

Planning Commission Staff Report

Meeting Date: February 14, 2022

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

A Public Hearing was held on December 13, 2021 at which time the Planning Commission and general public raised several issues. Since the Public Hearing, the applicant has updated their proposal and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

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.

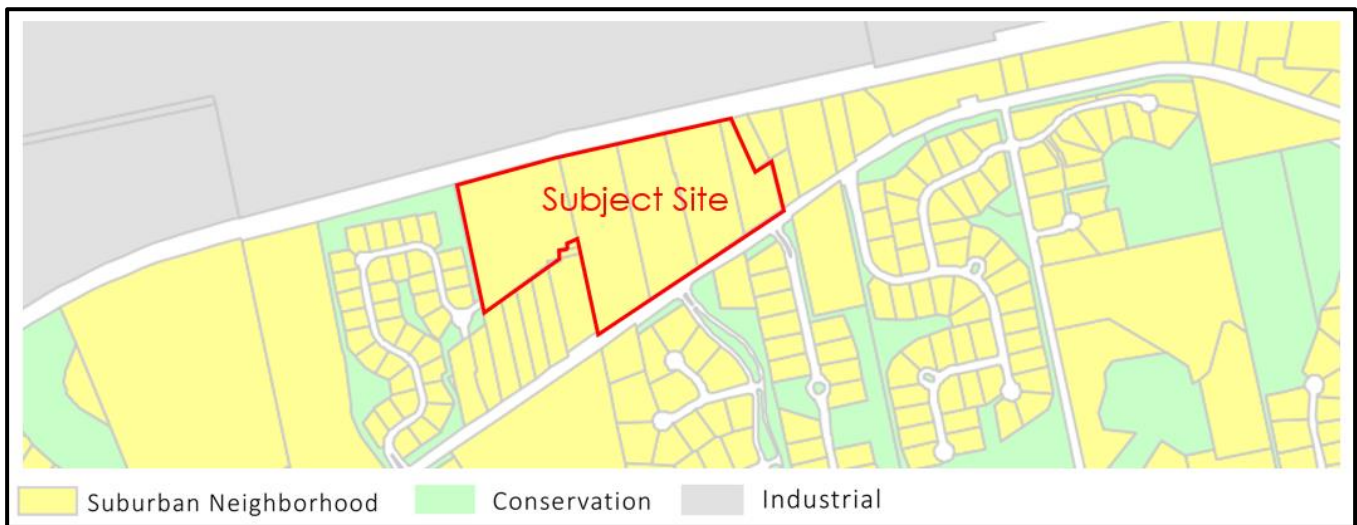


Figure 3: Land Use Designation

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 are shown in Figure 4 and a description including the current land use, land use plan designation and zoning district is in Figure 5.

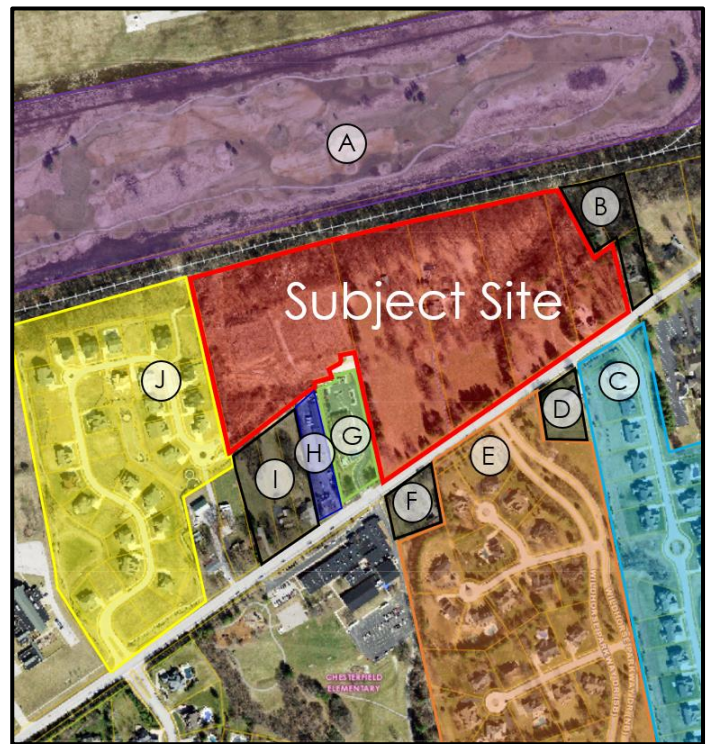


Figure 4: Surrounding Uses and Zoning Location

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 two modifications being requested (full narrative included in PC Packet) to the specific development criteria by the applicant. The first relates to the structure setbacks. The minimum side yard setback required by the UDC is 15 feet from the property line with the minimum setback between structures at 30'. The applicant is requesting 10-foot side yard setbacks with 20 feet between structures. The applicant has stated that the modification 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 second 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 15,013 square feet to 21,991 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



Figure 7: Preliminary Development Plan

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. 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 will work with City staff and the USPS to define the location of the CBUs. The final CBU location will be reviewed and approved with the subsequent Site Development Plan.

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).

PUBLIC HEARING

A public hearing was held on December 13, 2021 at which time the Planning Commission and general public raised several issues. Since the Public Hearing, the applicant has updated their proposal, provided a re-submission to the City of Chesterfield and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

ISSUES RAISED

The following is a list of items/concerns discussed at the Public Hearing which were formally addressed in writing by the applicant. Below is every issue identified followed by the applicant's response summarized in *italics*. The full response from the applicant is attached to this report.

Issue 1:

Concerns were raised by the Planning Commission in regards to both modification request. Additional information was requested by the Commission to further understand/warrant the deviation from the

Development Criteria defined for the WH Overlay District within the City's Unified Development Code. Additional information includes but is not limited to the following:

- It was stated by the development team that all the lots may not require the setback modification. Provide the total number of lots that require adjusted setbacks.

Response: The applicant is continuing to request the 10' side yard setback for every lot. The applicant stated their goal is to keep options available to each of the buyers and offer a home product and size that works for them including more than a 2 car garage.

- It was stated that the groupings of "A" lots and "B" lots align with each developer with different model homes. A question was asked by the Commission to provide information on if the same setback requirements are required for both groupings.

Response: Both groupings of "A" lots and "B" lots will have the same setback request.

- It was stated by the Commission that there is a strong desire to not have required landscaping on individual lots. Provide information on how the offered landscape easement would alleviate the concern of the Commission or provide an alternate solution to abate the concern.

Response: The applicant is continuing to request the required landscape buffer to be located on individual homeowner lots. The applicant states that the easement will require the HOA to maintain the landscaping within the easement area.

Issue 2:

A concern was raised by the Planning Commission on the increased traffic along Wild Horse Creek Road by the development. Provide a response on any relevant communication with the Missouri Department of Transportation over Wild Horse Creek road including any planned roadway improvements. Also address how the addition of this development will not provide a traffic concern on Wild Horse Creek Road.

Response: A response was provided that the Missouri Department of Transportation (MoDOT) has reviewed the plan. After review, MoDOT requested a left turn lane into the site. The turn lane has been incorporated into the plan.

Issue 3:

A concern was raised by a resident on the impact of the roadway connection to Silver Buck Lane would have on the pedestrian safety of the adjacent development to the west. Provide information on any potential safety impacts the roadway connection may have, and if presented, potential solutions the development team may offer.

Response: The development team does not anticipate the home owners in Boone's Ridge will utilize the roadway network of Bur Oaks. They did state that they would be willing to work with the City to incorporate any traffic calming provisions that the city has desired for the development as the road will ultimately be dedicated as a public road owned and maintained by the City of Chesterfield.

MODIFICATION REQUEST

As previously stated an applicant may submit a statement requesting modification to any development criteria in Table 2. 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. To summarize the modification request staff provides Table 3.

Table 3: Modification Request		
Metric	UDC Requirement	Applicant Request
Minimum side yard structure setbacks	15' from property line with 30' between structures	10' from property line (20' between structure)
Landscape Buffer	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.	Allow the eastern landscape buffer in easements on two individual lots instead of common ground similar to the rest of the development

The Unified Development Code states that if one or more of the modification requests is denied by the City Council, the Preliminary Development Plan shall be amended so that it adheres to all criteria of Table 2 and sent back to the Planning Commission for consideration.

REQUEST

Staff has reviewed the requested zoning map amendment by the Applicant as it pertains to the "E-1/2 AC" request with a "WH" Overlay and has prepared an Attachment A reflecting this request for consideration by the Planning Commission. The Preliminary Development Plan has been reviewed by Staff and is marked hereto as Attachment B. Staff has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A. Staff requests action on P.Z. 08-2021. Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review. If approved, the Site Development Plan process will then commence. Attached, please find a copy of the 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. Attachment A
2. Attachment B - Preliminary Development Plan
3. Applicant Narrative Statement
4. Modification Request
5. Issues Response Letter
5. Landscape Plan (Supplementary Exhibit)

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "E-1/2 AC" Estate District with a Wild Horse Creek Road "WH" Overlay District shall be:
 - a. Dwellings, Single Family Detached.

B. DENSITY REQUIREMENTS

1. The total number of single family residential units shall not exceed thirty-six (36) units.

C. SETBACKS

1. Structure setbacks shall be as follows:
 - a. Twenty-five (25) foot minimum from the internal ROW.
 - b. Fifteen (15) foot minimum side yard setback for all lots.
 - c. Twenty (30) foot minimum setback between structures shall be maintained for all lots.
2. No building or structure, other than: a freestanding project identification/ornamental entrance monument sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.
3. Lot Setbacks shall be as follows:
 - a. All developed lots must be setback at least fifty (50) feet from the Wild Horse Creek Road right-of-way.

D. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 15,000 square feet.
2. Maximum height of all structures shall be fifty (50) feet.
3. A minimum of thirty percent (30.0%) Common Open Space shall be required for this district.

E. PARKING AND LOADING REQUIREMENTS

1. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
2. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on to the pavement causing hazardous roadway and driving conditions.
3. Parking and loading requirements for this development will be as required in the City of Chesterfield Code.

F. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffer requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required along the entire perimeter of the district as identified on the Preliminary Development Plan attached hereto and marked as Attachment B except for the southern border. A fifty (50) foot landscape buffer shall be required along the southern border adjacent to Wild Horse Creek Road after right-of-way dedication.
 - b. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space or Common Ground as identified on the Preliminary Development Plan.
3. A minimum of thirty-five (35.0%) tree preservation shall be required for this district.

G. SIGN REQUIREMENTS

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

H. LIGHT REQUIREMENTS

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

I. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards and the “WH” Overlay District of the City of Chesterfield Code.

J. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be shown on the Preliminary Development Plan attached hereto and marked as Attachment B, and adequate sight distance shall be provided as directed by the Missouri Department of Transportation and City of Chesterfield as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
6. No lot of this development shall be allowed direct access to Wild Horse Creek Road.
7. Provide a 30’ wide (minimum) access easement along the southern property line, north of 17701, 17707, 17673, and 17667 Wild Horse Creek Road as shown on the Preliminary Development Plan that would allow those properties to access an internal drive in the future, if necessary.
8. Provide approval and/or easements necessary to ensure access is retained for properties that currently have driveways on the subject tract but are not included as part of this development. Existing access easement or driveway agreements must be vacated.
9. The future extension of Street “B” is required to meet all city code requirements.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide street connections to the adjoining properties as shown on the

- Preliminary Development Plan and as directed by the City of Chesterfield. Stub street signage, in conformance with Section 405.04.090 of City Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
 5. Provide a 5-foot wide sidewalk, conforming to ADA standards, along Wild Horse Creek Road as approved by MoDOT and the City of Chesterfield. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk should be located within MoDOT right-of-way, if permitted by MoDOT, or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated for public use.
 6. Provide ADA compliant sidewalk along both sides of all internal roadways.
 7. Construct a temporary turn-around, as shown on the Preliminary Development Plan, for the eastern terminus of Street "B". Provide a Special Cash Escrow, as necessary, for future removal of the temporary turn-around and all work necessary to extend Street "B" and the associated sidewalk to the eastern property line. A permanent cul-de-sac or eye-brow type turn around may also be considered in lieu of a temporary turn-around.
 8. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
 9. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

J. TRAFFIC STUDY

1. A traffic study may be required as directed by the City of Chesterfield and/or MoDOT. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be

addressed as directed by the City of Chesterfield.

2. If a traffic study is required, a scoping meeting with the City of Chesterfield and Missouri Department of Transportation is required to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements.

J. POWER OF REVIEW

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

K. STORM WATER

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

L. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

2. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).

N. GEOTECHNICAL REPORT

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

O. MISCELLANEOUS

1. Existing overhead electric lines and poles serving these properties shall be removed and all new utilities shall be installed underground
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. The retaining walls, guardrail, and fence along the temporary turn-around shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. Community amenities, including but not limited to a pickle ball court shall be provided for this development as shown on the Preliminary Development Plan, attached hereto and marked as Attachment B.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include all items as required by City Code and the following items:

1. Provide the DNL line on the Site Development Plan
2. Provide mail delivery locations.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for ADA designed.
5. Provide open space percentage for overall development.
6. A note indicating all utilities will be installed underground.
7. A note stating all above ground utility facilities larger than 2 feet in height or covering in excess of 4 square feet in size shall be screened from public view. If screening is completed by landscape material, a landscape plan identifying the size location and species shall be submitted and approved by the city prior to installation of any facility.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Floodplain boundaries.
10. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
11. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
12. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.
13. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Unified Development Code.
14. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional

Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

15. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, the Missouri Department of Transportation, and the Metropolitan St. Louis Sewer District (MSD).
16. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

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

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family Dwelling	\$1,271.72/Parking Space

(Parking Space as required by the site-specific ordinance)

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

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

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

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

3. The amount of these required contributions, if not submitted by January 1, 2022 shall be adjusted on that date and on the first day of January in each year succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.
- B.** Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or special escrow supported an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
- C.** Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto pavement causing hazardous roadway and driving conditions.

IV. RECORDING

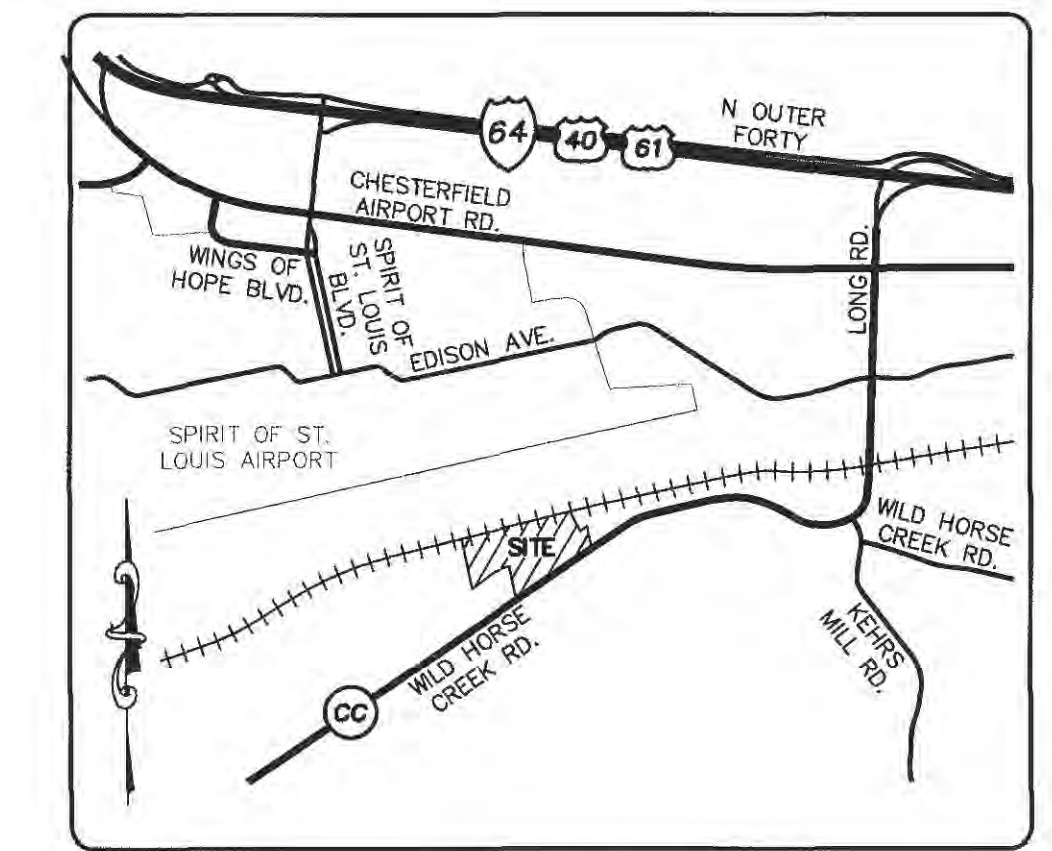
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

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

Boone's Ridge

ATTACHMENT B



LOCATION MAP
N.T.S.

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN UE
AT&T
LACLEDE GAS COMPANY
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. REVIEW OF THE PROPOSED STEEP SLOPE 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: KROCHOFF 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 26L 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.
- ALL SIDEWALKS LOCATED WITHIN COMMON GROUND SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.

DEVELOPMENT NOTES:

LOCATOR NUMBERS: 18V520027, 18V510381, 18V520115, 18V520126, 18V520160
 SITE ADDRESS: 17655, 17635, 17627, 17603 & 17571 WILD HORSE CREEK RD.
 EXISTING ZONING: E-1 & MLL
 PROPOSED ZONING: E-1/2 ACRE W/ "WH." WILD HORSE CREEK OVERLAY
 GROSS AREA OF SITE: 26.78 ACRES
 WILDHORSE CREEK ROAD DEDICATION STRIP: 0.27 ACRES
 NET AREA: 26.51 ACRES
 DENSITY CALCULATIONS: 26.51 ACRES X 43,560 SQ.FT./AC. = 52 LOTS ALLOWED
 (22,000 SQ.FT./LOT)

MAXIMUM NUMBER OF UNITS ALLOWED: 52
 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: 17,250 S.F.
 LARGEST LOT SIZE: 22,942 S.F.

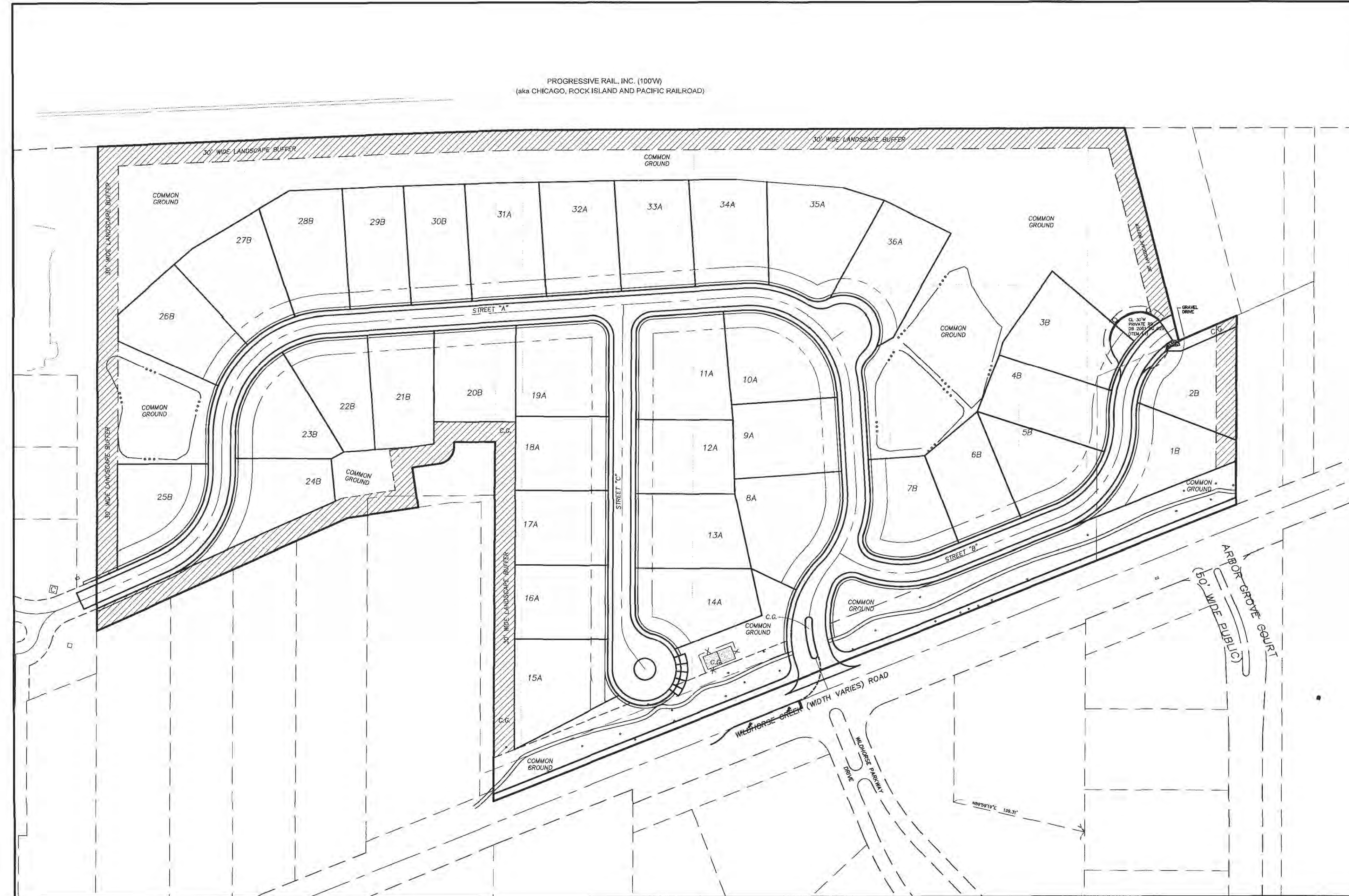
NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 72 SPACES
 NUMBER OF PARKING SPACES PROVIDED: 72
 PROPOSED STREETS SHALL BE PUBLIC 40' W. R.O.W. WITH 26' W. P.V.M. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.
 RIGHT OF WAY AREA = 3.05 ACRES
 DEDICATION = 0.28 ACRES
 COMMON GROUND = 9.0 ACRES (33%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

U.S.P.S. NOTE:

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

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

Preliminary Plan



SHEET INDEX

- 1.1 COVER SHEET
- 2.1 DEMOLITION PLAN
- 3.1 SITE / GRADING PLAN
- 4.1 SITE PLAN
- 5.1 NATURAL RESOURCES MAP
- 6.1 CROSS SECTIONS
- 7.1 SITE 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:

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 70°05'58" EAST, 428.43 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°16'04" EAST, 884.41 FEET TO A POINT OF NON-TANGENCY AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO LAURA M. AND ANTHONY GRAMBLINO, AS RECORDED IN DEED BOOK 16260, PAGE 3220 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 GRAMBLINO PROPERTY, SOUTH 26°14'14" EAST, 326.03 FEET TO A FOUND IRON PIPE; THENCE NORTH 53°36'49" EAST, 63.88 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO ROUFE EQUINEFRAN, L.L.C. AS RECORDED IN DEED BOOK 22762, PAGE 333 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID ROUFE 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 89°37'14" WEST, 1,164.06 FEET TO A POINT OF NON-TANGENCY, WHERE A FOUND IRON PIPE BEARS, SOUTH 77°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 381, PAGE 36 OF SAID RECORDS, NORTH 12°15'02" WEST, 534.08 FEET TO A FOUND IRON PIPE; THENCE LEAVING SAID EAST LINE AND CONTINUING ALONG THE NORTH LINE OF SAID LOT "A" THE FOLLOWING COURSES AND 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°24'24" WEST, 32.60 FEET AND AN ARC DISTANCE OF 35.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°07'58" WEST, 45.48 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 22°02'07" EAST, 60.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 69°07'58" WEST, 106.80 FEET TO A FOUND IRON PIPE WITH CAP (MARLER LS-347D), WHICH BEARS NORTH 98°09' 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, 116.49 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,166.00 SQUARE FEET OR 26.78 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.

FLOOD NOTE:

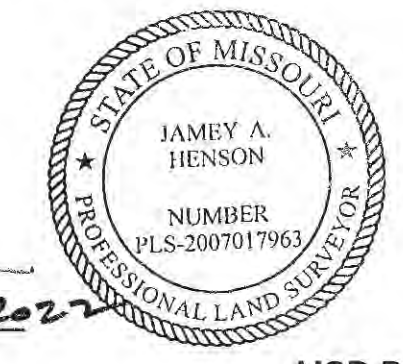
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0295K AND 29189C0313K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

SURVEYOR'S CERTIFICATION:

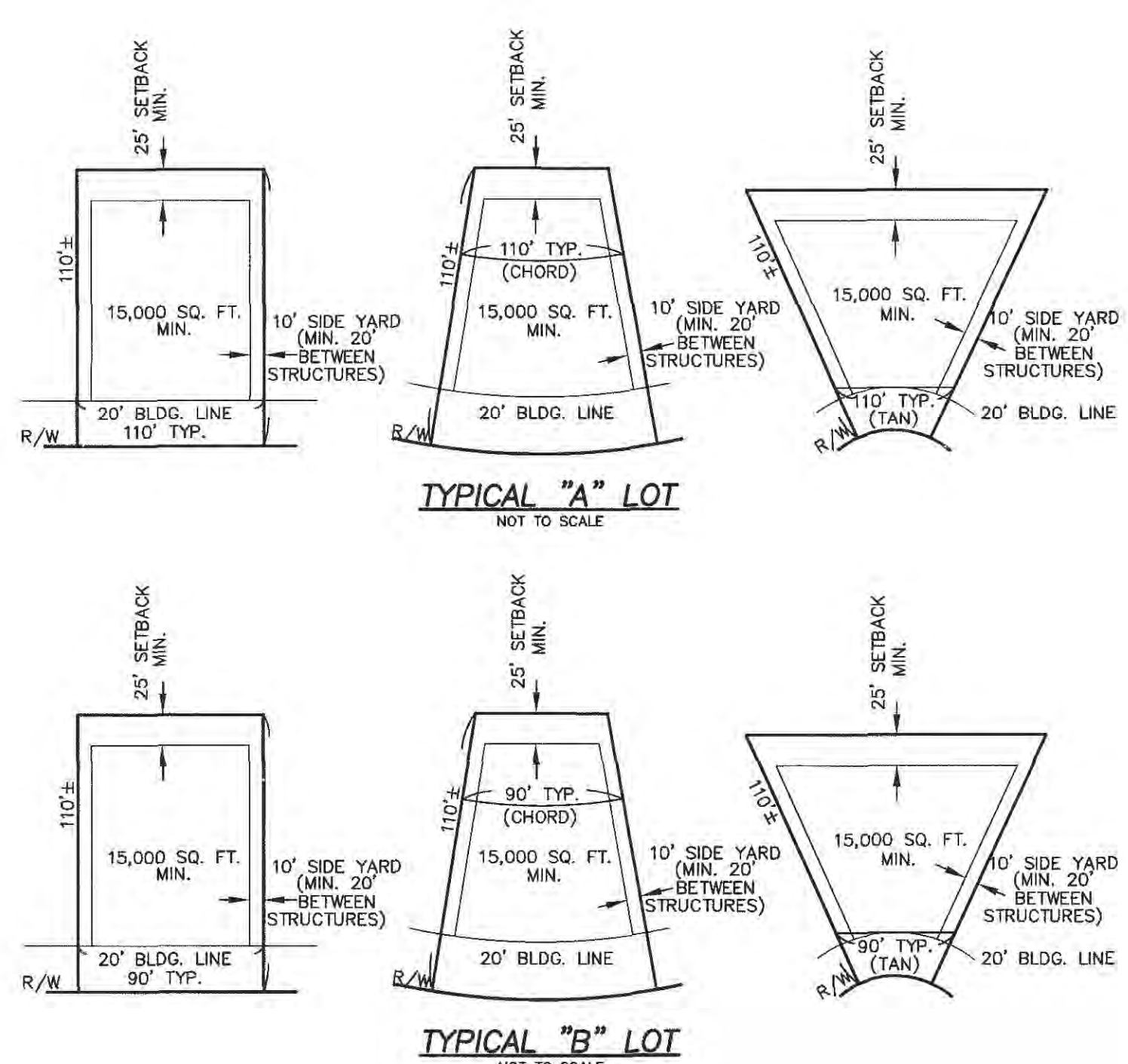
"THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY, 2022, AT THE REQUEST OF MCBRIDE BYRNE LAND COMPANY, LLC, PREPARED AN PRELIMINARY PLAN OF "BOONE'S RIDGE", FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED 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

JAMIE A. HENSON, PLS
 MO. REG. PLS #2007017963



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



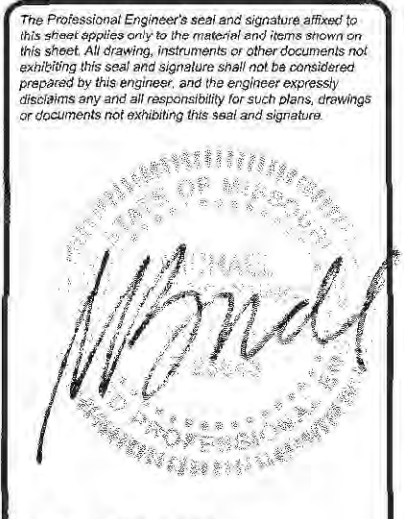
ISSUE REMARKS/DATE

1	8-23-2021	INITIAL SUBMITTAL
2	11-17-2021	CITY COMMENTS
3	1-26-2022	CITY COMMENTS
4	1-27-2022	CITY COMMENTS

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

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5955 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0940 Fax 314-487-8944
 www.sterling-engineers.com
 Corporate Certificate of Publicity #001948

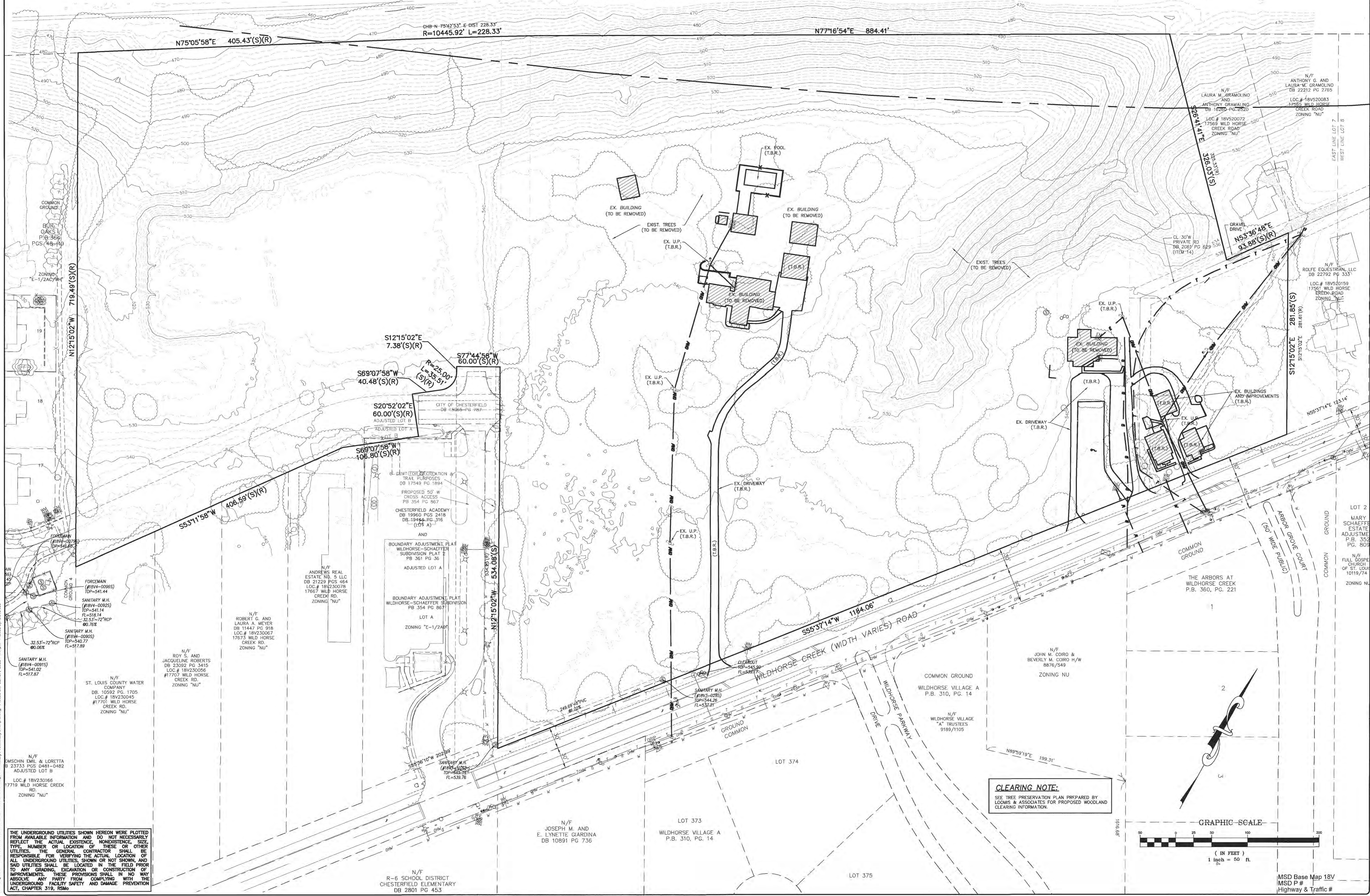
Boone's Ridge
 CHESTERFIELD, MISSOURI
 PRELIMINARY PLAN
 COVER SHEET



Date: 1-27-2022
 MICHAEL G. BOERDING
 License No. MO E-26843
 Civil Engineer

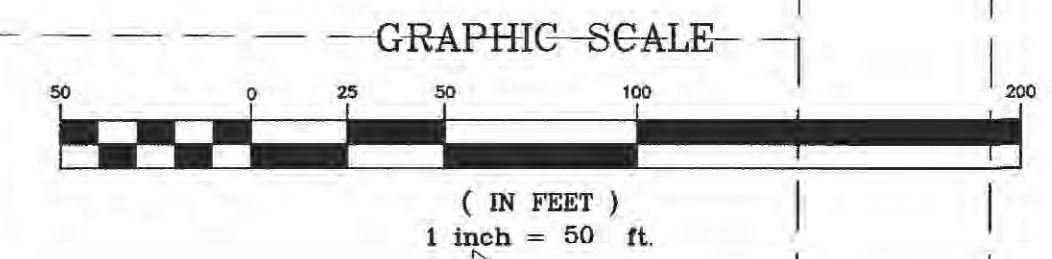
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 Date: Jan. 27, 2022
 Designed: MF Sheet
 Drawn: EA 1.1
 Checked: PRE

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

CLEARING NOTE:
SEE TREE PRESERVATION PLAN PREPARED BY LOOMIS & ASSOCIATES FOR PROPOSED WOODLAND CLEARING INFORMATION.



ISSUE	REMARKS/DATE
1	10-24-2021 INITIAL SUBMITTAL
2	11-17-2021 CITY COMMENTS
3	1-4-2022 CITY COMMENTS
4	1-27-2022 CITY COMMENTS

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

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63122-8644
Ph 314.991.8800
www.sterling-eng-srv.com
Corporate Certificate of Authority #001548

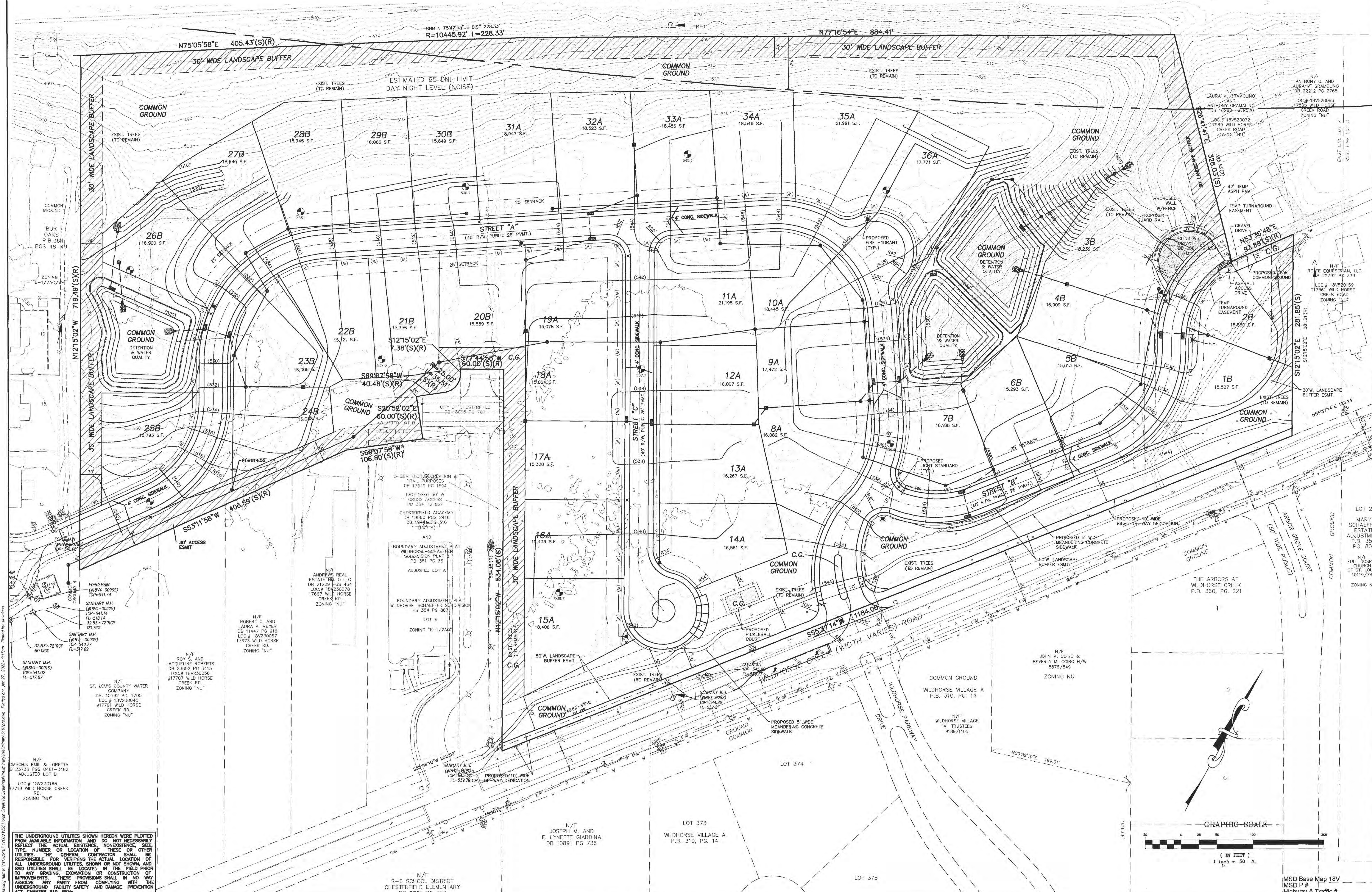
Boone's Ridge
CHESTERFIELD, MISSOURI
PRELIMINARY PLAN
DEMOLITION PLAN

Date: 1-27-2022
MICHAEL G. BOERDING
License No. MO E-28843
Civil Engineer

Job Number: 17-05-107
Date: Jan. 27, 2022
Designed: MF
Drawn: EA
Checked: PRE

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

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



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ISSUE	REMARKS/DATE
1	9-23-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	1-5-2022, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

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

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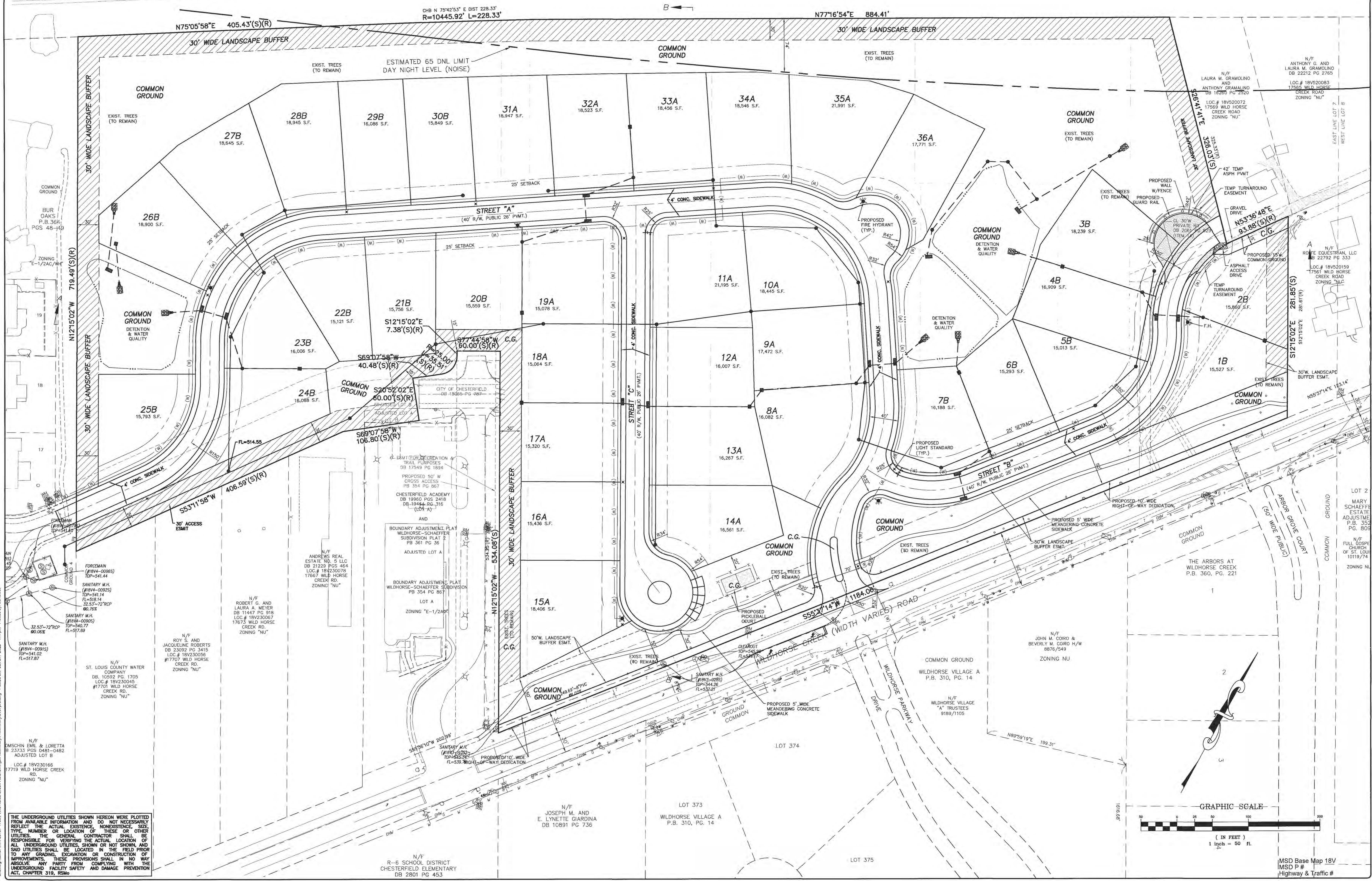
Boone's Ridge
CHESTERFIELD, MISSOURI
PRELIMINARY PLAN
SITE GRADING PLAN

Date: 1-27-2022
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number: 17-05-107
Date: Jan. 27, 2022
Designed: MF
Drawn: EA
Checked: PRE

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

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



Drawing Name: 141702107 1800 Wild Horse Creek Rd Chesterfield, MO 63005
 Date: Jan 27, 2022, 1:17 PM
 Project: 141702107

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ISSUE	REMARKS/DATE
1	9-23-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	1-5-2022, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

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

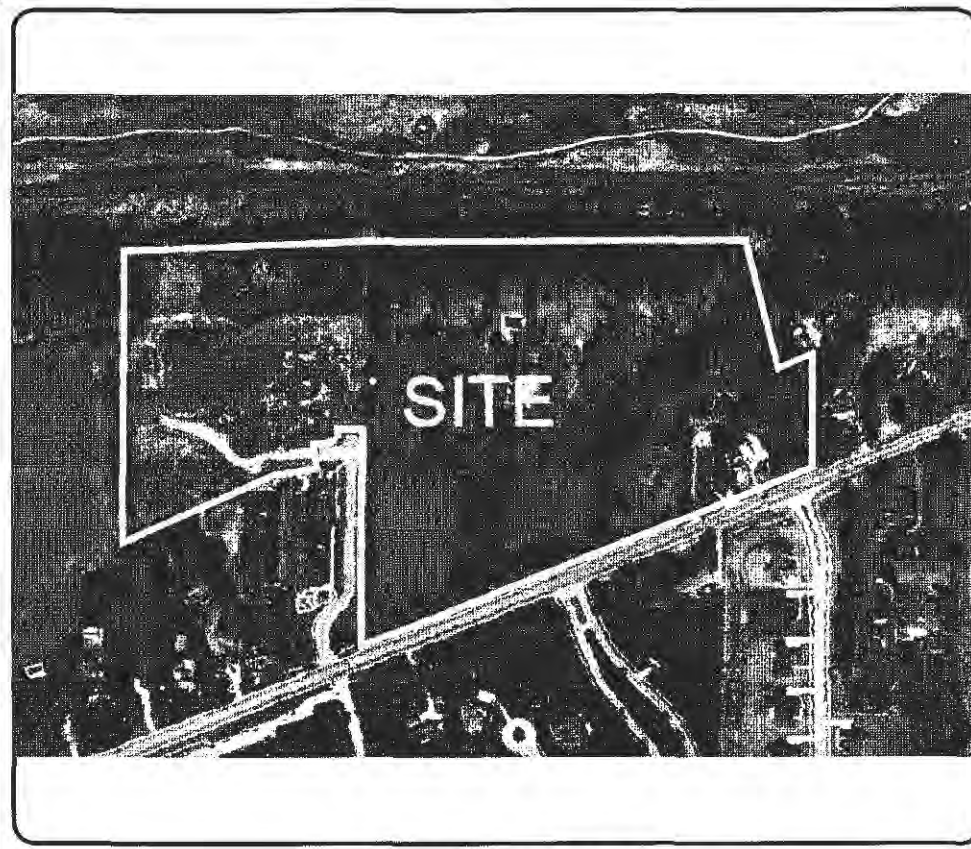
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Braunfels Road
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001948

Boone's Ridge
 CHESTERFIELD, MISSOURI
 PRELIMINARY PLAN
 SITE PLAN

Date: 1-27-2022
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 17-05-107
 Date: Jan. 27, 2022
 Drawn: EA Sheet 4.1
 Checked: PRE

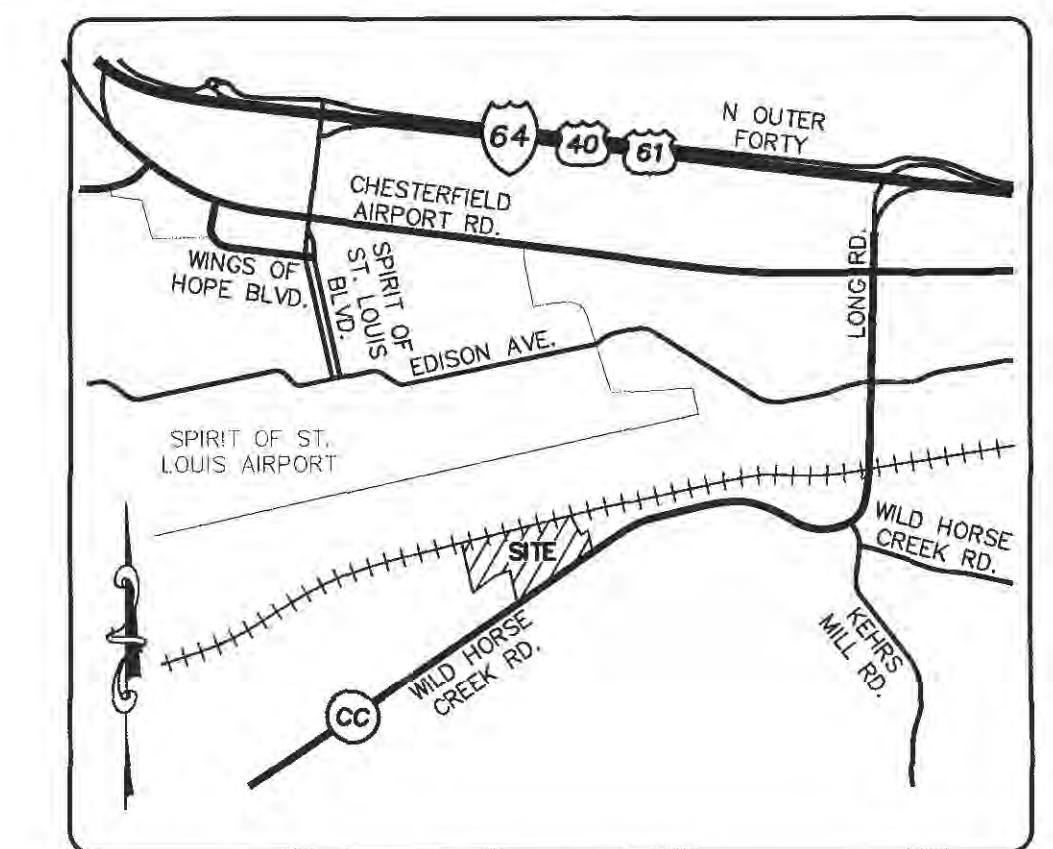
MSD Base Map 18V
 MSD P #
 Highway & Traffic #



AERIAL PHOTO
N.T.S.

Boone's Ridge

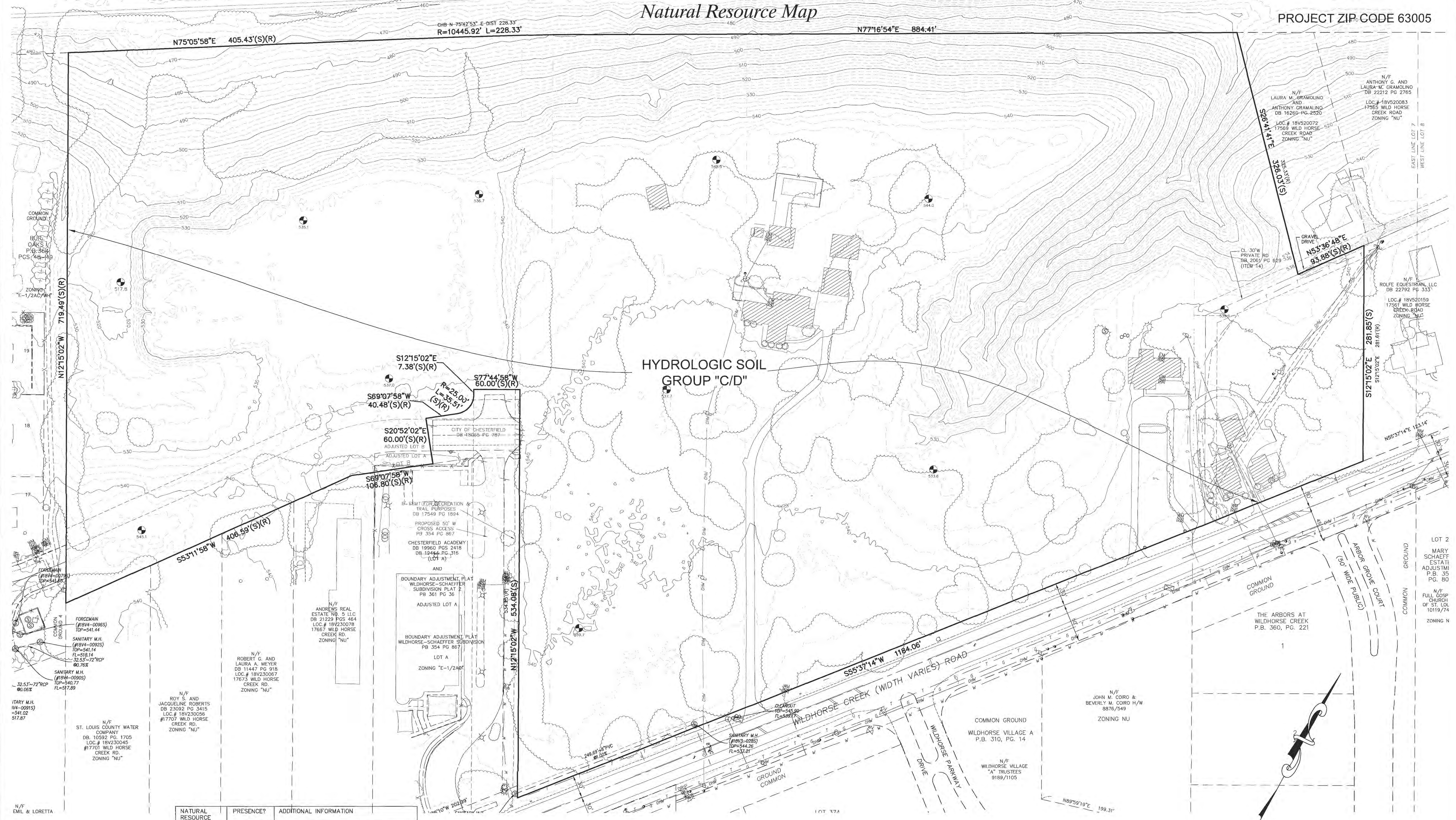
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PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND
LOCATED IN PART OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45
NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

Natural Resource Map

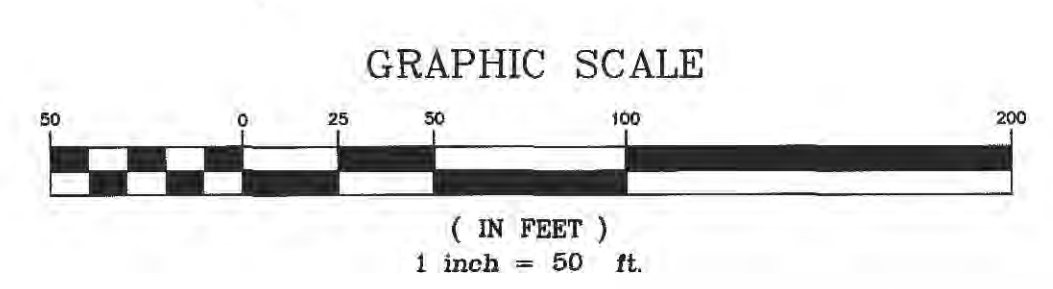
PROJECT ZIP CODE 63005



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.



Drawing Name: V1705107 1705107 Boone's Ridge Create: R02/22/2022 11:17am. Plotted by: slawless

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/DATE
1	9-23-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	1-5-2022, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

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

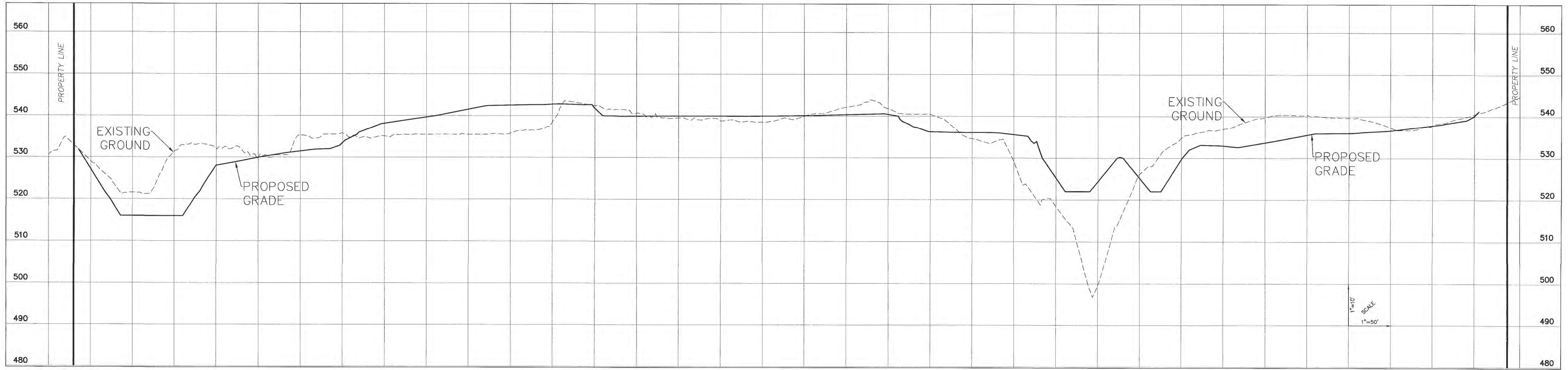
THE STERLING CO.
ENGINEERS & SURVEYORS
5665 New Braunfels Road
St. Louis, Missouri 63129
Ph: 314-487-0440 Fax: 314-487-8844
www.sterling-engineers.com
Corporate Certificate of Authority #01548

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

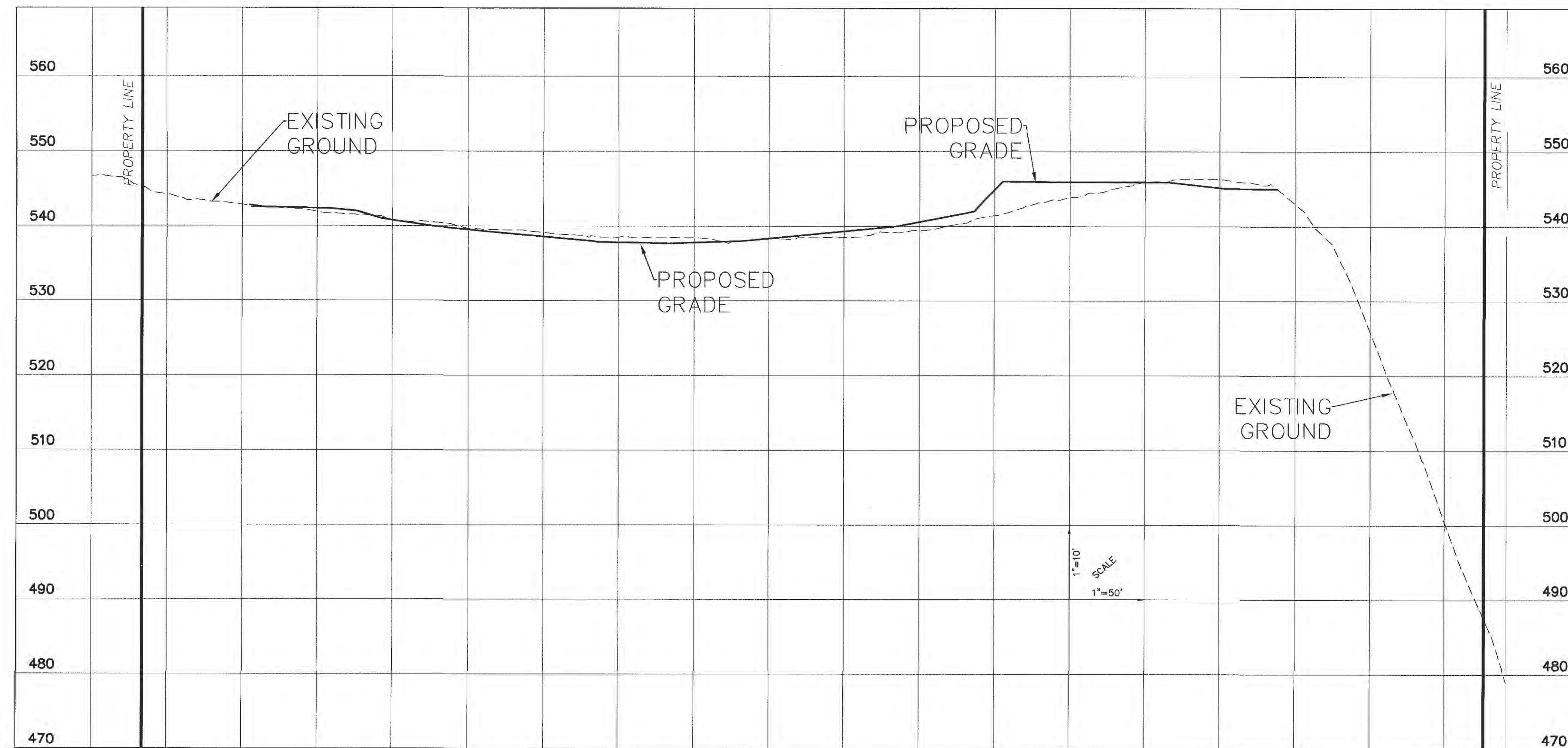
Date: 1-27-2022
MICHAEL G. BOERDING
License No. MO E-28843
Civil Engineer

Job Number: 17-05-107
Date: Jan. 27, 2022
Designed MF: [blank]
Drawn: EA
Checked: PRE

MSD Base Map 18V
MSD P # [blank]
Highway & Traffic # [blank]



SECTION A-A



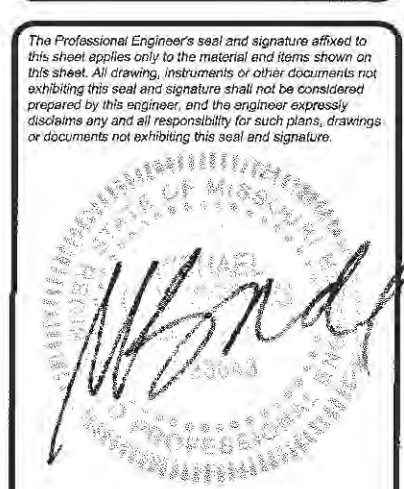
SECTION B-B

ISSUE	REVISION/DATE
1	2-23-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	1-5-2022, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

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

THE STERLING CO.
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 5035 New Baumgartner Road
 Chesterfield, MO 63005
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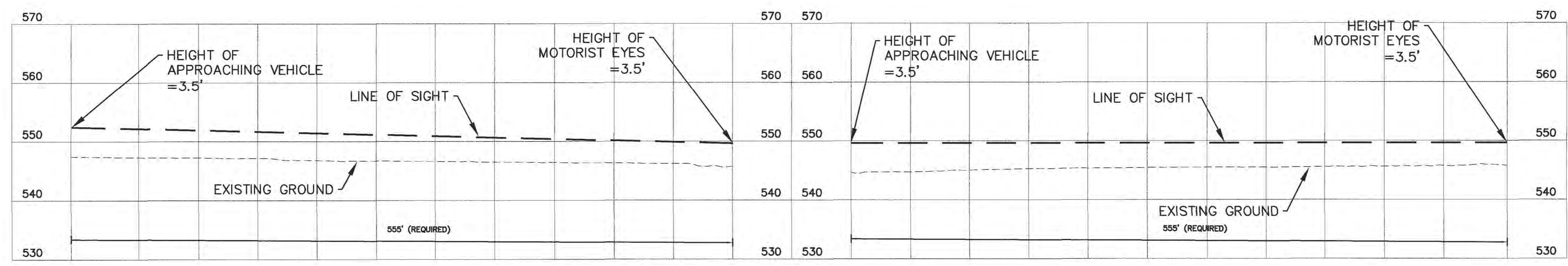
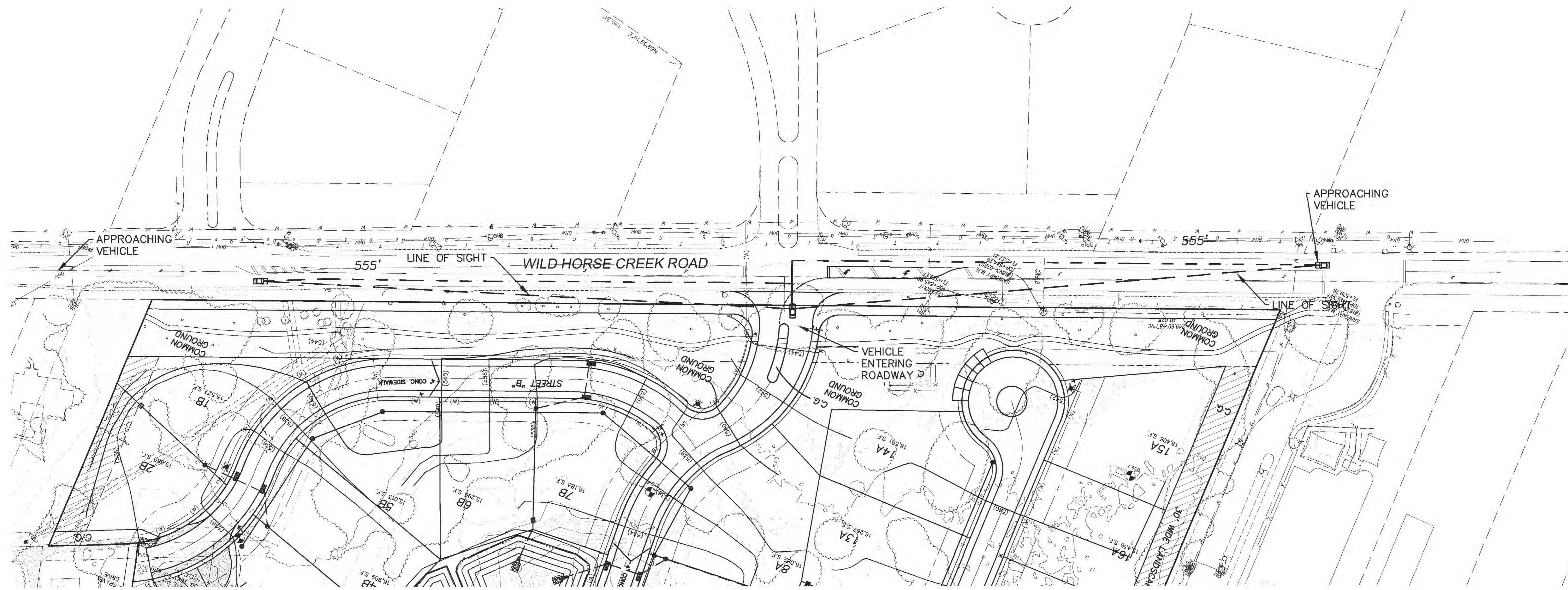
Boone's Ridge
 CHESTERFIELD, MISSOURI
 PRELIMINARY PLAN
 SITE SECTIONS



Date: 1-27-2022
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number	17-05-107
Date	Jan. 27, 2022
Designed: MF	Sheet
Drawn: EA	6.1
Checked:	PRE

Drawing name: V17020107_17050107_17050107_17050107_PreliminaryPlan.dwg Plotted on: Jan 27, 2022 - 1:17pm Plotted by: slawless



LINE OF SIGHT (LEFT)

LINE OF SIGHT (RIGHT)

ISSUE	REMARKS/DATE
1	9-23-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	1-5-2022, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

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

THE STERLING CO.
 ENGINEERS & SURVEYORS
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 St. Louis, MO 63114
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 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

Boone's Ridge
 CHESTERFIELD, MISSOURI
 PRELIMINARY PLAN
 SIGHT DISTANCE STUDY

I, the undersigned Engineer, do hereby certify that I am a duly licensed Professional Engineer in the State of Missouri, and that I am the author of the design and calculations shown on this drawing, and that I am not providing any engineering services to anyone other than the client named herein.

Michael G. Boerding
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Date: 1-27-2022
 Job Number: 17-05-107

Date: Jan 27, 2022
 Designed: MF
 Drawn: EA
 Checked: PRE

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



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:



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		

Revisions:

Date	Description	No.
10/5/21	Plan Changes	1
1/7/22	City Comments	2

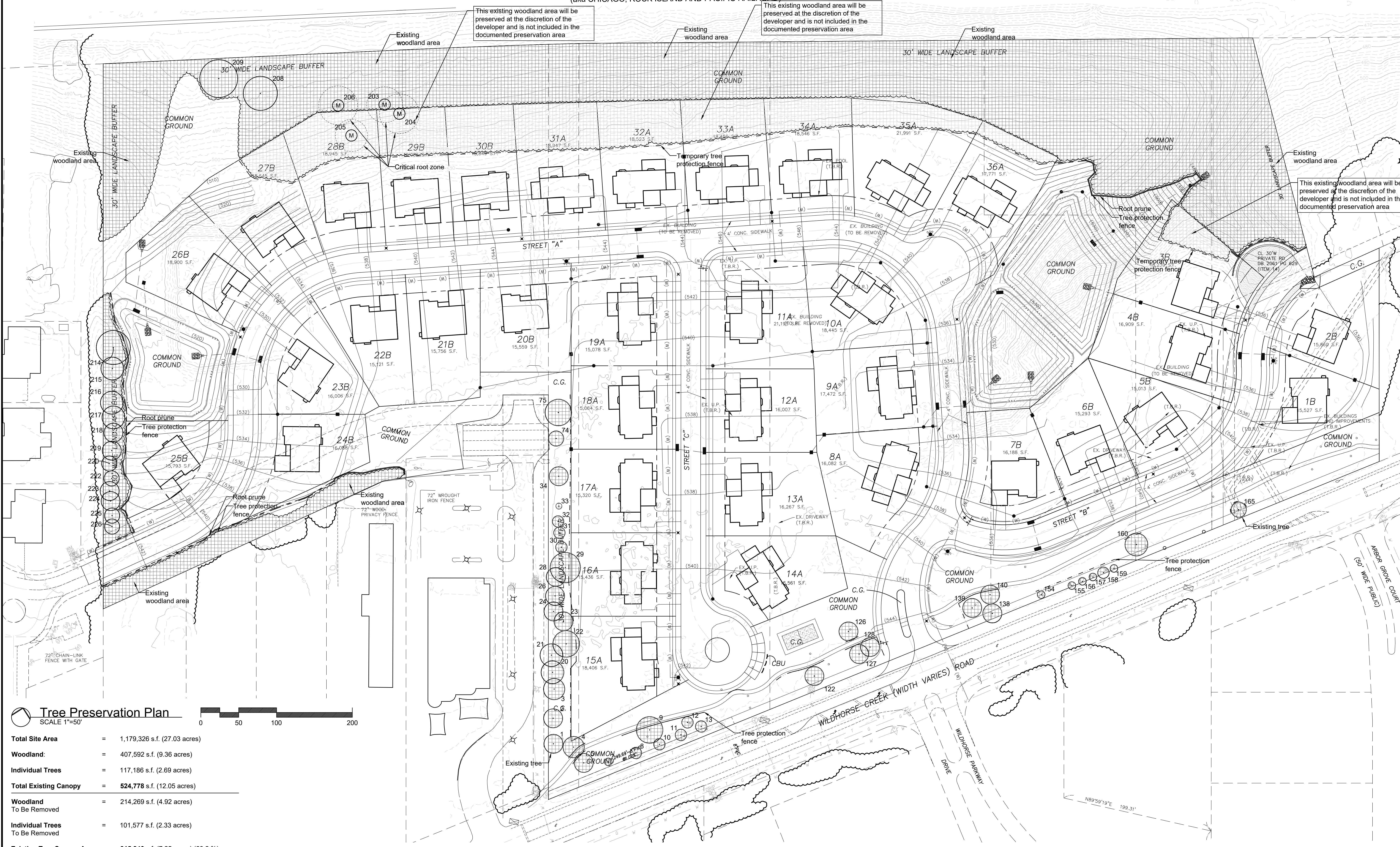
Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
750 south 40 park drive, chesterfield, missouri 63005
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Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC 000019

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

Boone's Ridge
17600 Wild Horse Creek Road
Chesterfield, Missouri



Tree Preservation Plan
SCALE 1"=50'

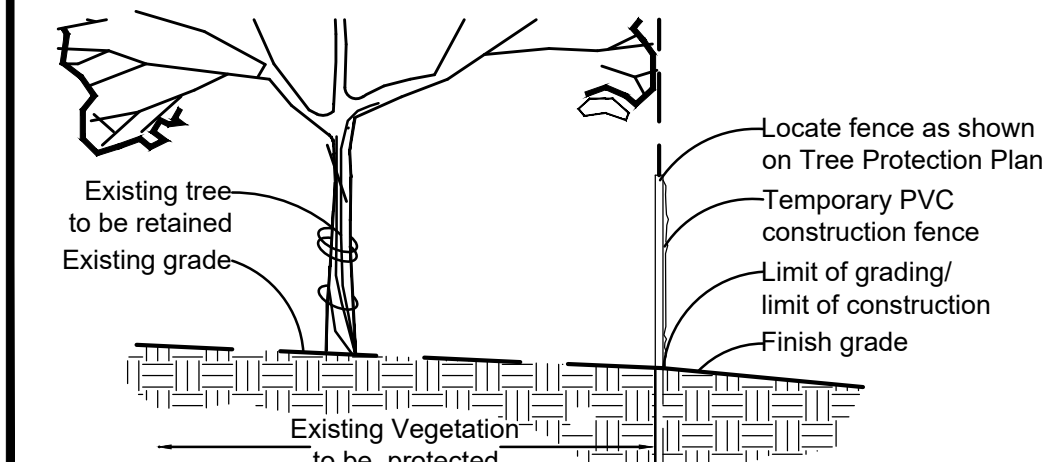
Total Site Area	=	1,179,326 s.f. (27.03 acres)
Woodland:	=	407,592 s.f. (9.36 acres)
Individual Trees	=	117,186 s.f. (2.69 acres)
Total Existing Canopy	=	524,778 s.f. (12.05 acres)
Woodland To Be Removed	=	214,269 s.f. (4.92 acres)
Individual Trees To Be Removed	=	101,577 s.f. (2.33 acres)
Existing Tree Canopy Area To Be Removed	=	315,846 s.f. (7.25 acres) (60.2 %)
Woodland To Be Preserved	=	193,323 s.f. (4.44 acres)
Individual Trees To Be Preserved	=	15,609 s.f. (0.36 acres)
Existing Tree Canopy Area To Be Preserved	=	208,932 s.f. (4.8 acres) (39.8 %)

Tree Protection Notes:

- Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- Survey limit of disturbance.
- Perform root pruning.
- Install tree protection fencing.
- Post tree protection signage on fence (No signs will be posted on trees).
- Maintain tree protection area as an off-limits zone.



Tree Protection Detail

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	Near easement
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	
26	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	
34	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	
126	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	
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	
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	Sycamore	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 Preservation Plan Prepared under direction of:
 Brian Bage
 Certified Arborist MW-5033A

Revisions:

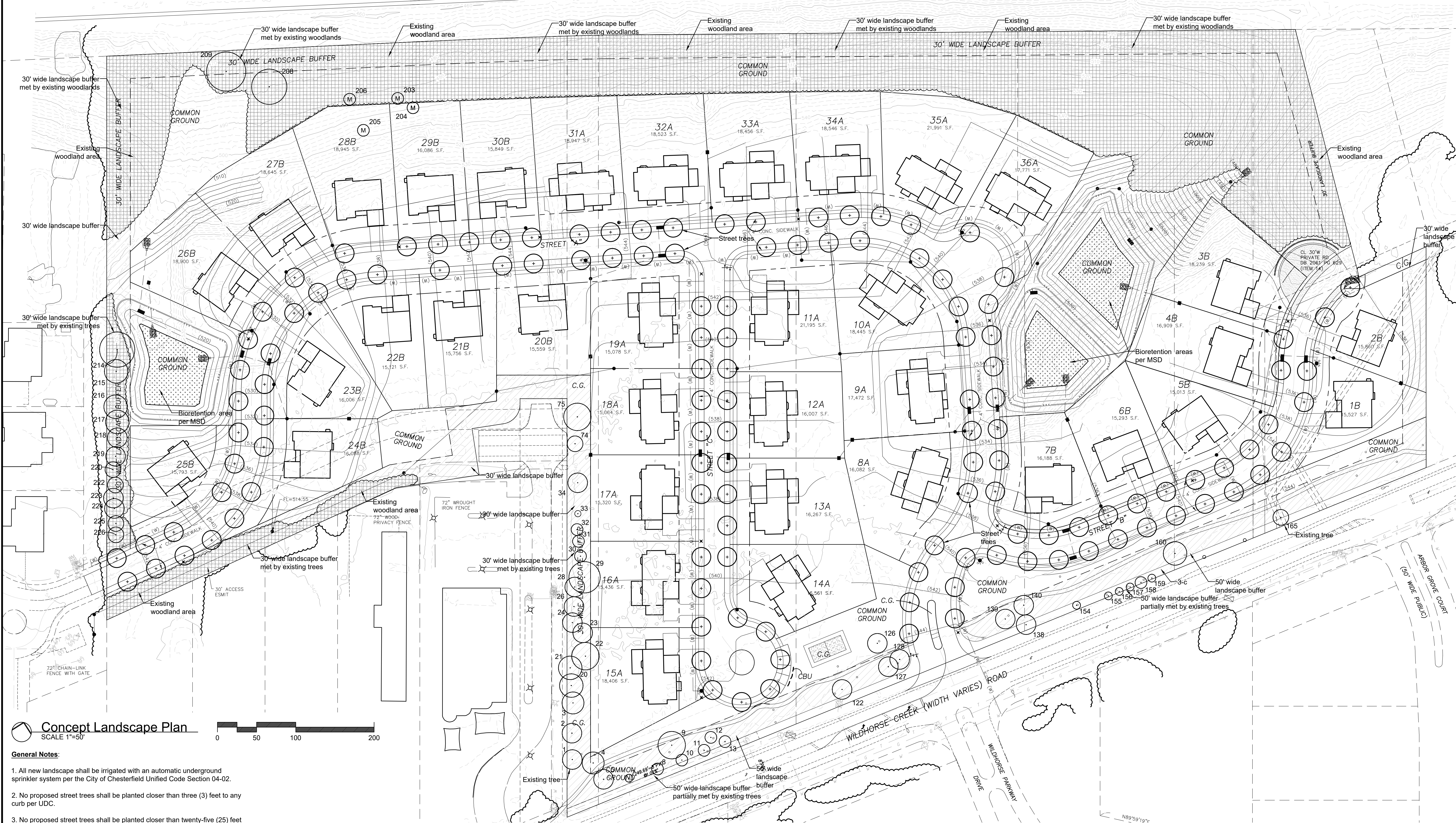
Date	Description	No.
10/5/21	Plan Changes	1
1/7/22	City Comments	2

Drawn: KP
 Checked: RS

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 landscape architects + planners
 700 park 40 park drive, chesterfield, missouri 63005
 t. 636.519.8668
 www.loomis-associates.com
 Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC #000019

Boone's Ridge
 17600 Wild Horse Creek Road
 Chesterfield, Missouri

(AKA CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD)



Concept 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.
 - All street trees and bufferyard plant materials will be specifically detailed on the Site Development Plan and shall be in accordance with the requirements of the City of Chesterfield UDC Section 04-02.

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	
26	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	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	
156	Spruce	6	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	Sycamore	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

Jerald Saunders - Landscape Architect
 MO License # LA-007
 Consultants:

Boone's Ridge
 17600 Wild Horse Creek Road
 Chesterfield, Missouri

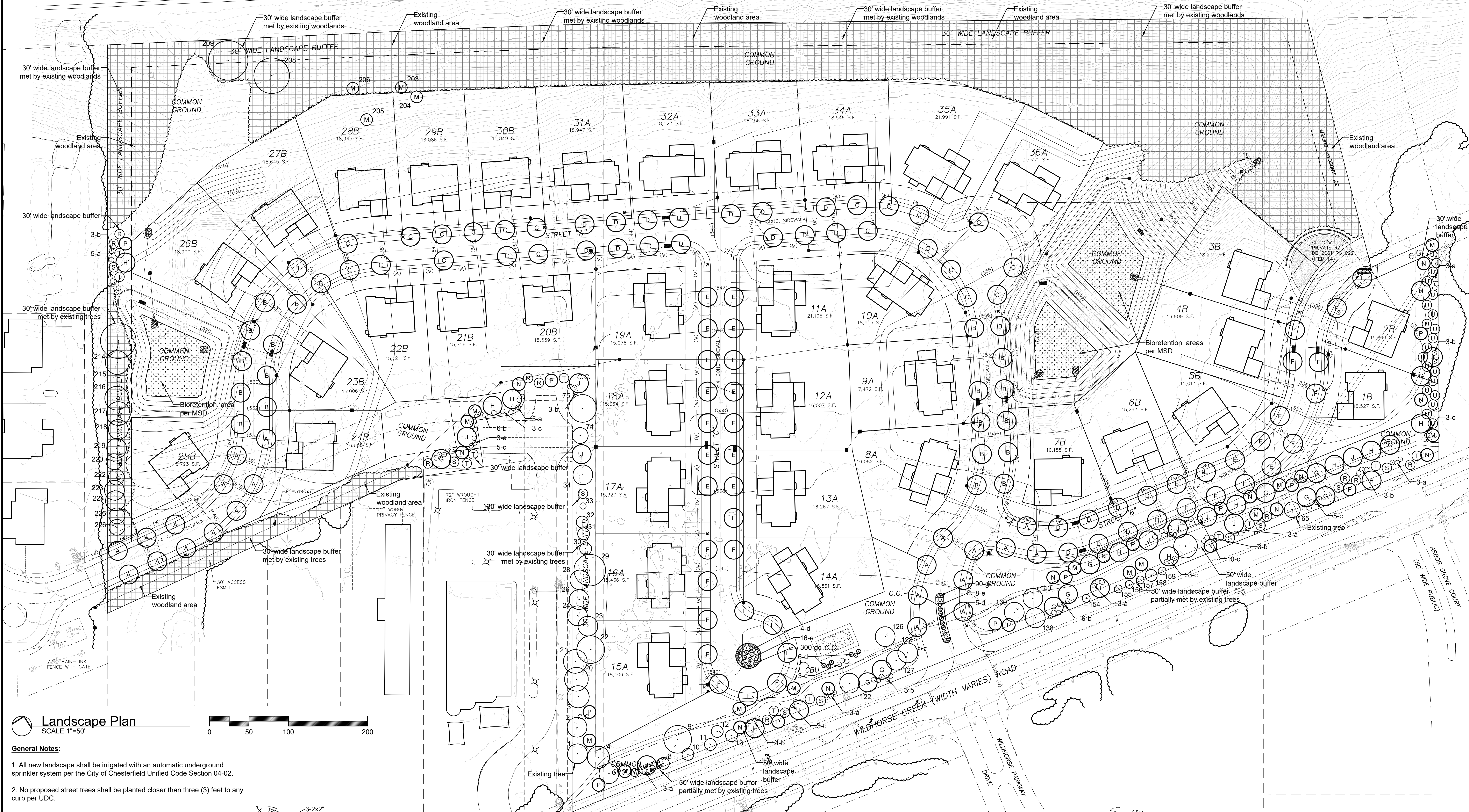
Revisions:

Date	Description	No.

Drawn: KP
 Checked: RS

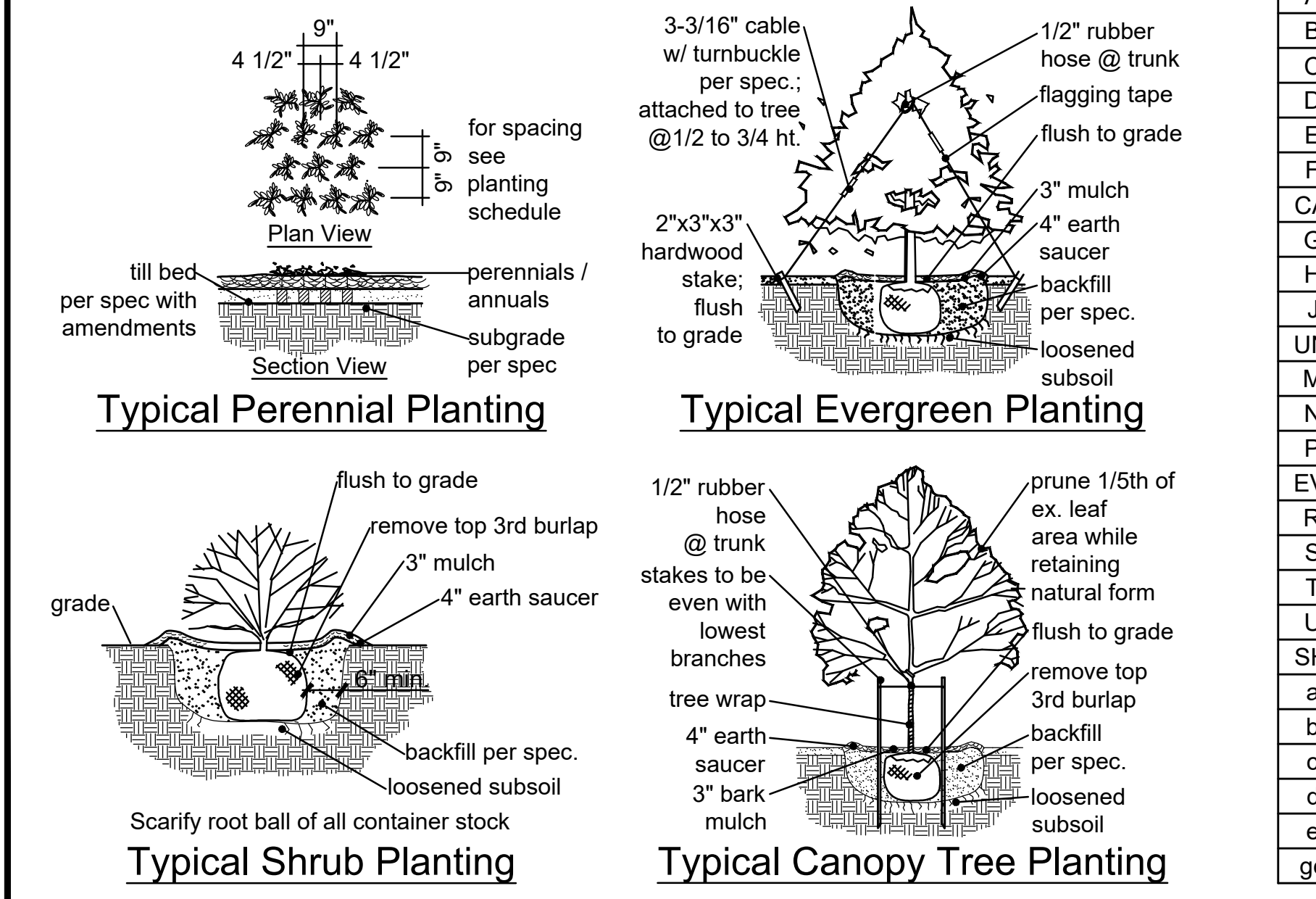
LOOMIS ASSOCIATES
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 t. 636.519.8668
 www.loomis-associates.com

Sheet Title: Concept Landscape Plan
 Sheet No: **L1.01**
 Date: 1/7/22
 Job #: 1005.005



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	SLOW/MEDIUM BROWTH 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	12	Liriodendron tulipifera	Tuliptree	2.5" cal.	B&B	Lg/Fast		
H	12	Tilia cordata	Littleleaf Linden	2.5" cal.	B&B	Lg/M-Fast	4.8 %	
J	12	Nyssa sylvatica	Blackgum	2.5" cal.	B&B	Lg/Slow-M	4.8 %	
UNDERSTORY-ORNAMENTAL TREES								
M	13	Cercis canadensis	Redbud	2.5" cal.	B&B	Med/Fast		
N	13	Cornus florida	Flowering Dogwood	2.5" cal.	B&B	Sm/Slow-M	5.2 %	
P	13	Ametanchar arborea	Downy Serviceberry	2.5" cal.	B&B	Med/Slow-M	5.2 %	
EVERGREEN TREES								
R	10	Picea abies	Norway Spruce	6' h.	B&B	Lg/Med	4 %	
S	9	Picea glauca	White Spruce	6' h.	B&B	Med/Med	3.6 %	
T	11	Picea pungens	Colorado Blue Spruce	6' h.	B&B	Med/Med	4.4 %	
U	20	Thuja 'Green Giant'	Green Giant Arborvitae	10' h.	B&B	Lg/Fast		
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	35	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 'UCCONAM012'	Ground Hug Mound Chokeberry	18"	48" o.c.			
gc	390	Sedum kamtschaticum	Orange Stoncrop	2" c.p.	12" o.c.			
							Total	32 %

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
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21	Pine	18	30	3	
22	Pine	24	35	2	
23	Spruce	12	25	3	
24	Sassafras	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	
34	Cottonwood	18	25	2	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
74	Maple	10	20	2	
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122	Pine	14	25	2	
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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	Near easement
203	Sycamore	38	45	3	Monarch, at hillside
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	Sycamore	28	50	2	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	13	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

Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Boone's Ridge
17600 Wild Horse Creek Road
Chesterfield, Missouri

Revisions:

Date	Description	No.
10/1/21	Plan Changes	1
1/7/22	City Comments	2

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
700 park 40 park drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com

Sheet Title: Landscape Plan
Sheet No: **L1.01**
Date: 10/5/21
Job #: 1005.005

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.



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

December 20, 2021

Jeannie M. Aumiller
McBride Byrne, LLC
17415 North Outer Forty Road
Chesterfield, MO 63005

SENT BY ELECTRONIC MAIL TO: Jaumiller@mcbridehomes.com

RE: P.Z. 08-2021 McBride Byrne LLC (Boone's Ridge)

Dear Ms. Aumiller,

A Public Hearing was held for the project referenced above on December 13, 2021. At that time several items were discussed in relation to your zoning map amendment request.

Issues Raised at the Public Hearing (Separate Formal Response Required)

The following list of items discussed at the Public Hearing must be addressed in writing prior to being scheduled for a future Planning Commission Agenda.

- Concerns were raised by the Planning Commission in regards to all three modification request. Additional information was requested by the Commission to further understand/warrant the deviation from the Development Criteria defined for the WH Overlay District within the City's Unified Development Code. Additional information includes but is not limited to the following:
 - It was stated by the development team that all the lots may not require the setback modification. Provide the total number of lots that require adjusted setbacks.
 - It was stated that the groupings of "A" lots and "B" lots align with each developer with different model homes. A question was asked by the Commission to provide information on if the same setback requirements are required for both groupings.
 - It was stated by the Commission that there is a strong desire to not have required landscaping on individual lots. Provide information on how the offered landscape easement would alleviate the concern of the Commission or provide an alternate solution to abate the concern.

- A concern was raised by the Planning Commission on the increased traffic along Wild Horse Creek Road by the development. Provide a response on any relevant communication with the Missouri Department of Transportation over Wild Horse Creek road including any planned roadway improvements. Also address how the addition of this development will not provide a traffic concern on Wild Horse Creek Road.
- A concern was raised by a resident on the impact of the roadway connection to Silver Buck Lane would have on the pedestrian safety of the adjacent development to the west. Provide information on any potential safety impacts the roadway connection may have, and if presented, potential solutions the development team may offer.

Please do not hesitate to contact me at 636-537-4736 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Knight".

Mike Knight
Assistant City Planner

McBride Byrne, LLC

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

January 7, 2022

Via email to: jknight@chesterfield.mo.us

Mike Knight
Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

RE: Boone's Ridge - PZ 08-2021

Dear Mr. Knight:

On behalf of McBride Byrne, LLC, enclosed please find the following responses to your December 20, 2021, issue letter regarding the Boone's Ridge project. In addition, the revised plan addressing several of the City's comments is attached hereto.

Issue list:

1. We are continuing with our request for a minimum 10' side yard on every lot in this community. As a reminder, this is just a minimum setback and does not mean that the side of every home will be 10' from the side of every property line. Also, the 10' minimum will only apply to the narrowest point of the lot, which will sometimes be toward the middle or rear of the lot rather than at the front building line. That will create a larger visual setback from the streetscape and will enhance the character of the community. Our goal is to keep options available to each of our buyers to choose the home product and the size of the garage that they desire on the lot that works for them. More specifically, we want to offer more than a 2-car garage.
2. The above response applies to both the "A" and the "B" lots.
3. The portion of the landscape buffer that falls within lots will be located within an easement granted to the homeowners' association ("HOA") formed for this community. The HOA will not only have an easement over the lots for this area, but will be required to maintain the landscaping within this easement area, the same as if it was on common ground owned by the HOA. The lots owners would be restricted from removing or negatively disturbing the landscaping in these areas and would not be allowed to fence in that portion of the lot. This would be stated on the record plat and the declaration for the community (both recorded documents), and in a disclosure signed by the lot owner at the time of contract. This would all be similar to the landscape buffer/easement on lots in the Kehrs Mill development. We have also been in discussions and reached an agreement with the owner of the adjacent property to provide enhanced landscaping in this area providing a significant buffer between our properties.
4. This plan has been reviewed by MoDOT. MoDOT requested a turn lane which we have incorporated into this plan.

5. While we do not anticipate the owners of our lots to use Silver Buck Lane as a means of access, as it just does not make any sense given the direct and easy access to Wild Horse Creek Road through our development streets, we believe the City wants this connection and has been planning for this connection, as evidenced by the stub street on Silver Buck Lane. As stated in the meeting, we are willing to work with the City and incorporate any traffic calming provisions they would like to see in this development, if any.

Preliminary Development Plan:

1. The plan has been adjusted to remove Lot 35A from the 65 DNL line, and, therefore, no lots fall within the 65 DNL line any more.
2. Spirit of St. Louis Airport has reviewed and approved the plan, as evidenced by the letter attached to this correspondence. We will comply with the requirements to provide notification to our buyers.
3. Since none of our lots fall within the 65 DNL line any more with our revised plan, this section is no longer applicable and requires no response.
4. The building footprint has been removed from the plan
5. The existing treeline has been removed from the plan.
6. The density calculation has been revised on the cover sheet of the revised plan.
7. The dedication strip area has been removed from the density calculation.
8. We believe the meandering look of the sidewalk along Wild Horse Creek Road is desired by our buyers, the residents and the City. Therefore, an easement will be provided for the sidewalk along Wild Horse Creek Road and it will be dedicated for public use.
9. In our contract with the current owner, we have agreed that temporary access for the owners of those properties must be maintained at all times during development of this community. We are entering into a formal agreement with the owners of those properties documenting a temporary access easement until the public streets are installed and available for public use.
10. The current CBU location has been reviewed and approved by USPS.
11. A label for the south perimeter landscape buffer has been added to the plan.
12. We understand that the landscape plan will be approved with the subsequent Site Development Plan package.
13. We understand that if any modification is not approved, an updated plan would be required.
14. All of the requested information is set forth on the enclosed plans provided by Loomis Associates. Critical root zone provided on TPP for trees # 203, 204, 205, and 206 noted as monarchs.

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

Very truly yours,
McBride Byrne, LLC



Jeannie M. Aumiller
General Counsel

Enclosures