

Planning Commission Staff Report

- Meeting Date:** May 10, 2021
- From:** Mike Knight, Assistant City Planner *mk*
- Location:** North and east of the future Burkhardt Place extension, south of Wild Horse Creek Road, and west of Chesterfield Parkway West.
- Description:** **Wildhorse Village, (Lot 6) SDSP:** A Site Development Section Plan, Landscape Plan, and Lighting Plan for the 11.6 acre tract of land located north and east of the future Burkhardt Place extension, south of Wild Horse Creek Road, and west of Chesterfield Parkway West.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. has submitted a Site Development Section Plan (SDSP) for Planning Commission review. **This request depicts 35 single family homes on an 11.6 acre tract of land.** The subject site is Lot 6 of the development known as Wildhorse Village. The subject site is zoned "PC&R" Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3114. An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan were approved for Wildhorse Village in February of 2021 depicting a phased development of 17 lots. The Lot 6 SDSP proposed for Planning Commission review substantially conforms to Lot 6 of the Amended Site Development Concept Plan approved by City Council.



Figure 1: Aerial Image

HISTORY OF SUBJECT SITE

Below in Figure 2 is a table that provides a high level historical summary of significant events for the subject site. The events detail the year they occurred, whether they were plan or zoning related, followed by a brief description of the request and the resulting action.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR in which future individual lots may develop
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development south of WHCR in which 17 future individual lots may develop

Figure 2: Historical Summary

STAFF ANALYSIS

The governing ordinance is unique in the fact that there are four specific concept plans to be submitted and approved. These plans include the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for Categories A&B, now known as Wildhorse Village. The applicant is required to submit a Site Development Section Plan, Landscape Plan, and Lighting Plan that substantially conforms to the approved Concept Plans for each individual lot to develop.

The following analysis will be provided for each of the three required plans of Lot 6.

Site Development Section Plan

The approved Amended Site Development Concept Plan (ASDCP) depicts the general lot configuration, potential roadways, parking areas and access location for Lot 6. Also included within the ASDCP was a density allocation table. This table provided the amount of commercial gross floor area and residential units for each lot including Lot 6.

Lot Configuration:

The 11.6 acre Lot 6 configuration is identical to the approved ASDCP. Located on Lot 6 are 35 single family lots proposed ranging from 5,475 - 9,064 square feet in size. There are 6.6 acres of common ground for Lot 6 which include landscaping, an internal roadway, and an alley providing future garage access. Before a building permit may be approved to construct a house on an individual lot, both an approved Record Plat for the entire Wildhorse Village development and an approved Record Plat individual to Lot 6 creating the 35 lots and Common Ground is required.

Roadway and Parking:

The internal roadway system is a private roadway system that has two access points into the Lot 6 development. One access location is on Burkhardt Place (future public road) and one access location is on Wildhorse Place (future private road). The access locations are in the same location as the approved ASDCP and meet all of the City's access management standards. The internal roadway system for Lot 6 is 26' wide with a 6' sidewalk on one side of the road fronting the future houses. The primary parking will be secured by individual garages that are accessed by a rear 26' wide alley. There will be additional off street parking spaces located along the internal roadway. Given the angle and proposed grade change, a sight distance easement is proposed at the entrance/exit connecting to Burkhardt Place to ensure adequate visibility. Below is an image (Figure 3) of the sight distance profile.

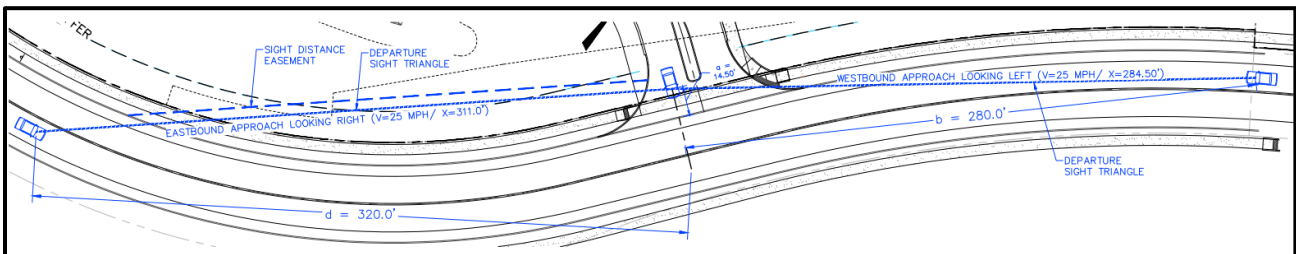


Figure 3: Sight Distance Profile

Retaining Walls:

Due to the topography, there are 3 retaining walls proposed within the site. The first retaining wall is in the southwestern portion of the site. The wall varies in height and at the tallest section is 10.5'. The elevation of Burkhardt Place near this wall is at 500' and the elevation of the nearby internal roadway is 528'. The second two retaining walls are to the north of the site neighboring both the lake and the lake front trail that exist in the overall Wildhorse Village common ground. The internal roadway near the two walls is around 540' in elevation and the trail is at 518' in elevation. The walls themselves are long segments which vary in height. The walls at their tallest are 8-9' in height individually. The image below (Figure 4) depicts the approximate location of the retaining walls and the location of the elevations referenced above.

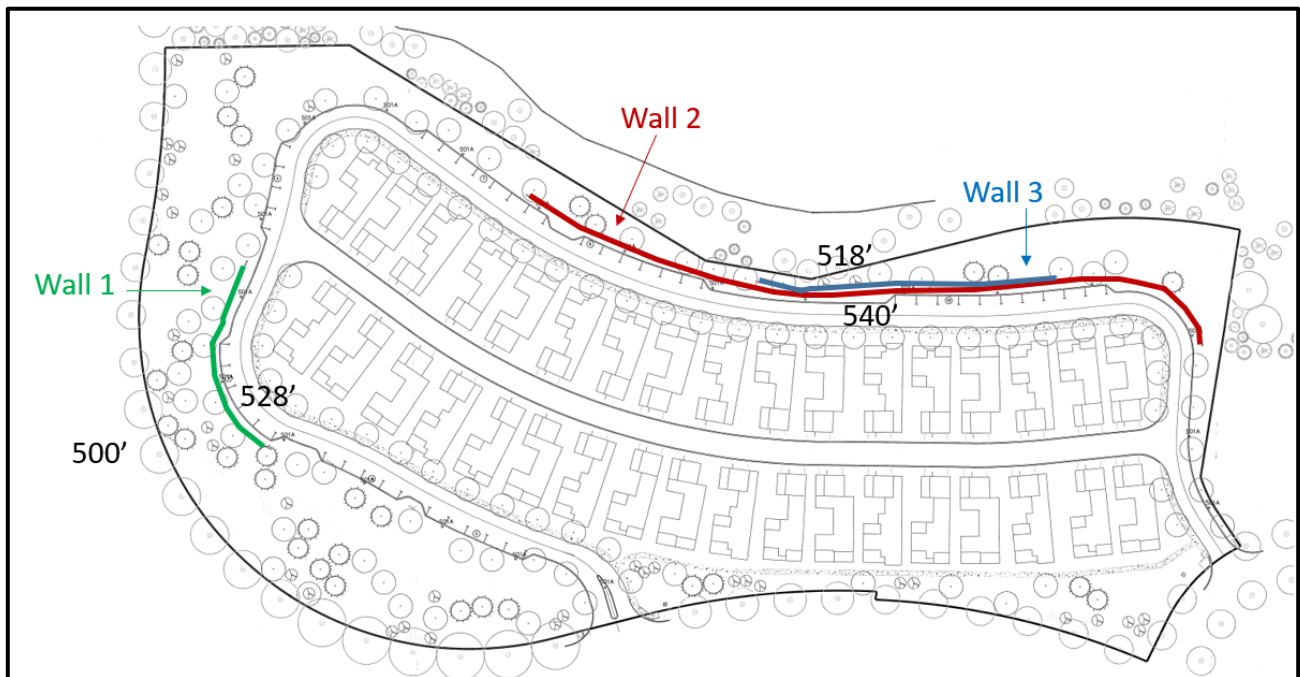


Figure 4: Retaining walls and grade change

An ornamental fence is required by building code to be placed along the top of the retaining walls due to their size. The applicant has provided a detail of the black aluminum fence, along with an image of the retaining walls chosen for the development and are provided within the Planning Commission packet.

Density Allocation:

The approved ASDCP allocated 35 residential units to Lot 6. The proposed Site Development Section Plan depicts 35 single family units, conforming to the density allocation table.

Landscape Plan

The approved Landscape Concept Plan depicted street trees for the external roadways of Wildhorse Village and the common ground plantings that exist primarily around the internal lake of Wildhorse

Village. Each individual Site Development Section Plan is required to submit a Landscape Plan independent to each lot. Included in the Lot 6 Landscape Plan are internal street trees and common ground plantings.

Street Trees:

There are 49 street trees along the internal roadway that meet the spacing requirement within the City’s Unified Development Code. These are privately owned and maintained street trees. Street trees within the development consist of Freeman Maple, Yellowwood, Bald Cypress, Thornless Honey Locust and Little-leaf Linden. The mature height of all these trees is 40+ feet.

Common Ground Plantings:

There are roughly 200 plantings within the common ground areas. Lot 6 utilizes trees with a mixture of growth rates (33% slow, 30% medium, and 37% fast). There is also a mixture of species (60% deciduous canopy, 20% evergreen, and 20% deciduous understory).

Lighting Plan

The internal roadway has a series of street lights. The fixture proposed matches the fixture approved within the Lighting Fixture Concept Plan for the development. The height of street lights is 16’8” and the maximum light level is 1.95 foot candles which conforms to the lighting standards of the City’s Unified Development Code.

MODIFICATION

Section I.O of the governing ordinance states that upon application from a petitioner, any performance standard provided in the Attachment "A" or required by any other district regulation or Ordinance of the City may be supplemented, modified, or altered provided such supplement, modification, or alteration will further the purpose and intent of the PC&R District.

Section I.P.9 states that one piece of public art shall be provided and installed by the developer for each development. The applicant has provided a modification request which is attached to this report. The request states that the developer of Lot 6, Wildhorse Village, LP has developed a holistic approach for the Wildhorse Village public art. The commission and placement of art is centered around maximizing the public experience by placing the art around the lake versus within Lot 6. The artwork is located within the Lunchbreak Courtyard amenity on the northeast side of the lake.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 3114. Staff recommends approval of the Site Development Section Plan for Lot 6 of Wildhorse Village.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, and Lighting Plan for Lot 6 of the Wildhorse Village development."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, and Lighting Plan for Lot 6 of the Wildhorse Village development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Modification Request
 Site Development Section Plan
 Landscape Plan
 Lighting Plan

Joseph 'Mike' Knight
Assistant Senior Planner
City of Chesterfield

April 19, 2021

Re: Downtown Chesterfield, Categories A & B Lots 1 & 6 (SDSP) – Ord.3114
Waterfront at Wildhorse Village – Lot 6

Dear Mr. Knight,

Lamar Johnson Collaborative and Stock & Associates Consulting Engineers, Inc. have been engaged to prepare and process the Site Development Section Plan Package for proposed Lot 6 of Wildhorse Village Development within Category B of Downtown Chesterfield. Included in that engagement is the preparation and submission of this modification request to City of Chesterfield Ordinance No. 3114 Attachment A Section I.P.9. Under this governing ordinance, specifically **Section I.O. supplementation, modification, or alteration of a category standard**, we are permitted to modify the ordinance. **Section I.P.9.** reads as follows “*One (1) piece of public art work shall be provided and installed by the developer of each development*”.

The developer of Lot 6, Wildhorse Village, LP care of CRG, has developed a holistic approach for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value. This is achieved by placing the art around the lake verses within Lot 6. The developer has commissioned a monumental sculpture titled ‘Rising Horizons’ by world-renowned sculptor Rafael Barrios. His 3D geometric works, as if suspended in space, become 3D by an ingenious optical effect. His artworks can be found in permanent collections in the Ontario Art Gallery and the Carmen Lammana Foundation in Toronto, Canada; also in the National Art Gallery in Caracas; the Sofia Imber's Caracas Museum of Contemporary Art; as well as in the private collections of HRH Don Juan Carlos de Borbón, King of Spain (Levitating Simetry); and the collection of HRH Gloria, Princess of Germany.

‘Rising Horizons’ will be centrally along the water’s edge within the Lunchbreak Courtyard between Lot 2C and 3C. This position maximizes the art’s presence within the Public Realm and provides an opportunity for Lot 6 residents as they look north across the lake. The art piece will be integrated into the surrounding landscape and provide a memorable focal point for the entire development.

As always, we greatly appreciate your assistance and respectfully request your considering in the above mentioned modification request.

Sincerely,

A handwritten signature in blue ink that reads "J. A. Kilmer". The signature is written in a cursive style with a horizontal line extending from the end of the name.

J. Andrew Kilmer
Principal



CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH 314.426.3157

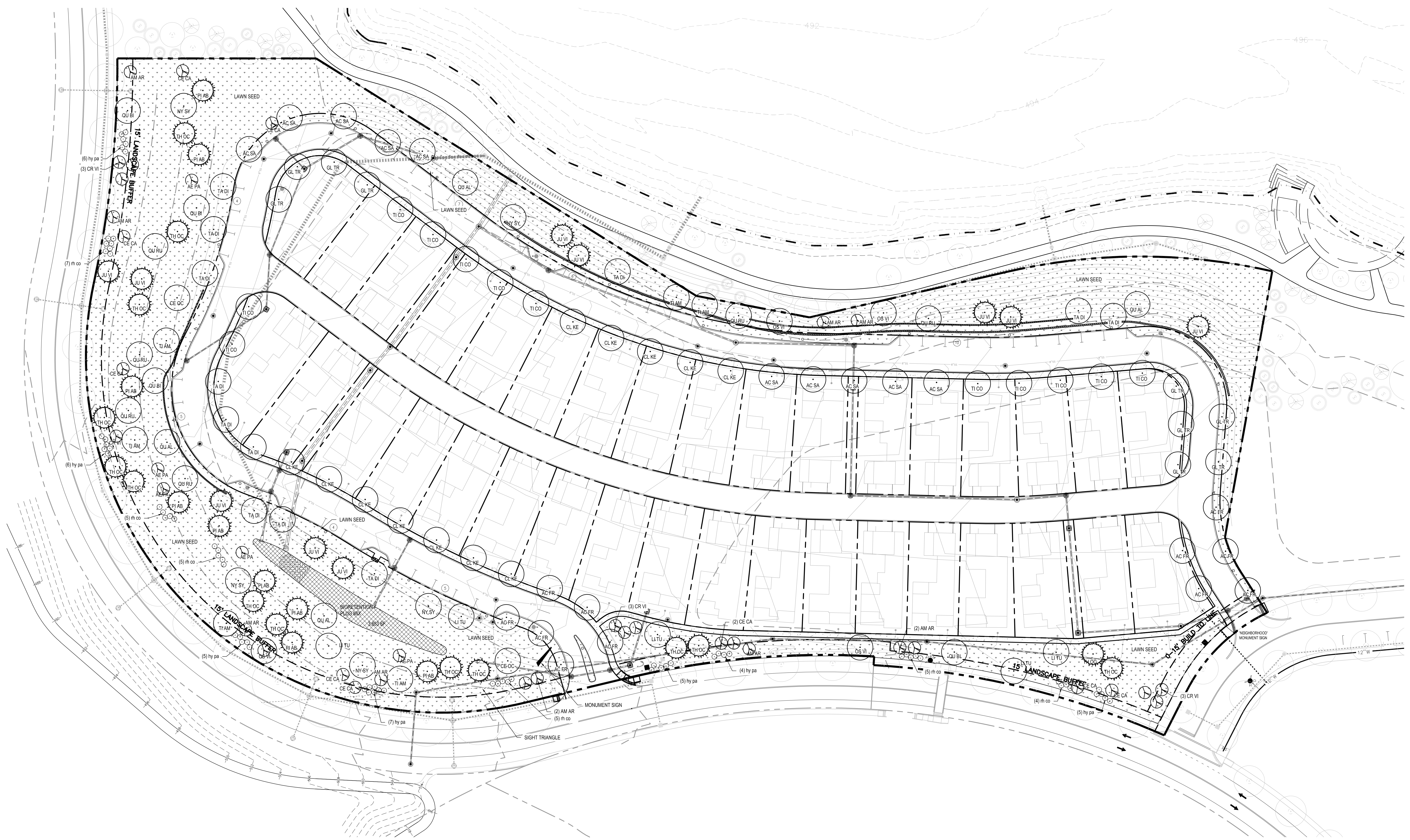
Lamar Johnson Collaborative
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH 314.426.1010

Stock & Associates
Consulting Engineers, Inc.
CIVIL ENGINEER

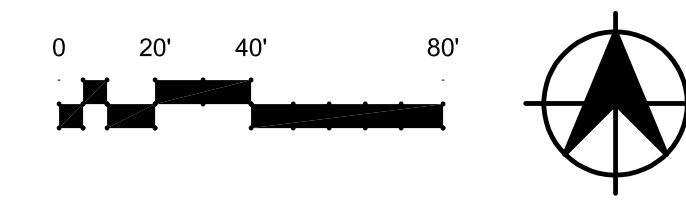


STREET TREES		
QTY.	SYM.	% OF TOTAL STREET TREE
11	AC FR	18%
10	AC SA	17%
12	CL KE	20%
9	GL TR	15%
6	TA DI	10%
12	TI CO	20%

NOTE: SEE L3.100 FOR FULL PLANT SCHEDULE



1 PLANTING PLAN
1" = 40'-0"



DRAWING ISSUE	
DESCRIPTION	DATE
SDSP	03/01/2021
CITY COMMENTS	03/30/2021
CITY COMMENTS	04/19/2021

BUILDING MAP

DRAWING TITLE
Planting Plan

DRAWING NO.
L1.100

Job #

DECIDUOUS CANOPY TREES (60%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	GROWTH RATE	SPECIES %	COMMENTS
11	AC FR	Acer x freemanii	'Armstrong Gold'	Freeman Maple	2.5' Cal.	B & B	35'-40'	Fast	7%	
10	AC SA	Acer saccharum	'Green Mountain'	Sugar Maple	2.5' Cal.	B & B	45' +	Slow	6%	
2	CE OC	Celtis occidentalis	'Chicagoland'	Hackberry	2.5' Cal.	B & B	45' +	Medium	1%	
12	CL KE	Cladrasis kentuckea		Yellowwood	2.5' Cal.	B & B	30'-50'	Slow	7%	
9	GL TR	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	2.5' Cal.	B & B	45' +	Fast	5%	
5	LI TU	Liriodendron tulipera	'Emerald City'	Tulip Tree	2.5' Cal.	B & B	45' +	Fast	3%	
5	NY SY	Nyssa sylvatica	'Wildfire'	Blackgum	2.5' Cal.	B & B	30'-50'	Slow	3%	
4	OS VI	Ostrya virginiana		Hophornbeam	2.5' Cal.	B & B	30'-40'	Slow	2%	
4	QU AL	Quercus alba		White Oak	2.5' Cal.	B & B	45' +	Medium	2%	
4	QU BI	Quercus bicolor		Swamp White Oak	2.5' Cal.	B & B	45' +	Medium	2%	
6	QU RU	Quercus rubra		Red Oak	2.5' Cal.	B & B	45' +	Medium	4%	
12	TA DI	Taxodium distichum	'Shawnee Brave'	Bald Cypress	10'-12' HT.	B & B	45' +	Medium	7%	
6	TI AM	Tilia americana		American Linden	2.5' Cal.	B & B	45' +	Medium	4%	
12	TI CO	Tilia cordata		Little-leaf Linden	2.5' Cal.	B & B	45' +	Slow	7%	

GROWTH RATE PERCENTAGES (%):
 Slow: 55/168 = 33%
 Medium: 51/168 = 30%
 Fast: 62/168 = 37%

EVERGREEN TREES (20%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	GROWTH RATE	SPECIES %	COMMENTS
10	JU VI	Juniperus virginiana	'Moonglow'	Eastern Red Cedar	8-10' HT.	B & B	30' - 65'	Slow	3%	Multi-stemmed
9	PI AB	Picea abies		Norway Spruce	8-10' HT.	B & B	45' +	Fast	5%	
14	TH OC	Thuja occidentalis	'Green Giant'	Green Giant Arborvitae	8-10' HT.	B & B	45' +	Fast	9%	

DECIDUOUS UNDERSTORY TREES (20%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	GROWTH RATE	SPECIES %	COMMENTS
5	AE PA	Aesculus pavia		Red Buckeye	6-8' HT.	B & B	20'-30'	Slow	3%	Multi-stemmed
9	AM AR	Amelanchier arborea	Autumn Brilliance	Common Serviceberry	6-8' HT.	B & B	25'-30'	Slow	5%	Multi-stemmed
9	CE CA	Cercis canadensis		Eastern Redbud	6-8' HT.	B & B	25'-30'	Fast	5%	
10	CR VI	Crataegus viridis	'Winter King'	Winter King Hawthorn	2.5' Cal.	B & B	25'-30'	Medium	7%	

DECIDUOUS SHRUBS										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	COMMENTS		
38	hy pa	Hydrangea paniculata	'Little Lime'	Panicle Hydrangea	5 GAL.	Container	48" O.C.			
31	rh co	Rhus copallina var. latifolia	'Morton'	Prairie Flame Shining Sumac	5 GAL.	Container	96" O.C.			

BIORETENTION PLUG MIX

WET-MESIC PLUG MIX
 3,853 S.F.

SIZE AND SPACING:
 ALL SPECIES TO BE 1 QUART AT 18" O.C.

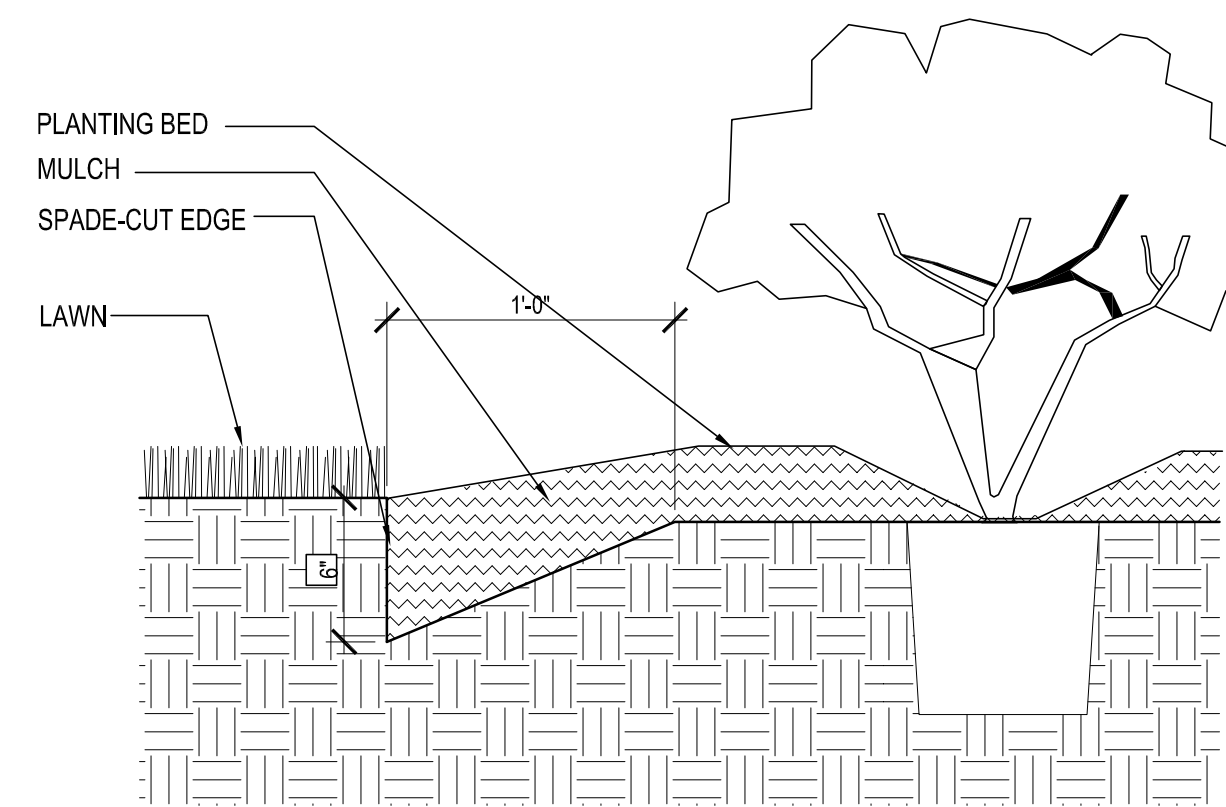
PLUG MIX:

GRASSES/ SEDGES 40% (790 PLUGS):

- Carex grayii Bur Sedge
- Carex muskumensis Palm Sedge
- Carex praegracilis Tollway Sedge
- Carex vulpinoidea Fox Sedge
- Panicum virgatum 'Shenandoah' Switchgrass

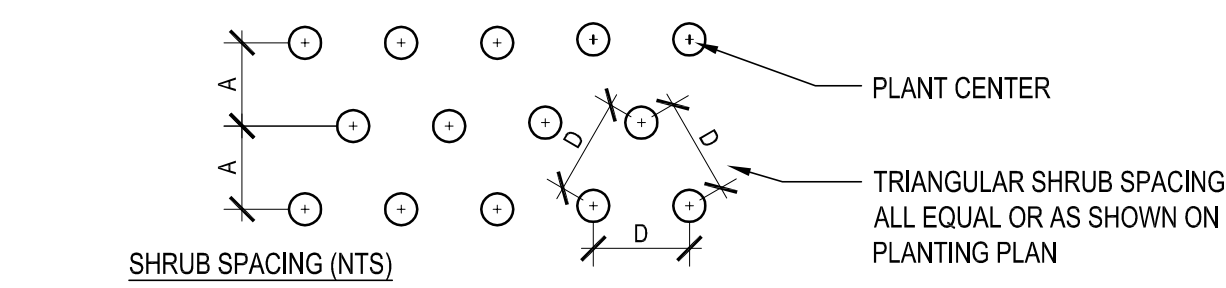
HERBACEOUS PERENNIALS (FORBS) 60% (1,186 PLUGS):

- Asclepias incarnata Swamp milkweed
- Baptisia australis Blue Wild Indigo
- Eupatorium coelestinum Mistflower
- Hemerocallis 'Red Hot Returns' Daylily
- Hibiscus moscheutos Swamp Mallow
- Iris virginica Southern Blueflag Iris
- Liatris aspera Rough Blazing Star
- Monarda fistulosa Wild Bergamot
- Ratibida pinnata Grey Coneflower
- Rudbeckia x 'American Gold Rush' Black Eyed Susan
- Solidago speciosa Showy Goldenrod

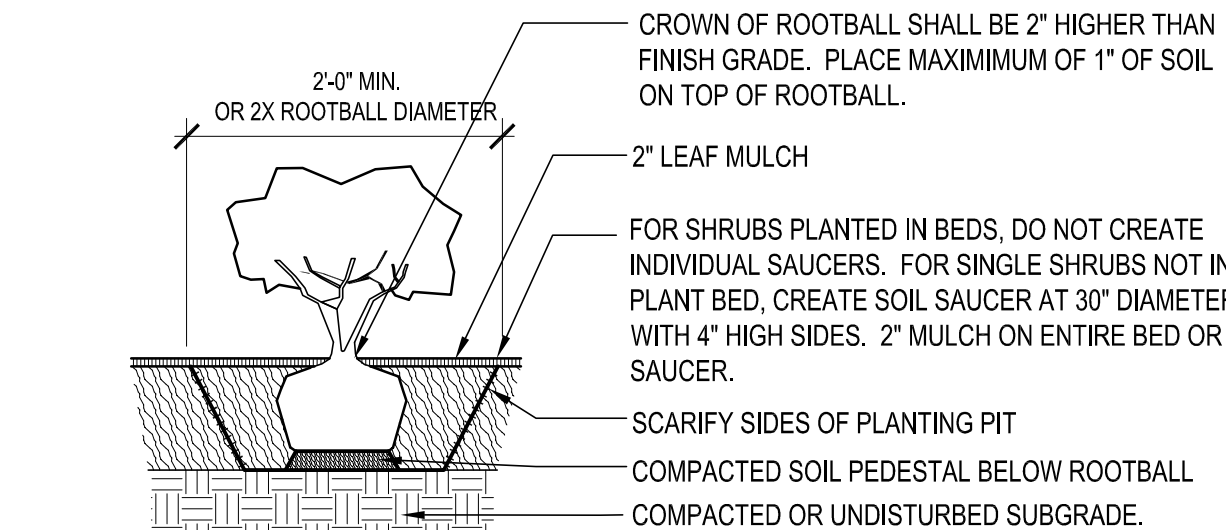


SPADE CUT EDGE AT PLANTING BED

1-1/2" = 1'-0"

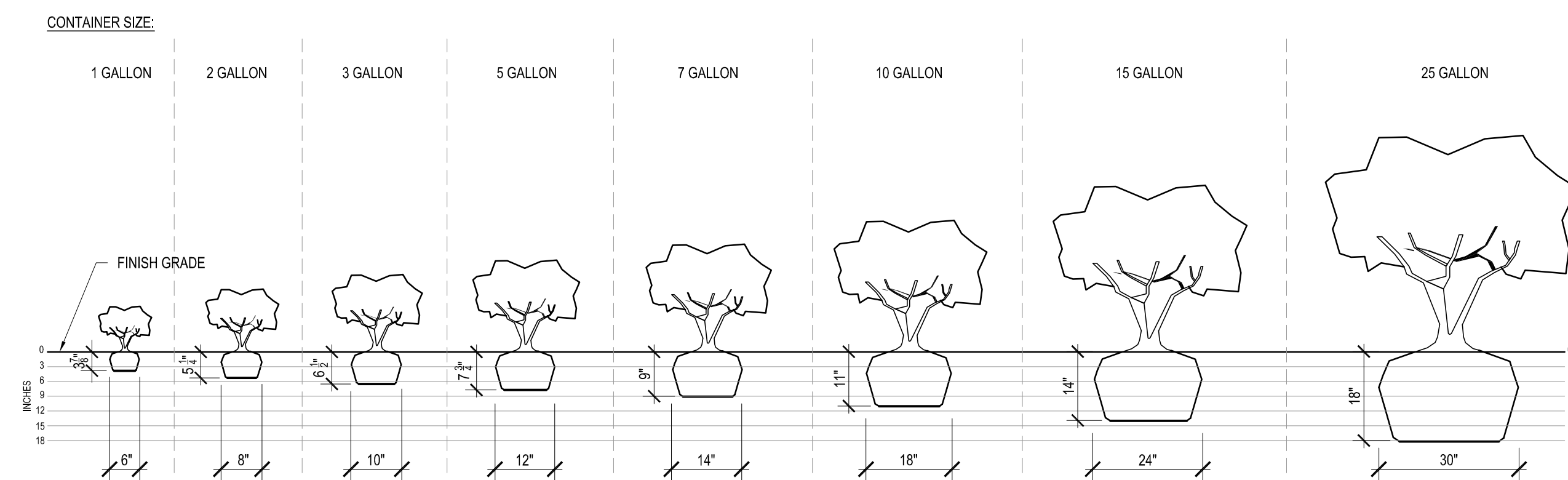


SPACING "D"	ROW "A"	PLANTS PER SQ. FT.	QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE
24"	20.8"	.290	
30"	26"	.185	
36"	30"	.120	
4"	41.5"	.073	
5"	52"	.046	



SHRUB PLANTING

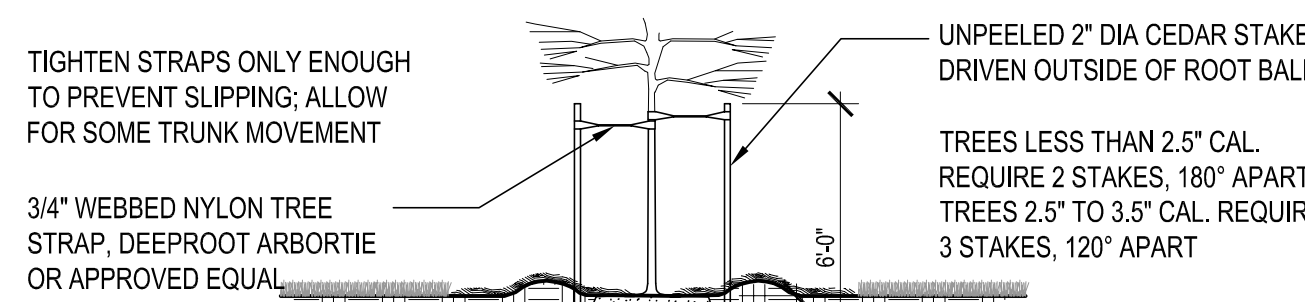
1-1/2" = 1'-0"



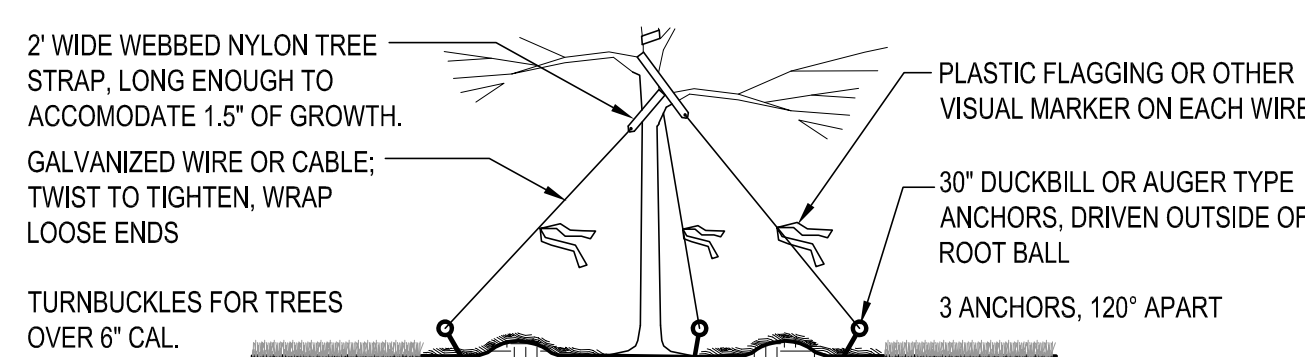
NOTES:
 1. ROOT BALL SIZES SHOWN ARE A MINIMUM SPREAD AND DEPTH FOR TYPE 2 INTERMEDIATE DECIDUOUS SHRUBS, AS DEFINED BY AMERICAN STANDARD FOR NURSERY STOCK.
 2. SEE SHRUB PLANTING FOR FURTHER DETAIL.

SHRUB ROOT BALL SIZE

1-1/2" = 1'-0"



TREES 3.5" CALIPER OR LESS

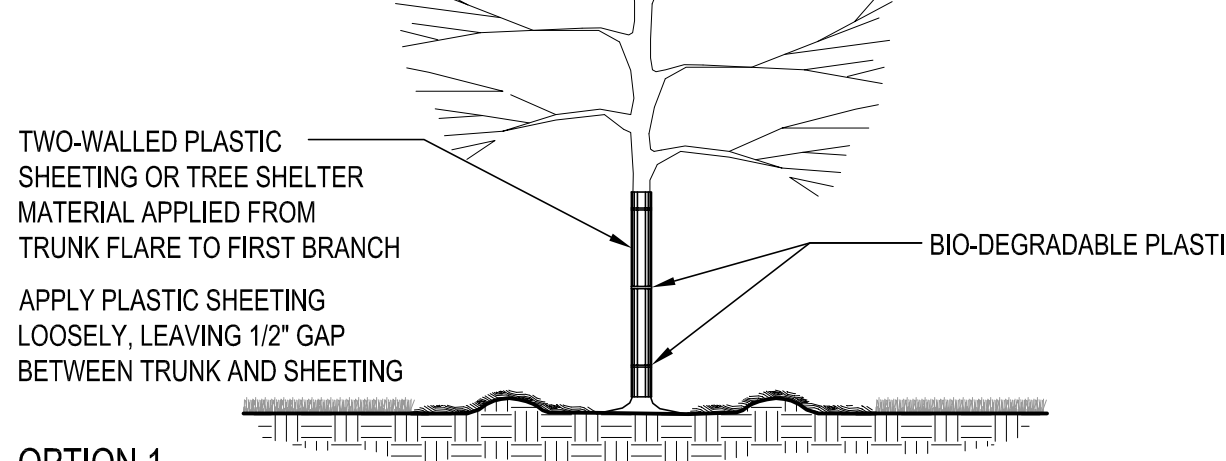


TREES GREATER THAN 3.5" CALIPER

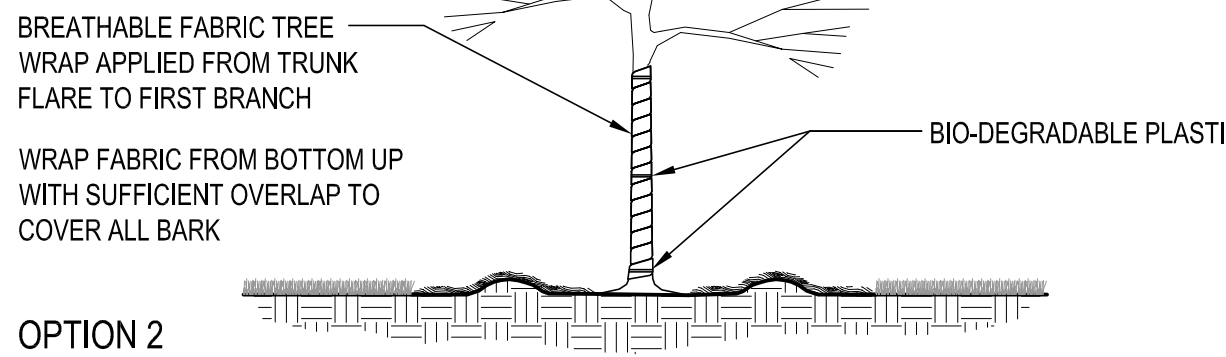
GENERAL NOTES:
 1. TREES TO BE STAKED ONLY AS SPECIFIED. SEE PLANT SCHEDULE.
 2. STAKES SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

TREE STAKING

1-1/2" = 1'-0"



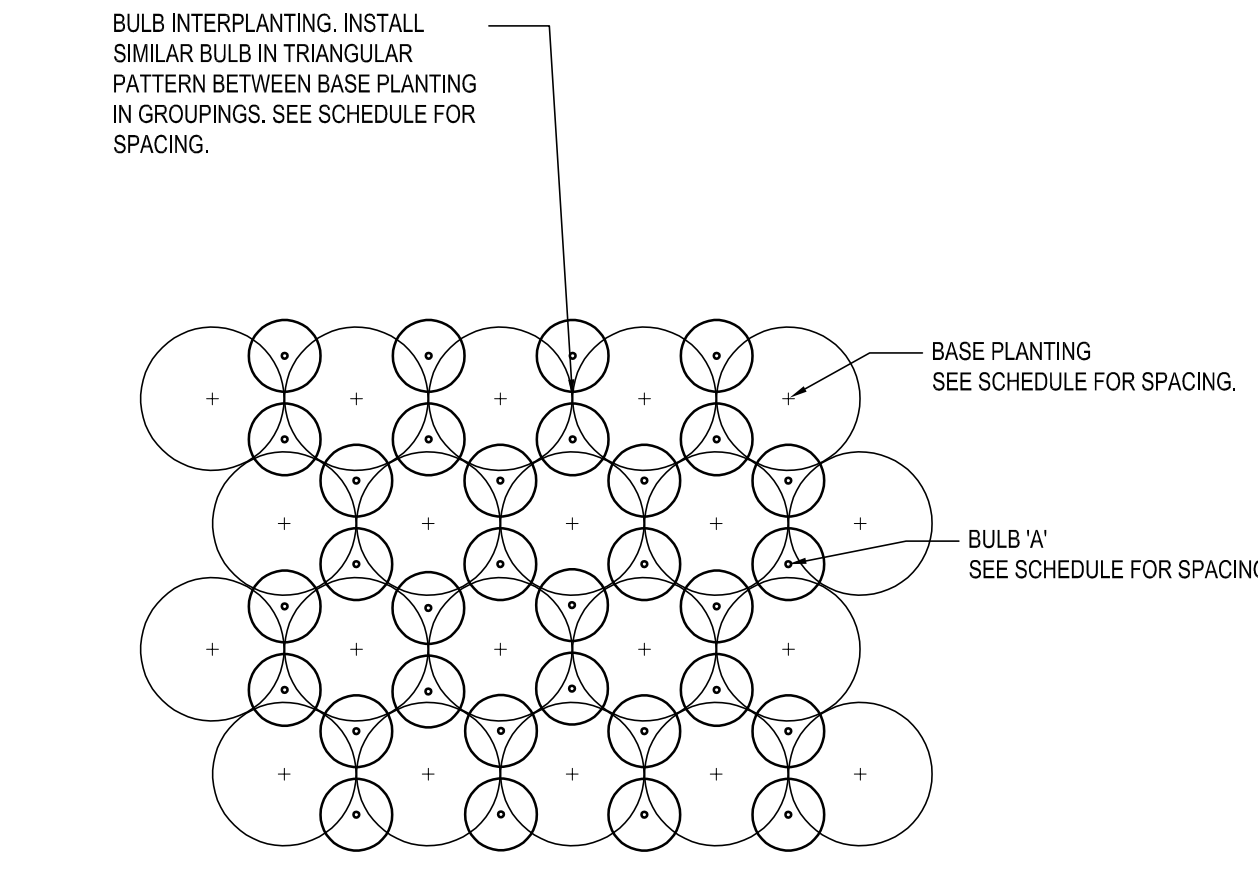
OPTION 1



GENERAL NOTES:
 1. TREES TO BE WRAPPED ONLY AS SPECIFIED. SEE PLANT SCHEDULE.
 2. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

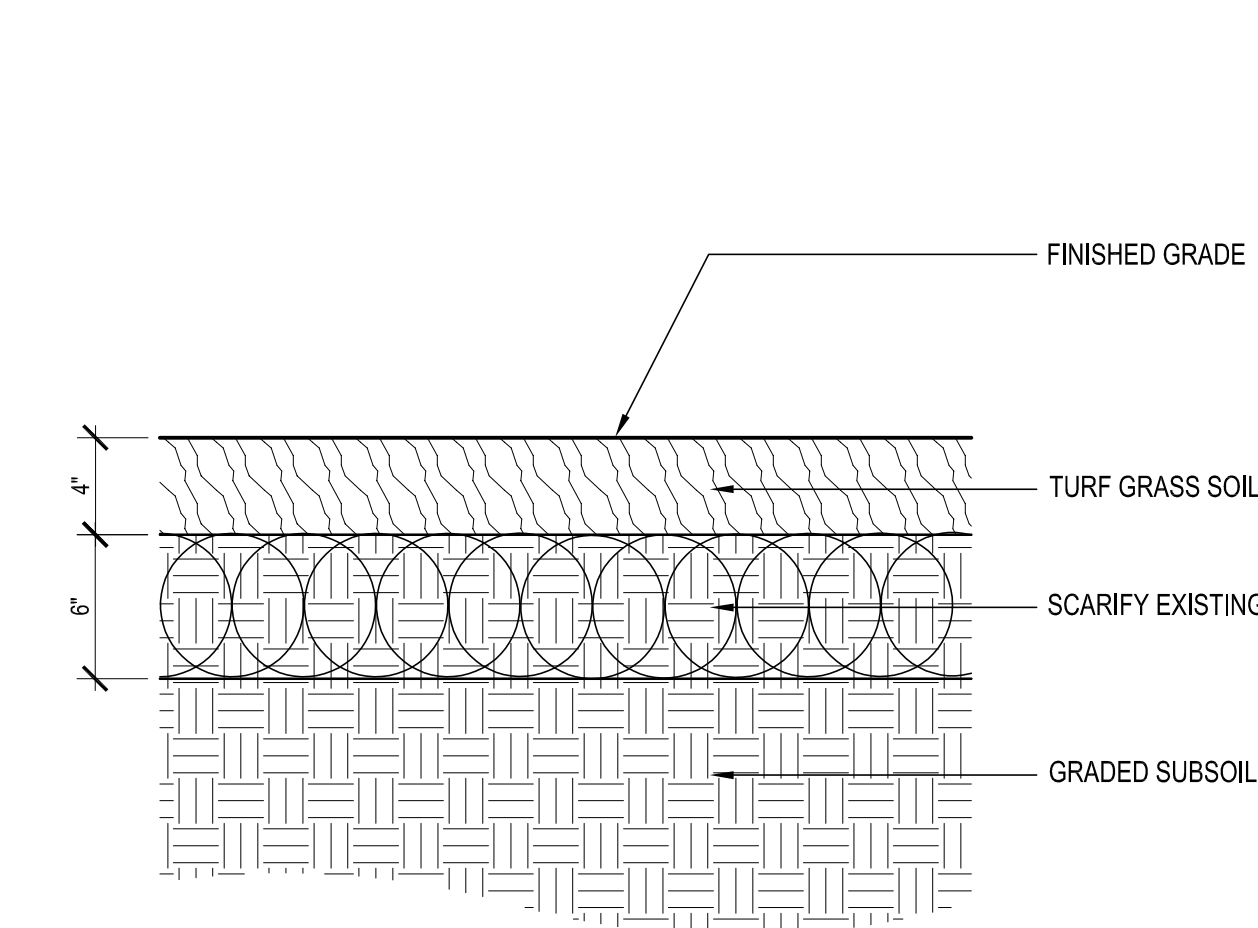
TREE WRAPPING

1-1/2" = 1'-0"



INTERMINGLED PERENNIAL/GRASS & BULB PLANTING

1-1/2" = 1'-0"



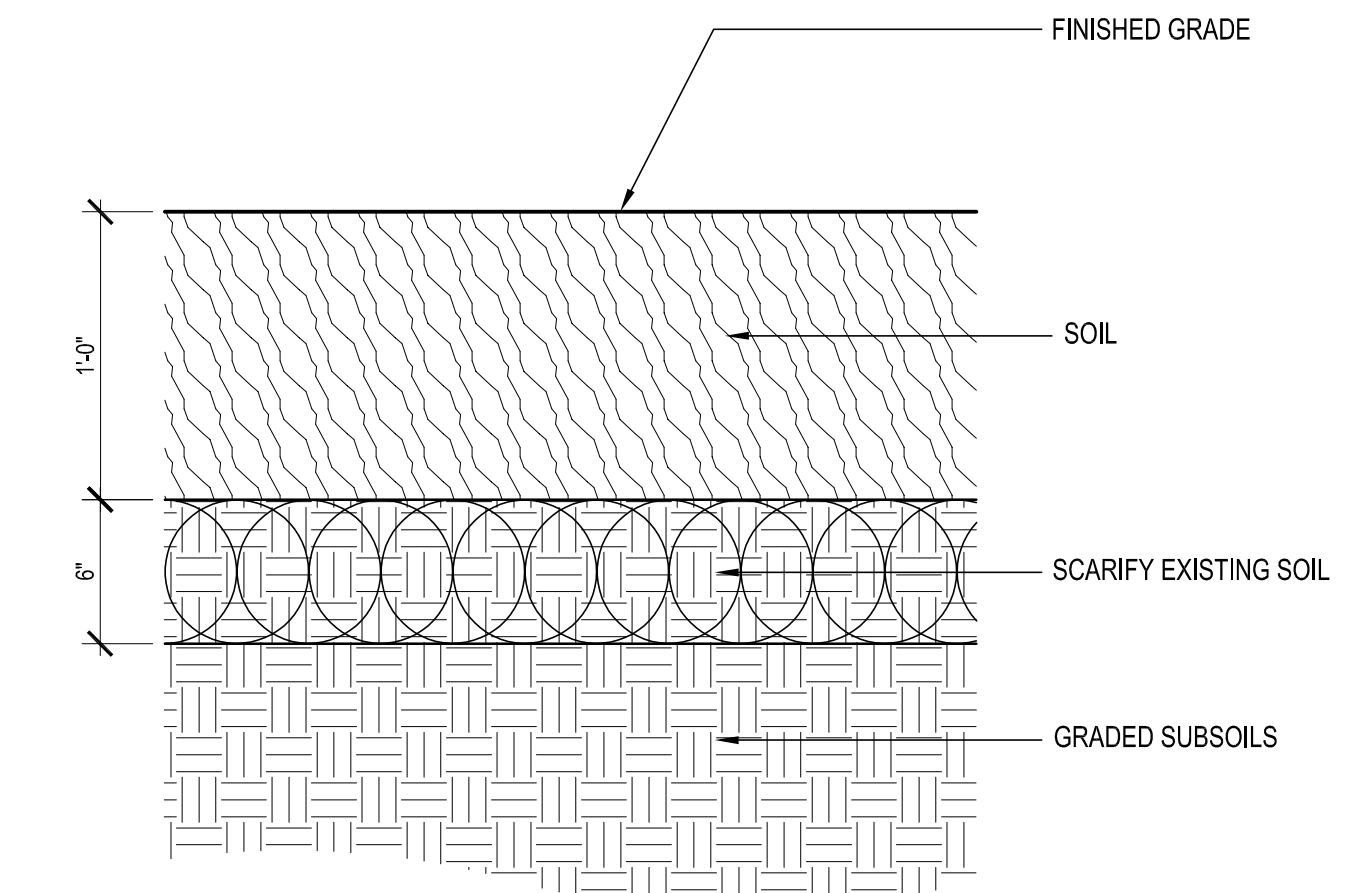
NOTES:
 1. SCARIFY SURFACE OF EACH SOIL LAYER AND BETWEEN EACH LIFT OF SOIL PLACED.
 2. SCARIFICATION SHALL BE 2" IN DEPTH BETWEEN LIFTS OF SOIL PLACED.
 3. SCARIFICATION SHALL BE 2" IN DEPTH WHERE SOIL MEETS TRANSITION LAYER.

SOIL PROFILE 1 - TURFGRASS

1-1/2" = 1'-0"

PLANTING PLAN NOTES

- VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
- THE SITE SHALL BE FINISH GRADED BY THE GRADING CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
- ANY CLEAN EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
- REFER TO SPECIFICATION FOR SOIL TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
- ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
- REFER TO SPECIFICATIONS FOR MULCH TYPE, DEPTH AND LOCATION.
- REFER TO PLANTING SPECIFICATIONS FOR MORE DETAILS.

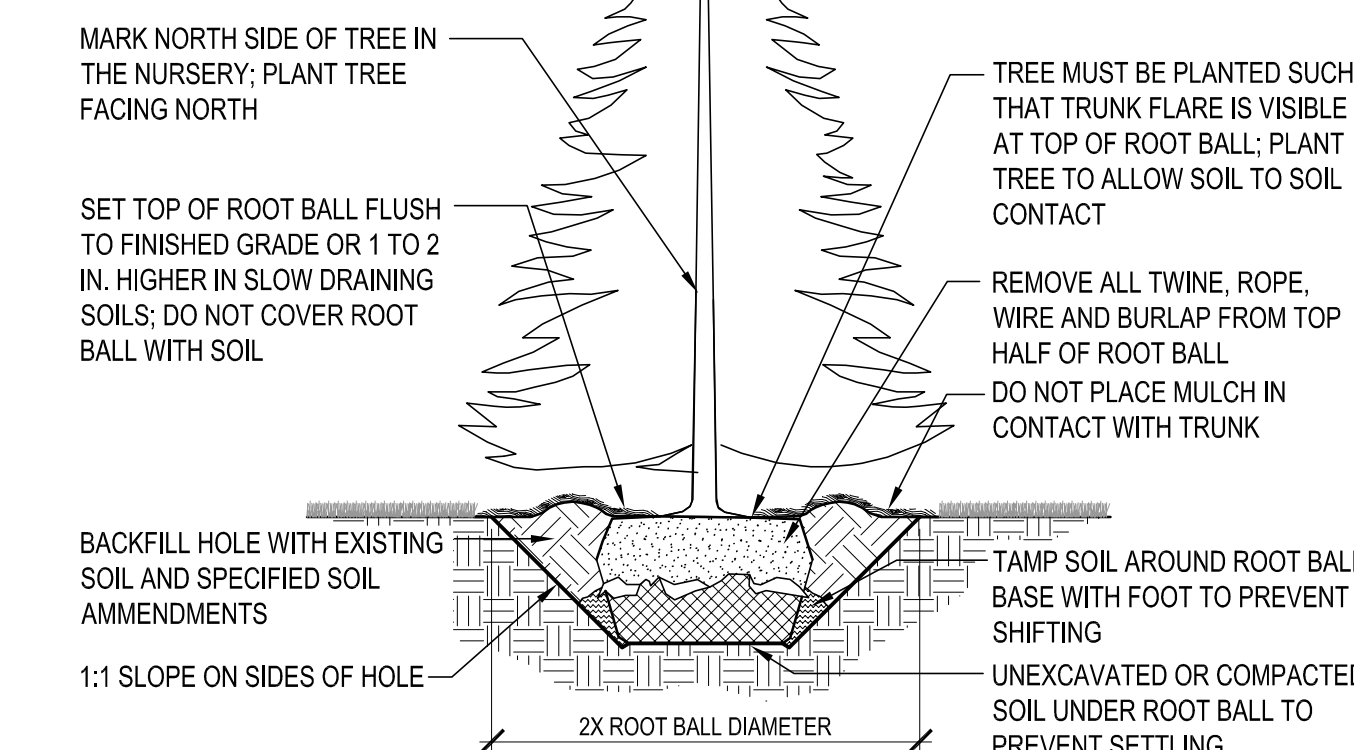


NOTES:
 1. SCARIFY SURFACE OF EACH SOIL LAYER AND BETWEEN EACH LIFT OF SOIL PLACED.
 2. SCARIFICATION SHALL BE 2" IN DEPTH BETWEEN LIFTS OF SOIL PLACED.
 3. SCARIFICATION SHALL BE 2" IN DEPTH WHERE SOIL MEETS TRANSITION LAYER.

SOIL PROFILE 2 - MIXED PLANTING

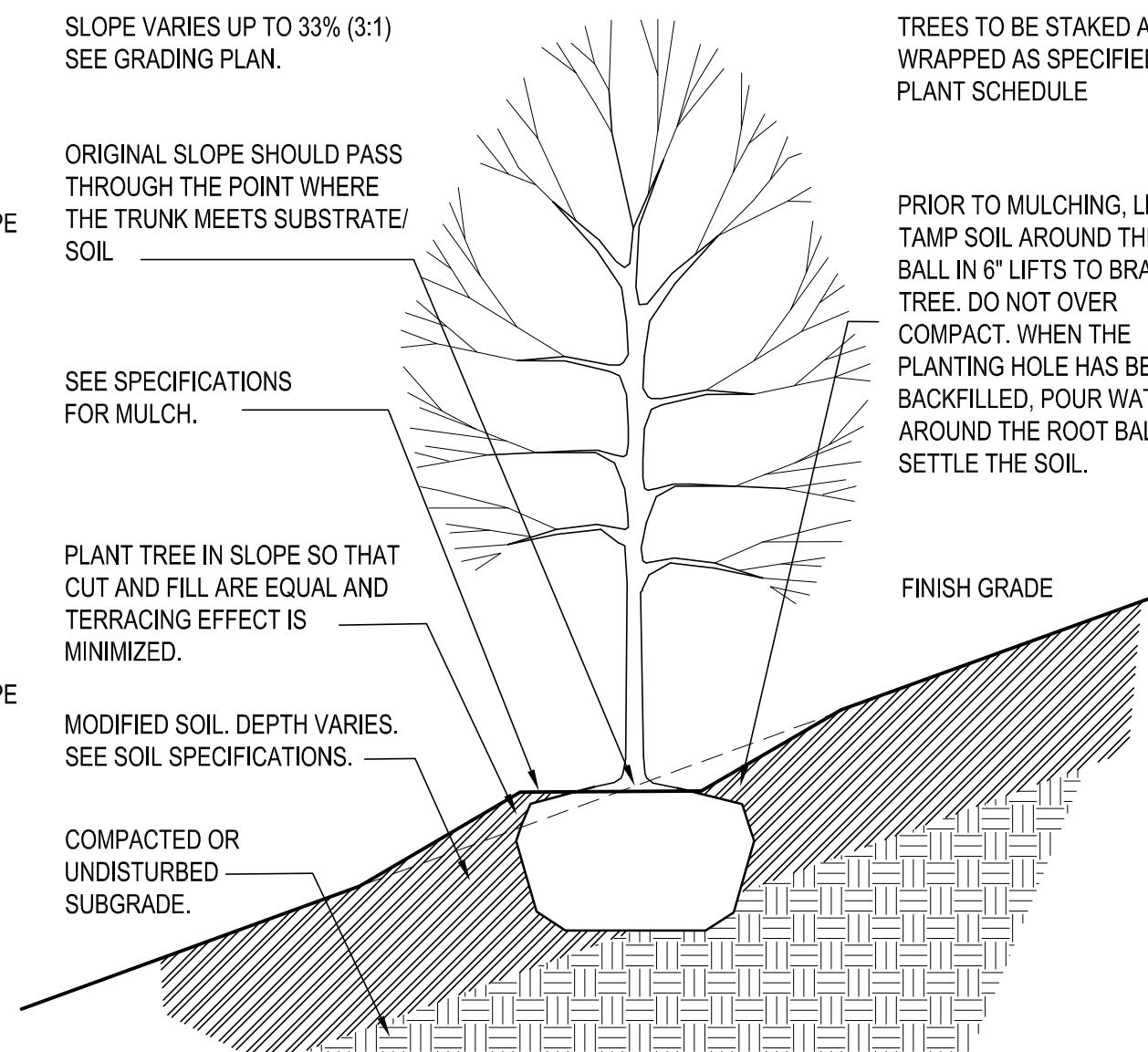
1-1/2" = 1'-0"

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



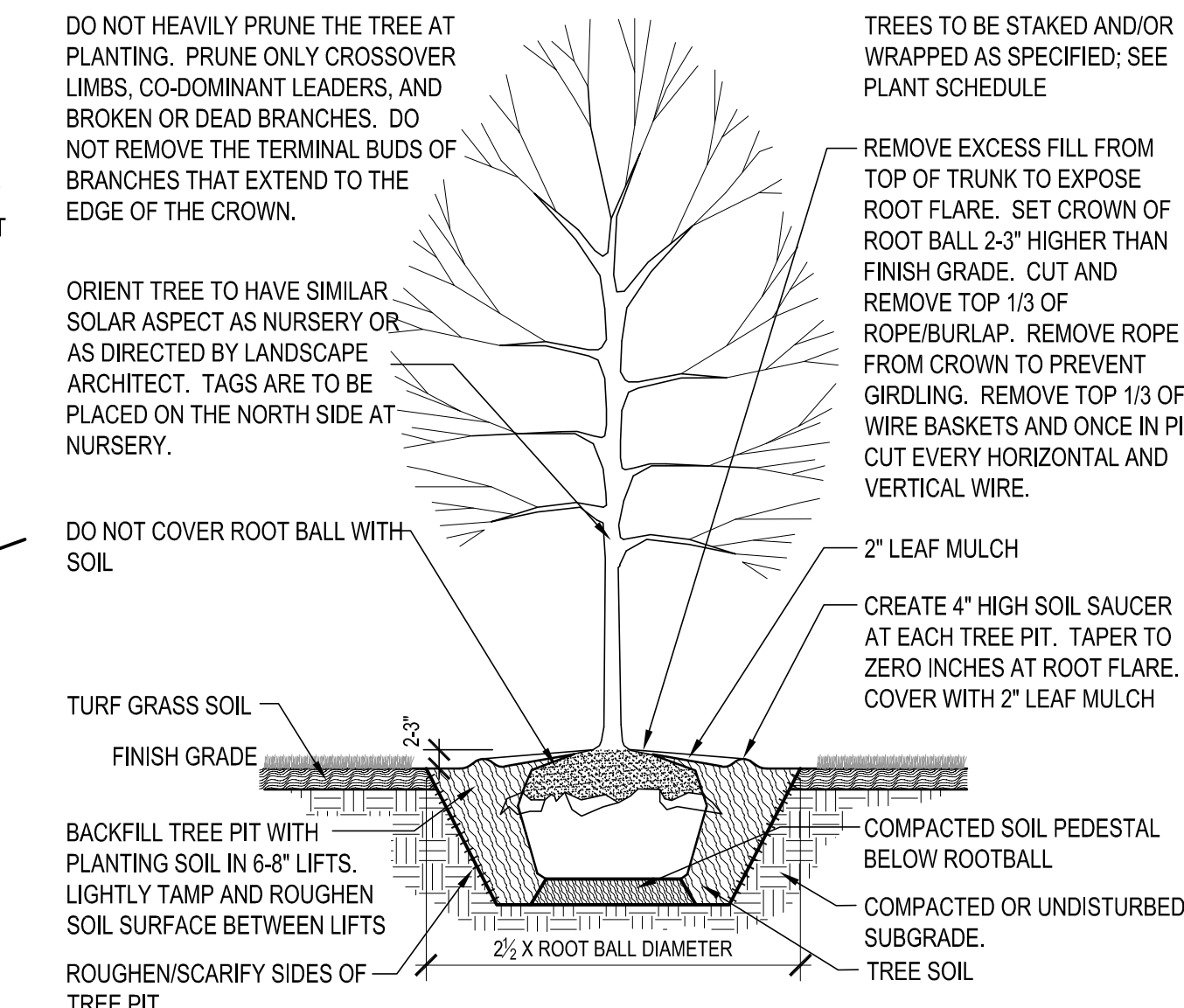
EVERGREEN TREE PLANTING

1-1/2" = 1'-0"



DECIDUOUS TREE PLANTING ON SLOPE

1-1/2" = 1'-0"



DECIDUOUS TREE PLANTING IN LAWN

1-1/2" = 1'-0"

STATE OF MISSOURI
 JAMES ANDREW KILMER
 NUMBER LA-2006060608
 EXPIRES 08/31/2014

CLAYCO
 THE ART & SCIENCE OF BUILDING
 2199 INNERBELT BUSINESS CENTER DRIVE
 ST. LOUIS, MISSOURI 63114
 PH 314.429.5100 FX 314.429.5157

Lamar Johnson Collaborative
 2199 INNERBELT BUSINESS CENTER DRIVE
 ST. LOUIS, MISSOURI 63114
 PH 314.429.5100

Stock & Associates
 Consulting Engineers, Inc.
 CIVIL ENGINEER

H2 Lighting Design
 LIGHTING DESIGNER

DRAWING ISSUE	
DESCRIPTION	DATE
SDSP	03/01/2021
CITY COMMENTS	03/30/2021
CITY COMMENTS	04/19/2021

BUILDING MAP

DRAWING TITLE
 Planting Schedule and Details

DRAWING NO.
L2.100

Job #

