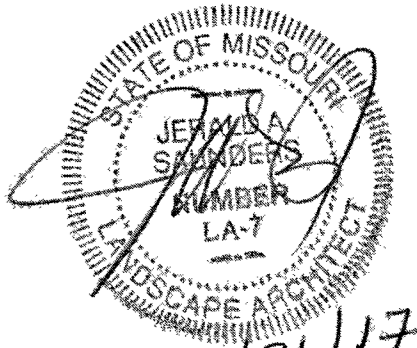
- REVISIONS:
1. REVISED LEGAL DESC. 03/29/17
 2. REVISED R/W VACATION 03/31/17
 3. REVISED CITY COMMENTS 04/18/17
 4. PLAN UPDATES 07/07/17
 5. REVISED CITY COMMENTS 08/07/17
 6. REVISED CITY COMMENTS 08/22/17

DRAWN BY: J.E.B.	CHECKED BY: S.M.S.
DATE: 02/06/17	JOB NO: 215-5586
M.S.D. P. # P-XXXXXX	BASE MAP # 171
S.L.C. MAT # XXXX	HAY S.U.P. # XXXXXX
M.D.N.A. # MO-XXXXXX	

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C2.0

2017-08-22
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 020996

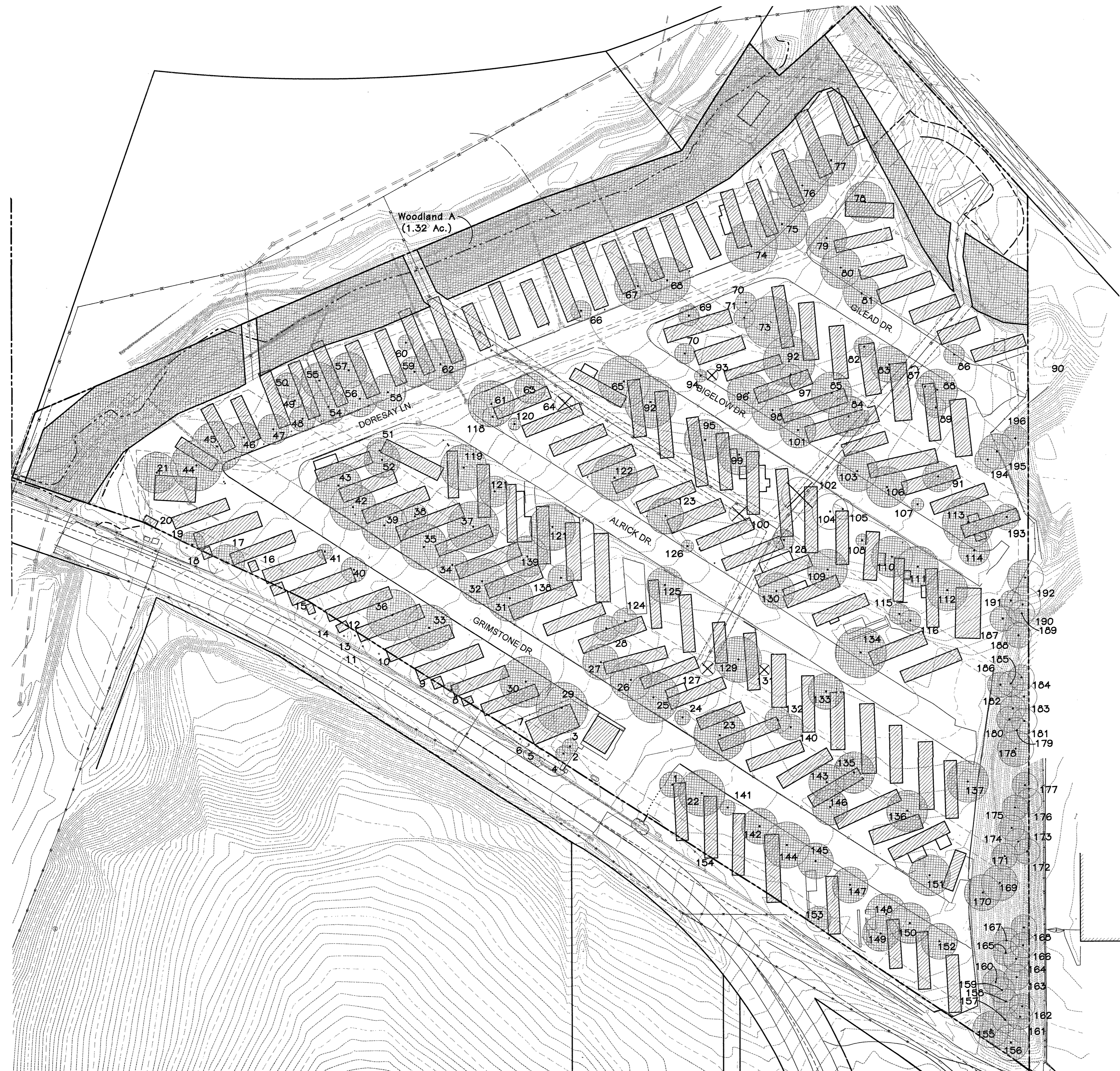


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Villages at Bonhomme Creek

Chesterfield, Missouri



Tree Stand Delineation Narrative August 25, 2016

This project site comprises a total of 11.74 Ac. and has a total of 1.32 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers the north property line and abutting the Highway 40/64 R.O.W. It is comprised of primarily bottomland hardwoods including Sycamore, Black Locust, Elm, and Boxelder with a dense honeysuckle understory along steep, rocky slopes.

Outside of the woodland the site consists of individual trees dispersed throughout the trailer sites. In these areas the predominant species are Sycamore, Silver Maple, and Ash ranging in size from 4" to 36" DBH.

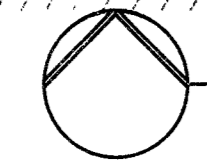
- RATING: 1 = Poor Condition
2 = Fair Condition
3 = Good Condition
4 = Excellent Condition

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

Total Site Area	=	511,553 sq. ft. or 11.74 Ac.
Woodland A	=	57,685 sq. ft. or 1.32 Ac.
Individual Trees	=	139,136 sq. ft. or 3.19 Ac.
Total Existing Canopy	=	196,821 sq. ft. or 4.52 Ac.

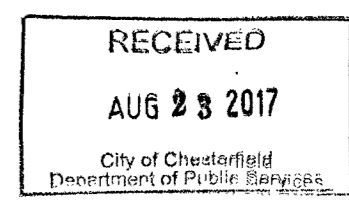
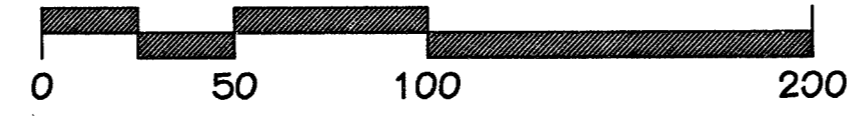
KEY

- Existing Tree
- Existing Tree - dead or stump or within easement
- Existing Woodland



TREE STAND DELINEATION PLAN

SCALE 1"=50'



Tree Stand Delineation Plan
Prepared by: Brian Bage
Certified Arborist MW- 5033A

Revisions:

Date	Description	No.
2/13/17	Plan Changes	1
3/31/17	Project Name	2

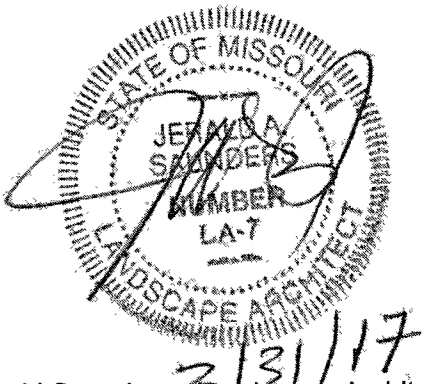
Drawn: **BB**
Checked: **JS**

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landscapeArchitects/planners
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636.519.3668 Fax: 636.519.0797
e-mail: info@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: **Tree Stand Delineation Plan**

Sheet No: **TSD-1**

Date: **08/26/16**
Job #: **013.054**



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Dogwood	5	25	2	
2	Pear	5	12	2	
3	Pear	5	12	2	
4	Mimosa	4	20	2	offsite
5	Pear	6	12	2	offsite
6	Pear	6	12	1	offsite
7	Elm	10	25	1	offsite
8	Ash	5	15	2	
9	Ash	12	20	1	offsite
10	Silver Maple	22	40	1	offsite
11	Crabapple	8	15	1	offsite
12	Ash	8	15	2	offsite
13	Ash	6	12	2	offsite
14	Crabapple	8	25	1	offsite
15	Boxelder	10	35	2	offsite
16	Ash	10	25	2	offsite
17	Elm	18	35	3	offsite
18	Crabapple	8	20	1	offsite
19	Boxelder	8	25	1	
20	Elm	8	20	1	offsite
21	Ash	20	40	1	
22	Silver Maple	18	45	2	
23	Sycamore	24	50	3	
24	Silver Maple	6	15	1	
25	Silver Maple	24	50	1	
26	Silver Maple	12	40	2	
27	Silver Maple	14	35	2	
28	Pine	8	25	3	
29	Sycamore	30	60	3	
30	Silver Maple	30	50	2	
31	Ash	30	40	1	
32	Silver Maple	24	45	2	
33	Sycamore	20	40	2	
34	Tulip	12	30	3	
35	Silver Maple	28	45	3	
36	Sycamore	24	50	2	
37	Sycamore	24	50	3	
38	Sycamore	8	25	2	
39	Silver Maple	30	40	2	
40	Silver Maple	8	25	2	
41	Dogwood	5	15	2	
42	Silver Maple	18	40	1	
43	Silver Maple	18	40	1	
44	Silver Maple	30	50	3	
45	Ash	30	50	2	
46	Silver Maple	12	30	2	
47	Ash	12	30	2	
48	Black Locust	8	25	3	
49	Ash	5	15	2	
50	Silver Maple	8	20	1	
51	Silver Maple	12	30	2	
52	Silver Maple	10	30	2	
53	Silver Maple	10	30	2	
54	Sycamore	14	35	2	
55	Boxelder	24	35	1	
56	Ash	14	35	1	
57	Silver Maple	10	35	1	
58	Silver Maple	20	35	2	
59	Sycamore	18	30	1	
60	Black Locust	6	15	1	
61	River Birch	14	40	1	
62	Sycamore	28	50	1	
63	River Birch	8	30	2	
64	Cedar	8	20	2	
65	Silver Maple	18	50	3	
66	Crabapple	8	20	1	
67	Honey Locust	18	40	2	
68	Ash	18	40	1	
69	Maple	8	20	2	
70	Black Cherry	8	20	2	
71	Ash	8	20	2	
72	Mulberry	10	20	1	
73	Silver Maple	12	30	2	
74	Sycamore	18	50	3	
75	Sycamore	18	50	3	
76	Sycamore	18	50	2	
77	Silver Maple	30	50	2	
78	Sycamore	24	40	2	
79	Sweet Gum	20	40	2	
80	Sycamore	20	40	2	
81	Sweet Gum	18	35	2	
82	Ash	8	20	2	
83	Silver Maple	14	35	2	
84	Silver Maple	24	40	2	
85	Silver Maple	28	40	1	
86	Walnut	5	12	3	
87	Silver Maple	5	12	2	
88	Sycamore	24	40	2	
89	Silver Maple	6	20	2	
90	Elm	6	15	1	offsite
91	Black Cherry	10	30	1	
92	Sycamore	28	50	3	
93	Sweet Gum	14	10	1	topped
94	Hornbeam	3	8	3	
95	Sycamore	28	40	3	
96	Silver Maple	28	40	1	
97	Boxelder	6	15	1	clump
98	Silver Maple	24	40	1	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
99	Sycamore	28	40	3	
100	Black Locust	6	15	1	
101	Silver Maple	18	30	2	
102	Ash	18	35	2	
103	Silver Maple	24	40	2	
104	Silver Maple	12	30	2	
105	Linden	8	15	1	topped
106	Sycamore	24	40	3	
107	Pine	4	10	3	
108	Ash	10	5	1	topped
109	Walnut	12	30	3	
110	Silver Maple	18	30	1	
111	Silver Maple	14	25	1	
112	Sycamore	24	45	3	
113	Sycamore	24	50	3	
114	Black Locust	10	25	1	
115	Black Cherry	6	15	1	
116	Boxelder	6	20	2	
117	Ash	5	15	2	clump
118	Sweet Gum	14	40	2	
119	Maple	6	12	2	
120	Sweet Gum	14	30	2	
121	Linden	3	40	3	
122	Silver Maple	24	40	2	
123	Ash	20	30	1	
124	Ash	6	20	2	clump
125	Ash	12	30	3	
126	Pear	8	8	1	topped
127	Ash	5	15	2	
128	Black Locust	6	25	1	clump
129	Sycamore	30	45	3	
130	Sweet Gum	14	35	1	
131	stump	28	0	1	
132	Mimosa	6	25	2	clump
133	Maple	12	30	3	
134	Silver Maple	36	50	2	
135	Silver Maple	18	40	2	
136	Silver Maple	20	40	2	
137	Sycamore	18	40	2	
138	Pear	8	20	2	
139	Sycamore	24	45	2	
140	Ash	6	20	3	
141	Cedar	5	10	2	
142	Silver Maple	14	30	1	
143	Silver Maple	12	30	2	
144	Sycamore	24	40	3	
145	Silver Maple	14	30	1	
146	Ash	18	30	1	
147	Sweet Gum	12	30	1	
148	Sycamore	18	40	2	
149	Sycamore	21	30	2	
150	Sycamore	14	40	2	
151	Silver Maple	20	45	1	
152	Silver Maple	12	30	1	
153	Ash	8	20	3	
154	Crabapple	10	15	1	offsite
155	Black Locust	12	30	2	
156	Black Locust	12	30	2	
157	Black Locust	10	25	2	
158	Ash	10	25	2	
159	Black Locust	10	25	2	
160	Black Locust	8	20	2	
161	Black Locust	8	20	2	
162	Black Locust	8	20	2	
163	Black Locust	8	20	2	
164	Black Locust	8	20	2	
165	Black Locust	8	20	2	
166	Black Locust	8	20	2	
167	Black Locust	8	20	2	
168	Black Locust	8	20	2	
169	Walnut	12	30	2	
170	Ash	12	30	2	
171	Black Locust	6	20	2	
172	Black Locust	6	20	2	
173	Black Locust	6	20	2	
174	Black Locust	6	20	2	
175	Black Locust	6	20	2	
176	Black Locust	6	20	2	
177	Black Locust	8	25	2	
178	Black Locust	8	25	2	
179	Boxelder	18	30	2	
180	Elm	6	20	1	
181	Black Locust	12	25	2	
182	Black Locust	5	15	2	
183	Black Locust	10	20	2	
184	Black Locust	5	15	2	
185	Black Locust	5	15	2	
186	Elm	8	25	2	
187	Elm	8	25	2	
188	Linden	10	25	2	
189	Hackberry	10	25	2	
190	Boxelder	8	30	2	
191	Boxelder	8	15	2	
192	Boxelder	5	30	1	
193	Black Locust	14	20	2	
194	Boxelder	6	20	2	
195	Black Cherry	6	30	2	
196	Boxelder	18	20	2	

Villages at Bonhomme Creek

Chesterfield, Missouri

Revisions:

Date	Description	No.
2/13/17	Plan Changes	1
3/31/17	Project Name	2

Drawn: BB
Checked: JS

loomisAssociates

landscapeArchitects/planners
 777 Sprinkler Park Drive, Suite 105
 Chesterfield, Missouri 63025-1054
 (630) 514-8568 Fax: (630) 519-0797
 e-mail: info@loomis-associates.com

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

Sheet Title: Tree Inventory

Sheet No: TSD-2

Date: 09/08/16
Job #: 813,054

Tree Stand Delineation Plan
 Prepared by: Brian Bage
 Certified Arborist MW- 5033A