



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

Planning and Development Services Division Public Hearing Report

Meeting Date: September 12, 2016

From: Jessica Henry, Senior Planner

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

Petition: **P.Z. 10-2016 40 West Luxury Living (KU Development, LLC)**: A request for a zoning map amendment from the “R-6A” Residence District and “R-6AA” Residence District to a “PUD” Planned Unit Development District for five tracts of land totaling 20.296 acres and located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640668, 19S640657, 19S640152, 19S640262, and 19R430165).

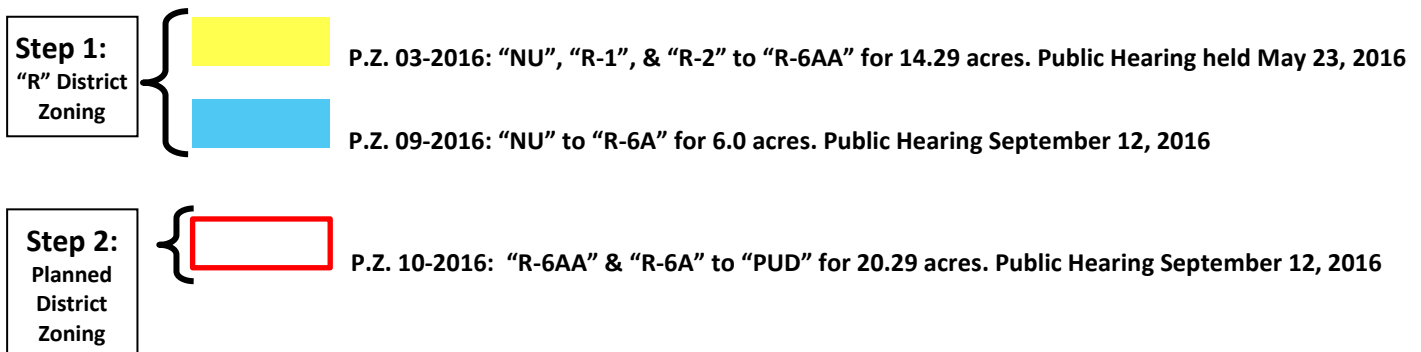
Summary

Stock and Associates Consulting Engineers, Inc., on behalf of KU Development, LLC, has submitted a request for a zoning map amendment from the “R-6A” Residence District and “R-6AA” Residence District to a “PUD” Planned Unit Development District for five tracts of land totaling 20.296 acres



Figure 1: Subject Site

The petitioner is requesting to zone the property “PUD” Planned Unit Development as part of a two-step zoning process. The first step in this process is to request a change of zoning to a conventional “R” District in order to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy this first step, the Petitioner has submitted P.Z. 03-2016 for which a Public Hearing was held on May 23, 2016. No action has been taken on this Petition since the Public Hearing, and the vote will occur at the same meeting as the vote for the other conventional zoning district request, P.Z. 09-2016, and the “PUD” petition which is the subject of this report. The image with legend below portrays the relationship between these three zoning petitions.



Site History

The subject site includes five parcels of land that total 20.29 acres in size. The single family homes located at 1 Haybarn Lane and 1420 Schoettler Road were incorporated into the City of Chesterfield under the “NU” Non-Urban District designation from St. Louis County. The Church of the Resurrection and single family home on the parcel addressed as 1330 Schoettler Road were rezoned from the “NU” Non-Urban District to the “R-2” Residence District in 2011. The parcels addressed as 15 Haybarn Lane and 15000 South Outer 40 Road are vacant.

Surrounding Land Use and Zoning

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

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

East: The property to the east is the Westchester Place subdivision zoned “R-2” and “R-1A” Residence Districts.

West: To the west across Schoettler Road are the Oak Tree Estates and Westridge Estates subdivisions zoned “R1-A” and “R2” Residence District.

Intermediate Parcel (1410 Schoettler Rd): The parcel between the 14.29 acre and 6.0 acre portions of the subject site is zoned “NU” Non-Urban District and contains one single family home.

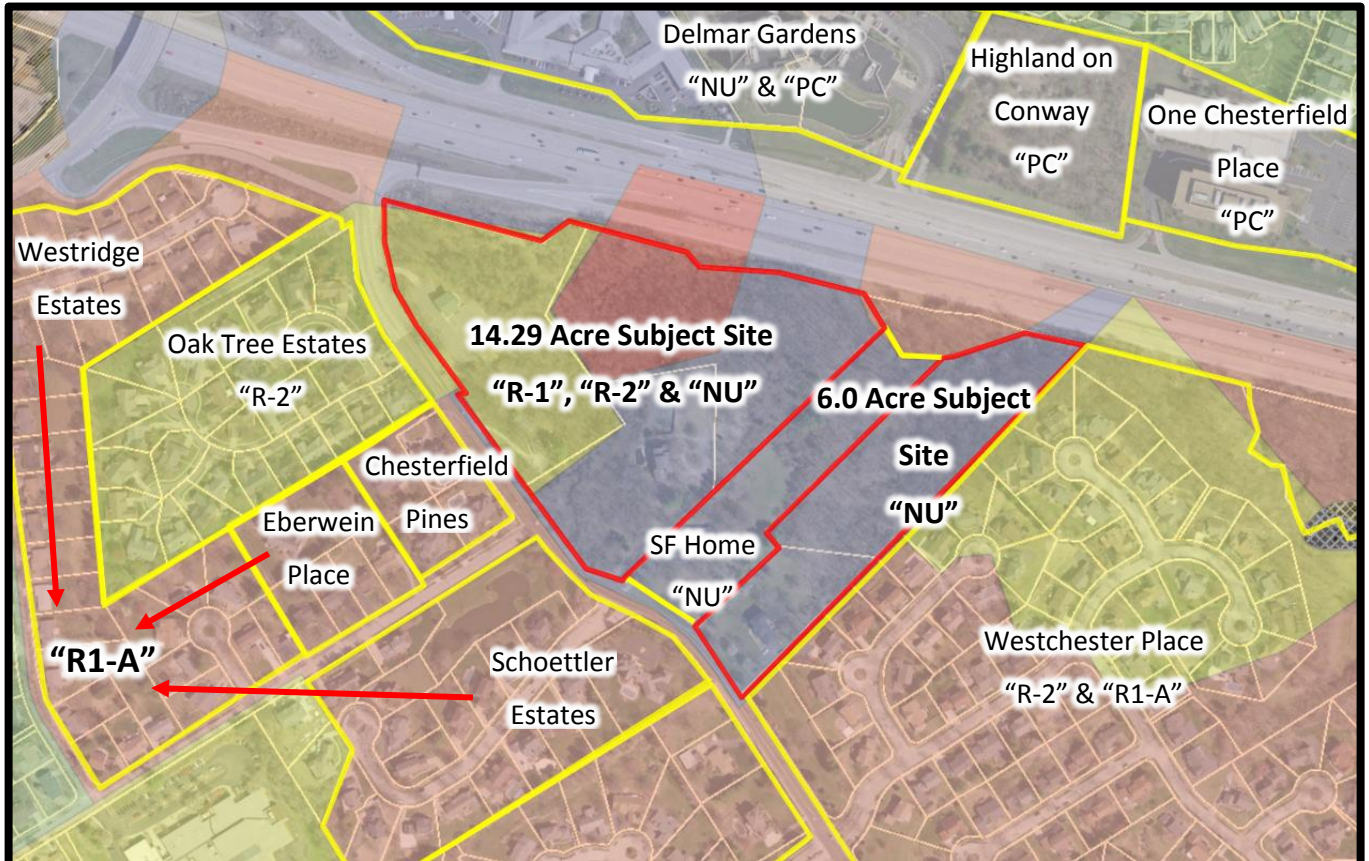


Figure 2: Surrounding Developments & Zoning

Comprehensive Plan Analysis

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



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

Proposal Summary

The Petitioner is proposing the following:

- Preliminary Plan shows a total of seven multi-family unit buildings and four parking garages.
- Minimum Common Open Space Requirement:
 - “PUD” District: 30%
 - “R” Districts: 40% for multi-family developments
 - Proposed: >70%
- Tree Preservation Requirement:
 - Unified Development Code: 30%
 - Proposed: >45%
- Required 30 foot perimeter landscape buffer is shown on Preliminary Plan.
- Proposed “PUD” amenities are included in the Petitioner’s narrative statement and application.
- Access from North Outer 40 Rd.; gated emergency only secondary access off of Schoettler Road.

- Maximum height of buildings
 - “R” Districts: 4 stories
 - Proposed: 4 stories
- Petitioner is proposing to maintain entitlements for the single family dwelling that currently exists on 6.00 acre tract.
- A comparison of the development density as proposed by the Petitioner in May and under the current request is provided in the chart below.

	Site Size (acres)	Required Density (ft² per Unit)	# Units Possible	# Units Requested
P.Z. 03-2016 (<i>Original Request</i>) ("R-6" District)	14.29	2,000 ft ²	311	280
P.Z. 10-2016 (<i>Ultimate Request</i>) ("R-6AA" and "R-6A" to PUD District)	20.29	3,000 ft ² & 4,000 ft ²	272	258

Request

A Public Hearing further addressing the request will be held at the Monday, September 12th, 2016, City of Chesterfield Planning Commission meeting.

Attached, please find a copy of the Public Hearing Notice, Preliminary Plan, and Tree Stand Delineation for this request as required by City Code. Please note that the Petitioner has chosen to submit a substantial Supplemental Information Package—this information is included for informational purposes only and has not been reviewed against City Code requirements. Additionally, citizen letters of support and opposition that have been submitted to the City are linked in the Planning Commission Meeting Agenda.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Preliminary Plan
4. Tree Stand Delineation
5. Supplemental Information Package

cc: Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, September 12, 2016 at 7:00 p.m. in the Great Room at the DoubleTree by Hilton Hotel at 16625 Swingle Ridge Road, Chesterfield, Missouri 63017.

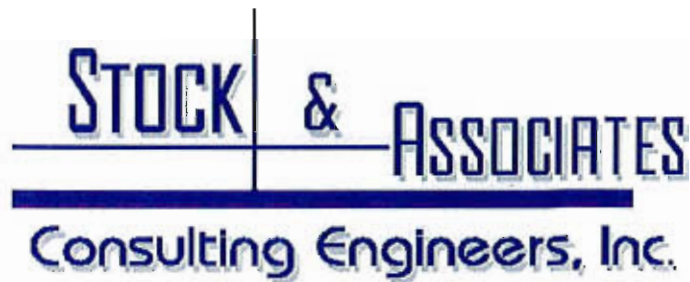
P.Z. 10-2016 40 West Luxury Living (KU Development, LLC): A request for a zoning map amendment from the "R-6A" Residence District and "R-6AA" Residence District to a "PUD" Planned Unit Development District for five tracts of land totaling 20.296 acres and located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640668, 19S640657, 19S640152, 19S640262, and 19R430165).

Description of Property

A tract of land being Lots 1 and 3 of Hay Barn Lane, a subdivision filed for record in Plat Book 179, page 77, Lots 1, 2 and 3 of Hay Wain, a subdivision filed for record in Plat Book 192, Page 1 and Adjusted Parcel 1 of the Boundary Adjustment Plat of part of U.S. Surveys 370, 1911, 1978 and Fractional Sections 10 and 15 as recorded in Plat Book 358, Pages 422 and 423 of the St. Louis County, Missouri records all being in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri AND a tract of land being Lots 2 and 3 of SJM Estates, a subdivision filed for record in Plat Book 200, page 47, of the St. Louis County, Missouri records all being in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



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



Dated: July 29, 2016
Revised: September 2, 2016
Stock Project No. 215-5541

PUD Narrative Statement

The subject PUD is approximately 20.3 Acres in the Southeast Corner of I-64/South Outer Forty Road and Schoettler Road. The subject properties are #1 and #15 Haybarn Lane, 1330 Shoettler Road, 1420 Schoettler Road, and 15000 South Outer 40. The properties present a number of development challenges. The property **fronts** Interstate I-64, its Western Side is Schoettler Road, and its South Side is an existing Residential Subdivision (Westchester Place). Abutting the PUD 14.2 Acre Tract to the South and 6.0 Acre Tract to the North is a Non-Urban Zoned Property with a single family residence at address of 1410 Schoettler Road. On the west side of Schoettler Road are three (3) residential subdivisions (Schoettler Estates, Chesterfield Pines and Oaktree Estates). The Applicant is the Owner of #1 and #15 Haybarn Lane, and Owner Under Contract of 1330 and 1420 Schoettler Road and 15000 South Outer 40. The total 20.3 acreage exceeds the Minimum Requirement of the PUD Enabling Ordinance of the City.

The compatibility of design, use, and density will be addressed within this narrative. First, the location of the property fronting I-64 poses a challenge regarding noise. Secondly, the topography of the property is very difficult. It drops seventy-six feet (76') from south to north with eroding ravines running south to north and west to east. The property requires extensive grading to balance the earthwork and terracing for the site to be sustainable. The site is currently not served by MSD Sanitary Sewer. As a result, a public MSD pump station and force main offsite to connect to an MSD Sewer is required. A Planned Unit Development (PUD) is being requested to address the conditions of the property, nearby residents, access to the property, stormwater management, density, use, open space, and buffering. A separate application for rezoning approximately 14.29 acres to R-6 was previously filed and an Application for Rezoning approximately 6.0 acres to R-6A is being filed along with a PUD Application for both tracts.

The R-6 Application previously filed is being amended to R-6AA due to the reduced density from 280 units to 258 units and the addition of the 6.0 Acres.

The PUD Plan includes 258 Apartments, and a Single-Family Residence on the 6.0 acre tract. The apartments include 116 – 1 Bed, 116 – 2 Bed, and 26 – 3 Bed.

Estimated projected monthly rent will be: \$1,400 (1-Bedroom), \$2,000.00 (2-Bedroom); and \$2,200.00 (3-Bedroom). Underground Parking is available within two (2) buildings, and approximately 20% of the surface parking spaces will be garages. Estimated garage rents are approximately \$100.00/Month.

PUD Justification

Purpose:

- 1.) The purpose of the PUD District is to encourage flexibility in the density requirements and development standards of the Zoning Ordinance that will result in exceptional design, character, and quality of new homogenous and mixed-use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

The most appropriate use of the land is Multi-Family Luxury Living Apartments. Luxury Living Apartments are consistent with the Comprehensive Plan and are compatible for the property and its frontage to I-64. The proposed Development proposes exceptional architectural design (compatible with nearby residential homes). Representative renderings of the architecture and interior finishes are included at the end of this narrative.

The development is positioned to support the City's initiative of attracting and retaining high income professionals and empty nesters who would like to live in Chesterfield area.

The following information outlines the compliance of this project with the Comprehensive Plan and Policies, an element of the PUD.

As a result of the conversion of Hwy 40 to I-64, there is a significant amount of traffic noise throughout the site. The noise creates a detriment to single family, town home, and condominium buyers. It should be noted that most of the surrounding residential development occurred prior to the Hwy 40 conversion to I-64. Multi-family historically performs better in visible locations, and the design and placement of the buildings will reduce traffic noise to the surrounding community. Lower density garden style units are planned for the perimeter of the property with midrise units are planned along the frontage of the Interstate. For a list of project amenities and photographs of the finishes please refer to the 40 West Finishes and Amenities at the end of this narrative.

COMPREHENSIVE PLAN COMPATIBILITY:

- 1.) South Outer 40/I-64 and Schoettler Road are specifically referenced on Page 63 of the Comprehension Plan – “Residential Land use – Multi-Family Residential is generally based on locations along Arterial and Collector Roads adjacent to commercial uses. Primary locations are.....**at South Highway 40 Outer Road and Schoettler Road....**”
- 2.) In the late 1990's, the City created a Comprehensive Plan Committee to adopt a plan for the City of Chesterfield. At the time the City was incorporated, the impetus for the incorporation was the zoning practices of St. Louis County. As you will note, the designated areas for multi-family zoning could be defined as “Transitional Zoning.” A buffer between more intense zoning such as a shopping center or frontage on a major roadway. That particular tract and other tracts surrounded by it were designated “Multi-Family” because of the traffic on Hwy 40 as it was known at that

time. It is now I-64, and has significant more traffic today than when the Comp Plan was adopted [with the development of Chesterfield Valley, two (2) major outlet malls, several new office buildings and corporate headquarters, and the westward migration of residents]. This piece is a transitional buffer for the intense use of I-64.

- 3.) The Conceptual Land Use Plan from 1990 (8-4) designated this property as Multi-Family. Discussions at the Public Hearing on May 23, 2016 suggested that City subcommittee discussions may have occurred during the 1990 “Conceptual Land and Use Plan” regarding the possibility of adding Office or Commercial on the west side of Schoettler (across the street from this site). For reference see Page 5-30 (1990 Existing Land Use) & 8-4 (1990 Conceptual Land Use Plan), the designation is “Single Family”; there was not adoption of office or commercial on the land use plan west of Schoettler Road.
- 4.) This Project Site is not an “In-Fill” Site. This site fronts Interstate I-64. There is “no” road or development within the City of Chesterfield that is more “intense” than Interstate-64. It operates seven (7) days a week (24-hours/day). It does not close for “Holidays”. Across I-64 on the Northside are Multi-Story Office Buildings and Multi-Story Senior Living developments. To the project’s west is Schoettler Road (arterial road). Conceptual Plans were developed in August 2013 for Schoettler Road to be widened and improved by the City of Chesterfield to a three (3) lane road. Three (3) Residential Subdivisions are located on the west side of Schoettler Road. There is one (1) property which abuts the south property line of the 14.3 Acre Tract, 1410 Schoettler Road. This property, as 40WLL and others are designated as “Multi-Family” and have been since 1990 or 26 years. An “In-Fill” property would be surrounded by platted single-family residential subdivisions.
- 5.) Transitional Use between Single-Family Detached and Higher Density Development. We agree with this principal, and believe our project is well-planned, and consistent with this policy. As mentioned above, the most intense component of the City of Chesterfield is Interstate I-64. The 1990 and all subsequent Comprehensive Plans indicated Multi-Family on multiple properties which included the 40WLL tracts and further south on Schoettler Road. The City of Chesterfield UDC-Unified Development Code provides for certain Zoning Classifications for Multi-Family. They are as follows:

<u>Residential District</u>	<u>Min. Lot Area (per unit)</u>
1.) R-8	500 s.f.
2.) R-7	1,750 s.f.
3.) R-6	2,000 s.f.
4.) R-6AA	3,000 s.f.
5.) R-6A	4,000 s.f.

Note – Densities less than R-6A, such as R5 or R4 for example, are not classified as Multi-Family Zoning Classifications.

Based on the City's Land Use Plan, the logical transitional pattern would be to place R-8 adjacent to the Interstate 64, then R-7 as you move south, then R-6 as you continue south, and R-6A when you abut the Westchester Place Subdivision.

Although this is a logical transition, we did not choose the most intense "Zoning Categories". We chose R-6AA for the properties (14.3 acres) forming 40WLL. The remaining "Zoned NU"-Designated to the project south (~ 6.0 acres), designated as "Multi-Family" form the transitional tracts, that abut a platted single family subdivision (Westchester Place Subdivision). We are requesting R6A Zoning for the (~6.0 Acres) to be consistent with the Comprehensive Plan. **However, the South 6.0 Acres will be preserved as part of the PUD Zoning as a single family home and "permanent preservation" of the natural existing trees and open space.**

This preservation area is in addition to the minimum 40% open space and to the minimum 30 ft. perimeter buffer on the 14.3 acre tract results in the plan exceeding "General Consideration" and "Design Features". The Comprehensive Plan designates the six (6.0) acres as Multi-Family. The R6AA and R6A Zoning, and ultimately PUD Zoning will validate the compatibility of the development with the neighboring property.

- Residential Dwelling – Multi-Family: shall not exceed 258 units: Plus one (1) residential home on the six (6.0) acre tract.
- Height Requirements: 4 stories (including any basement units) – maximum.
 - From Schoettler Road and the south property line (1410 Schoettler Road), buildings are 3.0 stories, but 2.0 stories in relative height to Schoettler Road and the south property line.
- Apartment Building setback requirements:
 - Front yard: 117 feet – Schoettler right-of-way
 - Side Yard: N/A
 - Rear Yard: 115 feet – south property line for Buildings F and E. Building B is 105 feet at an approximate point 673 feet east of the proposed Schoettler right-of-way
- Garage Building setback requirements:
 - Front yard: 30 ft. minimum – Schoettler right-of-way and south property line
- Open Space: 40% minimum (there is not a minimum coverage in single family districts). 40WLL project will provide 50% or more. Tree Canopy Retention: 40WLL will exceed the 30% minimum. The Tree Preservation Policy was adopted in 1997, known as the Tree Ordinance. The objective was to preserve 30% of trees for residential development greater than 3 acres. This policy reflects the community's value for maintaining natural environment features and greenspaces. 40WLL will provide approximately 47% Tree Canopy Retention.
- Site grading which includes lowering uniformly the topography below Schoettler Road and the south property line. (12'-16') and (17'-19') to set first floor of apartment buildings lower than adjoining properties.

- Landscaping berming has been included parallel to Schoettler Road at the southwest portion of the project. The reduction in Apartments from 280 Units to 258 Units allowed a reduction of surface parking increasing the open space at the southwest corner of the property adjacent to 1410 Schoettler Road. The combination of berming and landscaping screen the car parking.
- All access (traffic) is from South Outer 40. Emergency-only gated access to Schoettler Road. **The Access will be restricted within the PUD Conditions.**

Responses to Comprehensive Plan Policies:

- a. 2.0 – residential Development Policies:
 - i. 40WLL abuts I-64 and the ~6.0 acre open space preserve area between 40WLL and Westchester Place subdivision **buffers the neighborhood in perpetuity.**
- b. 2.1 – Quality Residential Development:
 - i. 40WLL as a development will create a high end quality residence product that does not currently exist in Chesterfield. By developing the site along I-64 and allowing the necessary buffering between our property and the nearest neighborhood, we are preserving the neighborhoods in the area.
- c. 2.1.1 – Conservation of Existing Quality of Life.
 - i. 40WLL will enhance the quality of life of Chesterfield residents by providing Luxury Living options for young professionals that work in Chesterfield and provide Luxury Living Options for long time Chesterfield residents looking to downsize and many wish to remain close to friends and family in Chesterfield.
- d. 2.1.2 – Historic Preservation
 - i. Not Applicable
- e. 2.1.3 – Encourage Preservation of Existing Residential Neighborhoods:
 - i. See 1, 2, 3, 4 and 5 notes above.
- f. 2.1.4 – Compatible In-Fill Residential Construction:
 - i. See 4 above – Note – our construction / development is not in an existing neighborhood.
- g. 2.1.5 – Provide Buffer for Existing Residential Development:
 - i. 40WLL will comply and exceed landscape buffers and landscaping areas in accordance with the City’s requirements. 6.0 Acres of “permanent preservation” is being established adjacent to Westchester Place Subdivision.
- h. 2.1.6 – Reinforce Existing Residential Development Pattern:
 - i. 40WLL will be a high quality development with finishes consistent with million dollar homes, and it will comply through the Site Planning process with all necessary design, layout and planning practices.
- i. 2.1.7 – Multiple-Family Projects in Higher Density Areas:
 - i. As previously noted, 40WLL Buildings do not abut an existing single-family neighborhood due to our location surrounded by a major

- interstate, an arterial road and approximately 6.0 acres of Preserve Area. High Density Commercial faces our development to the North.
- j. 2.1.8 – Transitional use between Single-Family Detached and Higher Density Development:
 - i. See 5 notes above.
 - k. 2.1.9 – Encourage Planned Residential Development:
 - i. 40WLL will allow for innovation and flexible site planning by exceeding 30% tree preservation/canopy, (approximately 47% retainage) + and exceeding 40%) in open space (approximately 71% open space, adding a lake to the property, and providing 1, 2, and 3 bedroom living accommodations.
 - l. 2.1.10 – Encourage Diversity in Housing Opportunities:
 - i. Chesterfield has not built a new multi-family residence since 1989. We are greatly underserved in our community.
 - m. 2.1.11 – Restrict Access of Individual Homes on Arterial Streets:
 - i. Additionally, our development will be closing all access from the current existing 4 curb cuts onto Schoettler from public use.
 - n. 2.1.12 – Residential Subdivision Access.
 - i. 40WLL will have one (1) right-in/right-out access drive off South Outer 40. There will be no resident access on Schoettler. Monarch Fire Protection will require an Emergency Access with a gate (controlled only by them) off Schoettler Road.
 - o. 2.2 - No Residential Projects in the Valley:
 - i. Not Applicable.
 - p. 2.3 - Homes I West Sub-Area:
 - i. Not Applicable.
 - q. 2.4 - Higher Density Residential in Urban Core:
 - i. 40WLL is located near the Urban Core – we are approximately 600' from the Urban Core.
 - r. 2.5 – Westland Acres:
 - i. Not Applicable

TRAFFIC:

Traffic Assessment for 40WLL

- Performed by Lochmueller Group, (Attached) July 13, 2016.
- Forecasted new trip of 258 apartments (All ingress and egress to and from South Outer 40)
 - AM Peak = 130 (7:00 – 9:00 A.M.)
 - PM Peak = 160 (4:00 – 6:00 P.M.)
- File traffic data for South Outer Forty Road
 - 1,250 vehicles in peak A.M.
 - 925 vehicles in peak P.M.

- Studied addition of entrance to South Outer Forty Road:
 - “Given the driveway’s location to the east of the I-64 on-ramp, volumes are low to moderate across the site’s frontage.”
 - Ample gaps are available in the existing peak period flows on South Outer Forty Road to accommodate additional traffic.”
 - Sight lines from the approximate location of the proposed driveway looking to the west are generally clear.”
 - All exiting traffic will travel east to the Timberlake Interchange for either WB I-64 or EB I-64.
 - 40WLL will have a minimal impact on conditions on Schoettler Road.
 - Some residents could use Schoettler Road in the evening for return trips back home, which could add a nominal amount of Northbound right turns at the intersection with South Outer Forty. These trips would have nominal impact.

NEED:

Need – Chesterfield is greatly underserved with this product type and demand is at an all-time high. New companies continue to enter the market with projections of new jobs close to 3,500 between 2015 – 2020 in the City of Chesterfield, and renters in search of high finish multi-family are forced to reside in other markets. Young professionals who chose to live at 40WLL become future buyers of single-family homes as they continue their career and become growing families.

DESIGN FEATURES:

The project has been designed to nestle the seven (7) buildings and clubhouse pool to the center and northern portion of the site facing I-64. The community is interconnected with South Outer Forty for 100% Vehicular Daily Traffic. Sidewalks and trails connect the community to Schoettler Road. The grading of the site places the buildings below Schoettler Road and the property to the South at 1420 Schoettler Road. The six (6.0) acres south of Schoettler Road and North of Westchester Place Subdivision will be **preserved as a single-family resident home and open space**. A large lake and fountain will be a focal point along I-64 and South Outer 40 near the Community Entrance. A minimum 30 ft. Enhanced landscape Buffer along Schoettler beyond Right-of-Way Dedication, and a 30 ft. Enhancement Buffer to the existing landscaping along the south property line will be incorporated.

IN SUMMARY OF THE “PUD”, WE OFFER:

Design Features:

- A.) Placement of Structures are on the most suitable area of site, giving consideration to environmental constraints (Grading, Drainage, Lighting, Noise, Trees and Traffic).
- B.) and C.) Community preserved natural resources exceeding City Requirements for Residential Zoning. (Tree Canopy Detention approximately 47% vs. 30%, open space approximately 71% vs. 40%). Landscape Buffers, exceeding minimum widths in many locations along Schoettler and I-64, Bio-Retention, and Sidewalks are part of the project.
- D.) Increased Perimeter Landscape Buffer and Preserved Areas are incorporated adjacent to Schoettler Road and the Westchester Place Subdivision, exceeding minimum standards.
- E.) Buildings are both Mid-Rise with “below grade structure parking” and Garden-Style Buildings.
- F.) N/A – (TND) Techniques
- G.) **Construction Materials** – Exterior finishes will consist of high quality materials, such as brick, stone, and hardy board. Interior finishes will consist of granite counter tops, energy rated appliances, and trim packages.
- H.) 100% Vehicular Traffic is directed to South Outer 40. Internal Pedestrian Traffic is directed via sidewalks to Schoettler Road sidewalks. The community is a walkable community with interconnected sidewalks between all buildings, the clubhouse, pool, and the dog park. These internal sidewalks connect to a sidewalk to be constructed along the Schoettler Road frontage.
- I.) Accomplish via South Outer 40.
- J.) Luxury apartments fill a need within the Community.
- K.) High-quality construction materials and energy efficient systems are part of the apartment building construction.
- L.) Clubhouse, pool, and dog park are accessible to all 40WLL Residents.

MINIMUM DESIGN REQUIREMENTS FOR A "PUD":

- 7(a) Properties at #1 and #15 Haybarn Lane and 1330 Schoettler Road were filed with the City for R6 Zoning on April 14, 2016. Petition is being amended to rezone from R6AA to "PUD Zoning".

Properties at 1420 Schoettler Road and 15000 South Outer 40 are being filed to be Re-Zoned from NU (Non-Urban) to R6A, then to "PUD Zoning".

- 7(b) Common open space approximately 71% vs. 40% is provided throughout the PUD. The Preliminary Plan identified these areas as Preserved and Deed Restricted as Common Open Space.

- 7(c) The project meets and exceeds the thirty feet (30') Perimeter Buffer Requirement.

- 7(d) The PUD for Luxury Living Apartments is consistent with the Comprehensive Plan which designates the property as Multi-Family.

- 8.) Dedication for Public Schools and Public Parks.
N/A.

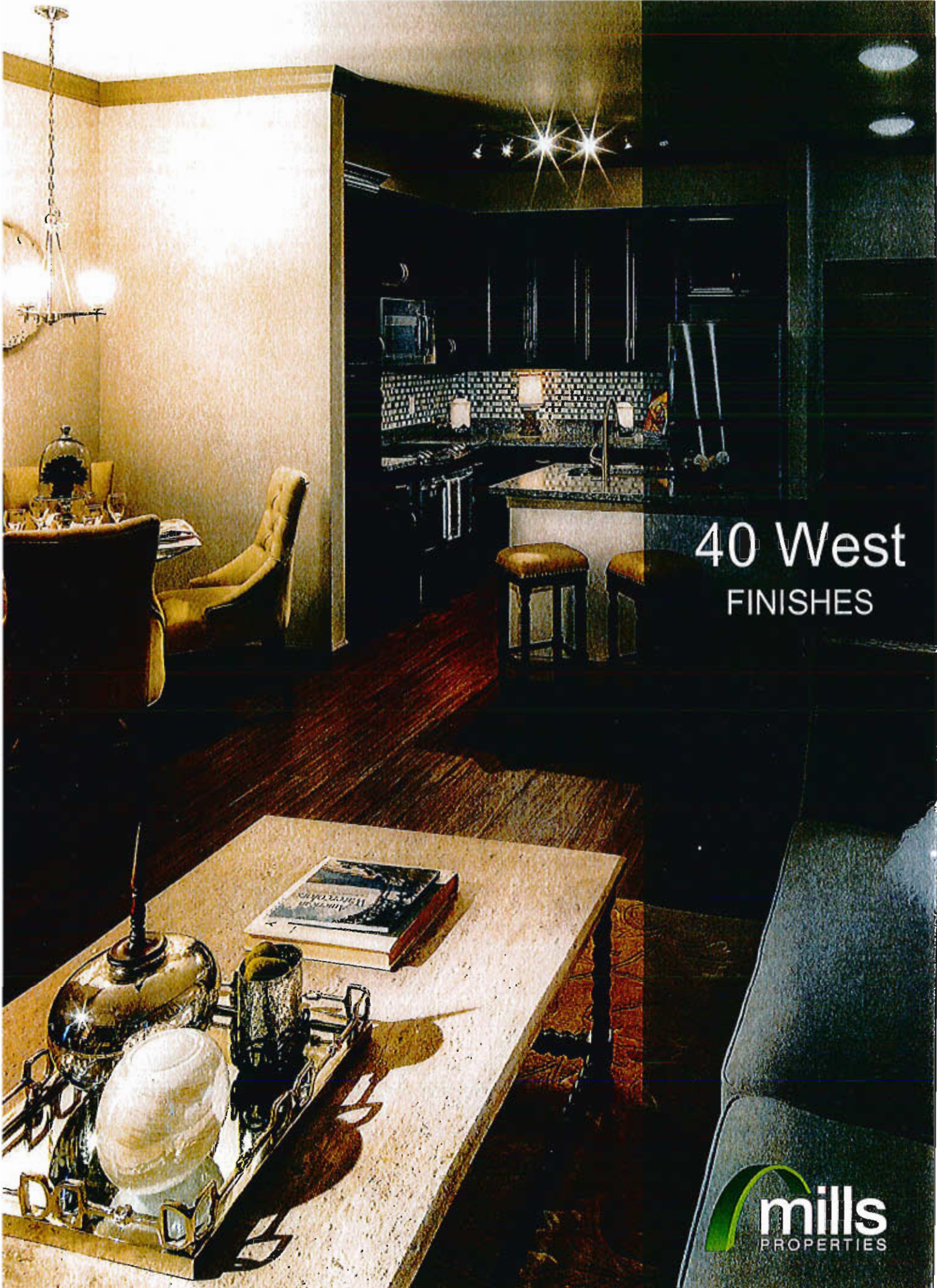
Dated: July 29, 2016
Revised: September 2, 2016
PUD NARRATIVE STATEMENT
Page 10 of 10

**40 WEST FINISHES, AMENITIES AND
EXTERIOR RENDERINGS**

AND

**LOCHMUELLER GROUP
TRAFFIC ASSESSMENT**

DATED 7/13/16



40 West
FINISHES



Mid-Rise Finishes

Apartment Interiors

- 10+/- Foot ceilings
- All electric
- Crown molding
- Kitchen islands
- Under cabinet lighting
- All Energy Star appliances including range, microwave, dishwasher and refrigerators with icemakers
- Full size washer/dryer in all units
- Double bowl vanity
- Granite countertops in kitchen and bathrooms
- Hard surface floors in living space
- Luxury plank floors in kitchens and bathrooms
- Tile backsplashes in kitchens
- Ceiling fans
- Carpet in the bedrooms
- Walk in closets
- Smart thermostats
- Walk-in showers and tubs with a beautiful ceramic tile finish
- Glass shower door and/ or curved rods
- Elevator service
- Balconies
- High speed internet

Garden Finishes

Apartment Interiors

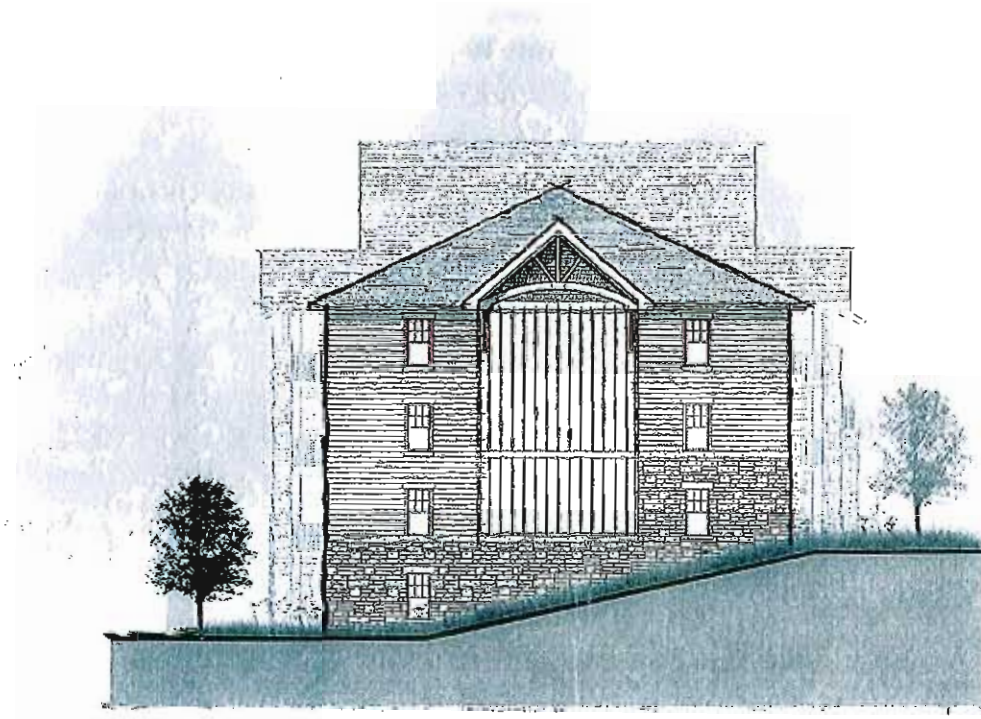
- 9+/- foot ceilings
- All electric
- Energy Star appliances including range, microwave, dishwasher and refrigerators with icemakers
- Washer/dryer in all units
- Double bowl vanity
- Granite countertops in kitchen and bathrooms
- Plank floors in living space
- Luxury plank floors in kitchens and bathrooms
- Tile backsplashes in kitchens
- Ceiling fans
- Carpet in the bedrooms
- Walk in closets
- Smart thermostats
- Glass shower door and/ or curved rods.
- Balconies

Community Amenities

- Clubhouse with Avenue C Market & coffee bar
- Executive business center
- 24 hour state of the art fitness center including a computerized WellBeats room featuring specialized programmed activities and bikes.
- Salt water pool
- Car wash and vacuum
- Electric car charging stations
- Extra storage
- Walking/jogging trail
- Bike racks & storage
- Covered and garage parking
- Dog park
- Smoke free community
- Bike stations
- Community garage
- Community garden







2 EXTERIOR RENDERING - GARDEN



1 EXTERIOR RENDERING - STREET



EXTERIOR RENDERINGS

40 WEST LUXURY LIVING
 #1 & #15 HAYBARN LANE & 1330 SCHOETTLER ROAD
 CHESTERFIELD, MO

GARDEN BUILDING

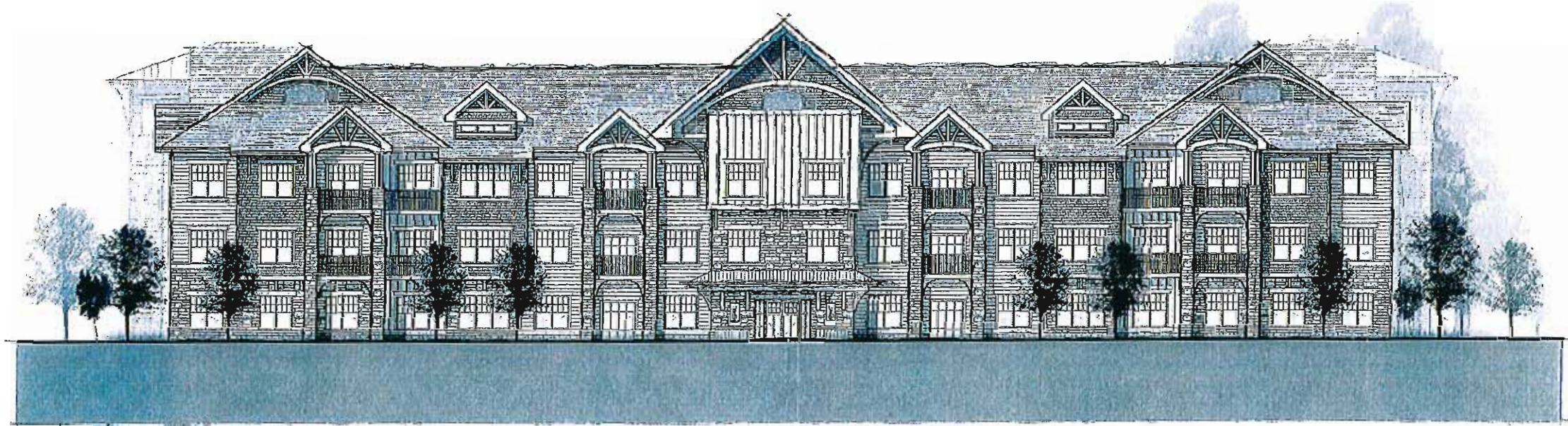
1



07/29/16



2 EXTERIOR MIDRISE RENDERING - SOUTH
 0' 4' 8' 12' 16' 20'



1 EXTERIOR MIDRISE RENDERING - WEST
 0' 4' 8' 12' 16' 20'



July 13, 2016

Mr. Casey Urkevich
KU Development, LLC
7 Baxter Lane
Chesterfield, MO 63017

RE: Traffic Assessment for 40 West Luxury Living
Chesterfield, Missouri
515-0113-OTE

Dear Mr. Urkevich:

As requested, we have prepared the following traffic assessment pertaining to a proposed residential development in Chesterfield, Missouri. It is our understanding that a site located in the southeast quadrant of Schoettler Road and South Outer Forty Road would be developed with apartment homes.

The site would be served via a connection to South Outer Forty, which has been deemed feasible by the Missouri Department of Transportation (MoDOT). An emergency-only access would be provided via Schoettler Road, but it would not impact day-to-day traffic conditions. It is our understanding that this site has been identified as future multi-family in the City of Chesterfield's Comprehensive Plan, but has not yet been zoned as such.

The purpose of this assessment was to document existing conditions observed near the site and estimate the amount of traffic that would be generated by the development to offer an opinion on the proposed development's relative level of anticipated traffic impact. It should be noted that this assessment does not constitute the preparation of a full traffic impact study, which may be required by MoDOT or the City of Chesterfield as the project moves forward.

Existing Conditions

South Outer Forty Road is a one-way (eastbound) outer road that begins at Chesterfield Parkway East and connects to several interchanges to the east, including Timberlake Manor Parkway and Route 141. The site's frontage begins to the east of the I-64 on-ramp, so residents accessing the freeway via the outer road would do so near Timberlake Manor Parkway.

Schoettler Road is a two-lane roadway with a posted speed limit of 30 miles per hour. It connects to Clayton Road to the south and to South Outer Forty immediately to the northwest of the site. The Schoettler Spur parallels the outer road to provide a connection back to Chesterfield Parkway East. As previously noted, the site's access to Schoettler Road would be limited to emergency-only, so that access point would have no bearing on typical traffic conditions.

As shown in **Photo 1**, sight lines from the approximate location of the proposed driveway looking to the west are generally clear. It will be important that any vegetation within the final sight triangle be removed and/or maintained to ensure a clear line of sight for motorists exiting the driveway.



Photo 1: Looking West on South Outer Forty From Proposed Drive Location

A review of file traffic data indicated that South Outer Forty Road carries approximately 1,250 and 925 vehicles during the morning and afternoon peak periods, respectively. However, it should be noted that these counts reflect volumes immediately to the east of Schoettler Road; a significant portion access the I-64 on-ramp and do not pass by the site so traffic at the site's proposed driveway would be considerably lower.



In order to assess conditions near the site, peak period observations were conducted on South Outer Forty near the site's proposed driveway. These observations were performed during the morning and afternoon peaks of commuter traffic.

Given the driveway's location to the east of the I-64 on-ramp, volumes are low to moderate across the site's frontage. It appeared that ample gaps are available in the existing peak period flows on South Outer Forty Road to accommodate additional traffic.

Forecasted Traffic Conditions

It is our understanding that the proposed development would include approximately 258 apartment units consisting of a mix of one, two and three bedroom units.

Estimates of the proposed development's traffic generation were prepared based on data provided in the "Trip Generation Manual", Ninth Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses.

Based on these estimates, the proposed development would be expected to generate a total of approximately 130 and 160 trips during the morning and afternoon peak hours, respectively. These trips would follow similar patterns as the other residential uses in the area with most leaving the site in the morning and returning in the evening.

Given the site's access would be located on South Outer Forty Road to the east of the I-64 on-ramp, the travel patterns of residents would be fairly dispersed between several interchanges. For example, motorists destined to eastbound I-64 would utilize the on-ramp to the east of Timberlake Manor Parkway, while those accessing westbound I-64 would make a U-turn at Timberlake and enter the freeway to west of that interchange.

Likewise, residents returning home could utilize the Chesterfield Parkway East interchange if arriving from the east or Clarkson Road from the west. These travel patterns and the use of adjacent interchanges is typical for residential uses along the one-way outer road system in the area.

Given the site's access to the one-way outer road, no meaningful volume of trips *leaving* the apartments would use Schoettler Road since the Route 141 outer road (South Woods Mill Road) would be more proximate for residents destined to the south to Clayton Road. Some residents could use Schoettler Road in the evening for *return* trips back home, though this would represent a relatively low volume of traffic since most trips in the area are oriented to the I-64 corridor.

Mr. Casey Urkevich
July 13, 2016
Page 4



Summary of Findings

Based upon our review of the proposed development and preliminary site visits, it is our professional opinion that the proposed apartments can be reasonably accommodated without adversely impacting the adjoining road system.

The site's proposed access to South Outer Forty Road would be appropriate for typical day-to-day needs, while the provision of emergency-only access on Schoettler Road would provide redundancy for emergency access while avoiding traffic impacts on that roadway.

We trust that you will find this information useful in assessing the potential traffic impacts associated with the proposed 40 West Luxury Living development. Please do not hesitate to contact me should you have any questions regarding this assessment.

Sincerely,

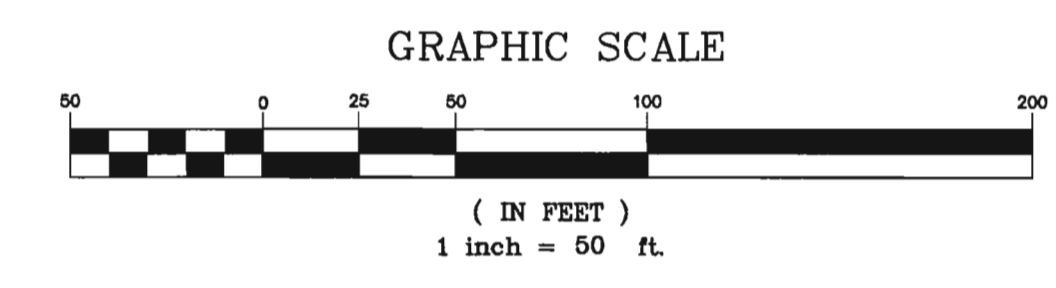
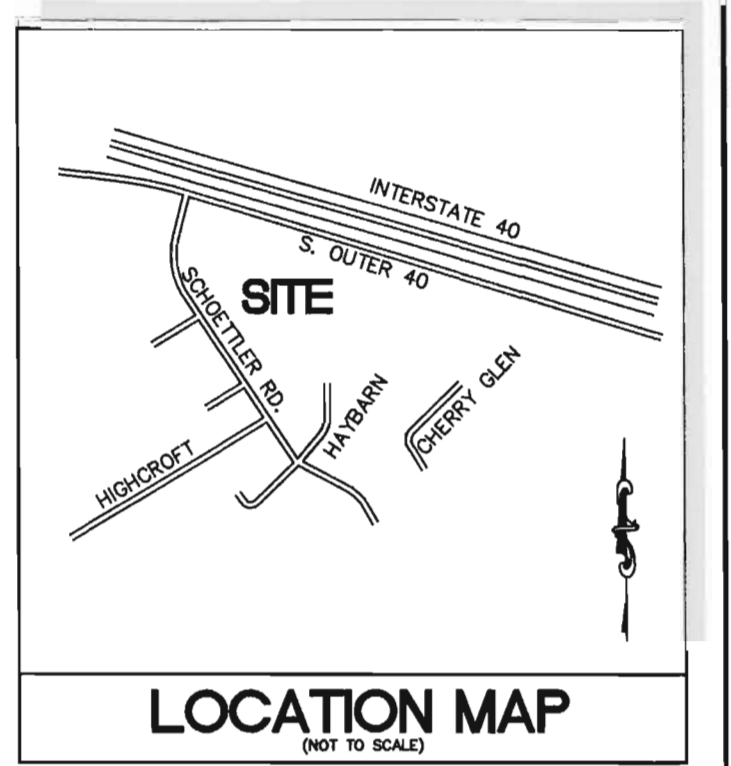
Lochmueller Group, Inc.

A handwritten signature in black ink that reads "Dustin B. Riechmann".

Dustin Riechmann, P.E., PTOE
Traffic Services Manager

PRELIMINARY SITE PLAN

A TRACT OF LAND BEING LOTS 1 AND 3 OF HAY BARN LANE AS RECORDED IN PLAT BOOK 179, PAGE 77 AND LOTS 1, 2 AND 3 OF HAY WAIN AS RECORDED IN PLAT BOOK 192 PAGE 1 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PROPERTY DESCRIPTION FOR ZONING

A TRACT OF LAND BEING LOTS 1 AND 3 OF HAY BARN LANE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 179, PAGE 77, LOTS 1, 2 AND 3 OF HAY WAIN, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 192, PAGE 1 AND ADJUSTED PARCEL 1 OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF U.S. SURVEYS 370, 1911, 1978 AND FRACTIONAL SECTIONS 10 AND 15 AS RECORDED IN PLAT BOOK 336, PAGES 422 AND 423 OF THE ST. LOUIS COUNTY RECORDS ALL BEING IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERN LINE OF SCHOETTLETT ROAD BEING THE SOUTHWEST CORNER OF LOT 1 OF HAY BARN LANE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 179, PAGE 77 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTHEASTERN LINE OF SCHOETTLETT ROAD NORTH 71 DEGREES 18 MINUTES 08 SECONDS WEST, 87.74 FEET TO A POINT; THENCE NORTH 50 DEGREES 59 MINUTES 21 SECONDS WEST, 270.56 FEET TO THE WESTERLY CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHWESTERN LINE OF ADJUSTED PARCEL 1 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 336, PAGES 422 AND 423 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERN AND SOUTHWESTERN LINE OF SAID ADJUSTED PARCEL 1, BEING THE NORTHEASTERN LINE OF SCHOETTLETT ROAD THE FOLLOWING: SOUTH 50 DEGREES 01 MINUTES 12 SECONDS WEST, 8.97 FEET TO A POINT; THENCE NORTH 36 DEGREES 45 MINUTES 29 SECONDS WEST, 277.88 FEET TO A POINT; THENCE NORTH 53 DEGREES 21 MINUTES 50 SECONDS EAST, 22.58 FEET TO A POINT; THENCE NORTH 30 DEGREES 38 MINUTES 17 SECONDS WEST, 216.07 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 436.44 FEET, AN ARC LENGTH OF 328.43 FEET, THE CHORD OF WHICH BEARS NORTH 10 DEGREES 30 MINUTES 26 SECONDS WEST, 320.73 FEET TO A POINT ON THE SOUTHERN LINE OF MISSOURI STATE HIGHWAY 164, (ALSO KNOWN AS U.S. 40); THENCE ALONG SAID SOUTHERN LINE THE FOLLOWING: SOUTH 63 DEGREES 46 MINUTES 28 SECONDS EAST, 18.19 FEET TO A POINT; THENCE SOUTH 75 DEGREES 40 MINUTES 48 SECONDS EAST, 147.08 FEET TO A POINT; THENCE SOUTH 76 DEGREES 23 MINUTES 16 SECONDS EAST, 203.14 FEET TO A POINT; THENCE NORTH 48 DEGREES 19 MINUTES 32 SECONDS EAST, 78.01 FEET TO A POINT; THENCE SOUTH 10 DEGREES 50 MINUTES 28 SECONDS WEST, 229.59 FEET TO A POINT; THENCE SOUTH 73 DEGREES 54 MINUTES 08 SECONDS EAST, 221.78 FEET TO A POINT; THENCE SOUTH 44 DEGREES 21 MINUTES 13 SECONDS EAST, 62.43 FEET TO A POINT; THENCE SOUTH 84 DEGREES 52 MINUTES 39 SECONDS EAST, 200.20 FEET TO A POINT; THENCE SOUTH 75 DEGREES 37 MINUTES 48 SECONDS EAST, 228.83 FEET TO THE NORTHEASTERN CORNER OF LOT 3 OF THE APPLICABLE HAY BARN LANE; THENCE ALONG THE NORTHEASTERN AND SOUTHWESTERN LINES OF SAID LOT 3 THE FOLLOWING: SOUTH 32 DEGREES 17 MINUTES 50 SECONDS EAST, 69.88 FEET TO A POINT; THENCE SOUTH 42 DEGREES 55 MINUTES 06 SECONDS WEST, 906.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 622,717 SQUARE FEET OR 14.286 ACRES MORE OR LESS AS PER A SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING MARCH, 2016.

PROPERTY DESCRIPTION FOR ZONING

A TRACT OF LAND BEING LOTS 2 AND 3 OF SJM ESTATES, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 200, PAGE 47, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS ALL BEING IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERN LINE OF SCHOETTLETT ROAD BEING THE SOUTHWEST CORNER OF LOT 3 OF SJM ESTATES, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 200, PAGE 47 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTHEASTERN LINE OF SAID LOT 2 NORTH 42 DEGREES 55 MINUTES 13 SECONDS EAST, 540.00 FEET TO THE NORTHEAST CORNER THEREOF, BEING THE SOUTHWEST CORNER OF LOT 3; THENCE ALONG THE WESTERN LINE OF LOT 3 THENCE NORTH 47 DEGREES 14 MINUTES 47 SECONDS WEST, 382.92 FEET TO A POINT; THENCE NORTH 42 DEGREES 55 MINUTES 13 SECONDS EAST, 328.11 FEET TO A POINT; THENCE NORTH 84 DEGREES 19 MINUTES 14 SECONDS EAST, 117.80 FEET TO A POINT; THENCE NORTH 71 DEGREES 18 MINUTES 08 SECONDS WEST, 87.74 FEET TO A POINT; THENCE NORTH 36 DEGREES 45 MINUTES 29 SECONDS WEST, 277.88 FEET TO A POINT; THENCE NORTH 53 DEGREES 21 MINUTES 50 SECONDS EAST, 22.58 FEET TO A POINT; THENCE NORTH 30 DEGREES 38 MINUTES 17 SECONDS WEST, 216.07 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 436.44 FEET, AN ARC LENGTH OF 328.43 FEET, THE CHORD OF WHICH BEARS NORTH 10 DEGREES 30 MINUTES 26 SECONDS WEST, 320.73 FEET TO A POINT ON THE SOUTHERN LINE OF MISSOURI STATE HIGHWAY 164, (ALSO KNOWN AS U.S. 40); THENCE ALONG SAID SOUTHERN LINE THE FOLLOWING: SOUTH 63 DEGREES 46 MINUTES 28 SECONDS EAST, 18.19 FEET TO A POINT; THENCE SOUTH 75 DEGREES 40 MINUTES 48 SECONDS EAST, 147.08 FEET TO A POINT; THENCE SOUTH 76 DEGREES 23 MINUTES 16 SECONDS EAST, 203.14 FEET TO A POINT; THENCE NORTH 48 DEGREES 19 MINUTES 32 SECONDS EAST, 78.01 FEET TO A POINT; THENCE SOUTH 10 DEGREES 50 MINUTES 28 SECONDS WEST, 229.59 FEET TO A POINT; THENCE SOUTH 73 DEGREES 54 MINUTES 08 SECONDS EAST, 221.78 FEET TO A POINT; THENCE SOUTH 44 DEGREES 21 MINUTES 13 SECONDS EAST, 62.43 FEET TO A POINT; THENCE SOUTH 84 DEGREES 52 MINUTES 39 SECONDS EAST, 200.20 FEET TO A POINT; THENCE SOUTH 75 DEGREES 37 MINUTES 48 SECONDS EAST, 228.83 FEET TO THE NORTHEASTERN CORNER OF LOT 3 OF THE APPLICABLE HAY BARN LANE; THENCE ALONG THE NORTHEASTERN AND SOUTHWESTERN LINES OF SAID LOT 3 THE FOLLOWING: SOUTH 32 DEGREES 17 MINUTES 50 SECONDS EAST, 69.88 FEET TO A POINT; THENCE SOUTH 42 DEGREES 55 MINUTES 06 SECONDS WEST, 906.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 622,717 SQUARE FEET OR 14.286 ACRES MORE OR LESS AS PER A SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JULY, 2016.

SITE CALCULATIONS:

TOTAL PUD SITE AREA:	20.296 Acres ±	(100 %)
PAVEMENT AREA:	3.20 Acres ±	(15.77 %)
OPEN SPACE AREA:	2.59 Acres ±	(12.76 %)
OPEN SPACE AREA:	14.506 Acres ±	(71.47% USE [70%])
TOTAL EX. TREE CANOPY:	14.215 Acres ±	(100 %)
TOTAL EX. TREE CANOPY: TO REMAIN	6.79 Acres ±	(47.6% USE [45%])

PREPARED FOR:

SCHOETTLETT LUXURY LIVING LLC
8 JENNEYCLIFFE LANE
CHESTERFIELD, MO 63005

MA ROSE HOLDINGS LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

KU DEVELOPMENT LLC
MA ROSE HOLDINGS LLC
7 BAXTER LANE

ST. LOUIS COUNTY BENCHMARK
BENCHMARK# 12-359 Elev = 814.33 (NOV2020)
Cul circle mark on top of and east of the center of a 6 foot diameter circular concrete storm water junction chamber situated west of Schoettler Road and north of Oaktree Estates Drive, 0.1 miles more or less south of South Outer Forty Road the center of the curb on Schoettler Road, 30 feet west of the center of Schoettler Road, and 80 feet north of the center of Oaktree Estates Drive.

SITE BENCHMARK
ELEV = 802.80
R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

SITE INFORMATION:

SITE AREA:	= 20.296 TOTAL ACRES ±
EXISTING ZONING:	= 14.26 Acres - R1, R2, NU
PROPOSED ZONING:	= 6.00 Acres - NU
LOCATOR NO.:	= 195640666, 195640657, 1956430152
CITY:	= CHESTERFIELD, MISSOURI
ELECTRIC SERVICE:	= AMEREN UE 314.342.1000
GAS SERVICE:	= LACLEDE GAS CO. 314.621.8960
TELEPHONE SERVICE:	= MSD 314.768.6200
WATER SERVICE:	= MT & T 888.944.0447
SCHOOL DISTRICT:	= MO. AMERICAN WATER 314.991.3404
FIRE DISTRICT:	= PARKWAY SCHOOL DISTRICT
	= MONARCH FIRE PROTECTION 314.514.0900

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. FOR 14.215 ACRE TRACT, RECORD INFORMATION WAS USED FOR 6 ACRE TRACT.
 - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAPS ARE IDENTIFIED AS MAP 29189C0170 K WITH AN EFFECTIVE DATE OF 02/04/2015.
 - GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECH. APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY SD CONSULTANTS, INC.
 - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
 - GRADING AND STORM WATER PER M.S.D., MODOOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD.
 - STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

CIVIL ENGINEER: **STOCK & ASSOCIATES** Consulting Engineers, Inc. 207 Chesterfield Business Parkway, Chesterfield, MO 63005. TEL: 636.586.8800. FAX: 636.586.8801. WWW: www.stockandassociates.com

ARCHITECT: **rosemann ASSOCIATES**

OWNER/DEVELOPER: **KU DEVELOPMENT, LLC**

PRELIMINARY PLANS FOR: **40 WEST LUXURY LIVING**

#1 & #15 HAYBARN LANE & 1330 SCHOETTLETT ROAD, CHESTERFIELD, MO

REVISIONS:

1	8/8/2016 REV. LEGAL AND POTENTIAL LOT LINE
2	9/2/2016 REV. PER CITY LETTER DATED 8/23

DRAWN BY: J.E.B./T.S. CHECKED BY: G.M.S.
DATE: 07/29/16 JOB NO.: 215-5541
M.S.D. # #: BASE MAP #: 19-S

SHEET TITLE: **PRELIMINARY SITE PLAN**

SHEET NO.: **C1.1**

40 WEST LUXURY LIVING
#1 & #15 Haybarn Lane & 1330 Schoettler RD.
 Chesterfield, Missouri 63017



Individual Tree List - Hay Barn Lane					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Red Cedar	8	113	3	
2	Green Ash	10	706	3	
3	Shingle Oak	12	706	3	
4	Hickory	10	452	3	
7	Hickory	10	200	2	
8	White Pine	24	452	3	
9	White Pine	21	452	3	
10	White Pine	18	452	3	
11	Persimmon	12	314	3	
12	Dogwood	7	314	3	
13	Green Ash	22	1,517	3	
14	Dogwood	7	314	2	
15	Red Maple	24	1,017	4	Monarch
16	Red Maple	29	1,025	4	Monarch
18	Red Maple	12	452	3	
19	Crab	14	615	2	
20	Crab	15	615	2	
21	Crab	12	78	1	
22	Dogwood	6	200	1	
23	Silver Maple	20	452	2	
24	Red Cedar	10	200	3	
25	Dogwood	7	254	3	
26	Dogwood	7	314	3	DBL Trunk
27	Sassafras	14	615	3	
28	Sassafras	12	452	3	
29	Red Cedar	8	200	3	
30	Red Cedar	8	200	3	
31	Mimosa	5	248	3	
32	Mimosa	5	248	3	
33	Mimosa	5	248	3	
34	Boxelder	8	153	1	Triple Trunk
35	Silver Maple	11	314	3	
37	Cottonwood	18	706	3	
40	Black Cherry	12	314	3	
41	Black Cherry	10	314	3	
42	Black Cherry	19	710	3	
43	Elm	10	115	2	
44	Dogwood	8	452	4	
45	Black Cherry	7	78	2	
47	Walnut	9	50	2	
48	Walnut	7	50	3	
49	Elm	9	113	3	
50	Persimmon	6	452	3	
51	Mimosa	6	113	2	
52	Mimosa	6	113	2	
53	Mimosa	6	113	2	
54	Mimosa	6	113	2	
55	Black Cherry	12	314	2	
56	Black Cherry	6	113	1	
57	Black Cherry	12	452	2	
58	Redbud	12	452	2	
59	Dogwood	6	314	3	
60	Elm	14	314	3	
61	Black Cherry	12	200	3	
62	Black Cherry	18	1,017	3	
63	Red Cedar	6	78	3	
64	Dogwood	10	452	3	
65	Black Cherry	16	452	3	
66	Silver Maple	15	452	3	
68	Dogwood	5	113	3	
69	Green Ash	6	78	1	Topped
84	Ash	12	452	2	
85	White Pine	22	452	2	
86	Sweetgum	19	452	3	
87	Sweetgum	16	314	3	
88	Ash	20	615	3	
89	White Pine	28	708	3	
90	Ash	18	550	3	
91	White Pine	24	452	2	DBL Trunk
92	Southern Magnolia	10	254	4	
93	Gingo	18	452	4	
94	Sweetgum	20	706	3	
95	White Pine	18	452	2	
96	Red Oak	30	1017	4	Monarch
97	Red Oak	26	804	4	
98	Red Oak	30	1017	4	Monarch
99	Crab	11	254	1	
100	Red Oak	33	706	2	Galls
101	Chestnut	24	706	3	Monarch
102	Black Cherry	22	706	1	
103	American Holly	10	452	3	
104	Sweetgum	12	706	1	
105	Dogwood	12	314	1	
106	Tulip Tree-Monarch	26	0	3	in woodland mass
Total			34,088		

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

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

Tree Stand Delineation
 SCALE 1"=50'-0"

Tree Stand Delineation Narrative
 November 17, 2015 Revised July 9, 2016

The overall property comprises a total of 9.058 Acres Plus 5.0 Acres of Church property, plus 6 Acres for lots 1420 and 1500, for a total of 20.058 Acres. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers a portion of southeast corner between the existing house and Schoettler Road. The dominant canopy is comprised of primary Shingle Oak, Ash, Hackberry and Elm that vary in size 5-12" DBH. The understory is composed of shrub honeysuckle.

Woodland B: This woodland area is to the North and West of the existing house along the upper portion of the ridge. This woodland is made up of volunteer growth and the dominant canopy consisting of Sassafras, Elm, Black Cherry, and Juniper that vary in size from 3-6". Dogwood is a primary codominant understory. Grape and other vines cover some of the trees. The understory is shrub honeysuckle.

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

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

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

Woodland F: This woodland is to the north of the house on North facing slopes to the Northern property line. The dominant canopy is comprised of Red Oak, Shingle Oak, Hickory, and Black Cherry. There are Sycamore along the creek at the Northern part of the property. The size varies from 5-18" DBH. The understory trees are primarily Persimmon and Sassafras. The ground plane is shrub honeysuckle.

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

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

40 West Luxury Living 1420 Schoettler RD.					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
107	Red Oak	24	0	3	M-In woodland Mass
108	Black Cherry	13	452	3	
109	Red Maple	7	314	3	
110	Black Cherry	17	615	3	
111	Tree of Heaven	18	706	3	
112	Flowering Cherry	6	113	3	
113	Bradford Pear	12	200	2	
114	Freeman Maple	5	78	2	
115	Freeman Maple	7	153	3	
116	Sugar Maple	3	78	3	
117	Black Cherry	15	314	3	
118	Bradford Pear	13	314	2	
119	Pin Oak	17	803	3	
120	Shingle Oak	21	1,384	3	
121	Tree of Heaven	16	914	2	
122	Flowering Crab	5	200	3	
123	Freeman Maple	5	113	3	
124	Bradford Pear	11	200	3	
125	Tree of Heaven	12	452	2	
126	Red Cedar	8	200	2	
127	Red Oak	18	803	3	
128	Shingle Oak	18	1017	3	
129	Black Cherry	8	200	2	
130	Mulberry	11	379	1	
131	Freeman Maple	4	78	3	
132	Freeman Maple	4	78	3	
133	Bald Cypress	18	1017	4	
134	Persimmon	11	1017	3	
135	Persimmon	11	1017	3	
136	Persimmon	11	1017	3	
137	Persimmon	11	1017	3	
138	Persimmon	11	1017	3	
139	Persimmon	11	1017	3	
140	Elm	20	1256	2	
141	Elm	8	314	3	
142	Persimmon	10	314	1	
143	Persimmon	19	1256	3	
144	Sassafras	10	314	2	
145	Shingle Oak	21	1736	3	
146	Shingle Oak	7	153	3	
147	Redbud	5	113	3	
148	Shingle Oak	20	1017	2	
149	Elm	8	354	2	
150	Shingle Oak	12	452	2	
151	Silver Maple	34	2826	2	
152	Redbud	5	113	3	
153	Elm	12	314	2	
154	Elm	8	200	2	
Total			28,333		

WOODLAND A = 2.76 Ac. (120,426.1 sq. ft.)
 WOODLAND B = 2.35 Ac. (102,382.1 sq. ft.)
 WOODLAND C = 2.37 Ac. (103,396.0 sq. ft.)
 WOODLAND D = 0.58 Ac. (25,299.8 sq. ft.)
 WOODLAND E = 0.68 Ac. (29,402.0 sq. ft.)
 WOODLAND F = 4.50 Ac. (196,177.4 sq. ft.)
 INDIVIDUAL TREES = 0.78 Ac. (34,088.0 sq. ft.)
 HAYBARN LANE ROW = 0.18 Ac. (8,013.0 sq. ft.)
 INDIVIDUAL TREES ON LOTS 1420 + 1500 = 0.66 Ac. (28,333.0 sq. ft.)
 TOTAL 14.86 Ac. (647,517.4 sq. ft.)

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

Revisions:

Date	Description	No.
5/2/16	City Comments	1
7/15/16	Added Property	2

Drawn: **bad**
 Checked: **dad**

eLong
 landscape architecture
 7620 West Bruno Ave.
 St. Louis, MO 63117
 (314) 346-4856
 delong.la@gmail.com

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

SUPPLEMENTAL INFORMATION PACKAGE

FOR:

40 WEST LUXURY LIVING

#1 & #15 HAYBARN LANE & 1330 SCHOETTLER ROAD
CHESTERFIELD, MO

NO.	TITLE
1	COVER SHEET: C1.0
2	PRELIMINARY SITE PLAN: C1.1
3	PRELIMINARY SITE PLAN SECTIONS: C1.2
4	CONCEPT LANDSCAPE PLAN: L-1
5	ALTA/ACSM LAND TITLE SURVEY: SHEET #1
6	TREE STAND DELINEATION: TSD-1
7	RECORD BOUNDARY AND TOPO SURVEY: SHEET #1
8	TREE STAND DELINEATION: TSD-2
9	COLOR LANDSCAPE PLAN w/AERIAL
10-18	SITE SECTIONS w/ LANDSCAPING
19-20	BUILDING EXTERIOR RENDERING ELEVATIONS
21-24	SITE VIEWS ALONG SCHOETTLER



PRELIMINARY PLANS FOR:
40 WEST LUXURY LIVING
#1 & #15 HAYBARN LANE & 1330 SCHOETTLER ROAD
CHESTERFIELD, MO

GEORGE H. STOKER E-25418
PROFESSIONAL ENGINEER
NUMBER 000296

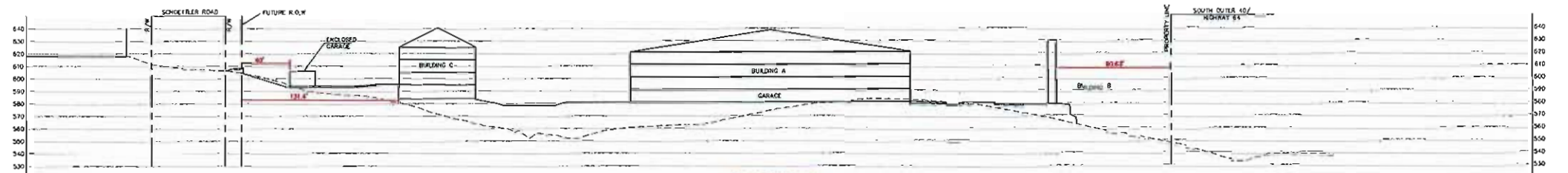
REVISIONS:

DATE	BY	DESCRIPTION

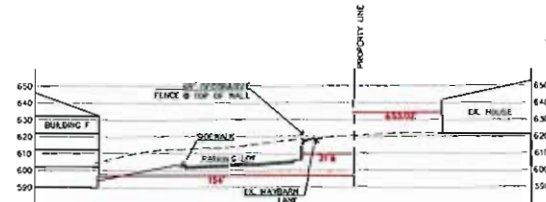
DATE: 09/06/16
DRAWN BY: JES/JLS
CHECKED BY: GWS
SCALE: AS SHOWN
SHEET NO.: 15-5
PROJECT NO.: 15-5
SHEET TITLE: SUPPLEMENTAL INFORMATION PACKAGE COVER SHEET
SHEET NO.: C1.0



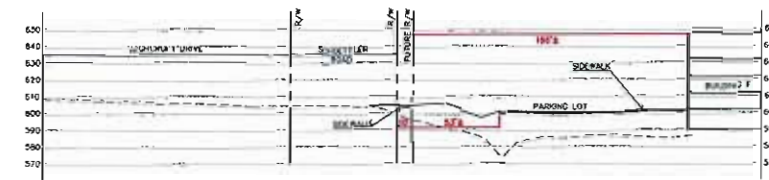
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VERT. 1"=40'



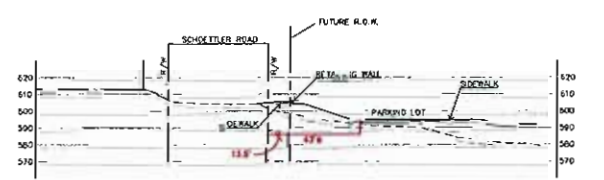
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SCALE: HORIZ. 1"=40'
VERT. 1"=40'



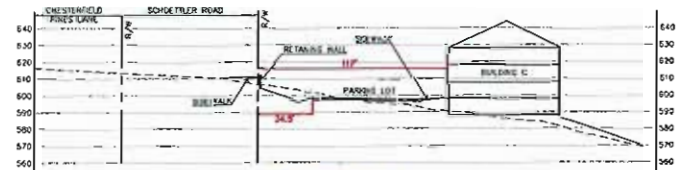
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SCALE: HORIZ. 1"=40'
VERT. 1"=40'



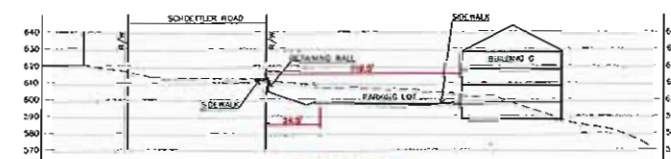
SECTION D
SCALE: HORIZ. 1"=40'
VERT. 1"=40'



SECTION E
SCALE: HORIZ. 1"=40'
VERT. 1"=40'



SECTION F
SCALE: HORIZ. 1"=40'
VERT. 1"=40'



SECTION G
SCALE: HORIZ. 1"=40'
VERT. 1"=40'



SECTION H
SCALE: HORIZ. 1"=40'
VERT. 1"=40'



SECTION I
SCALE: HORIZ. 1"=40'
VERT. 1"=40'

CIVIL ENGINEER
STUCK & ASSOCIATES
CONSULTING ENGINEERS, P.C.
2022 Chesterfield Parkway
Chesterfield, MO 63017
TEL: 636.861.1100
WWW.STUCKANDASSOCIATES.COM

ARCHITECT
rosemann
ARCHITECTS
1000 N. GARDNER
ST. LOUIS, MO 63102
TEL: 314.433.1100
WWW.ROSEMANNARCHITECTS.COM

OWNER/DEVELOPER
KU DEVELOPMENT, LLC
1000 N. GARDNER
ST. LOUIS, MO 63102
TEL: 314.433.1100
WWW.KUDEVELOPMENT.COM

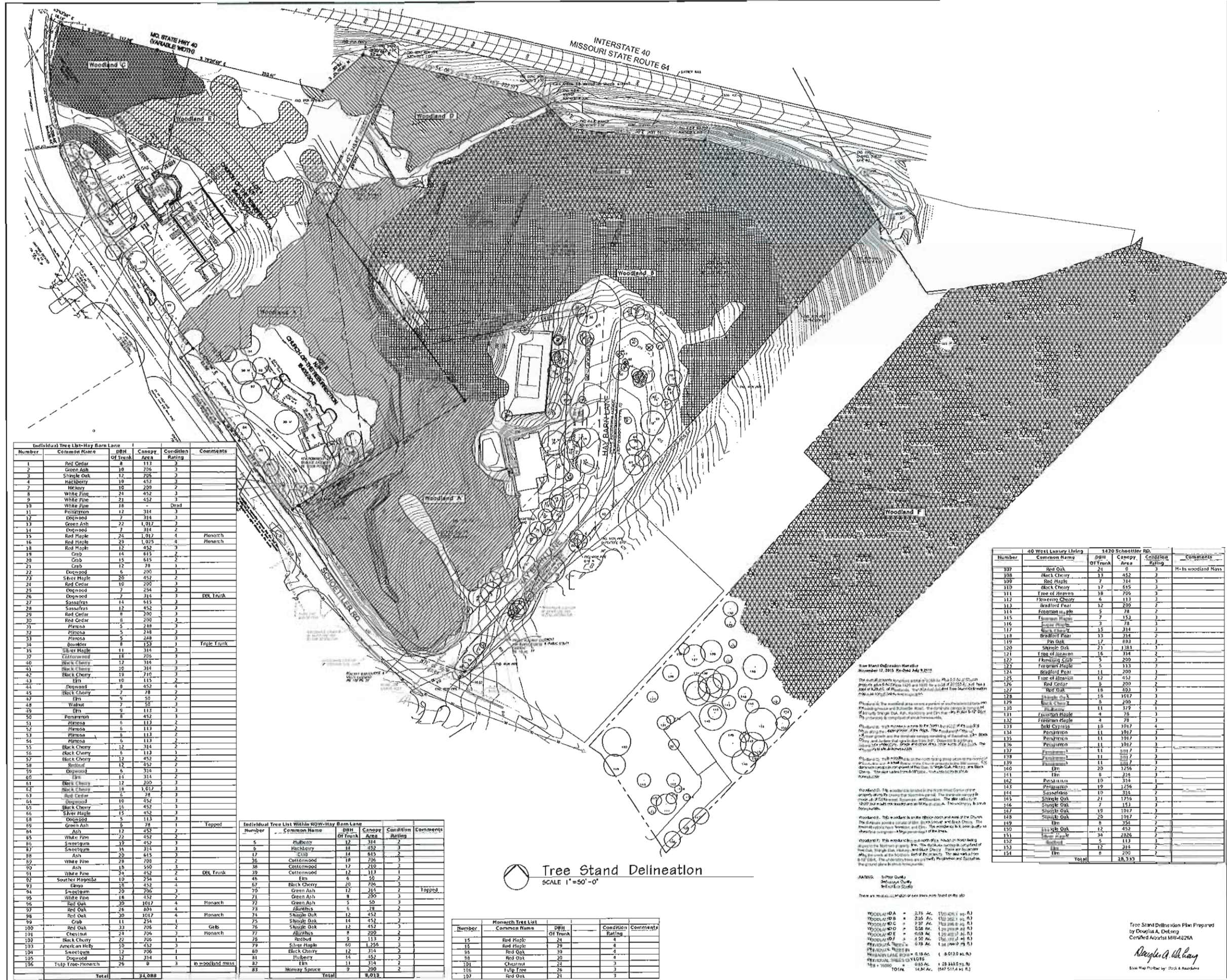
PRELIMINARY PLANS FOR:
40 WEST LUXURY LIVING
#1 & #15 HAYBARN LANE & 1330 SCHICKLER ROAD
CHESTERFIELD, MO



REVISIONS:
1 8/8/2016 REV. LEGAL
ADD POTENTIAL LOT LINE
2 9/22/2016 REV. FOR
CITY LETTER DATED 8/23

DATE BY: JEB/JIS	DESIGN BY: D.W.S.
DATE: 02/29/16	DATE NO: 215-2041
SCALE: AS SHOWN	SCALE UP TO: AS SHOWN

SHEET NO.
**PRELIMINARY
SITE PLAN
SECTIONS**
SHEET NO.
C1.2



Number	Common Name	DBH of Trunk	Canopy Area	Condition Rating	Comments
1	Red Cedar	11	756	3	
2	Green Ash	10	756	3	
3	Shagbark Oak	12	295	2	
4	Hickory	10	452	3	
7	Hickory	10	200	2	
8	White Pine	24	452	3	
9	White Pine	21	452	3	
10	White Pine	18	452	3	
11	Persimmon	12	314	3	
12	Dogwood	7	314	3	
13	Green Ash	22	1,017	3	
14	Dogwood	7	314	2	
15	Red Maple	25	1,017	4	Monarch
16	Red Maple	23	1,017	4	Monarch
18	Red Maple	12	452	3	
19	Cash	14	615	2	
20	Cash	15	615	2	
21	Cash	7	314	1	
22	Dogwood	6	200	1	
23	Silver Maple	20	452	2	
24	Red Cedar	10	200	3	
25	Dogwood	7	200	2	
26	Dogwood	7	214	3	DBL Trunk
27	Sassafras	14	615	2	
28	Sassafras	12	452	2	
29	Red Cedar	8	200	3	
30	Red Cedar	8	200	3	
31	Hickory	5	214	3	
32	Hickory	5	214	3	
33	Hickory	5	248	3	
34	Basswood	8	121	3	Trig Trunk
35	Silver Maple	11	314	3	
37	Redwood	18	706	3	
40	Black Cherry	12	314	3	
41	Black Cherry	10	314	3	
42	Black Cherry	10	314	3	
43	Elm	10	115	2	
44	Dogwood	8	452	2	
45	Black Cherry	7	214	2	
47	Elm	9	50	2	
49	Walnut	7	50	3	
50	Elm	9	115	3	
51	Persimmon	8	452	3	
52	Hickory	6	115	2	
53	Hickory	6	115	2	
54	Hickory	6	115	2	
55	Black Cherry	12	314	2	
56	Black Cherry	5	115	1	
57	Black Cherry	12	452	2	
58	Birch	12	452	2	
59	Dogwood	5	314	3	
60	Elm	14	314	2	
61	Black Cherry	12	200	3	
62	Black Cherry	18	1,017	3	
63	Red Cedar	7	214	3	
64	Dogwood	10	452	3	
65	Black Cherry	15	452	3	
66	Silver Maple	15	452	3	
68	Dogwood	5	115	3	
69	Green Ash	6	78	1	Toppled
70	Ash	12	452	2	
71	White Pine	22	452	2	
72	Sweetgum	17	452	3	
73	Sweetgum	16	314	3	
74	Ash	20	615	3	
75	White Pine	28	700	2	
79	Ash	15	540	3	
81	White Pine	24	452	2	DBL Trunk
82	Southern Magnolia	10	254	4	
83	Cash	18	452	4	
84	Sweetgum	20	796	3	
85	White Pine	18	452	2	
86	Red Oak	20	1017	4	Monarch
87	Red Oak	26	891	4	Monarch
88	Red Oak	20	1017	4	Monarch
89	Cash	11	254	1	
90	Red Oak	33	706	2	Gals
91	Chestnut	21	706	2	Monarch
92	Black Cherry	22	706	2	
93	American Holly	10	452	3	
104	Sweetgum	12	706	1	
105	Dogwood	12	314	1	
106	Tulip Tree	26	0	3	In woodland mass
Total			34,088		

Number	Common Name	DBH of Trunk	Canopy Area	Condition Rating	Comments
5	Hickory	12	314	2	
6	Hickory	18	452	3	
17	Cash	14	615	2	
35	Cottonwood	18	706	3	
38	Cottonwood	17	210	3	
46	Cottonwood	12	115	2	
71	Green Ash	8	200	3	
67	Black Cherry	20	706	3	Toppled
70	Green Ash	12	314	2	Toppled
71	Green Ash	8	200	3	
72	Green Ash	5	50	3	
73	Alnus	6	78	2	
74	Shagbark Oak	12	452	3	
75	Shagbark Oak	14	452	3	
76	Shagbark Oak	12	452	3	
77	Alnus	8	200	2	
78	Redbud	9	115	2	
79	Silver Maple	60	1,255	3	
80	Black Cherry	12	314	3	
81	Hickory	16	452	2	
82	Elm	11	314	2	
83	Honey Spruce	9	200	2	
Total			8,019		

Number	Monarch Tree List	DBH of Trunk	Condition Rating	Comments
15	Red Maple	24	4	
16	Red Maple	24	4	
36	Red Oak	39	4	
98	Red Oak	20	4	
101	Chestnut	24	3	
106	Tulip Tree	26	3	
107	Red Oak	24	3	

Tree Stand Delineation
SCALE 1"=50'-0"

Number	Common Name	DBH of Trunk	Canopy Area	Condition Rating	Comments
107	Red Oak	24	0	3	In woodland mass
108	Black Cherry	13	452	3	
109	Red Maple	7	314	3	
110	Black Cherry	17	615	3	
111	Tree of Heaven	18	706	3	
112	Flowering Cherry	6	115	3	
113	Bradford Pear	12	200	2	
114	Fraxinus	5	78	2	
115	Fraxinus	7	152	2	
116	Black Cherry	3	78	1	
117	Black Cherry	15	314	3	
118	Bradford Pear	13	314	2	
119	Pine Oak	12	615	1	
120	Shagbark Oak	21	1,381	3	
121	Tree of Heaven	16	314	2	
122	Flowering Dogwood	5	200	3	
123	Fraxinus	5	115	3	
124	Bradford Pear	11	200	3	
125	Tree of Heaven	12	452	2	
126	Red Cedar	8	200	2	
127	Red Oak	18	603	3	
128	Shagbark Oak	18	1017	3	
129	Black Cherry	8	200	2	
130	Black Cherry	11	314	1	
131	Fraxinus	4	78	3	
132	Fraxinus	8	152	4	
133	Persimmon	11	1017	3	
134	Persimmon	11	1017	3	
135	Persimmon	11	1017	3	
136	Persimmon	11	1017	3	
137	Persimmon	11	1017	3	
138	Persimmon	11	1017	3	
139	Persimmon	11	1017	3	
140	Elm	20	1,255	3	
141	Elm	8	214	3	
142	Persimmon	10	314	1	
143	Persimmon	10	1,255	2	
144	Sassafras	10	314	2	
145	Shagbark Oak	21	1,381	3	
146	Shagbark Oak	7	152	3	
147	Shagbark Oak	10	1017	3	
148	Shagbark Oak	20	1017	2	
149	Elm	8	254	2	
150	Shagbark Oak	12	452	2	
151	Elm	34	2,826	2	
152	Red Oak	5	115	3	
153	Elm	12	314	2	
154	Elm	8	200	2	
Total			28,333		

Tree Stand Delineation Plan Prepared by Douglas A. Delong
Compiled ArcGIS MW-4226A
Scale Map Produced by Rosemann & Associates
Date: 4/5/2018
Sheet No: TSD-1
Date: 155.001

ARCHITECT:
rosemann & ASSOCIATES
OWNER/DEVELOPER:
KU DEVELOPMENT, LLC



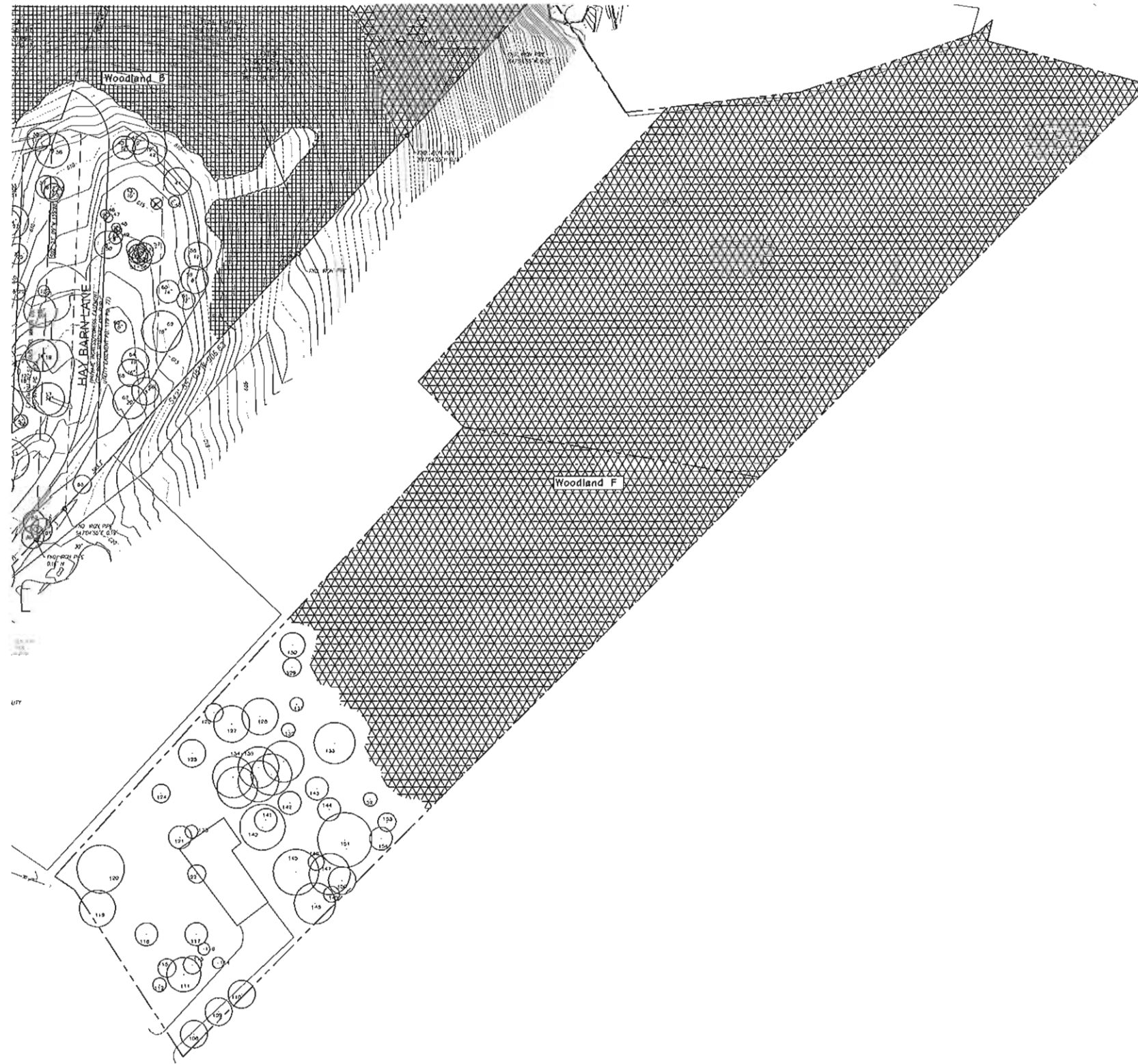
40 WEST LUXURY LIVING
#1 & #15 Haybarn Lane & 1330 Schoettler RD.
Chesterfield, Missouri 63017

Revisions:

Date	Description	No.
4/2/16	City Comments	1
7/15/16	Added Property	2

Drawn:
Checked:
had
dad

Sheet Title: **Tree Stand Delineation**
Sheet No: **TSD-1**
Date: 4/5/2018
155.001



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

Number	Common Name	1420 Schoettler RD.		Condition
		Dbl	Canopy Area	
108	Black Cherry	13	452	
109	Red Maple	7	314	3
110	Black Cherry	17	615	3
111	Tree of Heaven	18	256	3
112	Flowering Cherry	6	113	3
113	Bradford Pear	12	200	2
114	Freeman Maple	5	78	2
115	Freeman Maple	7	152	3
116	Sugar Maple	3	78	3
117	Black Cherry	15	311	3
118	Bradford Pear	13	314	2
119	Pin Oak	17	893	3
120	Shingle Oak	21	1384	3
121	Tree of Heaven	16	314	2
122	Flowering Crab	5	200	3
123	Freeman Maple	5	113	3
124	Bradford Pear	11	200	3
125	Tree of Heaven	12	452	2
126	Red Cedar	8	200	2
127	Red Oak	16	891	3
128	Shingle Oak	18	1017	3
129	Black Cherry	8	200	2
130	Fluberry	11	379	1
131	Freeman Maple	4	78	2
132	Freeman Maple	4	78	2
133	Bald Cypress	16	1017	4
134	Persimmon	11	1017	3
135	Persimmon	11	1017	3
136	Persimmon	11	1017	3
137	Persimmon	11	1017	3
138	Persimmon	11	1017	3
139	Persimmon	11	1017	3
140	Elm	20	1236	2
141	Elm	8	314	3
142	Persimmon	10	314	1
143	Persimmon	19	1256	3
144	Sassafras	10	314	2
145	Shingle Oak	21	1256	3
146	Shingle Oak	7	153	3
147	Shingle Oak	19	1017	3
148	Shingle Oak	20	1017	2
149	Elm	8	354	2
150	Shingle Oak	12	452	2
151	Silver Maple	36	2826	2
152	Honeydew	5	113	2
153	Elm	12	314	2
154	Elm	6	200	2
Total			26,233	

Project: 1420 Schoettler Rd. 4/15/16
Consultants:

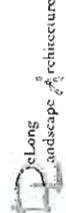
#1 & #15 Haybarn Lane & 1330 Schoettler RD.
Chesterfield, Missouri 63017

Schoettler Luxury Living LLC

Revisions:

Date	Description	No
2/2/16	City Commission	1
7/15/16	Added Mapers	2

Drawn: bad
Checked: dad


 Douglas A. DeLong
Landscape Architecture
7620 West Bruno Ave
St. Louis, MO 63117
(314) 366-4856
dalonga@gmail.com

PREPARED FOR:
SCHOETTLER LUXRY LIVING LLC
8 JENNYLIFFE LANE
CHESTERFIELD, MO 63005

Sheet Title: Tree Stand Delineation
Sheet No: TSD-2

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

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

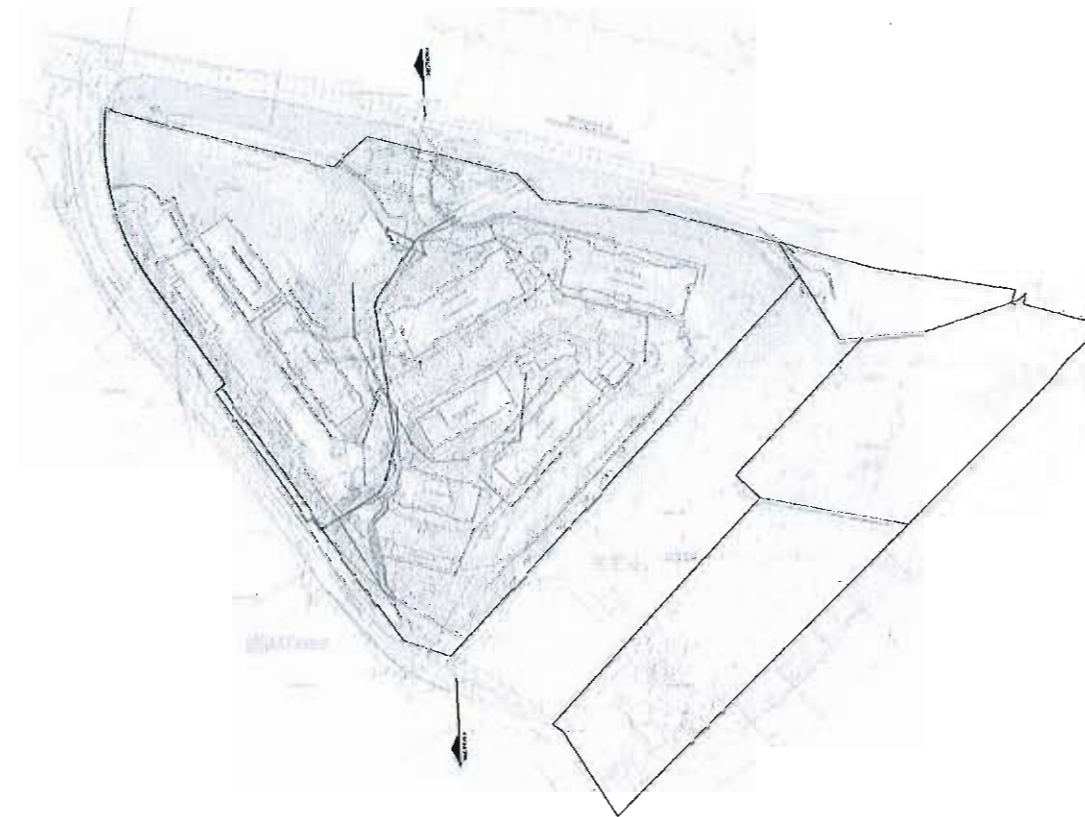
Date: 4/5/2018
Job #: 155.001

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



INTERSTATE 40
MISSOURI STATE ROUTE 64

40 WEST LUXURY LIVING
CHESTERFIELD, MISSOURI

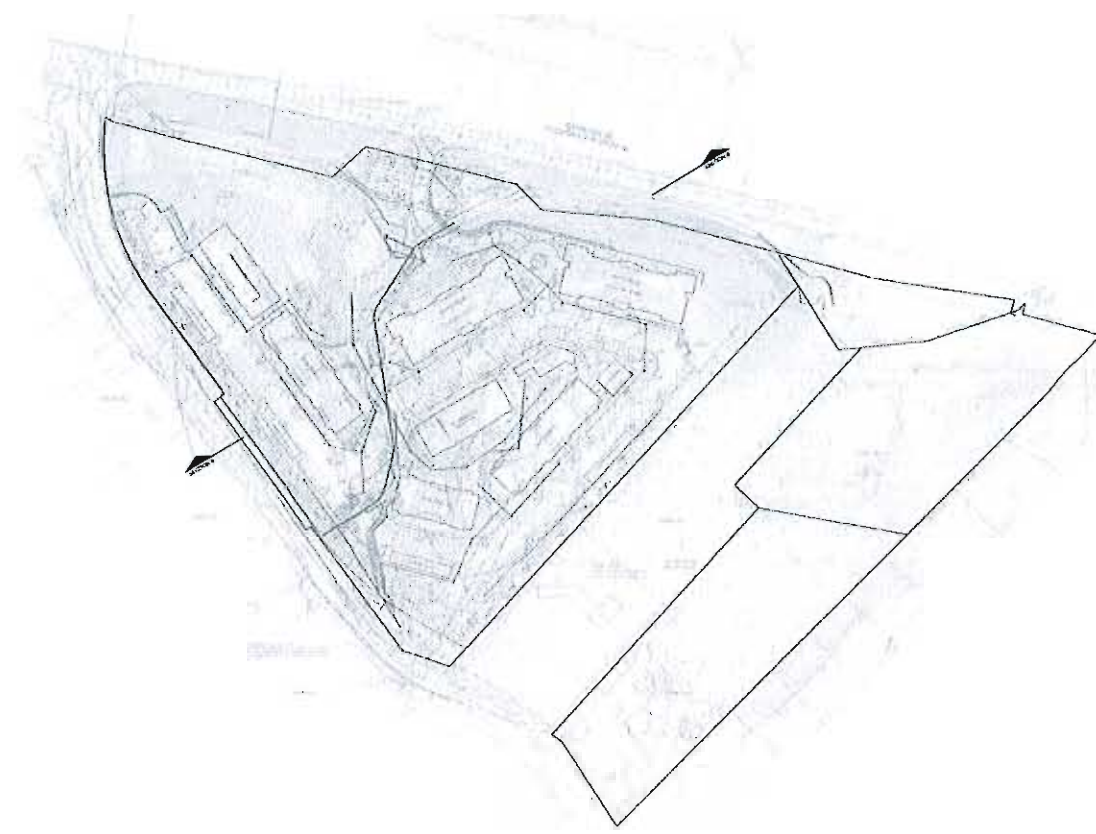


SECTION KEY PLAN
SCALE 1" = 40'



40 WEST LUXURY LIVING CHESTERFIELD, MO

Note:
Color of the buildings is not indicative of
the final color scheme

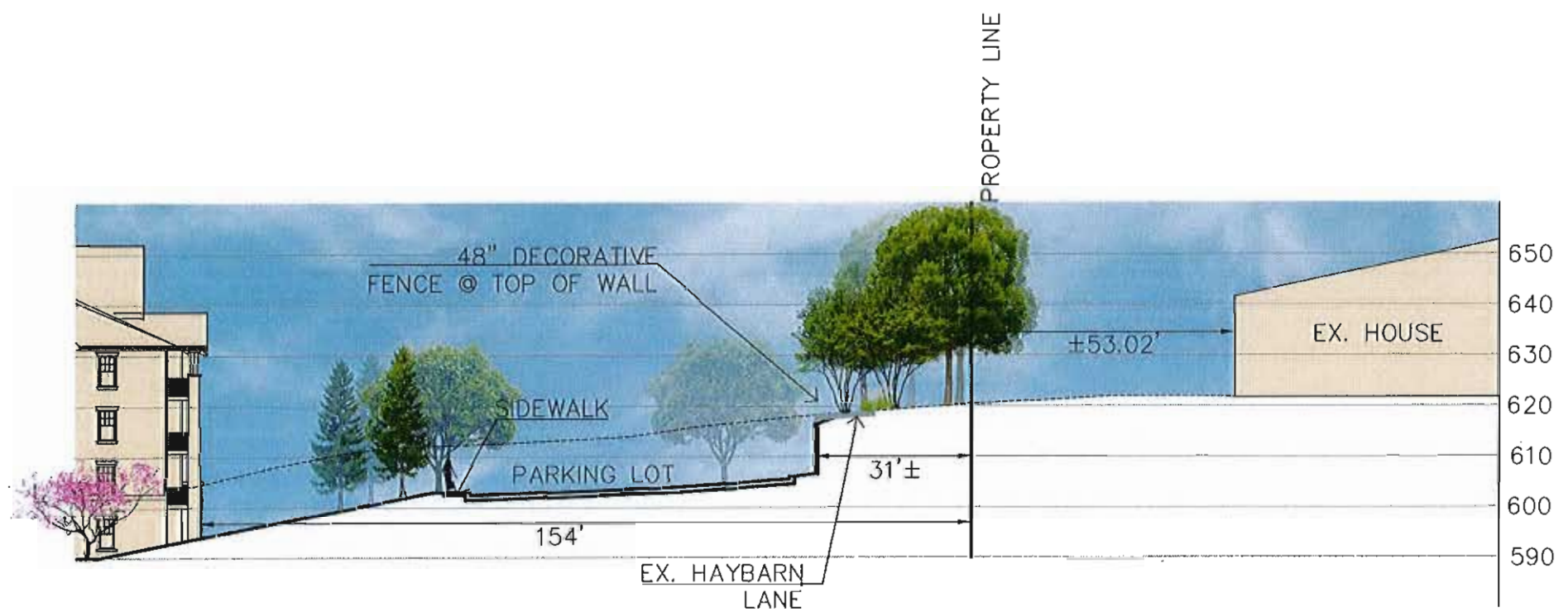
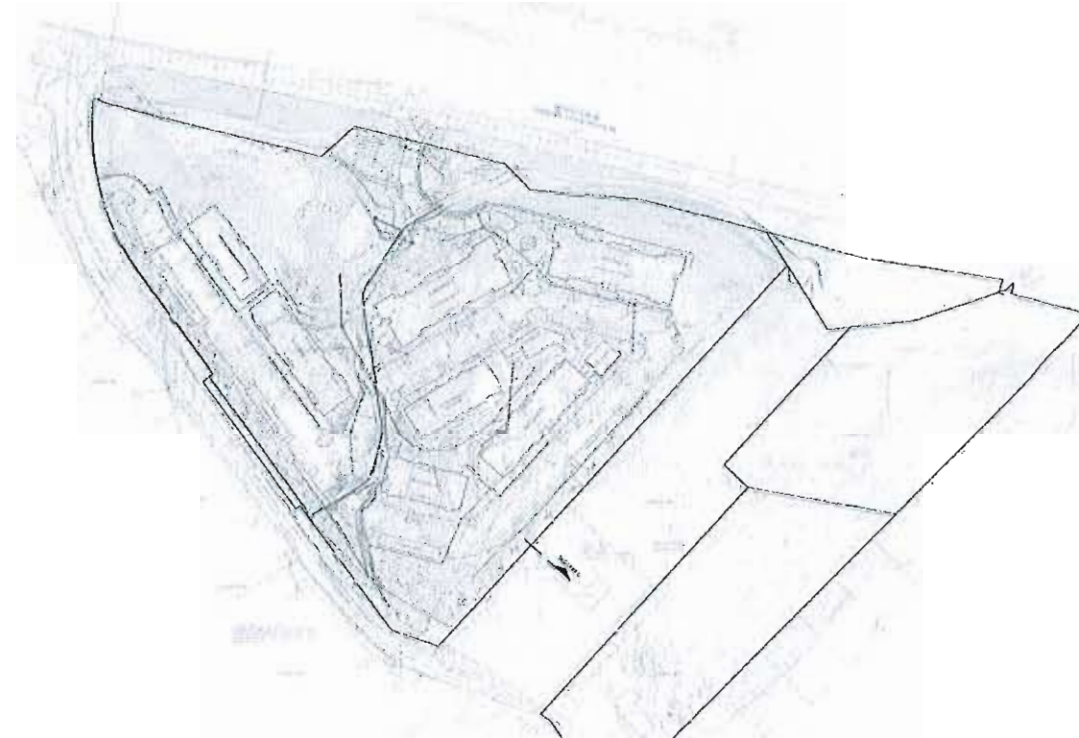


SECTION KEY PLAN
SCALE 1" = 60'



40 WEST LUXURY LIVING CHESTERFIELD, MO

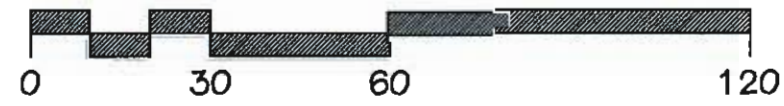
Note:
Color of the buildings is not indicative of
the final color scheme



1

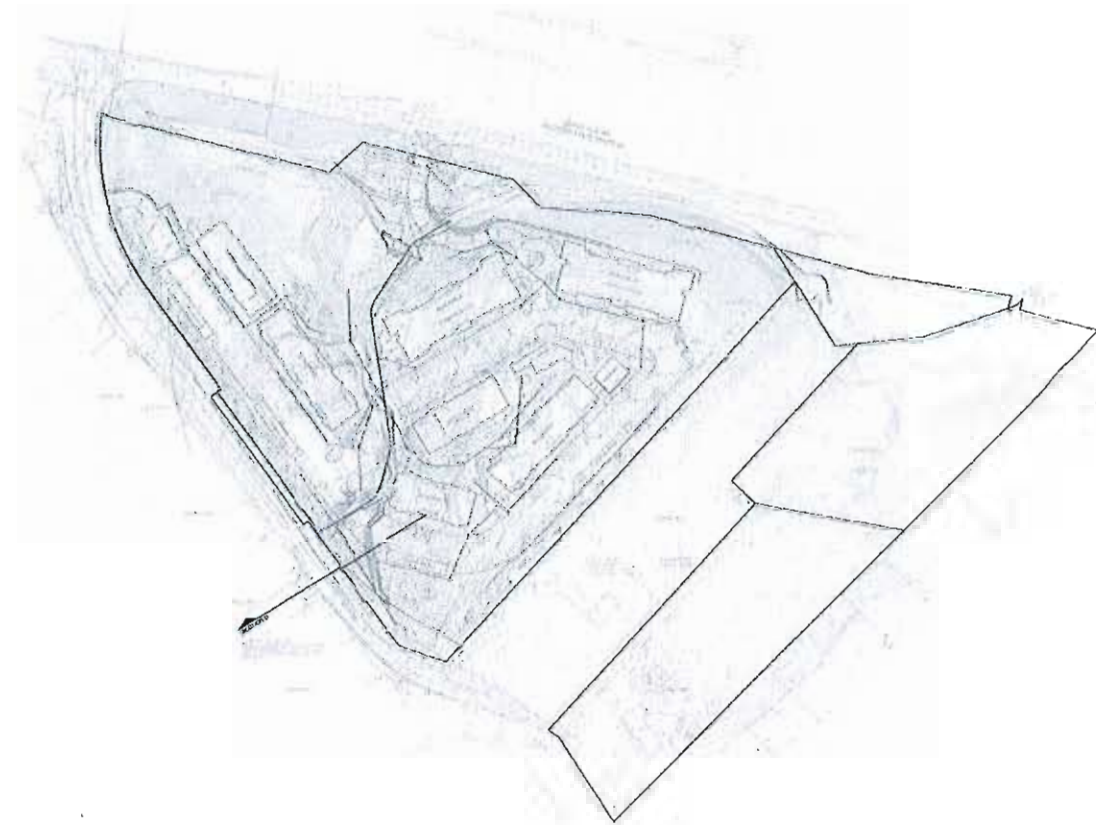
SECTION C

SCALE 1" = 30' - 0"

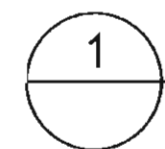
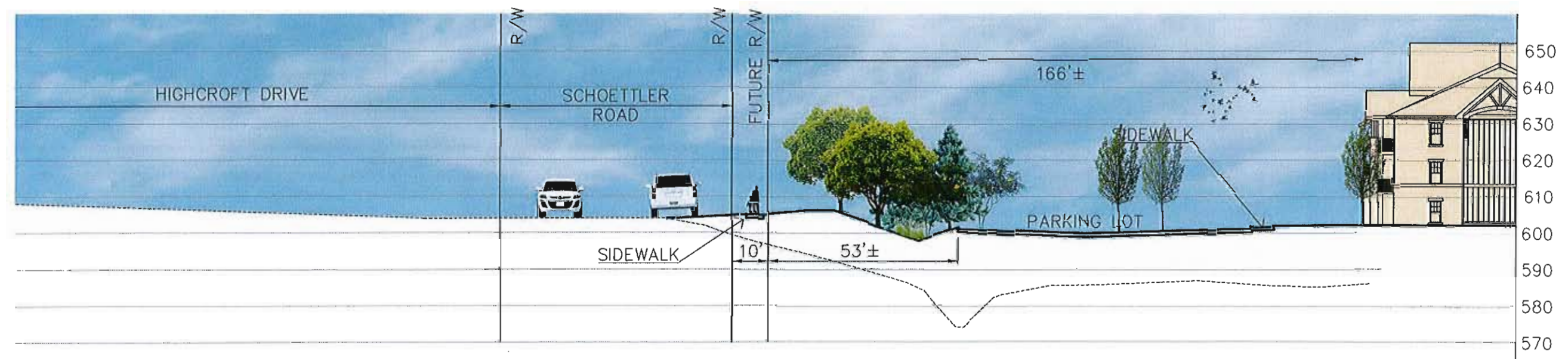


40 WEST LUXURY LIVING
CHESTERFIELD, MO

Note:
Color of the buildings is not indicative of the final color scheme

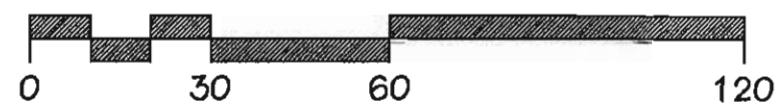


SECTION KEY PLAN
SCALE 1"=300'



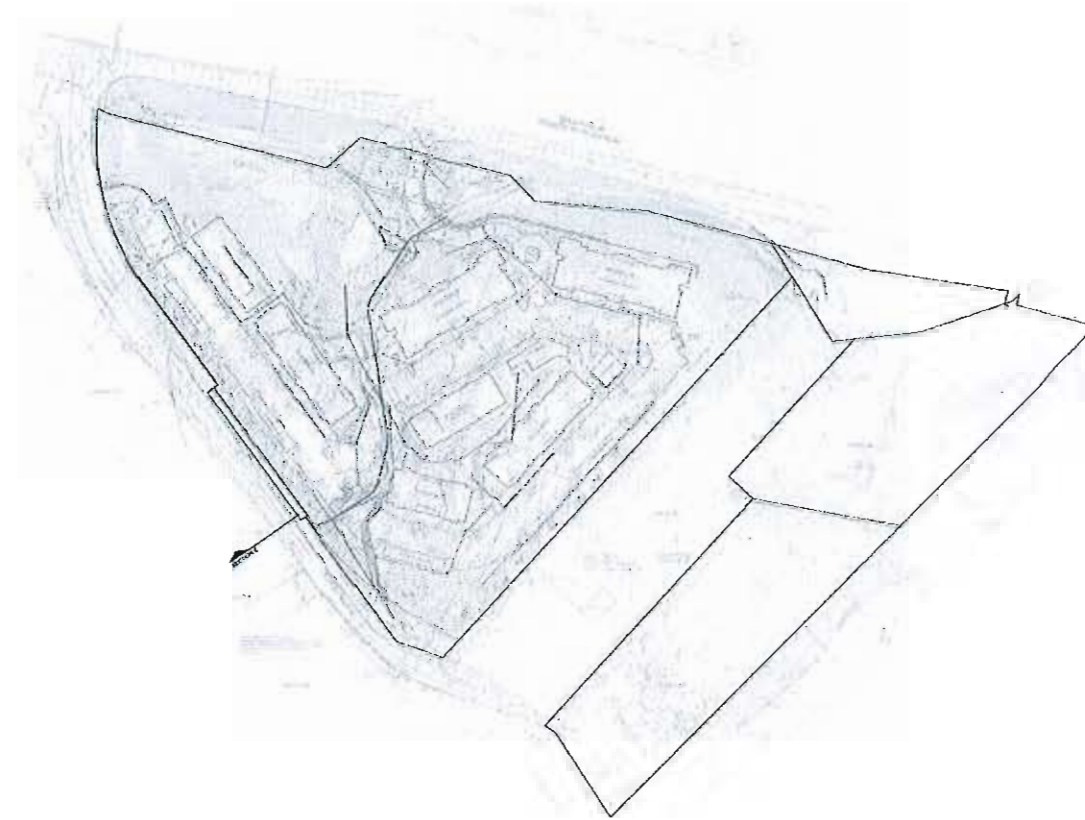
SECTION D

SCALE 1"=30'-0"

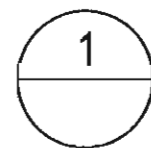
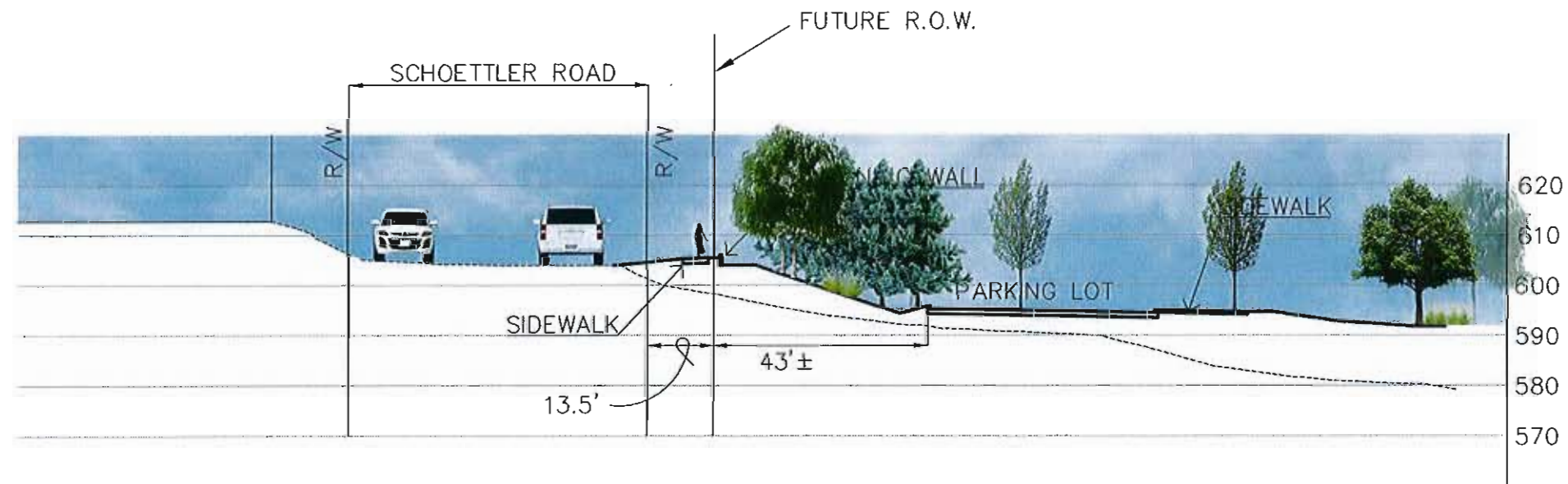


40 WEST LUXURY LIVING
CHESTERFIELD, MO

Note:
Color of the buildings is not indicative of
the final color scheme

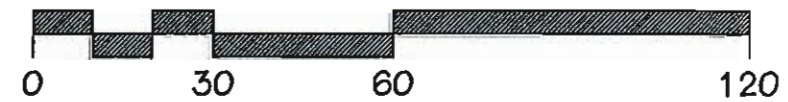


SECTION KEY PLAN
SCALE 1"=60'



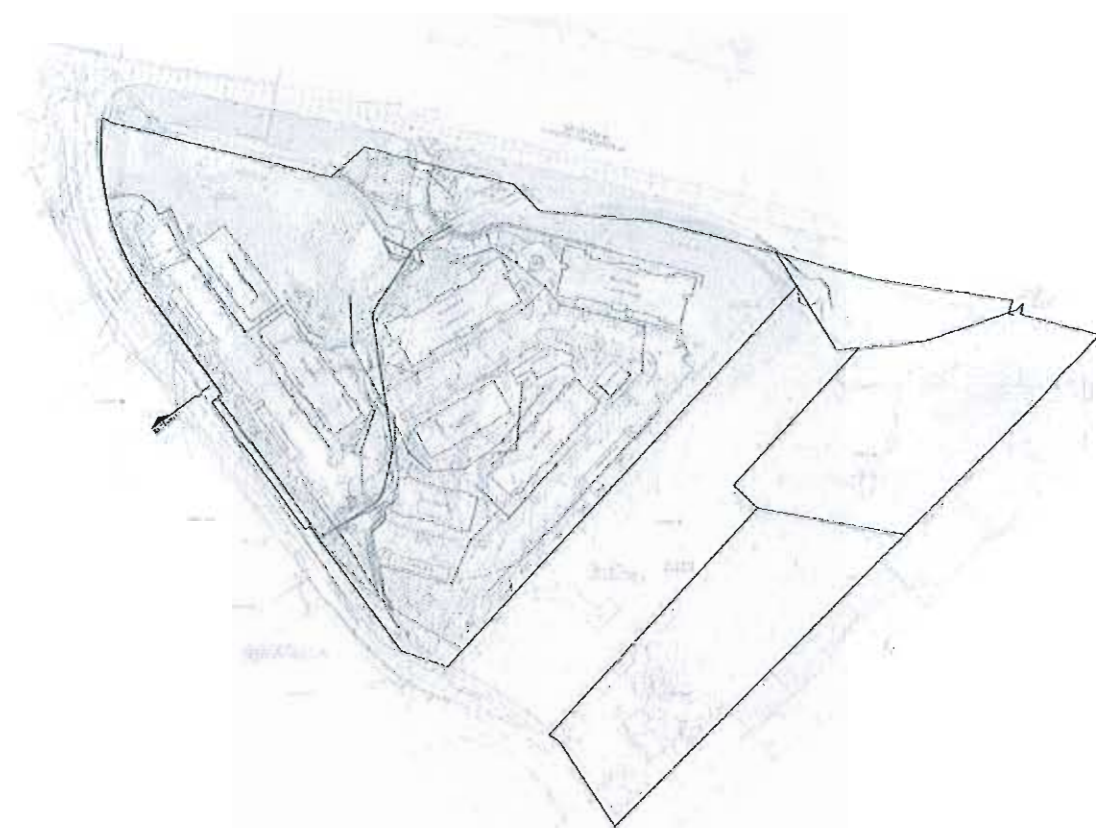
SECTION E

SCALE 1"=30'-0"

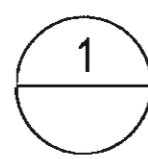
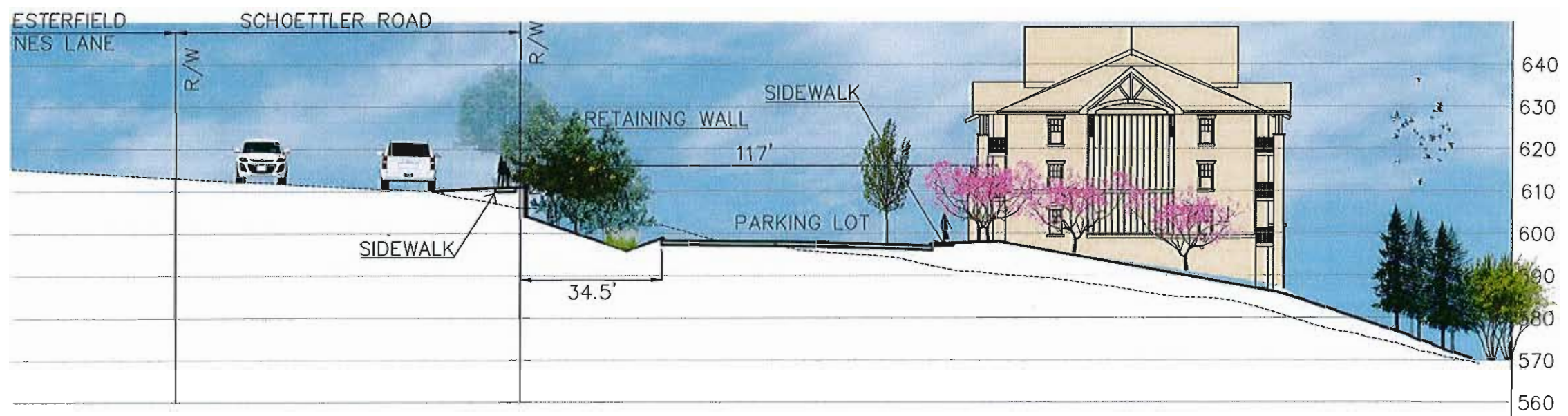


40 WEST LUXURY LIVING
CHESTERFIELD, MO

Note:
Color of the buildings is not indicative of
the final color scheme

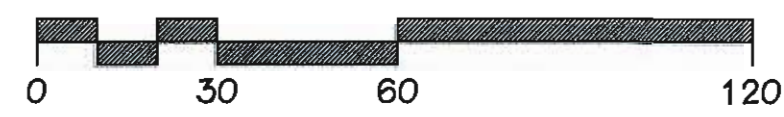


SECTION KEY PLAN
SCALE 1" = 30'-0"



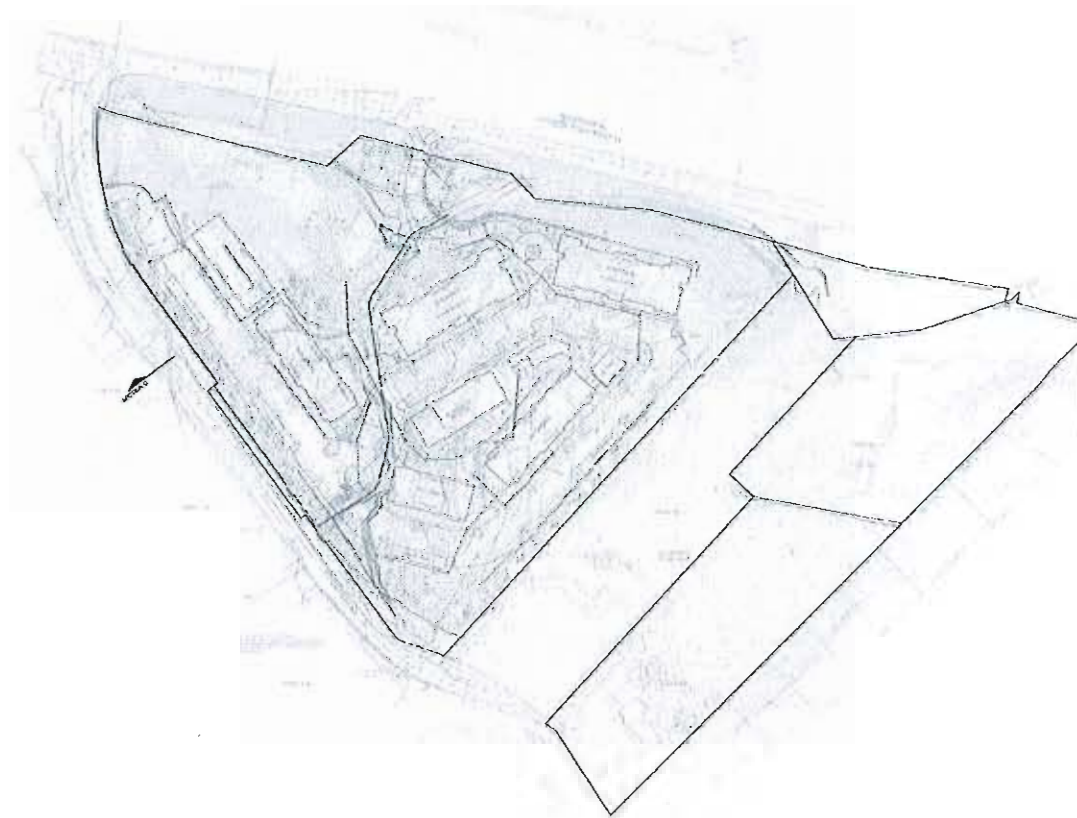
SECTION F

SCALE 1" = 30'-0"

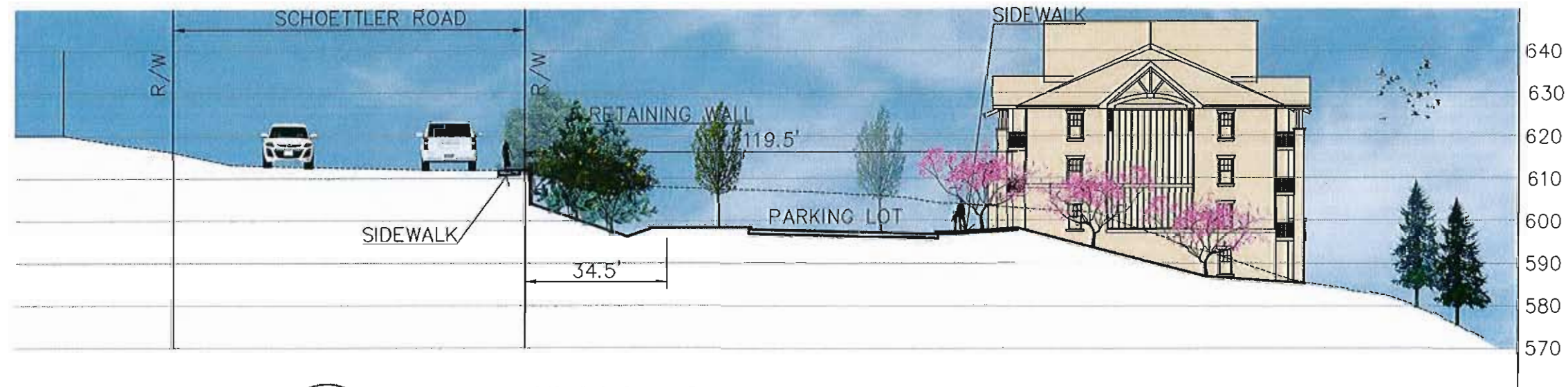


40 WEST LUXURY LIVING
CHESTERFIELD, MO

Note:
Color of the buildings is not indicative of
the final color scheme



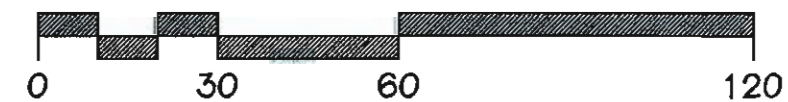
SECTION KEY PLAN
SCALE 1"=200'



1

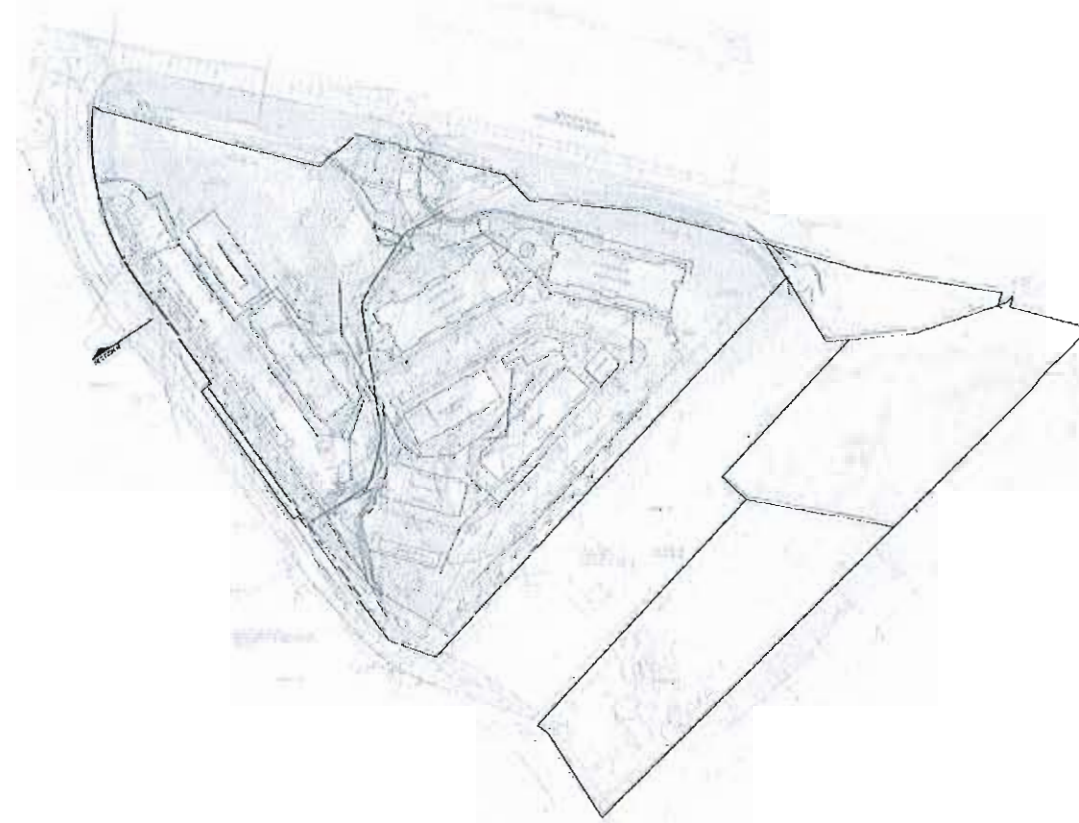
SECTION G

SCALE 1"=30'-0"

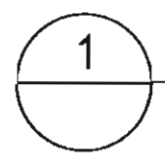
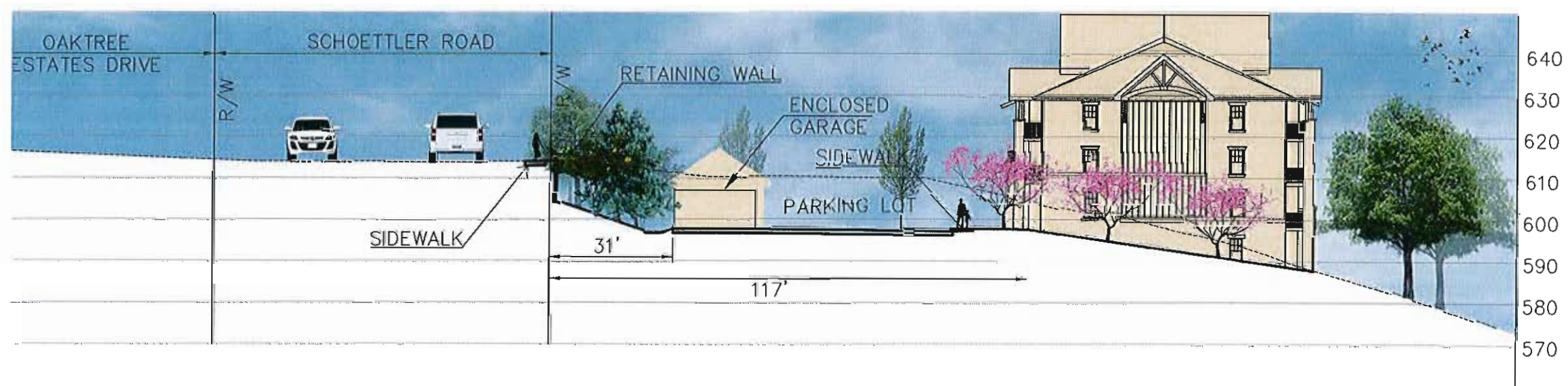


40 WEST LUXURY LIVING
CHESTERFIELD, MO

Note:
Color of the buildings is not indicative of
the final color scheme



SECTION KEY PLAN
SCALE 1"=100'



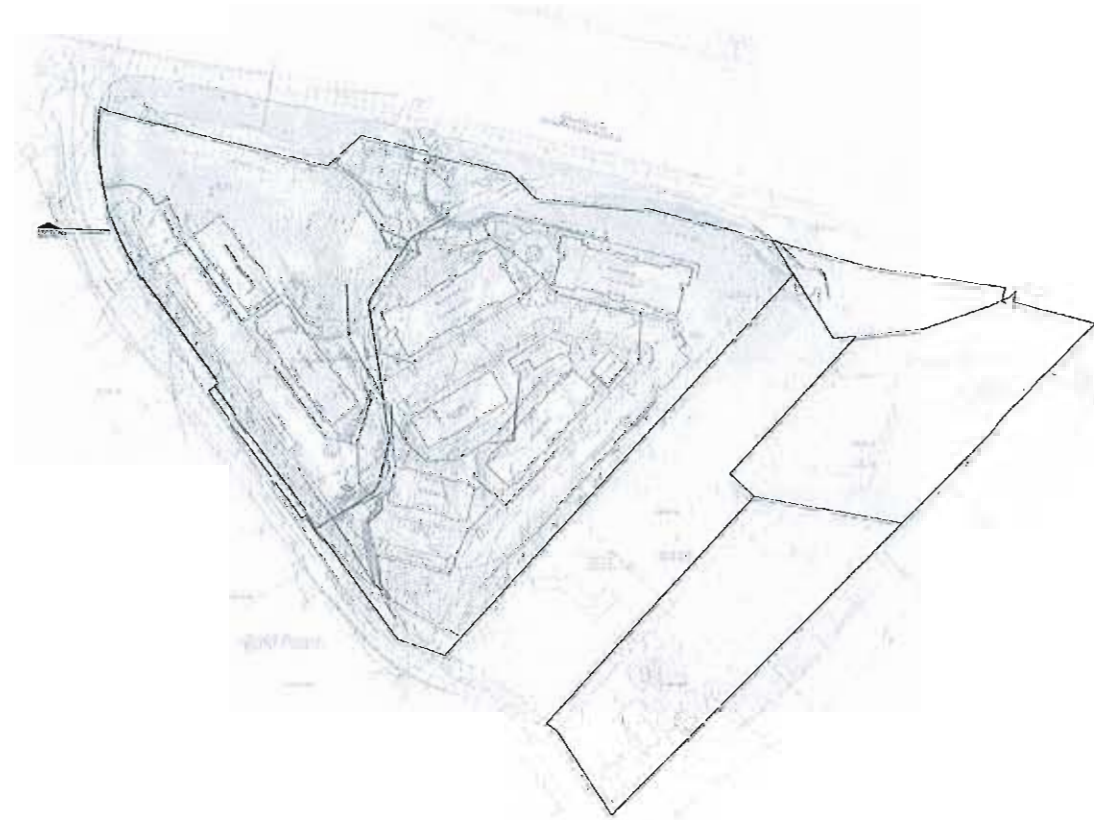
SECTION H

SCALE 1"=30'-0"

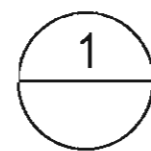
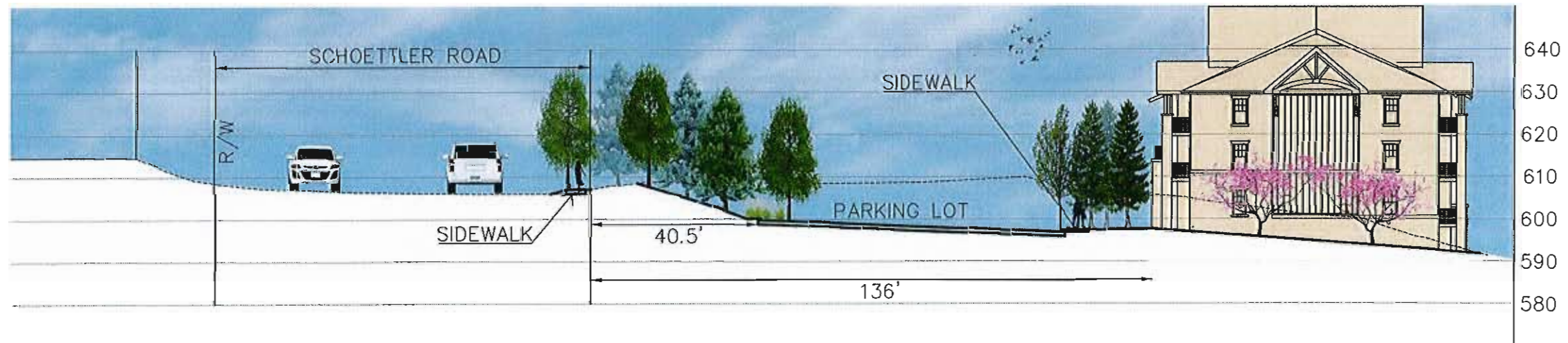


40 WEST LUXURY LIVING
CHESTERFIELD, MO

Note:
Color of the buildings is not indicative of
the final color scheme

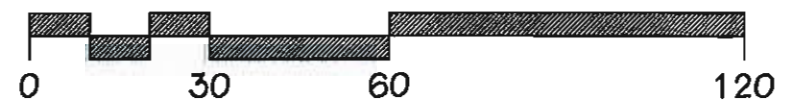


SECTION KEY PLAN
SCALE 1"=30'-0"



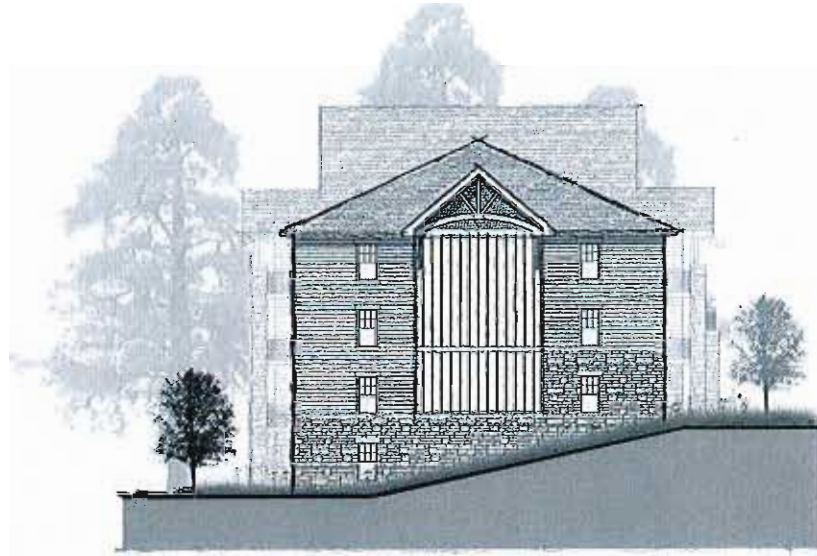
SECTION I

SCALE 1"=30'-0"



40 WEST LUXURY LIVING
CHESTERFIELD, MO

Note:
Color of the buildings is not indicative of
the final color scheme



2 EXTERIOR RENDERING - GARDEN



1 EXTERIOR RENDERING - STREET



2 EXTERIOR MIDRISE RENDERING - SOUTH
 0 5 10 20



1 EXTERIOR MIDRISE RENDERING - WEST
 0 5 10 20



40 WEST LUXURY LIVING
Chesterfield, Missouri
August 3, 2016



40 WEST LUXURY LIVING
Chesterfield, Missouri
August 3, 2016



40 WEST LUXURY LIVING
Chesterfield, Missouri
August 3, 2016



40 WEST LUXURY LIVING

Chesterfield, Missouri

August 19, 2016