

BILL NO. 2577

ORDINANCE NO. 2397

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 2.7-ACRE TRACT OF LAND LOCATED SOUTH OF US HIGHWAY 40&61, EAST OF CHESTERFIELD COMMONS DRIVE AT 17T230123, 17T230112 (P.Z. 34-2007 Blue Ocean {Johnny y. Properties})

WHEREAS, the petitioner, Chris Kehr, on behalf of Johnny Y Properties, has requested a change in zoning from a "M3" Planned Industrial District to a "PC" Planned Commercial District for 2.7 acre tract of land located south of Highway 40 & 61, east of Chesterfield Commons Drive; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the rezoning request; and,

WHEREAS, the City Council upon review of said request, recommended approval with an amendment to allow for automatic power of review.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District for 2.7 acre tract of land located south of Highway 40&61, east of Chesterfield Commons Drive and described as follows:

A tract of land for purposes of zoning application, being part of the tracts of land as described in deeds to JPR corporation, as recorded in Book 6814, Page 1560 and Book 6844, Page 2326, being also part of Lot C 802 and all of Lot C 803 of the "Kemp Automobile Museum Subdivision", a subdivision, as recorded in Plat Book 351, Page 824, being within U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and, made a part of.

Section 3. The City Council, pursuant to the petition filed by Chris Kehr, in P.Z. 34-2007, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 9th day of July, 2007, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 15th day of October, 2007.


MAYOR

ATTEST:



CITY CLERK

FIRST READING HELD: 10/1/07

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Restaurants, sit down.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. HEIGHT
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty two (42) feet.
2. BUILDING REQUIREMENTS
 - a. A minimum of forty one percent (41%) openspace is required for this development.

C. SETBACKS

1. STRUCTURE SETBACKS
No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:
 - a. Forty five (45) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
 - b. Fifteen (15) feet from the northern boundary of the "PC" District.
 - c. Three hundred and ten feet (310) from the eastern boundary of the "PC" District.

- d. Two hundred feet (200) feet from the western boundary of the "PC" District.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Twenty five (25) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the northern boundary of the "PC" District.
- c. Thirty five (35) feet from the western boundary of the "PC" District.
- d. Twenty five (25) feet from the eastern boundary of the "PC" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. No construction related parking shall be permitted within the Chesterfield Airport Road or Interstate 64 rights-of-way.
3. Parking lots shall not be used as streets.
4. Parking shall be prohibited along both sides of the main driveway. Parking lot aisles, where possible, should intersect the main and minor driveways at right angles and be logically located opposite

minor driveways and other parking lot aisles. The main and minor driveways shall not have speed bumps. Stop signs shall not be installed for traffic on the main driveway. Minor driveways shall not intersect the main driveway closer than one hundred fifty (150) feet from Chesterfield Airport Road right-of-ways. With regard to the eastern driveway, parking stalls should be located a minimum of eighty (80) feet from Chesterfield Airport Road right-of-ways.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. Landscape buffer width for this development, shall be required as shown on the Landscape Plan submitted to the City of Chesterfield on August 6, 2007 and attached as an Exhibit A hereto.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed

with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and the adjacent properties as directed by the Chesterfield Department of Public Works and the St. Louis County Department of Highways and Traffic.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site. The sidewalk shall connect to the sidewalk constructed with the adjacent development to the west. The sidewalk shall be privately maintained; therefore, no public easements shall be required.
2. Any improvements within MoDOT's right-of-way will require permit. The drainage design shall be in accordance with MoDOT standards.
3. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.
4. Improve Chesterfield Airport Road to one half of a one hundred (100) right-of-way and a sixty (60) foot pavement with ten (10) foot full depth shoulders including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.
5. Construct westbound right turn lanes two hundred (200) feet in length on Chesterfield Airport Road at each commercial entrance along with six (6) foot wide full depth shoulders with 10:1 inbound tapers as directed by St. Louis County Department of Highways and Traffic and the City of Chesterfield. Due to prevailing speeds on Chesterfield Airport Road, these right turn lanes are required for the safety of area motorists and their construction is required irrespective of any implied TGA limitations, as is the modification of

the traffic signal at the main entrance. These improvements are considered safety related and are not TGA reimbursable.

6. Access to this development from Chesterfield Airport Road shall be restricted to two (2) commercial entrances, located to provide required sight distance and constructed to Saint Louis County standards as directed by the St. Louis Department of Highways and Traffic. The western access driveway shall be located opposite the signalized Chesterfield Commons East driveway. All pavement improvements to the existing commercial entrance at this location and necessary modifications to the signals shall be the responsibility of the developer. Details regarding this approach such as width, lane alignment and channelizations shall be determined in the plan review process. The eastern driveway serving this site will be located and constructed as determined during the site plan review process and may be limited to rights in and out depending on its distance from the eastern Chesterfield Commons East access drive on the south side of Chesterfield Airport Road.
7. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the Departments of Planning and Highways and Traffic.
8. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.
9. As portions of these roadway improvements may require the acquisition of additional right-of-way and easements from private property, the normal sequence of design, right-of-way acquisition and construction shall commence immediately upon approval of the requested rezoning. If the developer is unable to acquire the necessary right-of-way and easements through negotiation with the particular property owners involved, St. Louis County will acquire it through eminent domain proceedings. The cost of appraisals, negotiations, administrations, court proceedings and all associated costs incurred by County proceedings shall be paid by the developer.

K. POWER OF REVIEW

The City Council shall review and provide final approval of the site development plan for the proposed development subsequent to Planning Commission review.

L. SANITARY SEWER

1. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District Conceptual Sewer Master Plan for Chesterfield Valley. The current building may continue to utilize the existing septic tank until such time as any new buildings are constructed or the septic tank fails.
2. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
3. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750.00 per acre.

M. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

N. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

V. TRUST FUND CONTRIBUTION

- A. The developer shall be required to contribute to the Chesterfield Valley Trust Fund. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Commercial	\$2.07/sq.ft. of building space
Office	\$1.44/sq.ft. of building space
Industrial	\$4,986.59/acre

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for

roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance any a Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$654.66 per acre for that total area as approved on the Site Development Plan to be used solely to help defray the cost of construction the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasurer, Saint Louis County".

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and MSD. The amount of storm water contribution will be computed based on \$2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by Saint Louis County Department of Highways and Traffic. Funds shall be payable to the "Treasure, Saint Louis County."

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with MSD as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VII. RECORDING

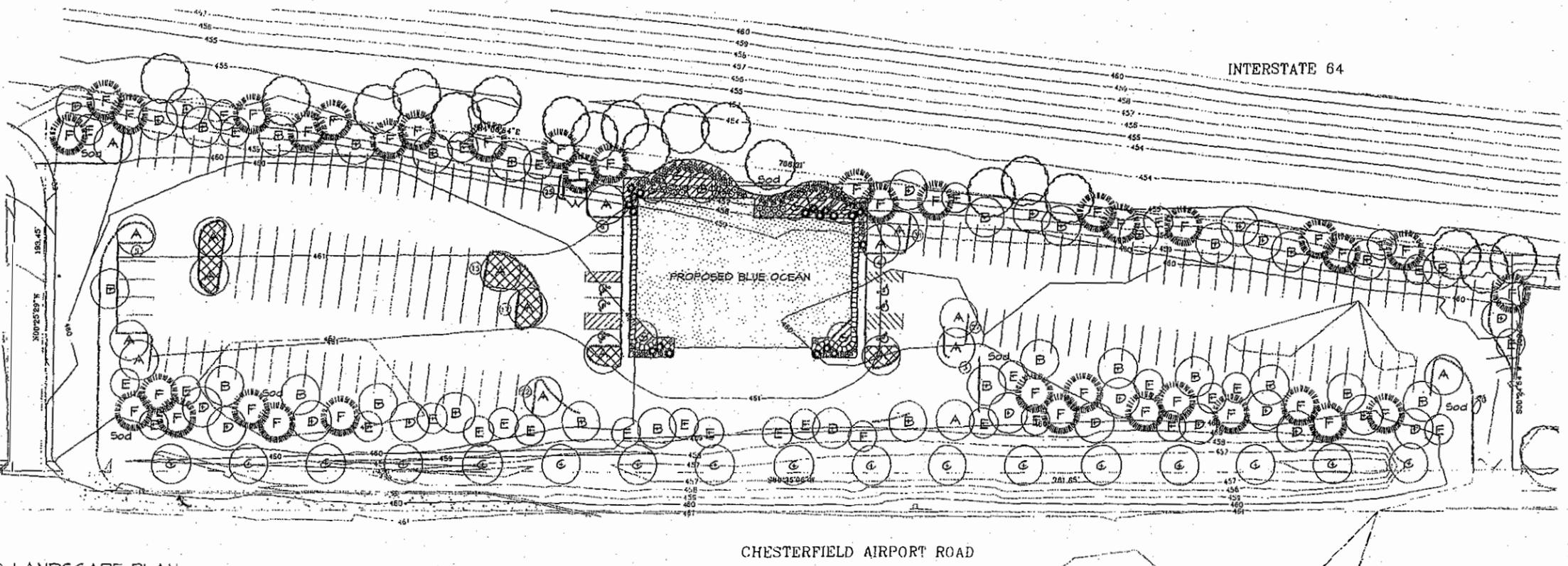
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VIII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



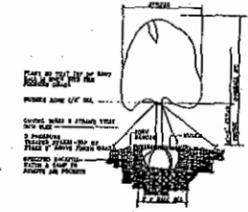
Revisions



Landscape Plan For:
Blue Ocean
Chesterfield, Missouri

LANDSCAPE PLAN

Total Site - 2.65 Acres
115,316 SF
Green Space - 47,941 SF
Green Space = 41.6%



TREE PLANTING



SHRUB PLANTING



GROUND COVER PLANTING

GENERAL NOTES

- SEE PLANTING SCHEDULES FOR PLANT SIZE, TYPE, METHOD AND SPACING. QUANTITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
- CONTRACTOR TO VERIFY EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND MAKE REPAIRS TO ANY UTILITIES TO CONSTRUCTION WORK.
- ALL DISTURBED LAWN AREAS TO BE SEED OR SOO PER SPECIFICATIONS UNLESS OTHERWISE INDICATED.
- ALL LANDSCAPED AREAS TO BE AUTOMATICALLY IRRIGATED BY AN UNDERGROUND SPRINKLER SYSTEM.

EXTERIOR PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	METHOD	SPACING	COMMENTS	MATURE HEIGHT
A	16	CAMPANIS BELLIS 'PASTIGIATA'	COLONIAL HORSESHOE	2 1/2" GAL	D-B	AS SHOWN	MATCHED, FULL, FISH BRANCHED, STRAIGHT TRUNK	35'-40'
B	20	FRAXINUS AMERICANA 'AUTUMN PURPLE'	'AUTUMN PURPLE' ASH	2 1/2" GAL	D-B	AS SHOWN	MATCHED, FULL, HEAD, STRAIGHT TRUNK	45'-50'
C	17	TRILIA GORDATA 'GREEN SPIRE'	'GREEN SPIRE' LITTLE LEAF LINDEN	3" GAL	D-B	40' OC	MATCHED, FULL, HEAD, STRAIGHT TRUNK	45'-50'
D	20	ACER SACCHARIN 'GREEN MOUNTAIN'	'GREEN MOUNTAIN' SUGAR MAPLE	2 1/2" GAL	D-B	AS SHOWN	MATCHED, FULL, STRAIGHT TRUNK	45'-50'
E	31	FRAXINUS CERASIFERA	PURPLE-LEAF PLUM	2 1/2" GAL	D-B	AS SHOWN	MATCHED, FULL, HEAD, STRAIGHT TRUNK	45'-50'
F	31	FRAXINUS STRIGOSA	WHITE PINE	8" HT	D-B	AS SHOWN	MATCHED, FULL, SINGLE LEADER	40'-50'
G	8	ILEX x ATTENUATA 'POSTER'	'POSTER' HOLLY	10" HT	D-B	AS SHOWN	MATCHED, FULL, STRAIGHT TRUNK	40'-50'
160		JUNIPUS SABINA 'BROAD-DOOR'	'BROAD-DOOR' JUNIPER	24"	D-B	30' OC	MATCHED, FULL	
21		ANDRODENDRON 'J.P.M'	'J.P.M' ANDRODENDRON	24"	D-B	30' OC	MATCHED, FULL	
11		HESCAETHUS SPENSIS 'BRAGGELLINER'	'BRAGGELLINER' GRASS	5" GC	CONT	AS SHOWN	MATCHED, FULL	
3250		SHOEN KANTHARONIK	'KANTHARONIK' SEDUM	2" POT	POT	12" OC	MATCHED, FULL	
204		HEMEROCALLIS 'STELLA D'ORO'	'STELLA D'ORO' DAYLILY	1" GC	CONT	12" OC	MATCHED, FULL	
48		DUNUS MICROPHYLLA 'WINTER GEM'	'WINTER GEM' BURNING BUSH	24"	D-B	30' OC	MATCHED, FULL	
40 CY		SMOOTHED BARK MULCH	'SMOOTHED BARK' MULCH	2" POT	POT	12" OC	MATCHED, FULL	
4,765 SF		SOD LAWN						



I. Susan Sayers
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Job No. 07-099

L1

Date: 8-06-07

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Missouri.

[Signature]
I. Susan Sayers
L.A.S.