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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Department of Planning and Public Works Public Hearing Summary Report

**P.Z. 12-2010 Chesterfield Senior Living (Rodney Henry):** A request for a change of zoning from an “R-4” Residence District to an “PUD” Planned Unit Development District for an 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road (18V510138).

### **Summary**

Brandon Harp, on behalf of Plan Provisions, LLC, requests a change of zoning from an “R-4” Residence District to a “PUD” Planned Unit Development District for an 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road. The intent is to allow for a senior living facility and accessory uses to be developed on the site. The PUD District regulations state that the density of the “PUD” District is determined by the maximum permitted density of the underlying zoning district.

The request for a change in zoning from an “R-4” Residence District to a “PUD” Planned Unit Development District has been filed simultaneously with a petition for a change in zoning to an “R-4” Residence District (see P.Z. 11-2010 for information on the request for a change from “PC” Planned Commercial District to “R-4” Residence District). The “R-4” District regulations state:

*(1) Densities of self-care units shall not exceed twenty (20) units per acre.*

The petitioner is requesting the following uses for the “PUD” District:

- Group residential facilities;
- Group living facilities;
- Nursing homes and group homes for the elderly;
- Barber or beauty shops;

- Day care centers, child;
- Drugs stores and pharmacy;
- Grocery neighborhood;
- Laundromat and dry cleaning establishment;
- Newspaper stands; and
- Restaurants, sit down and/or outdoor customer area.

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Neighborhood Office” land use designation.

A public hearing further addressing the request will be held at the November 22, 2010, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, the Preliminary Plan, the PUD narrative, and the Tree Stand Delineation for the site.

Respectfully submitted,



Justin Wyse, AICP  
Project Planner

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works  
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 November 22, 2010 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 12-2010 Chesterfield Senior Living (Plan Provisions, LLC): A request for a change of zoning from an "R-4" Residence District to a "PUD" Planned Unit Development District for an 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road (18V510138).

### Description of Property

A tract of land being part of lots 2 & 3 of Mary Schaeffer Estate Subdivision, a subdivision recorded in plat book 17 page 4 of the St. Louis County Land Records Office in St. Louis County, Missouri.



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Justin Wyse at 636.537.4736 or via e-mail at [jwyse@chesterfield.mo.us](mailto:jwyse@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

# CEDC

CIVIL ENGINEERING  
DESIGN CONSULTANTS

October 20, 2010

Ms. Aimee Nassif  
City Planner  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760

RECEIVED  
NOV - 3 2010  
DEPT. OF PLANNING  
& PUBLIC WORKS

Re: Chesterfield Senior Living  
17665 Wild Horse Creek Road  
Chesterfield, Missouri 63005  
(CEDC Project No. 1000)

Dear Ms. Nassif:

In July 2007, the subject property was rezoned from Non-Urban to Planned Commercial by Ordinance No. 2378. The permitted uses granted by Ordinance No. 2378 are office and medical office.

Pursuant to the rezoning and due to the economic environment, the interest in the subject property has changed from office/medical office to independent senior living, group homes for the elderly, memory care and related uses. Since the current zoning does not allow for such uses, a change in zoning application is hereby submitted to the City.

The petition is to rezone the property from Planned Commercial to R-4 Residential under the provisions of a Planned Unit Development, P.U.D. to allow for the uses as requested in this letter.

The following are the permitted land uses that we are requesting to be established in the conditions of the ordinance governing this particular Planned Unit Development as allowed by a conditional use in the R-4 zoning district 1003.117 "R-4 Residence District Regulations:

- (2)(d.) Group Residential Facilities
- (2)(e.) Group Living Facilities
- (2)(j.) Nursing Homes and Group Homes for the Elderly

In addition and as outlined in Section 1003.187 Planned Unit Development containing forty (40) of more residential units, the following uses are also requested:

- 6.A.(1.) Barber or Beauty shops
- 6.A.(2.) Day care centers, child
- 6.A.(3.) Drug stores and pharmacy
- 6.A.(4.) Grocery Neighborhood
- 6.A.(5.) Laundromat and dry cleaning establishment
- 6.A.(6.) Newspaper stands
- 6.A.(7.) Restaurants, sit down and/or outdoor customer area

As outlined above, the proposed development will incorporate a mixed use of independent senior living, assisted care, skilled nursing care and memory care. A Certificate of Need (CON) from the State of Missouri was granted in July 2010 for the subject property, which incorporated a detailed market study as well as other pertinent information to justify the need.

The site is situated over 500 feet north of Wild Horse Creek Road and is accessible via an access easement through the Chesterfield Academy – Early Childhood Education Center at a signalize intersection. As part of the development, a portion of a new city roadway along the property frontage will be constructed. Whereas, the roadway will eventually connect to Wild Horse Creek Road at Greystone Manor to the west and Wild Horse Parkway to the east.

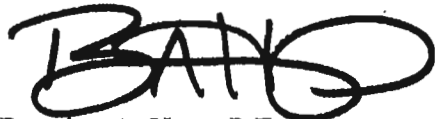
The development will preserve a significant amount of woodlands within the Chesterfield Valley bluff area and incorporate mulch walking trails to the City's future trail system. The open space will exceed the City's zoning requirements and will be spaced within the entire development and not concentrated in a single area.

Generally, the building pad for the buildings will sit approximately ten feet lower than the elevation of Wild Horse Creek Road and the building will be constructed of high quality materials with a review by the Architectural Review Board.

We respectfully request your review of the application and your support for the rezoning.

Please call should you have any questions or require additional information.

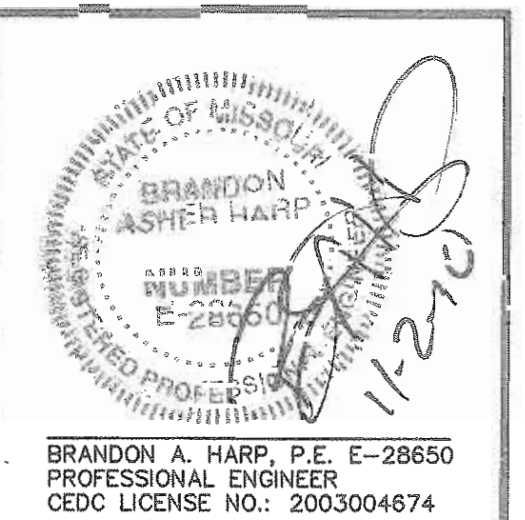
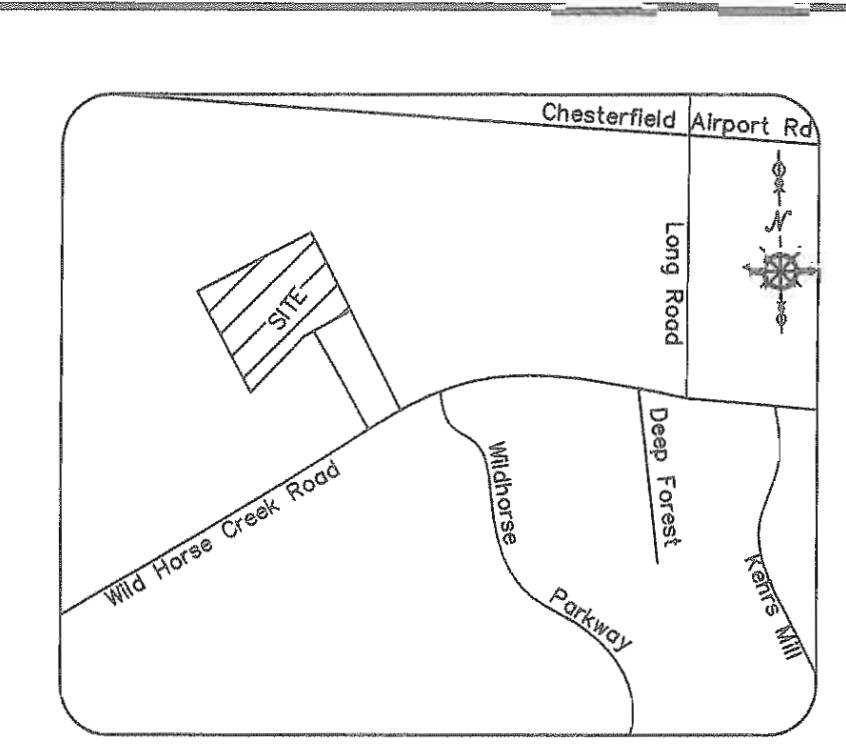
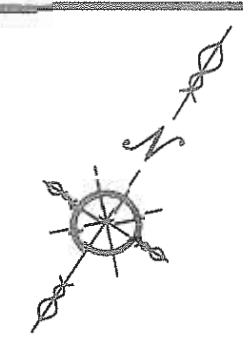
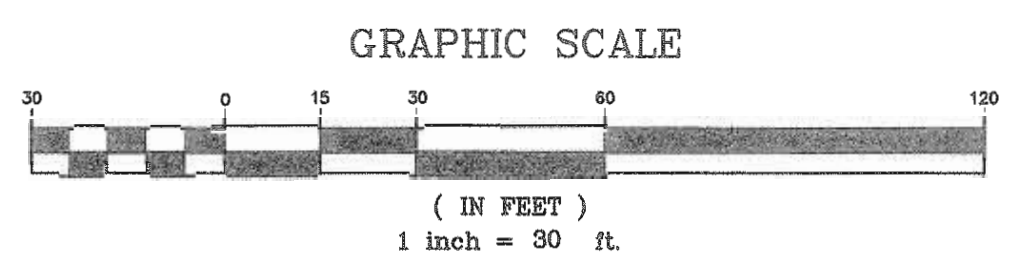
Sincerely,  
Civil Engineering Design Consultants, Inc.



Brandon A. Harp, P.E.  
Principal

# PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOTS 2 & 3 OF MARY SCHAEFFER ESTATE  
SUBDIVISION IN US SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY  
OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



## LEGEND

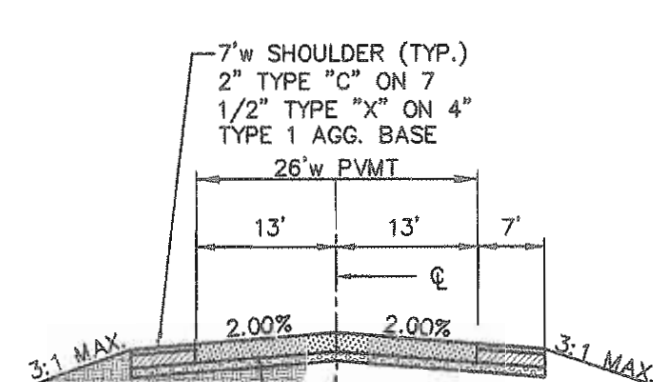
|                           |             |
|---------------------------|-------------|
| EXISTING CONTOURS         | --- 433 --- |
| PROPOSED CONTOURS         | --- 433 --- |
| EXISTING STORM SEWER      | --- S ---   |
| PROPOSED STORM SEWER      | --- S ---   |
| EXISTING SANITARY SEWER   | --- S ---   |
| PROPOSED SANITARY SEWER   | --- S ---   |
| RIGHT-OF-WAY              | --- R ---   |
| EASEMENT                  | --- E ---   |
| CENTERLINE                | --- C ---   |
| EXISTING TREE             | ⊗           |
| EXISTING SPOT ELEVATION   | 433.28      |
| PROPOSED SPOT ELEVATION   | 433.28      |
| SWALE/DRAINAGE PATH       | ---         |
| TO BE REMOVED             | T.B.R.      |
| TO BE REMOVED & RELOCATED | T.B.R. & R. |
| TO BE USED IN PLACE       | U.I.P.      |
| TO BE ABANDONED           | T.B.A.      |
| BACK OF CURB              | B.C.        |
| FACE OF CURB              | F.C.        |
| WATER MAIN                | W           |
| GAS MAIN                  | G           |
| UNDERGROUND TELEPHONE     | T           |
| OVERHEAD WIRE             | O.H.        |
| UNDERGROUND ELECTRIC      | E           |
| FIRE HYDRANT              | ⊕           |
| POWER POLE                | ⊕           |
| WATER VALVE               | ⊕           |

## ABBREVIATIONS

|      |                          |
|------|--------------------------|
| N    | NORTH                    |
| S    | SOUTH                    |
| E    | EAST                     |
| W    | WEST                     |
| CONC | CONCRETE                 |
| ASPH | ASPHALT                  |
| PB   | PLAT BOOK                |
| DB   | DEED BOOK                |
| PF   | PAGE                     |
| AC   | SQUARE FEET              |
| EL   | ELEVATION                |
| FF   | FINISH FLOOR             |
| FL   | FLOWLINE                 |
| PVC  | POLYVINYL CHLORIDE PIPE  |
| RCP  | REINFORCED CONCRETE PIPE |
| STM  | STORM                    |
| SAN  | SANITARY                 |
| (S)  | SAVE                     |
| (R)  | REMOVE                   |

## SYMBOLS

|     |                     |
|-----|---------------------|
| WV  | WATER VALVE         |
| WMH | WATER MANHOLE       |
| TMH | TELEPHONE MANHOLE   |
| --- | BRUSH & SHRUB LINE  |
| --- | TREE & SIZE         |
| --- | BUSH & SIZE         |
| --- | BOLLARD             |
| ⊕   | SIGN                |
| ⊕   | ELECTRIC YARD LIGHT |
| ⊕   | BORING LOCATION     |
| MBB | MAIL BOX            |
| EBB | ELECTRIC BOX        |
| PP  | POWER POLE          |
| PP  | POWER POLE & GUY    |
| COO | CLEAN OUT           |
| GV  | GAS VALVE           |
| GMA | GAS METER           |
| GD  | GAS DRIP            |



## SECTION A-A (n.t.s.)

## SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.  
Marler Surveying Company  
By Marly L. Marler

Marly L. Marler, R.L.S.

## PROJECT BENCHMARK

BENCHMARK  
M.S.D. BENCHMARK 12-171 ELEV. 460.06' -- "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.  
SITE BENCHMARK  
ELEV. 575.75' -- TOP OF SPINDLE IN ASPHALT DRIVE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCELS.

**NOTE:**  
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

**UTILITY NOTE:**  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

**NOTE TO CONTRACTOR:**  
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED MONETARY CHARGES, AND/OR SPECIAL BACKFILL REQUIREMENTS, SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

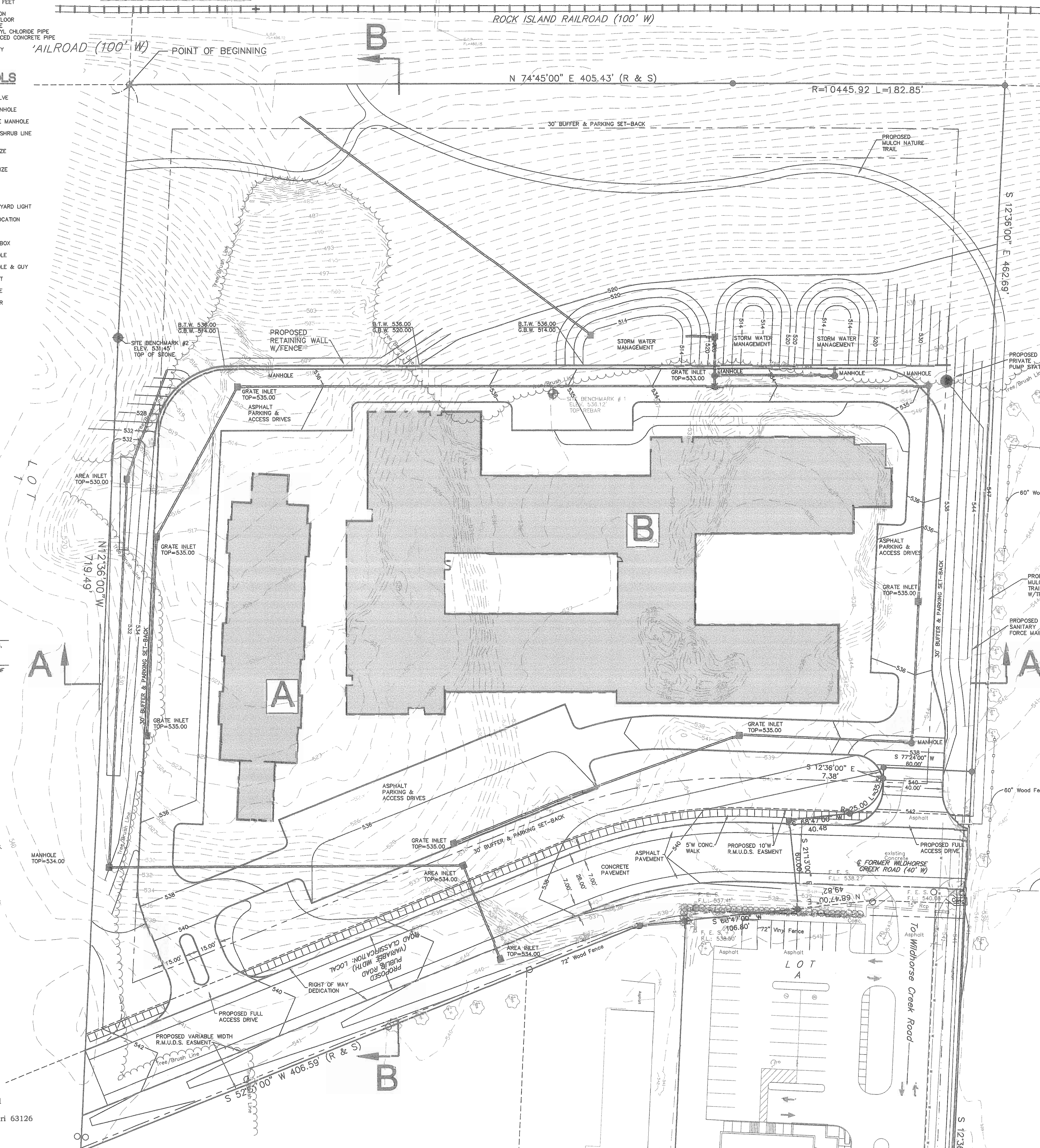
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

**PREPARED FOR:**  
VISION VENTURES, L.L.C.  
RODNEY HENRY  
1402 NORWOOD HILLS DRIVE  
OFALLON, MISSOURI 63366  
PHONE: 636-299-8272

**PREPARED BY:**

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net



## LOCATION MAP

NOT TO SCALE

## PROPERTY DATA

|                  |                                    |
|------------------|------------------------------------|
| OWNER            | = PLAN PROVISIONS, L.L.C., ETAL    |
| ADDRESS          | = 17655 WILD HORSE CREEK ROAD      |
| LOCATOR NO.      | = 18V10095                         |
| ACREAGE          | = 8.04 ACRES                       |
| EXISTING ZONING  | = PC                               |
| PROPOSED ZONING  | = R-4, W/P.U.D.                    |
| FIRE DISTRICT    | = MONARCH FIRE PROTECTION DISTRICT |
| SCHOOL DISTRICT  | = ROCKWOOD                         |
| SEWER DISTRICT   | = METRO. ST. LOUIS SEWER DISTRICT  |
| WATER SHED       | = MISSOURI RIVER                   |
| FEMA MAP         | = 29189C0120H                      |
| ELECTRIC COMPANY | = AMERENUE                         |
| GAS COMPANY      | = LA CLEDE GAS COMPANY             |
| PHONE COMPANY    | = SOUTHWESTERN BELL TELEPHONE      |
| WATER COMPANY    | = MISSOURI AMERICAN WATER COMPANY  |

## GENERAL NOTES

- 1) 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- 2) ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- 3) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- 4) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- 5) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- 6) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- 8) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- 9) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 10) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 11) GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- 12) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD & ST. LOUIS COUNTY.
- 13) SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- 14) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1V:20H. SLOPES GREATER THAN 1V:20H MUST BE DESIGNED AS A RAMP.
- 15) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- 16) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0120 H AND COMMUNITY NUMBER 290898 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1985 (REVISED TO REFLECT LOMAR DATED APRIL 17, 2000). THE PROPERTY LIES WITHIN UNSHADDED ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).
- 17) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- 18) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- 19) ALL PROPOSED UTILITIES SHALL BE PLOTTED UNDERGROUND
- 20) ROOF TOP EQUIPMENT SHALL BE SCREENED

## PROJECT DATA

|                |   |               |             |
|----------------|---|---------------|-------------|
| SITE AREA      | 8.04 ACRES                                  |               |             |
| R/W DEDICATION | 9.57 ACRES                                  |               |             |
| NET SITE AREA  | 7.47 ACRES                                  |               |             |
| OPEN SPACE     | 35%   |               |             |
| BUILDING       | STORIES                                     | TOTAL SQ. FT. |             |
| A & B          | NURSING HOMES & GROUP HOMES FOR THE ELDERLY | 149           | 83,700 S.F. |
| A              | 3   | 2             |             |
| B              | 2   | 3             |             |

## LEGAL DESCRIPTION

**LOT B:**  
A TRACT OF LAND BEING PART OF LOTS 2 & 3 OF MARY SCHAEFFER ESTATE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND 1/2" IRON PIPE BEING ON THE WESTERN LINE OF LOT 2 AT THE SOUTHERN RIGHT OF WAY LINE OF THE ROCK ISLAND RAILROAD (100' W), THENCE EASTWARDLY ALONG THE SAID RAILROAD RIGHT OF WAY, NORTH 74 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 405.43 FEET TO A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER L.S. 347-D" (TYPICAL); THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1048.92 FEET AND AN ARC LENGTH OF 182.85 FEET AND A DELTA OF 01 DEGREES 00 MINUTES 11 SECONDS TO A SET REBAR, SAID POINT BEING ON THE EASTERN LINE OF LOT 2, THENCE ALONG SAID EAST LINE OF LOT 2, SOUTH 12 DEGREES 36 MINUTES 00 SECONDS EAST A DISTANCE OF 462.89 FEET TO A SET REBAR; THENCE LEAVING SAID EAST LINE, SOUTH 77 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET TO A SET REBAR; THENCE SOUTH 12 DEGREES 36 MINUTES 00 SECONDS WEST A DISTANCE OF 7.38 FEET TO A SET REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 33.91 FEET AND A DELTA OF 81 DEGREES 23 MINUTES 00 SECONDS TO A SET REBAR; THENCE SOUTH 88 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 40.48 FEET TO A SET REBAR; THENCE SOUTH 21 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 106.80 FEET TO A SET REBAR; THENCE SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 406.59 FEET TO A SET REBAR; THENCE SOUTH 88 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 106.80 FEET TO A SET REBAR; THENCE SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 406.59 FEET TO THE POINT OF BEGINNING, CONTAINING 350,470 SQUARE FEET OR 8.04 ACRES AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF AUGUST 2006.

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
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**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Preliminary Development Plan  
Chesterfield Senior Living  
17655 Wildhorse Creek Road  
Chesterfield, Missouri 63005

|                 |          |
|-----------------|----------|
| Proj. #         | 1000     |
| No. Description | Date     |
| To City         | 10-20-10 |
| Per City        | 10-29-10 |

PRELIMINARY  
DEVELOPMENT  
PLAN

DRAWING NO.  
**C1**



**CEDC**  
**CIVIL ENGINEERING**  
**DESIGN CONSULTANTS**

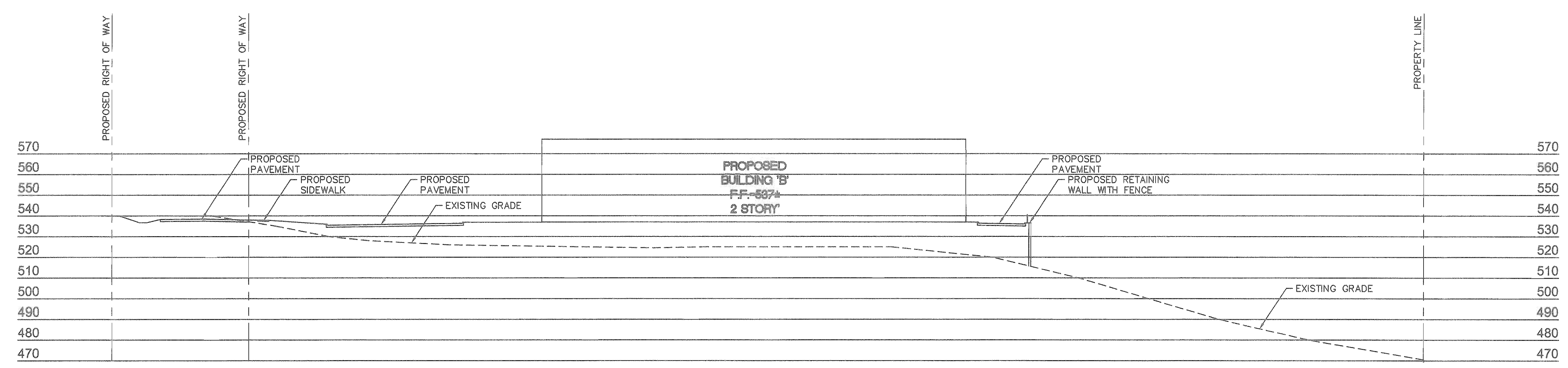
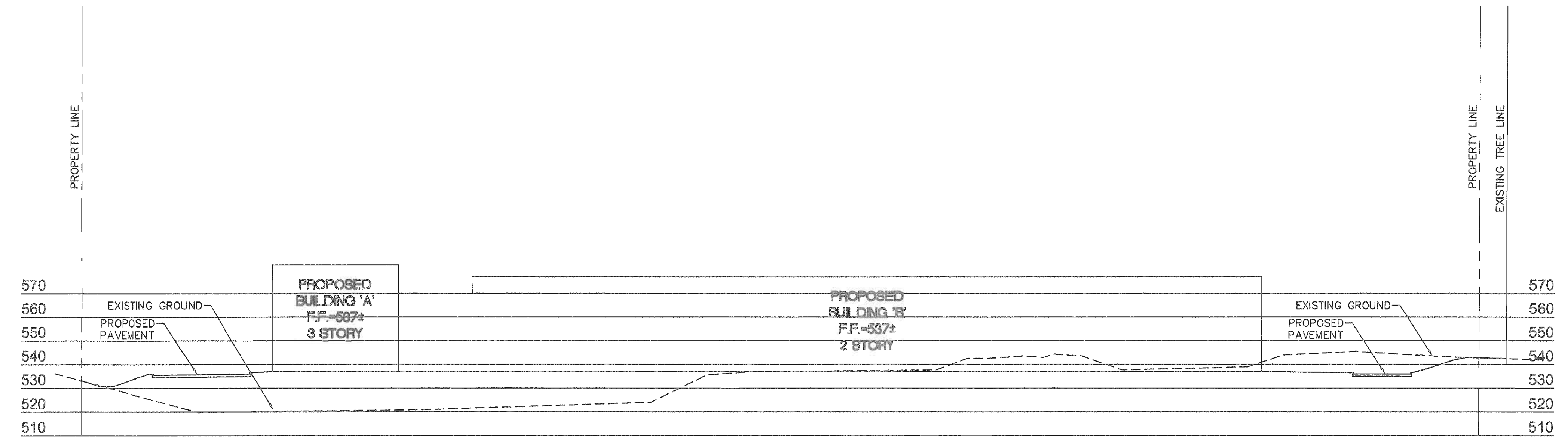
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 Fax: 314.729.1404  
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Preliminary Development Plan  
 Chesterfield Senior Living  
 17655 Wildhorse Creek Road  
 Chesterfield, Missouri 63005

|         |             |          |
|---------|-------------|----------|
| Proj. # | 1000        |          |
| No.     | Description | Date     |
|         | To City     | 10-20-10 |

**SITE SECTIONS**

DRAWING NO.  
**C2**  
 2





**Tree Stand Delineation Legend:**

| Symbol | Description   |
|--------|---|
|        | Woodland A  |
|        | Existing Monarch Tree: see schedule                     |
|        | Existing Tree: off site: shown for reference only       |
|        | Existing Vegetation: off site: shown for reference only |

**Existing Monarch Tree Schedule**

| Key | Species   | Const. Rating | DBH | Rating | Health | Canopy | Roots | Value to Site | Comments     | Monarch |
|-----|-----------|---------------|-----|--------|--------|--------|-------|---------------|--------------|---------|
| 135 | Green Ash | Good          | 28" | Good   | Good   | Fair   | Good  | Good          | at hill side | Monarch |
| 138 | Green Ash | Good          | 30" | Good   | Fair   | Fair   | Good  | Good          | at hill side | Monarch |
| 142 | Sycamore  | Excellent     | 36" | Good   | Good   | Good   | Good  | Good          | at hill side | Monarch |
| 144 | Sycamore  | Excellent     | 32" | Good   | Good   | Good   | Good  | Good          | at hill side | Monarch |
| 145 | Sycamore  | Excellent     | 38" | Good   | Good   | Good   | Good  | Good          | at hill side | Monarch |
| 146 | Sycamore  | Excellent     | 34" | Good   | Good   | Good   | Good  | Good          | at hill side | Monarch |
| 147 | Sycamore  | Excellent     | 28" | Good   | Good   | Good   | Good  | Good          | at hill side | Monarch |
| 148 | Sycamore  | Excellent     | 28" | Good   | Good   | Good   | Good  | Good          | at hill side | Monarch |
| 149 | Sycamore  | Excellent     | 36" | Good   | Good   | Poor   | Good  | Good          | at hill side | Monarch |
| 150 | Sycamore  | Excellent     | 28" | Good   | Good   | Good   | Good  | Good          | at hill side | Monarch |

NOTE: Monarch Tree designation by current definition of Monarch Tree per current Tree Manual.

NOTE: On 10/15/10 Tree Specialist Douglas DeLong (Certified Arborist MW-4826 A) conducted this Tree Stand Delineation utilizing original TSD prepared 1/27/06 by Skip Kincaid. This new TSD reflects site conditions for planting on 10/15/10 as of 10/15/10.

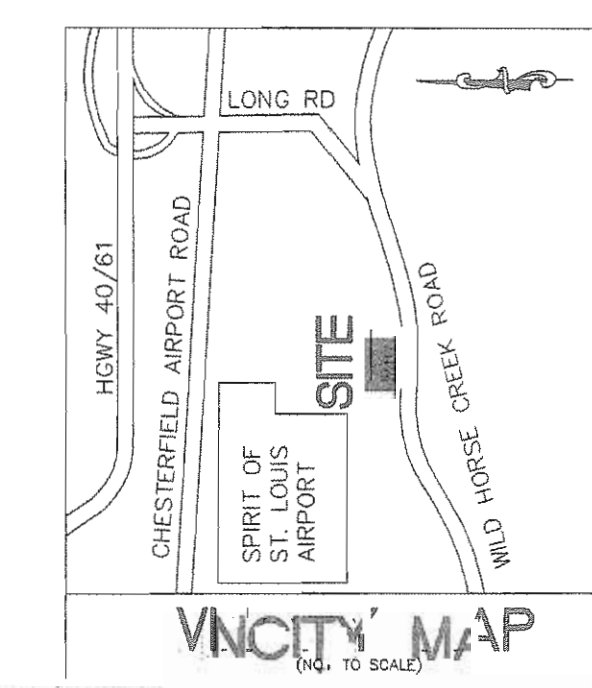
**Tree Stand Delineation Diagram**  
SCALE 1" = 30'

**WOODLAND DESCRIPTION**  
Woodland A: A bottom land site on low areas and eroded slopes. Tree quality is generally poor, though tree cover provides soil protection  
Wooded area A: 111,673 Sq.Ft. or 2.56 Ac

| Woodland | Forest Type                 | Area (Sq.Ft.)   | Dominant & co-dominant species                   | Density       | Avg. DBH | Understory Species |
|----------|-----------------------------|-----------------|--|---------------|----------|--------------------|
| A        | Mature, bottom land species | 111,673 Sq. Ft. | Planetree/ Green Ash<br>Silver Maple/ Cottonwood | 60 trees/ ac. | 20" DBH  | Honeysuckle        |

**TOTAL CANOPY**  
Woodlands- 2.56 ac.  
Total Canopy- 2.56 acres

**PREPARED FOR:**  
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CLIENT: QEDC  
PROJECT: Chesterfield Senior Living  
Chesterfield, Missouri  
Date: 10-19-10 Drawn By: LL Checked By: RS Job Number: 723.002

| Revisions:       |
|------------------|
| Date Description |
|                  |
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|                  |
|                  |

SHEET TITLE:  
Tree Stand Delineation  
SHEET NUMBER:  
1 OF 1