

Planning Commission Public Hearing Report

Meeting Date: April 10, 2017

From: Jessica Henry, Senior Planner

Location: North side of Wild Horse Creek Road

Petition: **P.Z. 03-2017 Fienup Farms (McBride & Sons)**: A request for a zoning map amendment from an “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for 223.02 acres located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road (18U640049, 18U630028, 18U330454, 17U310093, 17U320070, & 17T110201).

Summary

Wild Horse Residential, LLC, has submitted a request for a zoning map amendment from the “E-1” Estate One-Acre District to the “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. 02-2017 concurrently with the “PUD” request.



Figure 1: Subject Site Aerial

“PUD” District Regulations

The Unified Development Code Section 31-03-04.K states that “the purpose of the PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.”

The Unified Development Code requires that any zoning petition requesting a zoning map amendment to the PUD district meet four (4) **General Requirements** in order to fulfill the basic application requirements for a PUD.

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

Three large contiguous tracts comprise the majority of the area to be zoned and are eligible for the PUD District designation. However, three smaller tracts located on the north side of the railroad tracks were also included in the request. These three smaller tracts do not meet the four contiguous acres requirement and therefore are not eligible for inclusion in the PUD zoning request. The Petitioner has been notified and these tracts must be removed from the request.

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

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

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

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

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

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

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:

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

P.Z. 02-2017 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 PUD proposal currently includes 31.5% open space.

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

The Preliminary Plan includes a 30 foot perimeter buffer.

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

Information pertaining to the Comprehensive Plan land use designation is included in the Staff Report for P.Z. 02-2017 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 31-03-04.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 right-of-ways, 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.

Request

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. 02-2017, 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.

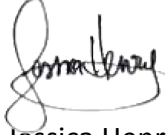
As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for your review. As shown on the Preliminary Plan, the applicant is proposing a total of 223 lots which range in size from 9,400 square feet to 42,209 square feet. The proposed lots are broken down into five different lot types: A, B, C, D, and E. Two primary access points from Wild Horse Creek Road are proposed to serve the development and a third gated emergency-only access is also proposed. As noted in the Petitioner’s Narrative Statement, attached

for the Planning Commission's consideration, the 26 acre lake on the property will be preserved. The narrative also includes information regarding the design features proposed to justify the PUD request. The Petitioner will be present at the Public Hearing to present their request in detail and to answer any questions that the Planning Commission may pose.

A public hearing further addressing the request will be held at the April 10, 2017, City of Chesterfield Planning Commission meeting. Staff is requesting the Planning Commission discuss the proposal and provide direction to Staff on areas that need further clarification, additional information, or where concerns exist.

Attached, please find a copy of the Petitioner's Narrative Statement and Preliminary Plan packet.

Respectfully submitted,



Jessica Henry, AICP
Senior Planner

Attachments

1. Project Narrative
2. Preliminary Plan Packet

cc: Justin Wyse, Director of Planning and Development Services

RECEIVED

APR - 4 2017

City of Chesterfield
Department of Public Services

FIENUP FARMS ZONING NARRATIVE STATEMENT

a. General Description of the Proposal:

The employee owners of McBride & Son Homes, along with JHB Properties, Inc., acting together as Wild Horse Residential, LLC, (referred to jointly herein as "McBride") are proud to have the opportunity to unveil their newest project to the City of Chesterfield, Fienup Farms. McBride is proposing to develop 223 acres of property along Wild Horse Creek Road and is requesting an E-1AC PUD zoning, from NU zoning, in order to permit the development. The project consists of 223 residential home sites on 223 acres, which is a one house per acre density. Open space, trails, docks, a playground, tot lots, large lake and other recreational amenities are dispersed throughout the development. McBride and other builders will be constructing their 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 the many existing natural resources located on the site, most importantly the preservation of the 26-acre lake that currently exists on the property. Councilmembers Dan Hurt and Tom DeCampi organized two meetings with the trustees of the surrounding subdivisions, where McBride was able to introduce them to this project. The trustees are pleased with how McBride addressed their concerns and the changes incorporated into the plan that McBride is submitting to the City. This project meets and exceeds all of the City's relevant PUD requirements.

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 one dwelling per one-acre, as the plan includes 223 lots on 223 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.

The minimum front yard setback will be twenty feet (20'). The minimum rear yard setback will be fifteen feet (15'), and the minimum side yard setback will be varied from six feet (6') to eight feet (8'), dependent upon the size of the lot.

The project is consistent with the City's Comprehensive Plan and is expressly consistent with the following Comprehensive Plan Policies:

- 2.1.1 Conservation of Existing Quality of Life - Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.
- 2.1.5 Provide Buffer for Existing Residential Development - New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.
- 2.1.12 Residential Subdivision Access - Residential developments should have more than one (1) access route into and out of the development site or subdivision in order to provide adequate service ability to emergency vehicles...
- 2.1.6 Reinforce Existing Residential Development Pattern - New residential development should reinforce existing residential neighborhood patterns by continuing to enforce high quality site and subdivision design, layout, and planning practices.
- 2.1.9 Encourage Planned Residential Development - Planned residential developments that allow for innovative and flexible site planning, preservation of open space, and a variety of housing opportunities should be encouraged.
- 2.1.10 Encourage Diversity in Housing Opportunities - Encourage a range of housing opportunities within the City of Chesterfield.
- 7.2 Multi-Modal Transportation Design - Sites should be designed for all types of transportation choices including pedestrian, bicycle, mass transit, and vehicular. Sites should be designed to provide for pedestrian, bicycle, mass transit, and vehicular interconnectivity to adjacent sites.
- 10.1 Open Space Preservation and Creation - Open space plays a major role in making the City a more desirable place to live. Preservation of open space and expansion of city parks and recreation opportunities should be encouraged. Public and private places should include design elements and features that create and add to the desirability of individual developments and the City of Chesterfield.
- 10.1.2 Encourage Clustering within Planned Environmental Units - Planned developments that cluster new construction while preserving natural features and open space should be encouraged by the City of Chesterfield.

- 10.1.3 Landscape Buffers – Landscape buffers should be provided between dissimilar uses or uses that adjoin arterial roadways for the creation of an uncluttered appearance.
- 10.2 Preservation of Natural Features and Open Space - Preservation of the existing natural features, vegetation, open spaces and stream valleys in Chesterfield should be encouraged to maintain a suburban and rural character for portions of Chesterfield. The land to be preserved should be coordinated with an open space plan.

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:

Pursuant to the City's Zoning Code, the purpose of a PUD is to encourage flexibility in the application of the density requirements and development standards contained in the Zoning Ordinance. The proposed lots for Fienup Farms will be smaller than one-acre in size; however, all of the lots will exceed 9,400 square feet, which is consistent with the surrounding communities. It should be noted that some surrounding communities have lot sizes that are less than 9,400 square feet, even as small as 7,321 square feet in size. The lot sizes planned for this project allow for the inclusion of more common ground and amenities within the development, along with the preservation of the property's existing natural features. The plan includes minimum setbacks that allow for clustering in order to preserve the 26-acre lake, which is encouraged by the City's Comprehensive Plan. In addition, the proposed setbacks create more interspersed recreational opportunities within the project and provide for more concentrated open space.

In addition, the plan for Fienup Farms was designed with internal right-of-ways measuring 40 feet wide, which does not meet the strict application of the City Code (Exception: Street A will have 60-foot wide right-of-way). However, this modification is in-line with the intent of PUD zoning because it will also permit McBride the opportunity to incorporate more open space into the plan, better concentrate the project's green space, and exceed the City's standards with regard to undisturbed land and tree preservation. The 40-foot right-of-way will have the same functionality as the 50-foot right-of-way required by the City Code, but will carry less of an environmental impact, which is in-line with the purposes and expectations of PUD zoning.

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

This site contains 223 acres and will be entirely devoted to residential land use. The public streets will consist of 44 acres. Fienup Lake is 26 acres in size, and the property also features an additional ½ acre pond and 1 acre pond on-site.

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

The project includes 44 acres of public streets and all of the necessary utility easements. Additionally, McBride is planning on a 15-foot dedication strip along Wildhorse 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 two access points along Wild Horse Creek Road, along with the new internal streets discussed above, that will provide proper access for this new residential development.

i. Phases for Construction:

McBride anticipates that the entire site will be developed in two phases. Phase 1 of site development is anticipated to begin in the Spring of 2018 and forecasted for completion during the Fall of 2018. Phase 2 of site development is predicted to begin in the Summer of 2019 and continue through the Spring of 2020. The foregoing phasing plan is McBride's best estimate at this time and is subject to market conditions.

j. Landscaping and Tree Preservation:

McBride is proposing to preserve 70% of the existing trees located on the site, which is more than double 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 for PUD projects.

In addition to the planned tree preservation, McBride intends to preserve Fienup Lake and install extensive landscaping throughout the community. McBride is proposing enhanced landscape buffers along the perimeters of the development, including Wildhorse Creek Road. Existing trees and vegetation along the perimeter will also be retained. The planned buffer is to be 30 feet wide along the Eastern and Western portions of the site and will include a walking trail providing pedestrian connectivity to the sidewalks and interior recreational amenities and greenways. The buffer area along the Northern property line is a minimum of 65 feet in width, which includes the required perimeter landscape buffer and common open space. The perimeter landscape buffer

along the Southern boundary of the site also exceeds the City's standards. 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 Fienup Farms plan slightly exceeds this goal by including 31.5% of open space as a key feature of this project.

The Zoning Code also requires not less than 70% of all areas exceeding a 30% slope be protected and remain undisturbed. This project meets this standard, because the plan provides that 85% of all such areas will remain undisturbed.

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 and conducting 2 meetings with the Trustees of neighboring subdivisions, McBride determined that one-acre density was desired by the neighboring property owners. While the one-acre density does not yield as many homes for McBride, it was 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 PEU, which is the same density and the same type of zoning as the Fienup Farms project. And, since the City's Comprehensive Plan appears to classify this area as "One Acre Residential Development," this proposal is entirely consistent with the Comprehensive Plan.

Second, the site contains many beautiful natural features and McBride is seeking to preserve many of these features. These natural features will enhance the desirability of the location which contributes to the sustainability of the community. The environmental benefits of preserving these natural resources are numerous. The natural vegetation will cleanse and filter storm water and recharge the groundwater, and the lake preservation provides aesthetic, functional, and recreational benefits for the project and its future residents. 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 Fienup Farms development. In addition to the many environmental benefits,

these features serve to provide residents with an identity to their community, which will further promote sustainability, outdoor recreation, and social opportunities. Preservation of natural features is also a design feature required by the City's Zoning Code.

Finally, McBride wanted to design the Fienup Farms community to be worthy of its luxurious product lines. McBride and other builders will be offering homes with many upgraded architectural and interior features at this site. McBride is also designing unique amenities and features (described below) to help to create a country estate inspired community for McBride's future residents. These features and amenities are consistent with the City's Zoning Code which identifies the creation of open space through passive recreation areas as a design feature to be included in PUD projects.

PUD zoning is necessary for the Fienup Farms 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 lots sizes will be less than one-acre; however, the lot sizes will all exceed 9,000 square feet. The overall density of the site is actually one-acre density because the project consists of only 223 lots on 223 acres.

The PUD section of the City's Zoning Code states that maintaining existing topography, soils and vegetation is a design feature for PUD developments. As shown on the Fienup Farms plan, McBride anticipates that nearly 43% of the site will be left in its natural state. These natural areas will not be graded and natural slopes and vegetation will remain in tact.

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 and other builders' luxury housing products on this site. McBride believes that the proposed variety of home products to be offered (ranging from \$500,000.00 to \$1,750,000.00+) will be marketable and help keep area real estate values high. Brick and stone elements are included on most of the elevations, two and 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. McBride is also utilizing many water quality features as part of the site design.

1. Description of Amenities or Recreational Facilities:

McBride is excited to present the comprehensive and unique amenities package planned for the Fienup Farms development, as described herein. The highlight of this project is the preservation of Fienup Lake and the peninsula located thereon, which will feature 2 large fountains, fishing docks, a boat dock for paddleboat usage, and be surrounded by a

trail located in common ground that will have a connection to both the development's internal sidewalks and to Wildhorse Creek Road. Furthermore, Fienup Farms will boast 3 pavilions with seating and barbeque pits, pickle ball courts, a fire pit with seating area, restroom facilities, 2 tot lots, and 1 larger playground facility. Another unique amenity planned for this project is the community garden proposed to be located on the West side of Fienup Lake. The community garden amenity will also feature an adjacent building with locker facilities for the storage of gardening tools. McBride designed each of these amenities with a focus on the lake, but to also disperse the amenities throughout the development to make them, along with the various common ground areas, easily accessible to all residents. 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 to construct two entrances to the Fienup Farms development. This plan exceeds to 30-foot wide landscape buffer required along Wildhorse Creek Road, which will create an impressive sense of arrival to the community, to include an upscale lighted monument sign. This entrance will compliment the other community entrances in this area and have a cohesive design. Also, the enhanced landscaping, deeper buffers and plantings along Wildhorse 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.

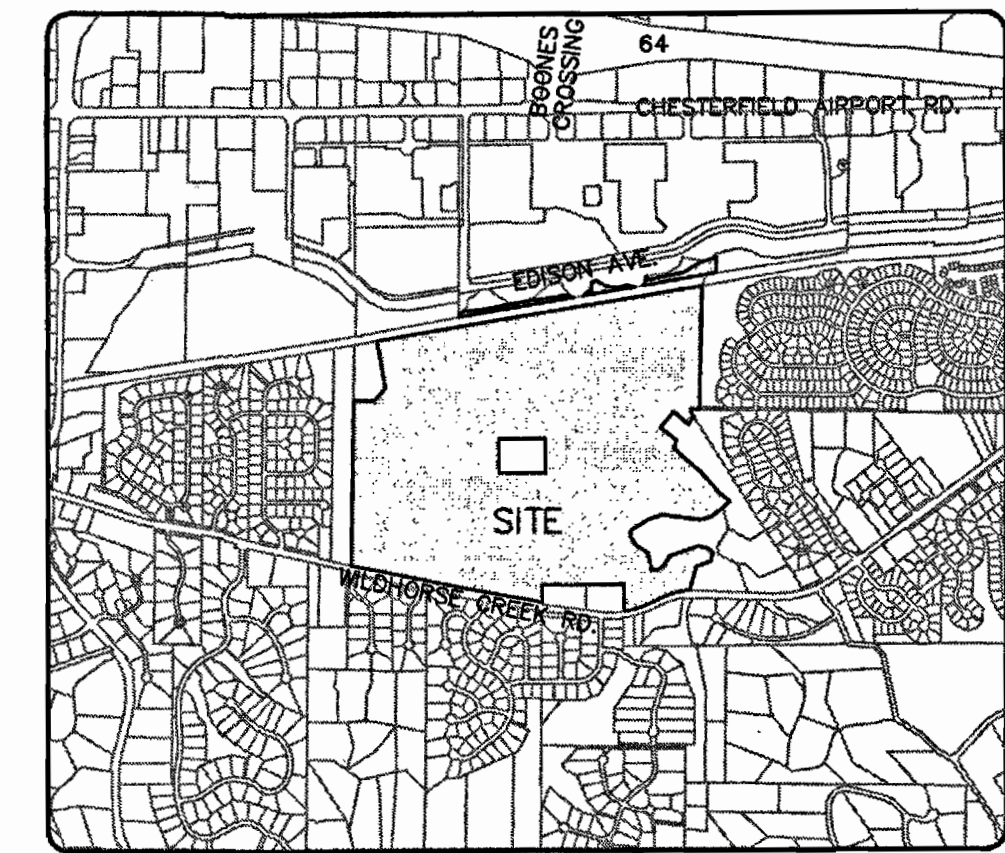
o. Phasing and time schedule for Lands to be Dedicated for Public Facilities:

McBride anticipates that the lands to be dedicated for public facilities anticipated for this project will be developed in two phases, as discussed in Section "i" above.

Fienup Farms

TRACTS OF LAND BEING PART OF "TRACT A" OF A RESUBDIVISION OF LOT "A" OF FIENUP TRACT, A MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227 PAGE 99 AND BEING PART OF U.S. SURVEY 125, 886 AND 2031 IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI

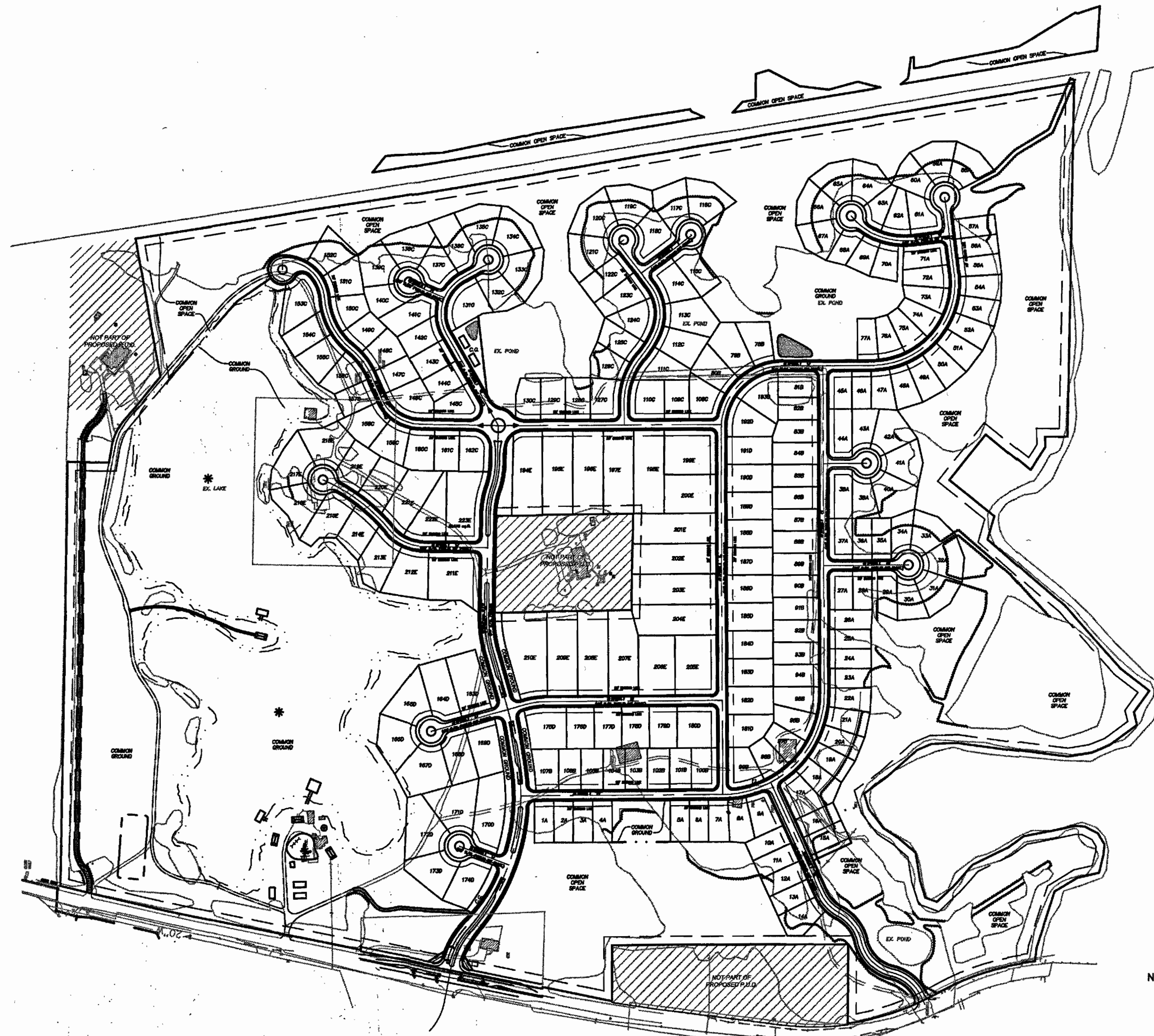
Preliminary Development Plan



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63005

| EXISTING | LEGEND | PROPOSED |
|----------|--------------------------|----------|
| 542 | CONTOURS | 542 |
| X.536 | SPOT ELEVATIONS | 536.0 |
| [Symbol] | CENTER LINE | [Symbol] |
| [Symbol] | BUILDINGS, ETC. | [Symbol] |
| [Symbol] | TREE LINE | [Symbol] |
| [Symbol] | FENCE | [Symbol] |
| [Symbol] | STORM SEWERS | [Symbol] |
| [Symbol] | SANITARY SEWERS | [Symbol] |
| [Symbol] | CATCH BASIN | [Symbol] |
| [Symbol] | AREA INLET | [Symbol] |
| [Symbol] | GRATED INLET | [Symbol] |
| [Symbol] | STORM MANHOLE | [Symbol] |
| [Symbol] | SANITARY MANHOLE | [Symbol] |
| [Symbol] | FLARED END SECTION | [Symbol] |
| [Symbol] | CLEANOUT | [Symbol] |
| [Symbol] | LATERAL CONNECTION | [Symbol] |
| [Symbol] | UTILITY OR POWER POLE | [Symbol] |
| [Symbol] | FIRE HYDRANT | [Symbol] |
| [Symbol] | TEST HOLE | [Symbol] |
| [Symbol] | PAVEMENT | [Symbol] |
| [Symbol] | GAS MAIN & SIZE | (2") |
| [Symbol] | WATER MAIN & SIZE | (6") |
| [Symbol] | TELEPHONE | (T) |
| [Symbol] | ELECTRIC (U) UNDERGROUND | (E) |
| [Symbol] | ELECTRIC (O) OVERHEAD | (OH) |
| [Symbol] | FLOW LINE | [Symbol] |
| [Symbol] | TO BE REMOVED | TBR |
| [Symbol] | TOP OF CURB | (TC) |
| [Symbol] | SWALE | [Symbol] |
| [Symbol] | LIGHT STANDARD | [Symbol] |
| [Symbol] | STREET SIGN | [Symbol] |
| [Symbol] | PARKING STALLS | P.S. |
| [Symbol] | YARD LIGHT | [Symbol] |



N.T.S.

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R-6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMERICAN 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 FIELD SURVEY AND LIDAR TOPOGRAPHIC DATA.
- 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.
- EXISTING OWNERS:
FIENUP FARMS, INC.
17047 WILDHORSE CREEK ROAD
CHESTERFIELD, MISSOURI 63005
WILBUR G. FIENUP REVOCABLE TRUST
17047 WILDHORSE CREEK ROAD
CHESTERFIELD, MISSOURI 63005
HELEN FIENUP UNITED CREDIT TRUST
17047 WILDHORSE CREEK ROAD
CHESTERFIELD, MISSOURI 63005
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.
- SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS.
- LANDSCAPE EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN LANDSCAPE EASEMENTS. TRAILS SHALL BE ALLOWED WITHIN THE LANDSCAPE EASEMENTS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE RESIDENT OR A HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.
- THIS PROJECT IS APPROXIMATELY 2,000 FEET AWAY FROM SPIRIT'S RUNWAY 26L AND THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.

SITE INFORMATION

LOCATOR NUMBERS: 18U640049, 18U630028, 18U330454, 17U310093, 17U320070, 17T110201
 EXISTING ZONING: E-1
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
 GROSS AREA OF SITE: 223.02 ACRES
 DENSITY CALCULATIONS: 223.02 AC X 43,560 SQ.FT./AC. = 223 LOTS ALLOWED
 (43,560 SQ.FT./LOT)
 MINIMUM LOT SIZE: 9,400 S.F.
 MAXIMUM LOT SIZE: 42,209 S.F.
 MAXIMUM NUMBER OF UNITS ALLOWED: 223
 NUMBER OF UNITS PROPOSED: 223
 LOT DEVELOPMENT REQUIREMENTS: SEE SHEET 1.2
 NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 446 SPACES
 NUMBER OF PARKING SPACES PROVIDED: 446
 PROPOSED STREETS SHALL BE PUBLIC 40' W. R.O.W. WITH 28' W. P.V.M.T. EXCEPT FOR STREET A WHICH WILL BE A 80' WIDE R.O.W. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.
 STREET AREA = 44.4 ACRES
 WILDHORSE CREEK ROAD R/W DEDICATION = 0.23 ACRES
 COMMON GROUND = 51.8 ACRES WHICH EQUALS 23.2% OF THE SITE
 COMMON OPEN SPACE = 70.2 ACRES WHICH EQUALS 31.5% OF THE SITE
 FLOOD MAP: FEMA PANEL 28189C0163K DATED: FEB. 4, 2015

TREE INFORMATION

SEE TREE STAND DELINEATION

LOT TABLE

"A" 70' LOTS ~ 77
 "B" 80' LOTS ~ 30
 "C" 90' LOTS ~ 55
 "D" 100' LOTS ~ 31
 "E" 110' LOTS ~ 30
 TOTAL LOTS ~ 223

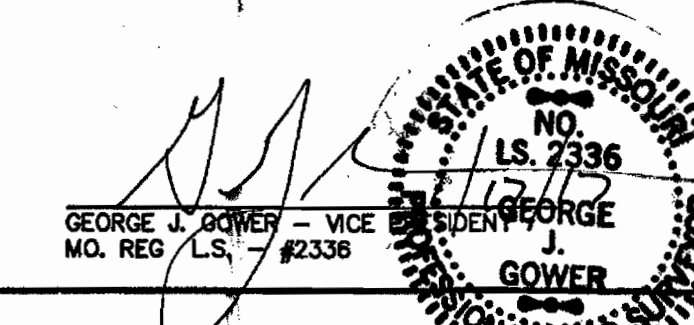
SHEET INDEX

- | | |
|---------|------------------------------|
| 1.1 | COVER SHEET |
| 2.1 | OVERALL SITE PLAN |
| 3.1-3.4 | PRELIMINARY DEVELOPMENT PLAN |
| 4.1 | NATURAL RESOURCES MAP |
| L0-L4 | LANDSCAPE PLAN |
| TSB | TREE STAND DELINEATION |

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY, 2017, AT THE REQUEST OF WILD HORSE RESIDENTIAL, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "FIENUP FARMS", TRACTS OF LAND BEING PART OF "TRACT A" OF A RESUBDIVISION OF LOT "A" OF FIENUP TRACT, A MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227 PAGE 99 AND BEING PART OF U.S. SURVEY 125, 886 AND 2031 IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY



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 Department of Public Services

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| ISSUE | REMARKS/DATE |
| 1 | 1-16-2017, INITIAL SUBMITTAL |

Wild Horse Residential, LLC
 16091 Swingley Ridge Road, Suite 300
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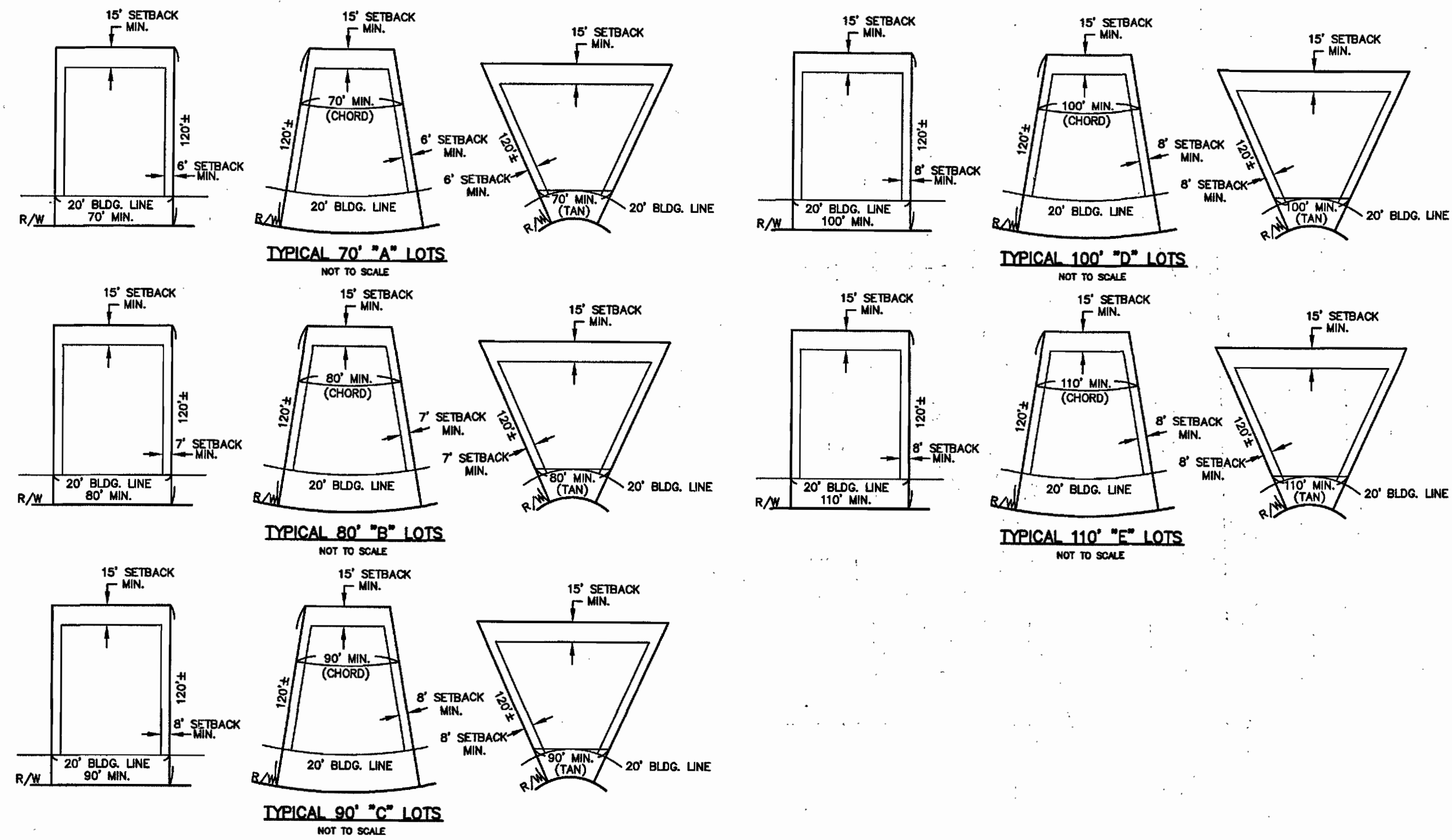
Fienup Farms
 Chesterfield, Missouri
 COVER SHEET

Date: 1-16-2017
 MICHAEL G. BOERDING
 License No. MO E-28843
 Civil Engineer

Job Number
 14-06-196
 Date
 Jan. 16, 2017
 Designed: MF Sheet
 Drawn: SL 1.1
 Checked: PRE

MSD Base Map - 25J

Drawing name: C:\Users\michaelgboerding\Documents\2016\1-16-2017\1-16-2017.dwg Plotted on: Jan 17, 2017, 12:05pm Plotted by: abowles



PROPERTY DESCRIPTION:

TRACTS OF LAND BEING PART OF TRACT 'A' OF A RESUBDIVISION OF LOT 'A' OF FIENUP TRACT, A MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227 PAGE 99 AND TRACTS OF LAND BEING PART OF U.S. SURVEY 125, 886 AND 2031 IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE LOCATED AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO ZH ASSET MANAGEMENT INC., BY INSTRUMENT RECORDED IN DEED BOOK 17170, PAGE 765 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE COMMON LINE OF U.S. SURVEY 125 AND U.S. SURVEY 886; THENCE SOUTH 00 DEGREES 04 MINUTES 36 SECONDS WEST, A DISTANCE OF 197.66 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD AS SHOWN ON THE FIENUP TRACT - A MINOR SUBDIVISION; A SUBDIVISION RECORDED IN PLAT BOOK 219, PAGE 48 AND PLAT BOOK 227, PAGE 99 OF SAID COUNTY RECORDS; THENCE WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 2,928.93 FEET, WHOSE CHORD BEARS NORTH 79 DEGREES 23 MINUTES 43 SECONDS WEST, A CHORD DISTANCE OF 43.33 FEET, AN ARC LENGTH OF 43.33 FEET TO A POINT; THENCE NORTH 78 DEGREES 56 MINUTES 45 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 213.00 FEET TO THE EAST LINE OF A 2.848 ACRE TRACT CONVEYED TO FIENUP FARM INC. BY INSTRUMENT RECORDED IN DEED BOOK 13401, PAGE 1842 OF SAID RECORDS; THENCE WITH THE EAST, SOUTH AND WEST LINES OF SAID FIENUP TRACT AND SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 51 MINUTES 09 SECONDS WEST, A DISTANCE OF 5.04 FEET; NORTH 78 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 668.36 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, A DISTANCE OF 4.68 FEET; THENCE LEAVING THE WEST LINE OF SAID FIENUP TRACT AND CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WILD HORSE CREEK ROAD, NORTH 78 DEGREES 57 MINUTES 24 SECONDS WEST, A DISTANCE OF 619.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5,699.65 FEET, AN ARC LENGTH OF 195.64 FEET, AND A CHORD WHICH BEARS NORTH 77 DEGREES 58 MINUTES 24 SECONDS WEST, A CHORD DISTANCE OF 195.63 FEET; THENCE NORTH 76 DEGREES 59 MINUTES 24 SECONDS WEST, A DISTANCE OF 295.60 FEET TO A POINT IN THE WEST LINE OF A TRACT CONVEYED TO FIRST BAPTIST CHURCH OF CHESTERFIELD BY INSTRUMENT RECORDED IN DEED BOOK 10998, PAGE 1382 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID ROAD LINE CONTINUING NORTH 00 DEGREES 50 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF FIRST BAPTIST CHURCH OF CHESTERFIELD TRACT A DISTANCE OF 1,523.28 FEET TO A POINT; THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 150.53 FEET TO A POINT; THENCE NORTH 09 DEGREES 48 MINUTES 26 SECONDS EAST, A DISTANCE OF 87.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 211.49 FEET, AN ARC LENGTH OF 110.45 FEET, AND A CHORD WHICH BEARS NORTH 24 DEGREES 44 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 109.20 FEET TO A POINT; THENCE NORTH 39 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF 202.63 FEET TO A POINT; THENCE NORTH 10 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 503.71 TO A POINT AT THE NORTH EAST CORNER OF A TRACT CONVEYED TO ELAINE NAVARRO BY INSTRUMENT RECORDED IN DEED BOOK 7511, PAGE 1392 OF THE ABOVE MENTIONED RECORDS AND IN THE SOUTH LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE ST. LOUIS, KANSAS CITY AND COLORADO RAILROAD) RIGHT-OF-WAY (100 FEET WIDE); THENCE ALONG THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY; NORTH 80 DEGREES 30 MINUTES 54 SECONDS EAST, A DISTANCE OF 876.90 FEET TO A POINT; THENCE NORTH 80 DEGREES 30 MINUTES 03 SECONDS EAST, A DISTANCE OF 2569.67 FEET TO THE NORTHWEST CORNER OF THE CHESTERFIELD FARMS PLAT TWO, A SUBDIVISION RECORDED IN PLAT BOOK 328, PAGES 18 TO 20 OF SAID RECORDS; THENCE, SOUTH 01 DEGREES 08 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF SAID CHESTERFIELD FARMS PLAT TWO, A DISTANCE OF 1276.19 FEET TO A POINT ON THE NORTH LINE OF WILDHORSE SPRINGS PLAT TWO, A SUBDIVISION RECORDED IN PLAT BOOK 344, PAGES 66 AND 67 OF SAID RECORDS; THENCE ALONG THE NORTH AND WEST LINES OF SAID WILDHORSE SPRINGS PLAT TWO THE FOLLOWING, NORTH 89 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF 80.71 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 36.61 FEET TO THE MOST NORTHERN CORNER OF 'CITTANDINO PLACE, LARGE LOT SUBDIVISION PLAT' A SUBDIVISION RECORDED IN PLAT BOOK 345, PAGE 613 OF SAID RECORDS; THENCE WITH THE NORTH AND WEST LINES OF SAID SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: SOUTH 32 DEGREES 18 MINUTES 40 SECONDS WEST, A DISTANCE OF 99.40 FEET; NORTH 51 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 208.70 FEET; SOUTH 38 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 208.74 FEET; SOUTH 51 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 208.70 FEET; SOUTH 16 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 87.37 FEET; SOUTH 49 DEGREES 00 MINUTES 12 SECONDS EAST, A DISTANCE OF 114.12 FEET; SOUTH 49 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 251.69 FEET; SOUTH 41 DEGREES 32 MINUTES 52 SECONDS EAST, A DISTANCE OF 305.91 FEET; SOUTH 52 DEGREES 14 MINUTES 47 SECONDS EAST, A DISTANCE OF 132.62 FEET; SOUTH 36 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 94.92 FEET; SOUTH 13 DEGREES 52 MINUTES 01 SECONDS EAST, A DISTANCE OF 47.48 FEET TO A POINT IN THE

CENTER OF CAULKS CREEK; THENCE, WITH THE MEANDERING CENTERLINE OF SAID CAULKS CREEK, BEING THE COMMON LINE BETWEEN THE AFORESAID FIENUP TRACT AND LOT 1 IN 'GAMMA SUBDIVISION' RECORDED IN PLAT BOOK 349, PAGE 668 OF SAID RECORDS, THE FOLLOWING COURSES AND DISTANCES: SOUTH 53 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 124.13 FEET; SOUTH 67 DEGREES 38 MINUTES 24 SECONDS WEST, A DISTANCE OF 69.71 FEET; SOUTH 80 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 84.98 FEET; SOUTH 82 DEGREES 38 MINUTES 09 SECONDS WEST, A DISTANCE OF 401.88 FEET; SOUTH 88 DEGREES 07 MINUTES 02 SECONDS WEST, A DISTANCE OF 95.48 FEET; SOUTH 66 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 57.03 FEET; SOUTH 48 DEGREES 05 MINUTES 31 SECONDS WEST, A DISTANCE OF 152.79 FEET; SOUTH 53 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 95.31 FEET; SOUTH 17 DEGREES 02 MINUTES 16 SECONDS EAST, A DISTANCE OF 58.05 FEET; SOUTH 37 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF 87.39 FEET; SOUTH 56 DEGREES 56 MINUTES 10 SECONDS WEST, A DISTANCE OF 64.97 FEET; SOUTH 50 DEGREES 03 MINUTES 11 SECONDS EAST, A DISTANCE OF 81.84 FEET; SOUTH 09 DEGREES 05 MINUTES 09 SECONDS EAST, A DISTANCE OF 97.78 FEET; SOUTH 17 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF 65.93 FEET; SOUTH 70 DEGREES 22 MINUTES 17 SECONDS EAST, A DISTANCE OF 44.57 FEET; NORTH 47 DEGREES 29 MINUTES 36 SECONDS EAST, A DISTANCE OF 81.79 FEET; NORTH 42 DEGREES 01 MINUTES 39 SECONDS EAST, A DISTANCE OF 103.85 FEET; NORTH 64 DEGREES 18 MINUTES 10 SECONDS EAST, A DISTANCE OF 137.92 FEET; NORTH 54 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 72.15 FEET; NORTH 79 DEGREES 23 MINUTES 13 SECONDS EAST, A DISTANCE OF 91.73 FEET; SOUTH 78 DEGREES 39 MINUTES 13 SECONDS EAST, A DISTANCE OF 97.32 FEET; SOUTH 86 DEGREES 56 MINUTES 31 SECONDS EAST, A DISTANCE OF 34.60 FEET; SOUTH 63 DEGREES 39 MINUTES 55 SECONDS EAST, A DISTANCE OF 53.92 FEET; SOUTH 31 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 46.40 FEET; SOUTH 05 DEGREES 05 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.68 FEET; SOUTH 13 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 88.81 FEET; SOUTH 77 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 82.18 FEET; SOUTH 59 DEGREES 25 MINUTES 21 SECONDS WEST, A DISTANCE OF 94.63 FEET; SOUTH 18 DEGREES 04 MINUTES 53 SECONDS WEST, A DISTANCE OF 212.80 FEET; AND SOUTH 06 DEGREES 31 MINUTES 31 SECONDS WEST, A DISTANCE OF 48.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD AS SHOWN ON SAID FIENUP TRACT - A MINOR SUBDIVISION; THENCE LEAVING THE SAID CENTERLINE OF CAULKS CREEK BEING THE AFORESAID COMMON LINE OF THE FIENUP TRACT AND SAID 'GAMMA SUBDIVISION' WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WILD HORSE CREEK ROAD THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 83 DEGREES 10 MINUTES 36 SECONDS WEST, A DISTANCE OF 30.47 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 854.02 FEET, WHOSE CHORD BEARS SOUTH 72 DEGREES 40 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 311.28 FEET, AN ARC LENGTH OF 313.01 FEET; THENCE SOUTH 82 DEGREES 10 MINUTES 36 SECONDS WEST, A DISTANCE OF 52.15 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 920.37 FEET, WHOSE CHORD BEARS SOUTH 72 DEGREES 08 MINUTES 29 SECONDS WEST, A CHORD DISTANCE OF 318.53 FEET, AN ARC LENGTH OF 320.14 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ZH ASSET MANAGEMENT INC., BY INSTRUMENT RECORDED IN DEED BOOK 17886, PAGE 5118 OF SAID RECORDS; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF SAID WILD HORSE CREEK ROAD, WITH THE EAST, NORTH AND WEST LINES OF SAID ZH ASSET MANAGEMENT INC. TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 281.98 FEET; SOUTH 89 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 856.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 224.0 ACRES, MORE OR LESS.

AND, A TRACT, OR TRACTS, OF LAND IN U.S. SURVEY 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF THE TRACT OF LAND AS DESCRIBED IN A DEED TO FIENUP FARMS, INC. AS RECORDED IN DEED BOOK 8950, PAGE 1259 OF THE ST. LOUIS COUNTY RECORDS, AND BEING ALL THAT PART OF SAID FIENUP FARMS, INC. TRACT LYING NORTH OF THE SOUTHERN RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE ST. LOUIS, KANSAS CITY AND COLORADO RAILROAD) RIGHT-OF-WAY AND CONTAINING 3.0 ACRES, MORE OR LESS;

LESS AND EXCEPTING TRACT 'C' OF A RESUBDIVISION OF PART 'A' OF FIENUP TRACT, A MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227 PAGE 99, CONTAINING 173,250 SQUARE FEET OR 3.98 ACRES MORE OR LESS.

THE TOTAL NET OF THE ABOVE PARCELS BEING 223.02 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY THE STERLING COMPANY DURING DECEMBER, 2016 BASED UPON RECORD AND AVAILABLE INFORMATION AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

| | |
|-------|------------------------------|
| ISSUE | REMARKS/DATE |
| 1 | 1-16-2017, INITIAL SUBMITTAL |

Wild Horse Residential, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. (636) 637-2000
 Fx. (636) 637-2546

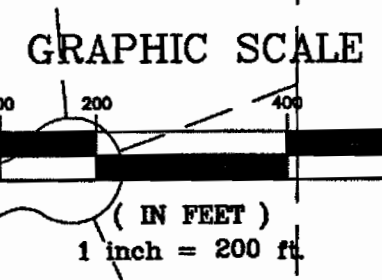
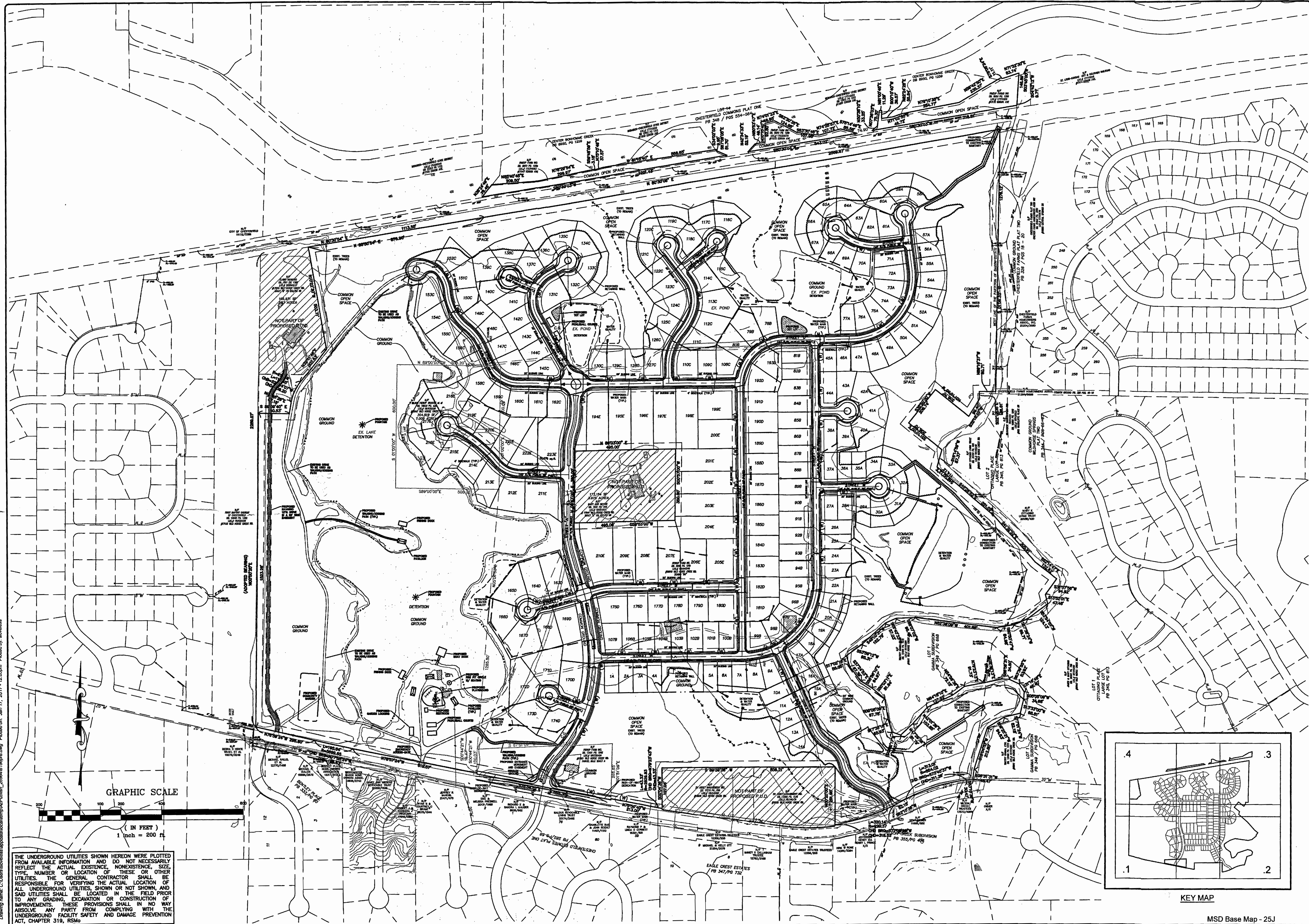
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 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

Fienuip Farms
 Chesterfield, Missouri
 COVER SHEET

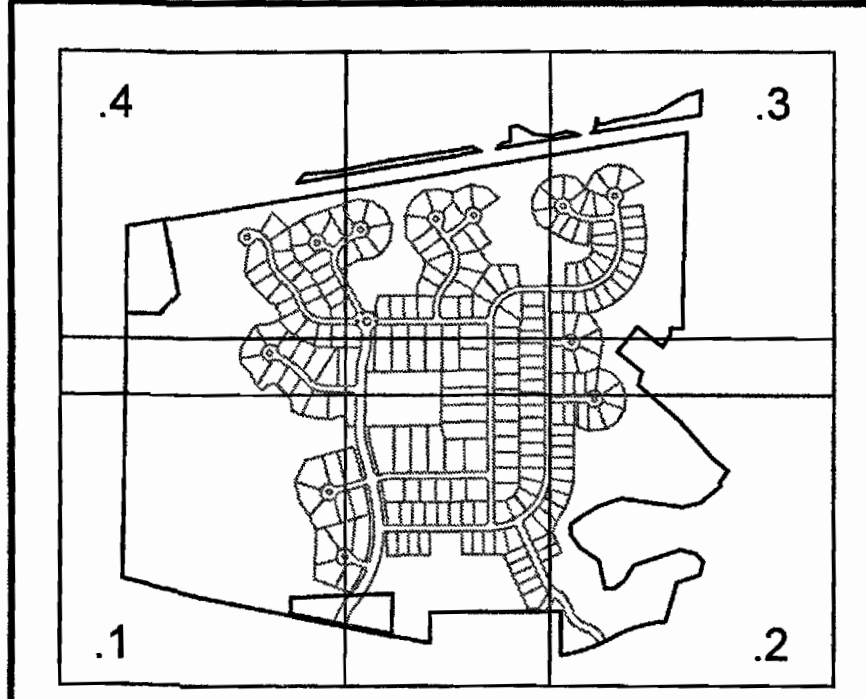
The Professional Engineer's seal and signature shall be the only valid signature on this drawing. All drawings, reports or other documents prepared by the engineer, and the seal and signature, shall be the responsibility of the engineer. Drawings or documents not meeting this seal and signature.

Date: 1-16-2017
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 14-06-196
 Date: Jan. 16, 2017
 Designed: MF Sheet
 Drawn: SL 1.2
 Checked: PRE



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



KEY MAP
 MSD Base Map - 25J

| | |
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Wild Horse Residential, LLC
 18091 Swingley Ridge Road, Suite 300
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 Fx. (636) 537-2546

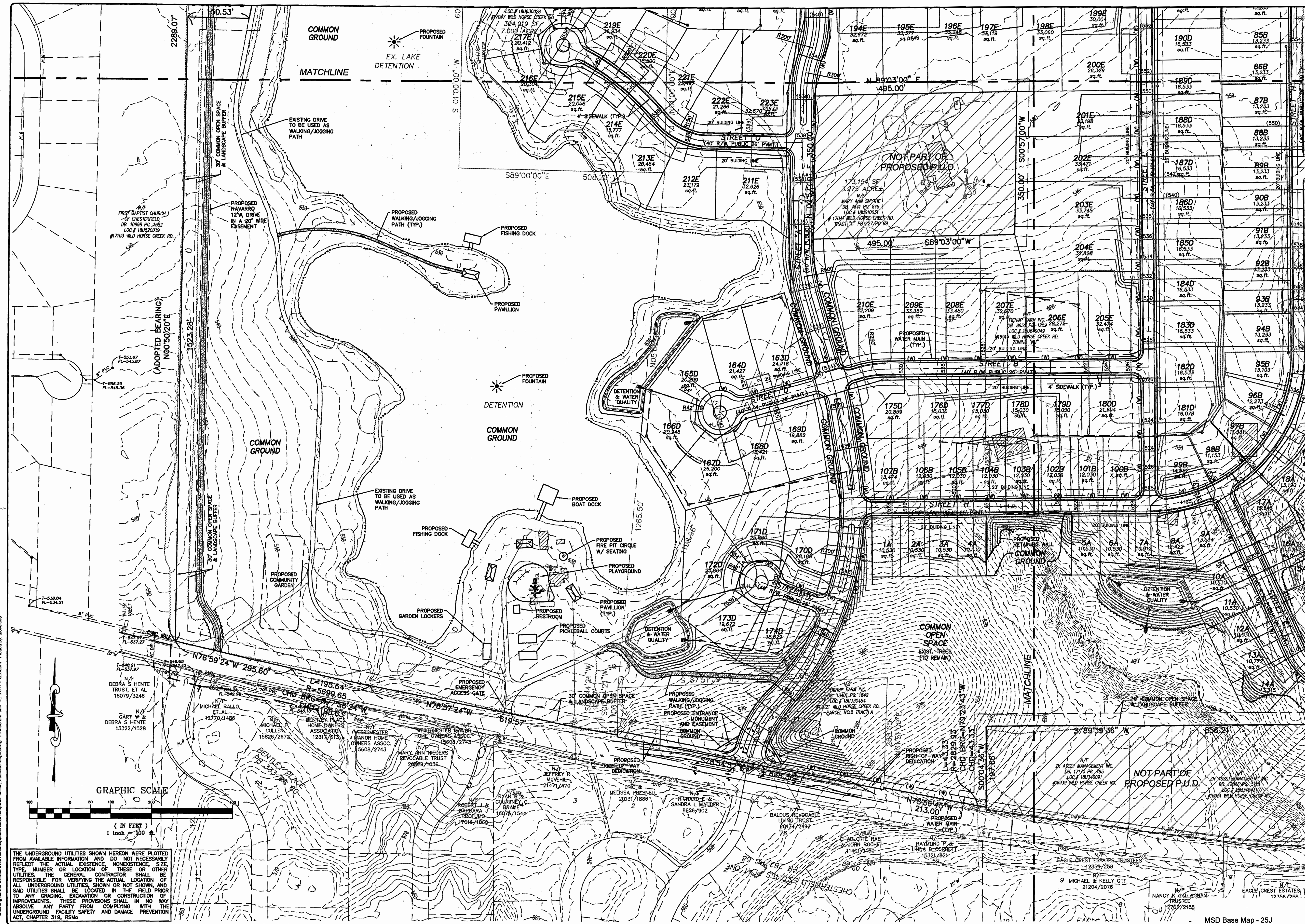
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Fienup Farms
 Chesterfield, Missouri
 PRELIMINARY DEVELOPMENT PLAN

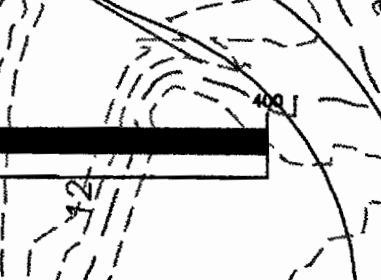
The Professional Engineer's seal and signature affixed to this plan are required by the Missouri State Board of Professional Engineers and Surveyors. All drawings, instruments or other documents not complying with the rules and regulations of the Missouri State Board of Professional Engineers and Surveyors shall be void and of no effect. The Professional Engineer and the Professional Surveyor shall be held responsible for any errors, omissions or documents not complying with the rules and regulations of the Missouri State Board of Professional Engineers and Surveyors.

Michael S. Boerding
 License No. MO E-29843
 Civil Engineer

Job Number
14-06-196
 Date
Jan. 16, 2017
 Designed: MF Sheet
 Drawn: SL **1**
 Checked: PRE



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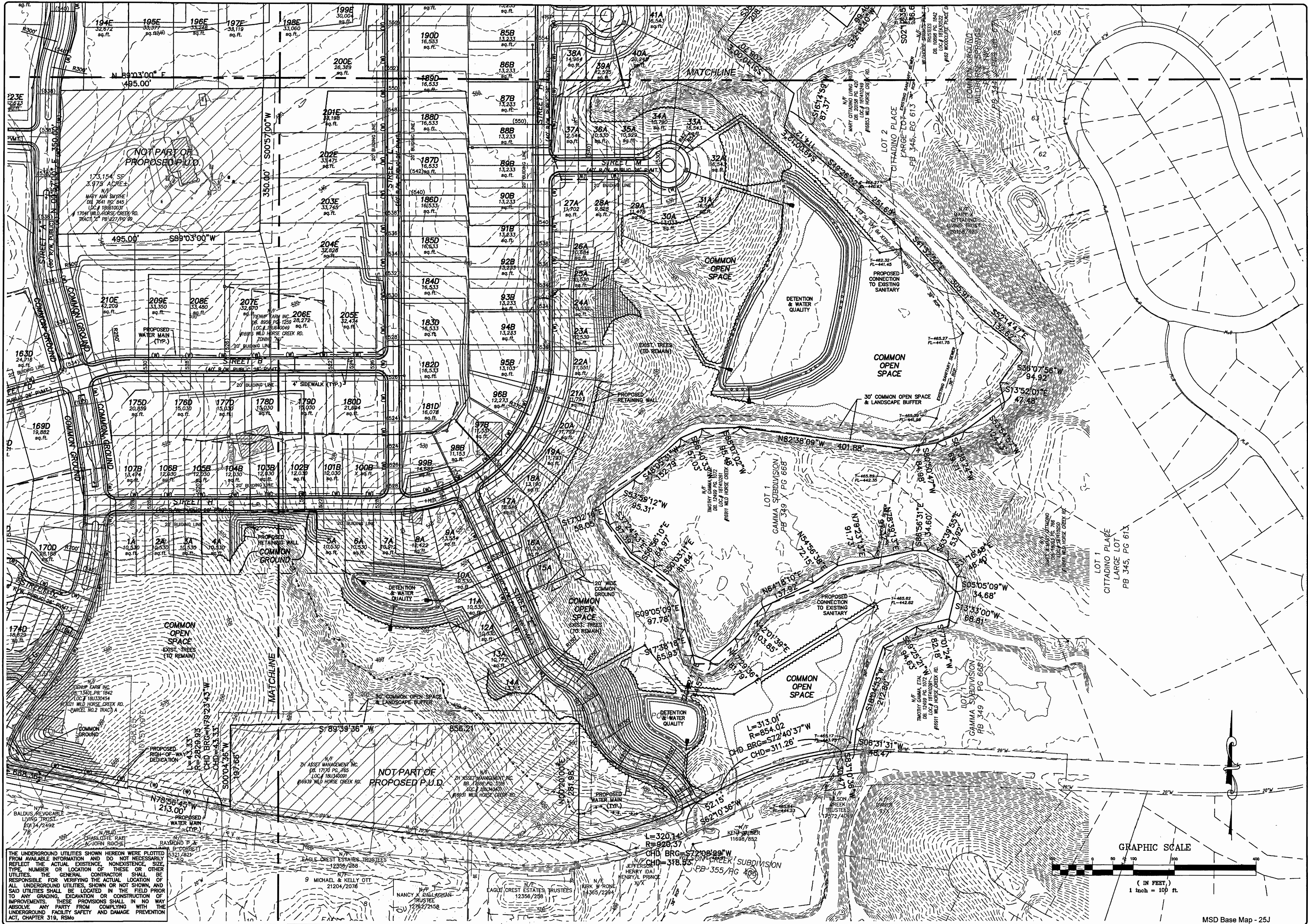
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 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001948

Fienup Farms
 Chesterfield, Missouri
 PRELIMINARY DEVELOPMENT PLAN

The Professional Engineer's seal and signature shall be on the sheet applying only to the material and items shown on the sheet. All existing improvements or other items shown on the sheet shall be shown as existing unless otherwise indicated. The engineer and the engineer's assistants shall be responsible for the accuracy of the information shown on the sheet and for the safety of the public. The engineer shall not be held responsible for the accuracy of the information shown on the sheet if the information was obtained from a source other than the engineer's own files or records.

Date: 1-16-2017
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 14-06-196
 Date: Jan. 16, 2017
 Designed: MF Sheet
 Drawn: SL 3.1
 Checked: PRE



Drawing name: C:\Users\slawson\appdata\local\temp\14c4\14c4.dwg Plotted on: Jan 17, 2017 - 12:06pm Plotted by: slawson

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

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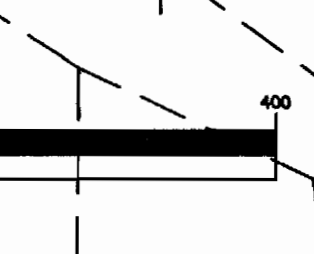
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 www.sterling-eng-survey.com
 Corporate Certificate of Authority #0011348

Fienup Farms
 Chesterfield, Missouri
PRELIMINARY DEVELOPMENT PLAN

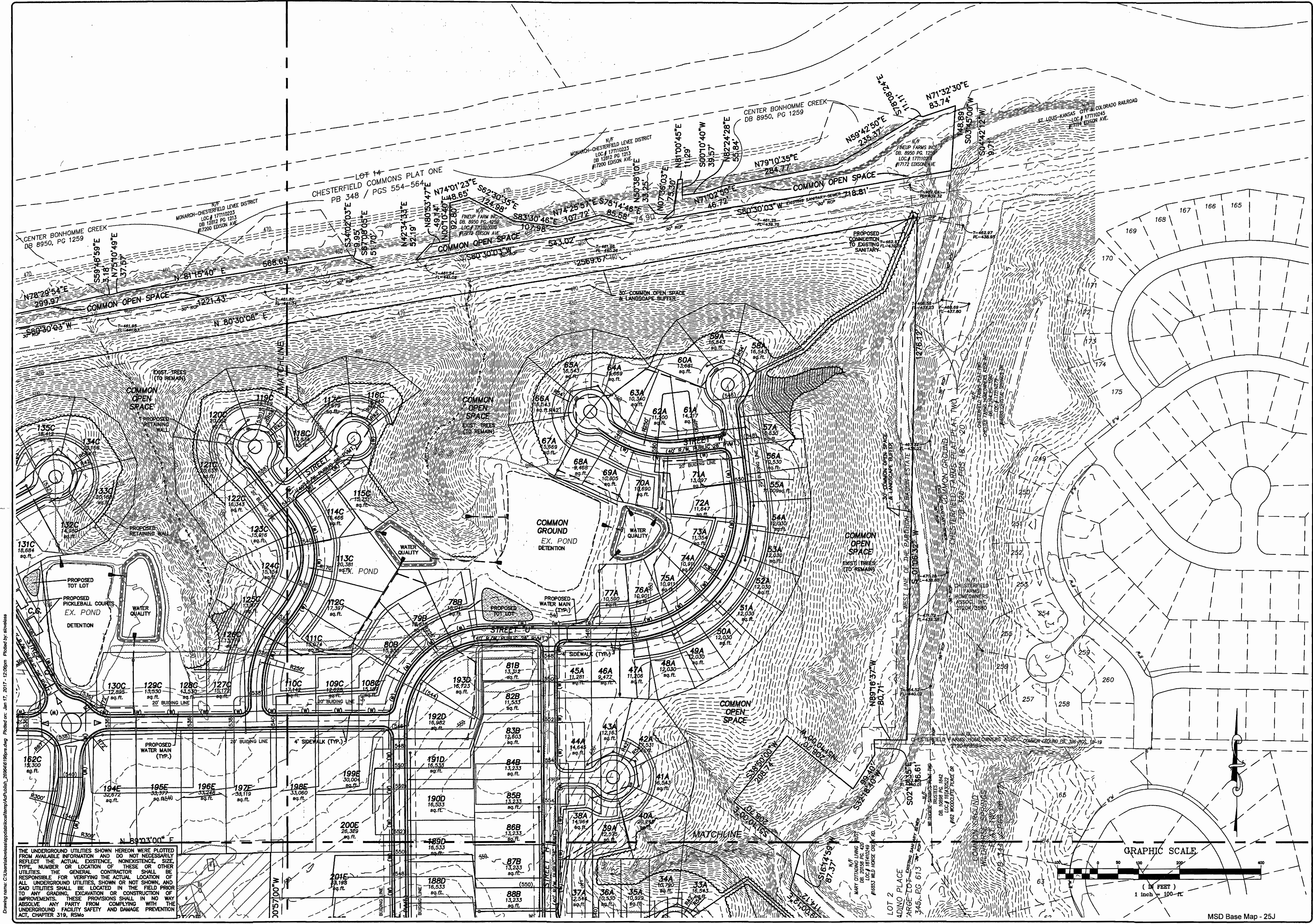
The Professional Engineer's seal and signature shall be placed on the final copies of the original and three copies of this plan. All drawings, instruments or other documents prepared by the engineer, and the engineer's responsibility, shall be the responsibility of the engineer, and the engineer shall be held responsible for the accuracy of the drawings or documents not including the seal and signature.

Date: 1-16-2017
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: **14-06-196**
 Date: **Jan. 16, 2017**
 Designed: MF Sheet
 Drawn: SL **3.2**
 Checked: PRE

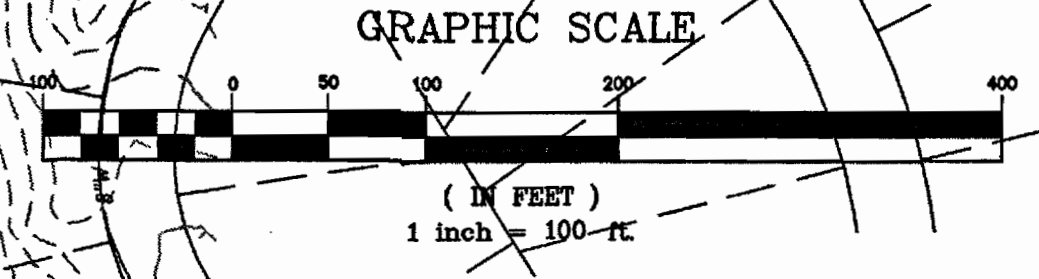


MSD Base Map - 25J



Drawing name: C:\Users\slawson\appdata\local\temp\AcP\slawson_2096416\869m.dwg Printed on: Jan 17, 2017, 12:00pm Plotted by: slawson

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



| ISSUE | REMARKS/DATE |
|-------|------------------------------|
| 1 | 1-16-2017, INITIAL SUBMITTAL |

Wild Horse Residential, LLC
 18091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. (636) 537-2000
 Fx. (636) 537-2546

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgardner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax. 314-487-6944
 www.sterling-engineers.com
 Corporate Certificate of Authority #001948

Fienup Farms
 Chesterfield, Missouri
PRELIMINARY DEVELOPMENT PLAN

The Professional Engineer and Surveyor shall be responsible for the accuracy of the information shown on this plan. All clients, contractors or other persons relying on this plan shall do so at their own risk. The engineer and surveyor shall not be held responsible for any errors or omissions on the part of any contractor or other person.

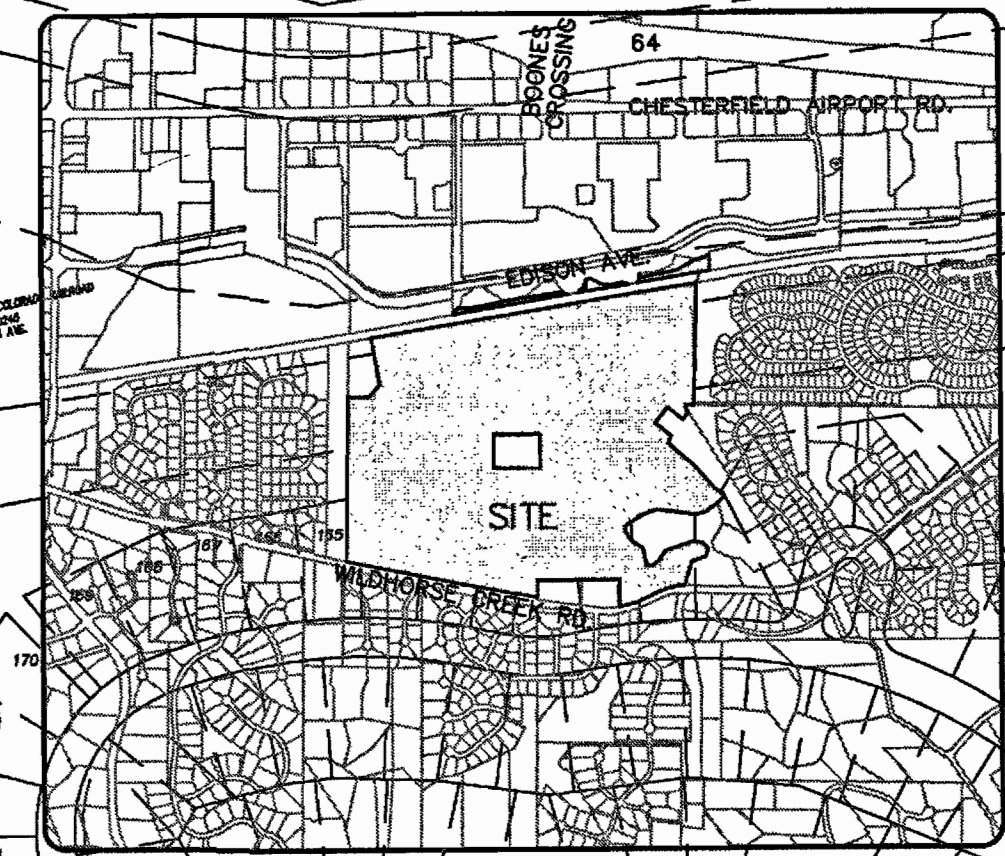
Date: 1-16-2017
 MICHAEL G. BOARDING
 License No. MO E-28843
 Civil Engineer

| | |
|--------------|---------------|
| Job Number | 14-06-196 |
| Date | Jan. 16, 2017 |
| Designed: MF | Sheet |
| Drawn: SL | 3.3 |
| Checked: PRE | |

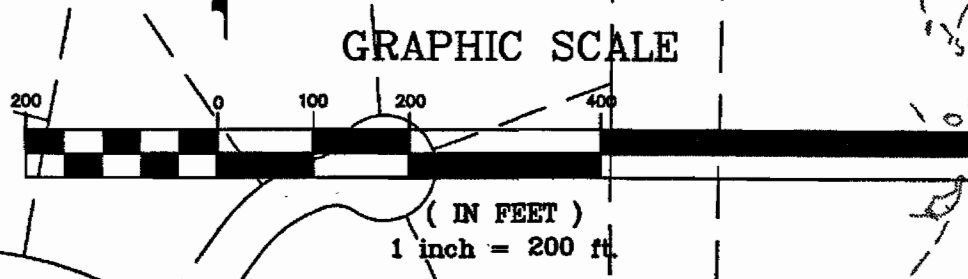
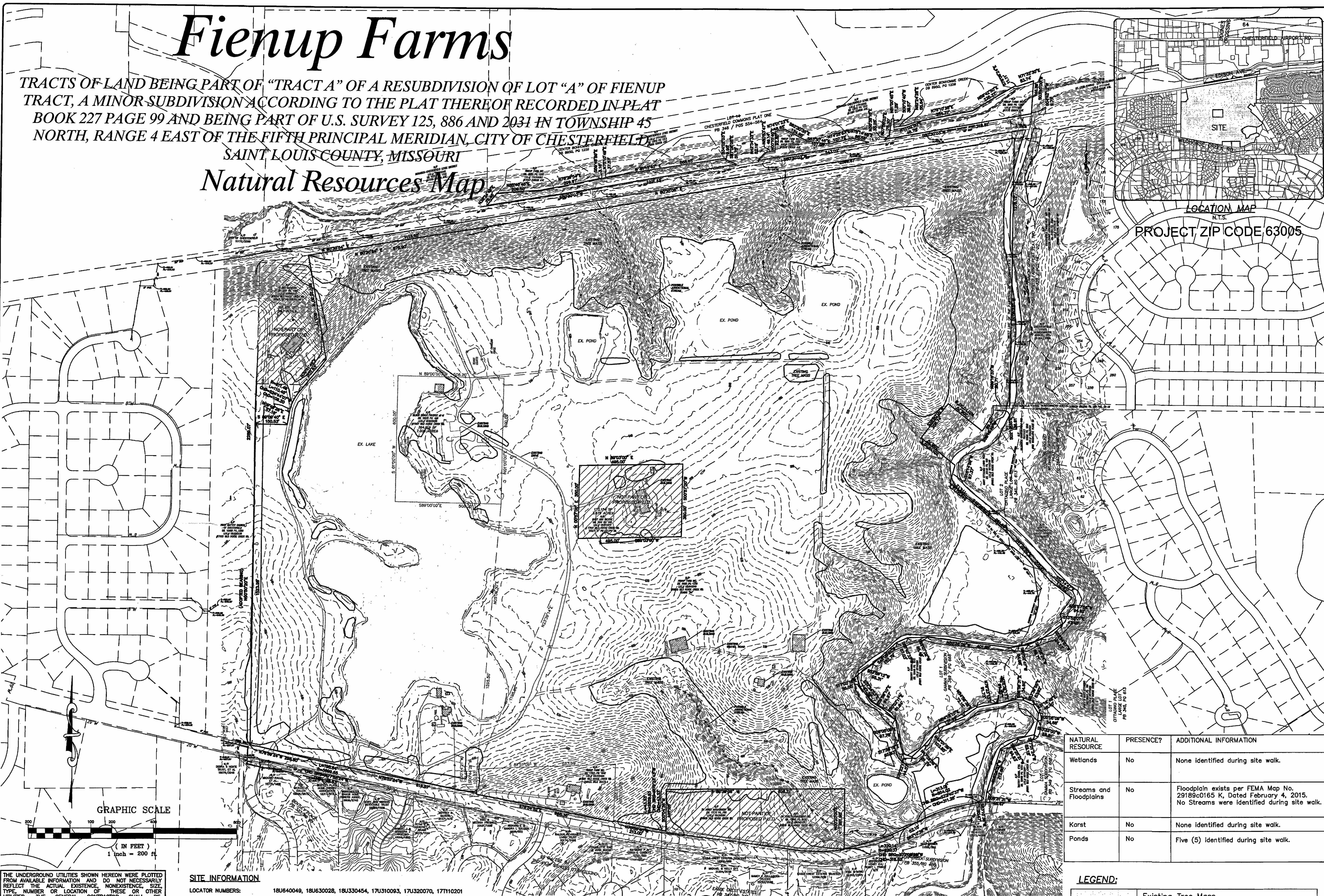
Fienup Farms

TRACTS OF LAND BEING PART OF "TRACT A" OF A RESUBDIVISION OF LOT "A" OF FIENUP TRACT, A MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227 PAGE 99 AND BEING PART OF U.S. SURVEY 125, 886 AND 2031 IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI

Natural Resources Map



LOCATION MAP
N.T.S.
PROJECT ZIP CODE 63005



SITE INFORMATION

LOCATOR NUMBERS: 18U640049, 18U630028, 18U330454, 17U310093, 17U320070, 17T110201
 EXISTING ZONING: E-1
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
 GROSS AREA OF SITE: 222.7 ACRES
 FLOOD MAP: FEMA PANEL 29189C0163K DATED: FEB. 4, 2015

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

| NATURAL RESOURCE | PRESENCE? | ADDITIONAL INFORMATION |
|-------------------------|-----------|---|
| Wetlands | No | None identified during site walk. |
| Streams and Floodplains | No | Floodplain exists per FEMA Map No. 29189c0165 K, Dated February 4, 2015. No Streams were identified during site walk. |
| Karst | No | None identified during site walk. |
| Ponds | No | Five (5) identified during site walk. |

LEGEND:

| | |
|--|----------------------------|
| | Existing Tree Mass |
| | Hydrologic Group "C" Soils |
| | Regulated Waters |

MSD Base Map - 25J

| ISSUE | REMARKS/DATE |
|-------|------------------------------|
| 1 | 1-16-2017, INITIAL SUBMITTAL |

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 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

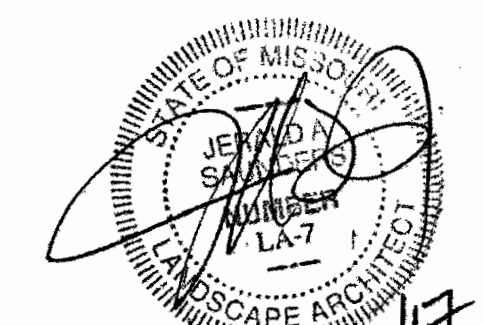
Fienup Farms
 Chesterfield, Missouri
 NATURAL RESOURCES MAP

The Professional Engineer's seal and signature reflects the sheet applies only to the material and items shown on the sheet and the engineer shall not be considered responsible for the project and the engineer's signature and seal are not applicable to any other project, drawings or documents not existing on this sheet and signature.

 Date: 1-16-2017
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 14-06-196
 Date: Jan. 16, 2017
 Designed: MF Sheet
 Drawn: SL 4.1
 Checked: PRE

Drawing name: C:\Users\stovles\AppData\Local\Temp\AutoCAD_Plot\20170116_150946196.dwg Plotted on: Jan 17, 2017 - 12:06pm Plotted by: stovles

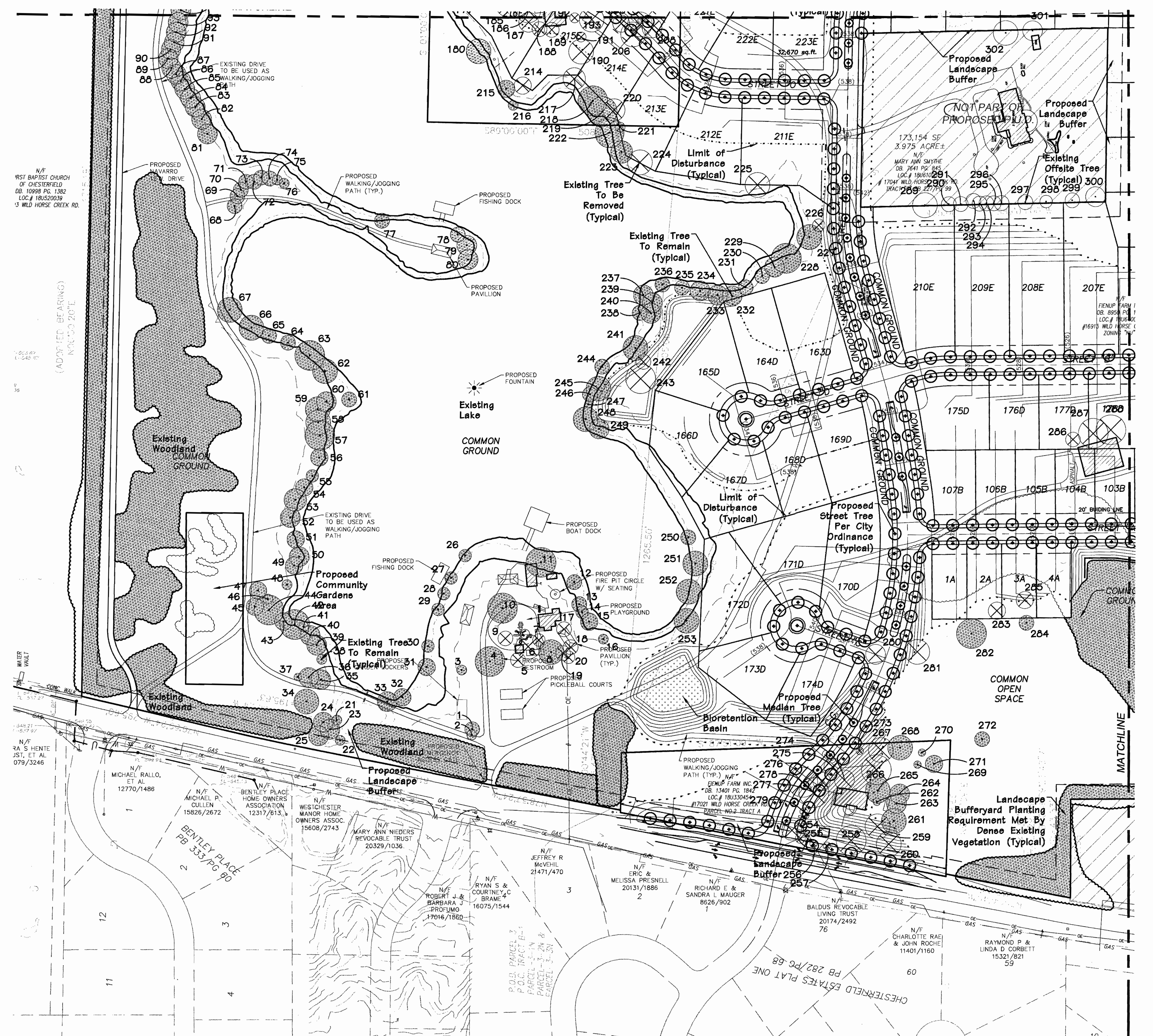


Jerard Saunders - Landscape Architect
MO License # LA-007

Consultants:

Fienup Farms

Chesterfield, Missouri



N/F
FIRST BAPTIST CHURCH
OF CHESTERFIELD
DB: 10939 PG. 1382
LOC # 180220039
13 WILD HORSE CREEK RD.

(ADJUSTED BEARING)
N 0° 00' 20" E

N/F
RA S HENTE
JST, ET AL
079/3246

N/F
MICHAEL RALLO,
ET AL
12770/1486

N/F
MICHAEL P
CULLEN
15826/2672

N/F
BENTLEY PLACE
HOME OWNERS
ASSOCIATION
12317/613

N/F
WESTCHESTER
MANOR HOME
OWNERS ASSOC.
15608/2743

N/F
MARY ANN NIEDERS
REVOCABLE TRUST
20329/1036

N/F
JEFFREY R
MCVEHIL
21471/470

N/F
ERIC &
MELISSA PRE SNELL
20131/1886

N/F
RICHARD E &
SANDRA L MAUGER
8626/902

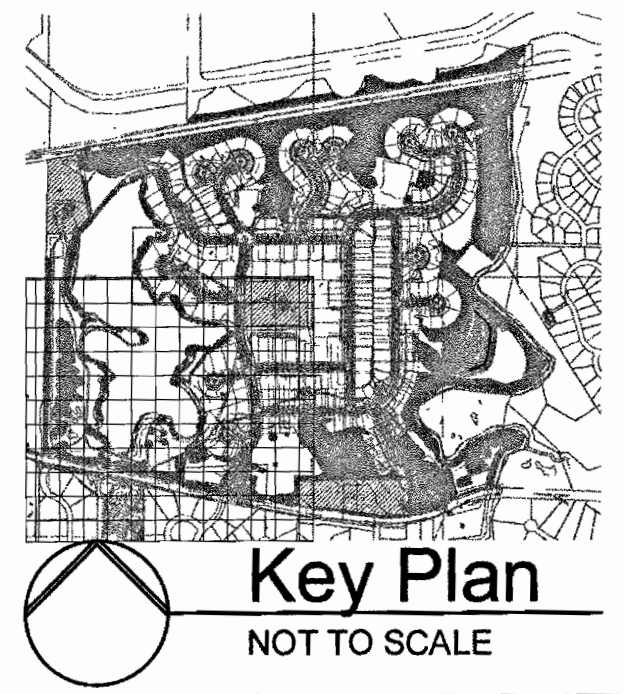
N/F
BALDUS REVOCABLE
LIVING TRUST
20174/2492

N/F
CHARLOTTE RAE
& JOHN ROCHE
11401/1160

N/F
RAYMOND P &
LINDA D CORBETT
15321/821

Landscape Plan - Southwest
SCALE 1"=100'

- LEGEND:**
- Existing Individual Tree To Be Removed
 - Existing Individual Tree To Remain
 - Existing Off-Site Tree
 - Existing Woodland To Remain
 - Proposed Street Trees
 - Proposed Median Trees



Revisions:

| Date | Description | No. |
|------|-------------|-----|
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Drawn: KP
Checked: RS

loomisAssociates

landscapeArchitects/planners
707 South 40 Bank Drive, Suite 155
Chesterfield, Missouri 63005-1154
630.516.5668 Fax: 630.519.0997
e-mail: info@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

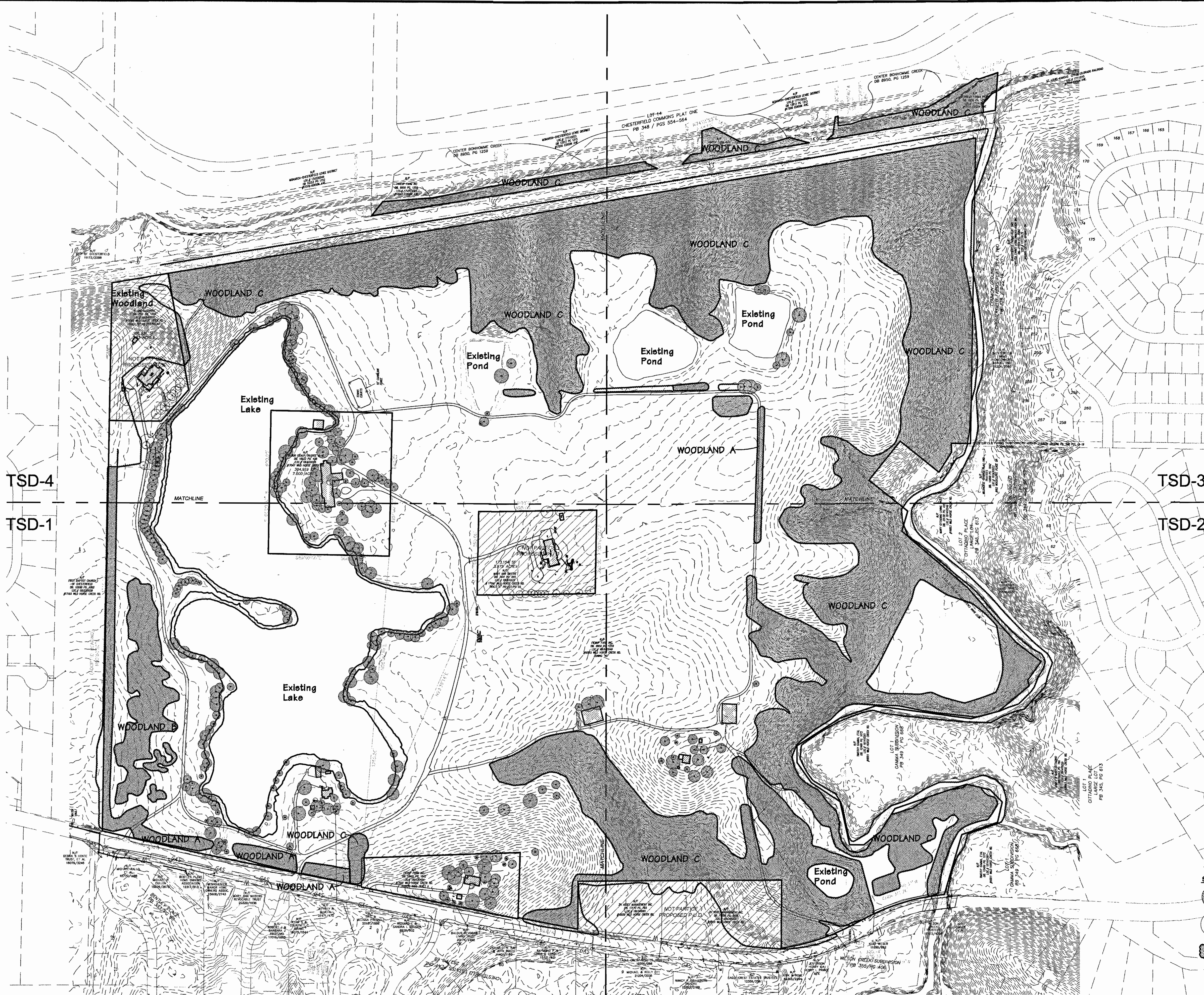
| | |
|--------------|----------------|
| Sheet Title: | Landscape Plan |
| Sheet No: | L-1 |
| Date: | 1/16/17 |
| Job #: | 955.005 |

EXISTING INDIVIDUAL TREES

| ID | Tree Name | DBH | Canopy Diam. | Condition Rating | Comment | Preserved | To Be Removed |
|-----|---------------|-----|--------------|------------------|----------------------|-----------|---------------|
| 1 | Pine | 23 | 30 | 3 | some deadwood | X | |
| 2 | Pine | 12 | 20 | 2 | deadwood | X | |
| 3 | Cedar | 14 | 20 | 2 | some deadwood | X | |
| 4 | Elm | 35 | 60 | 2 | broken limbs | X | |
| 5 | Cedar | 14 | 30 | 2 | | | X |
| 6 | Sugar Maple | 28 | 50 | 2 | some deadwood | | X |
| 7 | Red Oak | 6 | 25 | 4 | | | X |
| 8 | Red Oak | 18 | 50 | 4 | | X | |
| 9 | Sugar Maple | 12 | 30 | 2 | | | X |
| 10 | Silver Maple | 37 | 70 | 2 | broken limbs | X | |
| 11 | Silver Maple | 37 | 70 | 1 | some deadwood | X | |
| 12 | Ash | 14 | 30 | 2 | | X | |
| 13 | Ash | 10 | 30 | 2 | | X | |
| 14 | Ash | 8 | 25 | 2 | | X | |
| 15 | Ash | 12 | 35 | 2 | | X | |
| 16 | Ash | 10 | 18 | 2 | | X | |
| 17 | Sugar Maple | 10 | 30 | 3 | decay, deadwood | | X |
| 18 | Maple | 12 | 30 | 1 | | | X |
| 19 | Redbud | 14 | 30 | 2 | | | X |
| 20 | Cedar | 20 | 25 | 2 | | | X |
| 21 | Cedar | 14 | 18 | 2 | | X | |
| 22 | Mulberry | 6 | 20 | 3 | | X | |
| 23 | Ash | 14 | 40 | 3 | | X | |
| 24 | Ash | 18 | 40 | 3 | | X | |
| 25 | Ash | 14 | 40 | 3 | | X | |
| 26 | Ash | 10 | 25 | 3 | | X | |
| 27 | Ash | 10 | 25 | 3 | | X | |
| 28 | Ash | 10 | 25 | 3 | | X | |
| 29 | Ash | 10 | 25 | 3 | | X | |
| 30 | Ash | 14 | 35 | 3 | | X | |
| 31 | Ash | 14 | 35 | 3 | | X | |
| 32 | Ash | 14 | 40 | 3 | | X | |
| 33 | Ash | 18 | 40 | 3 | | X | |
| 34 | Black Cherry | 14 | 50 | 3 | | X | |
| 35 | Silver Maple | 20 | 40 | 3 | | X | |
| 36 | Elm | 25 | 40 | 2 | some deadwood | X | |
| 37 | Persimmon | 10 | 15 | 3 | | X | |
| 38 | Silver Maple | 8 | 20 | 2 | | X | |
| 39 | Silver Maple | 20 | 40 | 2 | | X | |
| 40 | Silver Maple | 18 | 40 | 2 | | X | |
| 41 | Silver Maple | 8 | 20 | 2 | | X | |
| 42 | Silver Maple | 36 | 70 | 1 | decay, deadwood | X | |
| 43 | Silver Maple | 14 | 35 | 2 | | X | |
| 44 | Silver Maple | 24 | 60 | 3 | | X | |
| 45 | Silver Maple | 15 | 35 | 2 | fork at 2' | X | |
| 46 | Silver Maple | 10 | 20 | 2 | | X | |
| 47 | Silver Maple | 24 | 40 | 3 | | X | |
| 48 | Silver Maple | 12 | 20 | 2 | | X | |
| 49 | Silver Maple | 14 | 35 | 2 | | X | |
| 50 | Silver Maple | 20 | 40 | 3 | | X | |
| 51 | Ash | 10 | 30 | 2 | | X | |
| 52 | Ash | 14 | 40 | 2 | | X | |
| 53 | Ash | 14 | 45 | 3 | | X | |
| 54 | Ash | 12 | 30 | 2 | | X | |
| 55 | Ash | 6 | 25 | 2 | multistem | X | |
| 56 | Ash | 12 | 30 | 3 | | X | |
| 57 | Elm | 35 | 60 | 3 | | X | |
| 58 | Silver Maple | 12 | 50 | 2 | fork at 2' | X | |
| 59 | Red Oak | 30 | 50 | 3 | fgalls | X | |
| 60 | Red Oak | 24 | 40 | 2 | galls | X | |
| 61 | Sassafras | 12 | 30 | 1 | grove x 4 | X | |
| 62 | Red Oak | 30 | 50 | 2 | galls, deadwood | X | |
| 63 | Red Oak | 28 | 60 | 3 | galls, deadwood | X | |
| 64 | Red Oak | 24 | 30 | 2 | trunk damage, topped | X | |
| 65 | Red Oak | 24 | 30 | 2 | galls | X | |
| 66 | Red Oak | 28 | 50 | 3 | galls | X | |
| 67 | Red Oak | 24 | 50 | 3 | galls | X | |
| 68 | Pine | 14 | 30 | 3 | | X | |
| 69 | Pine | 14 | 30 | 3 | | X | |
| 70 | Pine | 10 | 30 | 3 | | X | |
| 71 | Pine | 24 | 30 | 3 | | X | |
| 72 | Pine | 24 | 30 | 3 | | X | |
| 73 | Pine | 18 | 30 | 3 | | X | |
| 74 | Pine | 18 | 30 | 3 | | X | |
| 75 | Pine | 10 | 20 | 3 | | X | |
| 76 | Austrian Pine | 10 | 20 | 2 | | X | |
| 77 | Ash | 10 | 30 | 2 | fork at 3' | X | |
| 78 | Ash | 8 | 30 | 2 | | X | |
| 79 | Ash | 12 | 40 | 2 | | X | |
| 80 | Ash | 14 | 40 | 2 | | X | |
| 81 | Red Oak | 22 | 40 | 3 | | X | |
| 82 | Red Oak | 22 | 40 | 3 | | X | |
| 83 | Red Oak | 22 | 40 | 2 | | X | |
| 84 | Red Oak | 22 | 40 | 2 | | X | |
| 85 | Red Oak | 22 | 40 | 3 | | X | |
| 86 | Red Oak | 22 | 40 | 3 | | X | |
| 87 | Red Oak | 22 | 40 | 3 | | X | |
| 88 | Red Oak | 22 | 40 | 3 | | X | |
| 89 | Red Oak | 22 | 40 | 3 | | X | |
| 90 | Red Oak | 22 | 40 | 2 | | X | |
| 91 | Red Oak | 22 | 40 | 2 | | X | |
| 92 | Red Oak | 22 | 40 | 2 | | X | |
| 93 | Red Oak | 22 | 40 | 2 | | X | |
| 94 | Red Oak | 22 | 40 | 2 | | X | |
| 95 | Red Oak | 22 | 40 | 2 | | X | |
| 96 | Red Oak | 22 | 40 | 2 | | X | |
| 97 | Red Oak | 22 | 40 | 2 | | X | |
| 98 | Red Oak | 22 | 40 | 2 | | X | |
| 99 | Red Oak | 22 | 40 | 2 | | X | |
| 100 | Red Oak | 22 | 40 | 2 | | X | |

| ID | Tree Name | DBH | Canopy Diam. | Condition Rating | Comment | Preserved | To Be Removed |
|-----|-----------------|-----|--------------|------------------|------------|-----------|---------------|
| 101 | Silver Maple | 15 | 40 | 2 | | X | |
| 102 | Sugar Maple | 20 | 45 | 2 | | X | |
| 103 | Silver Maple | 18 | 25 | 2 | | X | |
| 104 | Silver Maple | 18 | 40 | 2 | | X | |
| 105 | Elm | 24 | 60 | 3 | | X | |
| 106 | Red Oak | 18 | 50 | 4 | | X | |
| 107 | Red Oak | 18 | 50 | 3 | | X | |
| 108 | Elm | 18 | 60 | 3 | | X | |
| 109 | Bald Cypress | 10 | 25 | 3 | | X | |
| 110 | Willow Oak | 8 | 20 | 3 | | X | |
| 111 | Willow Oak | 12 | 30 | 4 | | X | |
| 112 | Willow Oak | 12 | 35 | 3 | | X | |
| 113 | Ash | 10 | 30 | 3 | Offsite | X | |
| 114 | Red Oak | 24 | 60 | 3 | Offsite | X | |
| 115 | Pine | 20 | 30 | 3 | Offsite | X | |
| 116 | Golden Raintree | 12 | 35 | 3 | Offsite | X | |
| 117 | Golden Raintree | 12 | 35 | 3 | Offsite | X | |
| 118 | Sycamore | 24 | 60 | 3 | Offsite | X | |
| 119 | Black Cherry | 18 | 45 | 3 | Offsite | X | |
| 120 | Red Oak | 12 | 40 | 2 | Offsite | X | |
| 121 | Red Oak | 10 | 15 | 3 | Offsite | X | |
| 122 | Beech | 12 | 30 | 1 | Offsite | X | |
| 123 | Beech | 12 | 30 | 3 | Offsite | X | |
| 124 | Ash | 14 | 25 | 2 | | X | |
| 125 | Elm | 12 | 40 | 2 | | X | |
| 126 | Ash | 14 | 35 | 2 | | X | |
| 127 | Elm | 18 | 50 | 3 | | X | |
| 128 | Sassafras | 14 | 50 | 2 | fork at 2' | | X |
| 129 | Sassafras | 14 | 40 | 3 | | | X |
| 130 | Persimmon | 7 | 20 | 3 | | | X |
| 131 | Sassafras | 18 | 50 | 2 | | | X |
| 132 | Walnut | 33 | 60 | 3 | | | X |
| 133 | Walnut | 25 | 45 | 2 | | X | |
| 134 | Walnut | 26 | 45 | 2 | | X | |
| 135 | Walnut | 18 | 45 | 2 | | X | |
| 136 | Walnut | 12 | 30 | 2 | | X | |
| 137 | Walnut | 8 | 15 | 2 | | X | |
| 138 | Walnut | 12 | 30 | 2 | | X | |
| 139 | Walnut | 18 | 45 | 2 | multistem | | X |
| 140 | Walnut | 12 | 30 | 2 | | | X |
| 141 | Walnut | 12 | 30 | 2 | | X | |
| 142 | Walnut | 18 | 40 | 2 | | X | |
| 143 | Walnut | 8 | 15 | 2 | | X | |
| 144 | Elm | 22 | 50 | 2 | | X | |
| 145 | Ash | 24 | 50 | 3 | | X | |
| 146 | Ash | 12 | 25 | 2 | | X | |
| 147 | Elm | 24 | 50 | 2 | | | X |
| 148 | Ash | 26 | 50 | 2 | | | X |
| 149 | Silver Maple | 24 | 40 | 2 | | X | |
| 150 | Silver Maple | 18 | 40 | 2 | | X | |
| 151 | Silver Maple | 22 | 50 | 2 | | X | |
| 152 | Silver Maple | 24 | 40 | 2 | | X | |
| 153 | Silver Maple | 18 | 40 | 3 | | X | |
| 154 | Silver Maple | 20 | 50 | 3 | | X | |
| 155 | Ash | 10 | 20 | 2 | | X | |
| 156 | Ash | 14 | 35 | 2 | | X | |
| 157 | Ash | 12 | 20 | 1 | | X | |
| 158 | Ash | 12 | 35 | 1 | | X | |
| 159 | Birch | 16 | 60 | 2 | | | X |
| 160 | Birch | 14 | 35 | 3 | | | X |
| 161 | Ash | 24 | 45 | 2 | | | X |
| 162 | Sugar Maple | 12 | 40 | 3 | | | X |
| 163 | Sugar Maple | 14 | 40 | 2 | | | X |
| 164 | Ash | 12 | 35 | 2 | | | X |
| 165 | Ash | 18 | 50 | 3 | | | X |
| 166 | Sugar Maple | 22 | 50 | 2 | | | X |
| 167 | Ash | 18 | 50 | 3 | | X | |
| 168 | Red Oak | 39 | 70 | 3 | | X | |
| 169 | Sycamore | 6 | 30 | 4 | | X | |
| 170 | Red Oak | 14 | 35 | 3 | | X | |
| 171 | Sugar Maple | 14 | 35 | 3 | | X | |
| 172 | Red Oak | 18 | 40 | 3 | | X | |
| 173 | Red Oak | 24 | 55 | 3 | | X | |
| 174 | Red Oak | 20 | 25 | 1 | | X | |
| 175 | Red Oak | 24 | 50 | 2 | | X | |
| 176 | Dogwood | 8 | 20 | 2 | | X | |
| 177 | Red Oak | 20 | 40 | 3 | | X | |
| 178 | Golden Raintree | 14 | 30 | 1 | | | X |
| 179 | Red Oak | 28 | 50 | 3 | | | X |
| 180 | Red Oak | 12 | 30 | 3 | galls | X | |
| 181 | Maple | 30 | 50 | 2 | | | X |
| 182 | Maple | 36 | 60 | 3 | | | X |
| 183 | Basswood | 36 | 50 | 2 | topped | | X |
| 184 | Sugar Maple | 28 | 50 | 2 | | | X |
| 185 | Red Oak | 30 | 60 | 2 | | | X |
| 186 | Sugar Maple | 20 | 40 | 2 | | | X |
| 187 | Sugar Maple | 20 | 30 | 2 | | | X |
| 188 | Sugar Maple | 18 | 30 | 2 | | | X |
| 189 | Red Oak | 20 | 70 | 3 | | | X |
| 190 | Spruce | 10 | 20 | 3 | | | X |
| 191 | Spruce | 10 | 20 | 3 | | | X |
| 192 | Red Oak | 24 | 70 | 2 | | | X |
| 193 | Sugar Maple | 20 | 40 | 2 | | | X |
| 194 | Sugar Maple | 20 | 50 | 2 | | | X |
| 195 | Sugar Maple | 18 | 40 | 2 | | | X |
| 196 | Sugar Maple | 14 | 35 | 2 | | | X |
| 197 | Maple | 20 | 50 | 2 | | | X |
| 198 | Spruce | 14 | 20 | 3 | | | X |
| 199 | Spruce | 14 | 25 | 3 | | | X |
| 200 | Spruce | 14 | 30 | 3 | | | X |

| ID | Tree Name | DBH | Canopy Diam. | Condition Rating | Comment | Preserved | To Be Removed |
|-----|-------------|-----|--------------|------------------|------------|-----------|---------------|
| 201 | Holly | 8 | 15 | 3 | | | X |
| 202 | Sugar Maple | 18 | 50 | 2 | | | X |
| 203 | Birch | 22 | 35 | 1 | | | X |
| 204 | Birch | 12 | 35 | 3 | | | X |
| 205 | Red Oak | 24 | 50 | 1 | galls | | X |
| 206 | Red Oak | 24 | 50 | 2 | galls | | X |
| 207 | Red Oak | 24 | 40 | 2 | galls | | X |
| 208 | Red Oak | 24 | 50 | 3 | galls | | X |
| 209 | Birch | 12 | 35 | 2 | | | X |
| 210 | Birch | 12 | 35 | 2 | | | X |
| 211 | Birch | 12 | 35 | 2 | | | X |
| 212 | Birch | 12 | 35 | 2 | | | X |
| 213 | Birch | 10 | 25 | 2 | | | X |
| 214 | Sassafras | 14 | 25 | 2 | | | X |
| 215 | Sassafras | 18 | 25 | 2 | fork at 3' | X | |
| 216 | Persimmon | 22 | 45 | 3 | | X | |
| 217 | Red Oak | 18 | 50 | 2 | | | X |
| 218 | Elm | 22 | 60 | 1 | | X | |
| 219 | Red Oak | 18 | 35 | 2 | | X | |
| 220 | Persimmon | 12 | 20 | 2 | | | X |
| 221 | Elm | 24 | 60 | 2 | | | X |
| 222 | Maple | 18 | 35 | 3 | | X | |
| 223 | Maple | 24 | 50 | 2 | | X | |
| 224 | Ash | 24 | 50 | 1 | | | X |
| 225 | Maple | 12 | 25 | 1 | | | X |
| 226 | Elm | 32 | 50 | 1 | | | X |
| 227 | | | | | | | |



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Fienup Farms

Chesterfield, Missouri

Revisions:

| Date | Description | No. |
|------|-------------|-----|
| | | |
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Drawn: **BB**
Checked: **RS**

loomisAssociates

landscape-architects/planners
737 South 40 West, Suite 125
Chesterfield, Missouri 63005-1124
636.515.2668 Fax: 636.515.0997
e-mail: larp@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000019

LEGEND:

| Symbol | Description |
|--------|--------------------------|
| | Existing Individual Tree |
| | Existing Off-Site Tree |
| | Existing Woodland |

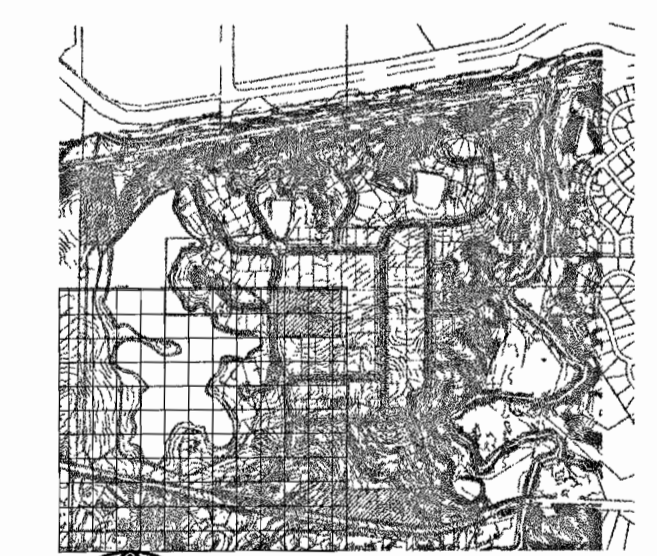
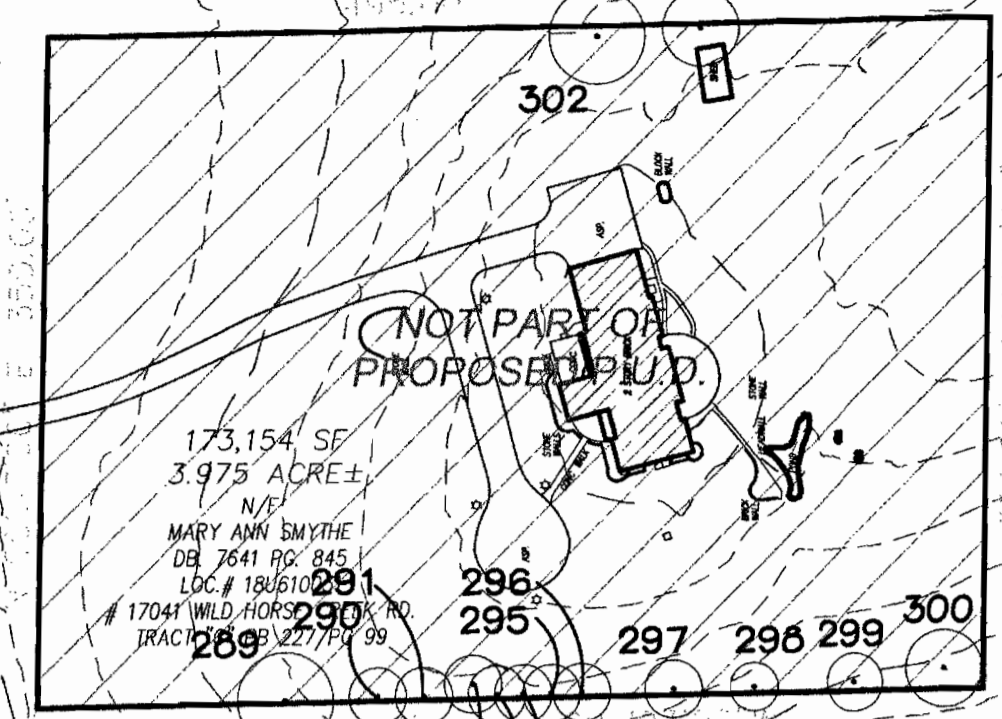
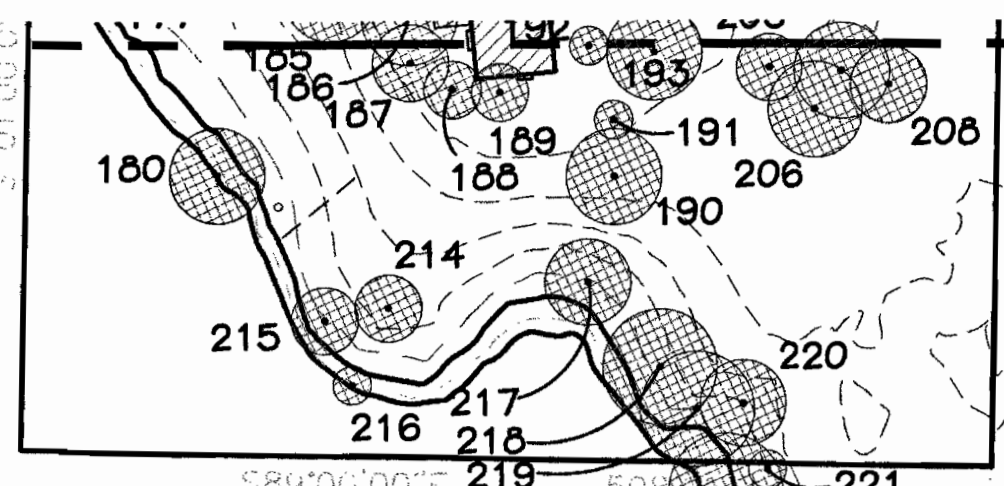
Tree Stand Delineation - Key Plan
SCALE 1"=200'

Note: See TSD-5 for Tree Narrative and Tree Inventory.

Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

BB

| | |
|--------------|------------------------|
| Sheet Title: | Tree Stand Delineation |
| Sheet No.: | TSD-0 |
| Date: | 1/10/17 |
| Job #: | 955.005 |



Key Plan
NOT TO SCALE

- LEGEND:**
- Existing Individual Tree
 - Existing Off-Site Tree
 - Existing Woodland

Tree Stand Delineation - Southwest
SCALE 1"=100'

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Fienup Farms

Chesterfield, Missouri

Revisions:

| Date | Description | No. |
|------|-------------|-----|
| | | |
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Drawn: **BB**
Checked: **RS**

loomis Associates

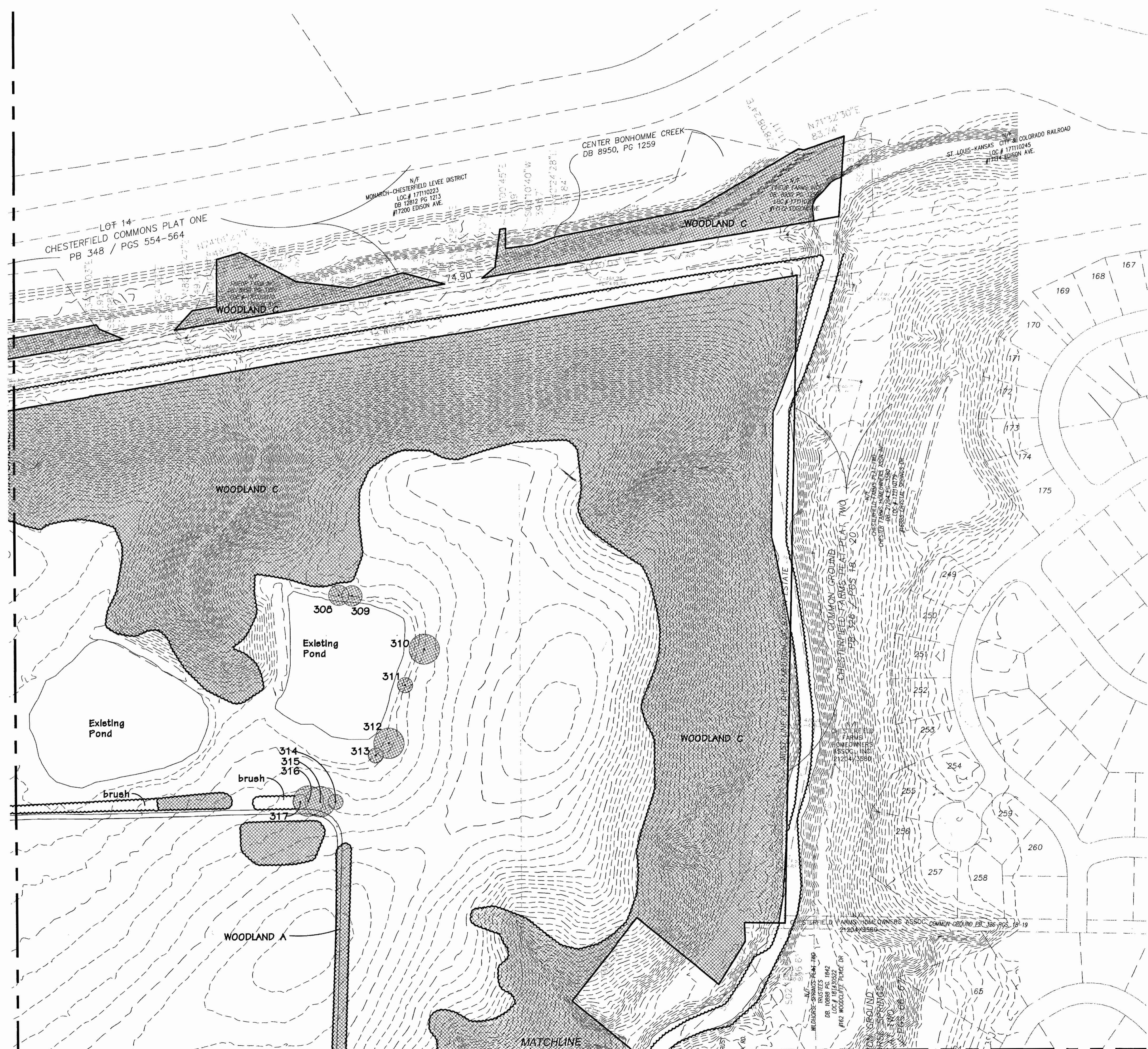
landscape architects/planners
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Chesterfield, Missouri 63005-1194
636-315-8683 Fax: 636-315-0297
Email: info@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000191

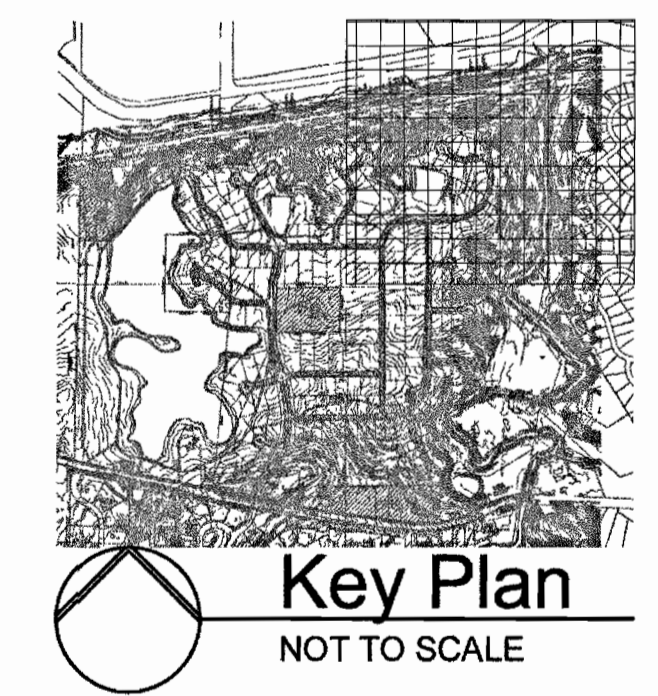
| | |
|--------------|-------------------------------|
| Sheet Title: | Tree Stand Delineation |
| Sheet No.: | TSD-1 |
| Date: | 1/10/17 |
| Job #: | 955,005 |

Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

B.B.



Tree Stand Delineation - Northeast
 SCALE 1"=100'



- LEGEND:**
- | Symbol | Description |
|--------|--------------------------|
| | Existing Individual Tree |
| | Existing Off-Site Tree |
| | Existing Woodland |

Jerald Saunders - Landscape Architect
 MO License # LA-007

Consultants:

Fienup Farms
 Chesterfield, Missouri

Revisions:

| Date | Description | No. |
|------|-------------|-----|
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Drawn: BB
 Checked: RS

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 Missouri State Certificate of Authority #: LAC #000019

Sheet Title: **Tree Stand Delineation**

Sheet No: **TSD-3**

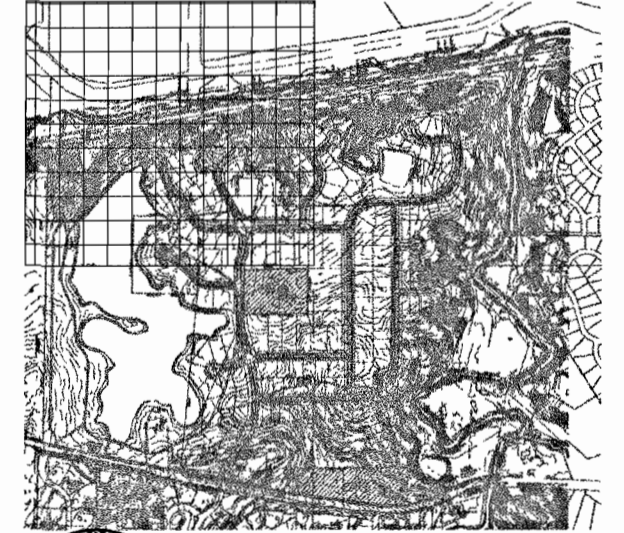
Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

B. Bage

Date: 1/10/17
 Job #: 955.005



Tree Stand Delineation - Northwest
SCALE 1"=100'



Key Plan
NOT TO SCALE

- LEGEND:**
- Existing Individual Tree
 - Existing Off-Site Tree
 - Existing Woodland

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Fienup Farms
Chesterfield, Missouri

Revisions:

| Date | Description | No. |
|------|-------------|-----|
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Drawn: BB
Checked: RS

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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: **Tree Stand Delineation**

Sheet No: **TSD-4**

Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

B. Bage

Date: 1/10/17
Job #: 955.005

EXISTING INDIVIDUAL TREES

| ID | Tree Name | DBH | Canopy Diam. | Condition Rating | Comment |
|-----|---------------|-----|--------------|------------------|----------------------|
| 1 | Pine | 23 | 30 | 3 | some deadwood |
| 2 | Pine | 12 | 20 | 2 | deadwood |
| 3 | Cedar | 14 | 20 | 2 | some deadwood |
| 4 | Elm | 35 | 60 | 2 | broken limbs |
| 5 | Cedar | 14 | 30 | 2 | |
| 6 | Sugar Maple | 28 | 50 | 2 | some deadwood |
| 7 | Red Oak | 6 | 25 | 4 | |
| 8 | Red Oak | 18 | 50 | 4 | |
| 9 | Sugar Maple | 12 | 30 | 2 | |
| 10 | Silver Maple | 37 | 70 | 2 | broken limbs |
| 11 | Silver Maple | 37 | 70 | 1 | some deadwood |
| 12 | Ash | 14 | 30 | 2 | |
| 13 | Ash | 10 | 30 | 2 | |
| 14 | Ash | 8 | 25 | 2 | |
| 15 | Ash | 12 | 35 | 2 | |
| 16 | Ash | 10 | 18 | 2 | |
| 17 | Sugar Maple | 10 | 30 | 3 | decay, deadwood |
| 18 | Maple | 12 | 30 | 1 | |
| 19 | Redbud | 14 | 30 | 2 | |
| 20 | Cedar | 20 | 25 | 2 | |
| 21 | Cedar | 14 | 18 | 2 | |
| 22 | Mulberry | 6 | 20 | 3 | |
| 23 | Ash | 14 | 40 | 3 | |
| 24 | Ash | 18 | 40 | 3 | |
| 25 | Ash | 14 | 40 | 3 | |
| 26 | Ash | 10 | 25 | 3 | |
| 27 | Ash | 10 | 25 | 3 | |
| 28 | Ash | 10 | 25 | 3 | |
| 29 | Ash | 10 | 25 | 3 | |
| 30 | Ash | 14 | 35 | 3 | |
| 31 | Ash | 14 | 35 | 3 | |
| 32 | Ash | 14 | 40 | 3 | |
| 33 | Ash | 18 | 40 | 3 | |
| 34 | Black Cherry | 14 | 50 | 3 | |
| 35 | Silver Maple | 20 | 40 | 3 | |
| 36 | Elm | 25 | 40 | 2 | some deadwood |
| 37 | Persimmon | 10 | 15 | 3 | |
| 38 | Silver Maple | 8 | 20 | 2 | |
| 39 | Silver Maple | 20 | 40 | 2 | |
| 40 | Silver Maple | 18 | 40 | 2 | |
| 41 | Silver Maple | 8 | 20 | 2 | |
| 42 | Silver Maple | 36 | 70 | 1 | decay, deadwood |
| 43 | Silver Maple | 14 | 35 | 2 | |
| 44 | Silver Maple | 24 | 60 | 3 | |
| 45 | Silver Maple | 15 | 35 | 2 | fork at 2' |
| 46 | Silver Maple | 10 | 20 | 2 | |
| 47 | Silver Maple | 24 | 40 | 3 | |
| 48 | Silver Maple | 12 | 20 | 2 | |
| 49 | Silver Maple | 14 | 35 | 2 | |
| 50 | Silver Maple | 20 | 40 | 3 | |
| 51 | Ash | 10 | 30 | 2 | |
| 52 | Ash | 14 | 40 | 2 | |
| 53 | Ash | 14 | 45 | 3 | |
| 54 | Ash | 12 | 30 | 2 | |
| 55 | Ash | 6 | 25 | 2 | multistem |
| 56 | Ash | 12 | 30 | 3 | |
| 57 | Elm | 35 | 60 | 3 | |
| 58 | Silver Maple | 12 | 50 | 2 | fork at 2' |
| 59 | Red Oak | 30 | 50 | 3 | fgalls |
| 60 | Red Oak | 24 | 40 | 2 | galls |
| 61 | Sassafras | 12 | 30 | 1 | grove x 4 |
| 62 | Red Oak | 30 | 50 | 2 | galls, deadwood |
| 63 | Red Oak | 28 | 60 | 3 | galls, deadwood |
| 64 | Red Oak | 24 | 30 | 2 | trunk damage, topped |
| 65 | Red Oak | 24 | 30 | 2 | galls |
| 66 | Red Oak | 28 | 50 | 3 | galls |
| 67 | Red Oak | 24 | 50 | 3 | galls |
| 68 | Pine | 14 | 30 | 3 | |
| 69 | Pine | 14 | 30 | 3 | |
| 70 | Pine | 10 | 30 | 3 | |
| 71 | Pine | 24 | 30 | 3 | |
| 72 | Pine | 24 | 30 | 3 | |
| 73 | Pine | 18 | 30 | 3 | |
| 74 | Pine | 18 | 30 | 3 | |
| 75 | Pine | 10 | 20 | 3 | |
| 76 | Austrian Pine | 10 | 20 | 2 | |
| 77 | Ash | 10 | 30 | 2 | fork at 3' |
| 78 | Ash | 8 | 30 | 2 | |
| 79 | Ash | 12 | 40 | 2 | |
| 80 | Ash | 14 | 40 | 2 | |
| 81 | Red Oak | 22 | 40 | 3 | |
| 82 | Red Oak | 22 | 40 | 3 | |
| 83 | Red Oak | 22 | 40 | 2 | |
| 84 | Red Oak | 22 | 40 | 2 | |
| 85 | Red Oak | 22 | 40 | 3 | |
| 86 | Red Oak | 22 | 40 | 3 | |
| 87 | Red Oak | 22 | 40 | 3 | |
| 88 | Red Oak | 22 | 40 | 3 | |
| 89 | Red Oak | 22 | 40 | 3 | |
| 90 | Red Oak | 22 | 40 | 2 | |
| 91 | Red Oak | 22 | 40 | 2 | |
| 92 | Red Oak | 22 | 40 | 2 | |
| 93 | Red Oak | 22 | 40 | 2 | |
| 94 | Red Oak | 22 | 40 | 2 | |
| 95 | Red Oak | 22 | 40 | 2 | |
| 96 | Red Oak | 22 | 40 | 2 | |
| 97 | Red Oak | 22 | 40 | 2 | |
| 98 | Red Oak | 22 | 40 | 2 | |
| 99 | Red Oak | 22 | 40 | 2 | |
| 100 | Red Oak | 22 | 40 | 2 | |

| ID | Tree Name | DBH | Canopy Diam. | Condition Rating | Comment |
|-----|-----------------|-----|--------------|------------------|------------|
| 101 | Silver Maple | 15 | 40 | 2 | |
| 102 | Sugar Maple | 20 | 45 | 2 | |
| 103 | Silver Maple | 18 | 25 | 2 | |
| 104 | Silver Maple | 18 | 40 | 2 | |
| 105 | Elm | 24 | 60 | 3 | |
| 106 | Red Oak | 18 | 50 | 4 | |
| 107 | Red Oak | 18 | 50 | 3 | |
| 108 | Elm | 18 | 60 | 3 | |
| 109 | Bald Cypress | 10 | 25 | 3 | |
| 110 | Willow Oak | 8 | 20 | 3 | |
| 111 | Willow Oak | 12 | 30 | 4 | |
| 112 | Willow Oak | 12 | 35 | 3 | |
| 113 | Ash | 10 | 30 | 3 | Offsite |
| 114 | Red Oak | 24 | 60 | 3 | Offsite |
| 115 | Pine | 20 | 30 | 3 | Offsite |
| 116 | Golden Raintree | 12 | 35 | 3 | Offsite |
| 117 | Golden Raintree | 12 | 35 | 3 | Offsite |
| 118 | Sycamore | 24 | 60 | 3 | Offsite |
| 119 | Black Cherry | 18 | 45 | 3 | Offsite |
| 120 | Red Oak | 12 | 40 | 2 | Offsite |
| 121 | Red Oak | 10 | 15 | 3 | Offsite |
| 122 | Beech | 12 | 30 | 1 | Offsite |
| 123 | Beech | 12 | 30 | 3 | Offsite |
| 124 | Ash | 14 | 25 | 2 | |
| 125 | Elm | 12 | 40 | 2 | |
| 126 | Ash | 14 | 35 | 2 | |
| 127 | Elm | 18 | 50 | 3 | |
| 128 | Sassafras | 14 | 50 | 2 | fork at 2' |
| 129 | Sassafras | 14 | 40 | 3 | |
| 130 | Persimmon | 7 | 20 | 3 | |
| 131 | Sassafras | 18 | 50 | 2 | |
| 132 | Walnut | 33 | 60 | 3 | |
| 133 | Walnut | 25 | 45 | 2 | |
| 134 | Walnut | 26 | 45 | 2 | |
| 135 | Walnut | 18 | 45 | 2 | |
| 136 | Walnut | 12 | 30 | 2 | |
| 137 | Walnut | 8 | 15 | 2 | |
| 138 | Walnut | 12 | 30 | 2 | |
| 139 | Walnut | 18 | 45 | 2 | multistem |
| 140 | Walnut | 12 | 30 | 2 | |
| 141 | Walnut | 12 | 30 | 2 | |
| 142 | Walnut | 18 | 40 | 2 | |
| 143 | Walnut | 8 | 15 | 2 | |
| 144 | Elm | 22 | 50 | 2 | |
| 145 | Ash | 24 | 50 | 3 | |
| 146 | Ash | 12 | 25 | 2 | |
| 147 | Elm | 24 | 50 | 2 | |
| 148 | Ash | 26 | 50 | 2 | |
| 149 | Silver Maple | 24 | 40 | 2 | |
| 150 | Silver Maple | 18 | 40 | 2 | |
| 151 | Silver Maple | 22 | 50 | 2 | |
| 152 | Silver Maple | 24 | 40 | 2 | |
| 153 | Silver Maple | 18 | 40 | 3 | |
| 154 | Silver Maple | 20 | 50 | 3 | |
| 155 | Ash | 10 | 20 | 2 | |
| 156 | Ash | 14 | 35 | 2 | |
| 157 | Ash | 12 | 20 | 1 | |
| 158 | Ash | 12 | 35 | 1 | |
| 159 | Birch | 16 | 60 | 2 | |
| 160 | Birch | 14 | 35 | 3 | |
| 161 | Ash | 24 | 45 | 2 | |
| 162 | Sugar Maple | 12 | 40 | 3 | |
| 163 | Sugar Maple | 14 | 40 | 2 | |
| 164 | Ash | 12 | 35 | 2 | |
| 165 | Ash | 18 | 50 | 3 | |
| 166 | Sugar Maple | 22 | 50 | 2 | |
| 167 | Ash | 18 | 50 | 3 | |
| 168 | Red Oak | 39 | 70 | 3 | |
| 169 | Sycamore | 6 | 30 | 4 | |
| 170 | Red Oak | 14 | 35 | 3 | |
| 171 | Sugar Maple | 14 | 35 | 3 | |
| 172 | Red Oak | 18 | 40 | 3 | |
| 173 | Red Oak | 24 | 55 | 3 | |
| 174 | Red Oak | 20 | 25 | 1 | |
| 175 | Red Oak | 24 | 50 | 2 | |
| 176 | Dogwood | 8 | 20 | 2 | |
| 177 | Red Oak | 20 | 40 | 3 | |
| 178 | Golden Raintree | 14 | 30 | 1 | |
| 179 | Red Oak | 28 | 50 | 3 | |
| 180 | Red Oak | 12 | 30 | 3 | galls |
| 181 | Maple | 30 | 50 | 2 | |
| 182 | Maple | 36 | 60 | 3 | |
| 183 | Basswood | 36 | 50 | 2 | topped |
| 184 | Sugar Maple | 28 | 50 | 2 | |
| 185 | Red Oak | 30 | 60 | 2 | |
| 186 | Sugar Maple | 20 | 40 | 2 | |
| 187 | Sugar Maple | 20 | 30 | 2 | |
| 188 | Sugar Maple | 18 | 30 | 2 | |
| 189 | Red Oak | 20 | 70 | 3 | |
| 190 | Spruce | 10 | 20 | 3 | |
| 191 | Spruce | 10 | 20 | 3 | |
| 192 | Red Oak | 24 | 70 | 2 | |
| 193 | Sugar Maple | 20 | 40 | 2 | |
| 194 | Sugar Maple | 20 | 50 | 2 | |
| 195 | Sugar Maple | 18 | 40 | 2 | |
| 196 | Sugar Maple | 14 | 35 | 2 | |
| 197 | Maple | 20 | 50 | 2 | |
| 198 | Spruce | 14 | 20 | 3 | |
| 199 | Spruce | 14 | 25 | 3 | |
| 200 | Spruce | 14 | 30 | 3 | |

| ID | Tree Name | DBH | Canopy Diam. | Condition Rating | Comment |
|-----|--------------|-----|--------------|------------------|------------|
| 201 | Holly | 8 | 15 | 3 | |
| 202 | Sugar Maple | 18 | 50 | 2 | |
| 203 | Birch | 22 | 35 | 1 | |
| 204 | Birch | 12 | 35 | 3 | |
| 205 | Red Oak | 24 | 50 | 1 | galls |
| 206 | Red Oak | 24 | 50 | 2 | galls |
| 207 | Red Oak | 24 | 40 | 2 | galls |
| 208 | Red Oak | 24 | 50 | 3 | galls |
| 209 | Birch | 12 | 35 | 2 | |
| 210 | Birch | 12 | 35 | 2 | |
| 211 | Birch | 12 | 35 | 2 | |
| 212 | Birch | 12 | 35 | 2 | |
| 213 | Birch | 10 | 25 | 2 | |
| 214 | Sassafras | 14 | 25 | 2 | |
| 215 | Sassafras | 18 | 25 | 2 | fork at 3' |
| 216 | Persimmon | 22 | 45 | 3 | |
| 217 | Red Oak | 18 | 50 | 2 | |
| 218 | Elm | 22 | 60 | 1 | |
| 219 | Red Oak | 18 | 35 | 2 | |
| 220 | Persimmon | 12 | 20 | 2 | |
| 221 | Elm | 24 | 60 | 2 | |
| 222 | Maple | 18 | 35 | 3 | |
| 223 | Maple | 24 | 50 | 2 | |
| 224 | Ash | 24 | 50 | 1 | |
| 225 | Maple | 12 | 25 | 1 | |
| 226 | Elm | 32 | 50 | 1 | |
| 227 | Elm | 24 | 60 | 2 | |
| 228 | Silver Maple | 28 | 40 | 2 | |
| 229 | Silver Maple | 14 | 30 | 2 | |
| 230 | Silver Maple | 18 | 30 | 2 | |
| 231 | Silver Maple | 24 | 40 | 2 | |
| 232 | Silver Maple | 24 | 40 | 2 | |
| 233 | Silver Maple | 24 | 40 | 2 | |
| 234 | Silver Maple | 18 | 30 | 2 | |
| 235 | Silver Maple | 18 | 30 | 2 | |
| 236 | Red Oak | 24 | 40 | 2 | galls |
| 237 | Red Oak | 18 | 35 | 2 | galls |
| 238 | Red Oak | 24 | 40 | 2 | galls |
| 239 | Red Oak | 24 | 40 | 2 | galls |
| 240 | Red Oak | 30 | 50 | 2 | galls |
| 241 | Ash | 12 | 35 | 2 | |
| 242 | Red Oak | 28 | 60 | 2 | |
| 243 | Maple | 18 | 30 | 3 | |
| 244 | Linden | 30 | 50 | 1 | |
| 245 | Red Oak | 20 | 30 | 2 | galls |
| 246 | Ash | 10 | 15 | 2 | |
| 247 | Silver Maple | 24 | 50 | 1 | |
| 248 | Tulip | 24 | 40 | 2 | |
| 249 | Silver Maple | 14 | 30 | 2 | |
| 250 | Red Oak | 24 | 50 | 1 | galls |
| 251 | Red Oak | 28 | 50 | 2 | galls |
| 252 | Red Oak | 24 | 50 | 3 | galls |
| 253 | Red Oak | 24 | 40 | 3 | galls |
| 254 | Redbud | 12 | 20 | 3 | |
| 255 | Pine | 8 | 15 | 1 | |
| 256 | Pine | 8 | 15 | 3 | |
| 257 | Sweetgum | 30 | 60 | 3 | |
| 258 | Sweetgum | 28 | 50 | 3 | |
| 259 | red | 30 | 50 | 2 | |
| 260 | Walnut | 18 | 50 | 3 | |
| 261 | Spruce | 12 | 20 | 3 | |
| 262 | Sweetgum | 18 | 40 | 2 | |
| 263 | Black Cherry | 12 | 30 | 2 | |
| 264 | Walnut | 24 | 50 | 1 | |
| 265 | Sweetgum | 30 | 60 | 3 | |
| 266 | Bald Cypress | 26 | 50 | 2 | |
| 267 | Walnut | 16 | 50 | 3 | |
| 268 | Dogwood | 8 | 20 | 2 | |
| 269 | Walnut | 5 | 15 | 1 | |
| 270 | Walnut | 14 | 35 | 2 | |
| 271 | Walnut | 12 | 30 | 2 | |
| 272 | Cedar | 10 | 20 | 2 | chains |
| 273 | Elm | 14 | 40 | 1 | |