

SUPPLEMENTAL INFORMATION PACKAGE

FOR:

40 WEST LUXURY LIVING

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

NO.	TITLE
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2	PRELIMINARY SITE PLAN: C1.1
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6	TREE STAND DELINEATION: TSD-1
7	RECORD BOUNDARY AND TOPO SURVEY: SHEET #1
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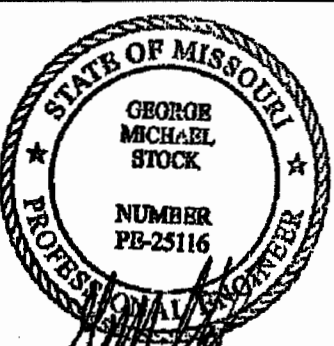
CIVIL ENGINEER:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ARCHITECT:
rosemann & ASSOCIATES

OWNER/DEVELOPER:
KU DEVELOPMENT, LLC
mills PROPERTIES

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



11/24/16
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000098

REVISIONS:

DRAWN BY: J.E.B./T.S.	CHECKED BY: G.M.S.
DATE: 11/24/16	JOB NO. 215-5541
M.S.A. P.#	BASE MAP # 19-5

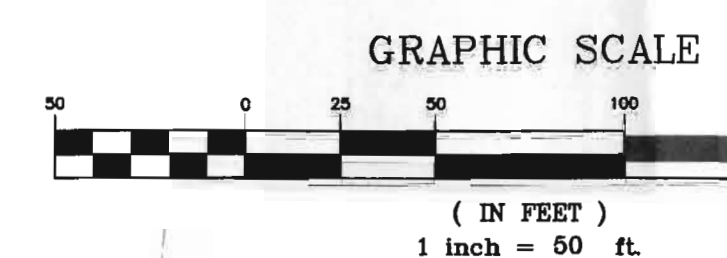
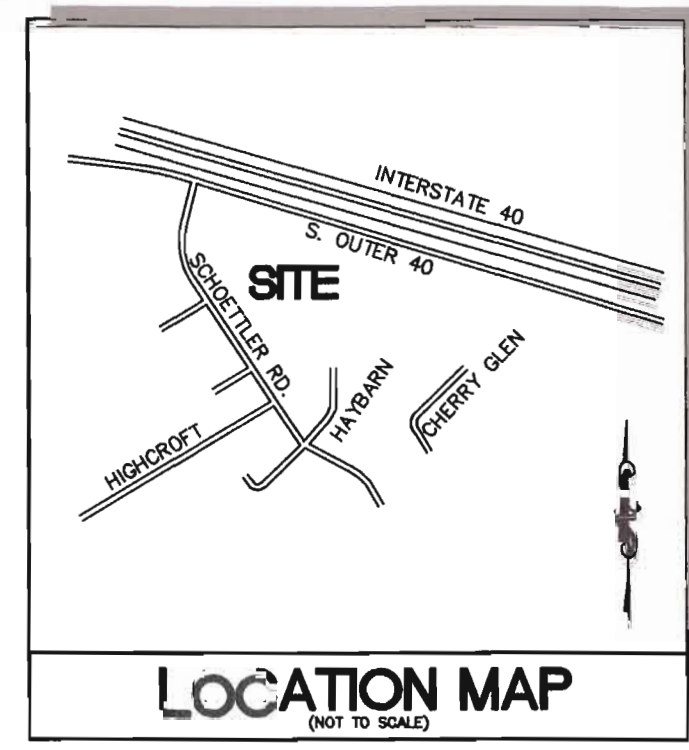
DEC 6 2016
Department of Public Services

SHEET FILE:
SUPPLEMENTAL
INFORMATION PACKAGE
COVER SHEET

SHEET NO.:
C1.0

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



ST. LOUIS COUNTY BENCHMARK
 BENCHMARK 12-358 Elev = 614.33 (NAD83)
 Out circle mark on top of and east of the center of a 6 foot diameter concrete storm water junction chamber located west of Schoettler Road and north of Oaktree Estates Drive, 0.1 miles more or less south of South Outer Forty Road, roughly 2 feet west of the curb on Schoettler Road, 50 feet west of the center of Oaktree Estates Drive.

SITE BENCHMARK
 ELEV=600.60
 R.R. SPIRE IN POWER POLE AS SHOWN HEREON.



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 358, 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 56 SECONDS WEST, 87.74 FEET TO A POINT; THENCE NORTH 36 DEGREES 59 MINUTES 21 SECONDS WEST, 270.38 FEET TO THE WESTERN CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHEASTERN LINE OF ADJUSTED PARCEL, 1 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 358, PAGES 422 AND 423 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN AND SOUTHWESTERN LINES OF SAID ADJUSTED PARCEL, BEING THE NORTHEASTERN LINE OF SCHOETTLETT ROAD THE FOLLOWING: SOUTH 58 DEGREES 01 MINUTES 12 SECONDS WEST, 9.97 FEET TO A POINT; THENCE NORTH 38 DEGREES 45 MINUTES 29 SECONDS WEST, 168.28 FEET TO A POINT; THENCE NORTH 53 DEGREES 21 MINUTES 50 SECONDS EAST, 22.58 FEET TO A POINT; THENCE NORTH 38 DEGREES 36 MINUTES 17 SECONDS WEST, 216.07 FEET TO A POINT; THENCE IN A NORTHWESTLY CURVE 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 15 DEGREES 00 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 320.73 FEET TO A POINT ON THE SOUTHERN LINE OF MISSOURI STATE HIGHWAY I-64, (ALSO KNOWN AS U.S. 40); THENCE ALONG SAID SOUTHERN LINE, THE FOLLOWING: SOUTH 63 DEGREES 46 MINUTES 28 SECONDS EAST, 18.15 FEET TO A POINT; THENCE SOUTH 75 DEGREES 40 MINUTES 48 SECONDS EAST, 147.28 FEET TO A POINT; THENCE SOUTH 76 DEGREES 23 MINUTES 16 SECONDS EAST, 263.14 FEET TO A POINT; THENCE NORTH 48 DEGREES 19 MINUTES 32 SECONDS EAST, 78.01 FEET TO A POINT; THENCE SOUTH 78 DEGREES 28 SECONDS EAST, 52.59 FEET TO A POINT; THENCE SOUTH 75 DEGREES 04 MINUTES 08 SECONDS EAST, 221.70 FEET TO A POINT; THENCE SOUTH 44 DEGREES 21 MINUTES 13 SECONDS EAST, 82.43 FEET TO A POINT; THENCE SOUTH 38 DEGREES 38 SECONDS EAST, 200.35 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 APFORDS HAY BARN LANE, THENCE ALONG THE NORTHEASTERN AND SOUTHWESTERN LINES OF SAID LOT 3 THE FOLLOWING: SOUTH 32 DEGREES 17 MINUTES 50 SECONDS EAST, 89.68 FEET TO A POINT; THENCE SOUTH 42 DEGREES 50 MINUTES 00 SECONDS WEST, 908.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 622,717 SQUARE FEET OR 14,296 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 S.M. ESTATES, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 200, PAGE 47, 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 3 OF S.M. 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, 840.00 FEET TO THE NORTHEAST CORNER THEREOF, BEING THE SOUTHWEST CORNER OF LOT 3 THENCE ALONG THE WESTERN LINE OF LOT 3 THENCE NORTH 04 DEGREES 04 MINUTES 47 SECONDS WEST, 58.26 FEET TO A POINT; THENCE NORTH 42 DEGREES 55 MINUTES 13 SECONDS EAST, 328.11 FEET TO A POINT; THENCE NORTH 84 DEGREES 00 MINUTES 13 SECONDS EAST, 117.80 FEET TO A POINT; THENCE NORTH 71 DEGREES 13 SECONDS EAST, 170.00 FEET TO A POINT ON THE SOUTHERN LINE OF MISSOURI STATE HIGHWAY I-64; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 13 SECONDS EAST, 117.80 FEET TO A POINT; THENCE NORTH 71 DEGREES 13 SECONDS EAST, 170.00 FEET TO A POINT; THENCE SOUTH 13 SECONDS WEST, 20.23 FEET TO A POINT; THENCE SOUTH 75 DEGREES 04 MINUTES 08 SECONDS EAST, 1218.83 FEET TO THE APFORDS NORTHEASTERN LINE OF SCHOETTLETT ROAD; THENCE ALONG SAID LINE NORTH 33 DEGREES 33 MINUTES 07 SECONDS WEST, 177.15 FEET TO A POINT; THENCE NORTH 56 DEGREES 44 MINUTES 47 SECONDS WEST, 22.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.00 ACRES MORE OR LESS AS PER CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JULY, 2016.

SITE CALCULATIONS (TOTAL PROJECT):

TOTAL PUD SITE AREA:	20,296 Acres ± (100 %)
PAVEMENT AREA:	2.99 Acres ± (14.73 %)
BUILDING AREA:	2.25 Acres ± (11.09 %)
OPEN SPACE AREA:	15.06 Acres ± (74.2% USE 70%)
TOTAL EX. TREE CANOPY:	14.215 Acres ± (100 %)
TOTAL EX. TREE CANOPY TO REMAIN:	7.01 Acres ± (49.3 % USE 45%)

SITE CALCULATIONS (14,296 Ac. TRACT):

TOTAL SITE AREA:	14,296 Acres ± (100 %)
PAVEMENT AREA:	2.89 Acres ± (20.2 %)
BUILDING AREA:	2.12 Acres ± (14.8 %)
OPEN SPACE AREA:	9.29 Acres ± (65.0 %)
TOTAL EX. TREE CANOPY:	9.70 Acres ± (100 %)
TOTAL EX. TREE CANOPY TO REMAIN:	2.29 Acres ± (23.6 %)

NOTE: FUTURE ROW DEDICATION TO CITY: 0.32 Acres ±
 TREE CANOPY IMPACT FROM FUTURE ROW: 0.29 Acres ± (ACCOUNTED FOR IN THE FINAL 23.1%)
 CITY DEDICATED LAND SHALL BE ADJUSTED LOT 3 = 5.25 Ac. (PRIOR TO ROW DEDICATION)
 SINGLE FAMILY RESIDENTIAL LOT SHALL BE ADJUSTED LOT 2 = 0.75 Ac. (PRIOR TO ROW DEDICATION)

SITE CALCULATIONS (6.00 Ac. TRACT):

TOTAL SITE AREA:	6.00 Acres ± (100 %)
PAVEMENT AREA:	0.10 Acres ± (1.66 %)
BUILDING AREA:	0.13 Acres ± (2.17 %)
OPEN SPACE AREA:	5.77 Acres ± (96.17 %)
TOTAL EX. TREE CANOPY:	5.15 Acres ± (100 %)
TOTAL EX. TREE CANOPY TO REMAIN:	4.72 Acres ± (91.6 %)

NOTE: FUTURE ROW DEDICATION TO CITY: 0.13 Acres ±

PREPARED FOR:
SCHOETTLETT LUXURY LIVING LLC
 8 JENNYCLIFF LANE
 CHESTERFIELD, MO 63005

MA ROSE HOLDINGS LLC
 7 BAXTER LANE
 CHESTERFIELD, MO 63017

KU DEVELOPMENT LLC
 MA ROSE HOLDINGS LLC
 7 BAXTER LANE

SITE INFORMATION:

SITE AREA: = 20,296 Total Acres ±
 EXISTING ZONING: = R-1, R-2, NU
 PROPOSED ZONING: = R-6A TO PUD
 LOCATOR NO.: = 19564068, 19564067, 195640152, 195640152, 195640152, 195640152, 195640282
 CITY: = CHESTERFIELD, MISSOURI
 SITE ZIP CODE: = 63017
 ELECTRIC SERVICE: = AMEREN UE 314.342.1000
 GAS SERVICE: = LACLEDE GAS CO. 314.621.6960
 SEWER SERVICE: = MSD 314.768.6200
 TELEPHONE SERVICE: = AT & T 888.944.0447
 WATER SERVICE: = M.O. AMERICAN WATER 314.991.3404
 SCHOOL DISTRICT: = FAIRWAY SCHOOL DISTRICT
 FIRE DISTRICT: = MONARCH FIRE PROTECTION 314.514.9900

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

CIVIL ENGINEER: STOCK & ASSOCIATES Consulting Engineers, Inc.
 ARCHITECT: rosemann
 OWNER/DEVELOPER: KU DEVELOPMENT, LLC
 mills

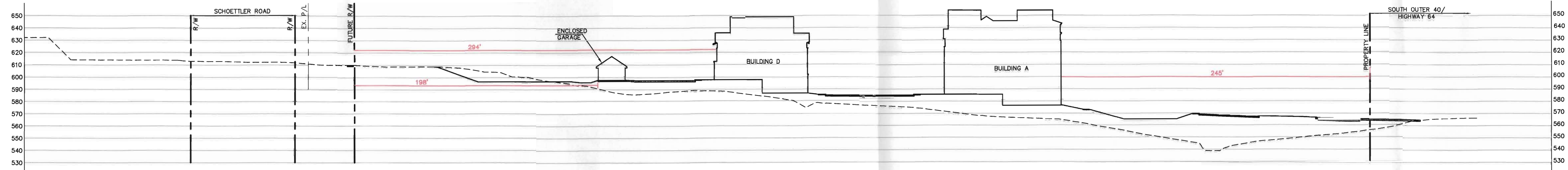
ST. LOUIS COUNTY REGISTERED PROFESSIONAL ENGINEER
 GEORGE M. STOCK
 NUMBER: 195-25116
 EXPIRES: 11/24/18

REVISIONS:
 1 8/8/2016 REV. LEGAL
 2 ADD POTENTIAL LOT LINE
 3 9/10/2016 REV. PER CITY LETTER DATED 8/23
 4 11/24/2016 REV. PER CITY LETTER DATED 11/24/16

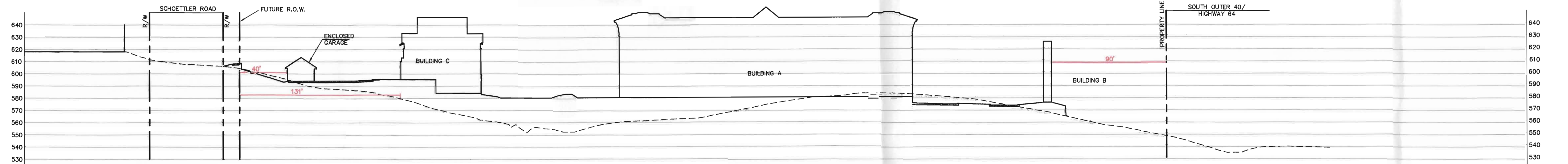
DRAWN BY: J.E.B./J.S. CHECKED BY: C.M.S.
 DATE: 10/11/16 JOB NO: 215-5541
 M.S.D. P.#: BASE SHEET: 19-S-S

SHEET TITLE: PRELIMINARY SITE PLAN OPTION 1
 SHEET NO: C1.1

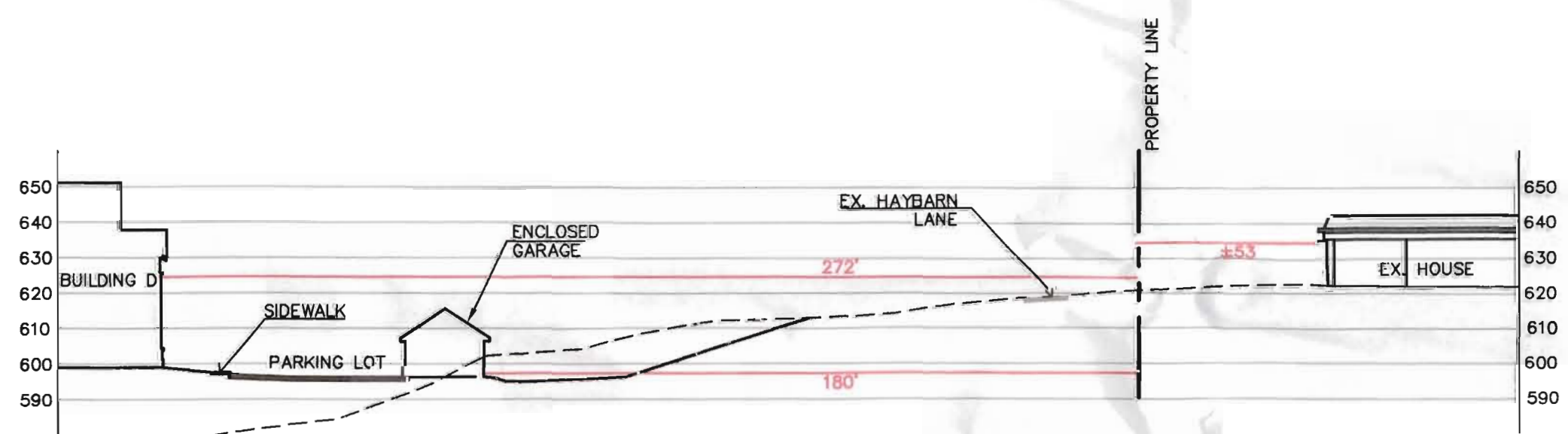
PRELIMINARY PLANS FOR:
40 WEST LUXURY LIVING
 #1 & #15 HAYBARN LANE & 1330 SCHOETTTLER ROAD
 CHESTERFIELD, MO



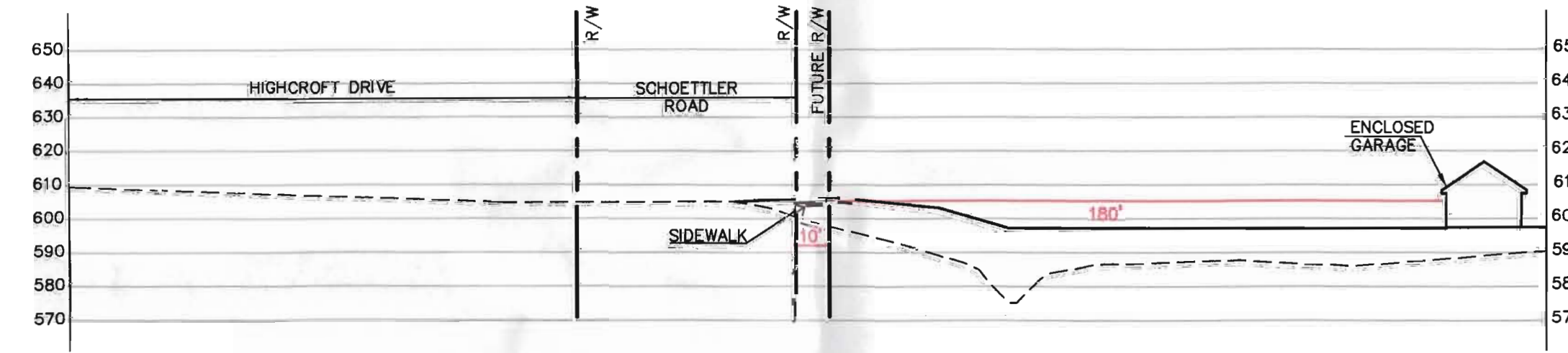
SECTION A
 SCALE: HORIZ: 1"=40'
 VERT: 1"=40'



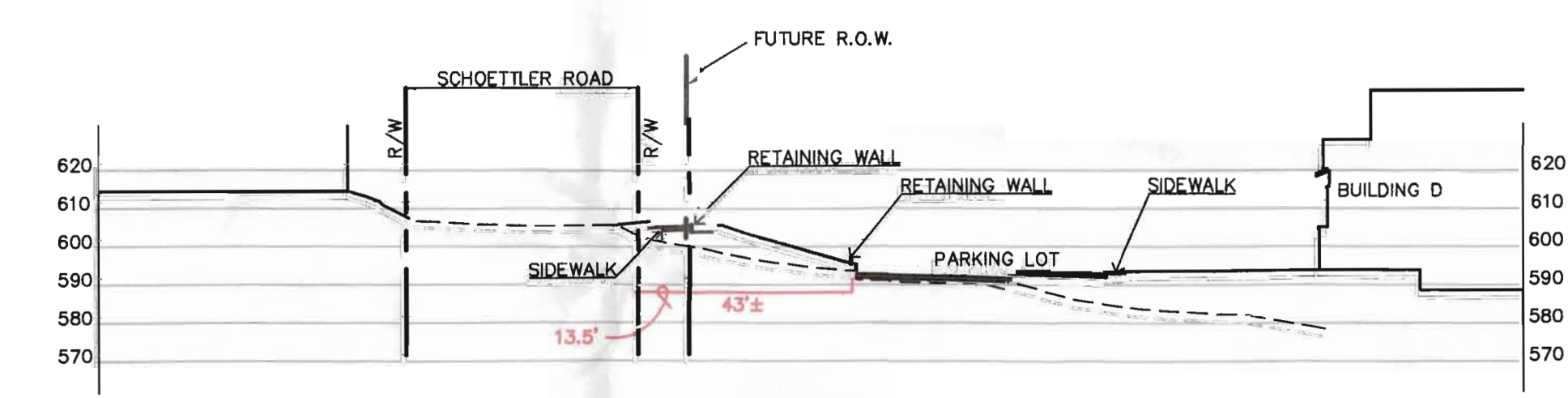
SECTION B
 SCALE: HORIZ: 1"=40'
 VERT: 1"=40'



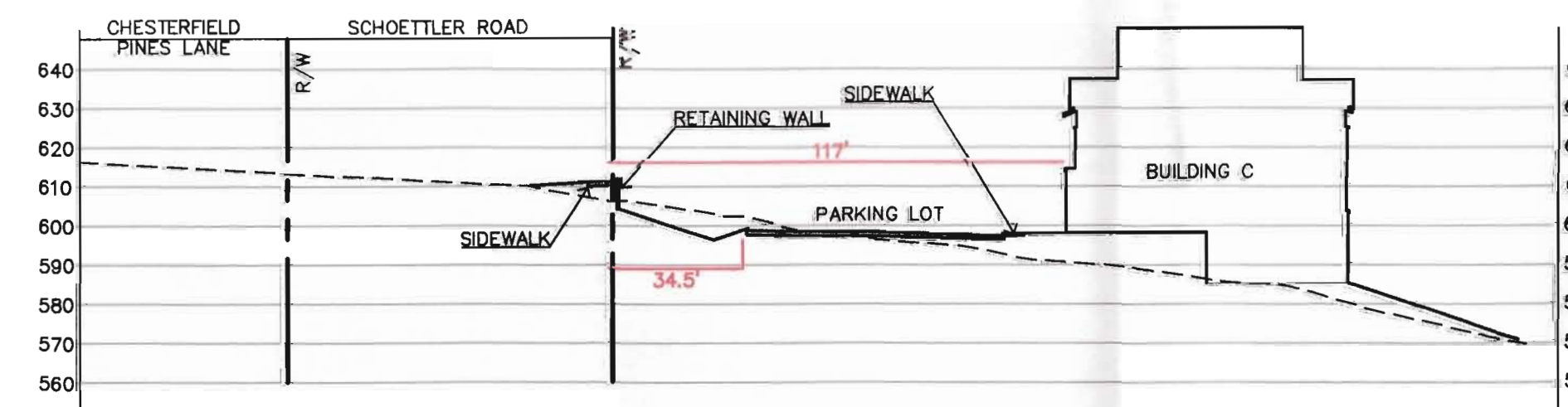
SECTION C
 SCALE: HORIZ: 1"=40'
 VERT: 1"=40'



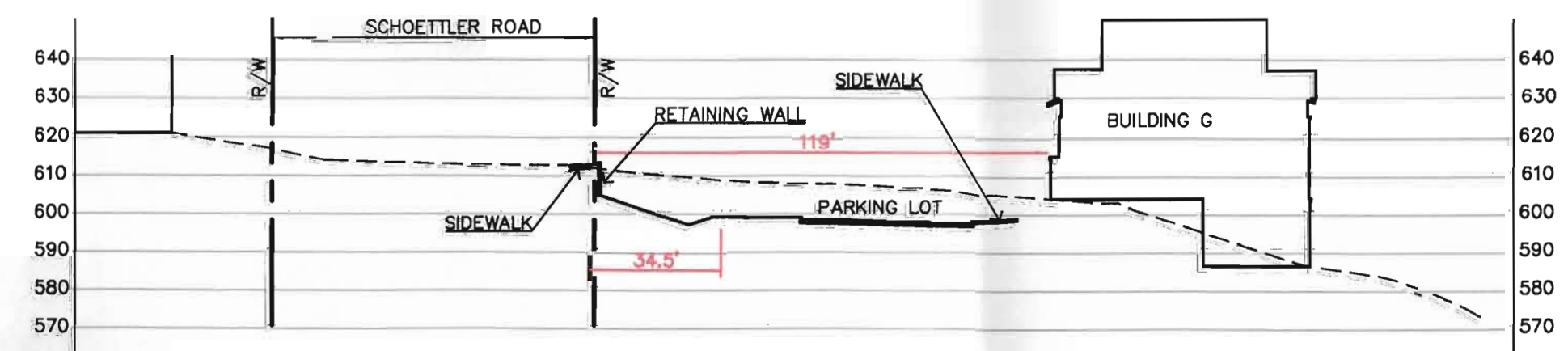
SECTION D
 SCALE: HORIZ: 1"=40'
 VERT: 1"=40'



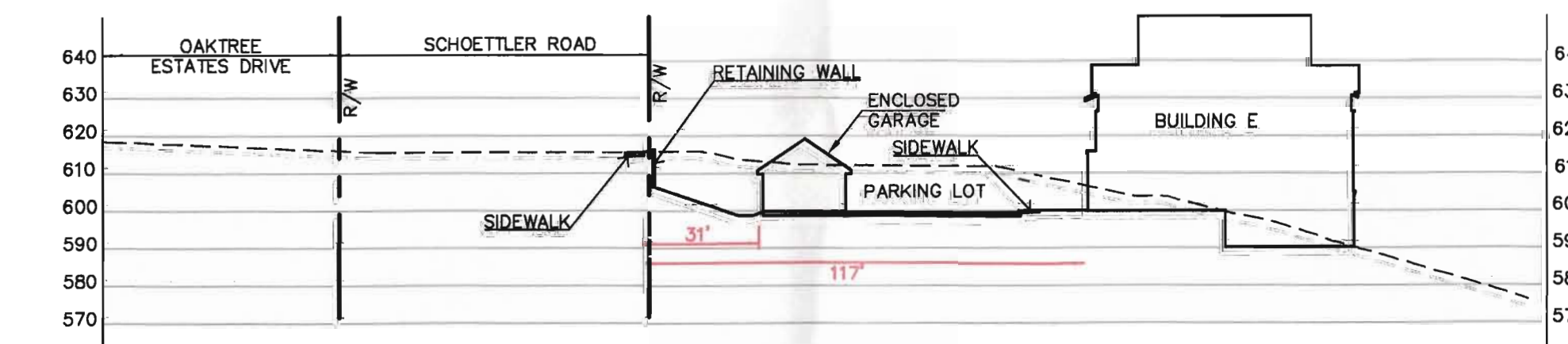
SECTION E
 SCALE: HORIZ: 1"=40'
 VERT: 1"=40'



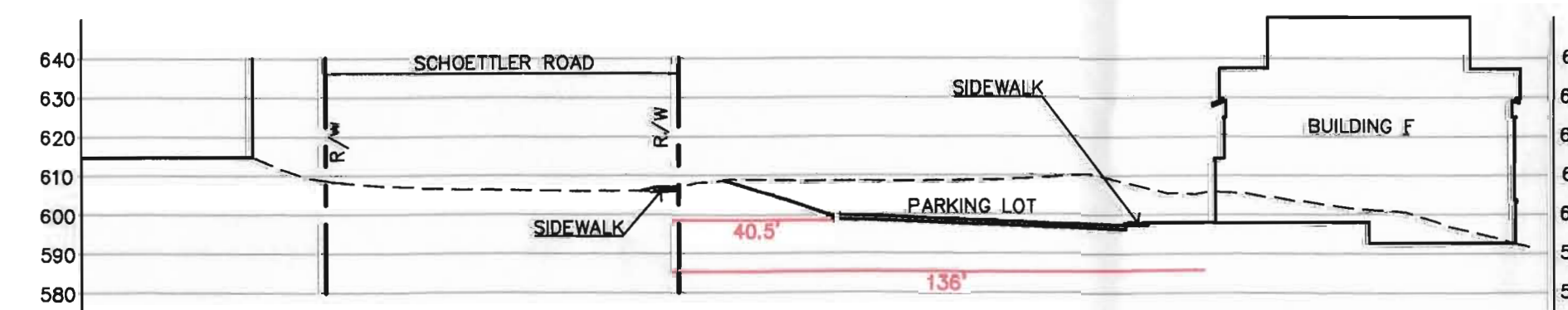
SECTION F
 SCALE: HORIZ: 1"=40'
 VERT: 1"=40'



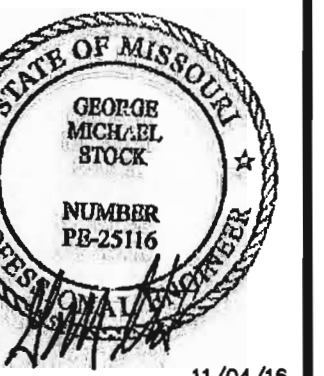
SECTION G
 SCALE: HORIZ: 1"=40'
 VERT: 1"=40'



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



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



11/04/16
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000998

- REVISIONS:
- 1 8/8/2016 REV. LEGAL ADD. POTENTIAL LOT LINE
 - 2 9/02/2016 REV. PER CITY LETTER DATED 8/23
 - 3 11/04/2016 REV. PER CITY ISSUE LETTER DATED 9/30

DRAWN BY: J.E.B./T.S. CHECKED BY: C.M.S.
 DATE: 07/29/16 JOB NO: 213-5541
 M.S.D. P.# BASE MAP # 19-S

SHEET TITLE:
PRELIMINARY SITE PLAN SECTIONS

SHEET NO.:
C1.2

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	314	Dead	
11	Persimmon	12	314	3	
12	Dogwood	7	314	3	
13	Green Ash	22	1,017	3	
14	Dogwood	24	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	Bowelder	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	Downy	8	452	4	
45	Black Cherry	8	78	2	
47	Elm	9	50	2	
48	Walnut	7	50	3	
49	Elm	9	113	3	
50	Persimmon	8	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	2	
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	706	3	
90	Ash	18	550	3	
91	White Pine	24	452	2	DBL Trunk
92	Souther Magnolia	10	254	4	
93	Gingo	18	452	4	
94	Sweetgum	20	706	3	
95	White Pine	18	452	2	
96	Red Oak	30	1,017	4	Monarch
97	Red Oak	26	804	4	
98	Red Oak	30	1,017	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	Hickory	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	
67	Black Cherry	20	706	3	
70	Green Ash	12	314	2	
71	Green Ash	8	200	3	Topped
72	Green Ash	5	50	3	
73	Alanthus	6	78	2	
74	Shingle Oak	12	452	3	
75	Shingle Oak	14	452	3	
76	Shingle Oak	12	452	3	
77	Alanthus	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			6,913		

Monarch Tree List

Number	Common Name	DBH Of Trunk	Condition Rating	Comments
15	Red Maple	24	4	
16	Red Maple	29	4	
96	Red Oak	30	4	
98	Red Oak	30	4	
101	Chestnut	24	3	
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 8,058 Ac Plus 5.0 Ac of Church property, plus 8 Ac for lots 1420 and 1500 for a total of 20,058 Ac and has a total of 16,294 Ac of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers a portion of southeast lot between the existing house and Schoettler Road. The dominant canopy is comprised of primarily Shingle Oak, Ash, Hickory and Elm that vary in size 8"-12" DBH. The understory is comprised 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"-8". 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 Sycamore. The size varies from 12"-30" but would not classify any as Monarch status. The understory is shrub honeysuckle.

Woodland E: 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 8"-18" DBH. The understory trees are primarily Persimmon and Sassafras. The ground plane is shrub honeysuckle.

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, Black Cherry, 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.

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

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

WOODLAND A	=	2.76 Ac.	(120,426.1 sq. ft.)
WOODLAND B	=	2.35 Ac.	(102,382.1 sq. ft.)
WOODLAND C	=	0.37 Ac.	(163,396.0 sq. ft.)
WOODLAND D	=	0.58 Ac.	(25,299.8 sq. ft.)
WOODLAND E	=	0.88 Ac.	(39,402.0 sq. ft.)
WOODLAND F	=	4.50 Ac.	(196,177.4 sq. ft.)
INDIVIDUAL TREES =		0.78 Ac.	(34,088.0 sq. ft.)
INDIVIDUAL TREES IN ROW =		0.18 Ac.	(8,013.0 sq. ft.)
INDIVIDUAL TREES ON LOTS 1420 + 1500		0.68 Ac.	(29,333.0 sq. ft.)
TOTAL		14.86 Ac.	(647,517.4 sq. ft.)

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	903	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	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	1,756	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	34	2826	2	
152	Redbud	5	113	3	
153	Elm	12	314	2	
154	Elm	8	200	2	
Total			28,333		

Revisions:

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

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

DeLong 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**

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

RECORD BOUNDARY & TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING LOTS 2 AND 3 OF SJM ESTATES
AS RECORDED IN PLAT BOOK 200, PAGE 47
IN U.S. SURVEY 370

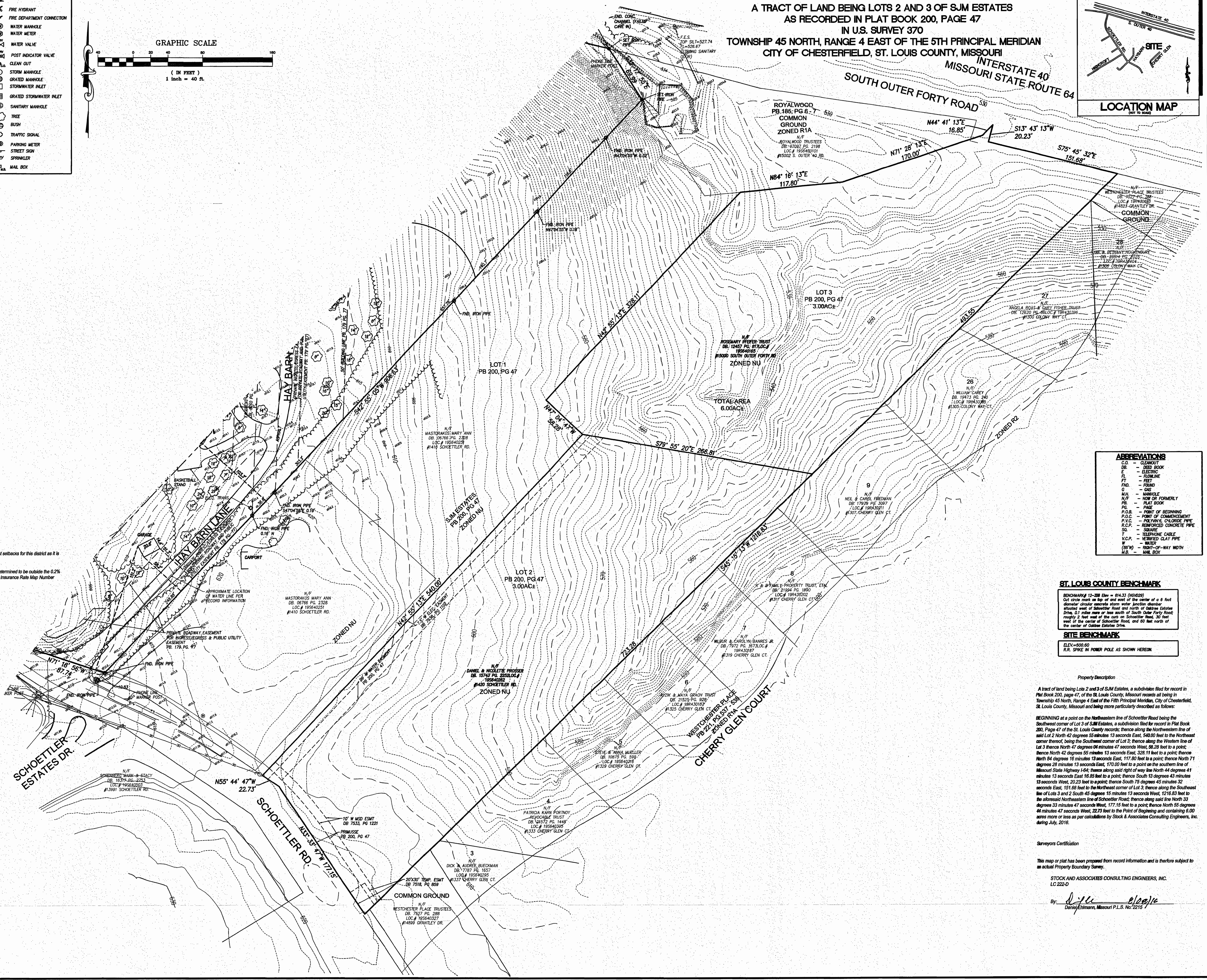
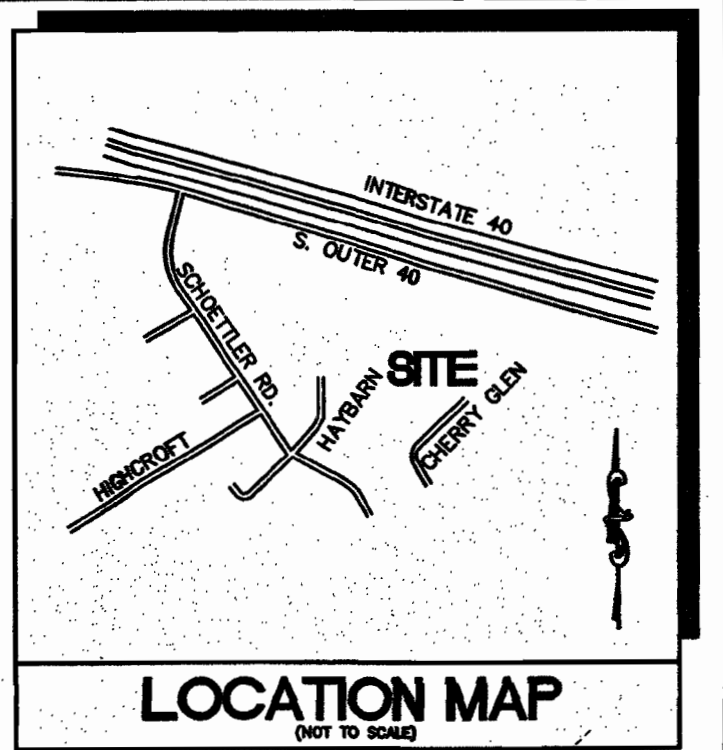
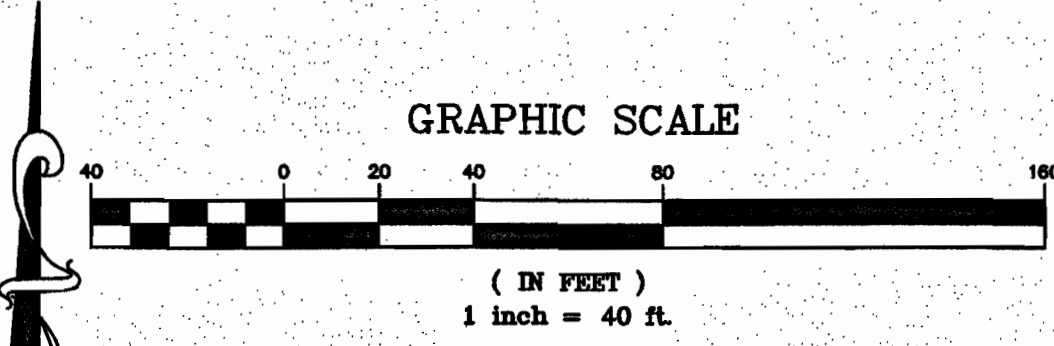
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

INTERSTATE 40
MISSOURI STATE ROUTE 64
SOUTH OUTER FORTY ROAD

LOCATION MAP

LEGEND

⊕ BENCH MARK	⊕ FIRE HYDRANT
⊙ FOUND IRON ROD	⊕ FIRE DEPARTMENT CONNECTION
⊙ FOUND IRON PIPE	⊕ WATER MANHOLE
⊕ RIGHT OF WAY MARKER	⊕ WATER METER
⊕ UTILITY POLE	⊕ WATER VALVE
⊕ SUPPORT POLE	⊕ POST INDICATOR VALVE
⊕ UTILITY POLE WITH LIGHT	⊕ CLEAN OUT
⊕ LIGHT STANDARD	⊕ STORM MANHOLE
⊕ ELECTRIC METER	⊕ GRATED MANHOLE
⊕ ELECTRIC MANHOLE	⊕ STORMWATER INLET
⊕ ELECTRIC PEDESTAL	⊕ GRATED STORMWATER INLET
⊕ ELECTRIC SPUR BOX	⊕ SANITARY MANHOLE
⊕ GAS DRP	⊕ TREE
⊕ GAS METER	⊕ BUSH
⊕ GAS VALVE	⊕ TRAFFIC SIGNAL
⊕ TELEPHONE MANHOLE	⊕ PARKING METER
⊕ TELEPHONE PEDESTAL	⊕ STREET SIGN
⊕ TELEPHONE SPUR BOX	⊕ SPRINKLER
⊕ CABLE TV PEDESTAL	⊕ MAIL BOX



GENERAL NOTES:

- 1) Subject property is Zoned "NU".
Note: The City of Chesterfield does not list any current setbacks for this district as it is designated on the inactive list.
- 2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood) according to the National Flood Insurance Rate Map Number 25189C0170K with an effective date of 02/04/2015.

ABBREVIATIONS

C.O.	-	CLEANOUT
DB	-	DEED BOOK
E	-	ELECTRIC
FL	-	FLOWLINE
FT	-	FEET
FND.	-	FOUND
G	-	GAS
M.H.	-	MANHOLE
N/F	-	NOT OF FORMERLY
PB	-	PLAT BOOK
P.C.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCEMENT
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
SO	-	SOULAGE
T	-	TELEPHONE CABLE
V.C.P.	-	VITRIFIED CLAY PIPE
W	-	WATER
W (85%)	-	RIGHT-OF-WAY WIDTH (85%)
W.B.	-	WALL BOX

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12-38 Elev = 614.33 (161020)
Old iron 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 mile east of the east end of South Outer Forty Road, roughly 2 feet west of the curb on Schoettler Road, 30 feet west of the center of Schoettler Road, and 60 feet north of the center of Oaktree Drive.

SITE BENCHMARK

ELEV = 500.60
R.R. SPIKE IN POWER POLE AS SHOWN HEREON

Property Description

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 Schoettler 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 Northwestern line of said Lot 2 North 42 degrees 55 minutes 13 seconds East, 540.00 feet to the Northeast corner thereof; thence the Southeast corner of Lot 3; thence along the Western line of Lot 3 thence North 47 degrees 04 minutes 47 seconds West, 88.28 feet to a point; thence North 42 degrees 55 minutes 13 seconds East, 328.11 feet to a point; thence North 84 degrees 16 minutes 13 seconds East, 117.80 feet to a point; thence North 71 degrees 28 minutes 13 seconds East, 170.00 feet to a point on the southern line of Missouri State Highway 146; thence along said right of way line North 44 degrees 41 minutes 13 seconds East, 16.85 feet to a point; thence South 15 degrees 45 minutes 13 seconds West, 20.23 feet to a point; thence South 75 degrees 45 minutes 32 seconds East, 151.68 feet to a point on the Northeastern line of Schoettler Road; thence along said line North 33 degrees 33 minutes 47 seconds West, 177.15 feet to a point; thence North 55 degrees 44 minutes 47 seconds West, 22.73 feet to the Point of Beginning and containing 6.00 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during July, 2016.

Surveyors Certification

This map or plat has been prepared from record information and is therefore subject to an actual Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *[Signature]* *[Signature]*
Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
Chesterfield, MO 63035
Tel: (636) 875-1000
Fax: (636) 875-1001
e-mail: general@stockassoc.com
www.stockassoc.com

RECORD BOUNDARY & TOPOGRAPHIC SURVEY
SJM ESTATES LOTS 2 & 3
CHESTERFIELD, MISSOURI

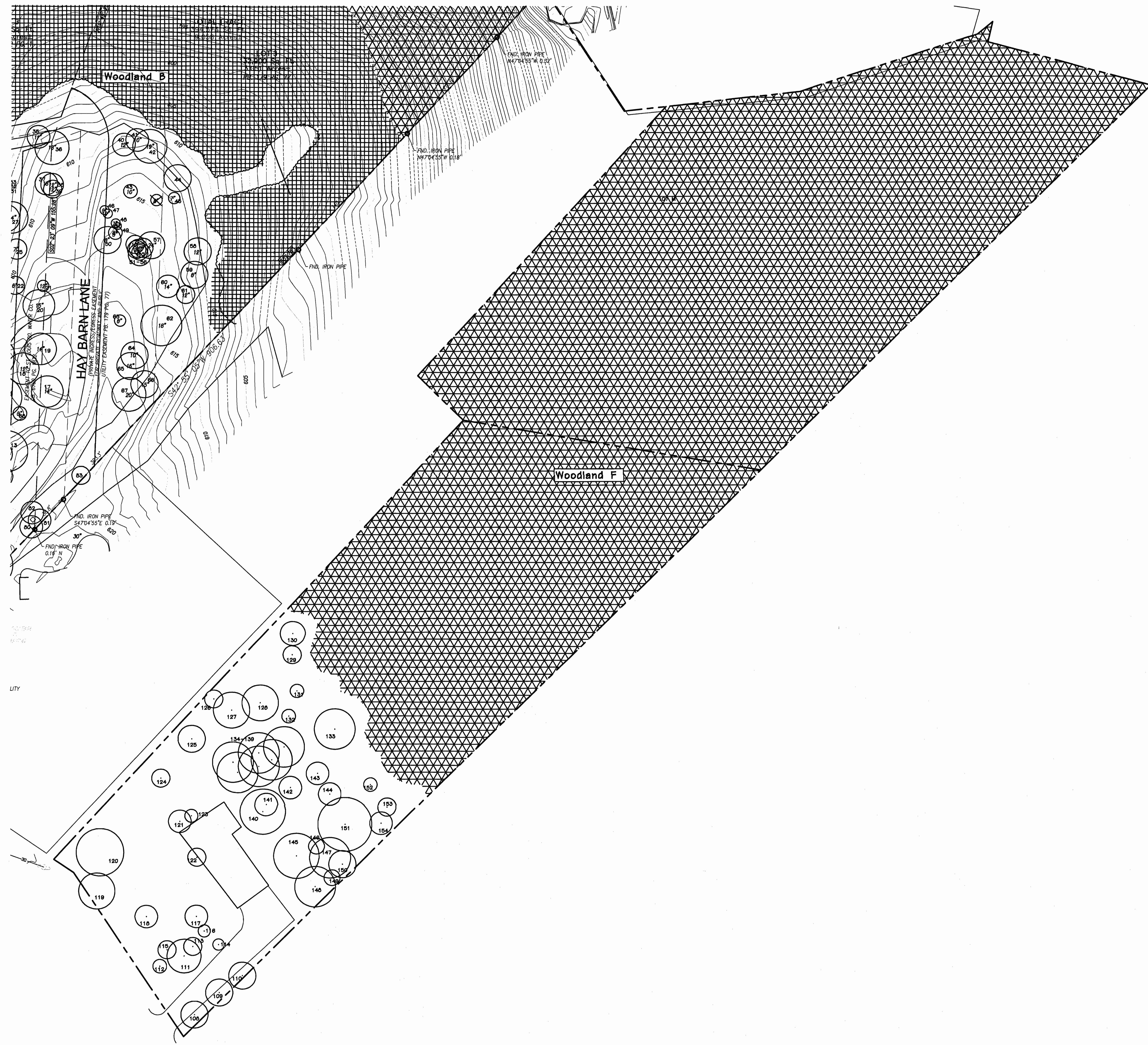
STATE OF MISSOURI
DANIEL EHLMANN
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER PLS-2215
[Signature]
DANIEL EHLMANN P.L.S.
NO. PLS. # 2215
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1	000000000
---	-----------

DRAWN BY: J.K.J.M.E. **CHECKED BY:** D.M.E.
DATE: 7/15/16 **JOB NO.:** 215-5541
M.S.D. #: P-20000000 **BASE MAP #:** XX
S.L.C. HWT #: XXXX **HWT SUFF. #:** XX-XXX-XX
SCALE: MO-XXXXXX
SHEET TITLE: RECORD BOUNDARY & TOPOGRAPHIC SURVEY
SHEET NO.: SHEET #1

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



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

40 West Luxury Living		1420 Schoettler RD.		
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating
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	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	18	803	3
128	Shingle Oak	18	1017	3
129	Black Cherry	8	200	2
130	Hullberry	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	1756	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	34	2826	2
152	Redbud	5	113	3
153	Elm	12	314	2
154	Elm	8	200	2
Total			28,333	

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

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

Schoettler Luxury Living LLC

Revisions:

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

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

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

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

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

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

Tree Stand Delineation Plan Prepared
by Douglas A. DeLong
Certified Arborist MW-4828A

Douglas A. DeLong
Base Map Provided by: Stock & Associates

Sheet Title: **Tree Stand Delineation**
Sheet No: **TSD-2**
Date: **4/5/2016**
Job #: **155.001**