

Planning and Development Services Division Public Hearing Summary Report

P.Z. 11-2016 Wild Horse Bluffs (17439 and 17455 Wild Horse Creek Road): A request for a zoning map amendment from the “E-1AC” Estate District with a “WH” Wildhorse Creek Road Overlay District to the “E-1/2AC” Estate District with a “WH” Wildhorse Creek Road Overlay District for a 4.89 acre tract of land located on the north side of Wild Horse Creek Road and west of Long Road (18V630027 and 18V640015).

Summary

Hart Engineering, LLC, on behalf of Wild Horse Creek Partners, LLC, has submitted a request for a zoning map amendment from the “E-1AC” Estate District with a “WH” Wildhorse Creek Road Overlay District to the “E-1/2AC” Estate District with a “WH” Wildhorse Creek Road Overlay District designation to allow for an eight (8) unit, attached single-family home residential development. The subject site is located within the Wild Horse Creek Road Overlay District sub-area, and properties within this area are required to zone to the “WH” Wildhorse Creek Road Overlay District. While the underlying zoning request for this proposal is the “E-1/2AC” Estate District, there are additional requirements and allowances that are provided by the overlay district, which are discussed later in this report.



Figure 1: Aerial Image of Subject Site

Site History

On October 15, 2007, the City of Chesterfield approved Ordinance 2394, which zoned the subject site from an “NU” Non-Urban District to an “E-1AC” Estate District with a “WH” Wildhorse Creek Road Overlay District. Because of the overlay designation, a Preliminary Plan was prepared and provided during the zoning process and the Site Development Plan was subsequently approved in March of 2015. Both the ordinance and Preliminary Plan restrict the development on this site to four (4) detached single family homes, which is the reason for the current zoning map amendment request. The majority of the site is currently vacant with one older accessory structure, a shed, located on the eastern end.

Wild Horse Creek Road Overlay District Requirements

The Wild Horse Creek Road Overlay District regulations are established in Ordinance 2816 which may be accessed via the following link:

<http://www.chesterfield.mo.us/webcontent/ordinances/2014/ord2816.pdf>

A few of the “WH” Wild Horse Creek Road Overlay District requirements as they pertain to the current request are discussed in the following paragraphs.

This proposal includes a lower minimum lot size than the ½ acre lot size required by the underlying “E-1/2AC” zoning. This lower lot size is permitted with the overlay district to encourage minimum grading, preservation of open space, natural amenities, and topography; and provide for community amenities. The proposed lots vary between 15,008 and 32,115 square feet, which meets the minimum lot size of 15,000 square feet set forth in the “WH” Wild Horse Creek Road Overlay District. A minimum of 30% Common Ground is required in the Wild Horse Creek Overlay District; the Petitioner is proposing 33%.

The “WH” Wild Horse Creek Road Overlay District permits for certain development criteria to be modified by a two-thirds vote by the City Council. The plan, as submitted, includes a request for the following modification due to the proposed use of attached units, which by nature includes a shared property line resulting in a zero foot side yard setback:

1) Structure Setbacks

<u>Setback Location</u>	<u>Required</u>	<u>Modification Requested</u>
Side	15’	0’ on attached unit lot line

STAFF ANALYSIS
Comprehensive Plan

Figure 2 shows the limits of the Wild Horse Creek Road Sub Area in yellow and the subject site in red. The limits of the sub area are also the same limits that encompass the “WH” Overlay area.

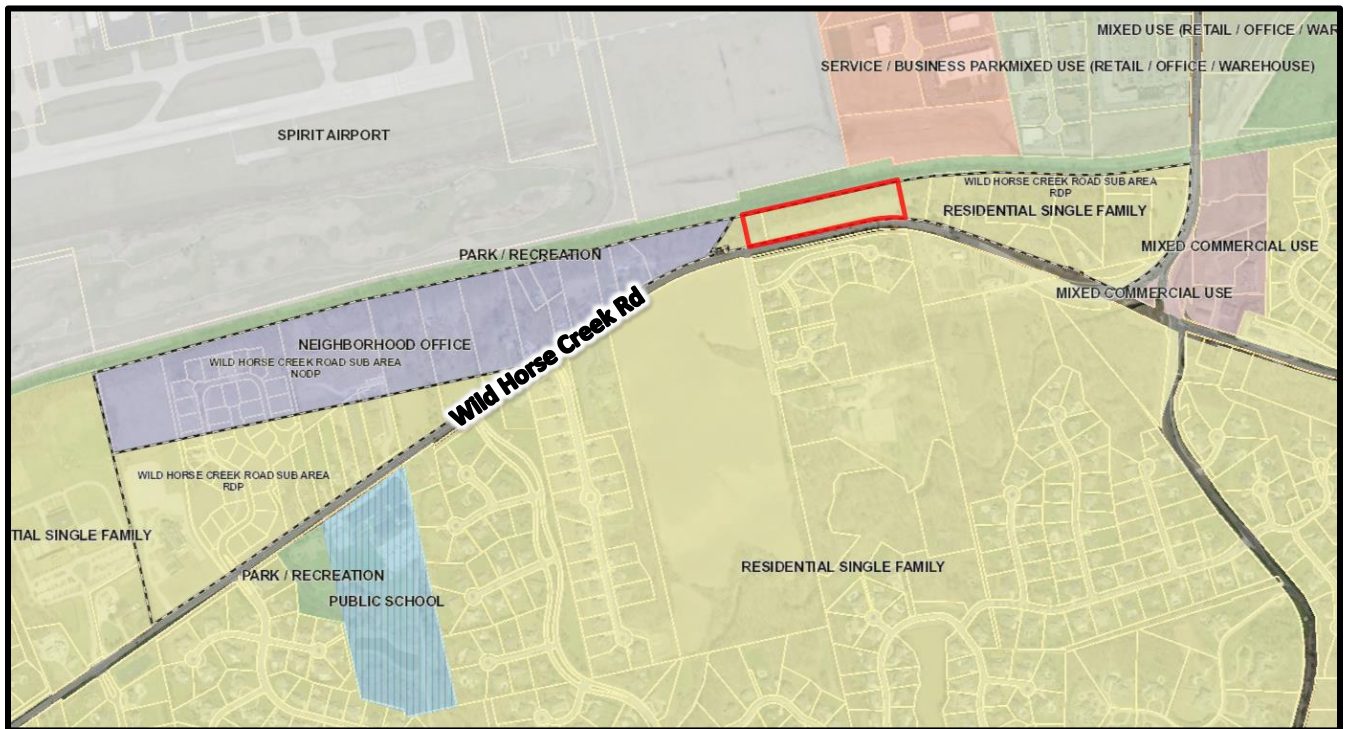
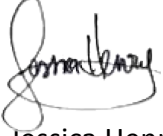


Figure 2: “WH” Wild Horse Creek Overlay District Sub-Area and Subject Site

The City’s Comprehensive Plan calls for restricted access of homes on arterial roads and for appropriate buffering along arterial roads in Policies 2.1.11 and 2.1.5 respectively. The proposed plan has complied with minimizing the direct access through utilizing two shared access drives rather than each unit or building having a dedicated drive. The plan also proposes a 30’ landscape buffer along Wild Horse Creek Road. This landscape buffer specifically addresses Policies 2.1.5 and 11.2 of the Comprehensive Plan which call for the development in the Wild Horse Creek Road Sub Area to be set back and screened from the road.

A public hearing further addressing the request will be held at the October 26, 2016, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and the Preliminary Plan for this petition.

Respectfully submitted,



Jessica Henry, AICP
Senior Planner

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Wednesday, October 26, 2016 at 7:00 p.m., in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

P.Z. 11-2016 Wild Horse Bluffs (17439 and 17455 Wild Horse Creek Road): A request for a zoning map amendment from the "E-1AC" Estate District with a "WH" Wildhorse Creek Road Overlay District to the "E-1/2AC" Estate District with a "WH" Wildhorse Creek Road Overlay District for a 4.89 acre tract of land located on the north side of Wild Horse Creek Road and west of Long Road (18V630027 and 18V640015).

Description of Property

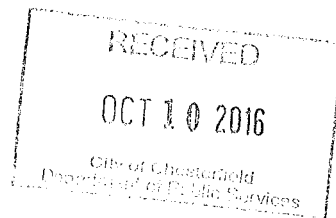
A tract of land in U.S. Survey 419 and being part of Lot 20 of the Subdivision of R. H. Stevens' Farm recorded in Plat Book 7 page 37 of the St. Louis County Missouri former City records.



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Jessica Henry at 636.537.4741 or via e-mail at jhenry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

Wild Horse Bluffs Narrative for the Re-Zoning Application

The owners of the property at 17439 and 17445 Wild Horse Creek Road are requesting the rezoning of the property to increase the number of proposed units/lots for development. The current zoning is E-1 with the Wild Horse Creek Road Overlay. The owners are requesting that be changed to E-1/2 with the Wild Horse Creek Road Overlay to go from 4 single family lots to 8 lots which would have 8 units, attached to each other into 4 buildings. The new proposed minimum square footage of each lot will be 15,000SF. One side yard on each lot will be zero feet wide due to the buildings being attached. The total property acreage is 4.89 acres. The original plan called for a 15' wide dedication strip to MODOT, which MODOT is no longer requiring. A 30' wide buffer strip will be provided and recorded as common ground. The common ground will serve as a community amenity and on the north edge of the development will serve as a nature preserve. Cross access and MSD easements will be required. Parking will be provided in the garages. Access to the units will be provided from two driveway entrances off Wild Horse Creek Road. This development will follow all lighting, landscaping and tree preservation requirements of the city.

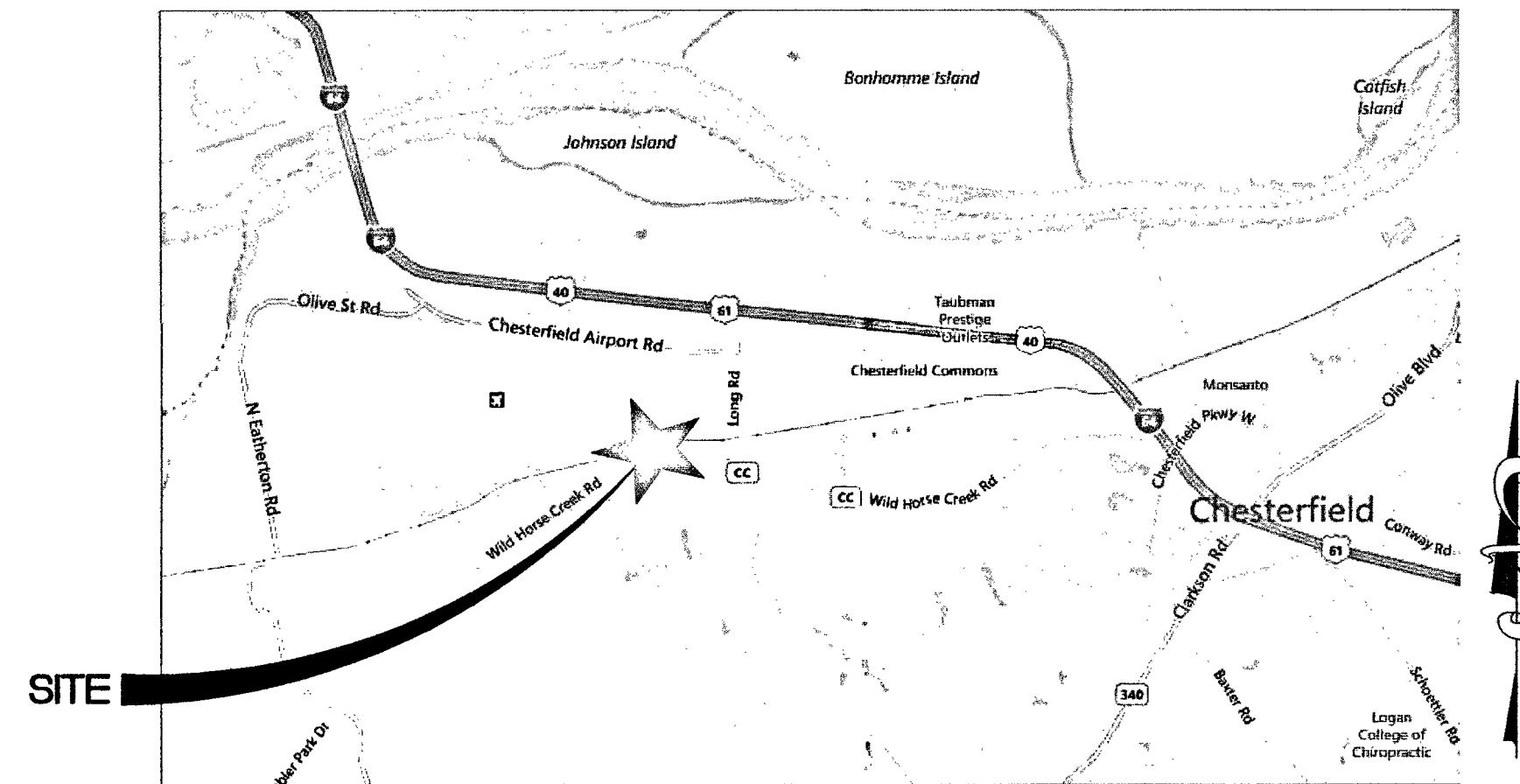


PRELIMINARY DEVELOPMENT PLAN
WILD HORSE BLUFFS
 A TRACT OF LAND IN U.S. SURVEY 419 AND BEING
 PART OF LOT 20 OF THE SUBDIVISION OF R.H. STEVENS' FARM
 TOWNSHIP 45 NORTH, RANGE 3 EAST,
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI 63005

GENERAL NOTES:

1. BOUNDARY SURVEY PROVIDED BY GATEWAY LAND SERVICES, INC. TOPOGRAPHIC INFORMATION PER AVAILABLE RECORDS
2. SITE IS VACANT.
3. GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF MSD AND CITY OF CHESTERFIELD. SILTATION CONTROL SHALL BE IN PLACE PRIOR TO THE START OF GRADING. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE
4. STORMWATER DETENTION IF REQUIRED TO BE PER MSD STANDARDS.
5. SANITARY SEWER SERVICE TO MEET MSD STANDARDS.
6. RIGHT-OF-WAY DEDICATION AND/OR EASEMENTS SHALL BE AS DIRECTED BY THE CITY OF CHESTERFIELD AND MISSOURI DEPARTMENT OF TRANSPORTATION.
7. SIDEWALKS AND STREET LIGHTS SHALL BE PROVIDED AS DIRECTED BY THE CITY OF CHESTERFIELD.
8. PER FEMA COMMUNITY PANEL NUMBER 29189C0145K AND 29189C0165K DATED 02/04/2015 THE SITE IS LOCATED IN ZONE "X", AN AREA DETERMINED AND DESIGNATED TO BE OUTSIDE THE 500-YEAR REGULATORY FLOODPLAIN
9. ELECTRIC, TELEPHONE AND CATV SERVICE TO BE PROVIDED BY UNDERGROUND FACILITIES.
10. ANY PUBLIC SEWERS AND UTILITIES TO BE COVERED BY EASEMENTS ON THE FINAL PLAT.
11. WATER MAIN TO BE MIN. 8" DIAMETER.
12. RETAINING WALLS TO BE CONSTRUCTED OF SEGMENTAL CONCRETE MASONRY UNITS.
13. MINIMUM LOT SIZE IS 15,000 SQUARE FEET FOR THIS DEVELOPMENT AND CONFIGURATIONS SHOWN ON THIS PLAN ARE PRELIMINARY, SUBJECT TO RECORD PLAT APPROVAL.

LOCATION MAP



INDEX

1	TITLE SHEET
2	PLAN SHEET

DESCRIPTION OF OVERALL TRACT SURVEYED:

A TRACT OF LAND IN U.S. SURVEY 419 AND BEING PART OF LOT 20 OF THE SUBDIVISION OF R. H. STEVENS' FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS COUNTY MISSOURI FORMER CITY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF U.S. SURVEY 419 WITH THE NORTH LINE OF WILD HORSE CREEK ROAD BEING 70 FEET WIDE, SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF A TRACT OF LAND CONVEYED BY DEED TO DONALD BOWERS, RECORDED IN DEED BOOK 21399 PAGE 781; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BOWERS TRACT, NORTH 11 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 208.53 FEET TO A POINT ON THE SOUTH LINE OF THE ST. LOUIS AND SOUTHWESTERN RAIL ROAD (FORMERLY CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY), SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF SAID BOWERS TRACT; THENCE EASTERLY ALONG SAID SOUTH LINE, NORTH 77 DEGREES 37 MINUTES 27 SECONDS EAST A DISTANCE OF 1007.13 FEET TO A POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO JAY A. & MARIANN K. TRUDEAU, RECORDED IN DEED BOOK 20831 PAGE 626; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID TRUDEAU TRACT, SOUTH 11 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 247.74 FEET TO A POINT ON THE NORTH LINE OF SAID WILD HORSE CREEK ROAD; THENCE WESTERLY ALONG SAID NORTH LINE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 974.57 FEET, AN ARC LENGTH OF 273.78 FEET AND A CHORD BEARING OF SOUTH 85 DEGREES 46 MINUTES 41 SECONDS WEST TO ITS POINT OF TANGENCY; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, SOUTH 77 DEGREES 49 MINUTES 09 SECONDS WEST A DISTANCE OF 737.41 FEET TO THE POINT OF BEGINNING, CONTAINING 213,157 SQUARE FEET OR 4.893 ACRES MORE OR LESS.

PERTINENT DATA

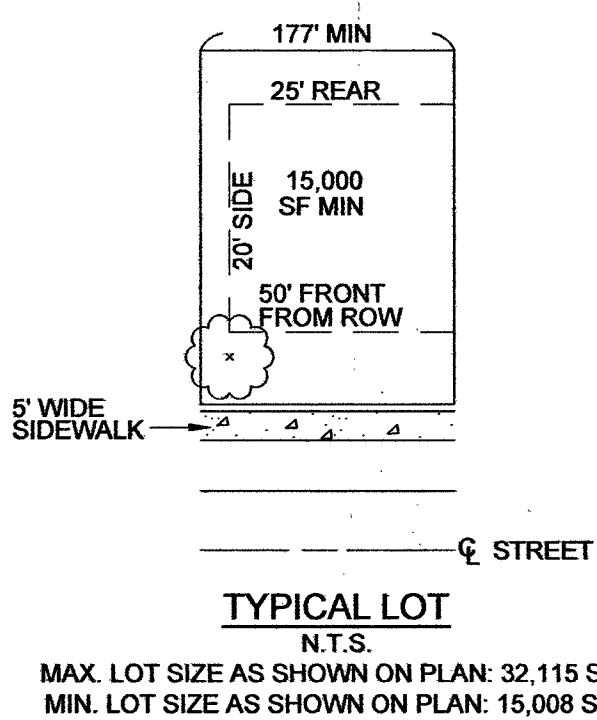
LOCATOR NUMBERS : 18V-64-0015 & 18V-63-0027
RECORD OWNER(S) : WILD HORSE PARTNERS, LLC
SITE ADDRESS : 17439 WILD HORSE CREEK RD. & 17455 WILD HORSE CREEK RD. CHESTERFIELD, MO 63005

SITE AREA : 4.89 ACRES = 100 %
COMMON GROUND : 1.61 ACRES = 33%
DISTURBED AREA : 3.28 ACRES = 67%
LOT AREA TOTAL : 142,776 SF (3.28 ACRES)
PRESENT USAGE : SINGLE FAMILY
EXISTING ZONING : E-1 & THE WILD HORSE CREEK ROAD OVERLAY
PROPOSED ZONING : E-1/2 & THE WILD HORSE CREEK ROAD OVERLAY
PROPOSED DEVELOPMENT : 8 LOT SUBDIVISION ATTACHED SINGLE FAMILY
EXISTING SETBACKS : FRONT YARD - 50 FT FROM RIGHT-OF-WAY
 SIDE YARD - 20 FT
 REAR YARD - 25 FT

DISTANCE BETWEEN STRUCTURES : 113 FT
SCHOOL DISTRICT : ROCKWOOD R-8 SCHOOL DISTRICT
WUNNENBERG PAGE NO./GRID : PG 20 GRID 18-II
WATERSHED : MO RIVER TRIBUTARY AREAS
UTILITIES : MISSOURI AMERICAN WATER COMPANY
 : AMEREN UE
 : METROPOLITAN ST. LOUIS SEWER DISTRICT
 : SBC
 : LAACLEDE GAS COMPANY
FIRE DISTRICT : MONARCH FIRE PROTECTION DISTRICT
NEAREST INTERSECTION : 1,800 L.F. WEST OF WILD HORSE CREEK ROAD AND KEHRS MILL ROAD INTERSECTION
SPIRIT OF ST. LOUIS AIRPORT : THIS DEVELOPMENT IS APPROXIMATELY 2,000 FEET AWAY FROM SPIRIT OF ST. LOUIS AIRPORT RUNWAY 26L. THERE WILL BE NOTICEABLE AIRCRAFT NOISE AT THIS SITE ON A DAILY BASIS.

LEGEND

DESCRIPTION	SYMBOL
EXISTING CONTOURS	--- 582 ---
PROPOSED CONTOURS	--- 582 ---
EXISTING TREE MASS	
EXISTING TREE	
EXISTING SANITARY SEWER	--- 10" VCP ---
EXISTING STORM SEWER	--- 12" RCP ---
PROPOSED SANITARY SEWER	--- 10" VCP ---
MANHOLE	
PROPOSED TREELINE	
PROPOSED 5W SIDEWALK	
PROPOSED PAVEMENT	
RETAINING WALL	TW 528.00 BW 524.00



Call BEFORE you DIG
 TOLL FREE
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM, INC.

*** CAUTION / HAZARD ***
 EXISTING UNDERGROUND UTILITIES AND OTHERS
CALL BEFORE EXCAVATING

AMERICAN WATER (MO)	: 1-800-253-6426
AMERICAN WATER (IL)	: 1-800-422-2782
CHARTER COMMUNICATIONS	: (888) 439-2427
AMEREN UE	: (314) 342-1000
LAACLEDE GAS	: (314) 621-6960
AT&T	: 1-800-252-1133
M.S.D.	: (314) 769-6260
SPRINT NEXTEL	: 1-800-521-0579
GENERAL UTILITIES	: 1-800-DIG-RITE

PRELIMINARY PLAN DISCLAIMER
 THIS DRAWING/PLAT/PLAN HAS BEEN DEVELOPED USING RECORD OR AVAILABLE SURVEY, TOPOGRAPHIC, DRAINAGE, AND UTILITY INFORMATION. THE DESIGN OF THE SITE IMPROVEMENTS, INCLUDING FINAL GRADES, SEWERS, DRAINAGE, UTILITIES, AND PAVING IS STRICTLY PRELIMINARY HAVING BEEN BASED UPON SUCH INFORMATION. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO REVISION DURING FINAL ENGINEERING DESIGN, AGENCY APPROVAL, AND REVIEW BY UTILITY COMPANIES. THIS DRAWING IS NOT FOR CONSTRUCTION.

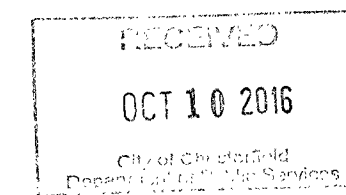
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THE DRAWINGS MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN. THE RELATIONSHIP BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ALL UNDERGROUND FACILITIES MUST BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADING, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION. REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND CONTRACTOR SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM RECORD INFORMATION (DEEDS, SUBDIVISION PLATS, ASSESSOR PLATS, OUTBOUNDARY SURVEYS, HIGHWAY ROAD PLANS AND OTHER AVAILABLE INFORMATION) THIS PLAN DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY BY THIS OFFICE.

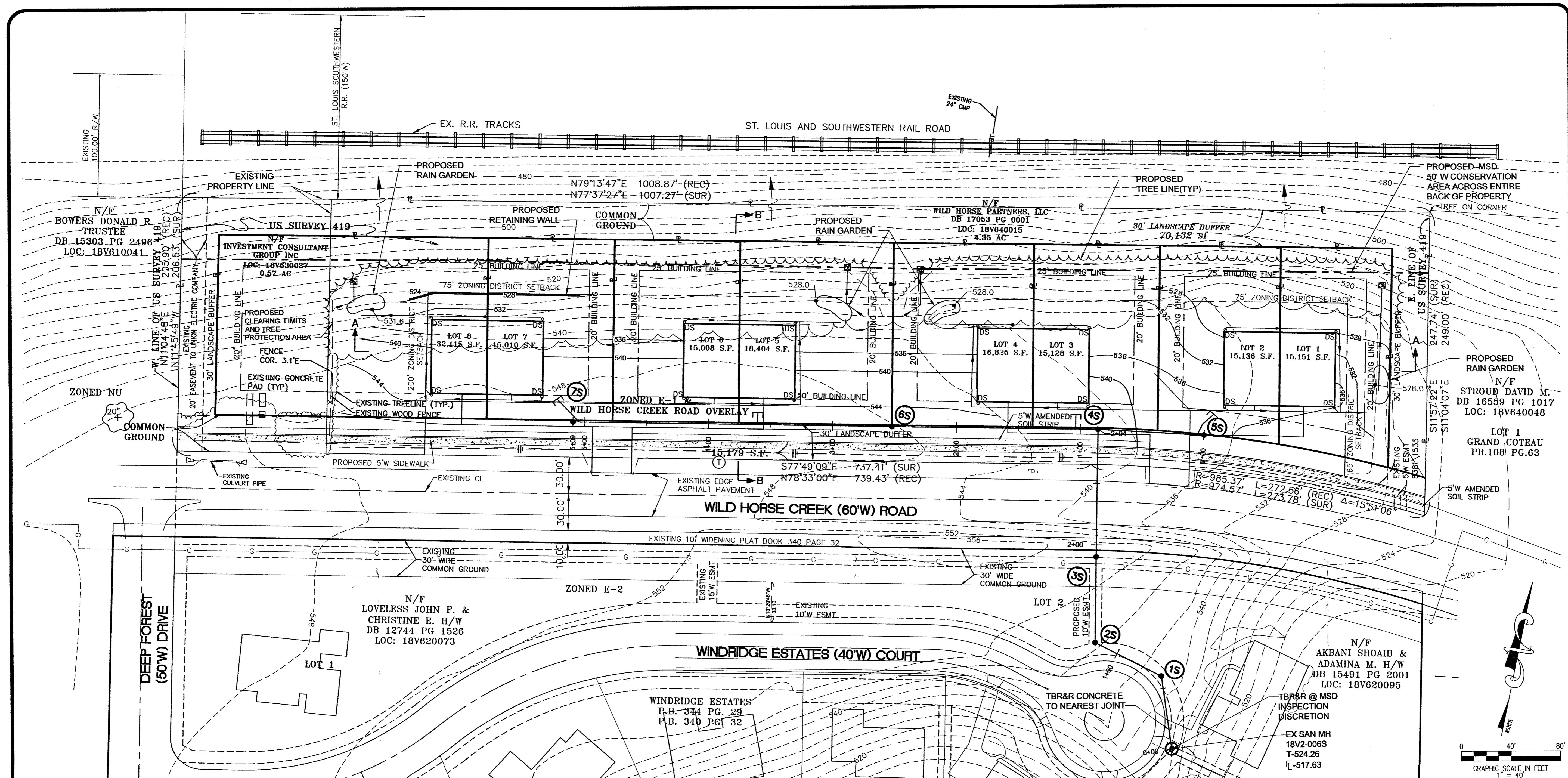
LEE C. FERRENBAUCH, III DATE _____
 PLS2310
 GATEWAY LAND SERVICES, INC



NOBLE ENGINEERING CONSULTANTS
 Noble Engineering Consultants has provided geotechnical services for the project proposed herein. A geotechnical investigation was conducted during August 26, 2014 for the development proposed herein. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our Geotechnical Study dated August 29, 2014.
 Eric E. Seals, PE 10-01-2014

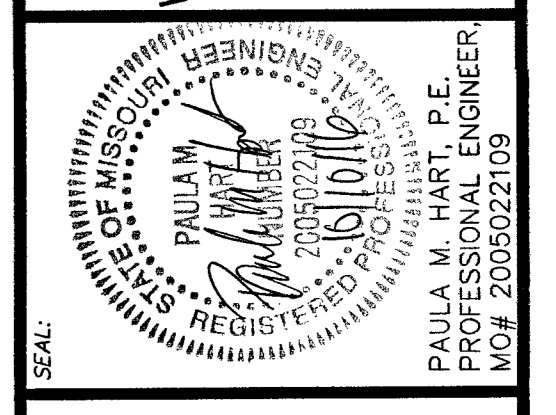
P-0030109-00
 BASE MAP: 18V2

<p>Revisions</p> <p>Date</p>	
<p>OWNER:</p> <p>WILD HORSE CREEK PARTNERS, LLC 4 WEST DRIVE, SUITE 110 CHESTERFIELD, MO. 63017 CONTACT: CHRIS PURCELL PHONE: (314) 409-3621</p>	<p>SEAL:</p>
<p>CIVIL ENGINEER</p> <p>HART ENGINEERING, L.L.C. PHONE: (314) 883-0528 MO Cert. # 0406 #200800100 577 MANCO DRIVE ST. LOUIS, MO 63112</p>	<p>WILD HORSE BLUFFS PRELIMINARY PLAN CHESTERFIELD, MO</p>
<p>ISSUE DATE</p> <p>8/9/2016</p>	<p>SCALE</p> <p>AS SHOWN</p>
<p>Job Number</p> <p>14014</p>	<p>Sheet Number</p> <p>1</p>



Revisions
Date

OWNER:
WILD HORSE CREEK PARTNERS, LLC
 4 WEST DRIVE, SUITE 110
 CHESTERFIELD, MO. 63017
 CONTACT: CHRIS PUPICELLI
 PHONE: (314) 408-3621



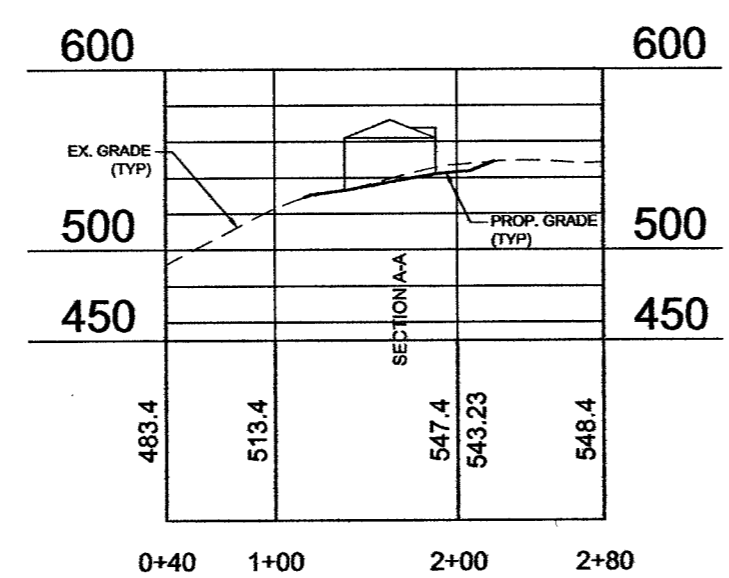
CIVIL ENGINEER
HART ENGINEERING, L.L.C.
 PHONE (314) 803-6528
 NO. CERT. OF AUTH. #2008000100
 5717 MANGO DRIVE
 ST. LOUIS, MO. 63125

**WILD HORSE BLUFFS
 PRELIMINARY PLAN
 CHESTERFIELD, MO**

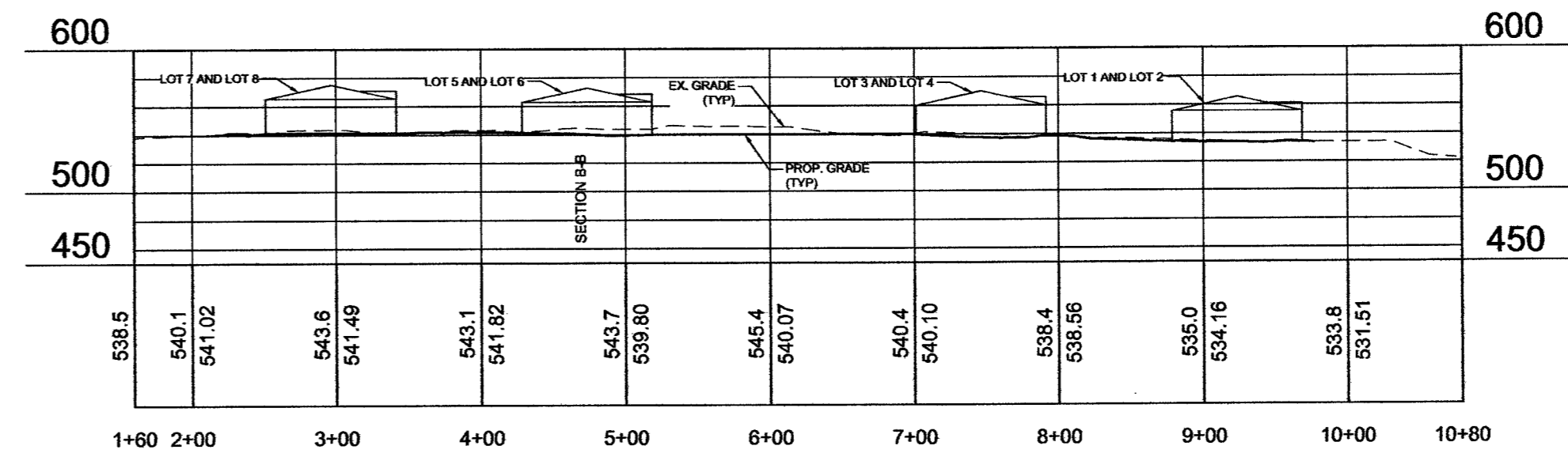
ISSUE DATE
8/9/2016
 SCALE
AS SHOWN
 Job Number
14014
 Sheet Number
2

Call BEFORE you DIG
 TOLL FREE
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM, INC.

- * CAUTION / HAZARD ***
 EXISTING UNDERGROUND UTILITIES
 AND OTHERS
CALL BEFORE EXCAVATING
- AMERICAN WATER (MO) : 1-800-253-8426
 - AMERICAN WATER (IL) : 1-800-422-2762
 - CHARTER COMMUNICATIONS : (888) 438-2427
 - AMEREN UE : (314) 342-1000
 - LAKEDE GAS : (314) 621-6860
 - AT&T : 1-800-252-1133
 - M.S.D. : (314) 768-6260
 - SPRINT NEXTEL : 1-800-521-0579
 - GENERAL UTILITIES : 1-800-DIG-RITE



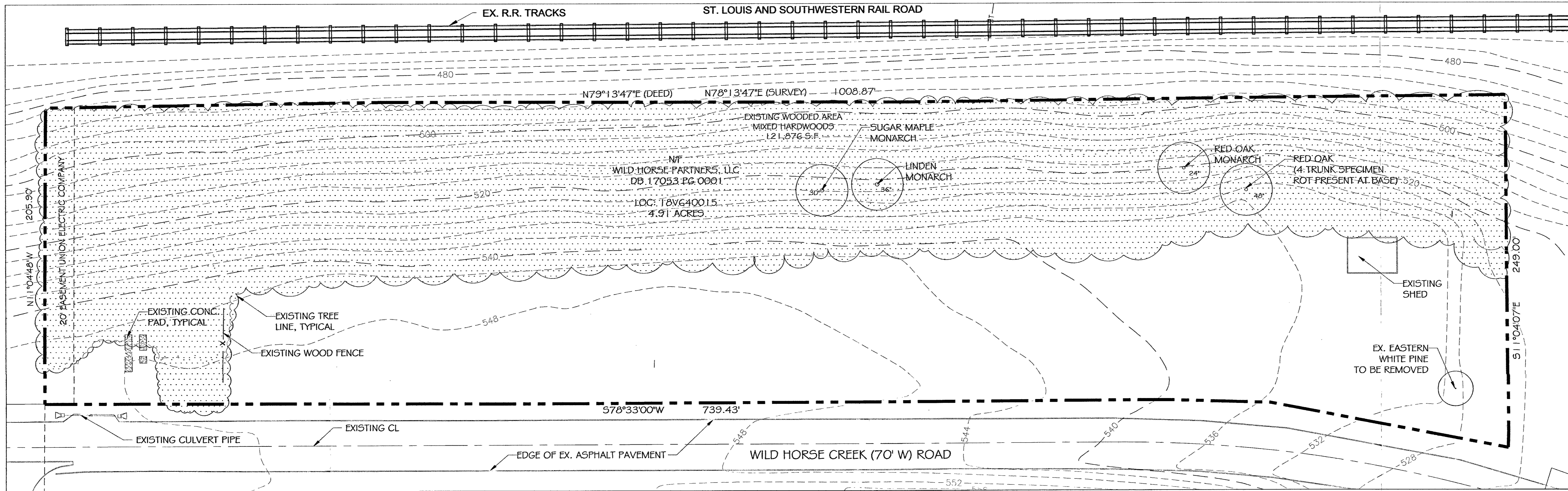
SECTION B-B
 SCALE: 1" = 100' HORIZ.
 1" = 100' VERT.



SECTION A-A
 SCALE: 1" = 100' HORIZ.
 1" = 100' VERT.

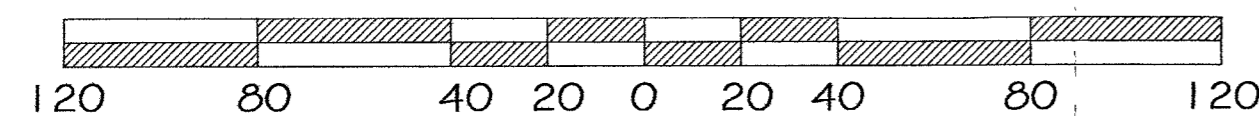
P-0030109-00
 BASE MAP: 18V2

14014_WebPlot.dwg
 Plotted By: JDC/MS
 Plot Date: 10/7/2016 11:00 AM



TREE STAND DELINEATION PLAN

SCALE: 1" = 40'-0"



EXISTING WOODED AREA, 121,876 S.F. OF MIXED HARDWOODS. PRIMARY SPECIES:

ACER SACCHARUM (SUGAR MAPLE)	32%
CELTIS OCCIDENTALIS (HACKBERRY)	18%
TILIA AMERICANA (AMERICAN BASSWOOD)	16%
ULMUS SPP. (ELM SPECIES)	8%
SASSAFRAS ALBIDUM (SASSAFRAS)	7%
ASH SPP. (ASH)*	4%
OAK SPP.	4%
JUGLANS NIGRA (BLACK WALNUT)	2%
ACER NEGUNDO (BOXELDER)	2%
DIOSPYROS VIRGINIANA (PERSIMMON)	1%
CATALPA SPECIOSA (CATALPA)	1%
JUNIPERUS VIRGINIANA (RED CEDAR)	1%

THE TREES IN THIS STAND ARE IN GOOD TO FAIR CONDITION. TYPICAL TO A WOODED AREA THE TREES ARE HIGH BRANCHED AND NARROW IN FORM. THERE ARE SEVERAL TREES WITH ROT AT THE ROOT BASE AND OLD WOUNDS WITH INCLUDED BARK. THERE ARE SEVERAL LARGE ASH TREES WHICH SHOULD BE REMOVED AS THE PRESENCE OF EMERALD ASH BORER HAS BEEN CONFIRMED IN THE ST. LOUIS AREA.

**Nafe & Associates
Landscape Architects LLC**

Nancy Nafe RLA, ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119

**Wild Horse Bluffs
Wild Horse Creek Road
Chesterfield, Missouri 63107**

Tree Stand Delineation

Project No:

No	Description	Date

This drawing and the details on it are the sole property of the Landscape Architect and may be used for this specific project only. It shall not be copied, altered or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Landscape Architect.
Copyright © 2009 by Nancy Nafe

Nancy Nafe
Landscape Architect
MO License # 2008017066
ISA Certified Arborist
MO License # MW-4803A

The Professional Landscape Architect is not liable for this sheet unless they are the author or have approved the sheet. All drawings, measurements or other documents not including this sheet shall not be considered approved by the Landscape Architect, and the author or creator of such documents shall be responsible for such documents.

DATE: 07.18.2016
SCALE: AS INDICATED