

Planning Commission Public Hearing Report

Meeting Date: December 13, 2021

From: Mike Knight, Assistant City Planner *JMK*

Location: North of Wild Horse Creek Road and across from Wildhorse Parkway Drive

Petition: **P.Z. 08-2021 McBride Byrne LLC (Boone's Ridge)** A request for a zoning map amendment from a "NU" Non-Urban District and "E-1AC" Estate District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for a 26.8-acre tract of land located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive (18V520115, 18V520126, 18V520160, 18V520027, 18V510381).

SUMMARY

McBride Homes, along with Claymont Development LLC, acting together as McBride Byrne, LLC are proposing to develop approximately 26.8 acres of land along Wild Horse Creek Road. The development project would construct 36 single family residential homes.

The subject site is located within the Wild Horse Study Sub Area (also known as "the Bow Tie") and is required to zone into the Wild Horse Creek Road (WH) Overlay District prior to any redevelopment of the site. Properties located within this sub area may only seek a zoning map amendment to one of the Estate District categories and they do not qualify for a "PUD" Planned Unit Development Zoning. Thus, the development team's request is a zoning map amendment to an "E-1/2 AC" Estate District with Wild Horse Creek Road Overlay District for the 26.8 acres.

If approved, this property would be the same zoning designation as the Bur Oaks subdivision located directly to the west in which the zoning was approved in 2015.



Figure 1: Subject Site Aerial

SITE HISTORY

The subject site consists of multiple parcels under two different zoning designations. Roughly 8 acres is zoned E-1 AC Estate District and the remaining is zoned NU – Non-Urban. Below is an image depicting the area by current zoning designation followed by a history of the subject site by zoning district.



Figure 2: Current Zoning Designation of Subject Site

E-1AC Estate District

This property was zoned NU- Non Urban until 2007. Ordinance 2378 was approved in July of 2007 which changed the boundaries of the NU zoning district to a PC Planned Commercial District with the WHCR Overlay district. The goal of the development team at that time was to construct three 12,000 square foot office buildings within the roughly 8 acres of land.

The property was never developed under the PC designation. In 2011, the property was re-zoned from the PC district with the WHCR Overlay district to a E-1AC Estate district. The development team at that time intended to construct a 2-3 story senior living facility. A Conditional Use Permit (CUP) was approved on the same day as the E-1AC zoning permitting a 120-unit senior living facility. A Site Development Plan was approved, Improvement Plans were approved, and grading work began, but the project was never completed. The property is currently vacant/undeveloped.

NU Non-Urban

The property largely sits undeveloped with several homes over the 18+ acres. Staff is unaware of any applications to re-develop the existing properties.

It is important to note that the City of Chesterfield Comprehensive Land Use Plan has had varied land use designations for this property over the years. In 1990, the land use designation was Office Campus, in 2009, the designation was both Neighborhood Office and Residential Single Family, and the current

designation is Suburban Neighborhood. A description of the Suburban Neighborhood land use designation may be found later in this report.

COMPREHENSIVE PLAN

The subject site is in Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan. The land use plan depicts the development patterns envisioned by and for the community. While the land use designations are not zoning districts, they provide sufficient guidance to help city officials determine which zoning districts are suitable for specific locations.

The land use designations for the subject site including all the surrounding parcels to the south, east and west (bluff separates the Chesterfield Valley to the north) are either Suburban Neighborhood or Conservation. Below (Figure 3) is an image of the Land Use Plan.

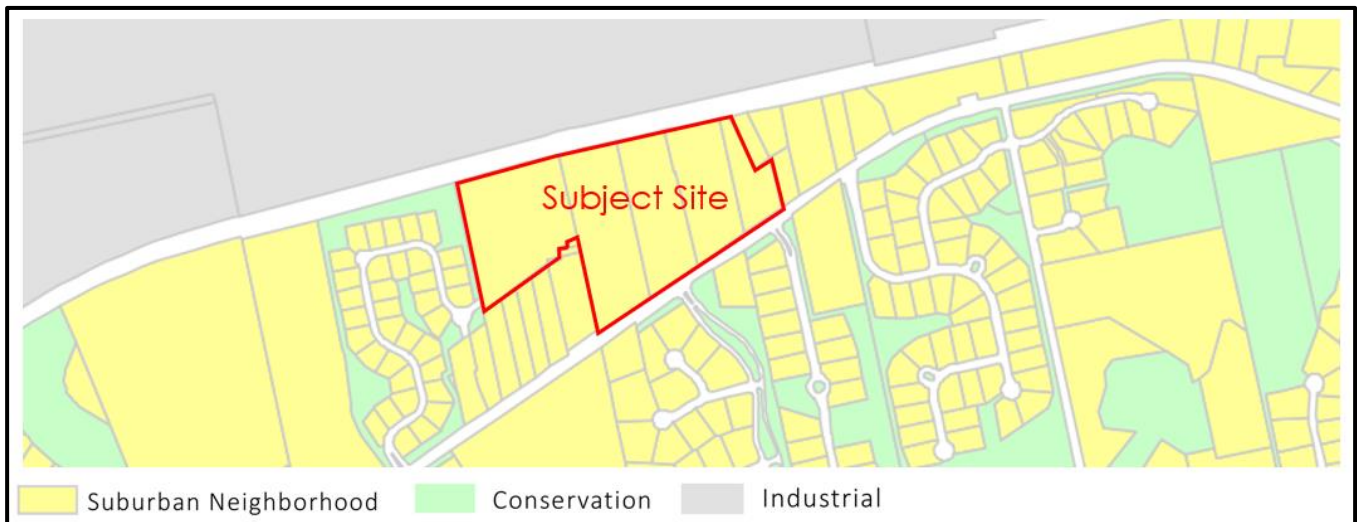


Figure 3: Land Use Designation

The conservation land use designation depicts areas of platted common ground. The area to the north that depicts the industrial land use designation is separated by a roughly 20 foot bluff and is located within the Chesterfield Valley.

The Suburban Neighborhood Land Use designation (entire subject site) is described as land typically developed as a neighborhood for single-family detached homes with uniform housing densities. The proposed development is to construct 36 single family detached homes.

There are several development policies associated with the Suburban Neighborhood land use designation and referenced below.

- Encourage preservation of existing residential neighborhood's identity.
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices.

- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development.

The proposed development is built off an extension of Silver Buck Lane. This roadway is a public roadway that runs through the entire residential development known as Bur Oaks directly to the west. The Bur Oaks subdivision is the same zoning designation that the applicant is requesting. The development is proposing public roadways. If the development is approved and constructed, the roadway and adjoining sidewalks would be additional municipal infrastructure maintenance cost in an amount typical of a single-family residential development.

SURROUNDING USES AND ZONING

The area for the subject site contains 26.8 acres. There is one major roadway to the south of the subject property, known as Wild Horse Creek Road “WHCR”. This is a major arterial roadway that is owned and operated by the Missouri Department of Transportation also known as MoDOT.

The area to the north is separated by a 20-foot bluff. Directly to the north is a golf course followed by the Spirit of St. Louis Airport. The areas surrounding the site east, south, and west consist mostly of single-family homes, except for two properties to the south (G & H in Figure 4) containing a preschool/early education center and a security/locksmith. The location of these properties is shown in Figure 4 and a description including the current land use, land use plan designation and zoning district is in Figure 5.

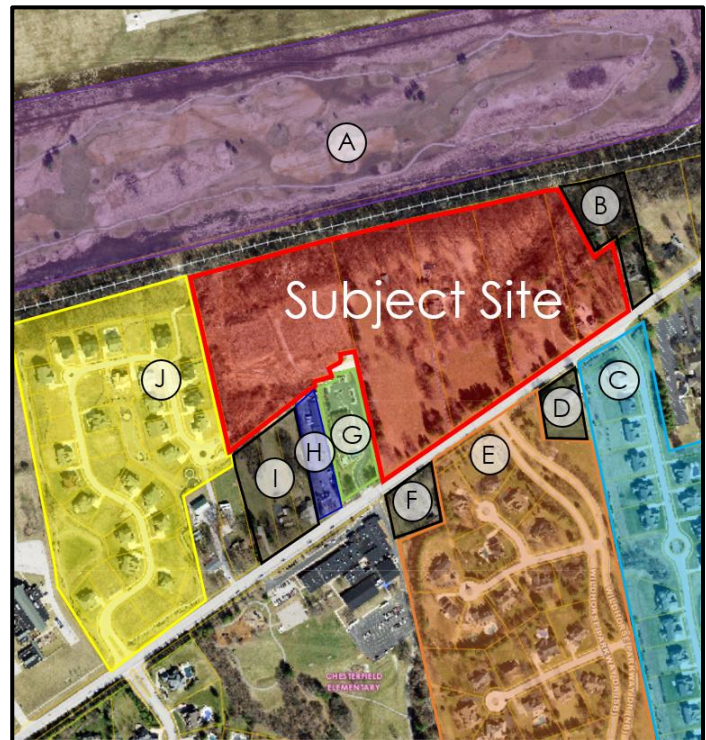


Figure 4: Surrounding Uses and Zoning Location

Direction	Label	Zoning District	Current Land Use	Land Use Plan	
North	A	M3 - Planned Industrial	Golf Course	Industrial	
East	B	NU - Non-Urban	Single Family	Suburban Neighborhood	
South	C	PUD - Planned Unit Development			
South	D,F, I	NU - Non-Urban			
South	E	R1- Residence			
South	G	R5 - Residence District			Preschool & Early Education Center
South	H	NU - Non-Urban			Security and Locksmith
West	J	E 1/2 AC Estate District			Single Family (Bur Oaks)

Figure 5: Surrounding Uses and Zoning Description

WH Wild Horse Creek Road Overlay District

All properties located within the Wild Horse Study Subarea (also known as "the Bow Tie") are required to zone to the WH Overlay District prior to any development or redevelopment action. Properties located within the Wild Horse Study Subarea may only seek a Zoning Map amendment to one of the estate district categories. As the WH Overlay District is required for all properties in this subarea, properties in the subarea do not qualify for a PUD Planned Unit Development zoning. Below is an image (Figure 6) of the Wild Horse Study Subarea.



Figure 6: Location of Wild Horse Study Subarea "Bow Tie"

The intent of the WH Wild Horse Creek Road Overlay District is to protect and maintain the scenic character of the Wild Horse Creek Road Subarea and the adjacent neighborhoods by ensuring compatibility through site design, site plan review, and the regulation of activity upon the designated sites so that the uses of the property will not adversely affect the character of the neighborhood or the general welfare of the City.

In addition to the development standards and district requirements required for the site in accordance with the underlying estate district zoning, the following performance standards are applicable to the WH Overlay District. Below are applicable minimum standards of design outlined in the City's Unified Development Code, followed by how the applicant's request relates to the minimum standards in *blue*.

- A. Uses. Permitted and conditional uses for the WH Overlay District.

The applicant is requesting 36 single family homes which is a permitted use in the WH Overlay District.

- B. Community amenities, such as a community center, nature preserve areas, park, lake, recreation areas, and other similar uses and amenities, are required for all residential development and shall be shown on any preliminary plan and/or site development plan.

The applicant is proposing a development that contains 33% common ground and 35% tree preservation. The applicant is proposing sidewalks along the internal roadway and sidewalks

along Wild Horse Creek Road. The applicant is also proposing a pickle ball court located within common ground.

C. Specific design requirements are set forth in Table 1:

Table 1: Specific Design Requirements	
Building design	Rear and side facades shall be designed with similar detailing and be compatible with the principal facades of the building
Internal roadway system	As development occurs in the area, an internal roadway system, complete with buffers, landscaping, pedestrian circulation, and cross access shall be required as directed by the City of Chesterfield
Pedestrian circulation	To achieve pedestrian circulation, all development shall include sidewalks and/or trails
Preservation of slopes and natural features	Development on slopes in excess of 20% shall be minimized to the greatest extent practicable except for necessary infrastructure and public improvements
Protection of historic features	Future development shall minimize any impact to historic and heritage sites. Historic buildings and archeological sites shall be of utmost importance

The applicant is required to meet all of these specific design requirements and will be specifically reviewed in conjunction with a future Site Development Plan. Staff is unaware of any historic features located on the property.

D. Specific development criteria requirements are also required by the City's UDC and set forth in Table 2.

Table 2: Development Criteria	
Building height	The building height for residential structures shall not exceed 50 feet
Structure setbacks	Structure setbacks shall be as established in the underlying zoning district (E1/2AC – 20' front, 15' side, 30' between structures)
Landscape buffering	The perimeter landscape buffer required in the underlying estate district zoning category shall not be located within any developed lot with a residential structure on it. The landscape buffer may include areas of common ground or conveyed park lands

<p>Protection of Wild Horse Creek Road character</p>	<p>To protect the scenic character of Wild Horse Creek Road, all developed lots must be set back at least 50 feet from Wild Horse Creek Road right-of-way and screened from view. In addition, when any residential structure's rear facade fronts Wild Horse Creek Road, additional landscape buffering and vegetative screening, such as landscape berms, shall be provided within a permanent landscape easement to screen the view of the structure from Wild Horse Creek Road</p>
<p>Common ground</p>	<p>A minimum common ground of 30% shall be provided in the development. Common ground shall be deed restricted, not concentrated in one area of the development site, and not located within any developable lot. However, common ground may be concentrated in areas in a residential development which lie above the 65 DNL line. Any land conveyed for public park purposes may be counted toward the common ground requirement</p>

An applicant may submit a statement requesting modification to any criteria in Table 2. Said request shall include an explanation as to why the modification is being requested. Each modification request shall include an explanation statement.

Each modification request to criteria in Table 2 shall require a separate, super majority [two-thirds (2/3)] vote by the City Council for approval. Therefore, the Preliminary Development Plan submitted to the Planning Commission for consideration of the zoning request, shall include a note identifying the modification request that will be made to the City Council.

The applicant is required to meet all the specific development criteria and will be specifically reviewed in conjunction with a future Site Development Plan.

There are three modifications being requested (full narrative included in PC Packet) to the specific development criteria by the applicant. The first two relate to the structure setbacks. The minimum side yard setback required by the UDC is 15 feet. The applicant is requesting 10-foot side yard setbacks. The minimum setback between structures is 30' in which the applicant is requesting 20'. The applicant has stated that the modifications to the setbacks will allow the development team to build homes with a 3-car garage. For information purposes only, the neighboring Bur Oaks development with the same zoning district designation as requested was approved with 15-foot minimum side yard setbacks for all lots, except that lots developed with side entry garages shall have a minimum side yard setback of 8 feet. Bur Oaks does require 30' between structures.

The third modification relates to the landscape buffer requirement. The specific development criteria states that the perimeter buffer shall not be located within any developed lot with a residential structure on it. The applicant is requesting the buffer out of common ground and on the individual Lots 1B and 2B located on the eastern perimeter. The applicant states the buffer will be within a landscape easement and maintained by the homeowners association.

The Overlay District also has specific language on lot size. In order to encourage minimum grading, preservation of open space and natural amenities and topography, and provide for trails, paths and other community amenities, the minimum lot sizes for developments may be reduced with the WH Overlay Zoning. As previously stated, the applicant is requesting to re-zone the property to "E1/2 AC" Estate District with Wild Horse Creek Road Overlay District. The Unified Development Code states that when the underlying zoning district is E-1/2 AC then the minimum lot size permitted within the zoning district is 15,000 square feet. The proposed Preliminary Development Plan depicts all of the lots over 15,000 square feet and staff will continue to review this requirement on all future plan submittals.

PRELIMINARY DEVELOPMENT PLAN

The Wild Horse Creek Overlay District is identified as a Special Procedure in the City's Unified Development Code. The Special Procedure requires the development team to submit a Preliminary Development Plan for review and approval. The applicant has submitted a Preliminary Development Plan (PDP). The PDP depicts 36 single family lots with lot sizes ranging from 15,222 square feet to 22,942 square feet.

There are three streets being proposed labeled as Streets A, B, and C in Figure 7. All of the proposed roadways are public streets. The roadways will consist of 40' of right of way with 4' wide sidewalks on both sides. The sidewalks will be located on private property within 5' easements that grant public use. Roadway locations are depicted below (Figure 7.) Street A will connect Silver Buck Lane to Wild Horse Creek Road. Street C will be a single cul-de-sac running north south, serving 9 homes. Street B connects to the east terminating at a stub street with a temporary turn around to allow for future internal circulation for development to the east. The UDC specifically allows for turn arounds on individual lots.



Figure 7: Preliminary Development Plan

The roadway directly across from Street A at the Wild Horse Creek Road intersection is Wildhorse Parkway drive. This roadway is the entrance to the Wildhorse Subdivision. Wildhorse Parkway drive is the only way in/out for the Wildhorse Subdivision containing over 400 homes and is located in both the City of Chesterfield and the City of Wildwood. Traditionally if a concern was raised over the increase of traffic causing delay or safety concerns, a Traffic Impact Study would be required in conjunction with the following Site Development Plan submittal. It is important to note that Wild Horse Creek Road is a major arterial road that is owned, operated, and maintained by the Missouri Department of Transportation. Improvements to said roadway would require an approval from the relevant jurisdictional authority, in this case MoDOT. The PDP does provide for a 10' wide roadway dedication along the entire frontage of Wild Horse Creek Road.

There are 9 acres of common ground as seen in green on the previous page (Figure 7) in which a pickle ball court is being proposed as an amenity for the development located south of Lot 14A.

The USPS requires Cluster Box Units (CBUs) to be utilized vs. individual mailboxes. The development team is proposing all the CBUs to be located at the end of Street C within the cul-de-sac on common ground. All 36 homes will access residential mail delivery from these units.

Zoning of land near airports raises a unique set of challenges and issues to ensure that safety of both the aircraft and the general public is achieved. This includes, but is not limited to, items such as noise, lighting, and building height. The impacts of long-term noise exposure on the public's health and safety is of great importance to the City of Chesterfield. Residential development shall not be permitted on parcels located in areas with a DNL of greater than 65. If a portion of a residential development is located above the 65 DNL line, the area may be used as common ground, open space, or other such preservation area only. The estimated 65 DNL is depicted on the PDP and seen on the previous page (Figure 7). As depicted, one lot (35A) does have an area located within the 65 DNL. The Preliminary Development Plan is currently under review and staff will receive comment from the Spirit of St. Louis Airport prior to approval of the zoning request. This may include an avigation easement or other such easement required by the Spirit of St. Louis Airport.

A public hearing further addressing the request will be held at the December 13, 2021 City of Chesterfield Planning Commission meeting. The purpose of the Public Hearing is to present the change of zoning request to the Commission, give the public an opportunity to speak and for the Commission to give staff direction in preparing the associated ordinance. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, Modification Request, and Preliminary Development Plan for this petition. Also attached is a Landscape Plan for the development. This is a supplementary exhibit to identify the proposed plantings that are intended at this time. It should be noted that the Landscape Plan is not approved in conjunction with this zoning request but will be required in the subsequent Site Development Plan submission.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Modification Request
4. Preliminary Development Plan
5. Landscape Plan (Supplementary Exhibit)



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 December 13, 2021 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 08-2021 McBride Byrne LLC (Boone's Ridge): A request for a zoning map amendment from a "NU" Non-Urban District and "E-1AC" Estate District to an "E-1/2AC" Estate District with a Wild Horse Creek Overlay District designation for a 26.8 acre tract of land located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive (18V520115, 18V520126, 18V520160, 18V520027, 18V510381).

Description of Property

FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND LOCATED IN PART OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

For a list of the requested uses, contact the Planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



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 Assistant City Planner Mike Knight at 636-537-4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.

RECEIVED

DEC 2 2021

City of Chesterfield-Department of Planning

BOONE'S RIDGE ZONING NARRATIVE STATEMENT

a. General Description of the Proposal:

McBride Homes, along with Claymont Development LLC, acting together as McBride Byrne, LLC, (referred to jointly herein as "McBride") are proud to have the opportunity to unveil their newest project to the City of Chesterfield, Boone's Ridge. McBride is proposing to develop the approximately 26.8 acres of property along Wild Horse Creek Road and is requesting an E-1/2AC with Wild Horse Creek Road Overlay District ("WH Overlay") zoning, from the current NU and E-1 zoning, in order to permit the development. The project consists of 36 residential home sites on approx. 26.8 acres, yielding a density of approximately 1.3 homes per acre, which is a significantly less than the 2 homes per acre density allowed in the E-1/2AC zoning district. Each lot will be a minimum of 15,000 sq. ft. in size as required in the City's code for the WH Overlay properties, which is consistent with the neighboring subdivision of Bur Oaks. Eighteen of the lots will be a minimum of 110' wide and the remaining eighteen lots will be a minimum of 90' wide. Open space, trails, a pickleball court, and other amenities are included in this development. McBride Homes and Claymont Development 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 many of the existing trees located on the site.

b. List of requested uses:

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

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

McBride is requesting a single-family detached residential land use for the site. The development standards are noted throughout this application and identified on the plan. The proposed density is 1.3 dwellings per one-acre, as the plan includes 36 lots on approx. 26.8 acres. The site is surrounded by residential land uses and a school and the plan is compatible with those uses.

Maximum building height will be less than fifty feet which is consistent with the E-1/2AC district and the WH Overlay.

The minimum front yard setback will be twenty feet (20'). The minimum rear yard setback will be twenty-five feet (25'), and the minimum side yard setback will be ten feet (10').

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

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

Chesterfield destination brand identity: Similar to the new neighborhoods McBride has created along Wild Horse Creek Road in the recent past, McBride will construct an impressive stone entrance monument, along with significant enhanced landscaping along Wild Horse Creek Road, that has become a signature identity for the Chesterfield neighborhoods along Wild Horse Creek Road.

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

Ensure connectivity in new development: The internal sidewalks and meandering sidewalks along Wild Horse Creek Road will not only provide safe pedestrian access within the community, but it will also provide connectivity to the existing Bur Oaks neighborhood and the existing neighborhood to the east as well, increasing the community connection within the City.

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

Promote Tree preservation: This plan provides a large tree preservation area of 5 acres of the site. This plan helps the City's goal of supporting natural habitats, improving water quality, and moderating negative effects of sun, rain and wind.

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

d. List of Permitted uses for each tract:

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

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

Pursuant to the City's Zoning Code, any property within the Wild Horse Study Subarea is required to be zoned to the WH Overlay District. The purpose of the WH Overlay is to protect and maintain the scenic character of the area and adjacent neighborhoods. This plan protects the existing character of Wild Horse Creek Road by providing significant landscaped buffers 50' wide adjacent to Wild Horse Creek Road, as well as providing additional 30' wide landscape buffers around perimeters of the site to buffer the site from adjacent residential, and containing open space areas in excess of the required 30%. The luxury homes with enhanced architectural features, many with stone and brick elements, will maintain the existing feel of the character of the homes already existing in the area.

McBride is requesting a modification from the City's ordinances with regard to the side-yard setbacks. This plan includes a 10' minimum side yard setback rather than the required 15' side yard setback. This modification will allow McBride to build luxury homes with a 3-car standard garage, and to create a more clustered development, keeping homes a significant distance from Wild Horse Creek Road and from existing neighboring homes, allowing for a significant buffer around the perimeter of the site, which will achieve the goal of the City's Code for the WH Overlay area of maintaining the scenic character of the area. This side yard setback is in line with existing neighborhoods in the general vicinity of this project.

In addition, the plan for Boone's Ridge was designed with internal right-of-ways measuring 40 feet wide, which does not meet the strict application of the City Code. However, this modification is in-line with the intent of WH Overlay zoning because it will also permit McBride the opportunity to cluster the homes to the interior of the site which will provide large buffer areas to preserve the look and feel of Wild Horse Creek Road, incorporate more open space into the plan, 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 the WH Overlay zoning. This street width is similar to the streets in other neighborhoods created in the area, most recently the Fienup Farms subdivision.

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

This site contains approx. 26.8 acres and will be entirely devoted to residential land use. The public streets will consist of 3.05 acres. The common ground contains 9.0 acres.

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

The project includes 3.05 acres of public streets and all of the necessary utility easements. Additionally, McBride is planning on a 10-foot wide dedication strip along Wild Horse Creek Road.

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

The site design features one access point along Wild Horse Creek Road, a second access through the existing Bur Oaks neighborhood, a stub into the existing neighborhood to the east, 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 one phase, anticipated to begin in the Spring of 2022 and forecasted for completion during the Fall of 2022. This is McBride's best estimate at this time and is subject to market conditions.

j. Landscaping and Tree Preservation:

McBride is proposing to preserve 35% of the existing trees located on the site, which is more than the City's 30% tree preservation requirement. The preservation of these trees will be an important characteristic of the overall community and is also identified by the City's Zoning Code as a key design feature.

In addition to the planned tree preservation, McBride intends to install extensive landscaping throughout the community. McBride is proposing enhanced landscape buffers along perimeters of the development, including Wild Horse Creek Road. The planned buffer is to be 30 feet wide along the Northern, Western, and Eastern portions of the site. The buffer area along the Southern property line is 50 feet in width, which includes the required perimeter landscape buffer and common open space as well as a meandering sidewalk.

Furthermore, the Zoning Code requires 30% of the total site acreage to be kept as open space, and the Boone's Ridge plan exceeds this goal by including 33% of the site as open space as a key feature of this project.

The Zoning Code also requires developments on slopes in excess of 20% shall be minimized to the greatest extent practicable. This project meets this standard and plans to minimize the impact to the slopes in excess of 20% to be just the proposed Detention Basin and the Temporary Turn Around.

Additional Information/Features:

The City's Zoning Code identifies environmentally conscious building techniques. 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.

The project's recreational area will include a pickleball court and a parking area, and the entire community will have walkability and access through the internal sidewalk system and a meandering sidewalk along Wild Horse Creek Road. This interconnectivity will allow every future homeowner to easily walk to each area within the project as well as to neighboring subdivisions.

McBride is also planning to construct two entrances to the Boone's Ridge development, one directly off Wild Horse Creek Road and one through an existing neighboring subdivision. The entrance monument and significant landscaping along Wild Horse Creek Road will create an impressive sense of arrival to the community. This entrance will compliment the other community entrances in this area and have a cohesive design.

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax (314) 487-8944

ALTA PROPERTY DESCRIPTION

Project: WILD HORSE CREEK – BOONE'S RIDGE
Order Number 17-05-107

Date: June 30, 2021
By: G.S.M.

FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND LOCATED IN PART OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BUR OAKS SUBDIVISION, AS RECORDED IN PLAT BOOK 364, PAGES 48 AND 49 OF THE ABOVEMENTIONED ST. LOUIS COUNTY RECORDS AND THE SOUTH RIGHT-OF-WAY LINE OF PROGRESSIVE RAIL, INC. (AKA CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD); THENCE LEAVING SAID CORNER ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES AND CURVE: NORTH 75°05'58" EAST, 405.43 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10,445.92 FEET, A CHORD WHICH BEARS NORTH 75°42'53" EAST, 228.33 FEET AND AN ARC DISTANCE OF 228.33 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 77°16'54" EAST, 884.41 FEET TO A POINT OF NON-TANGENCY AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO LAURA M. AND ANTHONY GRAMOLINO, AS RECORDED IN DEED BOOK 16260, PAGE 2520 OF SAID RECORDS, WHERE A FOUND IRON PIPE BEARS, SOUTH 77°16'54" WEST, 53.93 FEET AND BEING THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO LISA ANN ALABACH, AS RECORDED IN DEED BOOK 22097 PAGE 877 OF SAID RECORDS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST AND SOUTH LINE OF SAID GRAMOLINO PROPERTY, SOUTH 26°41'41" EAST, 326.03 FEET TO A FOUND IRON PIPE; THENCE NORTH 53°36'48" EAST, 93.88 FEET TO A FOUND IRON PIPE, AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO ROLFE EQUESTRIAN, LLC, AS RECORDED IN DEED BOOK 22792, PAGE 333 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID ROLFE PROPERTY, SOUTH 12°15'02" EAST, 281.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK (VARIABLE WIDTH) ROAD, WHERE A FOUND IRON PIPE BEARS, NORTH 14°59' EAST 0.30 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 55°37'14" WEST, 1,184.06 FEET TO A POINT OF NON-TANGENCY, WHERE A FOUND IRON PIPE BEARS, SOUTH 75°59' EAST 0.21 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF LOT "A" OF A BOUNDARY ADJUSTMENT PLAT OF WILDHORSE-SCHAEFFER SUBDIVISION, AS RECORDED IN PLAT BOOK 361, PAGE 36 OF SAID RECORDS, NORTH 12°15'02" WEST, 534.08 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID EAST LINE AND CONTINUING ALONG THE NORTH LINE OF SAID LOT "A" THE FOLLOWING COURSES AN DISTANCES AND CURVE: SOUTH 77°44'58" WEST, 60.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 12°15'02" EAST, 7.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD WHICH BEARS, SOUTH 28°24'34" WEST, 32.60 FEET AND AN ARC DISTANCE OF 35.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°07'58"

WEST, 40.48 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 20°52'02" EAST, 60.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 69°07'58" WEST, 106.80 FEET TO A FOUND IRON ROD WITH CAP (MARLER LS-347D), WHICH BEARS NORTH 86°06' EAST 0.11 FEET; THENCE SOUTH 53°11'58" WEST, 406.59 FEET TO A POINT OF NON-TANGENCY ON THE EAST LINE OF THE ABOVEMENTIONED BUR OAKS SUBDIVISION WHERE A FOUND IRON PIPE BEARS, SOUTH 77°59' WEST 0.14 FEET; THENCE ALONG SAID EAST LINE, NORTH 12°15'02" WEST, 719.49 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,166,626 SQUARE FEET OR 26.782 ACRES, MORE OR LESS ACCORDING TO PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE, 2021 UNDER ORDER NUMBER 17-05-107.

Requested Modifications to
Chapter 405.030.050 (C)(6)(d)(Table 2) Development Criteria

1. Side Yard Setback: McBride is requesting a modification from the City's ordinances with regard to the side-yard setbacks. This plan includes a 10' minimum side yard setback rather than the 15' side yard setback stated in the City's code. This modification will allow McBride to build luxury homes with a 3-car standard garage, and to create a more clustered development, keeping homes a significant distance from Wild Horse Creek Road and from existing neighboring homes, allowing for a significant buffer around the perimeter of the site, which will achieve the goal of the City's Code for the WH Overlay area of maintaining the scenic character of the area. This side yard setback is in line with existing neighborhoods in the general vicinity of this project.
2. Separation Between Structures: McBride is requesting a modification from the City's ordinances with regard to the minimum distance between structures. This plan requests a 20' minimum distance between structures rather than the required 30' minimum distance. This modification again would allow McBride to build luxury homes with a 3-car standard garage, and to create a more clustered development.
3. Landscape Buffer: McBride is requesting a modification from the City's ordinances with regard to the perimeter landscape buffer on the eastern property line. This plan includes the required 30' perimeter buffer, however, a small portion of this buffer is located within lots rather than common ground in the area along the eastern property line. This modification will allow these lots to be larger than they would have been if we had to designate this area as common ground. The plat and the Declaration of Covenants, Conditions and Restrictions governing the community, will obligate (and provide an easement to) the homeowners' association to maintain the landscaping in this area.

Boone's Ridge

FIVE PARCELS OF LAND BEING PART OF
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 PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND
 LOCATED IN PART OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45
 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Preliminary Plan

GENERAL NOTES:

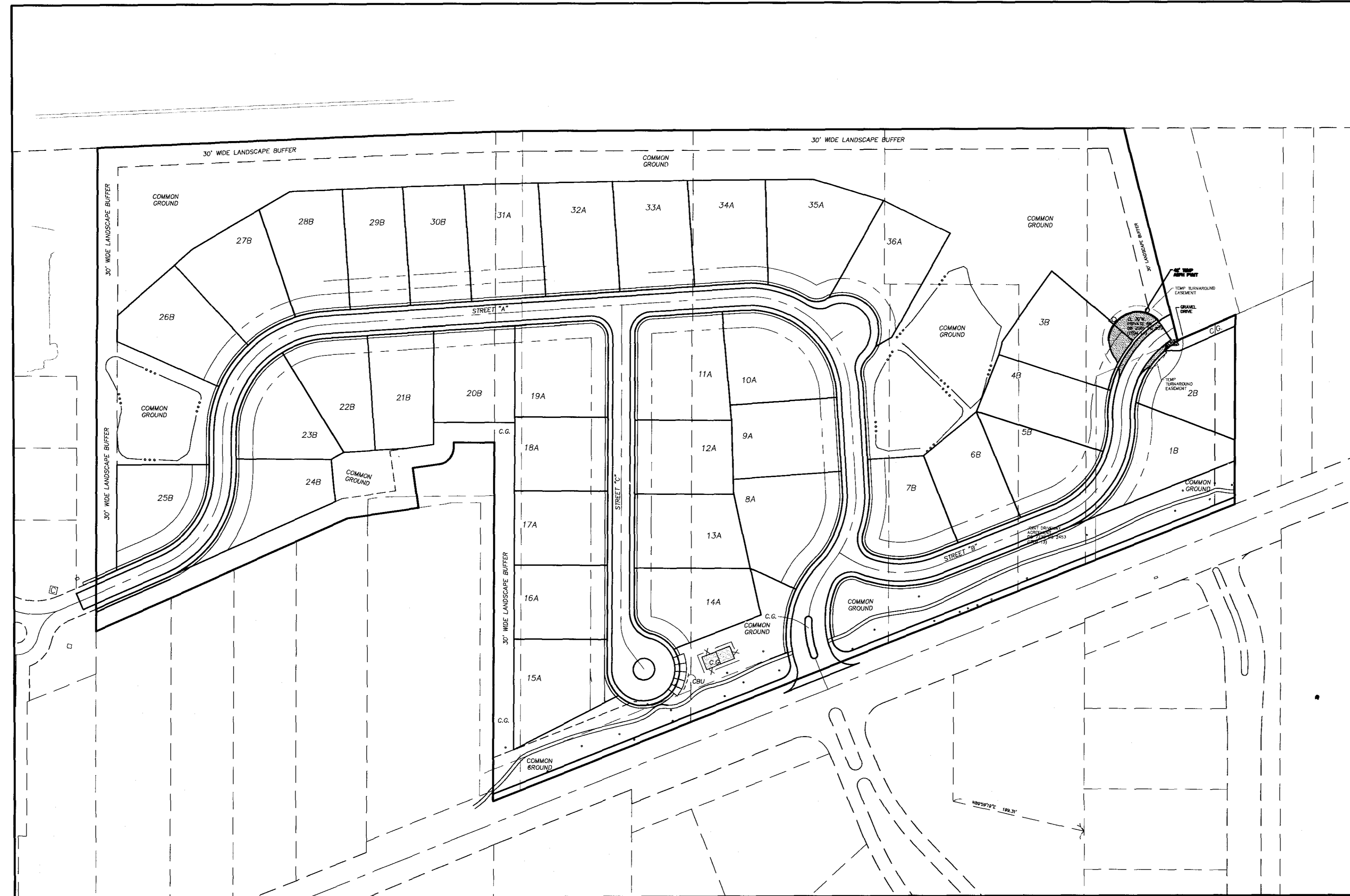
- THIS SITE IS IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH TREE PROTECTION DISTRICT
 ROCKWOOD SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 AMEREN UE
 AT&T
 LALEDE GAS COMPANY
 CHARTER COMMUNICATIONS
- SANITARY 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 SHALL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY LIDAR.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS:
 NICHOLSON WILLIAM S. REVOCABLE TRUST ET AL
 17627 WILD HORSE CREEK RD.
 CHESTERFIELD, MO 63005
- OWNER UNDER CONTRACT: MCBRIDE BYRNE, LLC
 17415 N OUTER 40 ROAD
 CHESTERFIELD, MO 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 28L AND THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY MONUMENT SIGNS PROPOSED FOR THE DEVELOPMENT REQUIRES A SEPARATE APPROVAL PROCESS THRU THE CITY.

DEVELOPMENT NOTES:

LOCATOR NUMBERS: 18V520027, 18V510381, 18V520115, 18V520126, 18V520160
 SITE ADDRESS: 17655, 17635, 17627, 17603 & 17571 WILD HORSE CREEK RD.
 EXISTING ZONING: E-1 & N.U.
 PROPOSED ZONING: E-1/2 ACRE W/ "M.H." WILD HORSE CREEK OVERLAY
 GROSS AREA OF SITE: 26.78 ACRES
 DENSITY CALCULATIONS: 26.78 AC X 43,260 SQ.FT./AC. = 77 LOTS ALLOWED
 (15,000 SQ.FT./LOT)

MAXIMUM NUMBER OF UNITS ALLOWED: 77
 NUMBER OF UNITS PROPOSED: 36
 LOT DEVELOPMENT REQUIREMENTS:
 FRONT YARD SETBACK: 20'
 SIDE YARD SETBACK: 10'
 REAR YARD SETBACK: 25'
 MIN. LOTS SIZE: 15,222 S.F.
 AVERAGE LOT SIZE: 17,777 S.F. (MIN. 20' BETWEEN STRUCTURES)
 LARGEST LOT SIZE: 22,942 S.F.

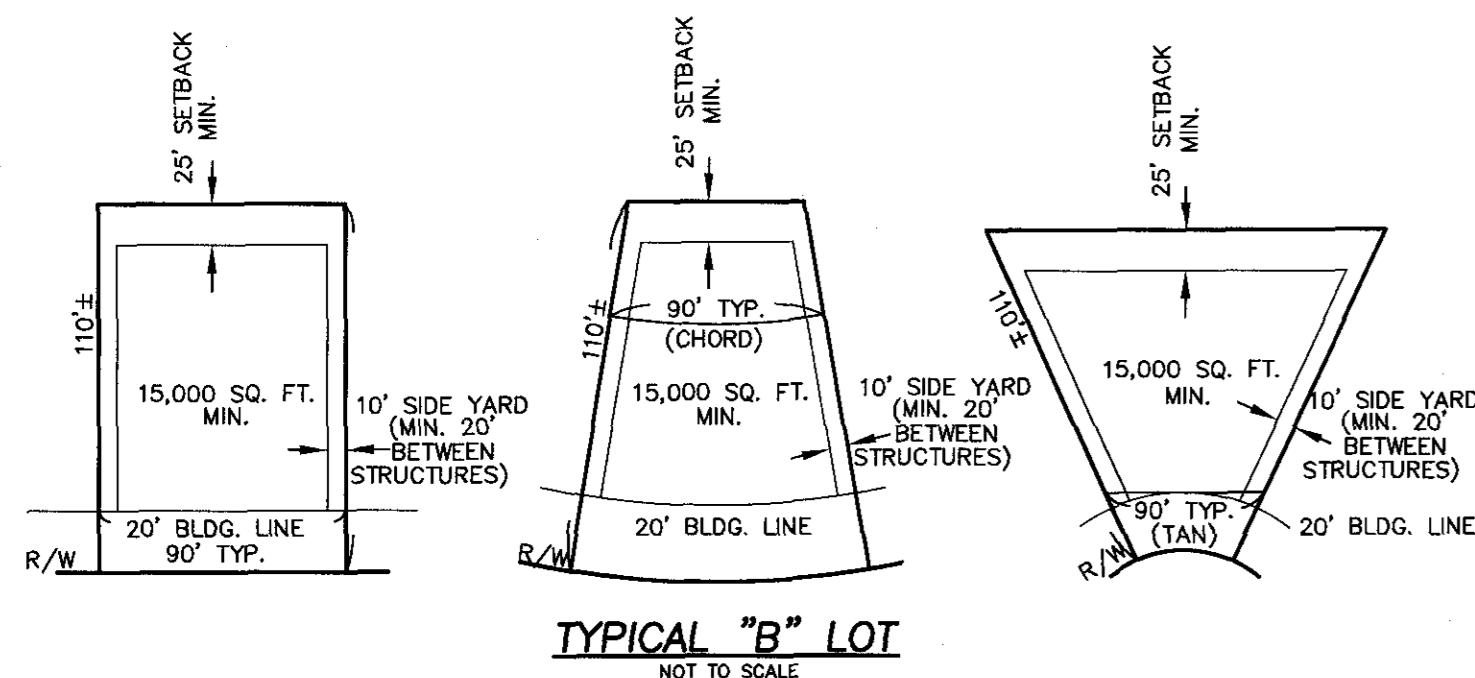
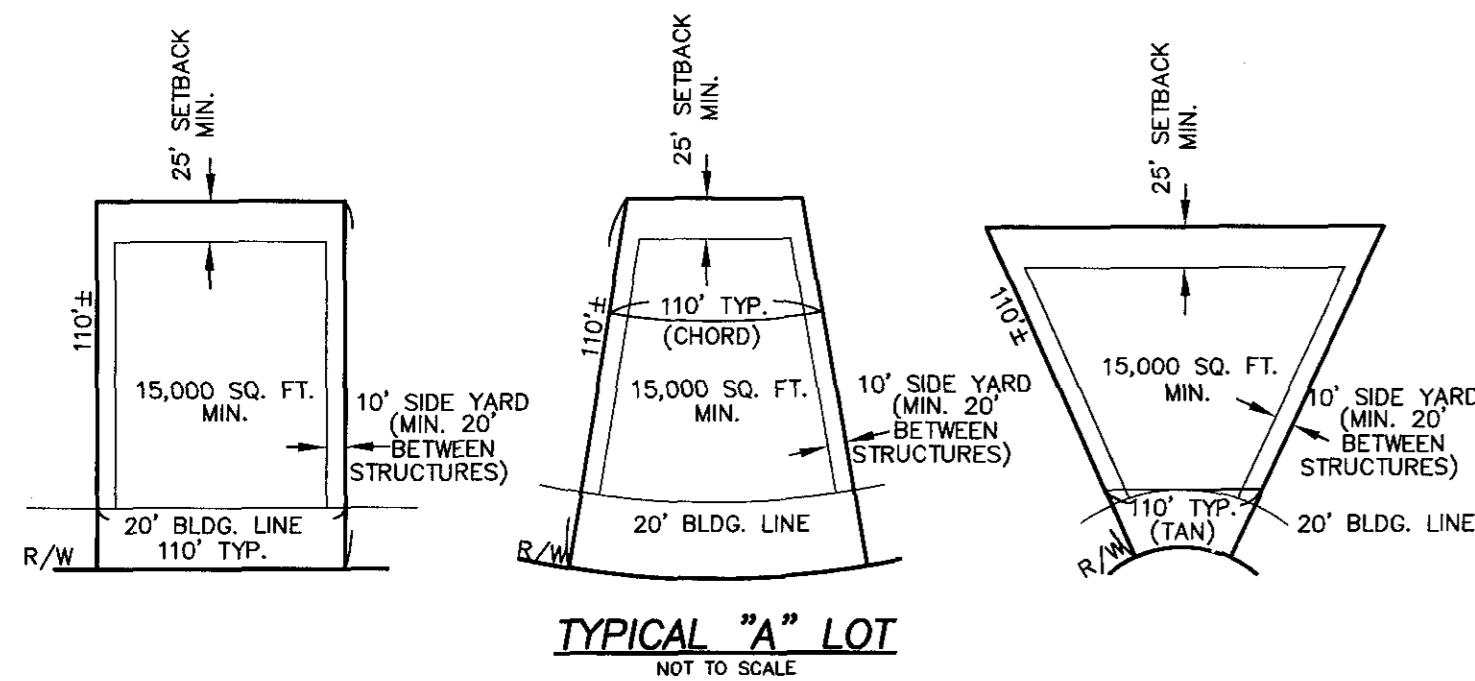
NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 72 SPACES
 NUMBER OF PARKING SPACES PROVIDED: 72
 PROPOSED STREETS SHALL BE PUBLIC 40' W. R.O.W. WITH 26' W. PAVT. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.
 RIGHT OF WAY AREA = 3.05 ACRES
 DEDICATION = 0.28 ACRES
 COMMON GROUND = 9.0 ACRES (33% OF GROSS AREA)
 TOTAL EX TREE AREA = 14.4 ACRES
 TOTAL TREE AREA TO REMAIN = 5.0 ACRES (35%)



SHEET INDEX

- 1.1 COVER SHEET
- 2.1 SITE GRADING PLAN
- 3.1 SITE PLAN
- 4.1 NATURAL RESOURCES MAP
- 5.1 CROSS SECTIONS
- 6.1 SIGHT DISTANCE

LOT/UNIT TOTALS:
 "A" 110' W. ~ 18 LOTS
 "B" 90' W. ~ 18 LOTS
 TOTAL LOTS ~ 36 LOTS



PROPERTY DESCRIPTION - AS SURVEYED:

FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND LOCATED IN PART OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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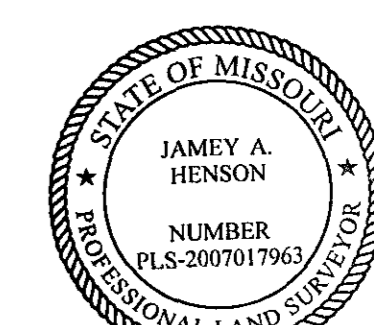
FLOOD NOTE:

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

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY, 2021, AT THE REQUEST OF MCBRIDE BYRNE LAND COMPANY, L.L.C. PREPARED A PRELIMINARY PLAN OF "BOONE'S RIDGE", FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND LOCATED IN PART OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 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



JAMES A. HENSON, PLS.
 MO.REC. PLS #2007017963
 11-17-2021

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

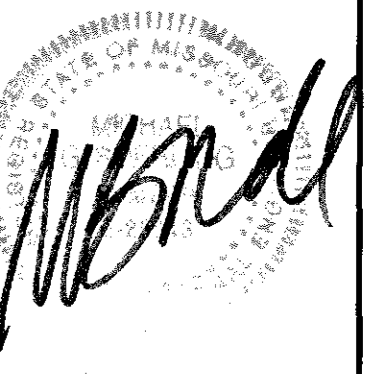
ISSUE REMARKS/DATE

MCBRIDE BYRNE, LLC
 17415 N OUTER 40 ROAD
 CHESTERFIELD, MO 63005

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 Corporate Certificate of Authority #001348

Boone's Ridge
 CHESTERFIELD, MISSOURI
 PRELIMINARY PLAN
 COVER SHEET

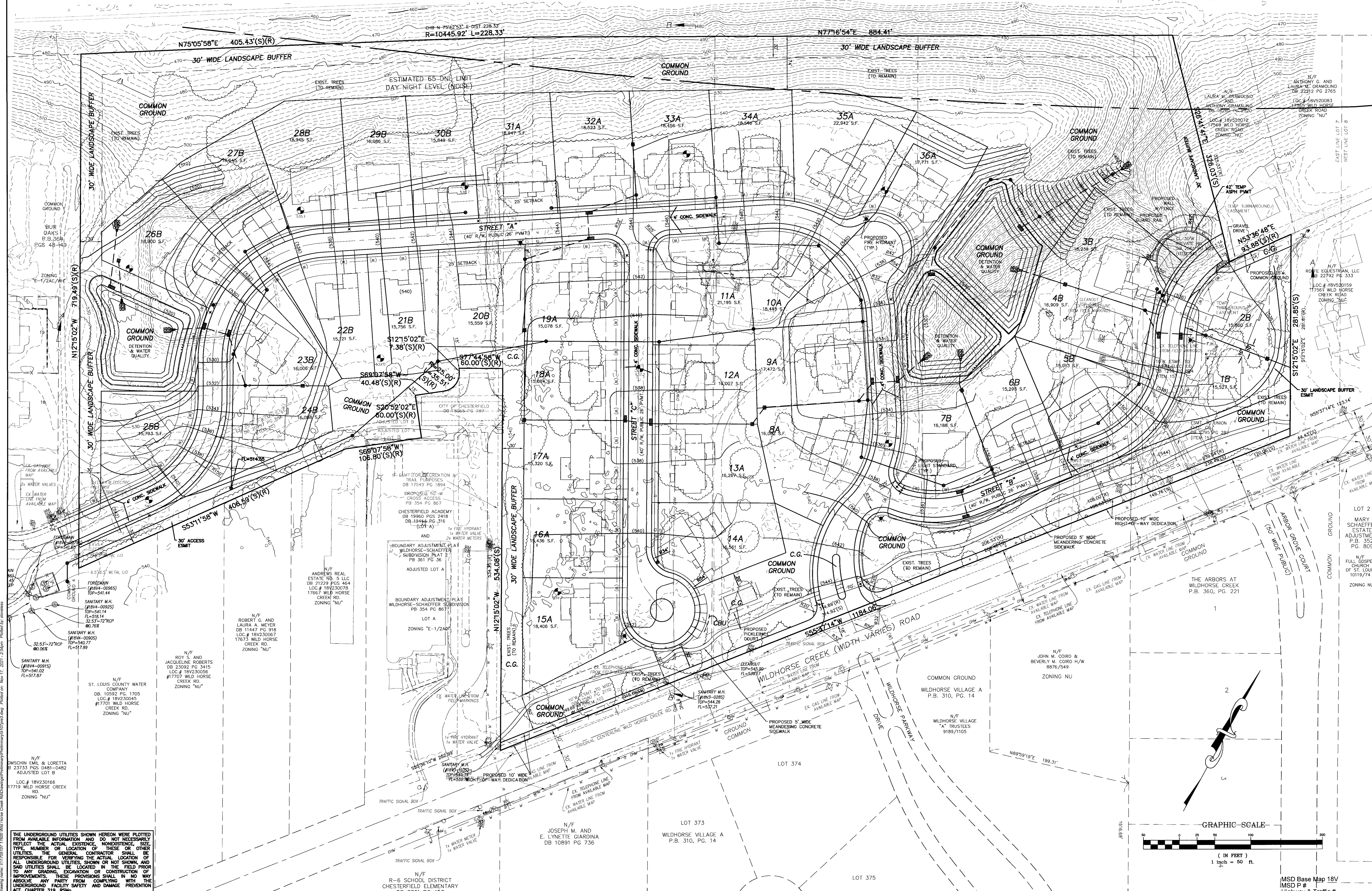
The Professional Engineer's seal and signature shall be placed on the original copies of the plans and drawings and shall remain on the original copies of the plans and drawings until the project is completed and approved by the engineer and the engineer's approval is not required for the reproduction of the plans and drawings.



Date: 11-17-2021
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 17-05-107
 Date: Nov. 17, 2021
 Designed: MF Sheet
 Drawn: EA 1.1
 Checked: PRE

PROGRESSIVE RAIL, INC. (100'W)
(aka CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD)



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 RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE REMARKS/DATES

MCBRIDE BYRNE, LLC
17415 N OUTER 40 ROAD
CHESTERFIELD, MO 63005

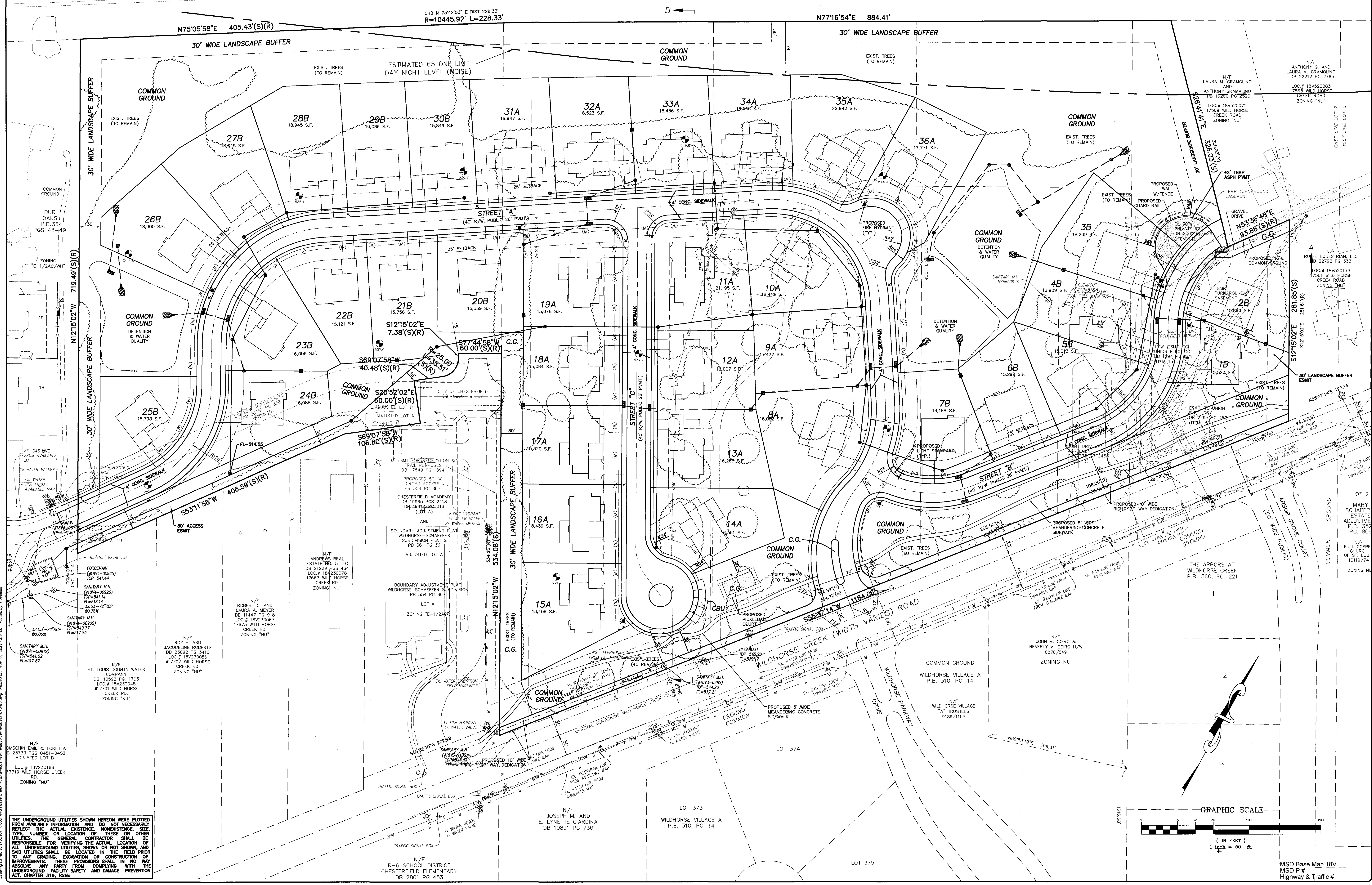
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
PH: 314.991.4444
www.sterling-engineers.com
Corporate Certificate of Authority #001348

Boone's Ridge
CHESTERFIELD, MISSOURI
PRELIMINARY PLAN
SITE GRADING PLAN

Job Number
17-05-107
Date
Nov. 17, 2021
Designed MF
Sheet
Drawn: EA
Checked: PRE

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

PROGRESSIVE RAIL, INC. (100'W)
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ST. LOUIS COUNTY WATER COMPANY
DB 10592 PG. 1705
LOC # 18V230045
#17703 WILD HORSE CREEK RD.
ZONING "NU"

N/F ROY S. AND JACQUELINE ROBERTS
DB 23092 PG. 3415
LOC # 18V230056
#17703 WILD HORSE CREEK RD.
ZONING "NU"

N/F ROBERT G. AND LAURA A. MEYER
DB 11447 PG. 3818
LOC # 18V230067
17673 WILD HORSE CREEK RD.
ZONING "NU"

N/F ANDREWS REAL ESTATE NO. 5 LLC
DB 21229 PGS 464
LOC # 18V230078
17667 WILD HORSE CREEK RD.
ZONING "NU"

N/F BOUNDARY ADJUSTMENT PLAT WILDHORSE-SCHAEFFER SUBDIVISION PLAT 2
PB 361 PG 36
ADJUSTED LOT A

N/F BOUNDARY ADJUSTMENT PLAT WILDHORSE-SCHAEFFER SUBDIVISION
PB 354 PG 867
LOT A
ZONING "E-1/2AR"

N/F JOSEPH M. AND E. LYNETTE GIARDINA
DB 10891 PG 736

N/F WILDHORSE VILLAGE A P.B. 310, PG. 14

N/F WILDHORSE VILLAGE "A" TRUSTEES
9189/1105

N/F JOHN M. COIRO & BEVERLY M. COIRO H/W
8876/549
ZONING NU

N/F MARY SCHAEFFER ESTATE ADJUSTIVE P.B. 355 PG. 803
N/F FULL GOSPEL CHURCH OF ST. LOUIS
10119/74
ZONING NU

N/F ANTHONY G. AND LAURA M. GRAMLINO AND ANTHONY GRAMLINO
DB 22212 PG 2755
LOC # 18V20083
17569 WILD HORSE CREEK RD.
ZONING "NU"

N/F LAURA M. GRAMLINO AND ANTHONY GRAMLINO
DB 10289 PG 7250
LOC # 18V20072
17569 WILD HORSE CREEK RD.
ZONING "NU"

N/F ROY E. EQUESTRIAN, LLC
DB 22792 PG 333
LOC # 18V20159
17561 WILD HORSE CREEK RD.
ZONING "NU"

N/F R-6 SCHOOL DISTRICT CHESTERFIELD ELEMENTARY
DB 2801 PG 453

LOT 374
LOT 373
WILDHORSE VILLAGE A P.B. 310, PG. 14

LOT 375

LOT 376

LOT 377

LOT 378

LOT 379

LOT 380

ISSUE REMARKS/DATE

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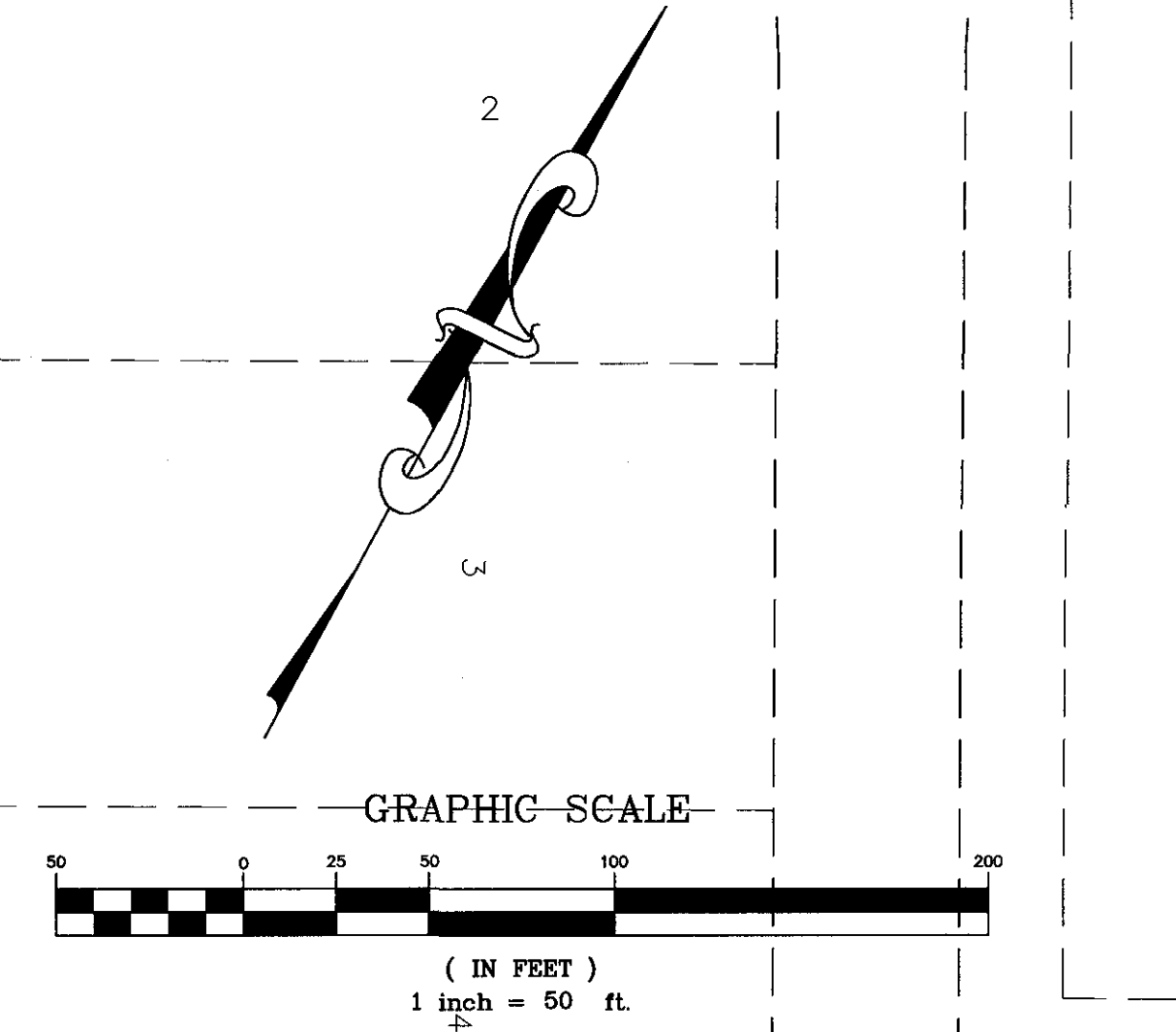
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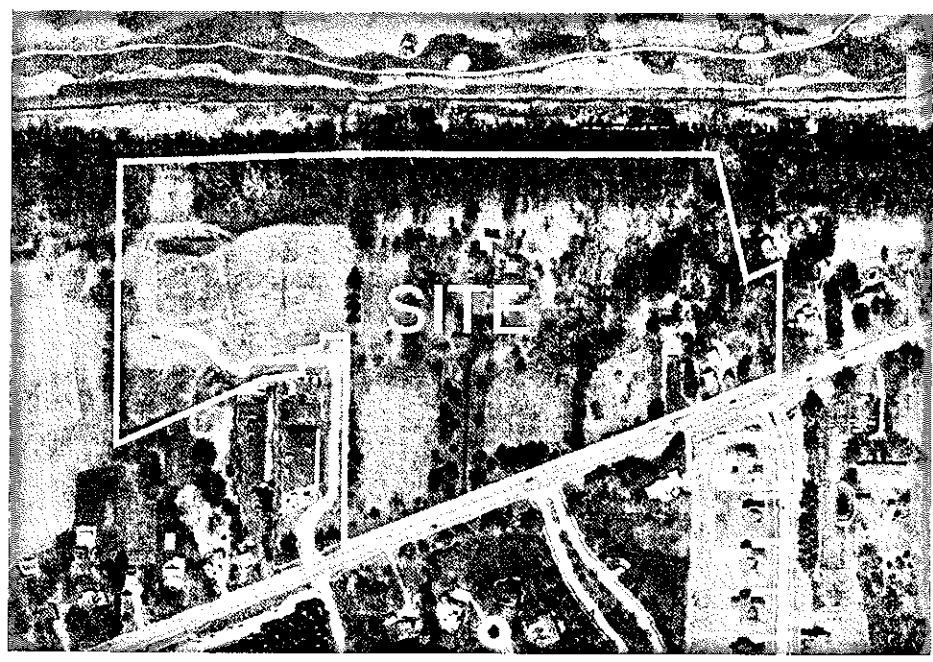
Boone's Ridge
CHESTERFIELD, MISSOURI
PRELIMINARY PLAN
SITE PLAN

Date: 11-17-2021
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number
17-05-107
Date
Nov. 17, 2021
Designed MF Sheet
Drawn: EA 3.1
Checked: PRE

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

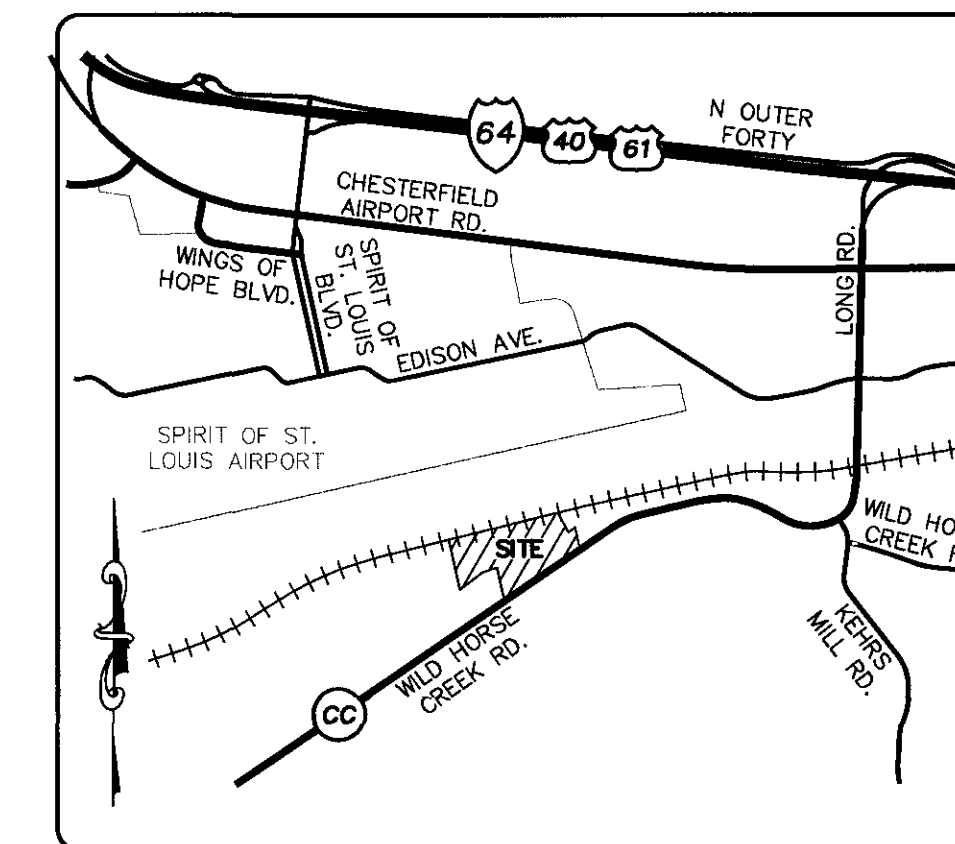




AERIAL PHOTO
N.T.S.

Boone's Ridge

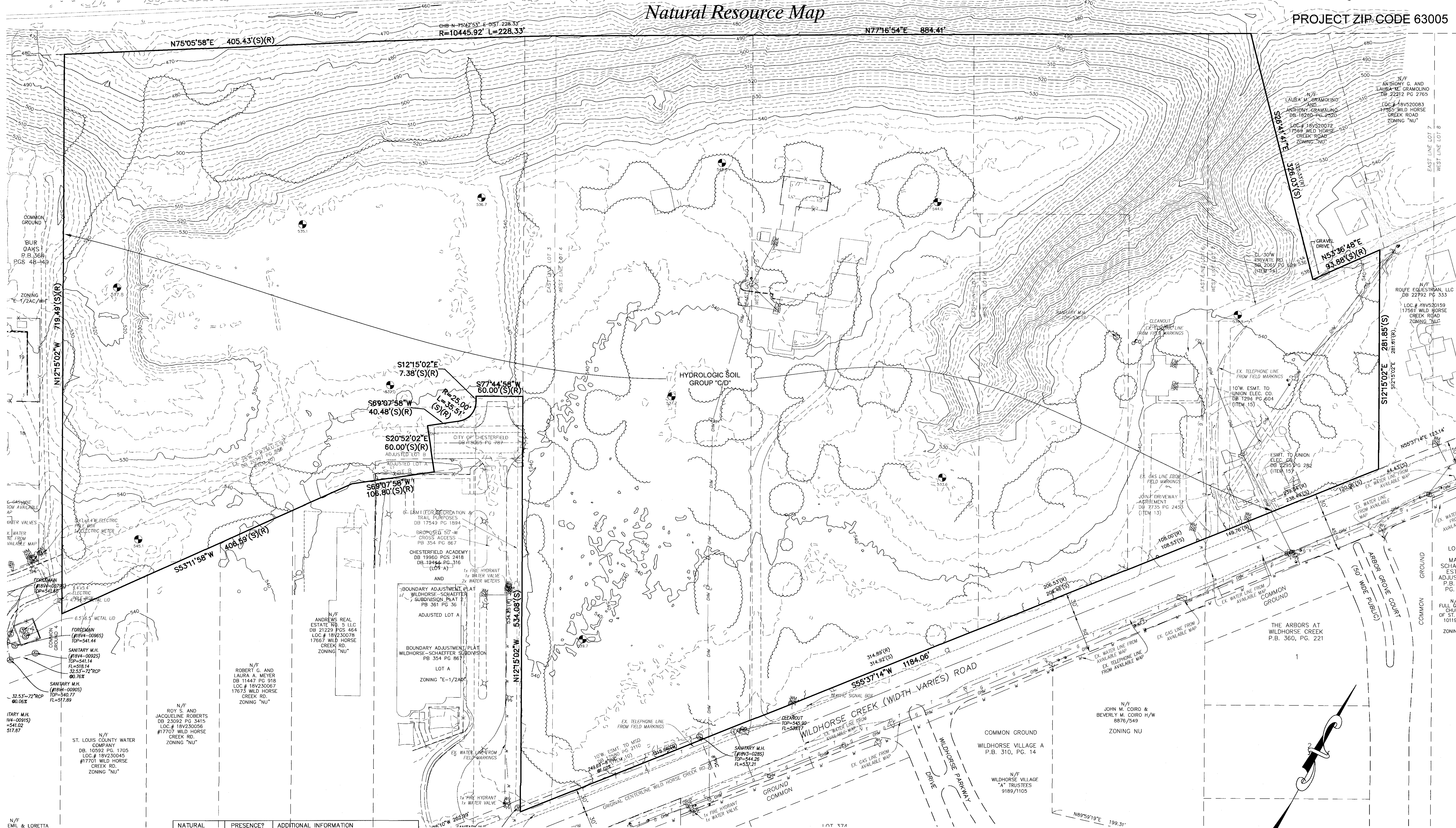
FIVE PARCELS OF LAND BEING PART OF
LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION",
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17
PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND
LOCATED IN PART OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45
NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

Natural Resource Map

PROJECT ZIP CODE 63005

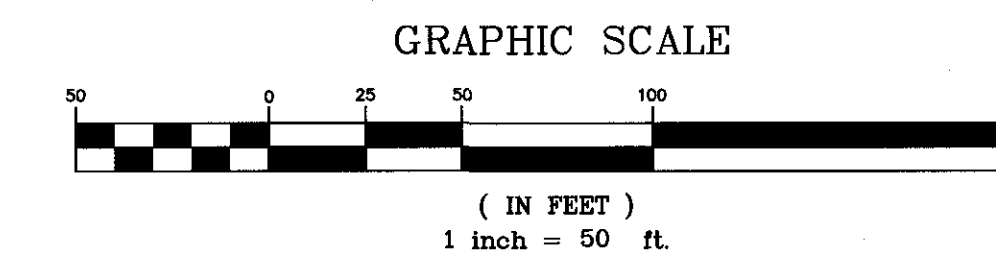


NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
Wetlands	No	None identified per Aerial photo.
Streams and Floodplains	No	No floodplain exists per FEMA Map No. 29189C0295K AND 29189C0313K, Dated February 4, 2015. No Streams were identified.
Karst	No	None identified per Aerial photo.
Ponds	No	None identified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

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

FLOOD NOTE:

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



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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.

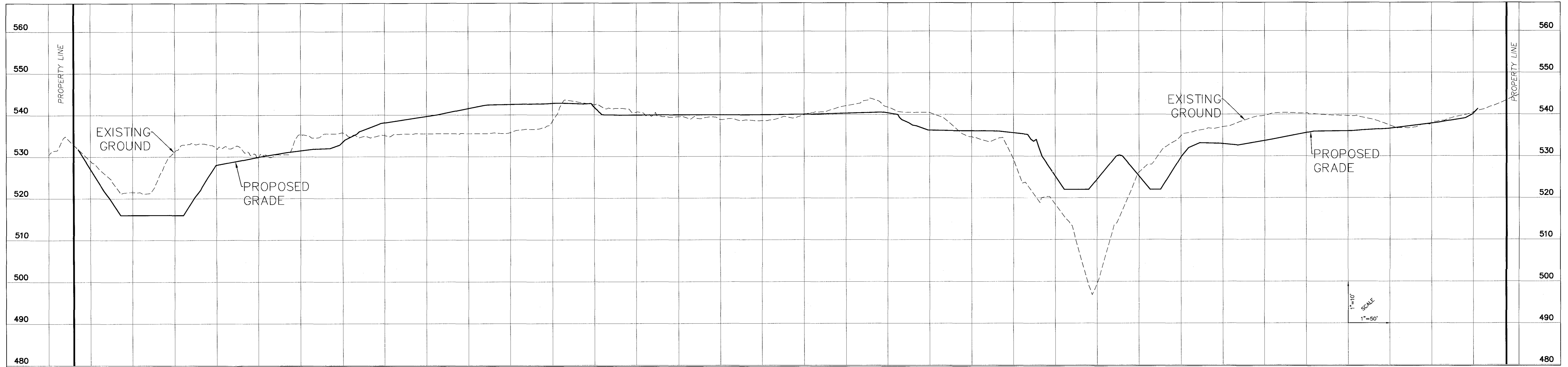
MCBRIDE BYRNE, LLC
17415 N OUTER 40 ROAD
CHESTERFIELD, MO 63005

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
Ph. 314-487-2040 Fax 314-487-2844
www.sterling-eng-survey.com
Corporate Certificate of Authority #001548

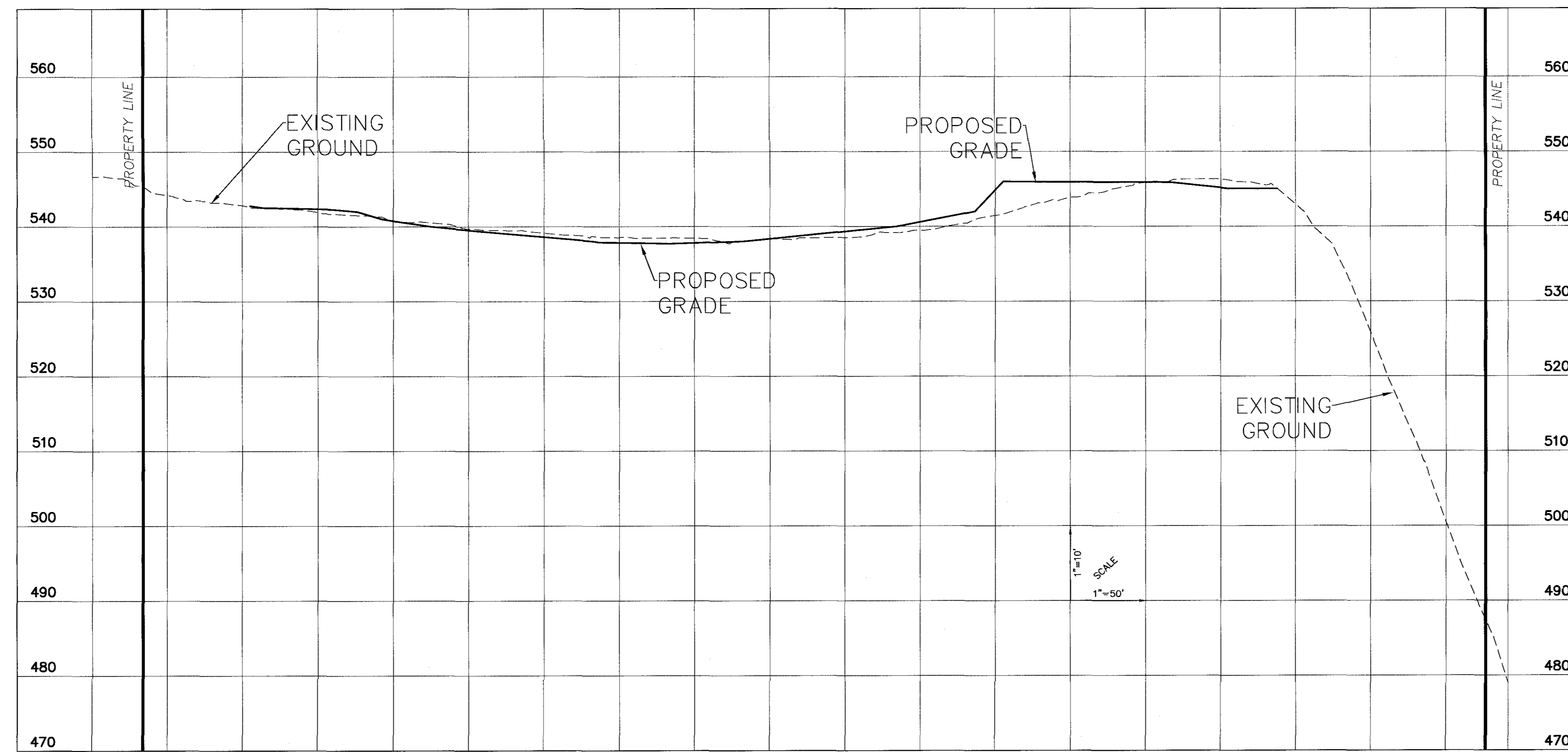
Boone's Ridge
CHESTERFIELD, MISSOURI
PRELIMINARY PLAN
NATURAL RESOURCE MAP

Date: 11-17-2021
MICHAEL G. BOERDING
License No. MO E-28243
Civil Engineer
Job Number: 17-05-107
Date: Nov. 17, 2021
Designed MF: Sheet
Drawn: EA 4.1
Checked: PRE

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



SECTION A-A



SECTION B-B

ISSUE REMARKS/DATE

MCBRIDE BYRNE, LLC
17415 N OUTER 40 ROAD
CHESTERFIELD, MO 63005

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

Boone's Ridge
CHESTERFIELD, MISSOURI
PRELIMINARY PLAN
SITE SECTIONS

The Professional Engineer's seal and signature shall be placed on this drawing only. No other person shall sign or seal this drawing. All drawings, instruments or other documents of any kind, including this drawing, shall be the property of the engineer, and the engineer reserves the right to reproduce, in whole or in part, any drawings, instruments or other documents so created by him or her.

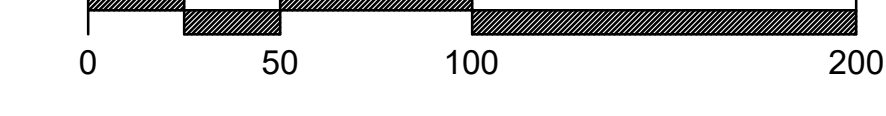
Michael G. Boerding
Date: 11-17-2021
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number
17-05-107
Date
Nov. 17, 2021
Designed: MF Sheet
Drawn: EA 5.1
Checked: PRE

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

Drawing name: V:\1705107_17600_18V Base Map 18V.dwg Plot date: Nov 17, 2021 2:26pm Plotted by: abw/lee



Tree Stand Delineation
 SCALE 1"=50'


Tree Stand Delineation Narrative
 This project site comprises a total of 27 acres and has a total of 12 acres of tree canopy. The Tree Stand Delineation map was completed by field inspection. The woodland area is mainly along the Northern property line. It is composed primarily of Elm, Oak, Ash, Maple, Hackberry, Locust, Sycamore, and Sassafras trees. The trees are in fair to good condition and vary in size ranging from 8"-12" DBH. There is some low Honeylocust understorey at the Northwest corner of the property. There are no state champion or rare trees found onsite.

Total Site Area = 1,179,326 s.f. (27.03 acres)
Woodland: = 407,592 s.f. (9.36 acres)
Individual Trees = 117,186 s.f. (2.69 acres)
Total Existing Canopy = 524,778 s.f. (12.05 acres)

Tree Condition Rating:
 Excellent 4
 Good 3
 Fair 2
 Poor 1
 Dead 0

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

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
1	Maple	2	8	15	4	
2	Sweetgum	16	25	3		
3	Maple	18	30	2		
4	Maple	16	30	3		
5	Maple	16	25	2		Basal decay
7	Sweetgum	5	10	3		Sprout from stump
8	Pine	6	15	3		Near easement
9	Sweetgum	20	35	3		
10	Hemlock	6	15	3		Near easement
11	Pine	6	15	3		Near easement
12	Pine	6	15	3		
13	Pine	6	15	3		Near easement
14	Pine	24	30	2		
15	Pine	18	30	3		Power lines
16	Maple	20	30	2		Power lines (significant impact)
17	Pine	18	25	2		Power lines
18	Sweetgum	24	30	2		Power lines
19	Pine	24	30	2		Power lines
20	Pine	24	30	3		Power lines
21	Pine	18	30	3		Power lines
22	Pine	24	35	2		
23	Spruce	12	25	3		
24	Sassafras	14	25	3		
25	Pine	8	15	0		Dead
26	Pine	14	25	3		
27	Sweetgum	14	25	3		
28	Pine	14	25	2		
29	Cottonwood	24	40	2		
30	Pine	8	15	4		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
31	Pine	8	15	4		
32	Pine	8	15	4		
33	Spruce	3	6	2		
34	Cottonwood	18	25	2		
35	Maple	24	40	2		
36	Ash	12	30	1		
37	Maple	14	40	1		
38	Red Oak	20	35	2		Deadwood
39	Ash	30	50	2		Power lines (significant impact)
40	Bald Cypress	20	35	2		Power lines (significant impact)
41	Maple	30	45	2		Deadwood
42	Sweetgum	28	40	2		Power lines (significant impact)
43	Maple	14	35	1		Power lines (significant impact)
44	Spruce	18	30	3		Power lines
45	Red Oak	26	40	2		Power lines
46	Red Oak	26	50	2		Power lines
47	Sweetgum	18	30	3		Power lines
48	Sweetgum	24	30	2		Power lines
49	Sweetgum	24	30	2		Power lines
50	Oak	40	60	2		Power lines
51	Pine	12	25	2		
52	Maple	20	35	2		
53	Maple	14	25	3		
54	Pine	10	20	2		
55	Maple	32	60	2		
56	Sweetgum	24	35	2		Power lines
57	Ash	20	35	2		Lost top
58	Ash	18	35	2		
59	Ash	16	25	3		
60	Ash	14	25	2		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
61	Maple	10	25	3		
62	Maple	14	30	3		
63	Maple	30	50	2		
64	Maple	30	60	3		
65	Maple	12	25	4		
66	Tuliptree	26	30	2		
67	Sweetgum	12	30	3		
68	Sweetgum	20	45	4		
69	Ash	16	25	2		
70	Maple	12	25	2		
71	Red Oak	26	45	3		
72	Maple	14	30	3		
73	Ash	12	25	3		
74	Maple	10	20	2		
75	Sweetgum	20	35	3		
76	Maple	20	30	2		
77	Pine	18	20	2		
78	Maple	18	25	2		
79	Pine	18	20	2		
80	Sweetgum	16	25	3		
81	Pine	12	25	2		
82	Cottonwood	18	30	1		
83	Pine	14	20	2		
84	Pine	14	20	1		
85	Sweetgum	12	25	3		
86	Maple	28	40	2		Power lines
87	Walnut	20	15	1		Lost top
88	Redbud	7	15	3		
89	Maple	10	20	2		
90	Walnut	30	45	2		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
91	Redbud	10	20	2		
92	Redbud	14	25	3		
93	Maple	30	50	2		
94	Dogwood	5	12	2		
95	Maple	14	30	2		
96	Ash	14	25	2		
97	Sweetgum	18	30	2		
98	Redbud	8	20	3		
99	Ash	14	30	3		
100	Cottonwood	18	35	3		
101	Maple	12	30	3		
102	Maple	14	35	3		
103	Orabapple	16	20	2		
104	Persimmon	12	25	3		
105	Maple	26	50	3		
106	Maple	30	60	2		
107	Ash	12	30	3		
108	Maple	30	60	3		
109	Sweetgum	18	35	2		
110	Sweetgum	24	50	3		
111	Maple	24	50	3		
112	Maple	10	25	3		
113	Oak	16	30	3		
114	Maple	20	30	3		
115	Maple	14	30	4		
116	Maple	14	30	4		
117	Cottonwood	12	25	3		
118	Maple	6	10	3		
119	Maple	24	40	2		Basal decay
120	Pine	18	25	2		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
121	Ash	12	25	3		
122	Pine	14	25	2		
123	Maple	14	20	2		
124	Spruce	6	10	2		
125	Maple	12	25	3		
126	Pine	20	25	2		
127	Pine	18	25	2		
128	Pine	18	25	2		
129	Pine	16	20	2		
130	Pine	16	20	2		
131	Maple	16	20	2		
132	Pine	16	20	2		
133	Pine	16	20	2		
134	Pine	12	20	2		
135	Pine	18	20	2		
136	Pine	12	20	2		
137	Cedar	6	15	2		
138	Pine	26	25	2		
139	Sweetgum	14	25	4		
140	Pine	20	25	2		
141	Maple	20	20	2		
142	Pine	18	20	2		Dead
143	Pine	12	12	1		
144	Pine	18	20	2		
145	Cottonwood	22	35	2		
146	Cottonwood	12	25	2		
147	Sweetgum	12	25	3		
148	Maple	24	25	2		
149	Pine	18	25	2		
150	Pine	20	25	2		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
151	Maple	14	35	4		
152	Maple	14	35	3		
153	Maple	14	35	4		
154	Spruce	8	10	2		
155	Spruce	6	10	2		
156	Spruce	8	10	2		
157	Spruce	6	10	2		
158	Spruce	12	15	1		Multi-stem
159	Spruce	6	10	2		
160	Spruce	26	30	3		
161	Pine	18	30	3		
162	Redbud	14	30	1		
163	Pine	24	30	2		Near easement
164	Pine	18	30	2		Near easement
165	Spruce	10	20	2		Near easement
166	Pine	12	12	1		
167	Pine	16	25	2		
168	Pine	16	25	2		
169	Spruce	16	25	2		
170	Spruce	12	25	2		
171	Spruce	6	15	2		
172	Spruce	10	20	2		Near easement
173	Elm	30	50	1		Near easement
174	Pine	14	20	2		In easement
175	Walnut	18	20	1		Power lines
176	Maple	36	40	2		Power lines. Near easement
177	Pine	14	20	2		Near easement
178	Maple	24	30	1		Near easement
179	Pine	18	25	2		
180	Maple	8	15	3		

Revisions:

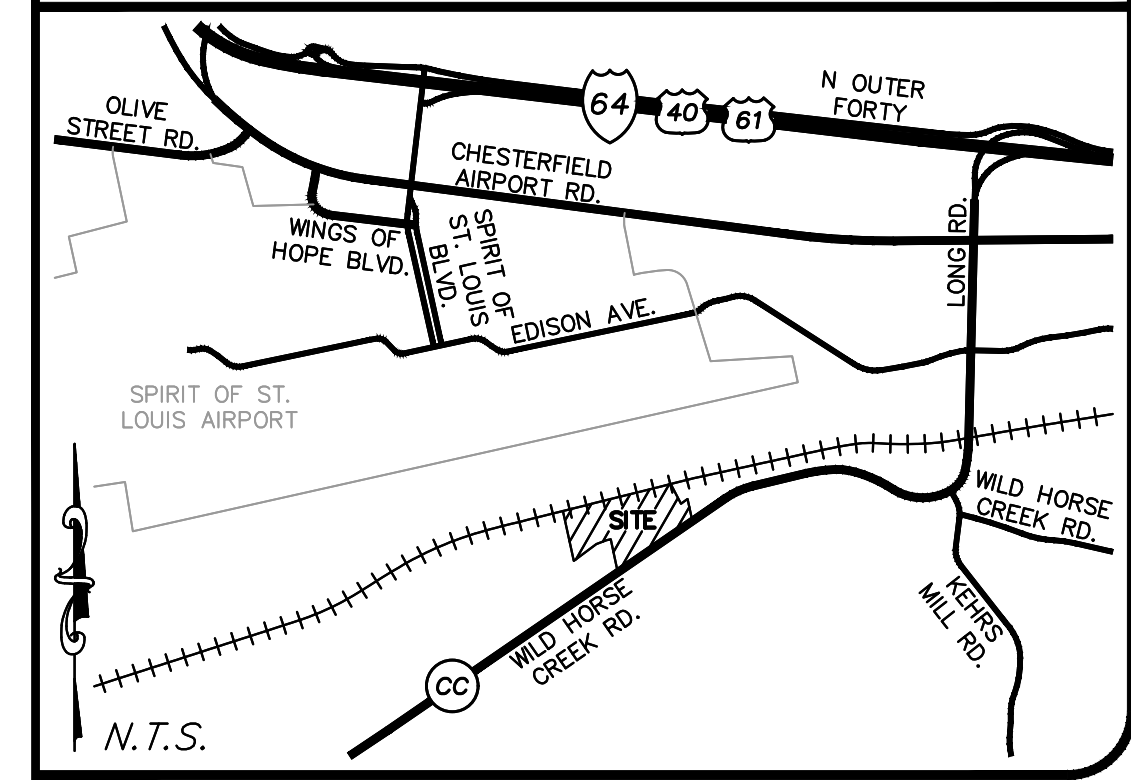
Date	Description	No.
10/5/21	Plan Changes	1

Drawn: KP
 Checked: RS

LOOMIS ASSOCIATES
 landscape architects + planners
 750 south 40 park drive, chesterfield, missouri 63005
 t. 636.519.8668
 www.loomis-associates.com
 Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC 40001018

Sheet Title: Tree Stand Delineation
 Sheet No.: TSD
 Date: 8/4/21
 Job #: 1005.005

LOCATION MAP



ALTA/NSPS LAND TITLE SURVEY
FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6 AND 7 OF
'MARY SCHAEFFER ESTATE SUBDIVISION' (P.B. 17 PG. 4) LOCATED IN
U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JUNE 15, 2021 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION WITH AN OPEN MOOR...

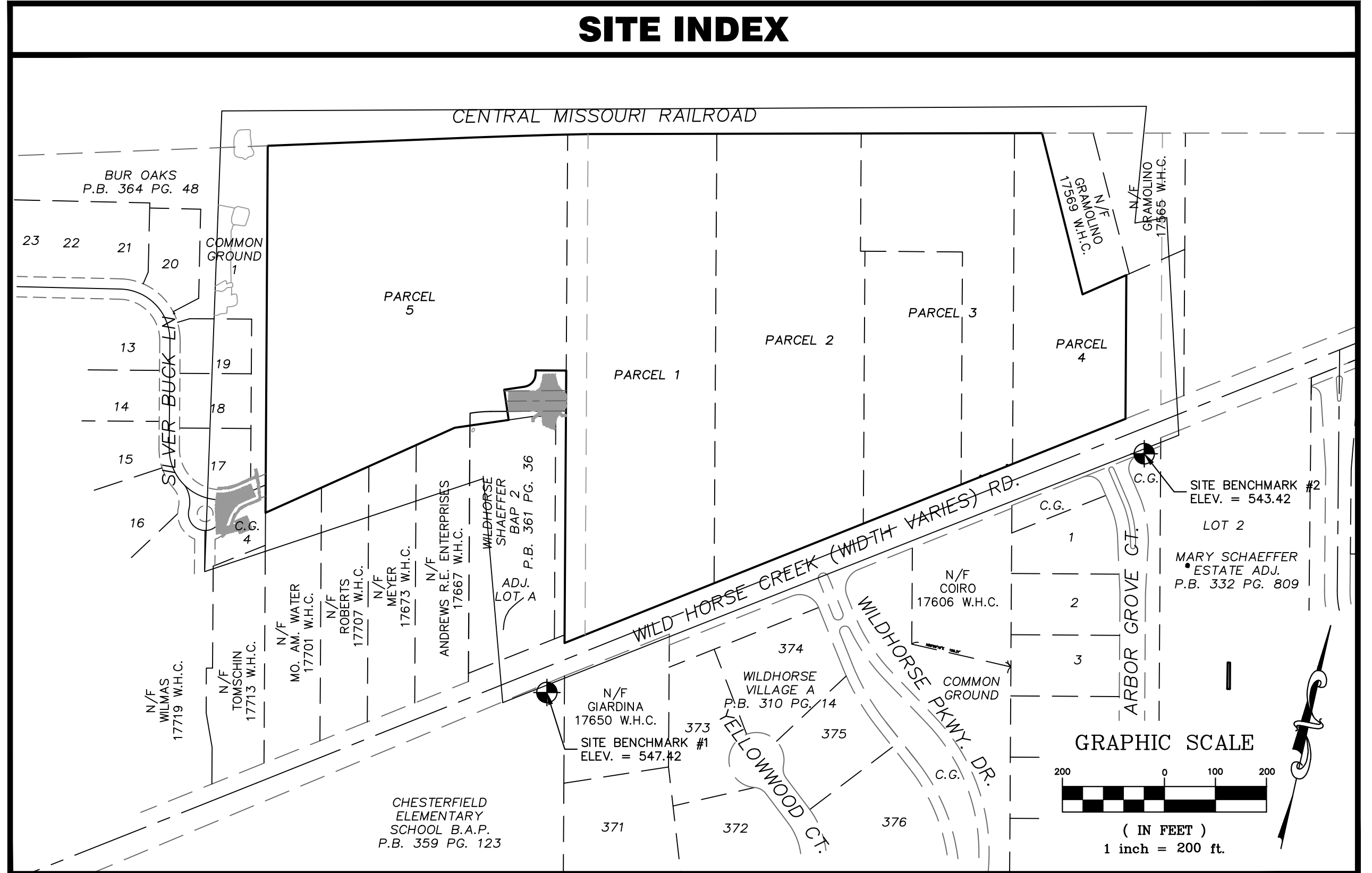
SURVEYOR'S NOTES:

- 1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.141 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS NOT SEALED BY THE UNDERSIGNING...

PARCEL INFORMATION:

PARCEL 1: N/F WILLIAM S. KIRCHOFF AND SANDRA A. KIRCHOFF, TRUSTEES OF THE WILLIAM S. KIRCHOFF REVOCABLE TRUST U/A DATED APRIL 6, 2012, AND SANDRA A. KIRCHOFF AND WILLIAM S. KIRCHOFF, TRUSTEES OF THE SANDRA A. KIRCHOFF REVOCABLE TRUST U/A DATED APRIL 6, 2012...

SITE INDEX



RECORD PROPERTY DESCRIPTIONS (PER TITLE):

TITLE PARCEL 1: (DEED BOOK 22092 PAGE 322) A TRACT OF LAND BEING PART OF LOT 4 OF MARY SCHAEFFER ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY RECORDS...

ZONING NOTES

- 1. ACCORDING TO ZONING INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF CHESTERFIELD, MISSOURI, PARCELS 1, 2, 3, AND 4 ARE IN THE 'NU' NON-URBAN RESIDENCE DISTRICT. THE RESTRICTIONS FOR 'NU' RESIDENCE DISTRICT ZONING ARE AS FOLLOWS: MINIMUM LOT AREA, SINGLE-FAMILY DWELLING, 3 ACRES...

TITLE NOTES FOR TITLE PARCELS 1 THRU 4:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, TITLE COMMITMENTS BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 21-296868-KEE AND AN EFFECTIVE DATE OF MARCH 25, 2021 AT 8:00 AM...

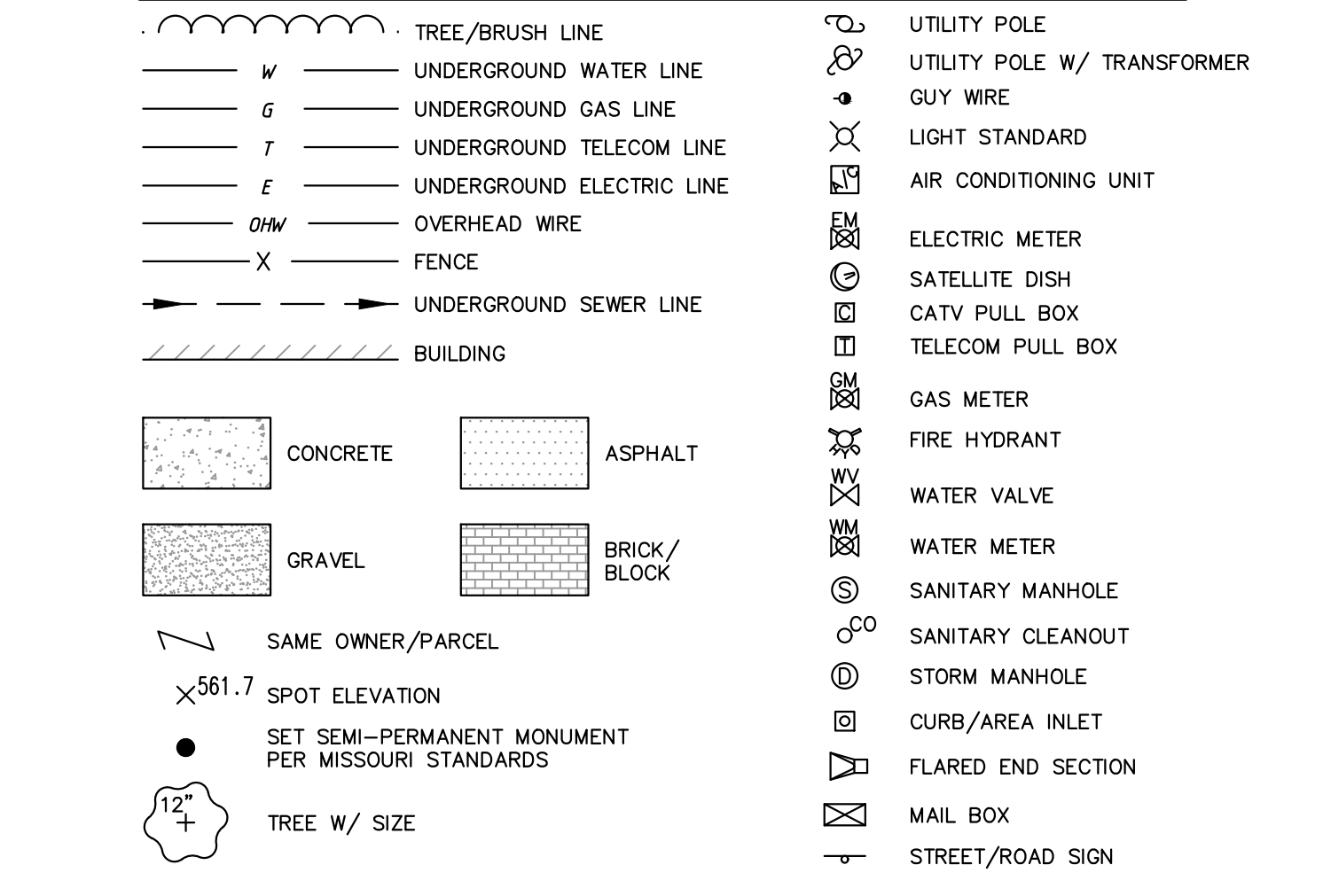
ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Notes. Includes entries for AC (Acres), ASPH (Asphalt), B.M. (Benchmark), etc.

PROPERTY DESCRIPTION - AS SURVEYED:

FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6 AND 7 OF 'MARY SCHAEFFER ESTATE SUBDIVISION', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY RECORDS, MISSOURI RECORDS, AND LOCATED IN PART OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST...

LEGEND



PROJECT BENCHMARKS:

PROJECT BENCHMARK #1: ST. LOUIS COUNTY BM 11001 ELEVATION = 541.34 (NAVD 89) STANDARD TABLE STAMPED 98.75 S.L.C. SET IN WEST OF NORTH HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD...

SITE BENCHMARKS:

SITE BENCHMARK #1: ELEVATION = 543.42 (NAVD 88) 'CROSS' CUT IN CENTER OF CONCRETE WALL EAST OF THE EAST ENTRANCE TO CHESTERFIELD ELEMENTARY SCHOOL AND SOUTH OF WILD HORSE CREEK ROAD...

SURVEYOR'S CERTIFICATE:

THE STERLING COMPANY ORDER NUMBER 17-05-107 665 BALDWIN ROAD ST. LOUIS, MISSOURI 63129 TO: ELITE DEVELOPMENT SERVICES, LLC, MORRIS BYRNE, LLC, TITLE PARTNERS AGENCY, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY...

THE UNDERSIGNING SURVEYOR HAS REVIEWED THE INFORMATION AND DATA PROVIDED HEREON AND HAS FOUND THAT THE INFORMATION IS TRUE AND CORRECT AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING PROFESSION...

ISSUE REMARKS/DIATE: PREPARED FOR: ELITE DEVELOPMENT SERVICES, LLC 5091 NEW BALMARTNER ROAD ST. LOUIS, MISSOURI 63129 (314) 487-6717

THE STERLING CO. ENGINEERS & SURVEYORS 9807 LOTS 1-10, MISSOURI 63129 (314) 487-0440 E-Mail: Sterling@sterling-eng-sur.com

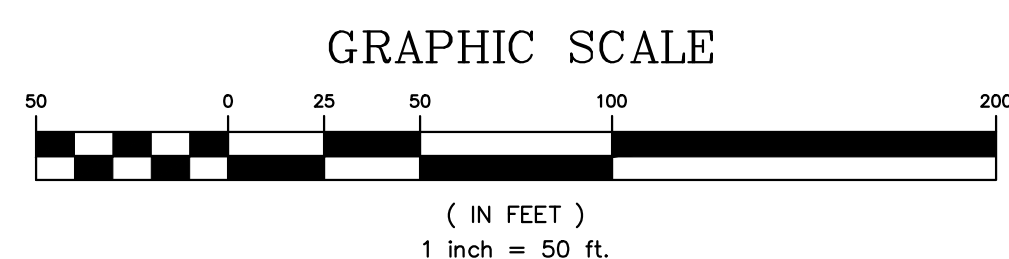
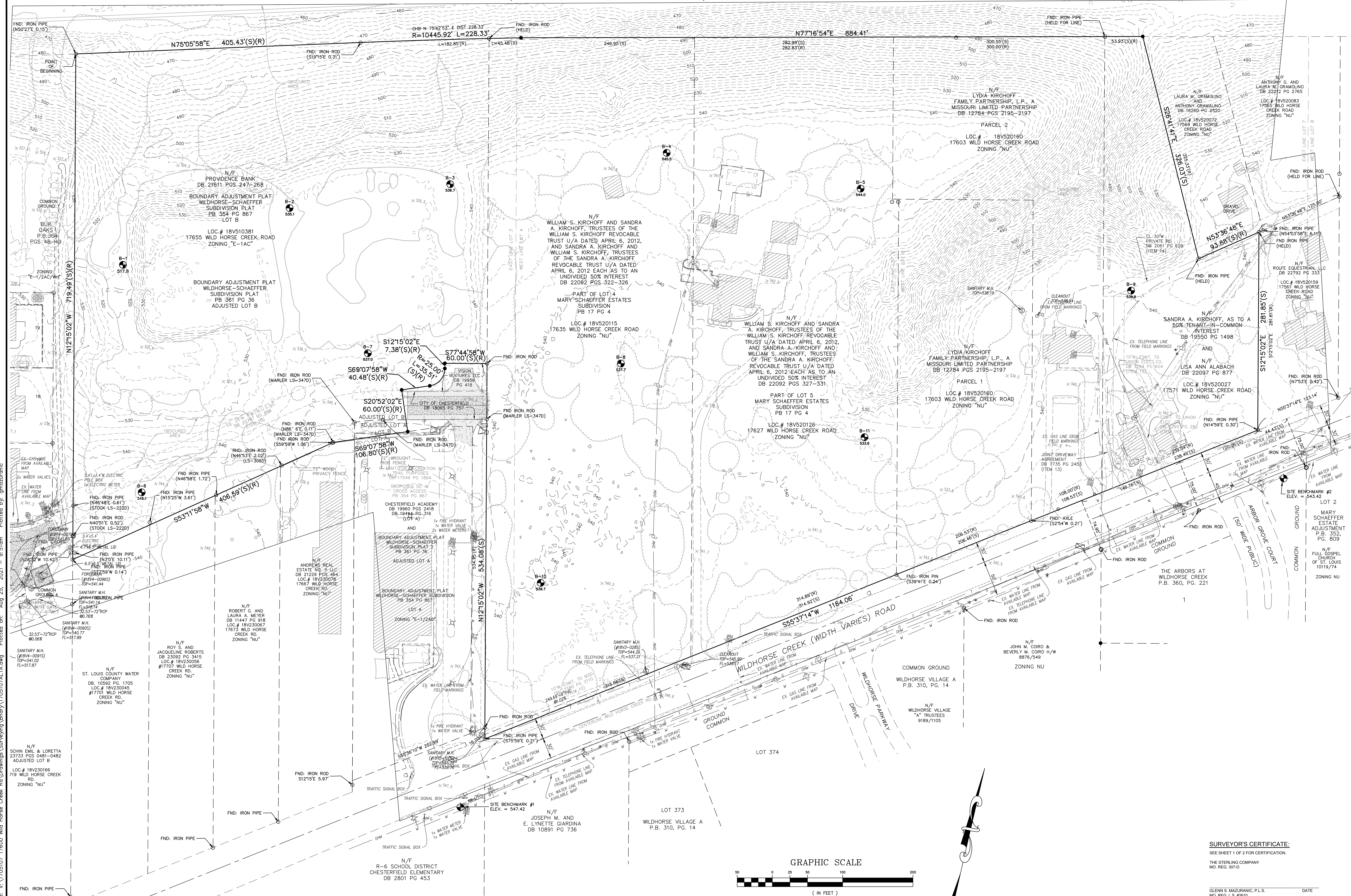
THE STERLING CO. ENGINEERS & SURVEYORS 9807 LOTS 1-10, MISSOURI 63129 (314) 487-0440 E-Mail: Sterling@sterling-eng-sur.com

PROJECT: WILD HORSE CREEK KIRCHOFF SHEET TITLE: TITLE PILOT

Table with columns: No., M.S.D., P#, SHEET, 1 of 1

GLENN S. MAZURKIN, P.L.S. DATE MO. REG. 30970

PROGRESSIVE RAIL, INC. (100'W)
(aka CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD)



SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 2 FOR CERTIFICATION.
THE STERLING COMPANY
MO. REG. 307-D

GLENN S. MAZURANIC, P.L.S. DATE
MO. REG. L.S. #2610

THE INFORMATION CONTAINED HEREIN IS BASED ON AVAILABLE RECORDS AND FIELD SURVEY. IT IS NOT NECESSARILY REFLECTIVE OF THE ACTUAL CONDITIONS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

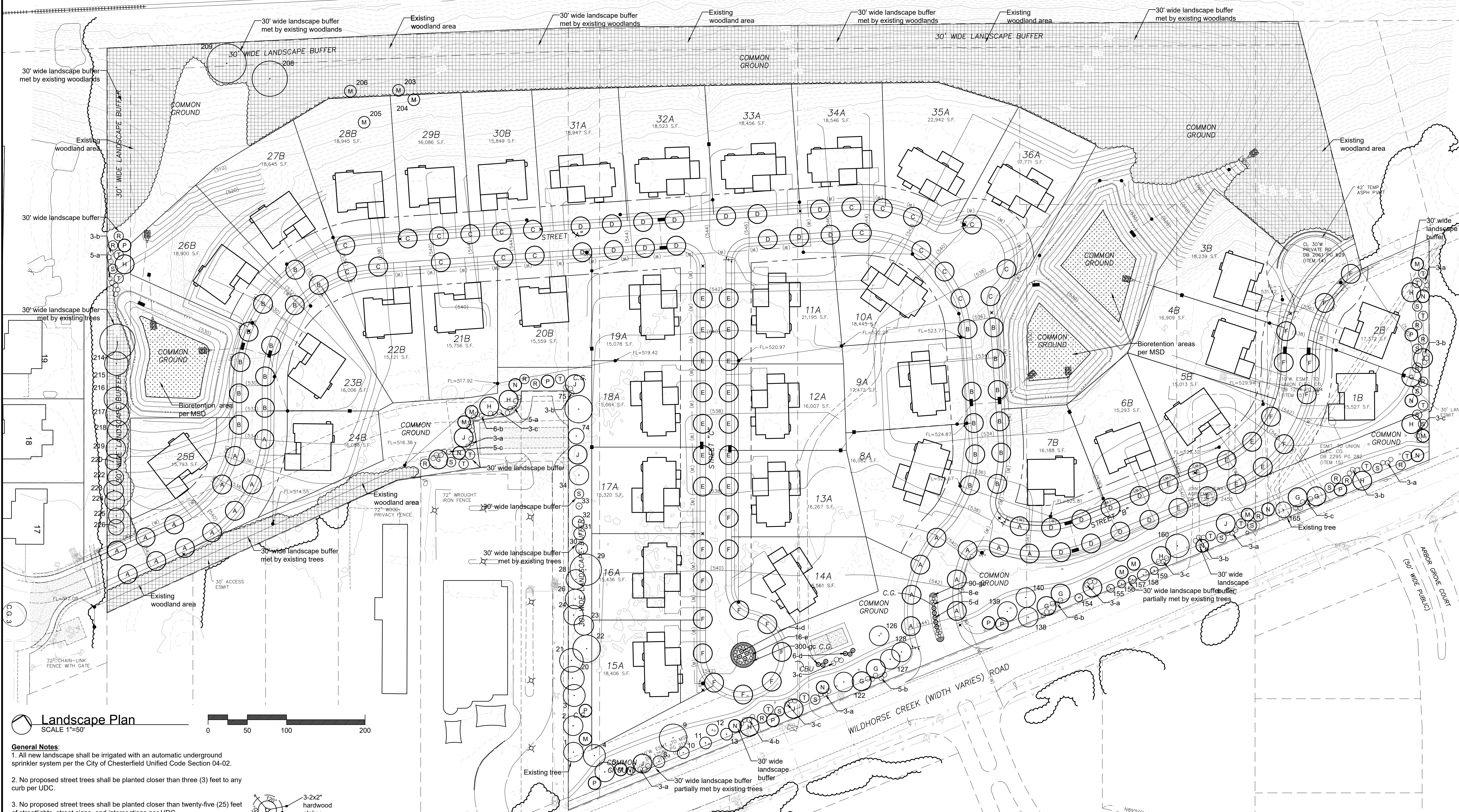
NO.	DATE	REVISION

PREPARED FOR:
ELITE DEVELOPMENT SERVICES, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-6844
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: DESIGNED: CHECKED:
WILD HORSE CREEK KIRCHOFF
ALTA/NSPS LAND TITLE SURVEY
SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

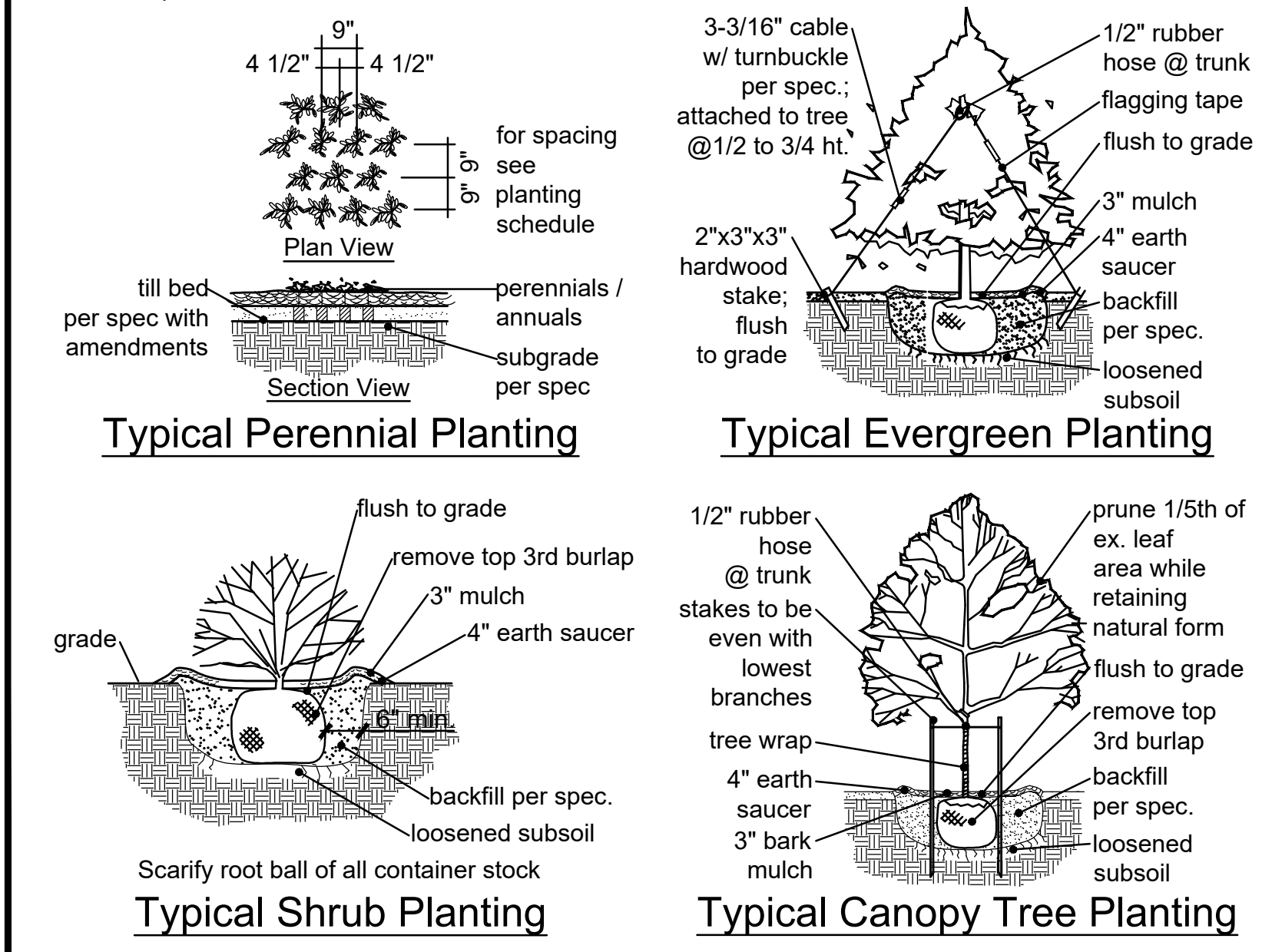
NO. 17	05	107
M.S.D.	2	SHEET
FILE LOCATION	2	2
FILE NAME	OF	



Landscape Plan

 SCALE 1"=50'

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



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	BLOW/MEDIUM GROWTH RATE
CANOPY-SHADE (STREET) TREES							
A	22	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal.	B&B	Lg/M-Fast	
B	22	Acer rubrum 'Franksred'	Red Sunset Maple	2.5" cal.	B&B	Lg/Fast	
C	21	Quercus shumardii	Shumard Oak	2.5" cal.	B&B	Lg/M-Fast	
D	22	Platanus x acerifolia 'Morton Circle'	Exclamation! Planetree	2.5" cal.	B&B	Lg/Fast	
E	22	Ulmus americana 'Princeton'	Princeton Elm	2.5" cal.	B&B	Lg/M-Fast	
F	20	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2.5" cal.	B&B	Lg/Fast	
CANOPY-SHADE (BUFFER) TREES							
G	8	Liriodendron tulipifera	Tuliptree	2.5" cal.	B&B	Lg/Fast	
H	8	Celtis occidentalis	Hackberry	2.5" cal.	B&B	Lg/M-Fast	
J	8	Nyssa sylvatica	Blackgum	2.5" cal.	B&B	Lg/Slow-M	8.5 %
UNDERSTORY-ORNAMENTAL TREES							
M	9	Cercis canadensis	Redbud	2.5" cal.	B&B	Med/Fast	
N	9	Cornus florida	Flowering Dogwood	2.5" cal.	B&B	Sn/Slow-M	9.5 %
P	9	Amelanchier arborea	Downy Serviceberry	2.5" cal.	B&B	Med/Slow-M	9.5 %
EVERGREEN TREES							
R	14	Picea abies	Norway Spruce	6' h.	B&B	Lg/Med	14.8 %
S	14	Picea glauca	White Spruce	6' h.	B&B	Med/Med	14.8 %
T	15	Picea pungens	Colorado Blue Spruce	6' h.	B&B	Med/Med	15.9 %
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER							
a	31	Viburnum cerasiifolium	Koreanspice Viburnum	18"	72" o.c.		
b	36	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	18"	72" o.c.		
c	25	Hydrangea quercifolia	Oakleaf Hydrangea	18"	72" o.c.		
d	18	Miscanthus sinensis 'Morning Light'	Morning Light Maidengrass	5 gal.	72" o.c.		
e	24	Aronia melanocarpa 'UCONNAM012'	Ground Hug Mound Chokeberry	18"	48" o.c.		
gc	390	Sedum kamtschaticum	Orange Stoncrop	2" c.p.	12" o.c.		

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Maple	12	25	4	
2	Sweetgum	16	25	3	
3	Maple	18	30	2	
4	Maple	16	30	3	
5	Maple	16	25	2	Basal decay
7	Sweetgum	5	10	3	Sprout from stump
8	Pine	6	15	3	Near easement
9	Sweetgum	20	35	3	
10	Hemlock	6	15	3	Near easement
11	Pine	6	15	3	Near easement
12	Pine	6	15	3	
13	Pine	6	15	3	Near easement
20	Pine	24	30	3	
21	Pine	18	30	3	
22	Pine	24	35	2	
23	Spruce	12	25	3	
24	Sassafras	14	25	3	
28	Pine	14	25	3	
28	Pine	14	25	2	
29	Cottonwood	24	40	2	
30	Pine	8	15	4	
31	Pine	8	15	4	
32	Pine	8	15	4	
33	Pine	8	15	4	
33	Spruce	3	6	2	
34	Cottonwood	18	25	2	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
74	Maple	10	20	2	
75	Sweetgum	20	35	3	
122	Pine	14	25	2	
128	Pine	20	25	2	
127	Pine	18	25	2	
128	Pine	18	25	2	
138	Pine	26	25	2	
139	Sweetgum	14	25	4	
140	Pine	20	25	2	
141	Pine	20	20	2	
154	Spruce	8	10	2	
155	Spruce	6	10	2	
158	Spruce	8	10	2	
157	Spruce	6	10	2	
158	Spruce	12	15	1	Multi-stem
159	Spruce	6	10	2	
160	Spruce	26	30	3	
165	Spruce	10	20	2	
203	Sycamore	38	45	3	Near easement
204	Sycamore	42	40	3	Monarch, at hillside
205	Sycamore	34	35	3	Monarch, at hillside
206	Sycamore	41	50	3	Monarch, at hillside
208	Sycamore	36	45	2	Top Out
209	Spruce	28	50	1	Top Out
214	Black Cherry	20	45	1	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
215	Hackberry	20	30	2	
216	Boxelder	16	30	2	
217	Mulberry	22	30	2	
218	Elm	11	25	2	
219	Elm	14	25	2	
220	Black Cherry	10	20	1	
221	Black Cherry	20	25	2	
222	Walnut	12	20	2	
223	Honeylocust	15	25	2	
224	Honeylocust	12	25	2	
225	Walnut	10	20	2	
226	Walnut	10	20	2	

Tree Condition Rating:

 Excellent 4

 Good 3

 Fair 2

 Poor 1

 Dead 0

Tree Inventory Prepared under direction of:

 Brian Bage

 Certified Arborist MW-5033A

Revisions:

Date	Description	No.

Drawn: KP

 Checked: RS

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Sheet Title: Landscape Plan

 Sheet No: L1.01

 Date: 10/5/21

 Job #: 1005.005