

Planning Commission Public Hearing Report

- Meeting Date:** December 13, 2021
- From:** Shilpi Bharti, Planner *SB*
- Location:** South side of Outer 40 Road and east side of Schoettler Road
- Petition:** **P.Z. 18-2021 Legends at Schoettler Pointe (Stock and Associates)**: A request for a zoning map amendment from an “E-1/2 AC” Estate One-half Acre District to a “PUD” Planned Unit Development for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

SUMMARY

Lombardo Homes of St. Louis, LLC has submitted a request for a zoning map amendment from an “E-1/2 AC” Estate One-half Acre District to the “PUD” Planned Unit Development District. The petitioner is requesting to zone the property “PUD” Planned Unit Development District as part of a two-step zoning process. The first step in this process is to request a change of zoning to a conventional “E-1/2 AC” Estate One-half Acre District to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy the first step,



Figure 1: Subject Site Aerial

the Petitioner has submitted P.Z. 17-2021 concurrently with the “PUD” request.

“PUD” DISTRICT REGULATIONS

The Unified Development Code Section 31-03-04.K states that “the purpose of the PUD District is to encourage flexibility to 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 Unified Development Code requires that any zoning petition requesting a zoning map amendment to the PUD district meet four (4) General Requirements in order to fulfill the basic application requirements for a PUD.

- 1. All property that is at least four (4) contiguous acres shall be eligible for the PUD District designation.**

The property to be re-zoned to “PUD” is 9 acres.

- 2. All property to be zoned PUD or an existing PUD Zoning District being amended shall be under single ownership, or if under multiple ownership, then by written consent of all owners who agree to be bound by the PUD District designation and regulations.**

The subject properties included in the petition share a common legal ownership/interest.

- 3. The detailed standards set forth herein are minimum requirements, and it is the intent of this Section that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements. Satisfying the minimum standards set forth herein does not per se indicate that an application is entitled to a zoning change and notice is hereby given to that effect.**

The petition meets the minimum requirements and the Petitioner is aware that meeting these minimum requirements does not entitle the requested zoning map amendment. Additionally, the Petitioner is aware that requirements and conditions exceeding the minimum requirements may be imposed.

- 4. All utilities shall be installed underground.**

All utilities will be installed underground if this request is approved.

Next, the project is reviewed against the Minimum Design Requirements for a PUD District. There are four (4) minimum design requirements that must be met in order for the project to qualify to ask for a change of zoning to the PUD District. These four (4) items are:

- 1. Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district.**

P.Z. 17-2021 rezoning of property from "NU" & "R1" to "E-1/2 AC" satisfies the requirement and establishes the maximum development density be submitted.

- 2. Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.**

The PUD proposal currently includes a minimum of 30% open space.

- 3. Provision of perimeter buffer of at least thirty (30) feet in width.**

The Preliminary Development Plan includes a 30 foot perimeter buffer.

- 4. Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.**

Information pertaining to the Comprehensive Plan land use designation is included in the Staff Report for P.Z. 17-2021 and the PUD purpose statement from the Unified Development Code is cited at the outset of this section.

In addition to these requirements above, the Unified Development Code lists Design Features suggested to be used by developers when applying for PUD District zoning. Below is a list of some suggested Design Features from the City Code:

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
- Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public rights-of-way, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;

REQUEST

The applicant has submitted a Preliminary Development Plan and narrative for review. As shown in the Preliminary Development Plan, the applicant is proposing construction of a thirteen (13) single family-detached community, and preserving most of the existing wooded areas present on the northeast and northwest sides of the subject site that face South Outer 40 Road. As per the applicant, the homes built will be of adult series that are targeted to those 55 and over. The development will include seven (7) different varieties of ranch homes ranging from 1,600 sq ft to 2,500 sq ft. According to the plan, the site will be accessed by Schoettler Road. As public amenities, the applicant is proposing an octagon gazebo with ornamental plantings to be located at the entrance of the site, and a lookout pedestrian gathering space in the proposed cul-de-sac. The Development Standards requested by the applicant are:

Development Standards	E-1/2 AC District	Applicant Request
Lot Size	½ acres = 21,780 sq ft	10,000 sq ft
Maximum Height of structure	50 feet	45 feet
Front setback from any right of way	20 feet	20 feet
Side setback from property line	15 feet	5 feet
Density Requirement	39 dwelling units for 9 acres	13 dwelling units for 9 acres
Landscape Buffer	30 feet	30 feet

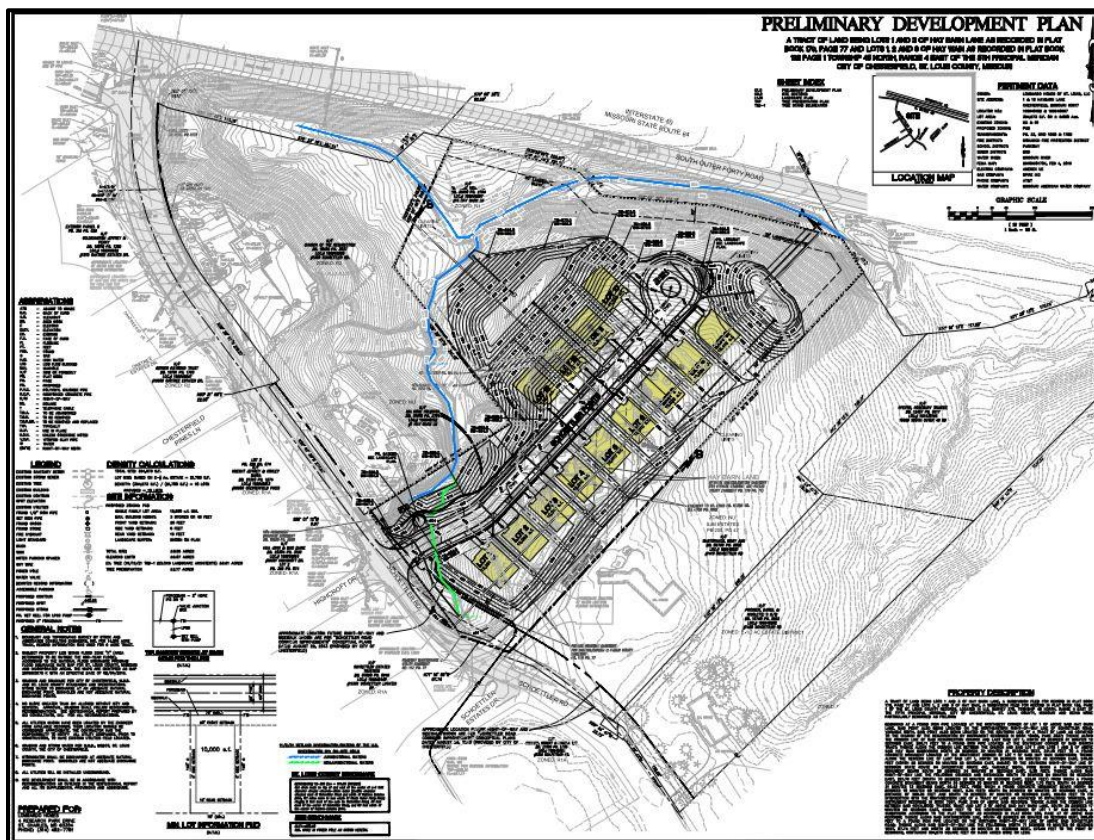


Figure 2: Preliminary Plan

A public hearing further addressing the request will be held at the December 13th, 2021 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner’s Narrative Statement and Preliminary Plan packet.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
4. Preliminary Development Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, December 13, 2021 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates): A request for a zoning map amendment from the “NU” Non-Urban District and “R1” Residential District to an “E-1/2 AC” Estate One-half Acre District for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

And

P.Z. 18 -2021 Legends at Schoettler Pointe (Stock and Associates): A request for a zoning map amendment from an “E-1/2 AC” Estate One-half Acre District to a “PUD” Planned Unit Development for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

PROPERTY DESCRIPTION

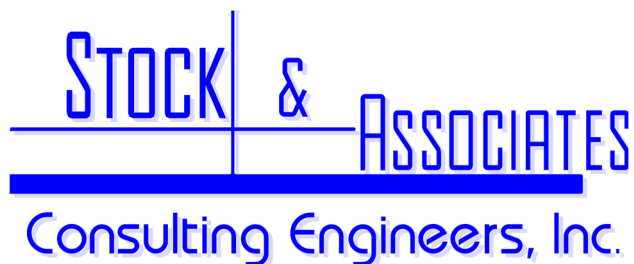
TRACTS OF LAND BEING LOTS 1 AND 3 OF HAY BARN LANE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 192, PAGE 1 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN US SURVEY 370, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



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 Planner Shilpi Bharti at 636.537.4743 or via e-mail at Sbharti@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.





PROJECT NARRATIVE ASSOCIATED WITH

Legends at Schoettler Pointe

Date: November 29, 2021
(Stock Project No. 221-6964)

On behalf of Lombardo Homes, Stock & Associates Consulting Engineers Inc, respectfully requests the City of Chesterfield's consideration in rezoning a comprised 9.058 Ac. tract from Non-Urban "NU" & R-1 Residence District to a Planned Unit Development (PUD) for the construction of a thirteen (13) single family-detached community to be known as Legends at Schoettler Pointe.

Lombardo Homes will be offering their active adult series of homes (see examples of in attached photos in separate documents) that are age targeted (not restricted) to those 55 and over. The seven (7) available plans are all ranch style homes ranging from 1600 to just over 2500 sq. ft. The buyers tend towards empty nesters or approaching that phase of their life. These buyers have also entered into their high-earning years, and the community starts around \$675,000 with an expected transaction average of \$825,000-\$900,000.

The Development will adhere to the City of Chesterfield and the Metropolitan St. Louis Sewer District's stormwater requirements. The site does not allow for a gravity sanitary system, therefore a low pressure sanitary sewer system with a public forcemain will be installed. This is a single phase development. The expectation is following re-zoning and permitting that this would be complete in a four to five month period, with an anticipated 13-lot sellout in twelve to fifteen months.

The topography of the property is difficult, dropping off substantially from South to North, East, and West. In addition, Jurisdictional tributaries are located on the property. In order to accommodate the conditions of the property, address storm water drainage, provide utilities, public streets, common ground, buffering, and address compatibility, a Planned Unit Development is requested. The purpose of the PUD District is "to promote the most appropriate use of the land". Presumably the "most appropriate use" of the subject site is Residential Single Family- Detached since the Comprehensive Plan designation for the subject site is "Suburban Neighborhood" and the adjacent properties are Single Family-Detached. The property will require grading and clearing to meet its "most appropriate use". Lombardo Homes has incorporated unique features to provide for exceptional site design including, but not limited to:

- A. The 13 lots have been placed beginning in the southwest corner of the site to minimize disturbance and grading in the northern portion of the site. This positioning retains the existing site topography, soils, vegetation and slopes along the north. The proposed grading softens the existing steep terrain but continues the existing direction of slope as a reflection of the original topography.
- B. Retention of heavily wooded/landscape common ground/common open space in the

257 Chesterfield Business Parkway, St. Louis, MO 63005

636.530.9100 – Main | 636.530.9130 – Fax

www.stockassoc.com | general@stockassoc.com

- northwest & northeast portions of the site.
- C. Extensive professionally landscaped buffers, in addition to preservation of existing tree canopy along the northwest and northeast buffer common ground/common open space.
 - D. Adherence to MSD stormwater requirements. The grading and stormwater management facilities contemplated by the proposed plan are necessary to meet MSD requirements. The proposed grading and stormwater management facilities will improve existing runoff conditions through the installation of a two nested bioretention basins. These basins will provide volume reduction for the first 1.14” inch of stormwater runoff and reduce the post-developed runoff rate for the 2-year through 100-year event to be below the predevelopment conditions.
 - E. Common Ground Public Amenities
 - 1. Main Entry: Octagon gazebo with tiered retaining wall and ornamental planting. Located at the entrance to the development, the location of this amenity adjacent to Schoettler Road, allows for a sitting/meeting area for walkers along Schoettler Road & residents within the Subdivision.
 - 2. Cul-de-sac: “Lookout”/pedestrian gathering space with benches, pavers, and ornamental plantings.

Attachment A: Requests are as Follows:

I. Specific Criteria

A. Permitted Uses

- 1. Dwellings, Single Family-Detached

B. Density Requirement

- 1. The total number of residential dwellings units shall not exceed thirteen (13).

C. Development Standards

- 1. Minimum lot size shall be 10,000 square feet
- 2. Maximum height of all structures of three (3) stories or forty-five (45) feet.
- 3. Structure setbacks shall be as follows:
 - a. Twenty (20) feet from any roadway right-of-way.
 - b. Five (5) feet from any side property line.
 - c. Fifteen (15) feet from any rear property.

D. Parking and Loading Requirements

- 1. Parking and loading spaces for this development as required in the City of Chesterfield Unified Development Code.

E. Landscape and Tree Requirements

- 1. Landscape and Tree Preservation as required in the City of Chesterfield Unified Development Code.
- 2. Landscape Buffer Requirements

a. A thirty (30) foot Landscape Buffer along the perimeter of this development.

3. A minimum of thirty percent (30.0%) of the existing tree canopy shall be maintained.

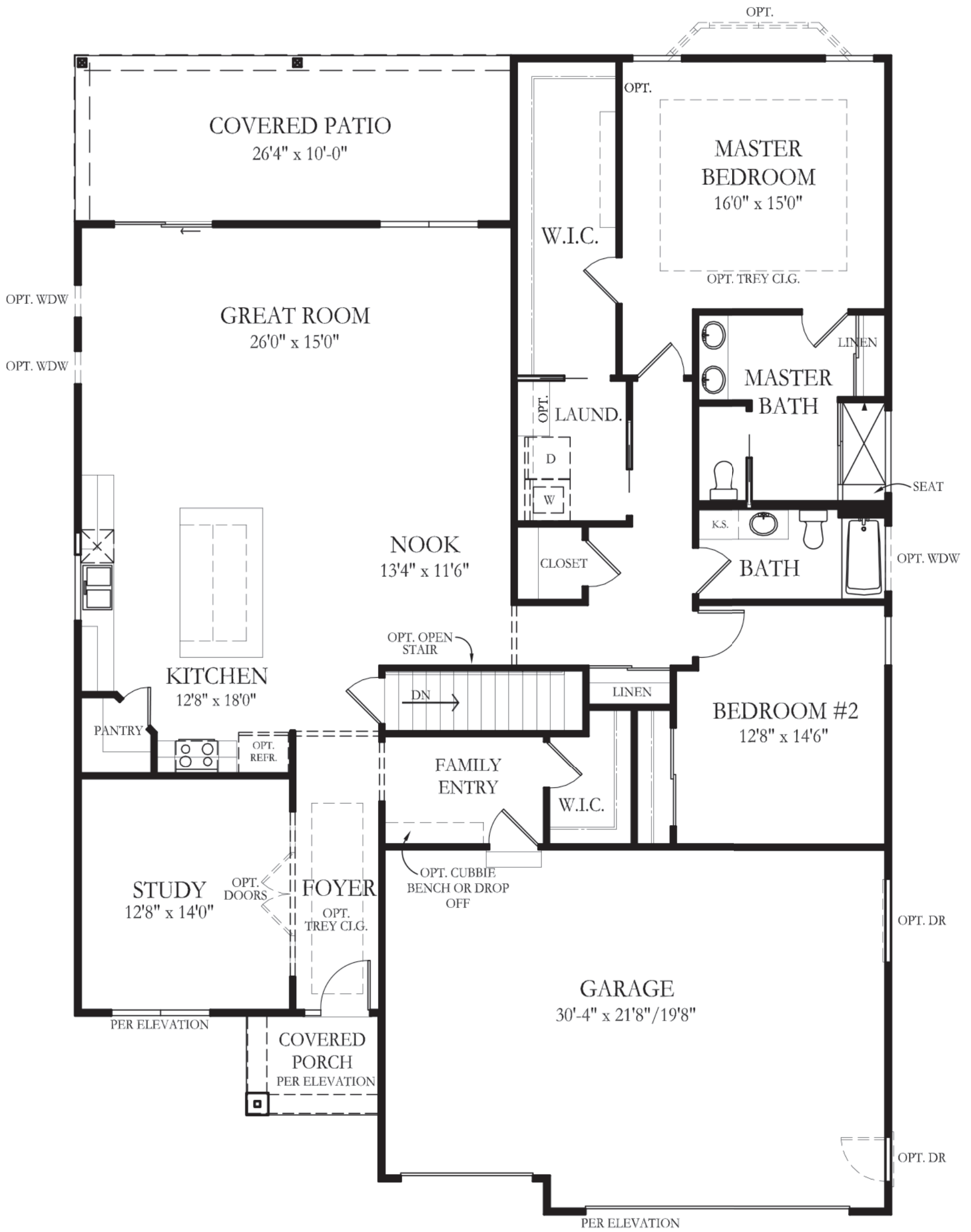
4. A minimum of thirty percent (30.0%) Common Open Space or Common Ground for this development.

F. Light Requirements

1. Residential site lighting in accordance with City of Chesterfield Unified Development Code.

Lombardo
H • O • M • E • S

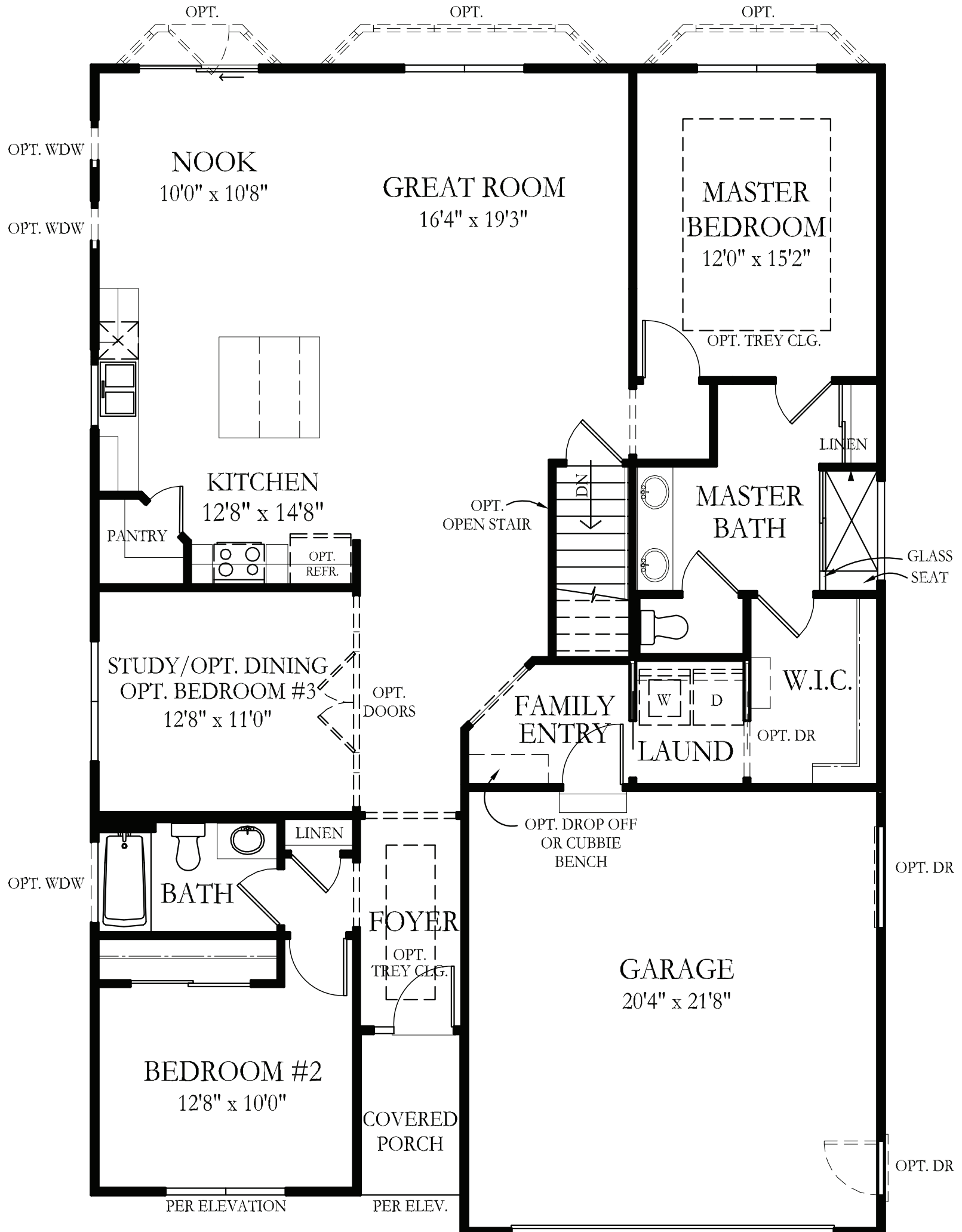




FIRST FLOOR PLAN

Lombardo
H • O • M • E • S

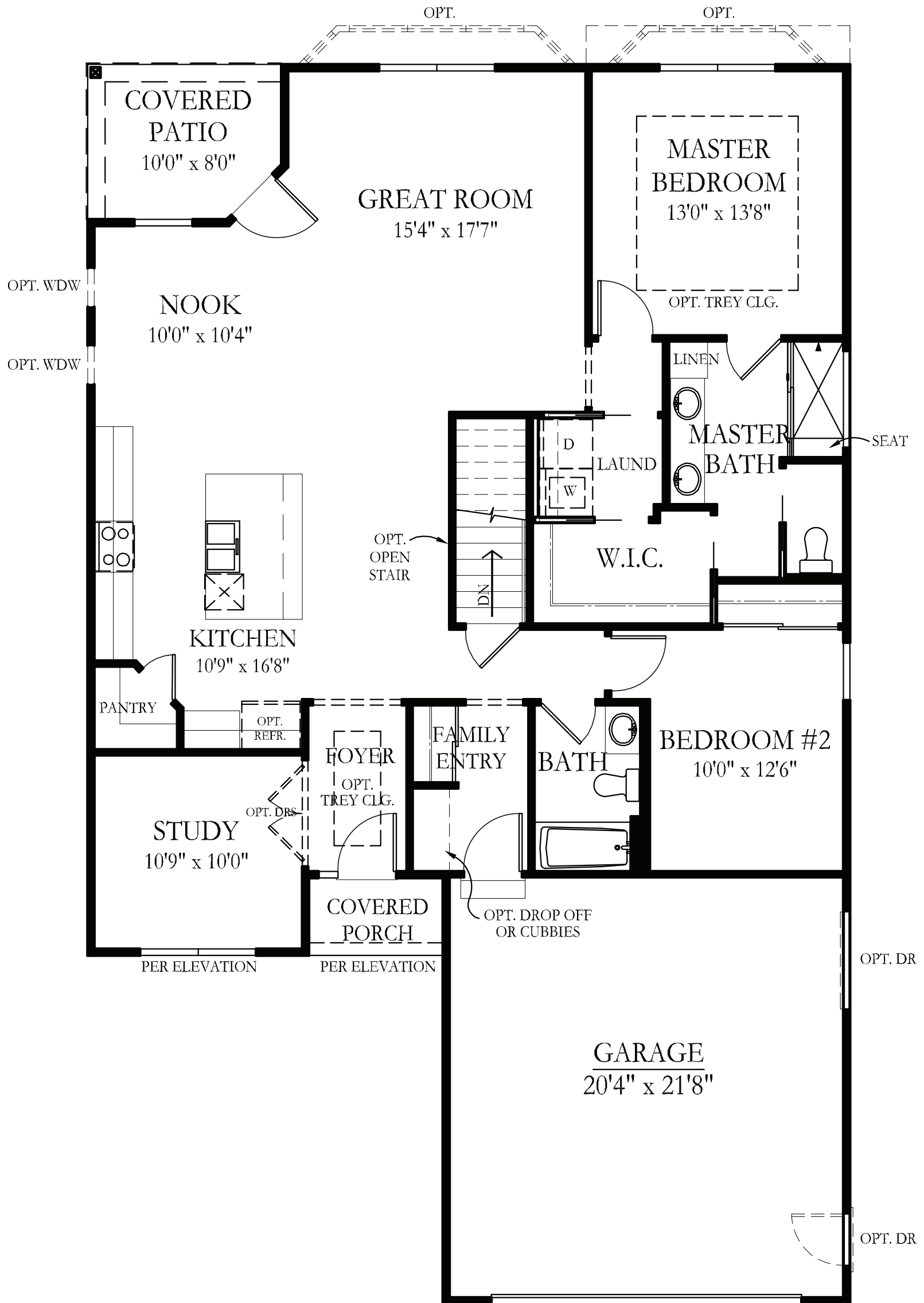




FIRST FLOOR PLAN

Lombardo
H • O • M • E • S

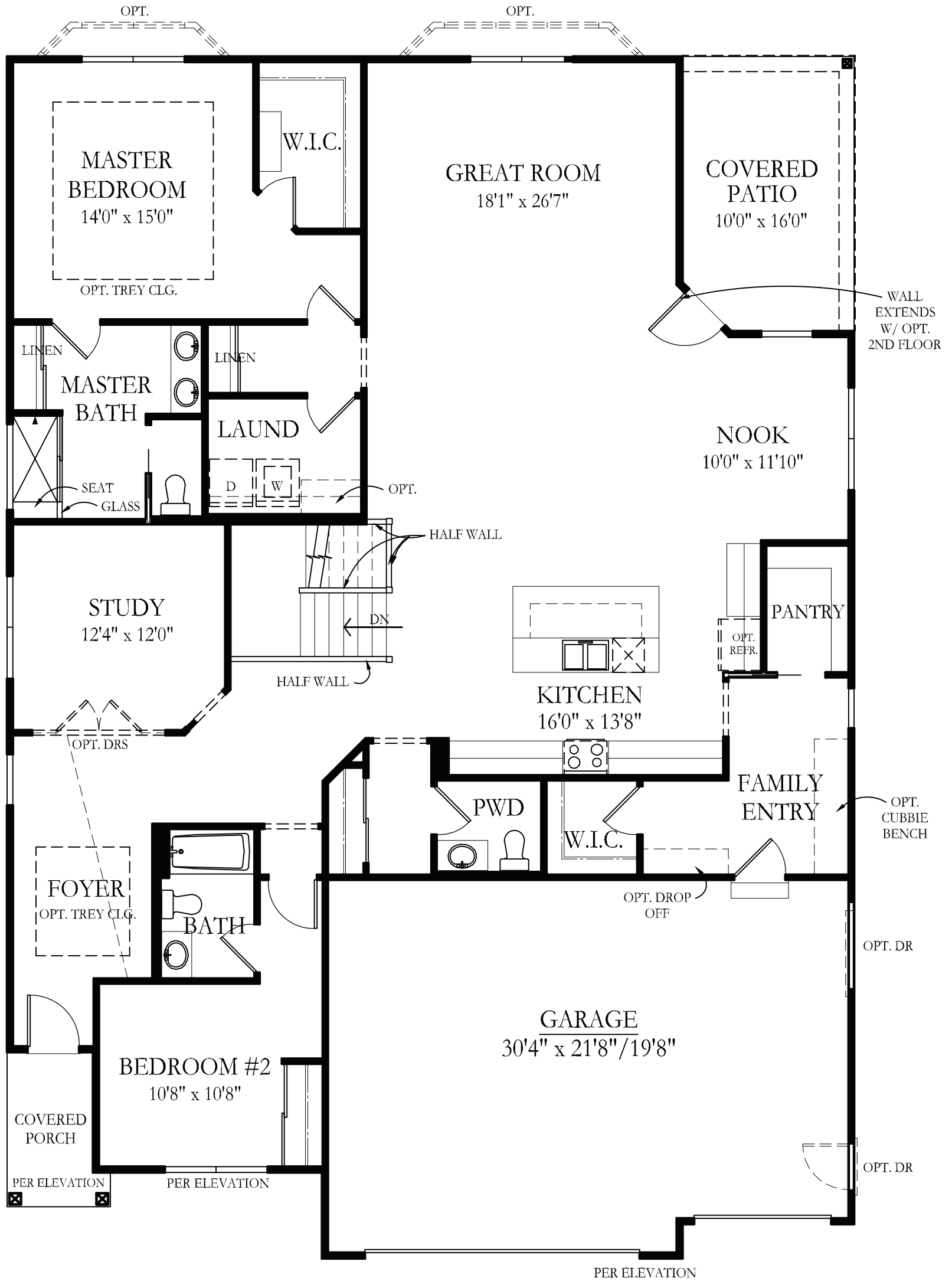




FIRST FLOOR PLAN

Lombardo
H • O • M • E • S

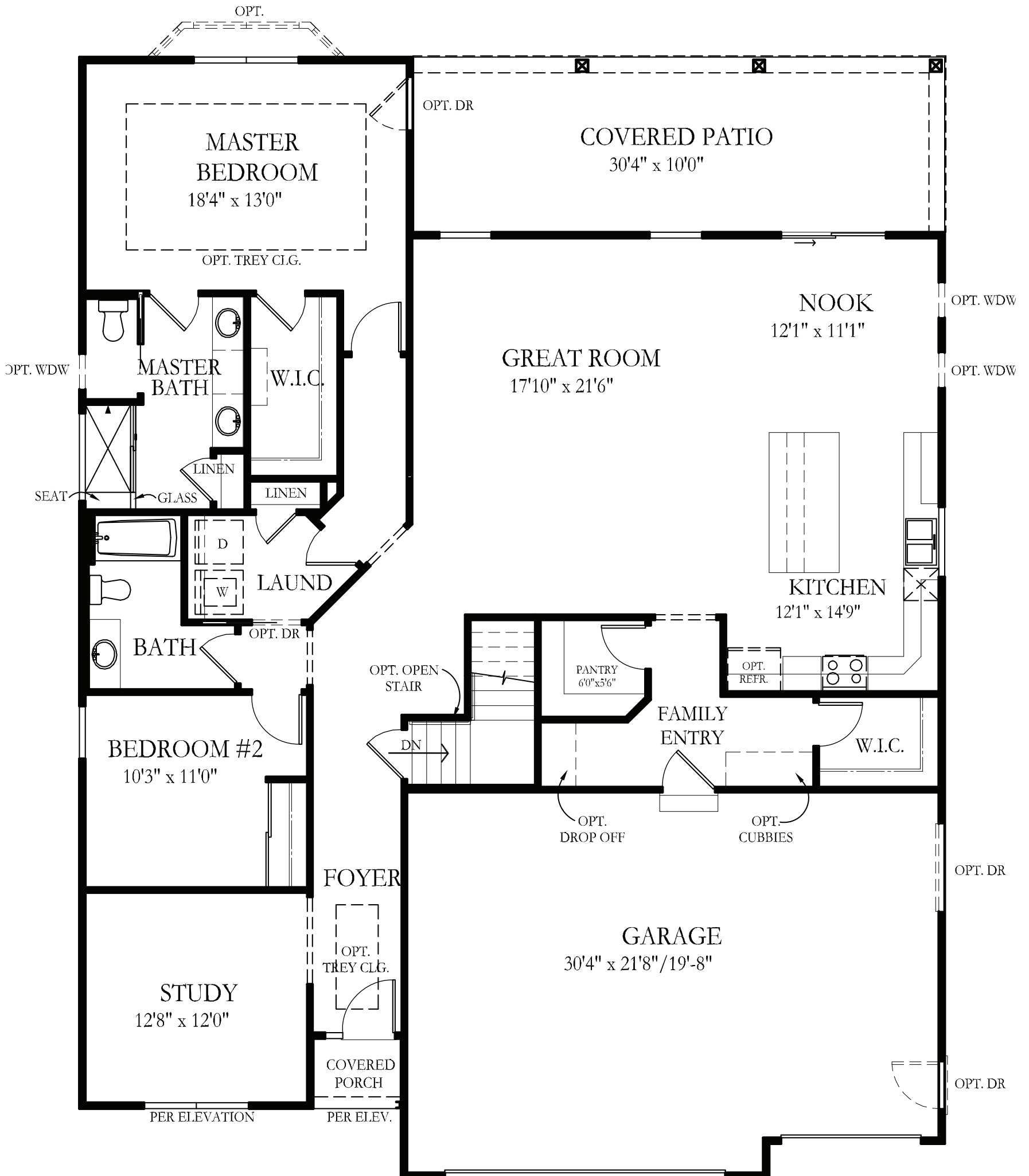




FIRST FLOOR PLAN

Lombardo
H·O·M·E·S





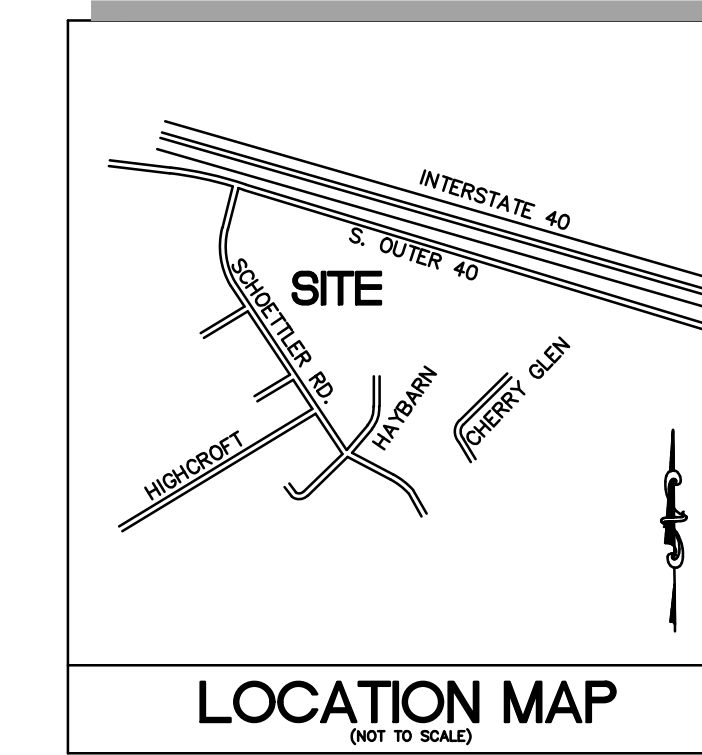
FIRST FLOOR PLAN

PRELIMINARY DEVELOPMENT 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

SHEET INDEX

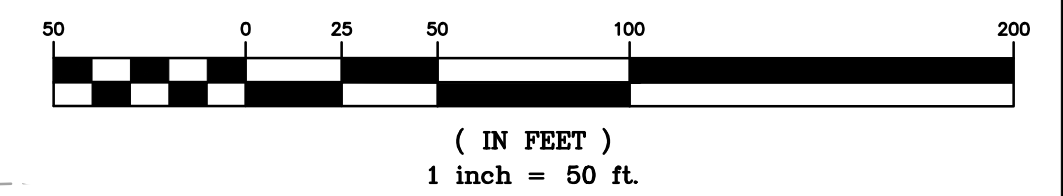
C1.0 PRELIMINARY DEVELOPMENT PLAN
C2.0 SITE SECTIONS
L1.01 LANDSCAPE PLAN
TTP TREE PRESERVATION PLAN
TSD-1 TREE STAND DELINEATION



PERTINENT DATA

OWNER: LOMBARDO HOMES OF ST. LOUIS, LLC
SITE ADDRESS: 1 & 15 HAYBARN LANE
CHESTERFIELD, MISSOURI 63017
LOCATOR NO.: 195640152 & 195640657
LOT AREA: 394,573 S.F. OR ± 9.058 Acs.
EXISTING ZONING: NU & R1
PROPOSED ZONING: PUD
MUNICIPALITY: PG. 22, GRID 168B & 178B
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: MSD
WATER SHED: MISSOURI RIVER
FEMA MAP: 2918BC0170K, FEB. 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

GRAPHIC SCALE



ABBREVIATIONS

ATO - ADJUST TO GRADE
B.C. - BACK OF CURB
C.O. - CLEANOUT
DB. - DEED BOOK
E. - ELECTRIC
ELEV. - ELEVATION
EX. - EXISTING
F.C. - FACE OF CURB
FL. - FLOWLINE
FT. - FEET
FND. - FOUND
G. - GAS
H.W. - HIGH WATER
LFB. - LOW FLOW BLOCKED
M.H. - MANHOLE
N/F. - NOW OR FORMERLY
PB. - PLAT BOOK
P.C. - PAGE
PR. - PROPOSED
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
R/W. - RIGHT-OF-WAY
SQ. - SQUARE
T. - TELEPHONE CABLE
T.B.A. - TO BE ABANDONED
T.B.R. - TO BE REMOVED
T.B.R.&R. - TO BE REMOVED AND REPLACED
TYP. - TYPICAL
U.I.P. - USE IN PLACE
U.O.N. - UNLESS OTHERWISE NOTED
V.C.P. - VITRIFIED CLAY PIPE
W. - WATER
(86'W) - RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
ACCESSIBLE PARKING
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM
PR. WET WELL FOR LPSS PUMP
PROPOSED 2" FORCEMAIN

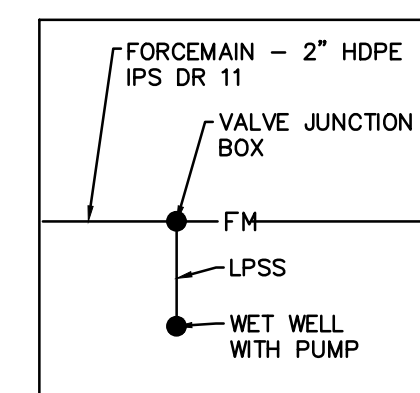
DENSITY CALCULATIONS:

TOTAL SITE: 394,573 S.F.
LOT SIZE: BASED ON E-1 AC. ESTATE = 21,780 S.F.
DENSITY: (394,573 S.F.) / (21,780 S.F.) = 18 LOTS
PROVIDED = 13 LOTS

SITE INFORMATION:

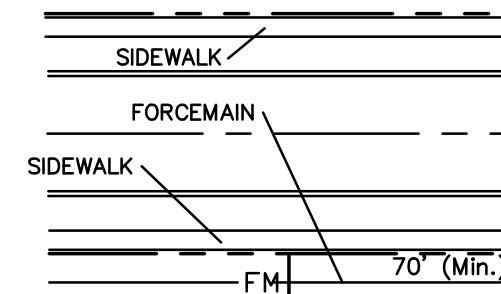
PROPOSED ZONING: PUD
SINGLE FAMILY LOT AREA: 10,000 s.f. MIN.
MAX. BUILDING HEIGHT: 3 STORES OR 45 FEET
FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 5 FEET
REAR YARD SETBACK: 15 FEET
LANDSCAPE BUFFER: SHOWN ON PLAN

TOTAL SITE: ±9.06 ACRES
CLEARING LIMITS: ±6.07 ACRES
EX. TREE (10/15/21 TSD-1 DELONG LANDSCAPE ARCHITECTS) ±6.61 ACRES
TREE PRESERVATION: ±2.17 ACRES



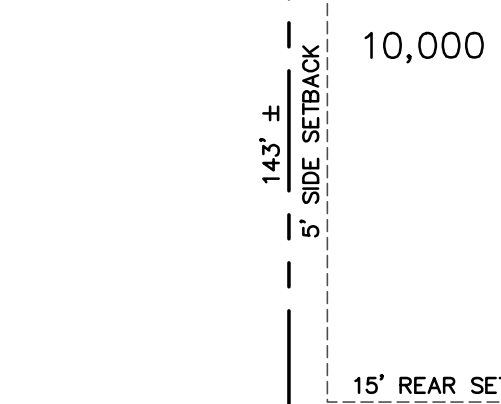
TYP. SANITARY SERVICE AT EACH HOME FOR THE LPSS

(N.T.S.)



TYP. SANITARY SERVICE AT EACH HOME FOR THE LPSS

(N.T.S.)



TYP. SANITARY SERVICE AT EACH HOME FOR THE LPSS

(N.T.S.)

GENERAL 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 2918BC0170K 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 GEOTECHNICAL APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY SCI CONSULTANTS, INC. FOR ALL RECOMMENDATIONS.
- 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., WOODOT, 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.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.

PREPARED FOR:

LOMBARDO HOMES
4 RESEARCH PARK DRIVE
ST. CHARLES, MO 63304
PHONE: (314) 482-7781

MIN. LOT INFORMATION PUD

(N.T.S.)

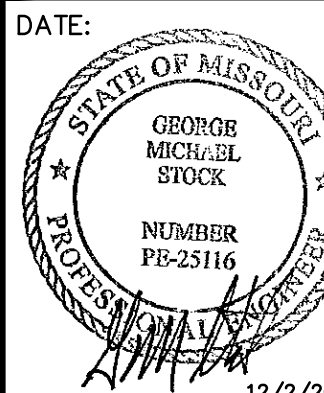
ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12-358 Elev = 614.33 (NGVD29)
Circ 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, 61 meter more or less south of South Outer Forty Road, roughly 2 feet west of the curb on Schoettler Road, 30 feet west of the center of Oaktree Estates Drive.

SITE BENCHMARK

ELEV = 600.80
R.I. SPIKE IN POWER POLE AS SHOWN HEREON.

PRELIMINARY DEVELOPMENT PLAN FOR:
LEGENDS AT SCHOETTLE POINT
#1 & #15 HAYBARN LANE
CHESTERFIELD, MISSOURI 63017



DATE: 12/2/2021
GEORGE M. STOCK - E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- 2021/12/2 MSD DELETION OF PUMP STATION & ADDITION OF ANENITIES

DRAWN BY: G.M.S.
CHECKED BY: G.M.S.
DATE: 09/28/2021
JOB NO.: 221-6964
K.S.G. P. -
SCALE MAP P. 195
S.L.G. MAT P. #
HAT MAP P. #
M.D.N.R. #

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: C1.0

DATE: 09/28/2021

JOB NO.: 221-6964

SCALE MAP P. 195

HAT MAP P. #

M.D.N.R. #

SHEET TITLE:

PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: C1.0

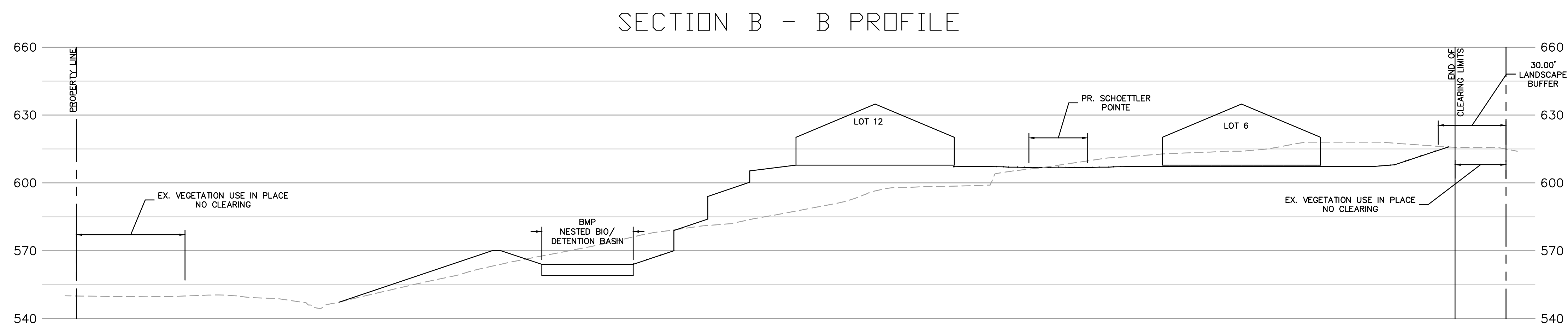
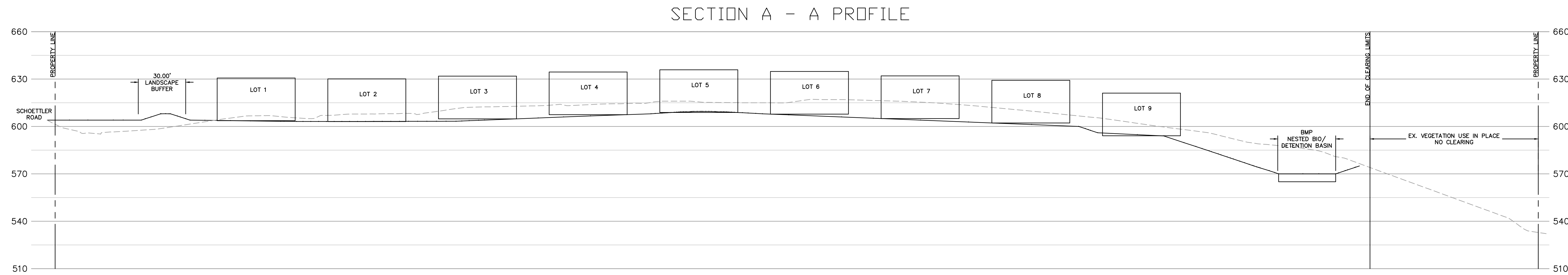
DATE: 12/2/2021

GEORGE M. STOCK - E-25116

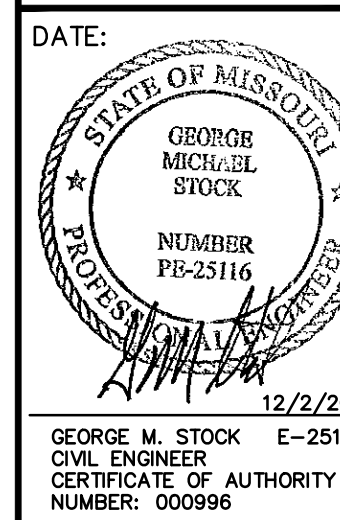
CIVIL ENGINEER

CERTIFICATE OF AUTHORITY

NUMBER: 000996



SECTIONS
SCALE: HORZ: 1"=30'
VERT: 1"=30'



REVISIONS:

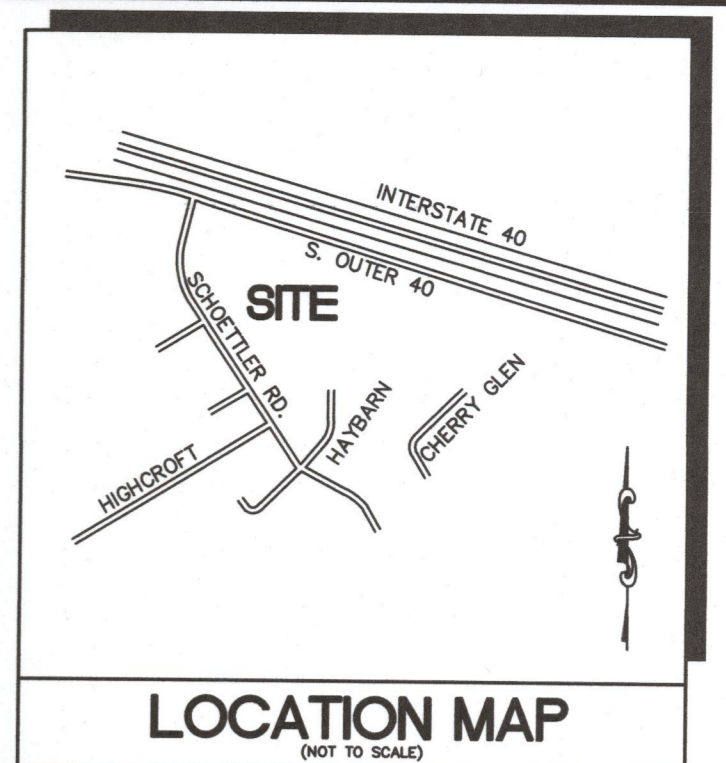
- 2021/12/2 MSD DELETION OF PUMP STATION & ADDITION OF AMENITIES

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 09/28/2021	JOB NO: 221-6964
S.E.D. P.# -	BASE MAP P.# 195
S.L.C. MAT.# -	MAT SUP.# -
M.D.N.R.# -	

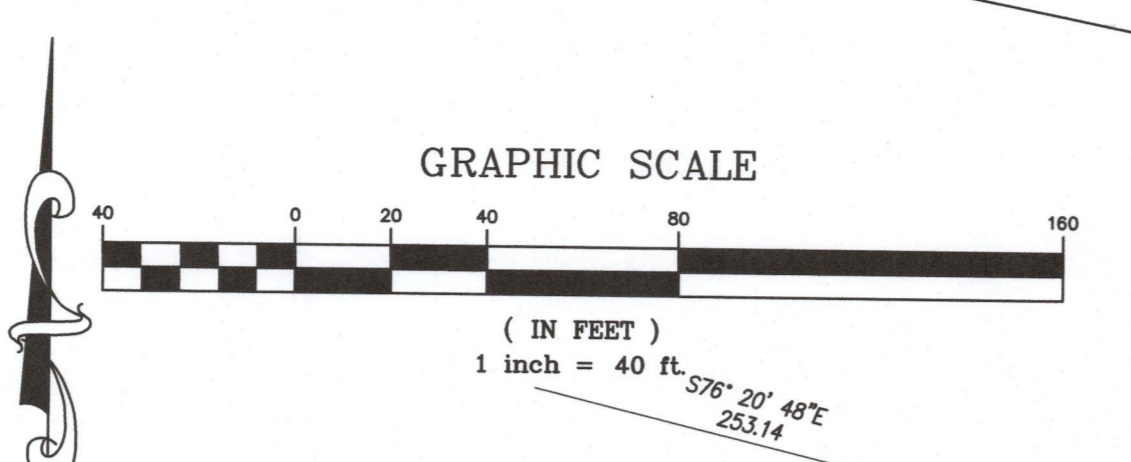
SHEET TITLE:
SITE SECTIONS
 SHEET NO.:
C2.0

BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY

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



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



ABBREVIATIONS	
C.O.	CLEANOUT
DE.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.A.	MANHOLE
N/F.	NOW OR FORMERLY
PC.	PLAT BOOK
P.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.C.P.	TELEPHONE CABLE
V.C.P.	VETTERED CLAY PIPE
W.	WATER
W.M.	WATER MAIN
M.B.	MAIL BOX

- Notes:
- Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 208975-15-1, with an effective date of May 19, 2015 at 8:00 a.m. for research of assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple estate hereafter vested in:
 - Gale A. Hill and Dolores K. Hill, his wife as to Parcel 1 and Gale A. Hill Trustee of the Gale A. Revocable Living Trust uti June 29, 1998, as to Parcel 2
 - Title Commitment No. 208975-15-1 with Schedule B-Section 2 exceptions:
 - (a) Item No. 8. Subject to Building lines, easements, covenants, conditions and restrictions as set forth in plat recorded in Plat Book 179 at Page 77 of the St. Louis County Records, and all subsequent amendments thereto. The restrictions listed on said plat in Book 6880 Page 2091 no longer affect the subject property. (Both Parcels) "SHOWN"
 - (b) Item No. 9. Subject to Building lines, easements, covenants, conditions, and restrictions as set forth in plat recorded in Plat Book 192 at Page 1 of the St. Louis County Records, and all subsequent amendments thereto. The restrictions listed on said plat in Book 6880 Page 2091 and Book 7349 Page 451 no longer affect the subject property (Parcel 2) "SHOWN"
 - (c) Item No. 10. Subject to Easement granted to St. Louis County Water Company recorded on October 23, 1974 in Book 6790 at Page 1832 of the St. Louis County Records. (Parcel 1) "SHOWN"
 - (d) Item No. 11. Subject to Easement granted to The Metropolitan St. Louis Sewer District recorded on May 26, 1994 in Book 10208 at Page 268 of the St. Louis County Records. (Parcel 1) "SHOWN"
 - (e) Item No. 12. Subject to Easement granted to Laclede Gas Company recorded on August 15, 1978 in Book 7084 at Page 2138 of the St. Louis County Records. (Parcel 2) "SHOWN"
 - (f) Item No. 13. Terms and Conditions of the Commercial Sale Contract dated April 14, 2015 and executed by Mia Rose Holdings LLC, Buyer(s), and Gale & Dolores Hill, Seller(s), and any amendments thereto. "NOT SHOWN" Not surveyed related.

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK 12-358 Elev = 614.33 (NGVD29)
 Cut circle mark on 6" and east of the center of a 6 foot diameter circular concrete storm water junction chamber situated west of Schoettler Road and north of Oakme Estates Drive, 0.11 miles more or less south of South Outer Forty Roads 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 Oakme Estates Drive.

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

Property Description

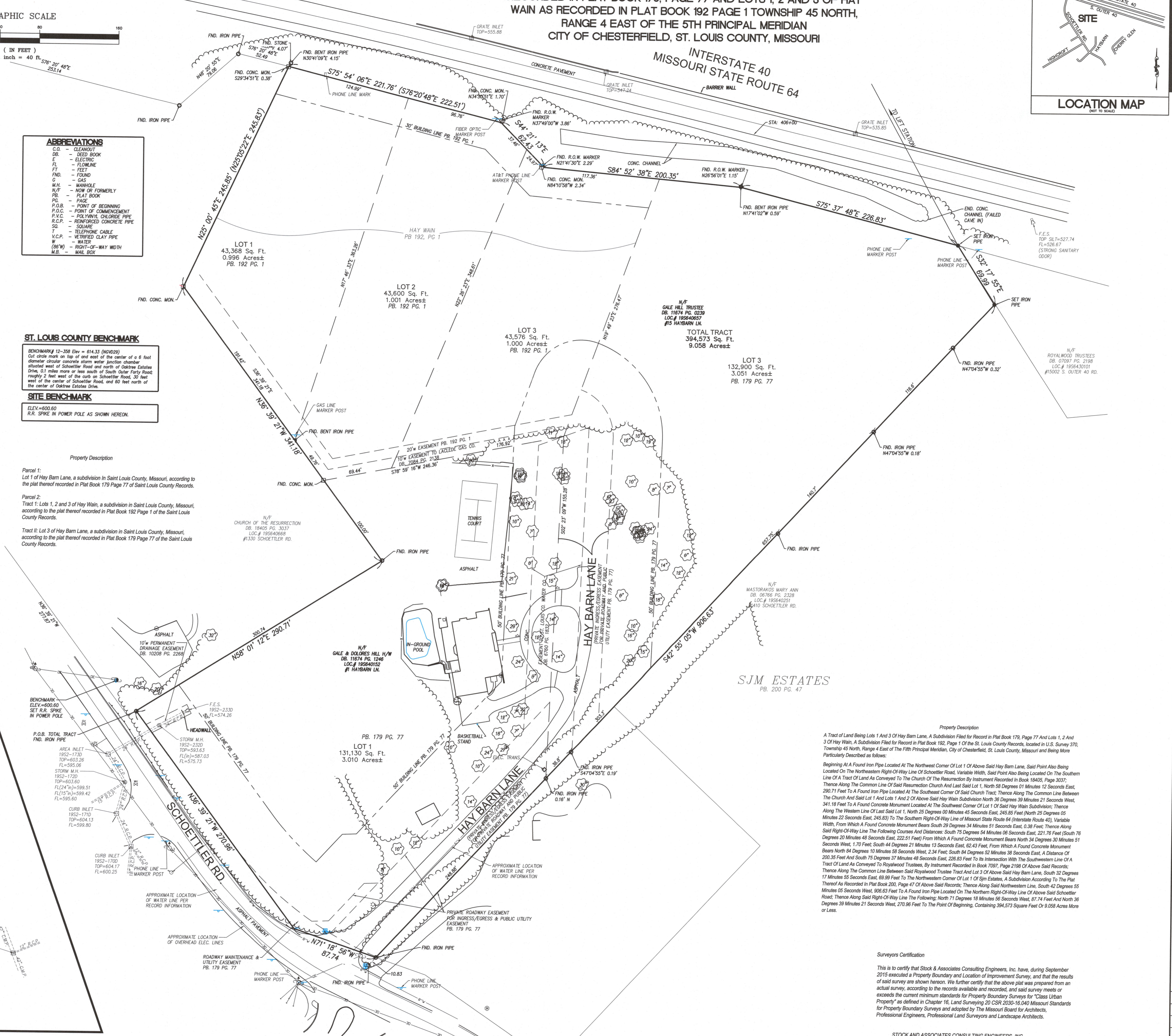
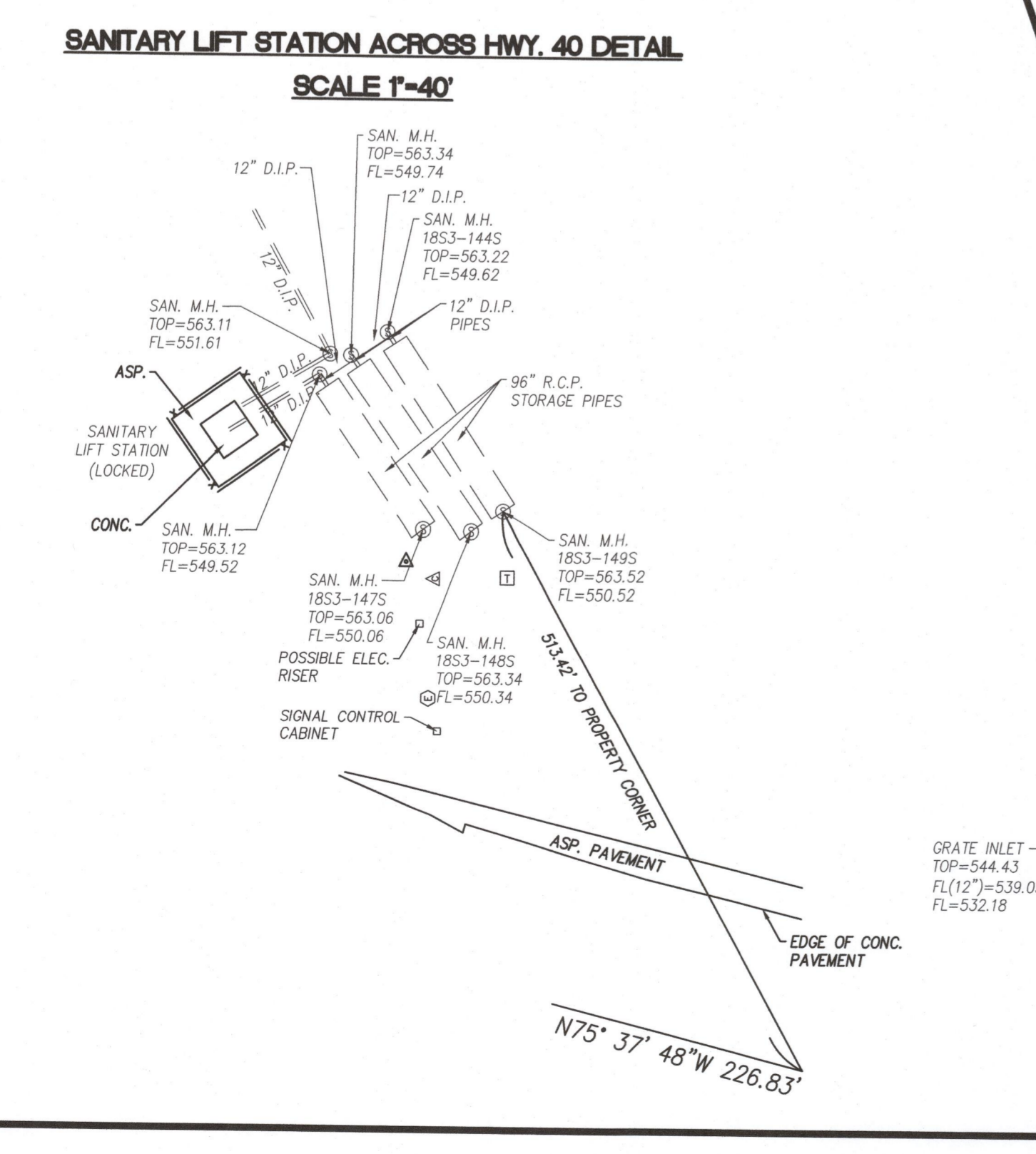
Parcel 1:
 Lot 1 of Hay Barn Lane, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 179 Page 77 of Saint Louis County Records.

Parcel 2:
 Tract 1: Lots 1, 2 and 3 of Hay Wain, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 192 Page 1 of the Saint Louis County Records.

Tract II: Lot 3 of Hay Barn Lane, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 179 Page 77 of the Saint Louis County Records.

GENERAL NOTES:

- 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.
- Subject property lies within Flood Zone X (area determined to be outside the 0.2% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C170K with an effective date of 02/04/2015.



Property Description

A Tract of Land Being Lots 1 and 3 of Hay Barn Lane, A Subdivision Filed for Record in Plat Book 179, Page 77 and Lots 1, 2 and 3 of Hay Wain, A Subdivision Filed for Record in Plat Book 192, Page 1 of the St. Louis County Records, located in U.S. Survey 370, 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 Found Iron Pipe Located At The Northwest Corner Of Lot 1 Of Above Said Hay Barn Lane, Said Point Also Being Located On The Northeastern Right-Of-Way Line Of Schoettler Road, Variable Width, Said Point Also Being Located On The Southern Line Of A Tract Of Land As Conveyed To The Church Of The Resurrection By Instrument Recorded in Book 16402, Page 3037; Thence Along The Common Line Of Said Resurrection Church And Last Said Lot 1, North 58 Degrees 01 Minutes 12 Seconds East, 290.71 Feet To A Found Iron Pipe Located At The Southeast Corner Of Said Church Tract; Thence Along The Common Line Between The Church And Said Lot 1 And Lot 1 And 2 Of Above Said Hay Wain Subdivision North 38 Degrees 30 Minutes 21 Seconds West, 341.18 Feet To A Found Concrete Monument Located At The Southwest Corner Of Lot 1 Of Said Hay Wain Subdivision; Thence Along The Western Line Of Last Said Lot 1, North 25 Degrees 00 Minutes 45 Seconds East, 245.85 Feet (North 25 Degrees 05 Minutes 22 Seconds East, 245.83) To The Southern Right-Of-Way Line Of Missouri State Route 64 (Interstate Route 40), Variable Width; From Which A Found Concrete Monument Bears South 20 Degrees 34 Minutes 21 Seconds East, 0.38 Feet; Thence Along Said Right-Of-Way Line The Following Courses And Distances: South 75 Degrees 54 Minutes 05 Seconds East, 221.78 Feet (South 75 Degrees 20 Minutes 48 Seconds East, 222.51 Feet) From Which A Found Concrete Monument Bears North 34 Degrees 30 Minutes 51 Seconds West, 1.70 Feet; South 44 Degrees 21 Minutes 13 Seconds East, 62.43 Feet; From Which A Found Concrete Monument Bears North 84 Degrees 10 Minutes 58 Seconds West, 2.34 Feet; South 84 Degrees 52 Minutes 38 Seconds East, A Distance Of 200.35 Feet And South 75 Degrees 37 Minutes 48 Seconds East, 226.83 Feet To Its Intersection With The Southern Line Of A Tract Of Land As Conveyed To Royalwood Trustee, By Instrument Recorded in Book 7097, Page 2198 Of Above Said Records; Thence Along The Common Line Between Said Royalwood Trustee Tract And Lot 3 Of Above Said Hay Barn Lane, South 32 Degrees 17 Minutes 55 Seconds East, 69.89 Feet To The Northwest Corner Of Lot 1 Of Said Hay Wain Subdivision; Thence Along The Plat Thereof As Recorded in Plat Book 200, Page 47 Of Above Said Records; Thence Along Said Northern Line, South 42 Degrees 55 Minutes 05 Seconds West, 806.83 Feet To A Found Iron Pipe Located On The Northern Right-Of-Way Line Of Above Said Schoettler Road; Thence Along Said Right-Of-Way Line The Following: North 71 Degrees 18 Minutes 56 Seconds West, 87.74 Feet And North 36 Degrees 39 Minutes 21 Seconds West, 270.96 Feet To The Point Of Beginning; Containing 394,573 Square Feet Or 9.058 Acres More Or Less.

Surveyors Certification

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during September 2015 executed a Property Boundary and Location of Improvement Survey, and that the results of actual survey are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for Class Urban Property as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 Missouri Standards for Property Boundary Surveys and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

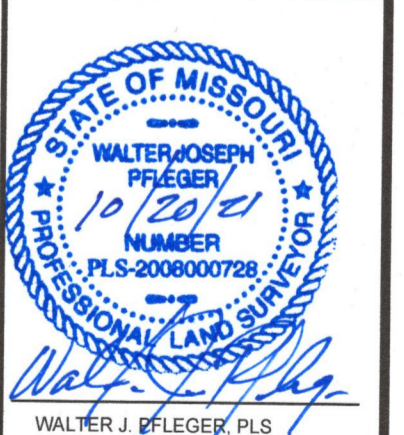
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D

By: *Walter J. Pfeiffer* 10/20/15
 Walter J Pfeiffer, Missouri P.L.E. No. 2008-000728

PREPARED FOR
 LOMBARDO HOMES
 4 RESEARCH PARK DRIVE
 ST. CHARLES, MO 63304
 PHONE: (314) 482-7781

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63015 PH: (636) 539-9100 FAX: (636) 539-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY
HAYBARN LN.
 CHESTERFIELD, MISSOURI



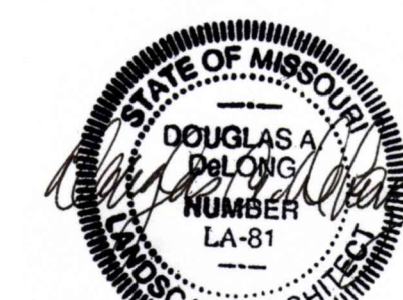
REVISIONS:

1	0000/0000
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DRAWN BY:	J.K.	CHECKED BY:	D.M.E.
DATE:	9/25/2015	JOB NO.:	221-6964
M.S.D. P. #:	P-XXXXXX-XX	BASE MAP #:	XXXX
S.L.C. NAT #:	XXXX	HRT SURV. #:	XX-XXX-XX
MARK #:	MO-XXXXXX		

SHEET TITLE:
 BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY

SHEET NO.:
 SHEET #1

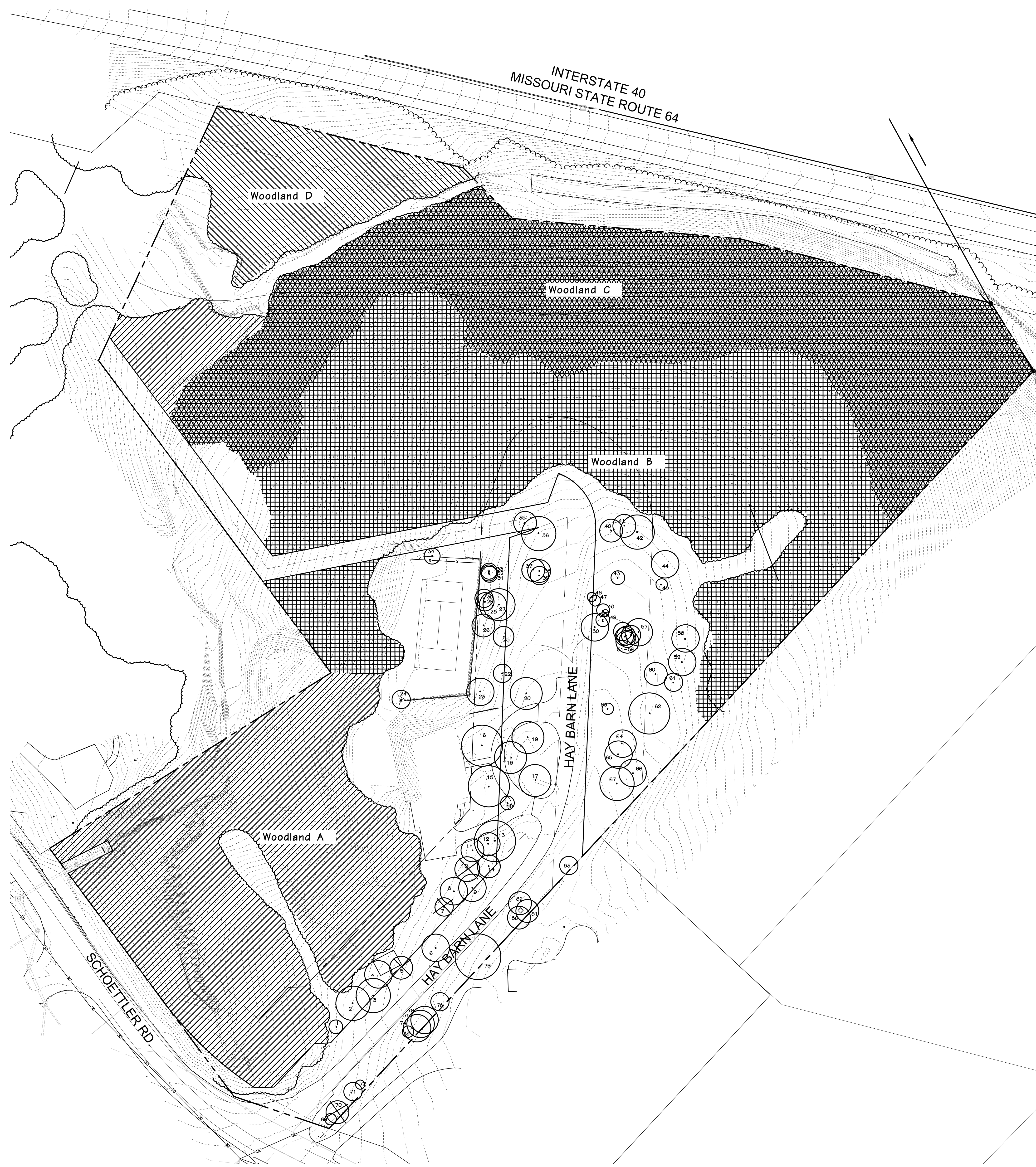


10/15/2021
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

Hay Barn Lane Chesterfield, Missouri 63017

Lombardo Homes



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	Hackberry	10	452	3	
5	Mulberry	12	0	0	Dead
6	Hackberry	14	452	3	
7	Hickory	10	0	0	Dead
8	White Pine	24	2425	3	Intertwined canopies 8-14
9	White Pine	18	0	0	Dead
10	White Pine	18	0	0	Dead
11	Sassafras	12	*	3	
12	Dogwood	7	*	3	
13	Green Ash	22	*	2	
14	Dogwood	7	*	2	
15	Red Maple	24	1,017	3	
16	Red Maple	29	1,025	3	
17	Crab	14	615	2	
18	Red Maple	12	452	3	
19	Crab	14	615	1	
20	Crab	15	615	2	
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	1069	3	Intertwined canopies 26-30
27	Sassafras	14	*	3	
28	Sassafras	12	*	3	
29	Red Cedar	8	*	3	
30	Sassafras	10	*	3	
31	Mimosa	5	*	3	Intertwined canopies 31-33
32	Mimosa	5	*	3	
33	Mimosa	5	*	3	
34	Bowelder	8	153	1	Triple Trunk
35	Silver Maple	11	314	3	
36	Cottonwood	18	706	3	
37	Cottonwood	18	812	3	Intertwined canopies 37-39
38	Cottonwood	12	*	3	
39	Cottonwood	12	*	1	
40	Black Cherry	12	1360	3	Intertwined canopies 40-42
41	Black Cherry	10	*	3	
42	Black Cherry	19	*	3	
43	Elm	10	115	2	
44	Dogwood	8	452	4	
45	Black Cherry	7	78	2	
46	Elm	6	758	2	Intertwined canopies 46-50
47	Elm	9	*	2	
48	Walnut	7	*	3	
49	Elm	9	*	3	
50	Persimmon	8	*	3	
51	Mimosa	6	956	2	
52	Mimosa	6	*	2	Intertwined canopies 51-57
53	Mimosa	6	*	2	
54	Mimosa	6	*	2	
55	Black Cherry	12	*	2	
56	Black Cherry	6	*	1	
57	Black Cherry	12	*	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	
67	Black Cherry	20	706	3	
68	Dogwood	5	113	3	
69	Green Ash	6	78	1	Topped
70	Green Ash	12	0	0	dead
71	Green Ash	8	200	3	
72	Green Ash	5	50	3	
73	Alanthus	6	671	2	Intertwined canopies 73-75
74	Shingle Oak	12	*	3	
75	Shingle Oak	14	*	3	
76	Shingle Oak	12	0	0	dead
78	Redbud	9	113	2	
79	Silver Maple	60	625	1	Half Dead
80	Black Cherry	12	314	3	
81	Mulberry	14	452	3	
82	Elm	11	314	2	
83	Norway Spruce	9	200	2	Vine Covered
Total			24,926		

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

WOODLAND A	=	1.40	Ac.	(81,254.5	sq. ft.)
WOODLAND B	=	2.14	Ac.	(83,291.0	sq. ft.)
WOODLAND C	=	1.90	Ac.	(83,014.2	sq. ft.)
WOODLAND D	=	0.58	Ac.	(25,501.0	sq. ft.)
INDIVIDUAL TREES	=	0.59	Ac.	(24,826.0	sq. ft.)
TOTAL		6.61	Ac.	(287,987.0	sq. ft.)

Tree Stand Delineation Narrative
October 4, 2021
The overall property comprises a total of 6.65 AC and has a total of 6.65 AC of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers a portion of southeastern lot between the existing house and Schoettler Road. The dominate canopy is comprised of primarily Shingle Oak, Ash, Hackberry and Elm that vary in size 12"-18" 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 dominate canopy consisting of Sassafras, Elm, Black Cherry, and Juniper that vary in size from 3-8". Dogwood is a primary co-dominant understory. Grapes 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 dominate 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 dominate canopy is made up of Cottonwood, Sycamore, and Bowelder. The size varies from 12-30" but would not classify any as Monarch status. The understory is shrub honeysuckle.

RATING:
1=Floor Quality
3=Average Quality
5=Excellent Quality
There are no state champion or rare trees were found on the site.

Tree Stand Delineation Plan Prepared
Under Direction of
Colleen Baum
Certified Arborist MW-4777-A
Colleen L. Baum
PREPARED FOR:
Doug Nance
Lombardo Homes
4 Research Park Dr.
St. Charles, MO. 63304
Base Map Provided by: Stock & Associates

Revisions:		
Date	Description	No.

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

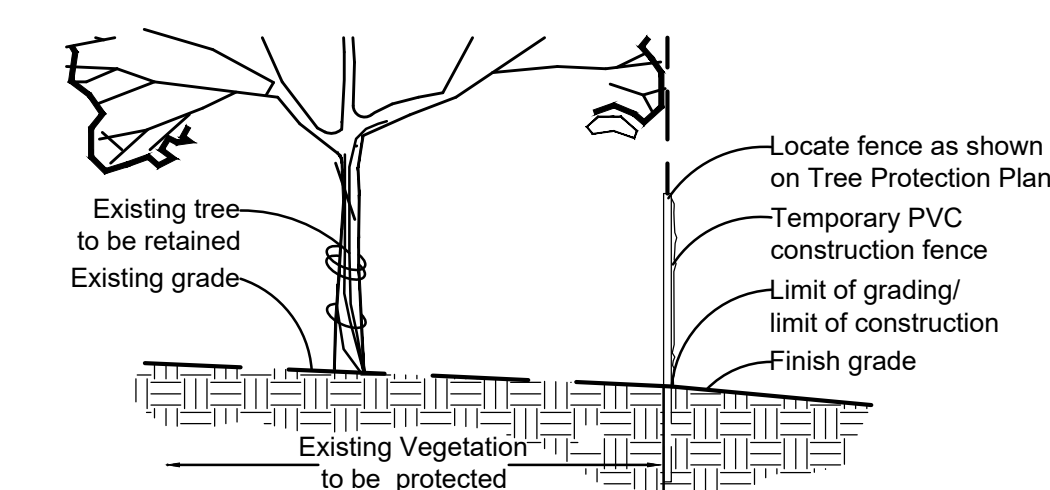
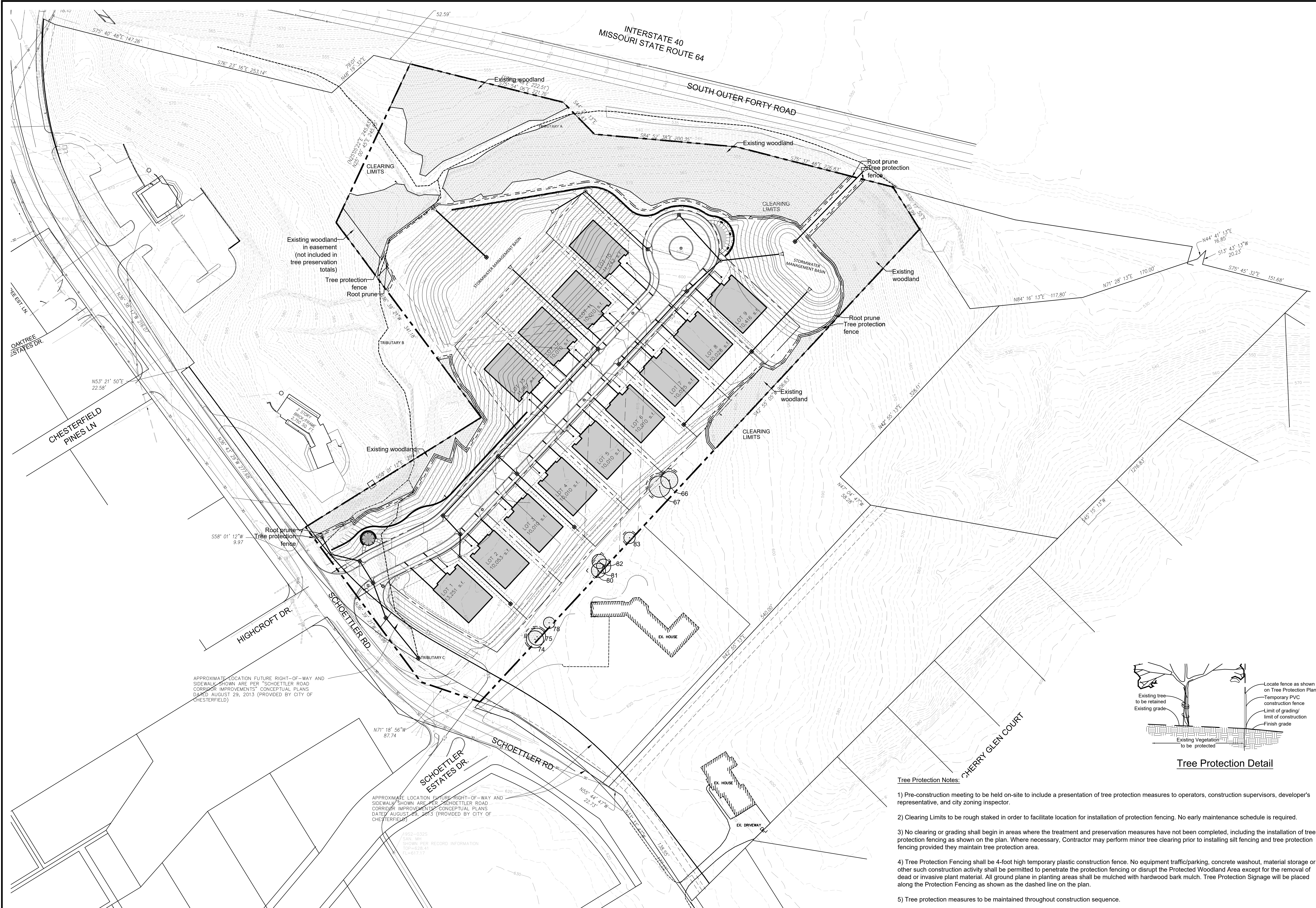
eLong
andscape Architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	10/15/2021
Job #:	209.001

Legends at Schoettler Pointe

 # 1 & # 15 Haybarn Lane

 Chesterfield, Missouri 63017



Tree Protection Detail

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

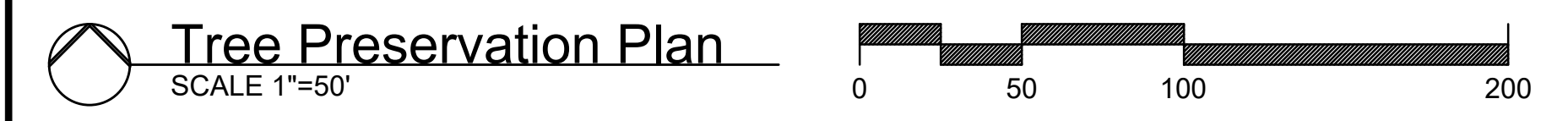
- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.

Tree Preservation Summary:

Site Area = 394,573 s.f. (9.06 ac.)
 Total existing tree canopy = 287,987 s.f. (6.61 ac.)
 Existing woodlands to be preserved = 92,247 s.f. (2.12 ac.)
 Existing individual trees to be preserved = 2,202 s.f. (0.05 ac.)
 Total existing tree canopy to be preserved = 94,449 s.f. (2.17 ac.) (32.8 %)

ID	Tree Name	DBH	Canopy Area	Condition Rating	Comment
66	Silver Maple	15	452	3	
67	Black Cherry	20	706	3	
74	Shingle Oak	12	452	3	
75	Shingle Oak	14	452	3	
78	Redbud	9	113	2	
80	Black Cherry	12	314	3	
81	Mulberry	14	452	3	
82	Elm	11	314	2	
83	Norway Spruce	9	200	2	Vine covered

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




APPROXIMATE LOCATION FUTURE RIGHT-OF-WAY AND SIDEWALK SHOWN ARE PER "SCHOETTLER ROAD CORRIDOR IMPROVEMENTS" CONCEPTUAL PLANS DATED AUGUST 29, 2013 (PROVIDED BY CITY OF CHESTERFIELD)

APPROXIMATE LOCATION FUTURE RIGHT-OF-WAY AND SIDEWALK SHOWN ARE PER "SCHOETTLER ROAD CORRIDOR IMPROVEMENTS" CONCEPTUAL PLANS DATED AUGUST 29, 2013 (PROVIDED BY CITY OF CHESTERFIELD)

Revisions:

Date	Description	No.
12/2/21	Plan Changes	1

Drawn: KP
 Checked: RS



LOOMIS ASSOCIATES

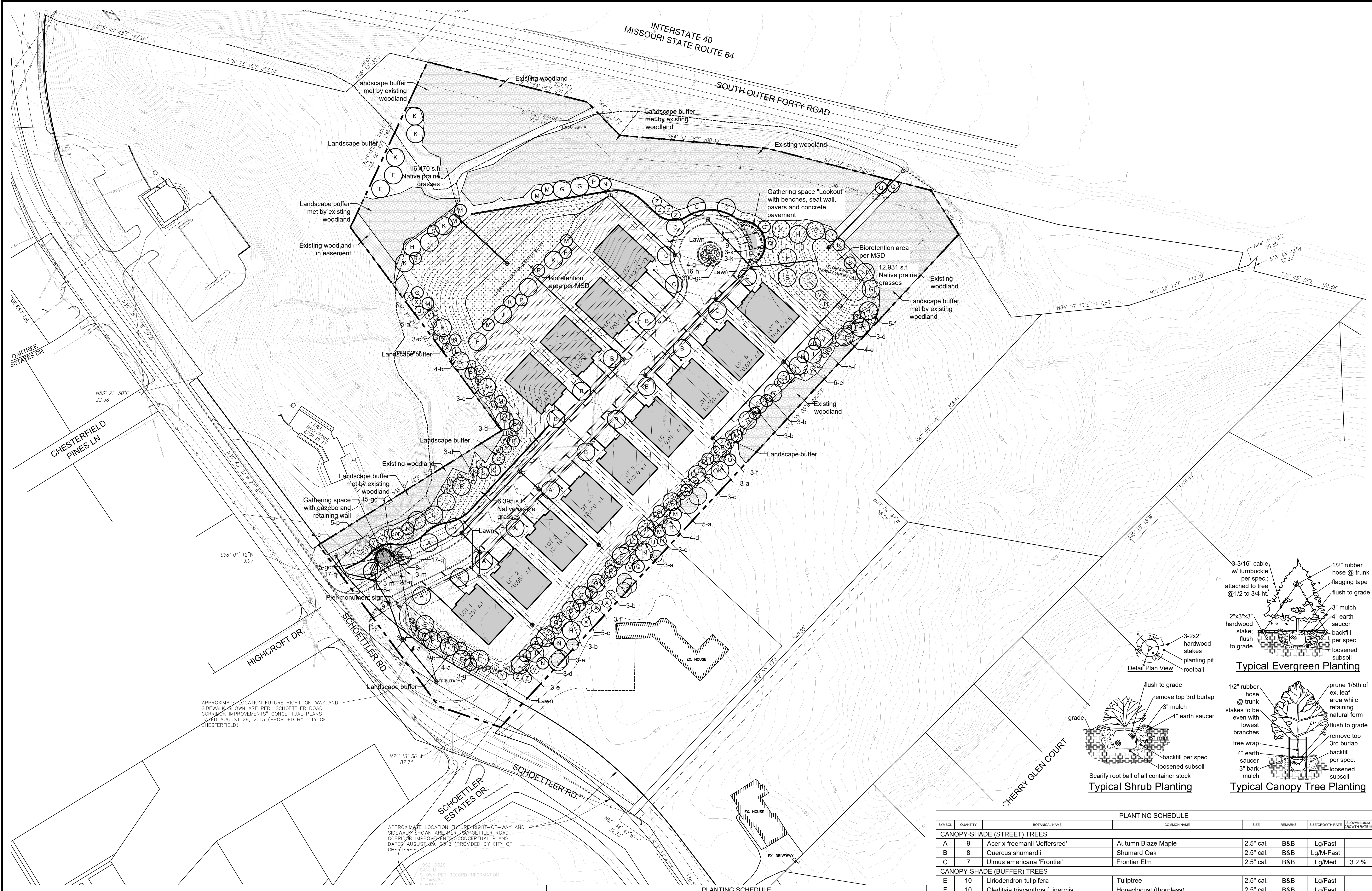
 landscape architects + planners

 790 park 40 park drive, chesterfield, missouri 63005

 t. 636.519.8668

 www.loomis-associates.com

Sheet Title:	Tree Preservation Plan
Sheet No.:	TPP
Date:	10/15/21
Job #:	1043.001

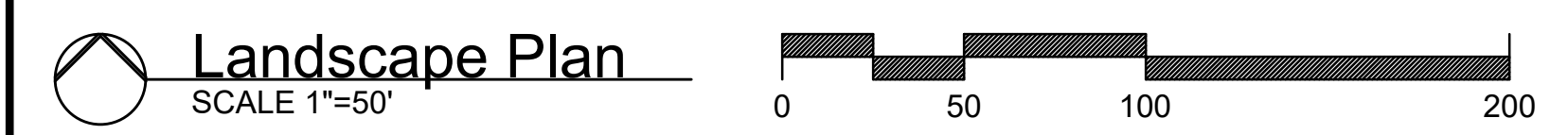
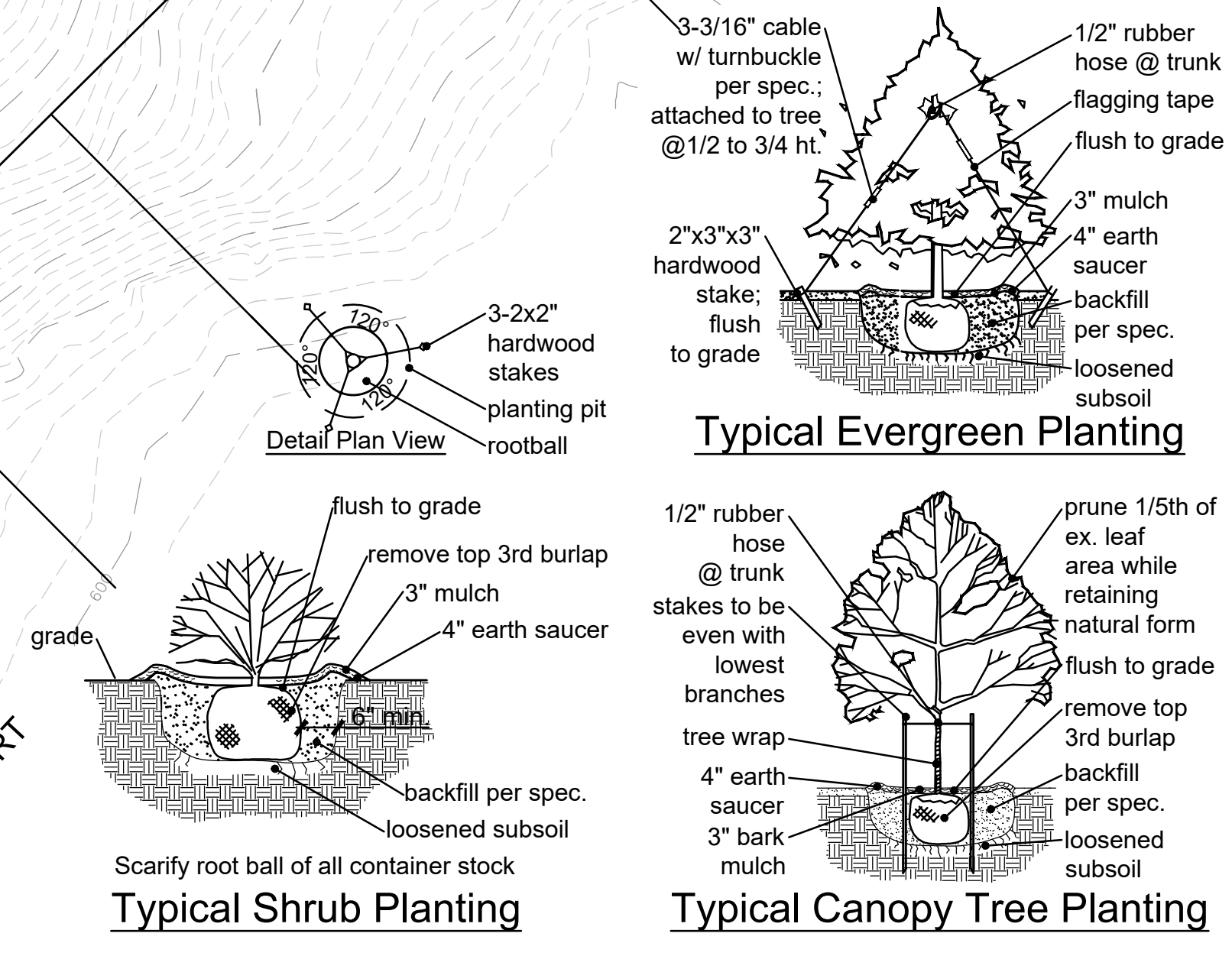


APPROXIMATE LOCATION FUTURE RIGHT-OF-WAY AND SIDEWALK SHOWN ARE PER 'SCHOETTLER ROAD CORRIDOR IMPROVEMENTS' CONCEPTUAL PLANS DATED AUGUST 29, 2013 (PROVIDED BY CITY OF CHESTERFIELD)

APPROXIMATE LOCATION FUTURE RIGHT-OF-WAY AND SIDEWALK SHOWN ARE PER 'SCHOETTLER ROAD CORRIDOR IMPROVEMENTS' CONCEPTUAL PLANS DATED AUGUST 29, 2013 (PROVIDED BY CITY OF CHESTERFIELD)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	24	Ilex x meserveae 'Blue Prince' & 'Blue Princess'	Berri-Magic Royalty Holly Combination	18"	72" o.c.
b	21	Ilex glabra	Inkberry	18"	72" o.c.
c	21	Viburnum rhytidophyllum	Leatherleaf Viburnum	18"	72" o.c.
d	16	Physocarpus opulifolius	Ninebark	18"	72" o.c.
e	16	Hydrangea quercifolia	Oakleaf Hydrangea	18"	72" o.c.
f	16	Sambucus canadensis	Elderberry	18"	72" o.c.
g	10	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	18"	72" o.c.
h	16	Fothergilla gardenii	Dwarf Fothergilla	18"	48" o.c.
j	13	Buxus microphylla 'Bulthouse'	Sprinter Boxwood	18"	48" o.c.
k	13	Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	18"	48" o.c.
m	6	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	3 gal.	36" o.c.
n	16	Sporobolus heterolepis	Prairie Dropseed Grass	3 gal.	36" o.c.
p	5	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	1 gal.	72" o.c.
q	62	Iberis sempervirens	Candytuft	1 qt.	18" o.c.
gc	330	Sedum ternatum	Three-leaved Stonecrop	2" c.p.	12" o.c.
	10,076 s.f.	T.B.D.	Bioretention Plantings per MSD	D.C.P.	24" o.c.
	35,796 s.f.	T.B.D.	Native Prairie Grasses	Seed	PLS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	BLOW/MEDIUM GROWTH RATE
CANOPY-SHADE (STREET) TREES							
A	9	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal.	B&B	Lg/Fast	
B	8	Quercus shumardii	Shumard Oak	2.5" cal.	B&B	Lg/M-Fast	
C	7	Ulmus americana 'Frontier'	Frontier Elm	2.5" cal.	B&B	Lg/Med	3.2%
CANOPY-SHADE (BUFFER) TREES							
E	10	Liriodendron tulipifera	Tuliptree	2.5" cal.	B&B	Lg/Fast	
F	10	Gleditsia triacanthos f. inermis	Honeylocust (thornless)	2.5" cal.	B&B	Lg/Fast	
G	10	Quercus bicolor	Swamp White Oak	2.5" cal.	B&B	Lg/M-Fast	
H	10	Celtis occidentalis	Hackberry	2.5" cal.	B&B	Lg/M-Fast	
J	10	Acer saccharum	Sugar Maple	2.5" cal.	B&B	Lg/Slow-M	4.6%
K	10	Nyssa sylvatica	Blackgum	2.5" cal.	B&B	Lg/Slow-M	4.6%
UNDERSTORY-ORNAMENTAL (BUFFER) TREES							
M	10	Carpinus caroliniana	American Hornbeam	2.5" cal.	B&B	Sm/Med	4.6%
N	10	Syringa reticulata	Honeylocust (thornless)	2.5" cal.	B&B	Sm/Med	4.6%
P	10	Prunus serrulata	Cherry	2.5" cal.	B&B	Med/Med	4.6%
Q	10	Cornus florida	Flowering Dogwood	2.5" cal.	B&B	Sm/Slow-M	4.6%
R	10	Amelanchier arborea	Downy Serviceberry	2.5" cal.	B&B	Med/Slow-M	4.6%
S	10	Cercis canadensis	Redbud	2.5" cal.	B&B	Med/Fast	
EVERGREEN (BUFFER) TREES							
U	12	Picea abies	Norway Spruce	6' h.	B&B	Lg/Med	5.6%
V	12	Picea pungens	Colorado Blue Spruce	6' h.	B&B	Med/Med	5.6%
W	12	Picea glauca	White Spruce	6' h.	B&B	Med/Med	5.6%
X	12	Juniperus virginiana	Juniper	6' h.	B&B	Med/Med	5.6%
Y	12	Pinus strobus	White Pine	6' h.	B&B	Lg/Fast	
Z	12	Thuja 'Green Giant'	Green Giant Arborvitae	6' h.	B&B	Lg/Fast	
						Total	57.8%



- General Notes:**
- All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.
 - No proposed street trees shall be planted closer than three (3) feet to any curb per UDC.
 - No proposed street trees shall be planted closer than twenty-five (25) feet of streetlights, street signs, and intersections per UDC.
 - No street trees shall be planted within ten (10) feet of street inlets or manholes per UDC.

- Native Prairie Landscape Notes:**
- Seed mix; Splitbeard Bluestem (2 lbs/ac), Broomsedge (2 lbs/ac), Sideoats Grama (4 lbs/ac), Little Bluestem (4 lbs/ac), Prairie Dropseed (1 lb/ac), Lanceleaf Coreopsis (1.25 lb/ac), Gray-Headed Coneflower (0.50 lb/ac), Gray Goldenrod (0.25 lb/ac), Partridge Pea (2 lb/ac), Plains Coreopsis (0.25 lb/ac), Basketflower (0.25 lb/ac), Blackeyed Susan (0.25 lb/ac) Upright Prairie Coneflower (0.438 lb/ac) by Pure Air Natives or equal.
- Erosion Control Blanket:**
- S-75 by North American Green or equal shall be utilized on all 3:1 slopes or greater in conjunction with the native seeding.

Revisions:

Date	Description	No.
12/2/21	Plan Changes	1

Drawn: KP
 Checked: RS



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 Sheet No: **L1.01**
 Date: 10/15/21
 Job #: 1043.001