

# Memorandum

## Department of Planning



**To:** Planning and Public Works Committee

**From:** Chris Dietz, Planner 

**Date:** March 10, 2022

**RE:** **P.Z. 12-2021 Estates at Fire Rock (McBride Berra Land Co., LLC):**  
A request for a change in zoning from an E-1AC Estate District to a PUD—Planned Unit Development for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

### **Summary**

McBride Berra Land Company, LLC has submitted a request to change the zoning for a tract of land totally 35.0 acres from an “E-1AC”—Estate One Acre District to a “PUD” Planned Unit Development District. The petitioner is requesting to zone the property “PUD” Planned Unit Development 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” District in order to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy this first step, the Petitioner has submitted P.Z. 11-2021 concurrently with the “PUD” request.

A Public Hearing was held on October 25, 2021 for this petition, during which the City of Chesterfield Planning Commission raised multiple issues regarding:

- Vehicular access to and from Wild Horse Creek Road
- The preservation of Blake Mound, and
- The nature of the PUD request itself

These issues—and the applicant’s responses to each—were discussed in detail at the February 14, 2022 Planning Commission meeting, with Planning Commission voting to approve this petition, as presented, by a vote of 9-0.

Attached to this report, please find a copy of the Draft Attachment A, February 14, 2022 Staff Report, Issues Response Letter, Narrative Statement, and Preliminary Development Plan Packet.

Attachments: Draft Attachment A  
February 14, 2022 Staff Report  
Issues Response Letter  
Narrative Statement  
Preliminary Development Plan Packet



Figure 1: Subject Site Aerial

## **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 Planned Unit Development (PUD) District shall be:
  - a. Dwellings, Single Family Detached

#### **B. DENSITY REQUIREMENTS**

1. The total number of single-family residential units shall not exceed thirty-five (35) units.

#### **C. SETBACKS**

1. Structure Setbacks for each lot shall be as follows:
  - a. Twenty-five (25) feet from all internal rights-of-way.
  - b. Twenty-five (25) feet from the rear property line.
  - c. Eight (8) feet from the side property line, with a minimum distance of twenty (20) feet between residential structures.
2. No building or structure, other than: a freestanding project identification/ornamental entrance monument sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.
3. Lot Setbacks shall be as follows:
  - a. All developed lots must be set back at least fifty (50) feet from the Wild Horse Creek Road right-of-way.

**D. DEVELOPMENT STANDARDS**

1. Minimum lot size for this development shall be 22,000 square feet.
2. Maximum height of all structures shall be fifty (50) feet.
3. Minimum lot width for this development shall be 110 feet.
4. A minimum of thirty percent (30%) of Common Open Space shall be required for this district.

**E. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way or established cross access or ingress/egress easements on any existing roadways. All construction related parking shall be confined to the development.
4. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

**F. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffer Requirements:
  - a. A fifty (50) foot Landscape Buffer shall be required along the southern boundary of this PUD District as depicted on the Preliminary Development Plan.
  - b. A thirty (30) foot Landscape Buffer shall be required along all other boundaries of this PUD district as depicted on the Preliminary Development Plan.

## **G. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
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 (or MoDOT), for sight distance considerations prior to installation or construction.

## **H. LIGHT REQUIREMENTS**

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

## **I. ARCHITECTURAL**

The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

## **J. ACCESS/ACCESS MANAGEMENT**

1. Access to the development from Wild Horse Creek Road shall be from a single entrance as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and the Missouri Department of Transportation.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Provide cross access to the adjacent property to the west as directed by City of Chesterfield.

## **K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.

2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
4. Provide a 5-foot wide sidewalk, conforming to ADA standards, along Wild Horse Creek Road as approved by MoDOT and the City of Chesterfield. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk should be located within MoDOT right-of-way, if permitted by MoDOT, or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated for public use.
5. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
7. Provide an on-site pedestrian walking trail as shown on the Preliminary Development Plan. The trail shall conform to ADA standards, as necessary.
8. If streets are phased, platted, or constructed in such a way that temporary stub streets are created, stub street signage, in conformance with City Code Section 31-04-09, shall be posted within 30 days of the street pavement being placed.

#### **L. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model.

Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Wild Horse Creek Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

#### **M. POWER OF REVIEW**

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

#### **N. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.

6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).

**O. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).

**P. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.

**Q. MISCELLANEOUS**

1. The onsite mound, also known as “Blake Mound”, depicted on the Preliminary Development Plan, marked as Attachment B and attached hereto, shall be preserved as directed by the City of Chesterfield.
  - a. The mound shall be maintained in perpetuity by the subdivision Homeowners Association.
  - b. A note stating that maintenance shall be the responsibility of the Homeowners Association shall be included on all site plans and plats.
  - c. Any sales contract for subdivided lots, or new home construction, shall include a disclosure statement advising the purchaser that the Homeowners Association is responsible for the maintenance of the mound.



- d. The mound shall be subject to the provisions of Chesterfield City Code Section 210.1270.
2. Existing overhead electric lines and poles serving these properties shall be removed and all new utilities shall be installed underground.
3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Missouri Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

## **II. GENERAL CRITERIA**

### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

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

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

5. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
6. Provide common open space percentage for overall development.
7. A note indicating all utilities will be installed underground.
8. A note stating all above ground utility facilities larger than 2 feet in height or covering in excess of 4 square feet in size shall be screened from public view. If screening is completed by landscape material, a landscape plan identifying the size, location and species shall be submitted and approved by the City prior to installation of any facility.
9. Specific structure and parking setbacks along all roadways and property lines.
10. Floodplain boundaries.
11. 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, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
12. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
13. Address trees and landscaping in accordance with the City of Chesterfield Code.
14. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
15. 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.
16. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

17. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

### III. TRUST FUND CONTRIBUTION

- A. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Eatherton – Kehrs Mill Road (No. 552). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$1,271.72 / parking space

(Parking spaces as required by the City of Chesterfield)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

1. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
2. Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

3. The amount of all required contributions, if not submitted by January 1, 2023, 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 Transportation.
- B.** Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

#### **IV. RECORDING**

Within sixty (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.

#### **V. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the 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.




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## Planning Commission Staff Report

**Meeting Date:** February 14, 2022

**From:** Chris Dietz, Planner 

**Location:** 17803, 17815 and 17831 Wild Horse Creek Road

**Description:** **P.Z. 12-2021 Estates at Fire Rock (McBride Berra Land Co., LLC):** A request for a change in zoning from an E-1AC Estate District to a PUD—Planned Unit Development for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

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### **SUMMARY**

McBride Berra Land Company, LLC has submitted a request to change the zoning for a tract of land totally 35.0 acres from an “E-1AC”—Estate One Acre District to a “PUD” Planned Unit Development District. The petitioner is requesting to zone the property “PUD” Planned Unit Development 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” District in order to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy this first step, the Petitioner has submitted P.Z. 11-2021 concurrently with the “PUD” request. A Public Hearing was held for this petition at the October 25, 2021 Planning Commission Meeting, during which multiple issues were raised. These issues will be discussed in detail later in this report.



*Figure 1: Subject Site*

## **“PUD” DISTRICT REGULATIONS**

The Unified Development Code Section 405.03.040.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. Below is a list of these requirements and a description of how the request complies with each of them.

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

*In total, all three (3) lots to be included in this new PUD would amount to a total of 35 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.**

*All parcels included in this request are currently under single ownership.*

- 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 guarantee approval of the requested change of zoning. Additionally, the Petitioner is aware that requirements and conditions exceeding the minimum requirements may be imposed.*

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

*Per UDC requirements, all utilities shall be installed underground.*

Once it has been determined that these four General Requirements have been met, the application is accepted and the petition is scheduled for public hearing before the Planning Commission.

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 listed below, along with a description of how the request complies with each of them.

- 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 "LLR" Large Lot Residential District to a residential zoning district.**

*P.Z. 11-2021 satisfies the requirement that a petition for a change of zoning to a residential district that ultimately 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 draft ordinance for the proposed PUD requires a minimum of 30.0% of common open space.*

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

*The Preliminary Development Plan includes a 50-foot buffer along Wild Horse Creek Road, and a 30-foot perimeter buffer along all other sides of the property.*

- 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. 11-2021 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 twelve (12) **Design Features** suggested to be used by developers when applying for PUD District zoning. Section 405.03.040.K of the Unified Development Code also states the following: **“Satisfaction of all or any of these design features is not mandatory, but the approval of “PUD” zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a “PUD” can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements”**. Below is a list of the 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;
- Utilization of mixed-use buildings;
- Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;

- Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;
- Provision of affordable housing;
- Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
- Inclusion of community facilities and the access thereto.

These desirable design features are meant to guide developers and explain the high-quality standards that the City would like to attain and that are utilized to consider requests for PUD Zoning. No single proposal is expected to include each of these items; however, some of these and similar concepts should be easily identifiable in any PUD petition.

### **PUBLIC HEARING**

A Public Hearing for this petition was held at the October 25, 2021 Planning Commission Meeting, during which one speaker spoke in favor of the petition, as well as two (2) neutral speakers. There were no speakers in opposition to the petition. Multiple issues regarding Blake Mound, the PUD request, and access along Wild Horse Creek Road were raised by Planning Commission. These issues are discussed in further detail below.

### **ISSUES RAISED**

Below are issues raised at the Public Hearing, along with the applicant's response to each of them:

**Issue: Access along Wild Horse Creek Rd.—Concern was raised about access to both the proposed subdivision and the adjacent property to the west. Specifically:**

- a. Provide cross-access to this adjacent property, adhering to the City's Driveway Access Location and Design Standards.

*Applicant's response: Cross-access has been provided for the adjacent property to the west on the revised Preliminary Development Plan and complies with the City's Driveway Access Location and Design Standards.*

- b. Provide comments from MODOT regarding how vehicular access and turning movement from and to Wild Horse Creek Rd. will be handled.

*Applicant's response: The applicant has furnished a response from MODOT confirming the agency's approval and conditions for vehicular access from Wild Horse Creek Rd. Such issues will be reviewed during the Site Plan review process following the approval of this request.*



**Issue: Blake Mound—Significant discussion was had on the earthen structure toward the northwest corner of the site. Specifically:**

- a. Provide information on the location and significance of the cave located on the property and provide details on how this will be protected, similar to the mound itself.

*Applicant's response: The cave is actually located offsite on an adjacent property. As such, it is not in the scope of historic preservation of the subject site.*

- b. Address how the developer is proposing to ensure that residents and visitors alike are aware of the regulations prohibiting the unauthorized access and tampering with the mound and cave.

*Applicant's response: The applicant will take the following actions to ensure that residents and general public are aware of the regulations concerning the mound:*

- *Stating the restrictive covenants in the deed that conveys the common ground area to the Homeowners' Association.*
  - *Outlining the use, prohibitions and maintenance of the mound in the required covenants, conditions and restrictions governing the development. This may not preclude walking on the mound, but should prohibit penetration of the mound.*
  - *Placing signage around the mound outside of the mound area, identifying its presence.*
- c. Provide the exact distance from the nearest lot to the mound, as shown on the Preliminary Development Plan.

*Applicant's response: The mound is approximately 160 feet from Lot 25 and 170 feet from Lot 26 on the Preliminary Development Plan.*

*Staff Input: Staff has provided language under the Miscellaneous section of the draft Attachment A regarding the preservation of Blake Mound, which is included in the Planning Commission Packet.*

**Issue: PUD Request— Planning Commission expressed concern as to the nature of the request to designate this development as a PUD. Specifically:**

- a. Comprise an exhaustive list of what amenities, exactly, are being proposed with this request.

*Applicant's response: Proposed amenities include:*

- *Mound preservation (including monument and signage)*
- *Pickleball court*
- *Parking area*
- *Butterfly garden*
- *Mulch trail around the mound*
- *Reading bench*
- *Pavilion*
- *Neighborhood library box.*

- b. Provide a written explanation as to why the E-1AC district is being requested versus the E-½-AC (half-acre) district.

Applicant’s response: *The applicant has stated that designing a plan with the “E-1/2AC” density rather than the proposed E-1AC could allow a plan to be developed that would not include the extensive amount of common ground, tree preservation and large buffer areas. The applicant further states that this is only accomplished by clustering the lots to the interior of the site through the flexibility allowed by the PUD. Additionally, the applicant believes that rezoning to “E-1/2AC” rather than “E-1AC” would allow a developer to create 70 lots on this 35-acre parcel, rather than the 35 lots proposed. Lastly, the applicant believes that residents in this particular area of the City will wish to keep the density at one (1) acre per lot, similar to surrounding developments.*

Staff Input: *The relative differences between the E-1AC, E-1/2AC and the proposed PUD regulations are shown in the table below:*

Lot Criteria	E-1AC	E-1/2AC	PUD (Requested)
Minimum Lot Size (ft <sup>2</sup> )	43,560	21,780	22,000
Structure Height	50’	50’	50’
Front Setback (from ROW)	25’	20’	25’
Side Setback	25’	15’	8’ (20’ between structures)
Rear Setback	40’ (between structures)	30’ (between structures)	25’
Lot Width	At least 125’	At least 85’	110’

Table 1: Lot Criteria

**PRELIMINARY DEVELOPMENT PLAN**

A Preliminary Development Plan has been submitted in conjunction with this PUD request, as required by Code. The Plan depicts 35 single-family residential lots within a 35-acre tract of land, bringing the overall density of the site to one (1) house per acre. Each lot will have a minimum width of 110’ and a minimum area of 22,000 square feet. Each lot will have structure setbacks of 25’ from right-of-way, 8’ from the sides and 25’ from the rear.

A minimum of 20’ will remain between structures. While similar setback requirements can be found elsewhere in the City, this typically causes lots within residential developments to have different setback requirements between each other, and may cause issues with enforcement for future zoning approvals, should additional structures or additions be added to these lots.

A single vehicular entrance to the proposed subdivision is shown along Wild Horse Creek Road, aligning with the subdivision access across the street. Sidewalks are shown along either side of all internal streets which are proposed as public rights-of-way.

Blake Mound—listed as a structure of historic interest as determined by the Chesterfield Historic Landmark and Preservation Committee—is also shown on the Plan. The applicant has included this earthen structure on the plan in order to preserve its place, while providing an educational monument and signage for the mound. 12.5 acres will be dedicated to common ground, which will include the

mound itself, a mulch trail around the mound, pavilion and a parking area intended for residents within the subdivision visiting the mound.

The applicant is proposing to retain 88% of the existing tree canopy. A 50' landscape buffer is proposed along Wild Horse Creek Rd. with 30' landscape buffers along the sides and rear of the property. Specifically, the west and north boundaries of this site include wooded area with significant topographical changes that are shown to remain, beyond the 30' landscape buffer.

### **ADDITIONAL INFORMATION**

For additional information on the site history, surrounding land uses, and Comprehensive Plan land use designation, please refer to the Staff Report for P.Z. 11-2021, which was submitted in conjunction with this request as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. Staff has attached a draft copy of the proposed Attachment A language, Narrative Statement and Preliminary Development Plan Packet for further consideration.

### **REQUEST**

Staff has reviewed the requested zoning map amendment by the Applicant as it pertains to the "PUD" request and has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A. Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review.

Staff requests action on P.Z. 12-2021 Estates at Fire Rock (McBride Berra Land Co., LLC).

Attachments:      Attachment A  
                            Narrative Statement  
                            Preliminary Development Plan Packet

# McBride Berra Land Company, LLC

17415 North Outer Forty Road  
Chesterfield, Missouri 63005  
Tel: 636-537-2000

12/29/2021

December 29, 2021

Via email to: [cdietz@chesterfield.mo.us](mailto:cdietz@chesterfield.mo.us)

Chris Dietz  
Planner  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017

**RE: Estates at Fire Rock**  
**Property: 17803, 17815 and 17831 Wild Horse Creek Road**

Dear Mr. Dietz:

On behalf of McBride Berra Land Company, LLC, enclosed please find the following responses to your October 29, 2021, issue letter regarding the Estates at Fire Rock project. In addition, the revised narrative and the revised plan addressing several of the City's comments are attached hereto.

Issue list:

- 1.a. Cross-access has been provided and shown on the revised plan.
- 1.b. MODOT comments have been provided to you previously. These comments are also addressed on the revised plan.
- 2.a. The cave is located in railroad right-of-way directly to the north of the mound at the bottom of the bluff along the railroad tracks. This is located outside of the subject property.
- 2.b. We agree to the following actions to ensure that the residents and general public are aware of the regulations concerning the mound:
  - Stating the restrictive covenants in the deed that conveys the common ground area to the homeowners' association
  - Outlining the use, prohibitions and maintenance of the mound in the required covenants, conditions and restrictions governing the community
  - Placing signage around the mound (will need to be outside the limits of the mound area)
  - Causing buyers to sign a disclosure at time of contract acknowledging their understanding of the regulations concerning the mound
- 2.c. The mound is approximately 160 ft from Lot 25 and 170 ft from Lot 26. This location was well thought out and planned so that no home will be too close to negatively disturb the land surrounding the mound, yet also will be close enough to discourage unknown/unwanted use of the mound and will provide a source of added protection that is not currently there. To clarify, our continued discussions with Mark Leach concerning the mound lead to a determination that walking on the mound would not be prohibited. Any activity involving ground penetration is what should be prohibited.

- 3.a. The amenities proposed with this plan include mound preservation, including monuments, informational signage and parking, a mulch trail around the mound, a pavilion for gatherings, 12.5 acres of common ground, 9.6 acres of tree preservation, 30' wide landscape buffers along the perimeter of the site, with 50' wide landscape buffers along Wild Horse Creek Road, and a meandering sidewalk along Wild Horse Creek Road. The revised plan also shows a pickleball court near the pavilion area, a butterfly garden, a reading bench, and a neighborhood library box.
- 3.b. Designing a plan with the E ½ acre density rather than the E-1 PUD that we are currently seeking could allow a plan to be developed that would not include the extensive amount of common ground (which provides room for all of the amenities previously mentioned), tree preservation, and large buffer areas that we are currently showing. We are only able to provide all of the foregoing features by clustering the lots to the interior of the site through the flexibility allowed by the PUD. Additionally, rezoning this property to an E ½ acre density rather than E-1 PUD would allow a developer to create 70 lots on this 35 acre parcel, rather than the 35 lots we have planned. We believe the City and residents want to preserve the one home per acre density that we are seeking with our plan.

Attachment A:

Landscape requirements:  
Understood

Lighting requirements:  
Understood and will be provided with improvement plans.

Access Management:  
Understood. Sight Distance Analysis has been provided with the plan.

Public/Private Road Improvements, Including Pedestrian Circulation:  
Understood. A sidewalk along Wild Horse Creek Road has been provided and shown on the revised plan. The walking trail will not conform to ADA standards because it was designed as a mulch trail to avoid disturbing the surface of the area around the mound.

Storm Water:  
Understood and improvement plans will comply.

Sanitary Sewer:  
Understood and improvement plans will comply.

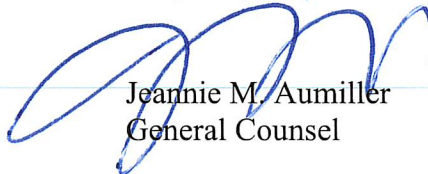
Miscellaneous:  
Understood

Submittal Comments to be Addressed:

1. Flood Zone "X" (shaded) limits are shown on the plan.
2. A sidewalk along Wild Horse Creek Road has been provided and shown on the revised plan.
3. Provided
4. Noted
5. USPS has approved
6. Zoning labels added
7. Dimensions shown on plan.
8. The word "residential" was added to the narrative
9. Note added showing 50' Landscape Buffer on the revised plan
10. This was corrected in the narrative
11. Understood and improvement plans will comply

Please let us know if you have any questions regarding the above responses or the enclosed plan. We look forward to hearing from you and we hope to be placed on the next earliest agenda that is possible for the City.

Very truly yours,



Jeannie M. Aumiller  
General Counsel

*Enclosures*

***a. General Description of the Proposal:***

McBride Homes (“McBride”) is proud to have the opportunity to unveil its newest project to the City of Chesterfield, Estates at Fire Rock. McBride is proposing to develop the approximately 35 acres of property along Wild Horse Creek Road and is requesting an E-1AC Planned Unit Development zoning, from the current LLR and NU zoning, in order to permit the development. The project consists of 35 residential home sites on approx. 35 acres, yielding a density of 1 home per acre. Each lot will be a minimum of 110’ wide and 22,000 sq. ft. in size, which is consistent with the nearby Wilmas Farm subdivision. This project will contain 12.5 acres of common ground, including a private trail, pavilion, signage and parking for our residents to visit Blake Mound. McBride will be constructing its luxury home product lines on the property, most of which will feature enhanced architectural features and luxury finishes. McBride researched the densities, site development characteristics and architectural elements of the homes in surrounding subdivisions in order to create a project that is compatible with the surrounding communities. In addition, McBride has made every effort to preserve many of the existing trees located on the site, reaching an 88% existing tree preservation.

***b. List of requested uses:***

McBride is requesting single-family detached residential use for the entire site. The site will also contain common ground (including common ground amenities) and public streets.

***c. Proposed Land Uses and development standards, density and height limitations, yard requirements (compatible with nearby uses and Comprehensive Plan):***

McBride is requesting a single-family detached residential land use for the site. The development standards are noted throughout this application and identified on the plan. The proposed density is 1 dwelling per acre, as the plan includes 35 lots on approx. 35 acres. The site is surrounded by residential land uses and the plan is compatible with those uses.

Maximum building height will be less than fifty feet which is consistent with the E-1AC district and the PUD.

The minimum front yard setback will be twenty feet (25’). The minimum rear yard setback will be twenty-five feet (25’), and the minimum side yard setback will be eight feet (8’), however twenty feet (20’) will be maintained between residential structures.

The project is consistent with the City’s Comprehensive Plan and is expressly consistent with the Comprehensive Plan goal of supporting desired development and growth, and implements the following strategies set forth in the Comprehensive Plan:

Improve development design: The Comprehensive Plan promotes creating a harmonious and compatible design in new development and stresses following standards that apply to particular areas. The layout of this plan and the housing proposed for this area are very compatible with the design in the communities that have been recently created and existing in the area.

Chesterfield destination brand identity: Similar to the new neighborhoods McBride has created along Wild Horse Creek Road in the recent past, McBride will install significant enhanced landscaping along Wild Horse Creek Road which has become a signature identity for the Chesterfield neighborhoods along Wild Horse Creek Road. No lots will be adjacent to Wild Horse Creek Road, maintaining the look and feel of the area.

Strengthen neighborhoods and expand housing choice: Creating this new community on this vacant ground will enhance the area as well as provide additional luxury housing options to allow for the expected growth in the City.

Ensure connectivity in new development: The internal sidewalks and trail will provide safe pedestrian access within the community.

Support healthy living: The sidewalks and the trails through the common ground areas will help to support a healthy lifestyle by providing much needed and desired walking and biking opportunities for the residents. The pickleball court will also provide an opportunity for exercise and fun for the residents. The plan also includes a pavilion that will provide more gathering space and entertainment area for the residents of this community.

Promote Tree preservation: This plan provides a large tree preservation area of 9.6 acres of the site, with 88% of existing tree preservation. This plan helps the City's goal of supporting natural habitats, improving water quality, and moderating negative effects of sun, rain and wind.

The Land Use Plan in the Comprehensive Plan defines this area as Suburban Neighborhood. This category is defined by the City as the area to provide uniform housing densities and homes oriented to the interior of the site to provide large buffers and landscaping. This plan certainly achieves this goal and vision by the City and provides a new development that reinforces existing development patterns in the area.

***d. List of Permitted uses for each tract:***

As stated above, McBride is requesting a single-family detached residential land use for the entire site.

***e. Exceptions or variations from the requirement of the Zoning Ordinance:***

McBride is requesting a modification from the City's ordinances with regard to the side-yard setbacks. This plan includes an 8' minimum side yard setback, with 20' between



structures, rather than the required 15' side yard setback. This modification will allow McBride to build luxury homes with a 3-car garage, and to create a more clustered development, keeping homes a significant distance from Wild Horse Creek Road and from existing neighboring homes, allowing for a significant buffer around the perimeter of the site, and preserving Blake Mound, which will achieve the goals of the City's Code for preserving trees and creating more open space. This side yard setback is in line with existing neighborhoods in the general vicinity of this project.

***f. Table Showing Number of Acres in the proposed development and each proposed land use including public facilities:***

This site contains approx. 35 acres and will be entirely devoted to residential land use. The public streets will consist of 3.2 acres. The common ground contains 12.5 acres.

***g. Proposed dedication or reservation of land for public use, including streets and easements.***

The project includes 3.2 acres of public streets and all of the necessary utility easements. Additionally, McBride is planning on a 15-foot wide dedication strip along Wild Horse Creek Road.

***h. Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential, adverse effects.***

The site design features one access point on Wild Horse Creek Road that will provide proper access for this small new residential development.

***i. Phases for Construction:***

McBride anticipates that the entire site will be developed in one phase, anticipated to begin in the Spring of 2022 and forecasted for completion during the Fall of 2022. This is McBride's best estimate at this time and is subject to market conditions.

***j. Landscaping and Tree Preservation:***

McBride is proposing to preserve 88% of the existing trees located on the site, which is considerably more than the City's 30% tree preservation requirement. The preservation of these trees will be an important characteristic of the overall community and is also identified by the City's Zoning Code as a key design feature.

In addition to the planned tree preservation, McBride intends to install extensive landscaping throughout the community. McBride is proposing enhanced landscape buffers along perimeters of the development, including Wild Horse Creek Road. The planned buffer is to be 30 feet wide along the perimeter of the site. The buffer area along the southern property line (adjacent to Wild Horse Creek Road) is a minimum of 50 feet in width, which includes the required perimeter landscape buffer and common open

space. All of the foregoing buffer areas are located on common open space and not located within any lots.

Furthermore, the Zoning Code requires 30% of the total site acreage to be kept as open space, and the Estates at Fire Rock plan exceeds this goal by including 35% of the site as open space as a key feature of this project.

***k. Character of and rationale for the PUD:***

The City's zoning code states that the purpose of a 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 development; 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. Therefore, McBride had three primary considerations when it designed this project.

First, McBride wanted the project to compliment the existing communities in the area. After a careful study of the surrounding area, McBride determined that one-acre density was consistent with the area. While the one-acre density does not yield as many homes for McBride, McBride felt it would be important to neighboring property owners that one-acre density be maintained (note - many communities in the area exceed 1-acre density), so McBride designed the plan with 1-acre density. The City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD, and the proposed E-1AC PUD zoning is consistent and compatible with the communities in the vicinity of the project.

Some of the neighboring subdivisions are zoned R-1 and/or E-1 PUD and E ½ WH Overlay, containing the same (or more intense) density, lot size and type of zoning as the Estates at Fire Rock project. And, since the City's Comprehensive Plan appears to classify this area as "Suburban Neighborhood," this proposal is entirely consistent with the Comprehensive Plan.

Second, the site contains many mature trees that McBride is seeking to preserve with its 88% existing tree mass preservation. This natural feature will enhance the desirability of the location which contributes to the sustainability of the community. The environmental benefits of preserving these trees are numerous. The natural vegetation will cleanse and filter storm water and recharge the groundwater. The preservation of the trees along Wild Horse Creek Road will preserve the natural sightlines along the road and provide a nice buffer for the community. The current view of the property from Wild Horse Creek Road will remain largely unchanged by the new Estates at Fire Rock development. McBride also placed great care in preserving Blake Mound which is located on the site. The existence and desire to maintain and preserve this archaeological site was brought to McBride's attention and McBride has developed a plan around the site with great emphasis on its historical presence and preservation. The preservation of these natural features is a design feature required by the City's Zoning Code.

PUD zoning is necessary for the Estates at Fire Rock project in order to allow for flexibility in some of the design standards in the E-1AC zoning category while preserving many of the natural features of the site. Most notably, the lot sizes will be less than one-acre; however, the lot sizes will all exceed 22,000 square feet. The overall density of the site is actually one-acre density because the project consists of only 35 lots on 35 acres.

The design and construction of homes with an architectural vernacular that exceeds the typical building designs is also noted as a design feature in the PUD section of the City's Zoning Code. This design feature is achieved by offering McBride's luxury housing products on this site. McBride believes that the proposed luxury home products to be offered will be marketable and help keep area real estate values high. Brick and stone elements are included on most of the elevations, three car garage options will be offered, and each home will have a fully sodded yard and landscaping package.

The City's Zoning Code identifies environmentally conscious building techniques as a design feature of the PUD. McBride is committed to this concept as well. McBride is proposing to offer several sustainable and environmentally conscious options in its homes, including: energy efficient appliances, low-e windows, low-flow toilets, low-flow faucets and high efficiency HVAC systems.

#### ***1. Description of Amenities or Recreational Facilities:***

The highlights of this project are the 88% existing tree preservation and the preservation and perpetual maintenance of the historical archaeological site of Blake Mound. The 12.5 acres of common ground areas is easily accessible to all residents and will contain a private trail and pavilion, pickleball court, butterfly garden, reading bench, and a neighborhood library box, along with signage and a parking area near the area of the Blake Mound for use by our residents. There will be a 25-foot minimum structure and parking setback for any structure or parking area outside of a residential lot. Landscaping buffers will surround the site. All of the common areas, amenities and landscape buffers will be maintained by the homeowners' association.

All of the project's amenities and recreational areas will be connected by the trail and/or internal sidewalk system, both of which will connect to Wildhorse Creek Road. This interconnectivity will allow every future homeowner to easily walk to each recreational area within the project.

McBride is also planning a 50-foot wide landscape buffer along Wild Horse Creek Road, which will create an impressive sense of arrival to the community. This entrance will compliment the other community entrances in this area and have a cohesive design. Also, the enhanced landscaping, deep buffers and plantings along Wild Horse Creek Road are compliant with the design features contained in the PUD section of the City's Zoning Code.

***m. Description of any Lands to be Dedicated for Public Facilities:***

See Section “g” above.

***n. Phasing:***

See Section “i” above.

***o. Phasing and time schedule for Lands to be Dedicated for Public Facilities:***

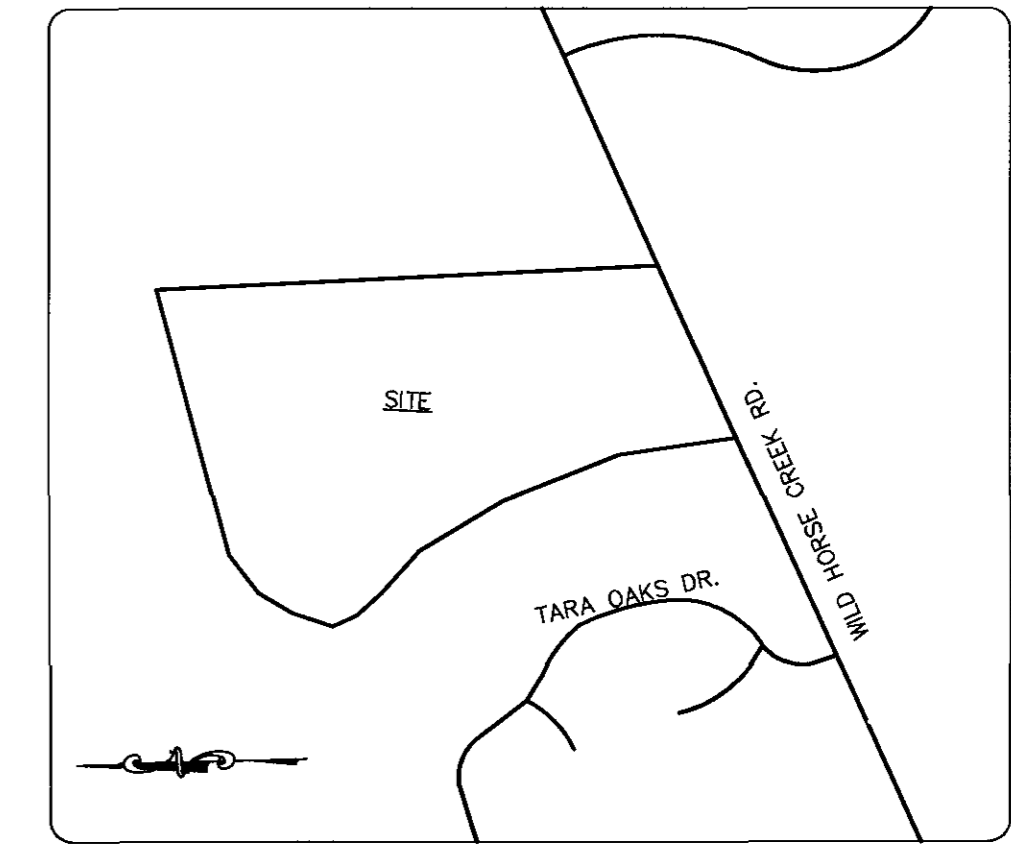
McBride anticipates that the lands to be dedicated for public facilities anticipated for this project will be developed in one phase, as discussed in Section “i” above.

# Estates at Fire Rock

02/04/2022

A TRACT OF LAND BEING ALL OF  
 ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S.  
 SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI"  
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST.  
 LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF "BOUNDARY  
 ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH -  
 RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF  
 RECORDED IN PLAT BOOK 346 PAGE 353 OF SAID RECORDS, ALL LOCATED IN U.S. SURVEY  
 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD,  
 ST. LOUIS COUNTY, MISSOURI.

## Preliminary Plan



PROJECT ZIP CODE 63126

EXISTING	LEGEND	PROPOSED
540	CONTOURS	530.0
2530	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	(2")
	WATER MAIN & SIZE	(6")
	TELEPHONE	(T)
	ELECTRIC (L) UNDERGROUND	(L)
	ELECTRIC (O) OVERHEAD	(OH)
	FLOW LINE	
	TO BE REMOVED	TBR
	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	P.S. PARKING STALLS	P.S.
	YARD LIGHT	

### GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:  
 METROPOLITAN ST. LOUIS SEWER DISTRICT  
 MONARCH FIRE PROTECTION DISTRICT  
 ROCKWOOD R-6 SCHOOL DISTRICT  
 Ward 4
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
 MISSOURI AMERICAN WATER COMPANY  
 AMEREN UE  
 AT&T  
 LACLEDE GAS COMPANY  
 CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. REVIEW OF THE PROPOSED STEEP SLOPE WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY LIDAR.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.

### SITE INFORMATION

LOCATOR NUMBERS: 18V140065, 18V130099, 18V140098  
 SITE ADDRESS: 17815, 17803 AND 17831 WILD HORSE CREEK RD.  
 EXISTING ZONING: LLR  
 PROPOSED ZONING: E-1 WITH PUD (PLANNED UNIT DEVELOPMENT)  
 GROSS AREA OF SITE: 35.03 ACRES  
 DENSITY CALCULATIONS: 35.03 AC X 43,560 SQ.FT./AC. = 35 LOTS ALLOWED  
 (43,560 SQ.FT./LOT)

MAXIMUM NUMBER OF UNITS ALLOWED: 35  
 NUMBER OF UNITS PROPOSED: 35

LOT DEVELOPMENT REQUIREMENTS:  
 FRONT YARD SETBACK 25'  
 SIDE YARD SETBACK 8' (MIN. 20' BETWEEN STRUCTURES)  
 REAR YARD SETBACK 25'

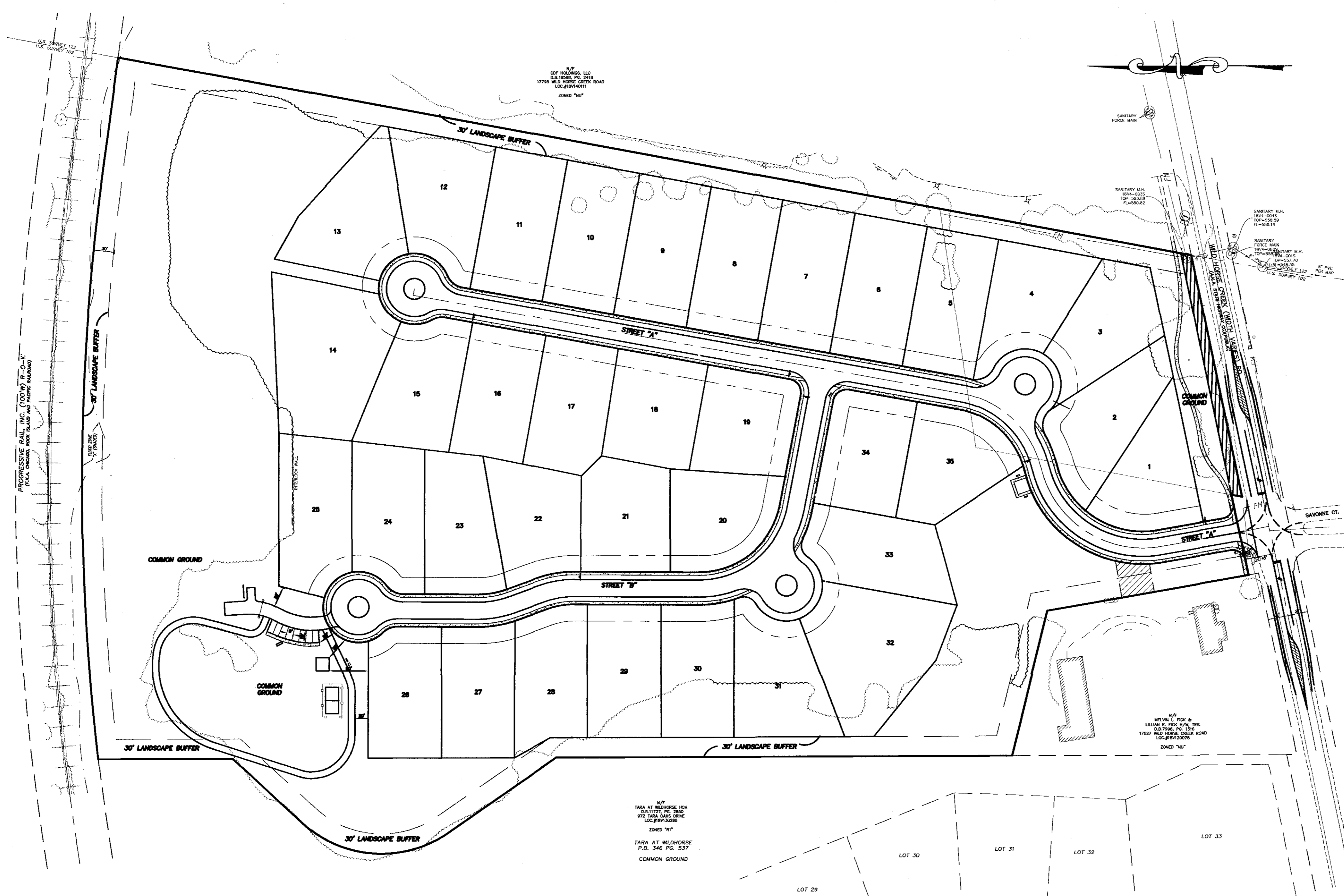
NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 70 SPACES  
 NUMBER OF PARKING SPACES PROVIDED: 70

PROPOSED STREETS SHALL BE PUBLIC 50' W. R.O.W. WITH 26" P.W.M. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.

RIGHT OF WAY AREA = 3.2 ACRES  
 MODOT R/W DEDICATION = 0.13 ACRES  
 COMMON GROUND = 12.50 ACRES WHICH EQUALS 35% OF THE SITE  
 FLOOD MAP: FEMA PANEL 29189C0145K DATED: FEB. 4, 2015  
 TOTAL EX TREE AREA = 10.9 ACRES  
 TOTAL TREE AREA TO REMAIN = 9.6 ACRES WHICH EQUALS 88% OF EXISTING TREE MASS

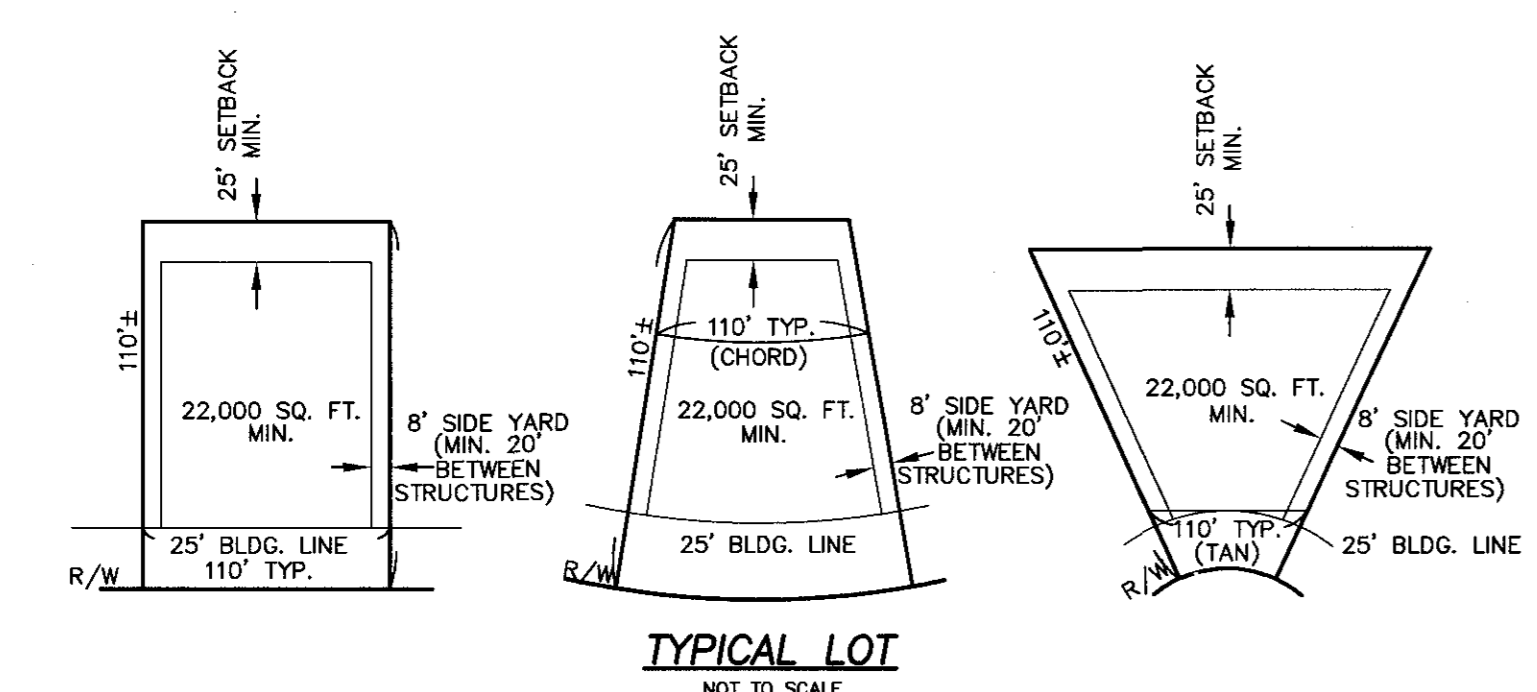
### U.S.P.S. NOTE:

THE U.S.P.S. MAIL DELIVERY UNITS WILL BE CONFIRMED ON THE SITE DEVELOPMENT PLAN.



### LOT DATA:

MINIMUM LOT:	22,014 Sq. Ft.
MAXIMUM LOT:	36,337 Sq. Ft.
AVERAGE LOT:	23,885 Sq. Ft.
<b>LARGEST TO SMALLEST</b>	
14	36,337 Sq. Ft.
32	34,332 Sq. Ft.
13	28,023 Sq. Ft.
12	25,560 Sq. Ft.
25	25,095 Sq. Ft.
31	24,990 Sq. Ft.
15	24,896 Sq. Ft.
11	24,041 Sq. Ft.
2	24,023 Sq. Ft.
10	23,988 Sq. Ft.
9	23,935 Sq. Ft.
7	23,829 Sq. Ft.
6	23,776 Sq. Ft.
5	23,728 Sq. Ft.
33	23,609 Sq. Ft.
24	23,300 Sq. Ft.
35	22,855 Sq. Ft.
23	22,457 Sq. Ft.
28	22,389 Sq. Ft.
19	22,318 Sq. Ft.
17	22,298 Sq. Ft.
16	22,188 Sq. Ft.
3	22,142 Sq. Ft.
36	22,142 Sq. Ft.
21	22,112 Sq. Ft.
34	22,088 Sq. Ft.
4	22,073 Sq. Ft.
20	22,042 Sq. Ft.
1	22,014 Sq. Ft.
26	22,000 Sq. Ft.
27	22,000 Sq. Ft.



### SHEET INDEX

- 1.1 COVER SHEET
- 2.1 DEMOLITION PLAN
- 3.1 SITE / GRADING PLAN
- 4.1 SITE PLAN
- 5.1 ROADWAY IMPROVEMENTS
- 6.1 NATURAL RESOURCES MAP
- 7.1 SITE SECTIONS
- 8.1 SIGHT DISTANCE STUDY

### FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0229K AND 29189C0313K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

### PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 OF SAID RECORDS, ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

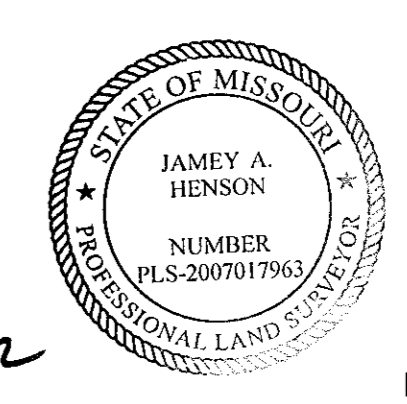
BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED PARCEL B, SAID CORNER BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD (WIDTH VARIES) AND THE NORTHEAST LINE OF ABOVE SAID U.S. SURVEY 102, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A LINE BEING 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID WILD HORSE CREEK ROAD, SOUTH 55°36'40" WEST, 375.00 FEET; NORTH 12°03'12" WEST, 16.22 FEET; AND ALONG A LINE BEING 45 FEET NORTH OF AND PARALLEL TO SAID CENTERLINE, SOUTH 55°36'40" WEST, 124.28 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO TRUSTEE OF THE MELVIN L. FICK AND LILLIAN K. FICK, JOINT REVOCABLE LIVING TRUST AGREEMENT BY DOCUMENT RECORDED IN DEED BOOK 7098 PAGE 1516 OF THE ABOVE SAID RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID FICK TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 32°41'08" WEST, 308.72 FEET AND SOUTH 81°07'45" WEST, 228.56 FEET TO A POINT ON THE WEST LINE OF ABOVE SAID ADJUSTED TRACT A; THENCE LEAVING SAID NORTH LINE OF FICK TRACT AND ALONG THE WEST LINE OF SAID ADJUSTED TRACT A THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 22°46'12" WEST, 687.49 FEET; NORTH 57°30'33" WEST, 199.99 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, WHOSE CHORD BEARS NORTH 18°35'43" WEST, 219.85 FEET; AN ARC DISTANCE OF 237.71 FEET TO A POINT OF TANGENCY; NORTH 20°19'07" EAST, 143.40 FEET; AND NORTH 22°46'12" WEST, 200.68 FEET TO THE NORTHWEST CORNER OF SAID ADJUSTED TRACT A, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (100 FEET WIDE); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 5519.70 FEET, WHOSE CHORD BEARS NORTH 67°52'46" EAST, 889.74 FEET; AN ARC DISTANCE OF 892.13 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 75°08'27" EAST, 176.85 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID ADJUSTED TRACT A; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID ADJUSTED TRACT A AND ITS PROLONGATION, BEING THE EAST LINE OF SAID ADJUSTED PARCEL B, SOUTH 12°03'12" EAST, 181.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,527,837 SQUARE FEET, OR 33.036 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2021 UNDER ORDER NUMBER 20-07-232.

### SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER, 2021, AT THE REQUEST OF MCBRIDE BERRA LAND COMPANY, LLC, PREPARED A PRELIMINARY PLAN OF "ESTATES AT FIRE ROCK", SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMES A. HENSON  
 NUMBER PLS-2007017963  
 1-27-2022  
 JAMES A. HENSON, PLS  
 MO.REG. PLS #2007017963



MSD Base Map 18V  
 MSD P #  
 Highway & Traffic #

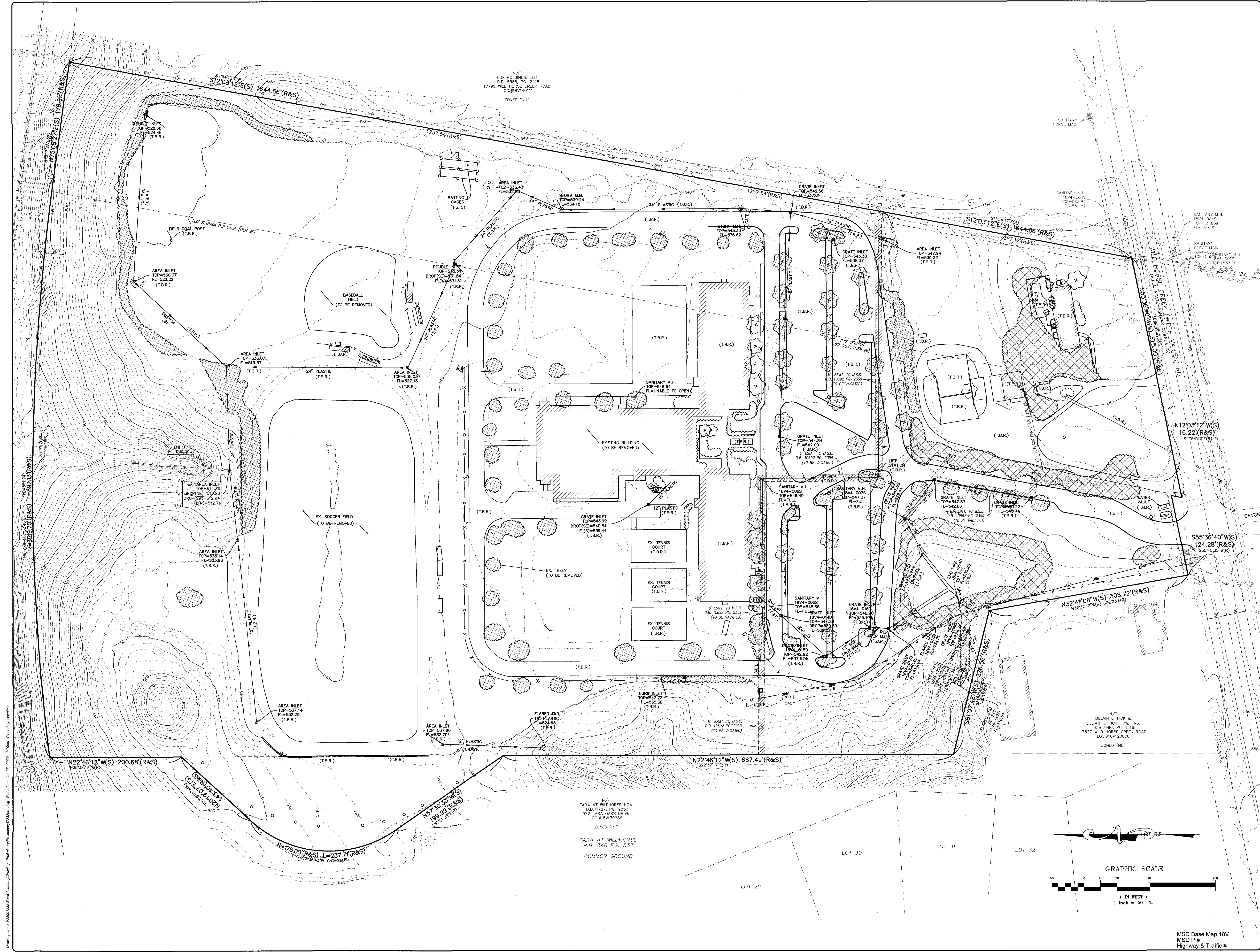
ISSUE	REVISIONS	DATE
1	INITIAL SUBMITTAL	02-04-2022
2	11-17-2021 CITY COMMENTS	
3	12-2-2021 CITY COMMENTS	
4	1-27-2022 CITY COMMENTS	

McBride Berra Land Company LLC  
 5091 NEW BAUMGARTNER ROAD  
 ST. LOUIS, MISSOURI 63129

THE STERLING COMPANY  
 ENGINEERS & SURVEYORS  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: 314.991.8644  
 www.sterling-engineers.com  
 Corporate Certificate of Authority #001948

Estates at Fire Rock  
 17803 & 17815 WILD HORSE CREEK RD., WILDOOD, MO.  
 COVER SHEET

PRELIMINARY PLAN Date: 1-27-2022	MICHAEL G. BOERDING License No. E-28843 Professional Engineer
Job Number 20-07-232	Date Jan. 27, 2022
Designed: MF	Sheet 1.1
Drawn: EA	Checked: PRE



Drawing name: U:\2020\2020 Base Academy\Drawings\2020\2020-11\18pm.dwg  
 Date: 1/27/2022  
 Author: Michael S. Scierding

N/F  
 CDF HOLDINGS, LLC  
 D.B. 18558, PG. 2418  
 17795 WILD HORSE CREEK ROAD  
 LOC.#18V140111  
 ZONED "NU"

N/F  
 TARA AT WILDHORSE HOA  
 D.B.11727, PG. 2552  
 972 TARA OAKS DRIVE  
 LOC.#18V130286  
 ZONED "R1"  
 TARA AT WILDHORSE  
 P.B. 346 PG. 537  
 COMMON GROUND

ISSUE	REVISION/DATE	SUBMITTAL	CITY COMMENTS
1	1-27-2022	1	
2	1-27-2022	2	
3	1-27-2022	3	
4	1-27-2022	4	

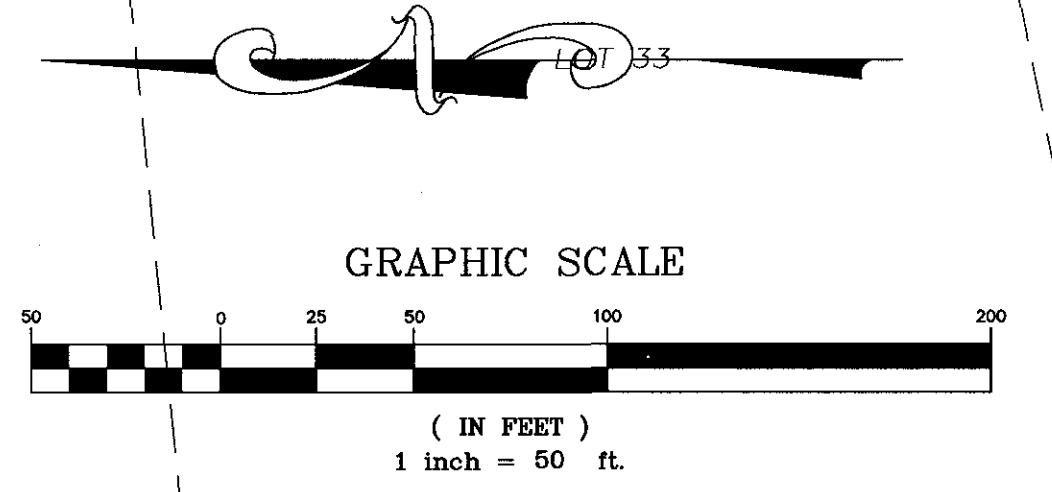
**McBride Barro Land Company LLC**  
 5091 NEW BAUMGARTNER ROAD  
 ST. LOUIS, MISSOURI 63129

**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: 314-467-4640 Fax: 314-467-8644  
 Corporate Certificate of Authority #0011948

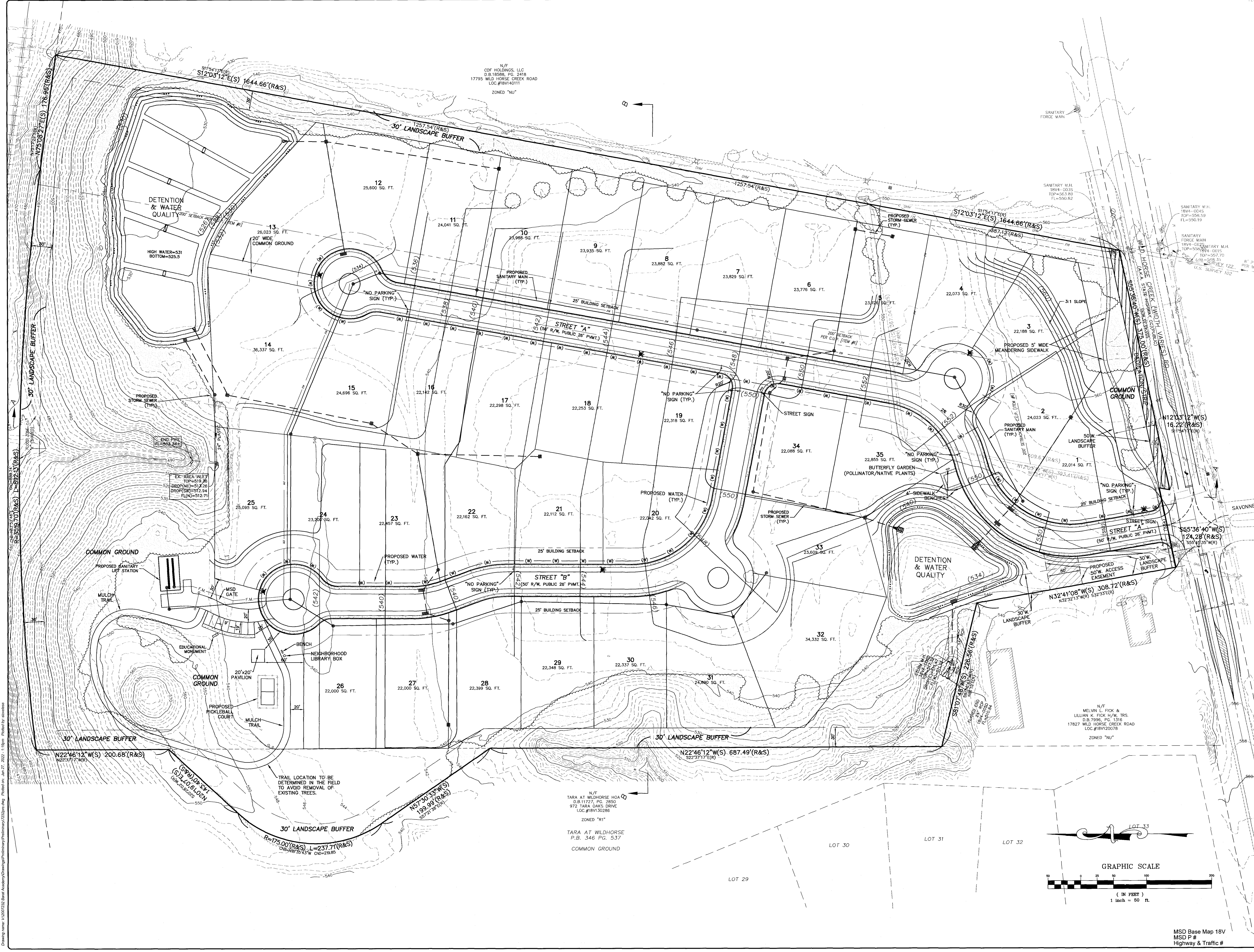
**Estates at Fire Rock**  
 DEMOLITION PLAN  
 17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO

PRELIMINARY PLAN  
 Date: 1-27-2022  
 MICHAEL S. SCIERDING  
 License No. E-28643  
 Professional Engineer

Job Number: 20-07-232  
 Date: Jan. 27, 2022  
 Designed: MIF  
 Drawn: EA  
 Checked: PRE



MSD Base Map 18V  
 MSD P #  
 Highway & Traffic #

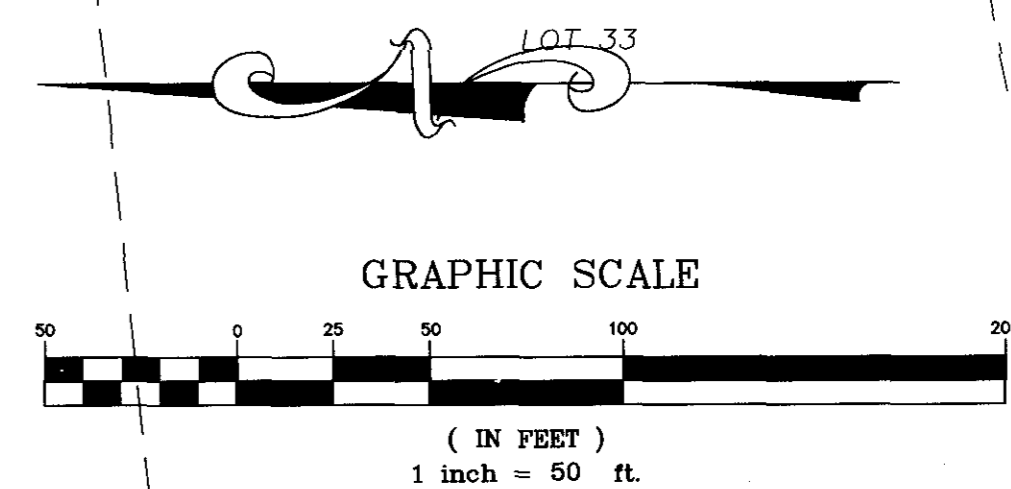


N/F  
 ODF HOLDINGS, LLC  
 D.B. 18598, PG. 2418  
 17795 WILD HORSE CREEK ROAD  
 LOC. #18V140111  
 ZONED "NU"

N/F  
 MELVIN L. FICK &  
 LILLIAN K. FICK H/W TRS.  
 D.B. 7896, PG. 1316  
 17827 WILD HORSE CREEK ROAD  
 LOC. #18V120078  
 ZONED "NU"

N/F  
 TARA AT WILDHORSE HOA  
 0.811177, PG. 2550  
 972 TARA OAKS DRIVE  
 LOC. #18V130286  
 ZONED "R1"

TARA AT WILDHORSE  
 P.B. 346 PG. 537  
 COMMON GROUND



ISSUE	REMARKS/DATE
1	9-2-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	1-24-2022, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

McBride Terra Land Company LLC  
 5091 NEW BAUMGARTNER ROAD  
 ST. LOUIS, MISSOURI 63129

THE **STERLING** CO.  
 ENGINEERS & SURVEYORS  
 6505 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8844  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #6031348

*Estates at Fire Rock*  
 17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO  
 SITE GRADING PLAN

PRELIMINARY PLAN  
 Date: 1-27-2022  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

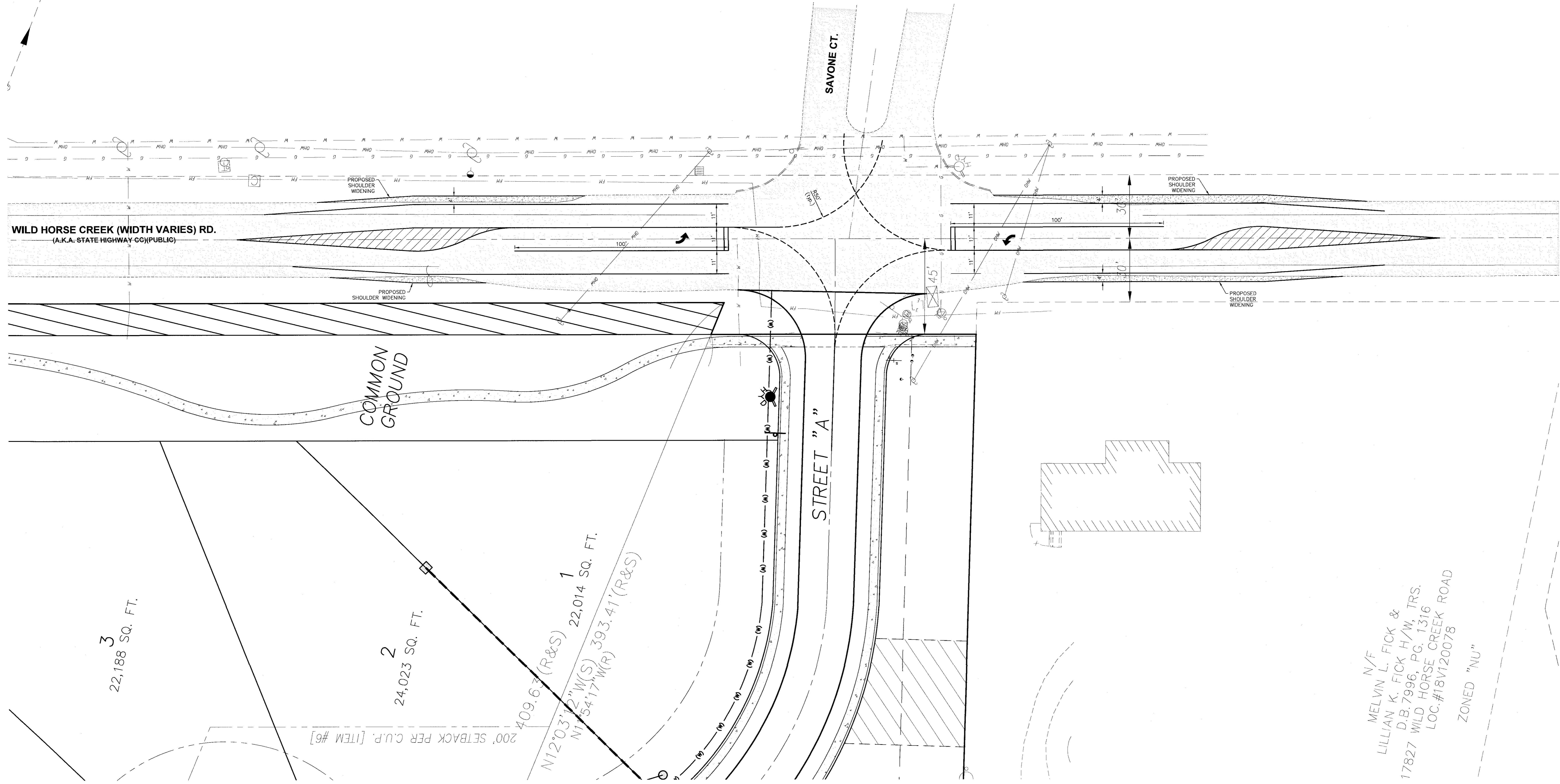
Job Number  
**20-07-232**  
 Date  
**Jan. 27, 2022**  
 Designed: MF  
 Drawn: EA  
 Checked: PRE

MSD Base Map 18V  
 Highway & Traffic #





Drawn: 1/27/2022 1:18pm  
Checked: 1/27/2022 1:18pm  
Printed: 1/27/2022 1:18pm  
Plotter: HP DesignJet T1100e



3  
22,188 SQ. FT.

2  
24,023 SQ. FT.

1  
22,014 SQ. FT.

200' SETBACK PER C.U.P. [ITEM #6]

409.63' (R&S)  
N12°03'12" W(S) 22,014 SQ. FT.  
N1°54'17" W(R) 393.41' (R&S)

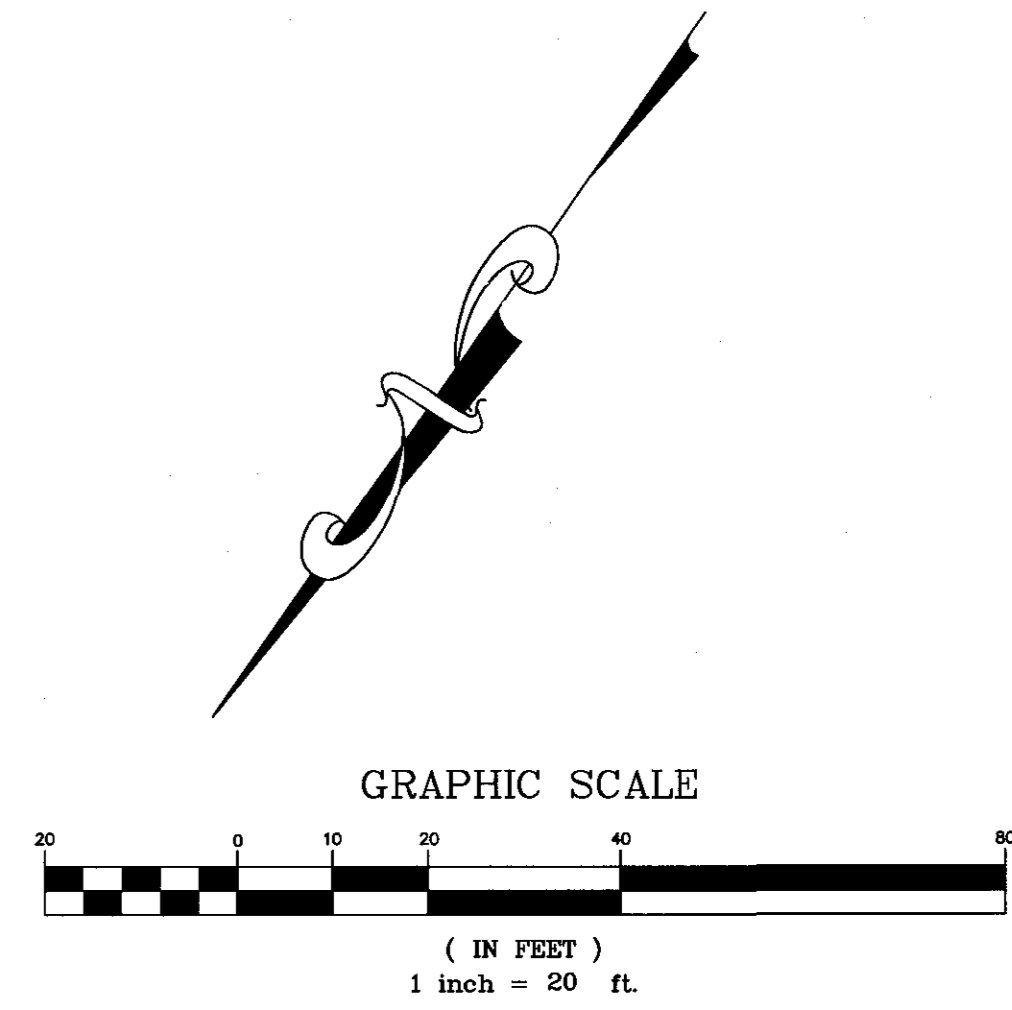
STREET "A"

SAYONE CT.

WILD HORSE CREEK (WIDTH VARIES) RD.  
(A.K.A. STATE HIGHWAY CO)(PUBLIC)

COMMON  
GROUND

N/F  
MELVIN L. FICK &  
LILLIAN K. FICK H/W, TRS.  
D.B. 7996, PG. 1316  
17827 WILD HORSE CREEK ROAD  
LOC. #18V120078  
ZONED "NU"



MSD Base Map 18V  
MSD P #  
Highway & Traffic #

ISSUE	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03-20-2022
2	11-17-2021, CITY COMMENTS	11-17-2021
3	12-21-2021, CITY COMMENTS	12-21-2021
4	1-27-2022, CITY COMMENTS	1-27-2022

McBride Berra Land Company LLC  
5081 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129

THE **STERLING** CO.  
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5065 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph: 314.966.6644  
www.sterling-engineers.com  
Corporate Certificate of Authority #001348

Estates at Fire Rock  
17803 & 17816 WILD HORSE CREEK RD., WILDWOOD, MO  
ROADWAY IMPROVEMENTS

PRELIMINARY PLAN  
Date: 1-27-2022  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

Job Number  
20-07-232  
Date  
Jan. 27, 2022  
Designed: MF  
Drawn: EA  
Checked: PRE

# Estates at Fire Rock

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 OF SAID RECORDS, ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

## Natural Resources Map



### FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0295K AND 29189C0313K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
Wetlands	No	None identified per Aerial photo.
Streams and Floodplains	No	No floodplain exists per FEMA Map No. 29189C0295K AND 29189C0313K, Dated February 4, 2015. No Streams were identified.
Karst	No	None identified per Aerial photo.
Ponds	No	None identified per Aerial photo.

	Hydrologic Group B Soils
	Hydrologic Group C/D Soils
	Existing Tree Mass
	Regulated Waters

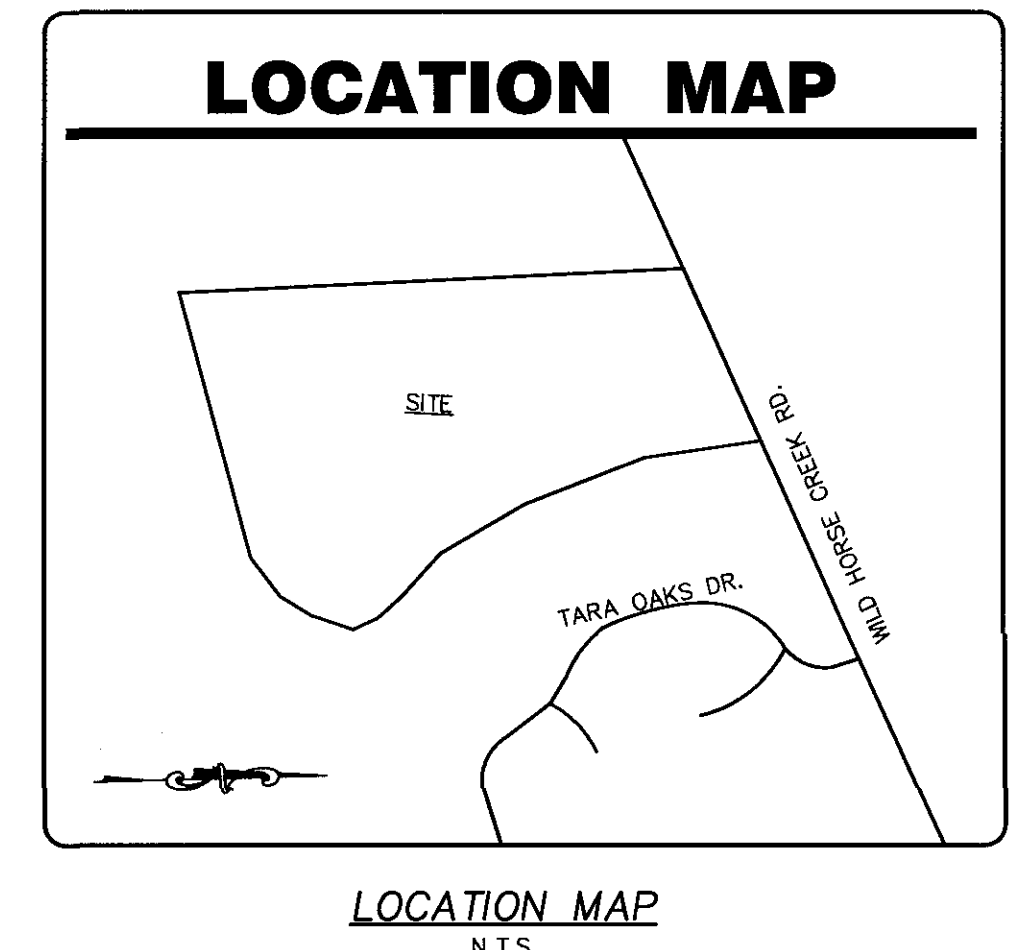


GRAPHIC SCALE

( IN FEET )

1 inch = 60 ft.

MSD Base Map 18V  
MSD P #  
Highway & Traffic #



LOCATION MAP  
N.T.S.

ISSUE	REVISIONS
1	12-20-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	12-21-2021, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

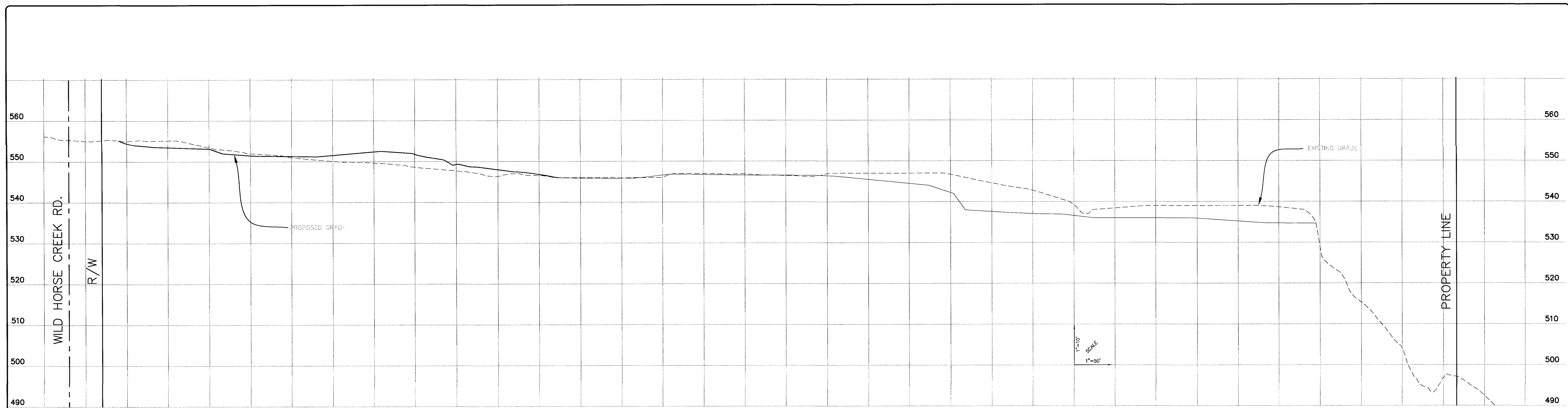
McBride Berry Land Company, LLC  
5081 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
6055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph: 636.354.8844  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

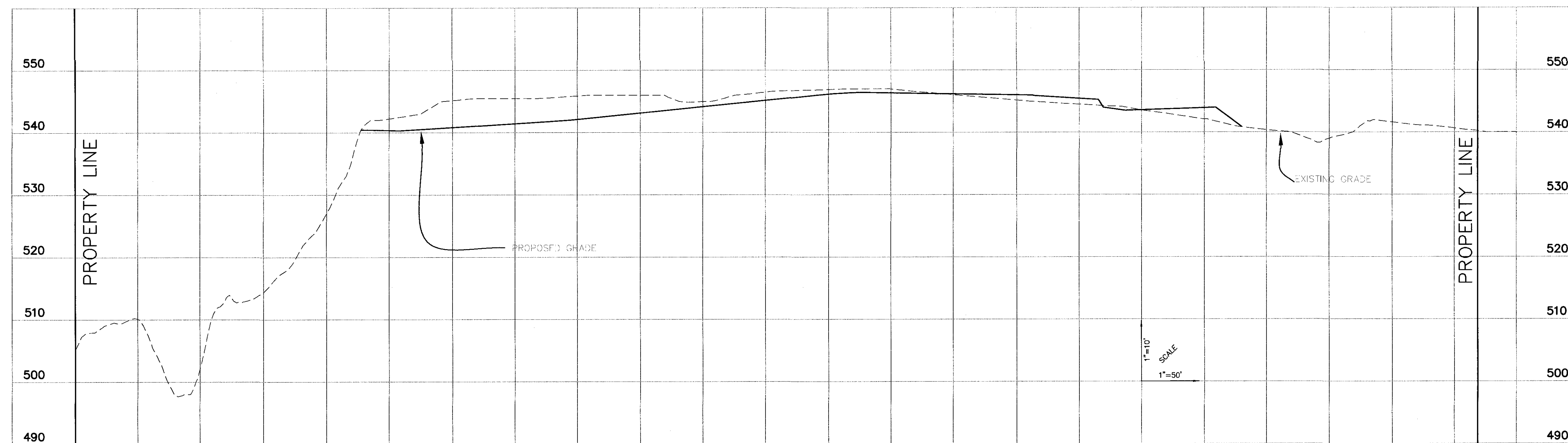
Estates at Fire Rock  
1783 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO  
NATURAL RESOURCE MAP

PRELIMINARY PLAN  
Date: 1-27-2022  
MICHAEL S. BOERDING  
License No. E-28843  
Professional Engineer

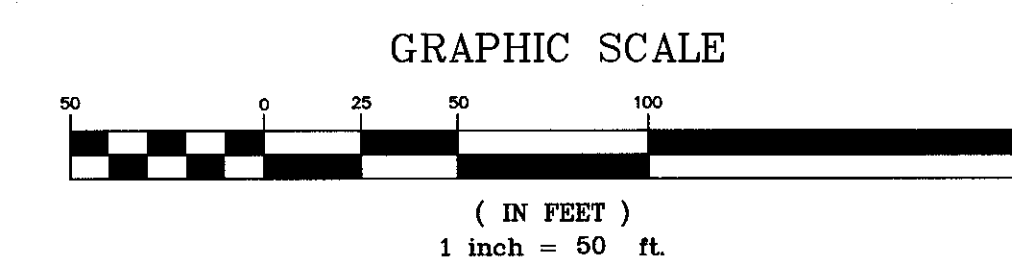
Job Number  
20-07-232  
Date  
Jan. 27, 2022  
Designed: MF  
Drawn: EA  
Checked: PRE



SECTION A



SECTION B



ISSUE	REMARKS/DATE
1	9-2-2021 INITIAL SUBMITTAL
2	12-31-2021 CITY COMMENTS
3	1-27-2022 CITY COMMENTS
4	1-27-2022 CITY COMMENTS

McBride Berry Land Company LLC  
5091 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-457-8944  
Corporate Certificate of Authority #01348

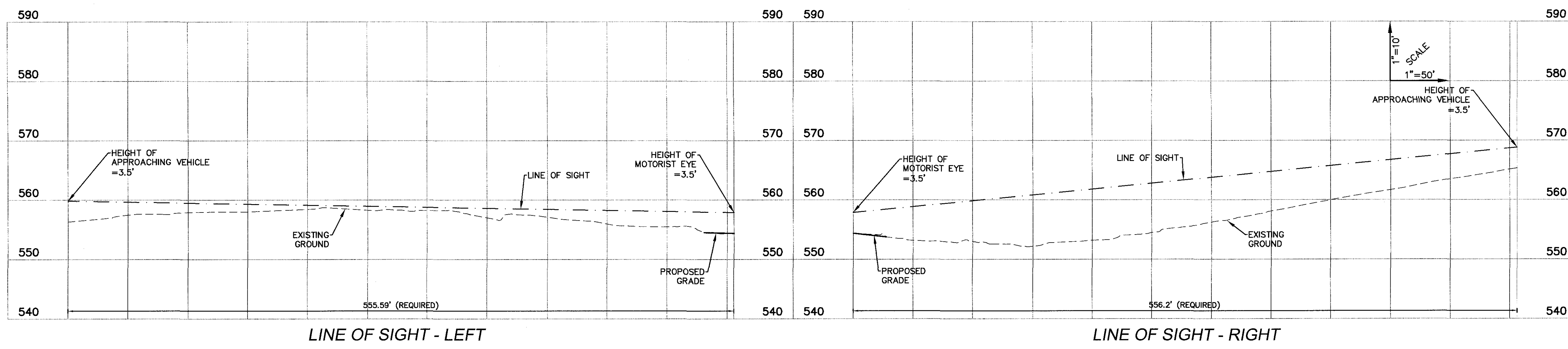
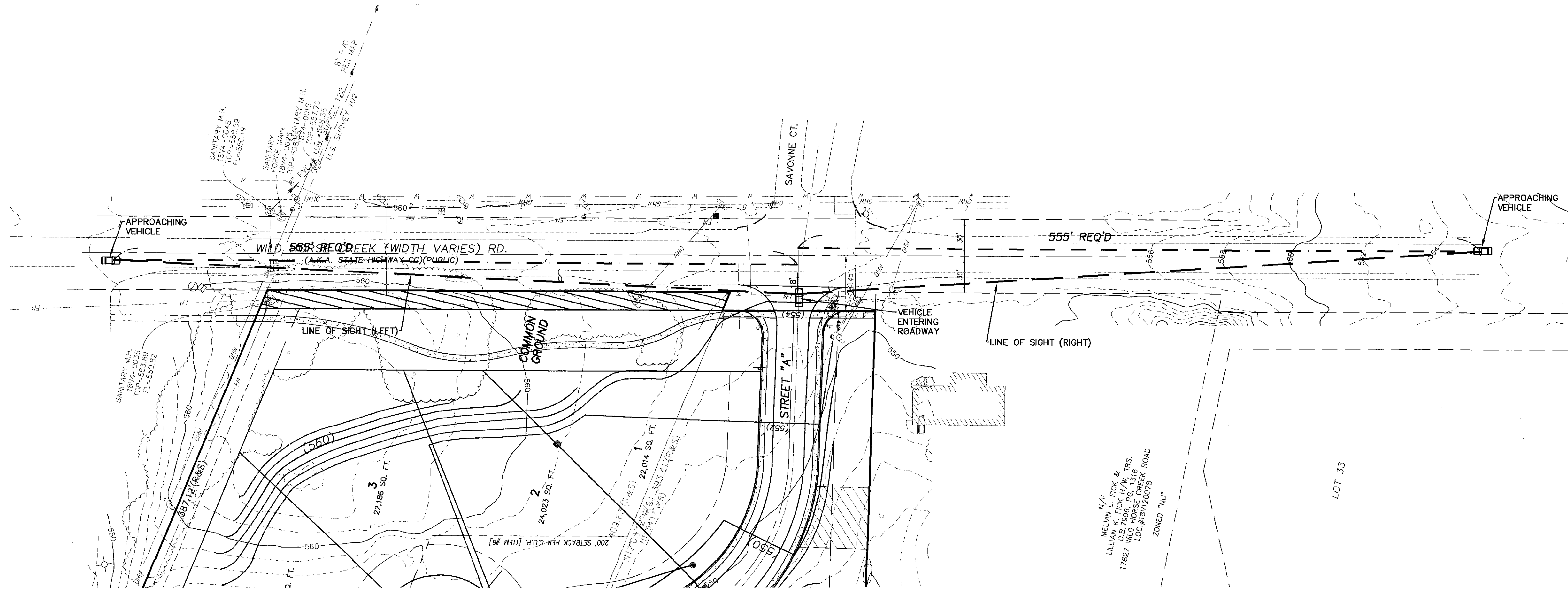
Estates at Fire Rock  
17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO

SITE SECTIONS

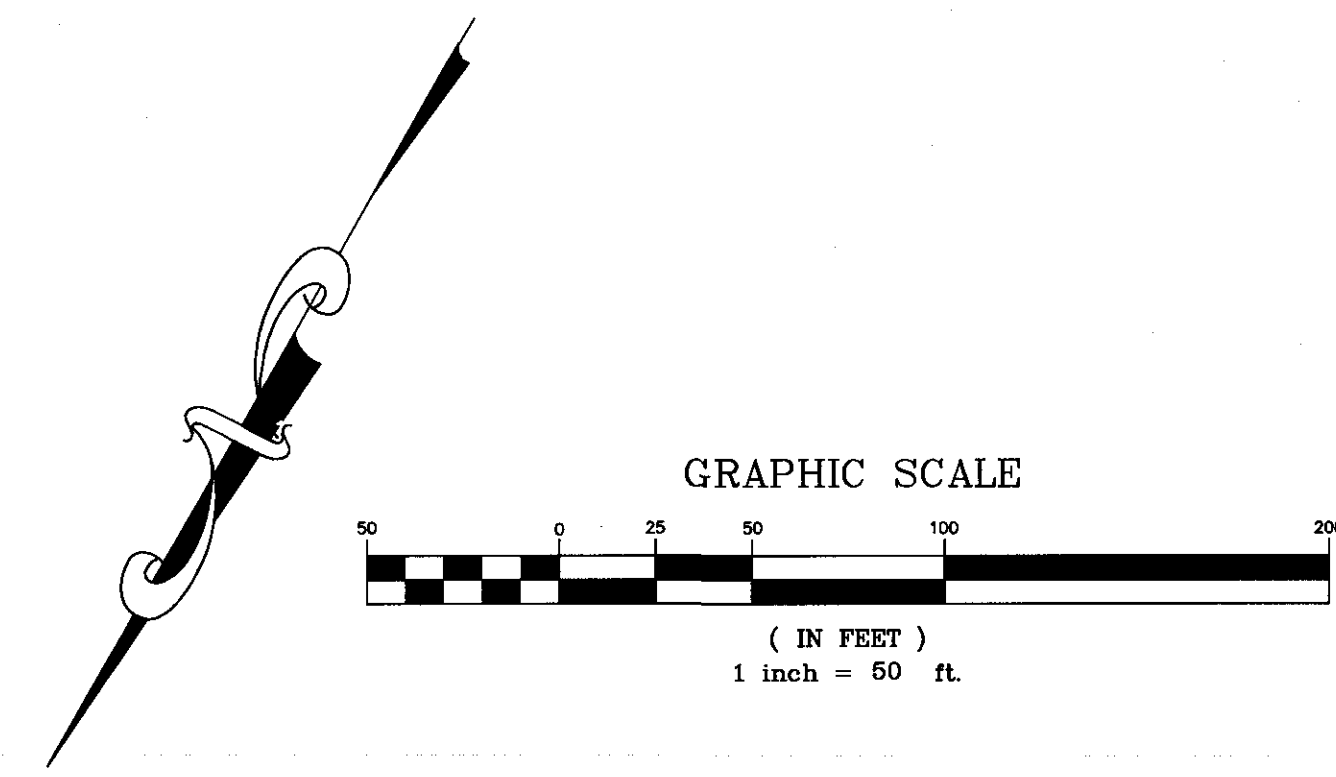
PRELIMINARY PLAN  
Date: 1-27-2022  
MICHAEL G. BOERING  
License No. E-28844  
Professional Engineer

Job Number  
20-07-232  
Date  
Jan. 27, 2022  
Designed: MF  
Drawn: EA  
Checked: PRE

MSD Base Map 18V  
MSD P #  
Highway & Traffic #



- NOTES:**
1. POSTED SPEED LIMIT: 45 M.P.H.
  2. DESIGN SPEED: 50 M.P.H.
  3. REQUIRED MINIMUM SIGHT DISTANCE: 555 FT.



MSD Base Map 18V  
MSD P #  
Highway & Traffic #

ISSUE	REMARKS/DATE
1	02-20-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	12-21-2021, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

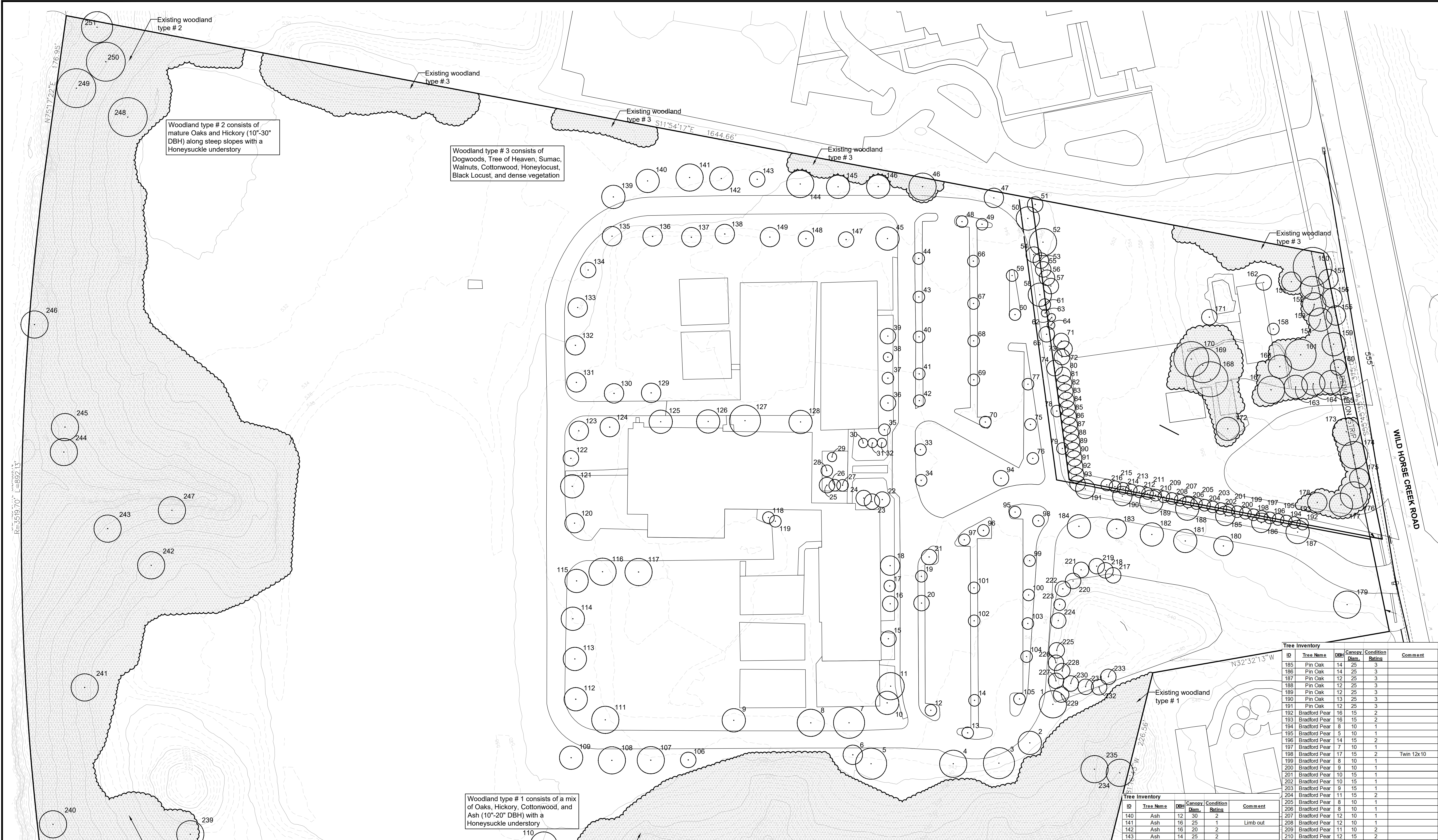
McBride Berra Land Company LLC  
5091 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129

**THE STERLING CO.**  
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www.sterling-eng-sur.com  
Corporate Certificate of Authority #001348

**Estates at Fire Rock**  
17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO  
SIGHT DISTANCE STUDY

PRELIMINARY PLAN  
Date: 1-27-2022  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

Job Number  
**20-07-232**  
Date  
**Jan. 27, 2022**  
Designed: MF Sheet  
Drawn: EA **8.1**  
Checked: PRE



Woodland type # 2 consists of mature Oaks and Hickory (10"-30" DBH) along steep slopes with a Honeysuckle understory

Woodland type # 3 consists of Dogwoods, Tree of Heaven, Sumac, Walnuts, Cottonwood, Honeylocust, Black Locust, and dense vegetation

Woodland type # 1 consists of a mix of Oaks, Hickory, Cottonwood, and Ash (10"-20" DBH) with a Honeysuckle understory

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
140	Ash	12	30	2		
141	Ash	16	25	1		Limb out
142	Ash	16	20	2		
143	Ash	14	25	2		
144	Ash	14	25	2		
145	Ash	12	25	2		
146	Ash	16	25	2		
147	Ash	12	25	2		
148	Ash	12	35	2		
149	Ash	14	40	2		
150	Silver Maple	48	60	3		Vines, Powerline
151	Bradford Pear	16	35	2		
152	Amur Maple	20	40	2		
153	Oak	16	30	3		
154	Oak	30	50	3		Monarch
155	Osage Orange	24	25	1		Multistem, ROW
156	Elm	7	15	2		ROW
157	Elm	8	15	2		ROW
158	Holly	6	5	2		At house
159	Silver Maple	30	50	3		
160	Silver Maple	23	50	3		
161	Sweetgum	30	60	3		Monarch
162	Blue Spruce	14	30	2		20' h
163	River Birch	15	20	3		Multistem 10x10
164	River Birch	14	30	2		18' h
165	River Birch	20	20	3		Twin 14x12
166	Sweetgum	29	60	3		Monarch
167	Sweetgum	36	60	3		
168	Oak	48	60	4		Monarch
169	Oak	34	60	4		Monarch
170	Ash	40	60	3		Monarch
171	Spruce	12	30	3		25' h
172	White Pine	26	35	3		Monarch, 30' h
173	White Pine	24	25	3		Monarch
174	White Pine	22	25	3		
175	White Pine	22	25	3		Monarch
176	White Pine	24	25	3		Monarch
177	White Pine	23	25	3		Monarch
178	White Pine	21	25	3		
179	Black Walnut	28	50	3		Powerlines
180	Pin Oak	16	25	3		
181	Pin Oak	16	25	3		
182	Pin Oak	16	25	3		
183	Pin Oak	16	25	3		
184	Pin Oak	15	25	3		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
1	Pin Oak	20	30	3		
2	Pin Oak	18	20	2		
3	Pin Oak	22	50	3		
4	Pin Oak	18	30	2		Powerlines
5	Pin Oak	18	20	2		
6	Linden	6	25	1		Multistem 6x6x6
7	Pin Oak	19	45	3		
8	Pin Oak	20	30	3		
9	Pin Oak	20	30	3		
10	Linden	14	30	3		Multistem 6x6x6
11	Linden	14	30	3		Multistem 6x6x6
12	Crabapple	11	10	1		Half dead
13	Crabapple	11	20	3		
14	Crabapple	6	6	1		Half dead
15	Hornbeam	12	20	3		
16	Hornbeam	12	20	3		
17	Hornbeam	11	20	3		
18	Hornbeam	12	20	3		
19	Crabapple	6	8	1		Half dead
20	Crabapple	7	8	1		Half dead
21	Crabapple	11	8	1		Half dead
22	Ginkgo	11	15	3		
23	Ginkgo	5	10	3		
24	Ginkgo	8	15	3		
25	Ginkgo	9	15	3		
26	Ginkgo	4	12	3		
27	Ginkgo	5	12	3		
28	Ginkgo	4	10	3		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
29	Ginkgo	6	12	3		
30	Ginkgo	4	10	3		
31	Ginkgo	4	10	3		
32	Ginkgo	5	12	3		
33	Crabapple	6	12	3		
34	Crabapple	4	10	3		
35	Norway Spruce	10	10	4		18' h
36	Maple	9	20	4		
37	Maple	7	20	4		
38	Maple	5	12	1		
39	Maple	6	15	3		
40	Crabapple	5	15	3		
41	Crabapple	5	15	3		
42	Crabapple	3	10	2		
43	Crabapple	5	15	3		
44	Crabapple	5	15	3		
45	Ash	12	28	2		
46	Ash	7	18	2		
47	Ash	11	25	2		
48	Crabapple	6	12	3		
49	Crabapple	6	10	3		
50	Ash	11	20	2		
51	Bradford Pear	11	15	2		
52	Bradford Pear	11	15	1		
53	Bradford Pear	6	15	1		
54	Bradford Pear	9	15	1		
55	Bradford Pear	7	15	1		
56	Bradford Pear	7	15	1		
57	Bradford Pear	8	15	1		
58	Ash	10	16	2		
59	Crabapple	4	10	3		
60	Crabapple	5	10	1		
61	Bradford Pear	10	15	1		
62	Bradford Pear	8	8	1		
63	Bradford Pear	8	8	1		
64	Bradford Pear	8	8	1		
65	Ash	7	20	1		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
66	Crabapple	5	12	3		
67	Crabapple	5	12	3		
68	Crabapple	5	12	3		
69	Crabapple	4	6	2		
70	Crabapple	4	10	3		
71	Bradford Pear	10	15	2		
72	Bradford Pear	10	15	2		
73	Bradford Pear	10	15	2		
74	Ash	6	20	2		
75	Crabapple	6	12	3		
76	Crabapple	6	12	3		
77	Crabapple	5	12	3		
78	Ash	7	20	2		
79	Ash	7	20	2		
80	Bradford Pear	8	10	1		
81	Bradford Pear	8	10	1		
82	Bradford Pear	6	5	1		
83	Bradford Pear	8	12	1		
84	Bradford Pear	5	5	1		
85	Bradford Pear	6	10	1		
86	Bradford Pear	6	10	1		
87	Bradford Pear	6	10	1		
88	Bradford Pear	6	10	1		
89	Bradford Pear	6	10	1		
90	Bradford Pear	8	10	1		
91	Bradford Pear	6	10	1		
92	Bradford Pear	5	10	1		
93	Bradford Pear	7	10	1		
94	Pin Oak	12	24	1		Half dead
95	Crabapple	10	12	3		
96	Crabapple	10	12	3		
97	Crabapple	10	12	3		
98	Crabapple	6	12	3		
99	Crabapple	8	15	3		
100	Crabapple	7	15	3		
101	Crabapple	8	12	3		
102	Crabapple	8	15	3		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
103	Crabapple	8	12	3		
104	Crabapple	6	15	3		
105	Crabapple	8	15	3		
106	Pin Oak	11	30	3		
107	Pin Oak	16	30	3		
108	Pin Oak	17	30	3		
109	Pin Oak	17	30	3		
110	Norway Spruce	8	10	3		
111	Pin Oak	20	40	3		Twin 10x7
112	Pin Oak	17	35	2		
113	Pin Oak	17	35	3		
114	Pin Oak	16	35	2		
115	Pin Oak	18	45	3		Galls
116	Pin Oak	18	45	3		
117	Pin Oak	19	45	3		
118	Blue Spruce	8	45	3		12' h
119	Norway Spruce	8	10	3		18' h
120	Pin Oak	17	10	3		
121	Pin Oak	18	30	3		
122	Maple	9	30	3		
123	Maple	9	25	3		
124	Maple	10	25	3		
125	Pin Oak	17	30	2		
126	Pin Oak	17	25	2		
127	Pin Oak	22	40	2		
128	Pin Oak	18	25	3		
129	Ash	12	35	2		
130	Ash	13	40	2		
131	Ash	12	40	2		
132	Ash	13	40	2		
133	Ash	13	40	2		
134	Ash	11	30	2		
135	Ash	11	30	2		
136	Ash	11	30	2		
137	Ash	11	30	2		
138	Ash	11	30	2		
139	Ash	12	30	2		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
140	Ash	12	30	2		
141	Ash	16	25	1		Limb out
142	Ash	16	20	2		
143	Ash	14	25	2		
144	Ash	14	25	2		
145	Ash	12	25	2		
146	Ash	16	25	2		
147	Ash	12	25	2		
148	Ash	12	35	2		
149	Ash	14	40	2		
150	Silver Maple	48	60	3		Vines, Powerline
151	Bradford Pear	16	35	2		
152	Amur Maple	20	40	2		
153	Oak	16	30	3		
154	Oak	30	50	3		Monarch
155	Osage Orange	24	25	1		Multistem, ROW
156	Elm	7	15	2		ROW
157	Elm	8	15	2		ROW
158	Holly	6	5	2		At house
159	Silver Maple	30	50	3		
160	Silver Maple	23	50	3		
161	Sweetgum	30	60	3		Monarch
162	Blue Spruce	14	30	2		20' h
163	River Birch	15	20	3		Multistem 10x10
164	River Birch	14	30	2		18' h
165	River Birch	20	20	3		Twin 14x12
166	Sweetgum	29	60	3		Monarch
167	Sweetgum	36	60	3		
168	Oak	48	60	4		Monarch
169	Oak	34	60	4		Monarch
170	Ash	40	60	3		Monarch
171	Spruce	12	30	3		25' h
172	White Pine	26	35	3		Monarch, 30' h
173	White Pine	24	25	3		Monarch
174	White Pine	22	25	3		
175	White Pine	22	25	3		Monarch
176	White Pine	24	25	3		Monarch
177	White Pine	23	25	3		Monarch
178	White Pine	21	25	3		
179	Black Walnut	28	50	3		Powerlines
180	Pin Oak	16	25	3		
181	Pin Oak	16	25	3		
182	Pin Oak	16	25	3		
183	Pin Oak	16	25	3		
184	Pin Oak	15	25	3		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
185	Pin Oak	14	25			