



VII.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Meeting Date: May 22, 2023

From: Shilpi Bharti, Planner

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

Petition: **Tara Ridge (SDP):** A Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for a 35.0 acre tract of land zoned “PUD” Planned Unit Development District located on the north side of Wild Horse Creek Road and across from Savonne Court (18V130099, 18V140065, 18V140098).

SUMMARY

McBride Berra Land Company, LLC has submitted a Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for a 35 acre tract of land to construct 35 detached single family homes known as Tara Ridge. There is one proposed entrance off of Wild Horse Creek Road that is across from Savonne Court.

Wild Horse Creek Road (WHCR) is classified as a major arterial roadway which is owned and operated by MoDOT. The property is zoned “PUD” Planned Unit Development District. The intent of a PUD is to encourage flexibility in the density requirements and development standards that will result in exceptional design, promote the most appropriate use of land, facilitate the provision of streets and utilities and to preserve the natural and scenic features and open space.



Figure 1: Aerial of the Subject Site

SITE HISTORY

The subject site was zoned “NU”—Non-Urban prior to the City’s incorporation.

1990—Conditional Use Permit issued for 17803 Wild Horse Creek Rd. to allow bulk sale of sand, gravel, mulch and similar supplies (C.U.P. 09-1990).

1997—17831 Wild Horse Creek Rd. rezoned from “NU” to “R1” as part of the Tara at Wildhorse subdivision (Ordinance 1316).

1999—17815 and 17831 Wild Horse Creek Rd. rezoned from “NU” and “R1”, respectively, to a new “LLR” District to accommodate a proposed private school use (Ordinance 1518).

2015—17803 Wild Horse Creek Rd. rezoned from “NU” to “LLR”, incorporating the site into the 35 acre tract of land for a proposed accessory dormitory use for a private school (Ordinance 2847).

2021 —The three parcels (17803, 17815 and 17831 Wild Horse Creek Road) were rezoned from “LLR” to “E-1AC” and then from “E-1AC” to “PUD” to develop 35 single family homes. The Site Development application was withdrawn and the site was not developed.

2022— City received a petition to rezone the parcel from “PUD” Planned Unit Development to “E-1AC”. The petition was denied by City Council by a vote of 8-0.

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 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 2) is an image of the Land Use Plan.

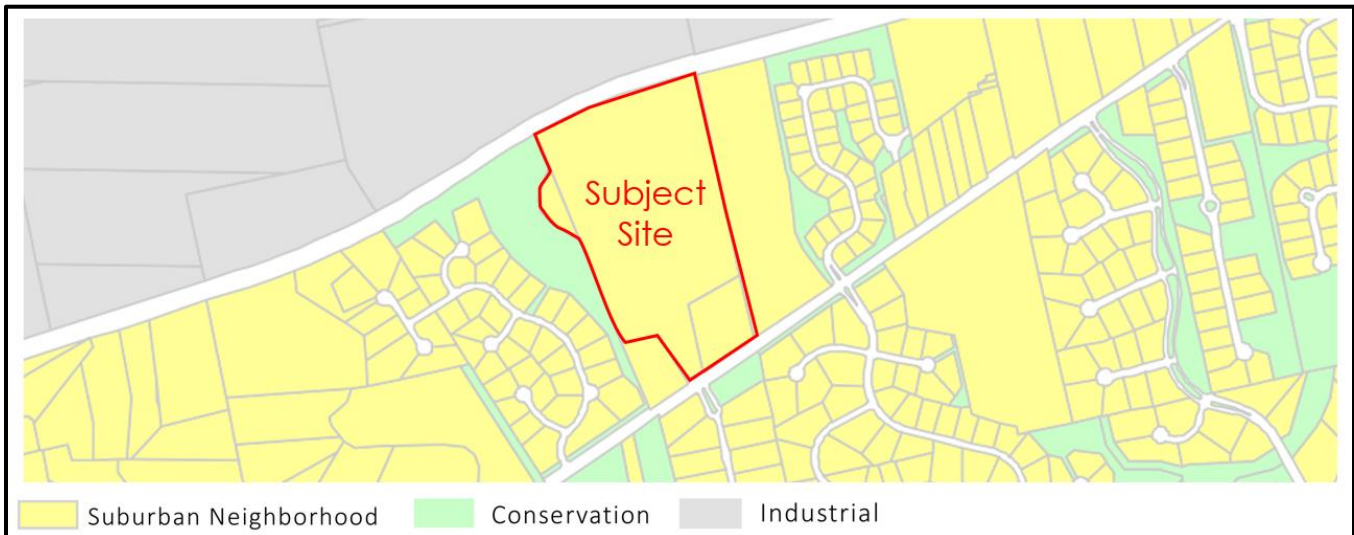


Figure 2: Land Use Designation

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.

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.

This roadway is proposed as a public roadway. 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

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 site on the east of the subject site is zoned “NU-Non-Urban District”, the site west is zoned “R1- Residential District”, and south is zoned “E2- Estate District”.

The area to the north is separated by a 20-foot bluff. Property to the north is zoned “M3-Planned Industrial”. Figure 3 details the surrounding zoning districts.

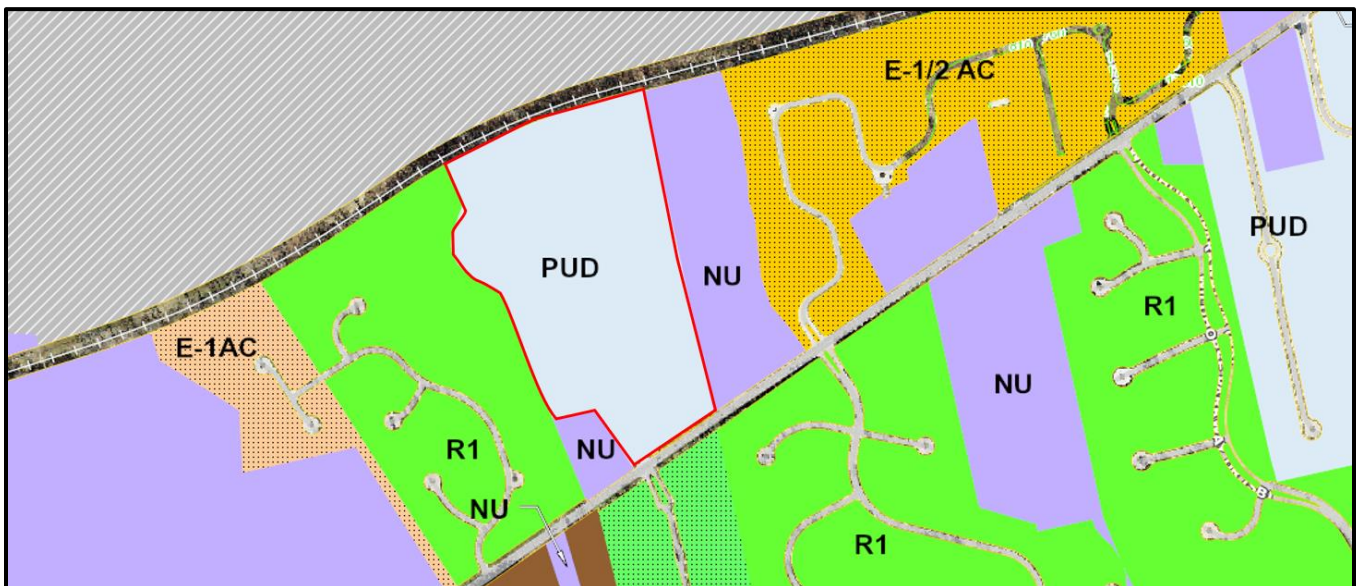


Figure 3: Surrounding Zoning Districts

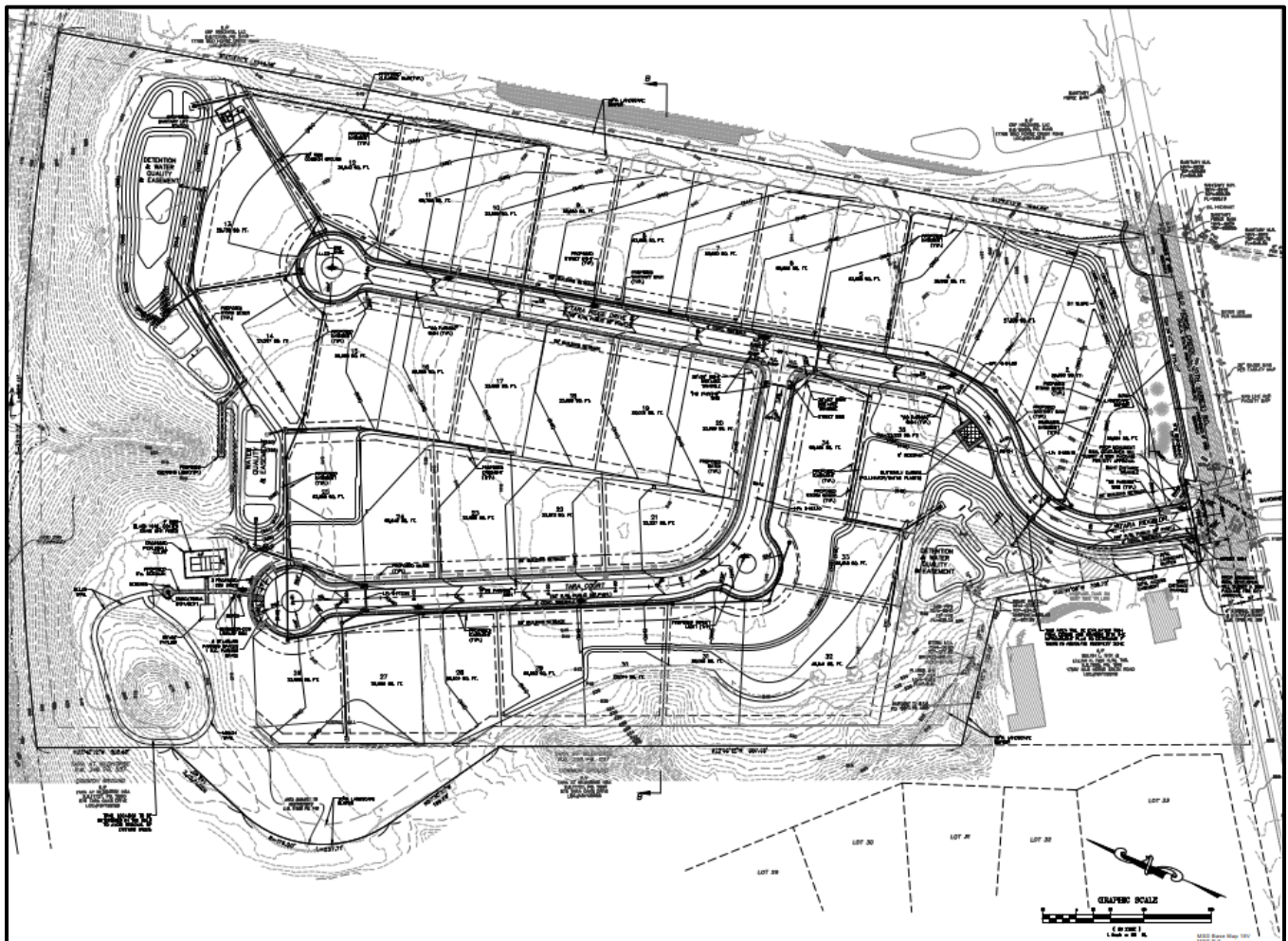


Figure 4: Site Development Plan

STAFF ANALYSIS

Zoning

As previously stated, the site specific governing ordinance for the subject site is Ordinance 3189. The proposed plans comply with the development criteria contained within the site-specific ordinance by providing thirty-five (35) single family detached homes. The proposed lots vary between approximately 22,000 square feet and 42,941 square feet in size. This complies with the minimum 22,000 square foot lot size requirement prescribed in the site specific governing ordinance.

Access and Circulation

The development has one entrance/exit from Wild Horse Creek Road across from Savonne Court. The development is proposing 50 feet of public right of way with 26 feet of pavement for the roadway itself. A four foot wide concrete sidewalk is proposed along the internal street and along the Wild Horse Creek Road frontage.

Tree Preservation

A Tree Preservation Plan is required and has been provided for the proposed development. The plan exceeds the requirement of 30% tree preservation by depicting a tree canopy area to be preserved at 62%. It should be noted that although the plan is depicting 62%, the actual preserved canopy will be higher as there are trees being saved on future developed lots that are not counted within the canopy to be preserved figures.

Landscape Installation

The site specific governing ordinance requires a 50' landscape buffer off of Wild Horse Creek Road with a 30' landscape buffer around the remaining perimeter. The applicant has provided the 30 foot landscape buffer around the perimeter except adjacent to the area of a mound to be preserved by ordinance.

It should be noted that trees are being removed along Wild Horse Creek Road to facilitate a new sidewalk. In general, the trees removed are of a low condition rating and new trees will be installed as part of the required 50' landscape buffer. There is a tree neighboring Wild Horse Creek Road classified under the "monarch designation" by the tree specialist who conducted the Tree Stand Delineation. The monarch trees are proposed to be preserved in accordance with the Tree Preservation Plan.

Amenity

Multiple amenities are proposed within the Site Development Plan and placed throughout the site. Items include a butterfly garden, neighborhood library box, 20 foot by 20 foot pavilion, pickle ball court, educational monument of Blake Mound, and benches.

CBU

All residential developments are required to utilize cluster box units (CBUs) vs individual mail boxes for mail delivery by the United States Postal Service. City staff has an internal policy over CBU quantity and placement within a development. The City policy closely mimics the National Delivery Planning Standards Guide of the United State Postal Service. Although the City policy and USPS guide would require more than one CBU location, the United States Postal Service denied an attempt by the development team to secure more than one location. Residential mail delivery locations are under the jurisdictional authority of the United States Postal Service.

Blake Mound

The site specific governing ordinance has language specifically about an onsite mound known as "Blake Mound". The language states that the mound shall be maintained in perpetuity by the subdivision Homeowners Association. The mound is depicted on the Site Development Plan, located within the development's common ground and has a mulch trail surrounding the perimeter of the mound.

STAFF RECOMMENDATION

City Staff has completed review of the proposed Site Development Plan. All appropriate outside jurisdictional agencies have reviewed the plan and provided input/approval. The Site Development Plan meets all the requirements of the site specific governing ordinance and the City's Unified Development Code. Staff recommends approval of the proposed Site Development Plan.

MOTION

The following options are provided to the Planning Commission for consideration relative to the application:

- 1.) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for the Tara Ridge subdivision."

- 2.) "I move to approve the Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for the Tara Ridge subdivision with the following conditions..." (Conditions may be added, eliminated or modified)

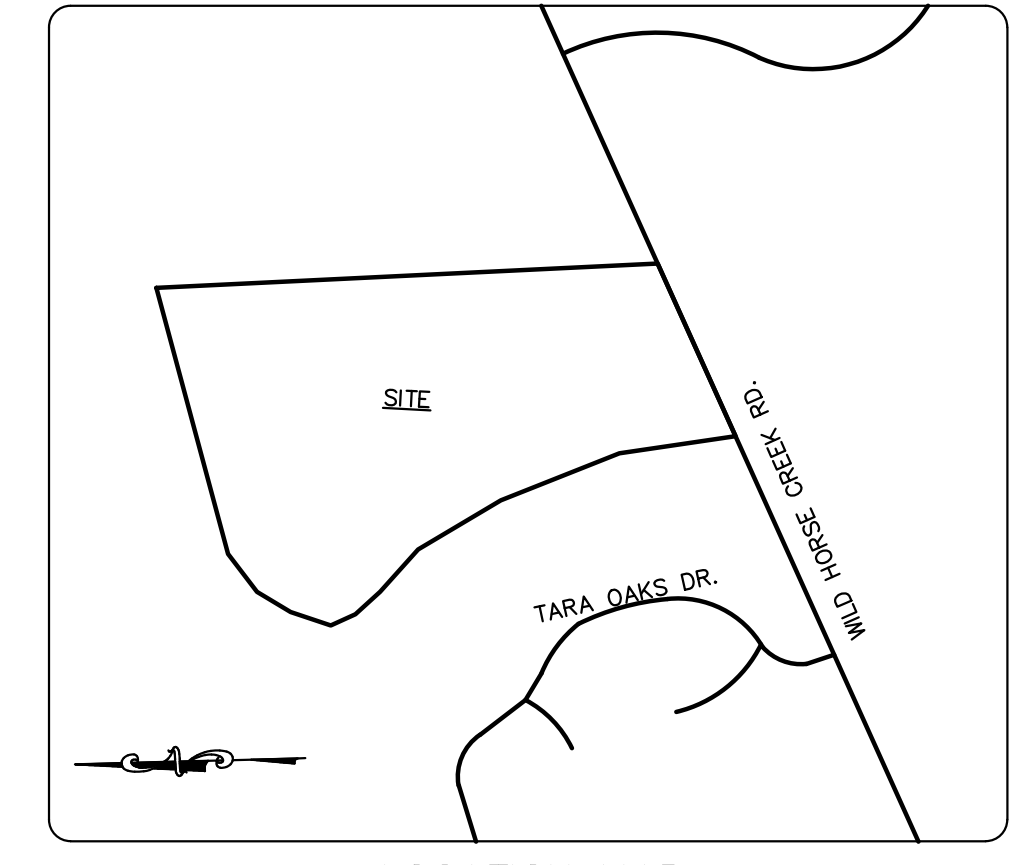
Attachments: Site Development Plan
 Landscape Plan
 Tree Preservation Plan
 Tree Stand Delineation

Tara Ridge

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

SITE DEVELOPMENT PLAN



PROJECT ZIP CODE 63005

LEGEND table with columns for EXISTING, PROPOSED, and symbols for contours, spot elevations, center lines, buildings, trees, fences, storm sewers, sanitary sewers, catch basins, area inlets, grates, storm manholes, sanitary manholes, flared end sections, cleanouts, lateral connections, utility or power poles, fire hydrants, test holes, pavement, gas main & size, water main & size, telephone, electric (U) underground, electric (O) overhead, flow line, to be removed, top of curb, swale, light standard, street sign, parking stalls, yard light.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 291800104K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PROJECT BENCHMARKS:

PROJECT BENCHMARK #1: ST. LOUIS COUNTY BM 11127 ELEVATION = 583.28' (NAVD 88) STANDARD DNR ALUMINUM DISK STAMPED SL-138 SITUATED IN A GRASSY AREA NORTHWEST OF WILD HORSE CREEK ROAD 240 FEET MORE OR LESS SOUTHWEST OF THE CENTERLINE OF TARA OAKS DRIVE AND SITUATED SOUTH AND WEST OF A PRIVATE ROAD KNOWN AS TAMA LANE... PROJECT BENCHMARK #2: ST. LOUIS COUNTY BM 11128 ELEVATION = 550.05' (NAVD 88) STANDARD DNR ALUMINUM DISK STAMPED SL-138 SITUATED IN A GRASSY TREE LAWN SOUTHEAST OF WILD HORSE CREEK ROAD 300 FEET MORE OR LESS SOUTHWEST OF THE CENTERLINE OF GREYSTONE MANOR PARKWAY...

SITE BENCHMARK:

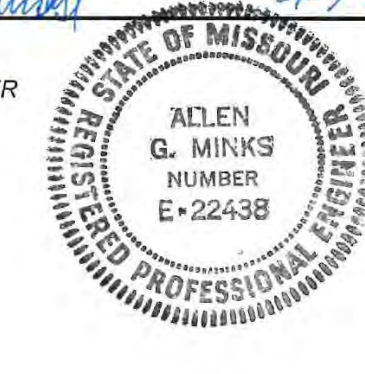
SITE BENCHMARK: ELEVATION = 555.07' (NAVD 88) "CROSS" CUT IN CONCRETE WALK AT EAST SIDE OF ENTRANCE DRIVE TO GATEWAY ACADEMY AT 17815 WILD HORSE CREEK ROAD; 47 FEET NORTH OF THE CENTERLINE OF WILD HORSE CREEK ROAD; 7 FEET EAST OF THE SOUTHWEST CORNER OF CONCRETE WATER VAULT NEXT TO ENTRANCE MONUMENT; 6 FEET WEST OF THE EAST END OF WALK. (LOCATION SHOWN HEREON ON SHEET 2).

GEOTECHNICAL STATEMENT:

JACOBI GEOTECHNICAL ENGINEERING, INC. AND THE UNDERSIGNED ENGINEER HAVE NOT PREPARED ANY PART OF THESE PLANS. THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER HAS BEEN AFFIXED AT THE REQUEST OF THE CITY OF CHESTERFIELD. JACOBI GEOTECHNICAL ENGINEERING, INC. (JGE) HAS REVIEWED THESE PLANS AND THE UNDERLYING RECORDS AND FOUND THAT THE PLANS ARE COMPATIBLE WITH THE SOIL AND GEOTECHNICAL CONDITIONS AT THE SITE PURSUANT TO THE RECOMMENDATIONS SET FORTH IN THE REPORT TITLED "EXPLORATORY SUBSURFACE INVESTIGATION, CONDITIONS AND FOUNDATION RECOMMENDATIONS - BARAT ACADEMY TRACT - CHESTERFIELD, MISSOURI, DATED AUGUST 2021. JACOBI GEOTECHNICAL ENGINEERING, INC. AND THE UNDERSIGNED ASSUME NO RESPONSIBILITY FOR SERVICES BY OTHERS (PURSUANT TO RSMO 327.417).

JGE MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT TO OBSERVE SUBSURFACE CONDITIONS FOR COMPLIANCE WITH THE RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL BENCHMARK CONSTRUCTION MEANS AND METHODS FOR IMPLEMENTATION OF THE GRADING PLAN. SHALL BE LEFT TO THE DEVELOPER/CONTRACTOR'S OBSERVATIONS OF THE DEVELOPER/CONTRACTOR'S COMPLIANCE WITH THE APPLICABLE SPECIFICATIONS SHALL BE IDENTIFIED AND VERIFIED IN WRITING.

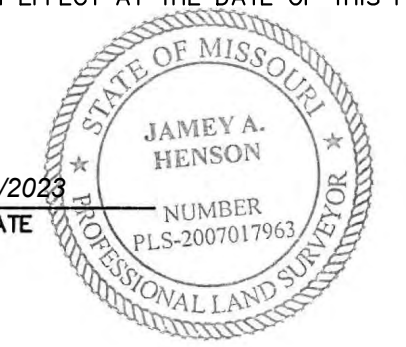
Allen G. Mincks 4-17-23 ALLEN G. MINCKS, P.E. PROFESSIONAL ENGINEER E-24238



SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF APRIL, 2023, AT THE REQUEST OF MCBRIDE BERRA LAND COMPANY LLC, PREPARED A SITE DEVELOPMENT PLAN OF "TARA RIDGE, SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

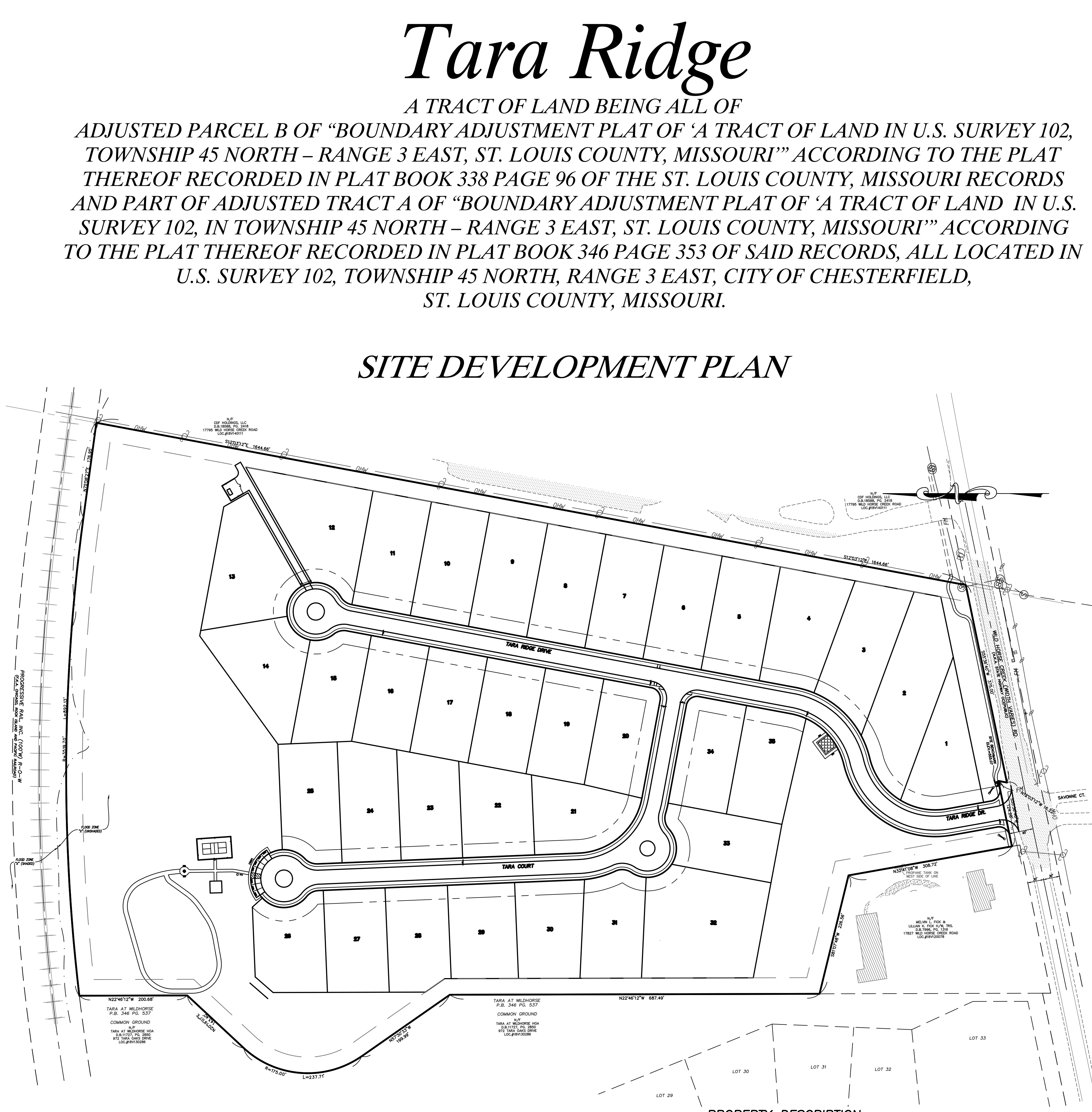
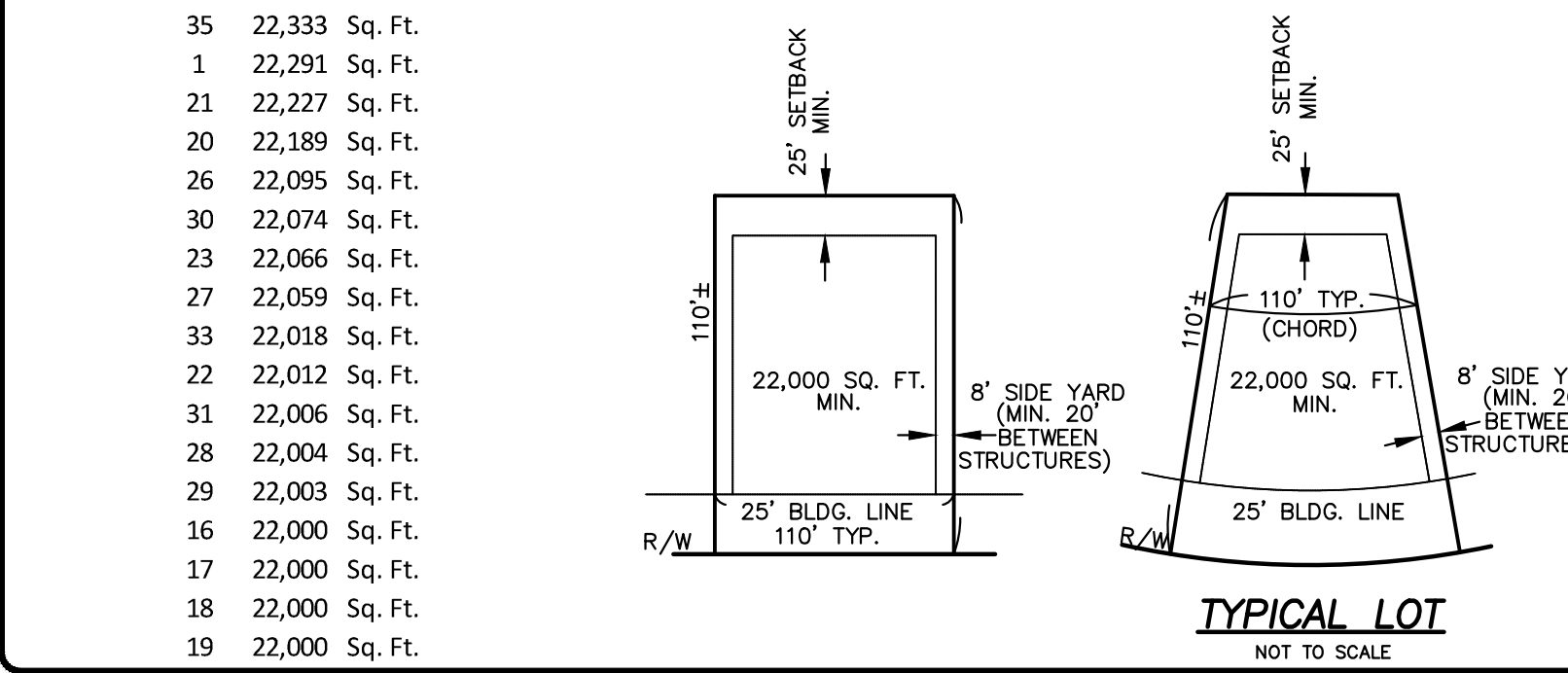
THE STERLING COMPANY MO. REG. 307-3 JAMES A. HENSON, P.L.S. MO. REG. L.S. #2007017963



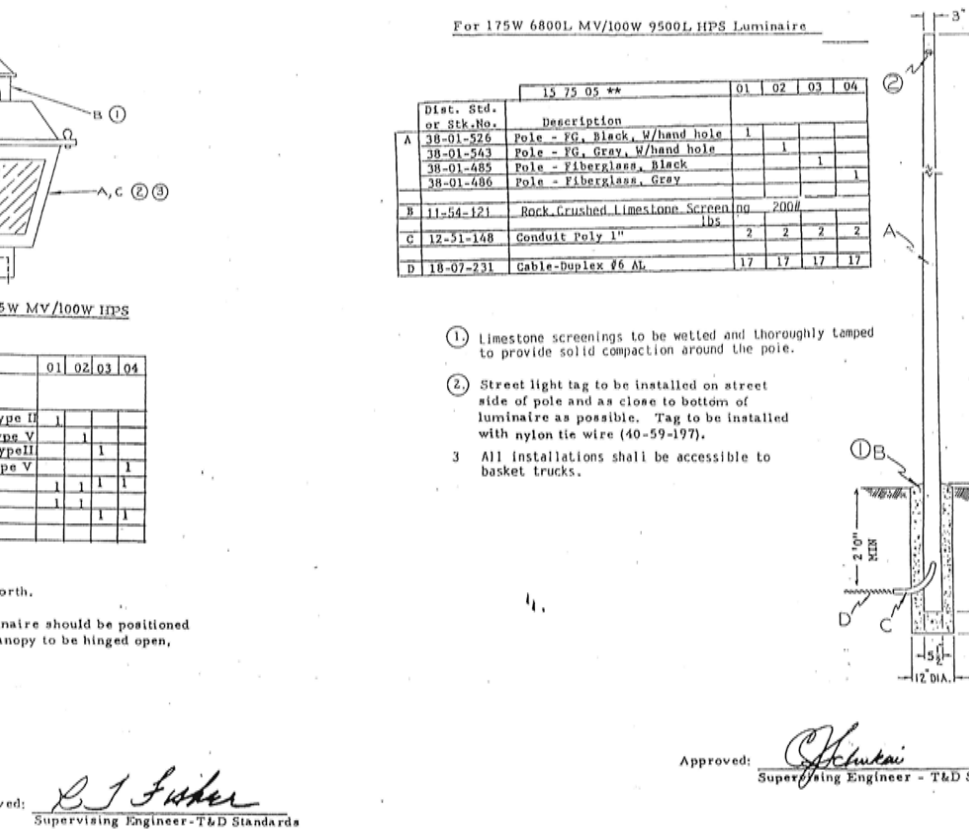
- GENERAL NOTES: 1. THIS SITE IS IN THE FOLLOWING DISTRICTS: METROPOLITAN ST. LOUIS SEWER DISTRICT, MONARCH FIRE PROTECTION DISTRICT, ROCKWOOD R-6 SCHOOL DISTRICT, Word 4. 2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS: MISSOURI AMERICAN WATER COMPANY, AMEREN UE, AT&T, LAKEDEE GAS COMPANY, CHARTER COMMUNICATIONS. 3. 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. 4. 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. 5. NO SLOPES SHALL EXCEED 3% (HORIZONTAL) TO 1% (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. REVIEW OF THE PROPOSED STEEP SLOPE WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT. 6. 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. 7. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY LIDAR. 8. STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS. 9. NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD. 10. ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS. EXISTING OWNERS: Midland States Bank, 17803 Wild Horse Creek Rd., Chesterfield, MO 63005. OWNER UNDER CONTRACT: MCBRIDE BERRA LAND CO. LLC, 5091 NEW BAUMGARTNER RD., ST. LOUIS, MO 63129. 12. SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS. 13. MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET. 14. SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS. 15. 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. 16. 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. 17. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. 18. MONUMENT SIGNS PROPOSED FOR THE DEVELOPMENT REQUIRES A SEPARATE APPROVAL PROCESS THRU THE CITY. CITY CODE ALLOWS ONE MONUMENT SIGN, THEREFORE ADDITIONAL SIGNS ARE SUBJECT TO SIGN PACKAGE APPROVAL. 19. PARKING TO BE ALLOWED ON ONE SIDE OF STREET ONLY. SEE PLAN FOR SIGNAGE LOCATIONS. 20. ALL SIDEWALKS LOCATED WITHIN COMMON GROUND SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION. 21. ADA RAMP AND ALL COMMON GROUND SIDEWALKS MUST BE CONSTRUCTED IN CONJUNCTION WITH STREET CONSTRUCTION. 22. FOR ADA COMPLIANCE, 5'X5' PASSING ZONES ARE REQUIRED EVERY 200' FOR PROPOSED 4' WIDE SIDEWALK. RESIDENTIAL DRIVEWAYS MAY BE UTILIZED TO MEET THIS REQUIREMENT PROVIDED THEY ARE BUILT WITHIN THE REQUIRED 5'X5' SPACE. 23. 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. 24. THE LOCATION OF AN EXISTING ONSITE SANITARY SEPTIC SYSTEM AND/OR WELL IS UNKNOWN. THE SEPTIC SYSTEM AND WELL REMOVAL SHALL COMPLY WITH ANY AND ALL GOVERNING AUTHORITIES. 25. OVERLAND FLOWPATHS WILL BE DESIGNED AND SHOWN ON THE IMPROVEMENT PLANS TO SHOW POSITIVE DRAINAGE AWAY FROM HOMES AND STREETS IN THE EVENT THE ONSITE STORM SEWER SYSTEM IS BLOCKED OR CAPACITY IS EXCEEDED. 26. IMPROVEMENT PLANS WILL IDENTIFY LOTS SUSCEPTIBLE TO STREET CREEP. 27. CONDUIT SHALL BE PROVIDED TO EVERY ISLAND AREA IN CUL-DE-SACS AND CENTER ISLANDS FOR FUTURE IRRIGATION AND ELECTRIC NEEDS.

SITE INFORMATION table: LOCATOR NUMBERS: 18V140065, 18V130099, 18V14098. SITE ADDRESS: 17815, 17803 AND 17831 WILD HORSE CREEK RD. EXISTING ZONING: E-1 WITH PUD (PLANNED UNIT DEVELOPMENT). GROSS AREA OF SITE: 35.03 ACRES. DENSITY CALCULATIONS: 35.03 AC X 43,560 SQ.FT./AC. = 1,525,872 SQ.FT. / 43,560 SQ.FT./LOT = 35 LOTS ALLOWED. MAXIMUM NUMBER OF UNITS ALLOWED: 35. NUMBER OF UNITS PROPOSED: 35. LOT DEVELOPMENT REQUIREMENTS: FRONT YARD SETBACK 25', SIDE YARD SETBACK 8' (MIN. 20' BETWEEN STRUCTURES), REAR YARD SETBACK 25'. NUMBER OF PARKING SPACES REQUIRED: 70 PER UNIT = 70 SPACES. NUMBER OF PARKING SPACES PROVIDED: 70. PROPOSED STREETS SHALL BE PUBLIC 50' W. R.O.W. WITH 26' W. P.V.M.T. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS. RIGHT OF WAY AREA = 3.14 ACRES. COMMON GROUND = 12.35 ACRES WHICH EQUALS 35.2% OF THE SITE. FLOOD MAP: FEMA PANEL 291800145K DATED: FEB. 4, 2015. TOTAL EX TREE AREA = 8.67 ACRES. TOTAL TREE AREA TO REMAIN = 6.90 ACRES WHICH EQUALS 79.5% OF EXISTING TREE MASS.

LOT DATA table: MINIMUM LOT: 22,000 Sq. Ft. MAXIMUM LOT: 42,941 Sq. Ft. AVERAGE LOT: 24,342 Sq. Ft. Lot # Area: 32 42,941 Sq. Ft., 33 35,090 Sq. Ft., 12 30,943 Sq. Ft., 13 28,736 Sq. Ft., 14 27,207 Sq. Ft., 3 27,030 Sq. Ft., 4 26,532 Sq. Ft., 24 23,949 Sq. Ft., 11 23,759 Sq. Ft., 25 23,696 Sq. Ft., 5 23,650 Sq. Ft., 7 23,650 Sq. Ft., 6 23,650 Sq. Ft., 8 23,650 Sq. Ft., 9 23,650 Sq. Ft., 10 23,650 Sq. Ft., 14 22,465 Sq. Ft., 15 22,352 Sq. Ft., 35 22,333 Sq. Ft., 1 22,291 Sq. Ft., 20 22,227 Sq. Ft., 21 22,189 Sq. Ft., 26 22,095 Sq. Ft., 22 22,074 Sq. Ft., 23 22,066 Sq. Ft., 27 22,059 Sq. Ft., 33 22,018 Sq. Ft., 32 22,012 Sq. Ft., 21 22,006 Sq. Ft., 28 22,004 Sq. Ft., 29 22,003 Sq. Ft., 16 22,000 Sq. Ft., 17 22,000 Sq. Ft., 18 22,000 Sq. Ft., 19 22,000 Sq. Ft.



LIGHT STANDARD DETAIL (INTERNAL TO SUBDIVISION)



PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF 'A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF 'BOUNDARY ADJUSTMENT PLAT OF 'A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 OF SAID RECORDS, ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF ABOVE SAID ADJUSTED PARCEL B, SAID CORNER BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD (WITH WARPS) AND THE NORTHEAST LINE OF ABOVE SAID U.S. SURVEY 102, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A LINE BEING 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID WILD HORSE CREEK ROAD, SOUTH 55°36'40" WEST, 375.00 FEET; NORTH 12°03'12" WEST, 16.22 FEET; AND ALONG A LINE BEING 45 FEET NORTH OF AND PARALLEL TO SAID CENTERLINE, SOUTH 55°36'40" WEST, 124.28 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO TRUSTEE OF THE MELVIN L. FICK AND LILLIAN K. FICK, JOINT REVOCABLE LIVING TRUST AGREEMENT BY DOCUMENT RECORDED IN DEED BOOK 7996 PAGE 1316 OF THE ABOVE SAID RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID FICK TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 2°41'08" WEST, 309.72 FEET AND SOUTH 81°07'48" WEST, 226.56 FEET TO A POINT ON THE WEST LINE OF ABOVE SAID ADJUSTED TRACT A; THENCE LEAVING SAID NORTH LINE OF FICK TRACT AND ALONG THE WEST LINE OF SAID ADJUSTED TRACT A THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 22°46'12" WEST, 687.49 FEET; NORTH 57°30'33" WEST, 199.99 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, WHOSE CHORD BEARS NORTH 18°35'43" WEST, 219.85 FEET, AN ARC DISTANCE OF 237.71 FEET TO A POINT OF TANGENCY; NORTH 20°19'07" EAST, 143.40 FEET; NORTH 22°46'12" WEST, 200.48 FEET TO THE NORTHWEST CORNER OF SAID ADJUSTED TRACT A, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (100 FEET WIDE); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 351.97 FEET, WHOSE CHORD BEARS NORTH 67°52'46" EAST, 888.74 FEET, AN ARC DISTANCE OF 892.13 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 75°08'27" EAST, 176.95 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID ADJUSTED TRACT A; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID ADJUSTED TRACT A AND ITS PROLONGATION, BEING THE EAST LINE OF SAID ADJUSTED PARCEL B, SOUTH 12°03'12" EAST, 1644.65 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,527,037 SQUARE FEET, OR 35.036 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2021 UNDER ORDER NUMBER 20-07-232.

SHEET INDEX

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

CITY APPROVAL SCRIPT:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE DAY OF APRIL 18, 2023, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER _____ AS ATTESTED TO BY THE DEPARTMENT OF PLANNING DIRECTOR AND THE CITY CLERK. JUSTIN WYSE, ACP DIRECTOR OF PLANNING CITY OF CHESTERFIELD, MISSOURI. VICKIE MCGOWAN, CITY CLERK CITY OF CHESTERFIELD, MISSOURI. STATE OF MISSOURI COUNTY OF ST. LOUIS ON THIS _____ DAY OF _____ A.D., 20____ BEFORE ME PERSONALLY APPEARED _____ OF MCBRIDE BERRA LAND COMPANY LLC, A CORPORATION IN THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES _____ NOTARY PUBLIC

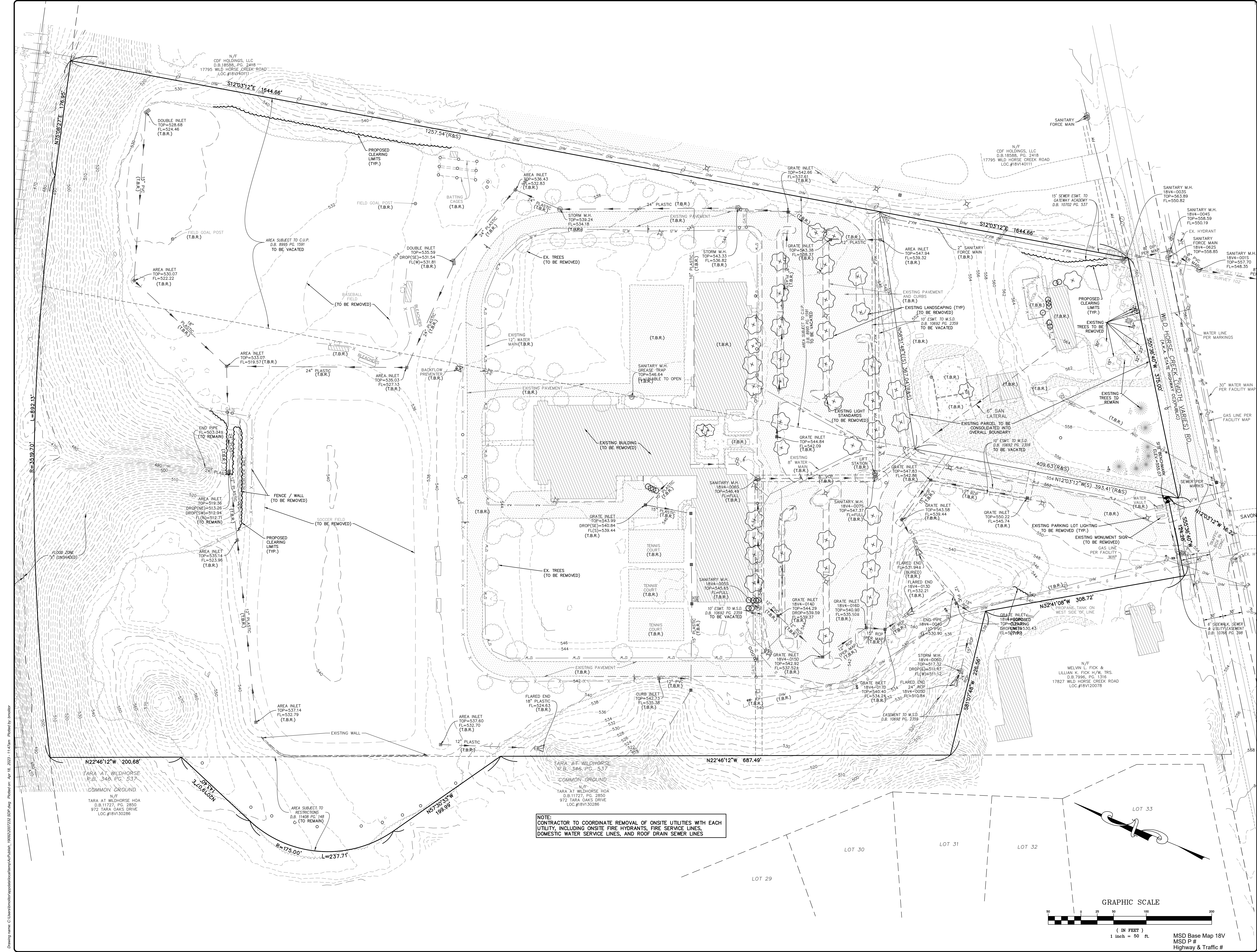
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McBride Berra Land Company LLC 5091 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129

THE STERLING CO. ENGINEERS & SURVEYORS 5055 New Baumgartner Road St. Louis, Missouri 63129 www.sterling-eng-survey.com

Tara Ridge 17803 & 17815 WILD HORSE CREEK RD., WILDMOOD, MO COVER SHEET

Professional Engineer Seal for James A. Henson, State of Missouri, No. PL-2007017963. PRELIMINARY PLAN Date: 4/17/2023. ROONEY ARNOLD License No. PE 2002016612 Professional Engineer. Job Number: 20-07-232. Date: Apr. 17, 2023. Drawn: EA Sheet: 1.1 Checked: SDP



Drawing name: C:\Users\michael\Documents\Projects\2023\20-07-232 SDP.dwg, 18082023 2:52:50 PM, Plot Date: Apr 18, 2023, 11:47 AM, Plotter: HP DesignJet 500

NOTE:
 CONTRACTOR TO COORDINATE REMOVAL OF ONSITE UTILITIES WITH EACH UTILITY, INCLUDING ONSITE FIRE HYDRANTS, FIRE SERVICE LINES, DOMESTIC WATER SERVICE LINES, AND ROOF DRAIN SEWER LINES

ISSUE	DESCRIPTION	DATE
1	3-24-2023 INITIAL SUBMITTAL	
2	5-26-2023 CITY COMMENTS	
3	5-26-2023 CITY & CLIENT COMMENTS	
4	6-21-2023 CITY & CLIENT COMMENTS	
5	7-19-2023 CITY COMMENTS	
6	5-31-2023 NAME CHANGE	

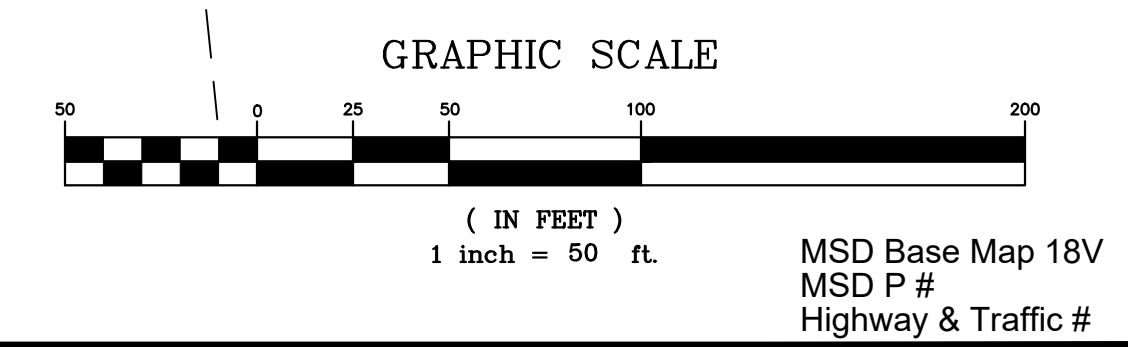
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 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129

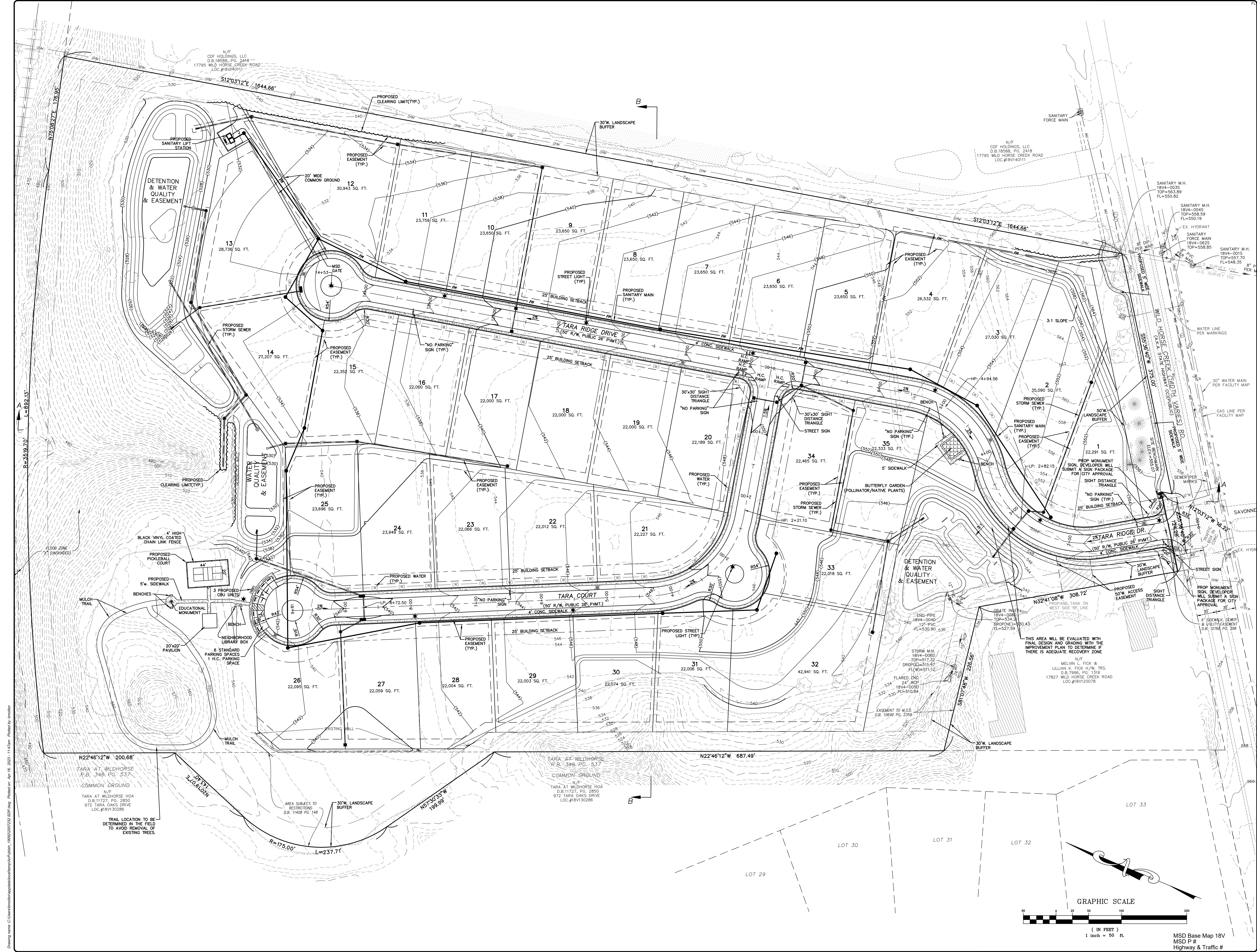
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph: 314.963.1234
 www.sterling-eng.com
 Corporate Certificate of Authority #001548

Tara Ridge
 DEMOLITION PLAN
 17805 & 17815 WILD HORSE CREEK RD., WILDMOOD, MO

PRELIMINARY PLAN
 Date: 4/17/2023
 License No. PE 2002016612
 Professional Engineer

Job Number: **20-07-232**
 Date: **Apr. 17, 2023**
 Designed: MF
 Drawn: EA
 Checked: SDP





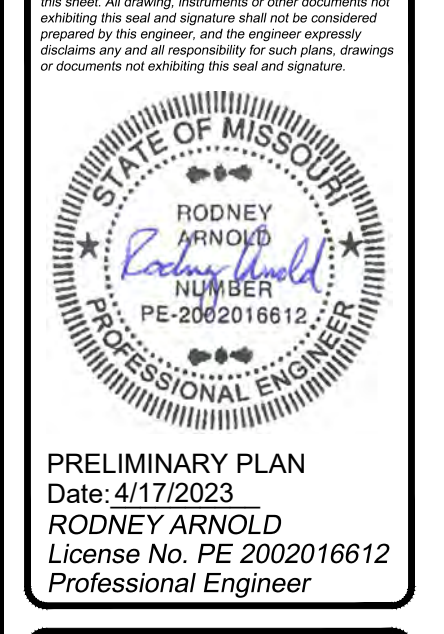
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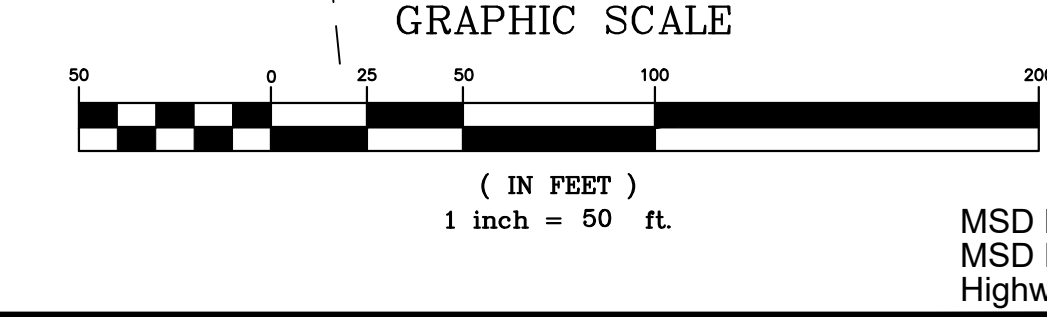
McBride Terra Land Company LLC
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THE STERLING CO.
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 www.sterling-engineers.com
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Tara Ridge
 17805 & 17815 WILD HORSE CREEK RD., WILDMOOD, MO
 SITE GRADING PLAN

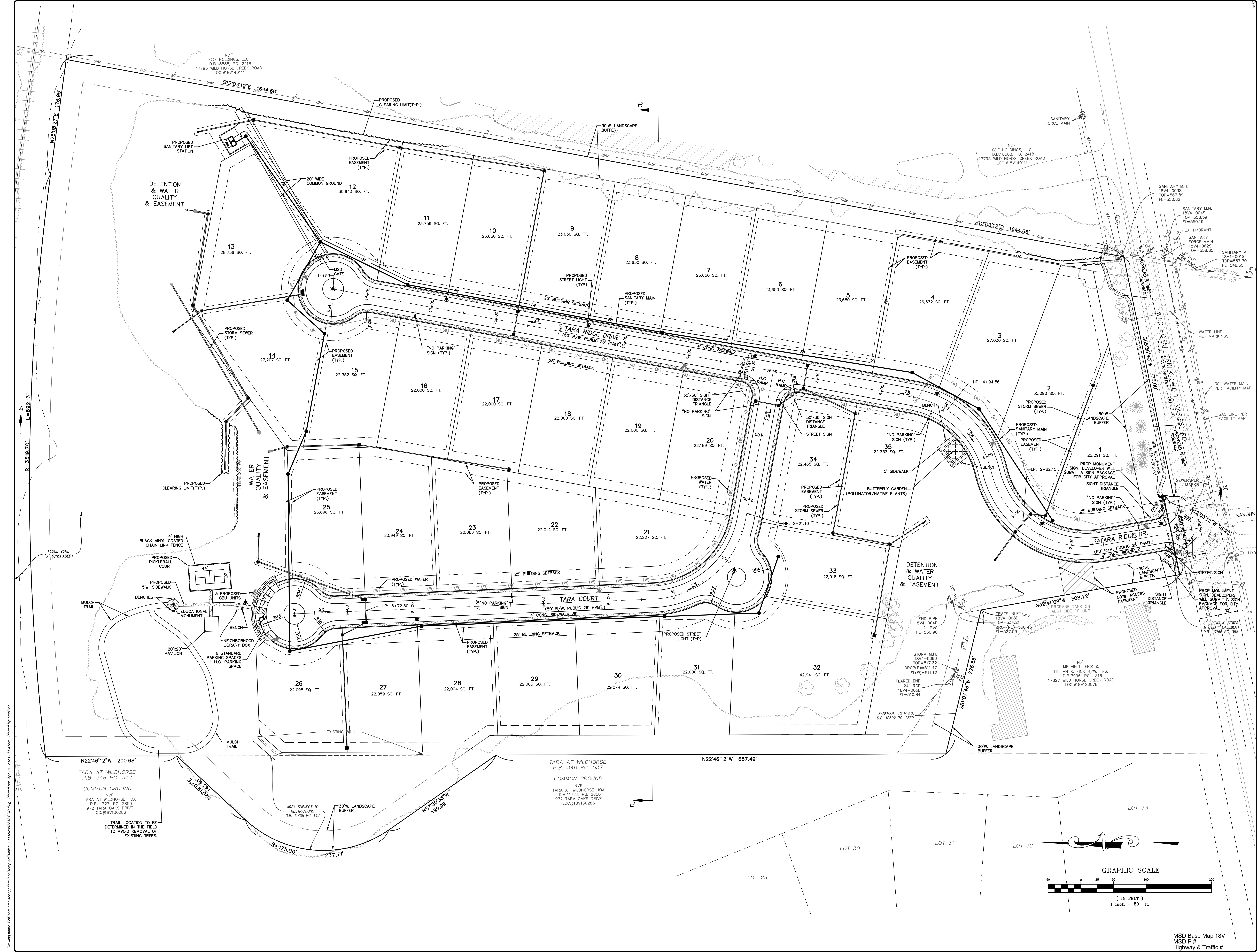


PRELIMINARY PLAN
 Date: 4/17/2023
 License No. PE-2002016612
 Professional Engineer



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

Job Number: 20-07-232
 Date: Apr. 17, 2023
 Drawn: EA Sheet: 3.1
 Checked: SDP



DATE	DESCRIPTION
1-15-2023	INITIAL SUBMITTAL
2-14-2023	CITY COMMENTS
3-15-2023	CITY & CLIENT COMMENTS
4-21-2023	CITY & CLIENT COMMENTS
5-19-2023	CITY COMMENTS
6-13-2023	NAME CHANGE

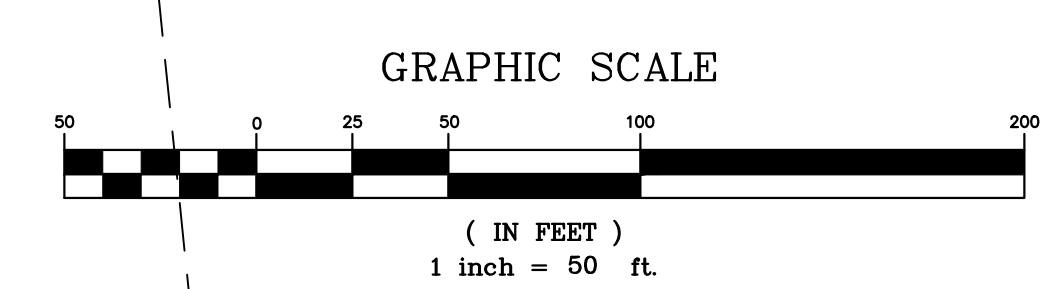
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 www.sterling-eng.com
 Corporate Certificate of Authority #001548

Tara Ridge
 1780S & 1781S WILD HORSE CREEK RD., WILDWOOD, MO
 SITE PLAN

PRELIMINARY PLAN
 Date: 4/17/2023
 License No. PE 2002016612
 Professional Engineer

Job Number: **20-07-232**
 Date: **Apr. 17, 2023**
 Designed: MF
 Drawn: EA
 Checked: SDP



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

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ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this Planned Unit Development (PUD) District shall be:
a. Dwellings, Single Family Detached

B. DENSITY REQUIREMENTS

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

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

D. DEVELOPMENT STANDARDS

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

E. PARKING AND LOADING REQUIREMENTS

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

F. LANDSCAPE AND TREE REQUIREMENTS

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

G. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

H. LIGHT REQUIREMENTS

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

I. ARCHITECTURAL

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

J. ACCESS/ACCESS MANAGEMENT

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

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
4. Provide a 5-foot wide sidewalk, conforming to ADA standards, along Wild Horse Creek Road as approved by MoDOT and the City of Chesterfield. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk should be located within MoDOT right-of-way, if permitted by MoDOT, or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated for public use.
5. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be required by the Missouri Department of Transportation and the City of Chesterfield.
7. Provide an on-site pedestrian walking trail as shown on the Preliminary Development Plan. The trail shall conform to ADA standards, as necessary.
8. If streets are phased, platted, or constructed in such a way that temporary stub streets are created, stub street signage, in conformance with City Code Section 31-04-09, shall be posted within 30 days of the street pavement being placed.

L. TRAFFIC STUDY

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

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

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

M. POWER OF REVIEW

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

N. STORM WATER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge

point or an adequate piped system.

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

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

O. SANITARY SEWER

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

P. GEOTECHNICAL REPORT

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

Q. MISCELLANEOUS

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

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

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

- 1. Provide mail delivery locations.
2. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
3. Outboundary plat and legal description of property.
4. Density calculations.
5. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
6. Provide common open space percentage for overall development.
7. A note indicating all utilities will be installed underground.
8. A note stating all above ground utility facilities larger than 2 feet in height or covering in excess of 4 square feet in size shall be screened from public view. If screening is completed by landscape material, a landscape plan identifying the size, location and species shall be submitted and approved by the City prior to installation of any facility.
9. Specific structure and parking setbacks along all roadways and property lines.
10. Floodplain boundaries.
11. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
12. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
13. Address trees and landscaping in accordance with the City of Chesterfield Code.
14. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
15. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
16. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

III. TRUST FUND CONTRIBUTION

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

Table with 2 columns: Type of Development, Required Contribution. Single Family: \$1,271.72 / parking space. Includes text: If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation. If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory. Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield.

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

- 3. The amount of all required contributions, if not submitted by January 1, 2023, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

B. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

IV. RECORDING

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

V. ENFORCEMENT

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

Table with 6 rows: ISSUE, RESUBMIT DATE, 1. 3-24-2022, INITIAL SUBMITTAL, 2. 5-26-2022, CITY COMMENTS, 3. 6-21-2022, CITY & CLIENT COMMENTS, 4. 7-19-2022, CITY COMMENTS, 5. 9-31-2022, NAME CHANGE, 6. (blank)

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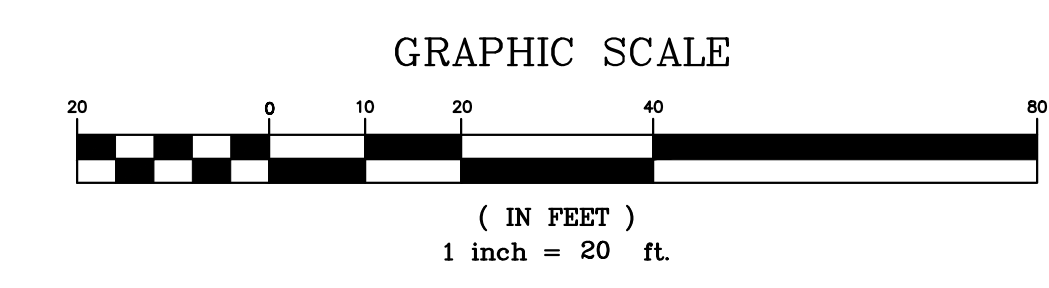
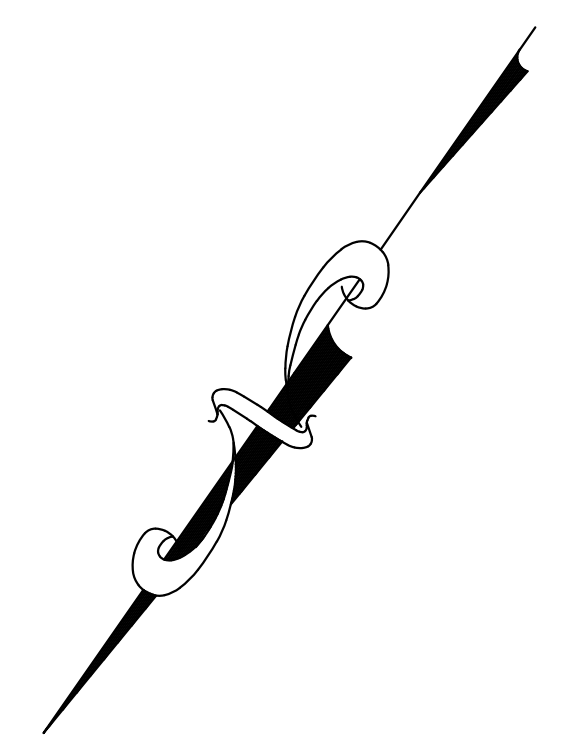
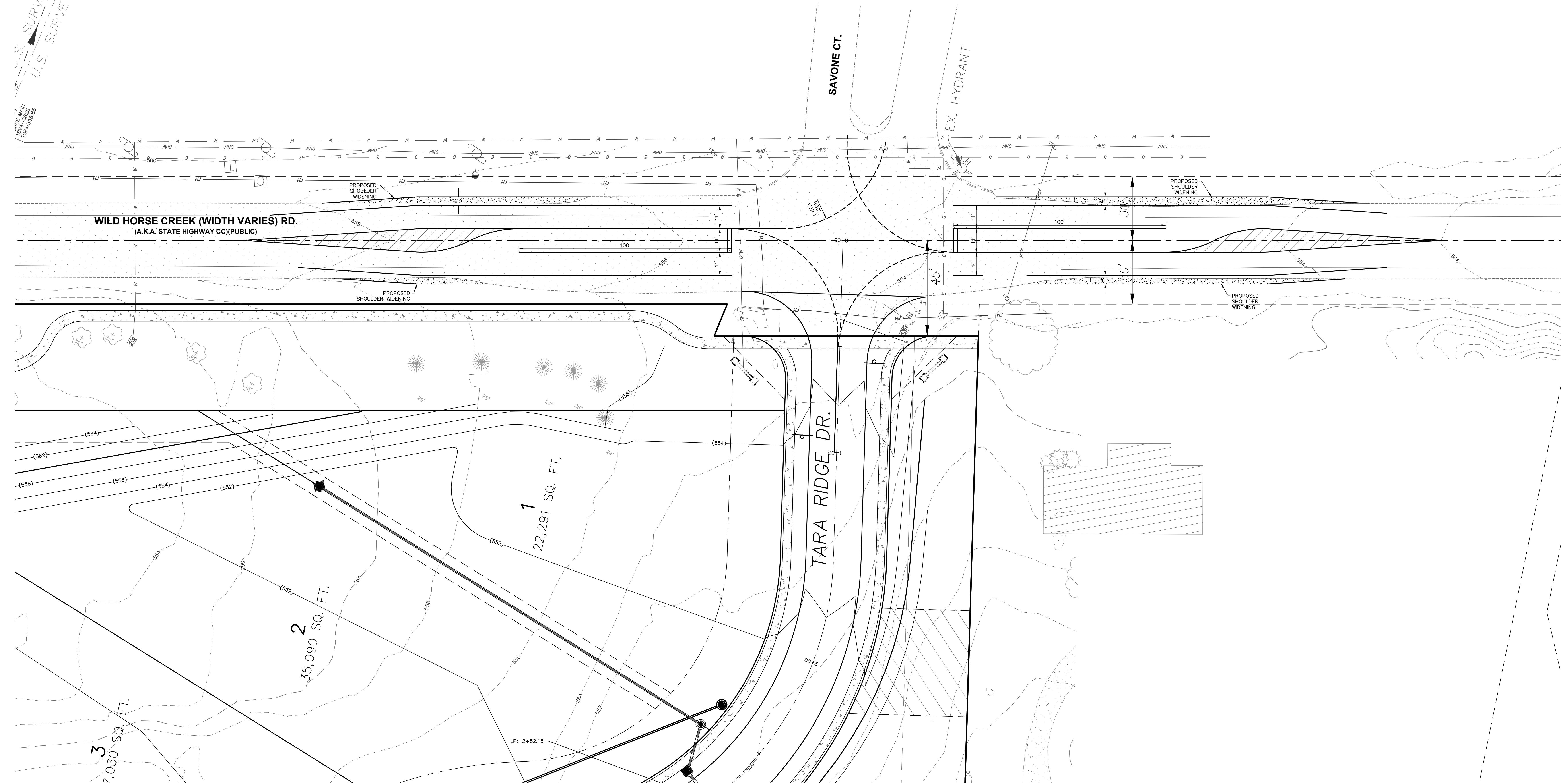
Tara Ridge
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ORDINANCE SHEET

PRELIMINARY PLAN
Date: 4/17/2023
RODNEY ARNOLD
License No. PE 2002016612
Professional Engineer

Job Number: 20-07-232
Date: Apr. 17, 2023
Designed: MF
Drawn: EA
Checked: SDP

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

U.S. SURVEY
U.S. SURVEY



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

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Tara Ridge
17805 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO
ROADWAY IMPROVEMENTS

PRELIMINARY PLAN
Date: 4/17/2023
RODNEY ARNOLD
License No. PE-2002016612
Professional Engineer

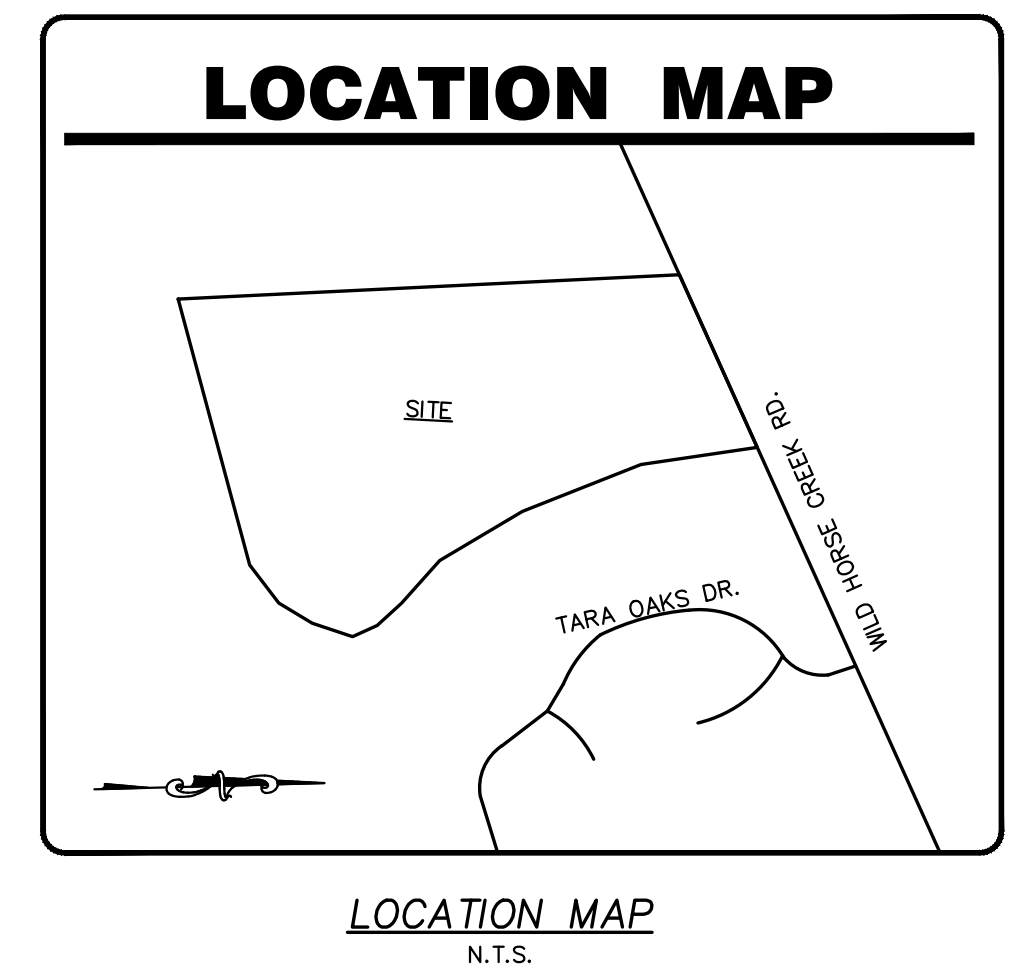
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Drawing name: C:\Users\marchand\Documents\Projects\2023\2023_07_232_SDP.dwg, Printed on: Apr 18, 2023, 11:46am, Plotted by: amarchand

Tara Ridge

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

Natural Resources Map



ISSUE	REVISION DATE
1	3-24-2022 INITIAL SUBMITTAL
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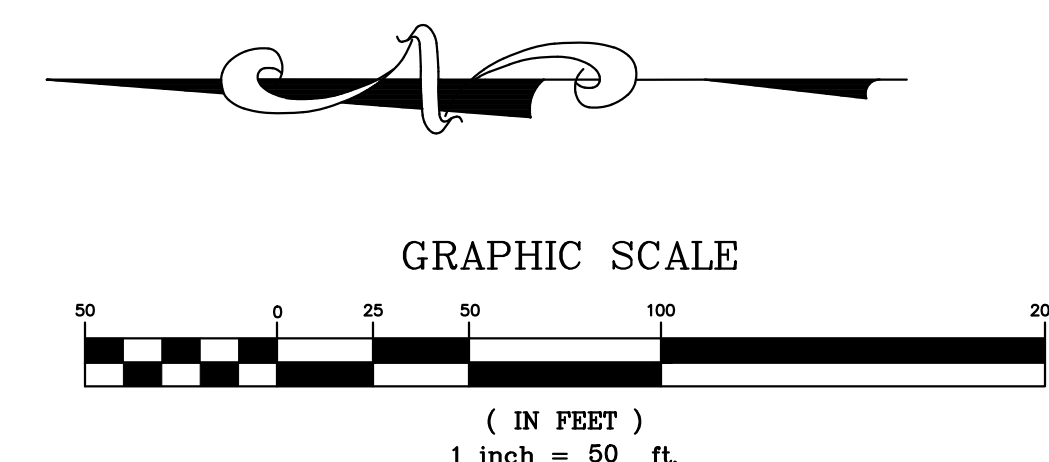
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Tara Ridge
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NATURAL RESOURCE MAP

FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0145K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
Wetlands	No	None identified per Aerial photo.
Streams and Floodplains	No	No floodplain exists per FEMA Map No. 29189C0145K, 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



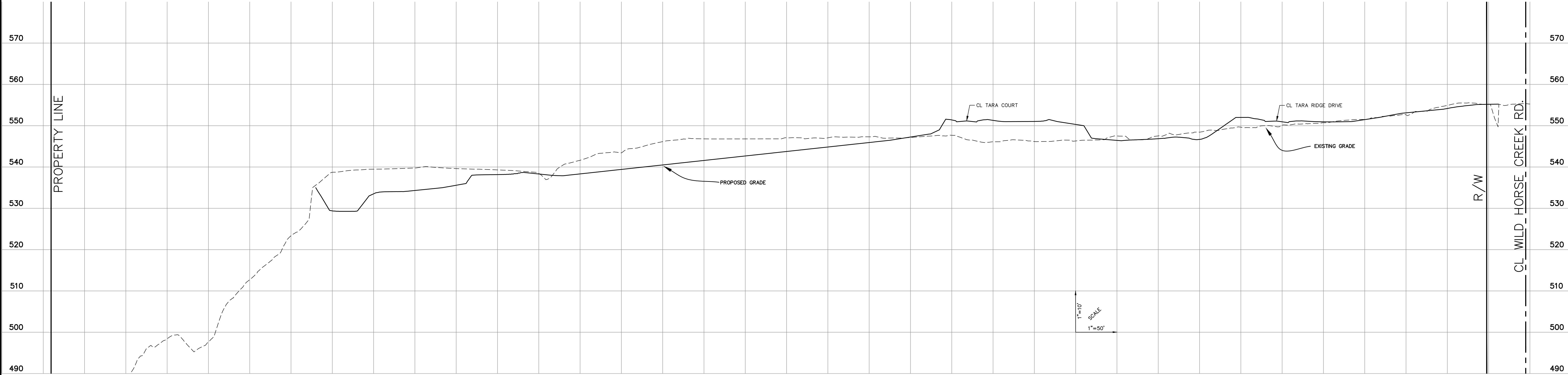
Professional Engineer's seal and signature of Rodney Arnold, License No. PE-2002016612, State of Missouri.

PRELIMINARY PLAN
Date: 4/17/2023
RODNEY ARNOLD
License No. PE-2002016612
Professional Engineer

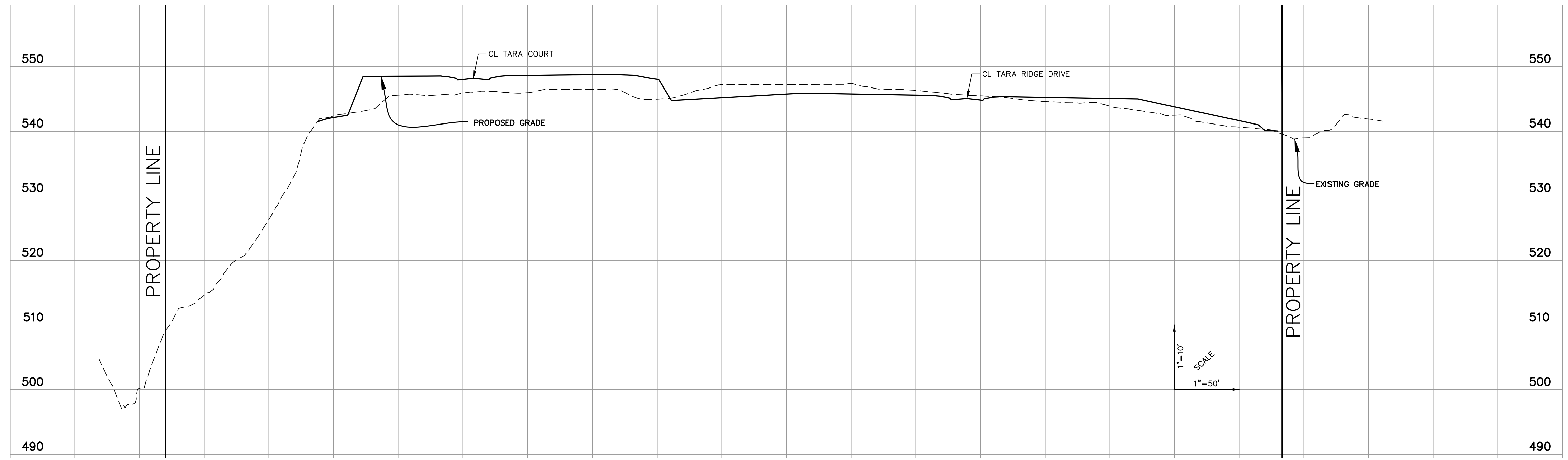
Job Number: 20-07-232
Date: Apr. 17, 2023
Designed: MF
Drawn: EA
Checked: SDP

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

Drawing name: C:\Users\mhb\appdata\local\temp\AutoCAD_1595262022\20-07-232.dwg Plot time: Apr 18, 2023 - 11:48am Plotted by: mhbtor



SECTION A



SECTION B

ISSUE	REMARKS/DATE
1	2-24-2022 INITIAL SUBMITTAL
2	5-26-2022 CITY COMMENTS
3	6-21-2022 CITY COMMENTS
4	6-21-2022 CITY & CLIENT COMMENTS
5	7-19-2022 CITY COMMENTS
6	3-31-2023 NAME CHANGE

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

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-6944
 Corporate Certificate of Authority #001348

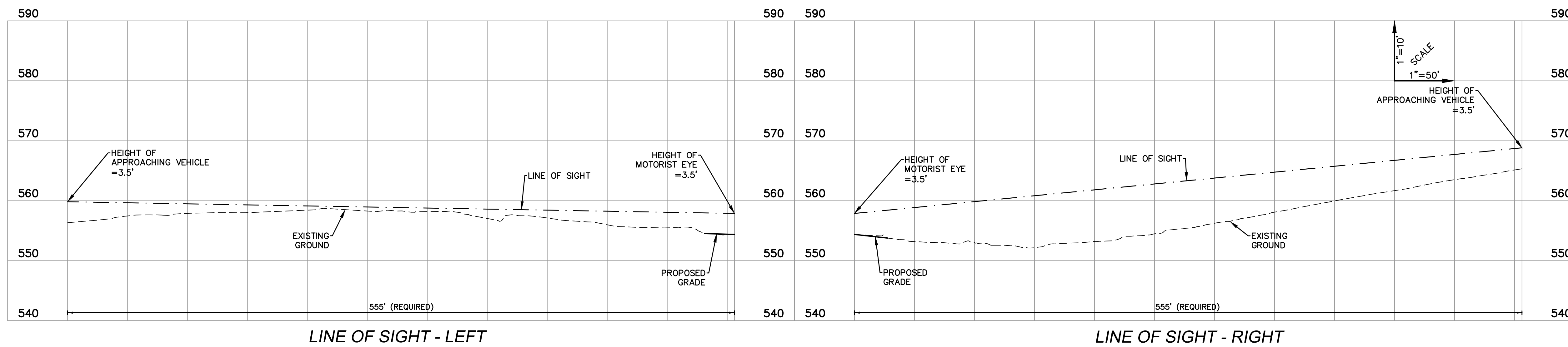
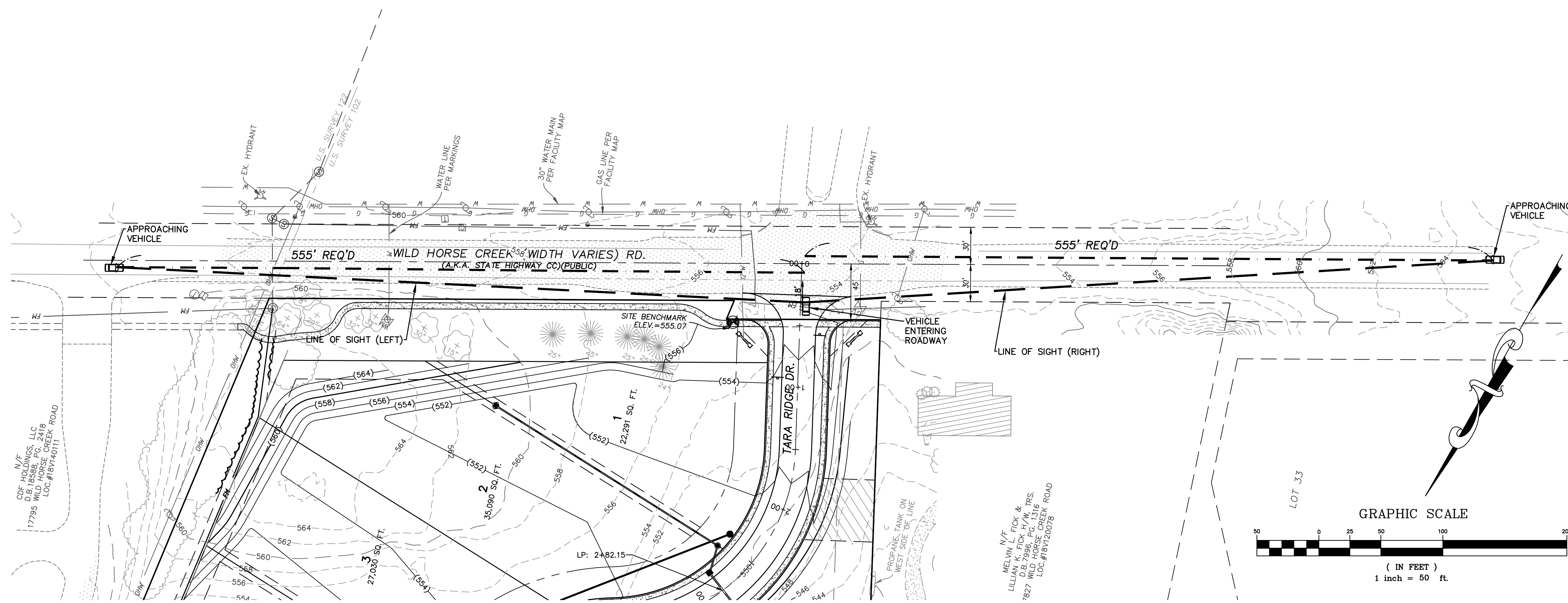
Tara Ridge
 17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO
 SITE SECTIONS

STATE OF MISSOURI
 RODNEY ARNOLD
 PROFESSIONAL ENGINEER
 LICENSE NUMBER PE-2002016612

PRELIMINARY PLAN
 Date: 4/17/2023
 RODNEY ARNOLD
 License No. PE 2002016612
 Professional Engineer

Job Number: 20-07-232
 Date: Apr. 17, 2023
 Designed: MF Sheet: 8.1
 Drawn: EA
 Checked: SDP

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



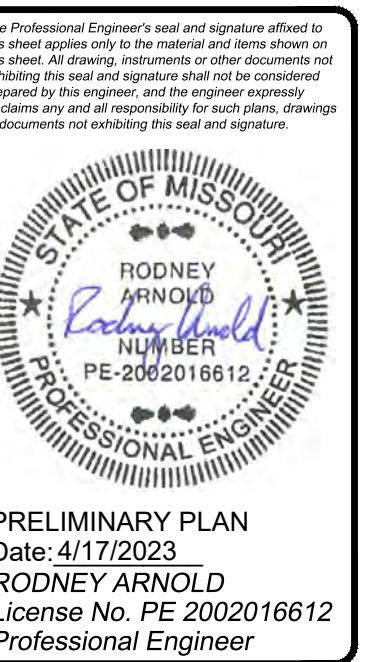
- NOTES:**
1. POSTED SPEED LIMIT: 45 M.P.H.
 2. DESIGN SPEED: 50 M.P.H.
 3. REQUIRED MINIMUM SIGHT DISTANCE: 555 FT.

ISSUE	DESCRIPTION
1	3-24-2022 INITIAL SUBMITTAL
2	5-26-2022 CITY COMMENTS
3	5-26-2022 CITY & CLIENT COMMENTS
4	6-21-2022 CITY & CLIENT COMMENTS
5	7-19-2022 CITY COMMENTS
6	3-31-2023 NAME CHANGE

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

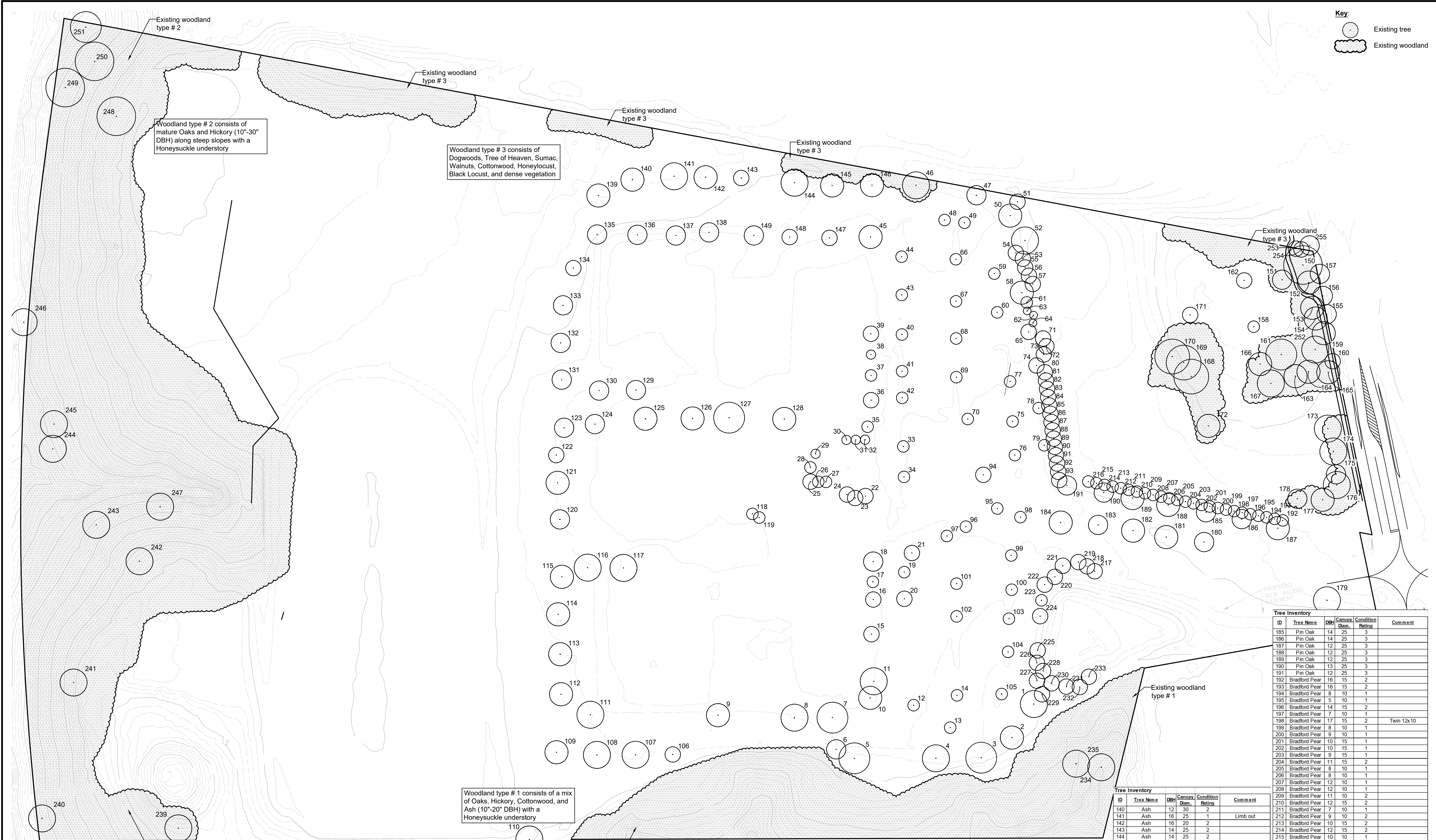
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314.241.4644
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Tara Ridge
 17805 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO
 SIGHT DISTANCE STUDY



PRELIMINARY PLAN
 Date: 4/17/2023
 License No. PE-2002016612
 Rodney Arnold
 Professional Engineer

Job Number: 20-07-232
 Date: Apr. 17, 2023
 Designed: MF
 Drawn: EA
 Checked: SDP



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

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

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

Key:
 Existing tree
 Existing woodland

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

Estates at Fire Rock
 17803 & 17815 & 17831 Wild Horse Creek Road
 Chesterfield, Missouri

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
185	Pin Oak	14	25	3	
186	Pin Oak	14	25	3	
187	Pin Oak	12	25	3	
188	Pin Oak	12	25	3	
189	Pin Oak	12	25	3	
190	Pin Oak	13	25	3	
191	Pin Oak	12	25	3	
192	Bradford Pear	16	15	2	
193	Bradford Pear	16	15	2	
194	Bradford Pear	8	10	1	
195	Bradford Pear	5	10	1	
196	Bradford Pear	14	15	2	
197	Bradford Pear	7	10	1	
198	Bradford Pear	17	15	2	Twin 12x10
199	Bradford Pear	8	10	1	
200	Bradford Pear	9	10	1	
201	Bradford Pear	10	15	1	
202	Bradford Pear	10	15	1	
203	Bradford Pear	9	15	1	
204	Bradford Pear	11	15	1	
205	Bradford Pear	8	10	1	
206	Bradford Pear	8	10	1	
207	Bradford Pear	12	10	1	
208	Bradford Pear	12	10	1	
209	Bradford Pear	11	10	2	
210	Bradford Pear	12	15	2	
211	Bradford Pear	7	10	1	
212	Ash	16	25	1	
213	Ash	16	20	2	Limb out
214	Bradford Pear	10	15	2	
215	Bradford Pear	12	15	2	
216	Ash	12	25	2	
217	Amur Maple	12	20	2	Multistem
218	Amur Maple	11	20	2	
219	Amur Maple	11	20	2	
220	Amur Maple	11	20	2	
221	Amur Maple	9	10	2	Vines, Powerline
222	Amur Maple	11	22	2	
223	Amur Maple	11	20	1	
224	Amur Maple	12	20	1	
225	Amur Maple	12	20	2	Monarch
226	Amur Maple	11	22	2	Multistem, ROW
227	Amur Maple	11	20	2	ROW
228	Amur Maple	11	22	1	ROW
229	Amur Maple	12	20	1	At house
230	Silver Maple	30	50	2	
231	Silver Maple	23	50	2	
232	Amur Maple	11	20	2	
233	Amur Maple	11	20	2	
234	Cottonwood	36	2	2	Vines, basal decay
235	Cottonwood	30	2	2	Vines, basal decay
236	Ash	42	3	3	Offsite, old fence/line
237	Cottonwood	39	3	3	Offsite
238	Cottonwood	27	2	2	Offsite, deadwood
239	Hickory	30	3	3	Double trunk, decay
240	Oak	28	3	3	Monarch
241	Oak	30	2	2	Twin, vines
242	Oak	30	3	3	Poor structure
243	Oak	30	2	2	Unusual crown
244	Oak	34	3	3	Limb damage, decay
245	Oak	30	3	3	Limb damage, creek
246	Oak	56	3	3	Monarch
247	Black Cherry	25	3	3	Monarch
248	Linden	30	50	3	Monarch
249	Linden	28	50	3	Monarch
250	White Oak	28	50	3	Monarch
251	Sugar Maple	30	40	3	Monarch
252	Bradford Pear	21	35	2	Vines
253	Pin Oak	18	20	2	Vines
254	Red Cedar	10	20	2	Vines
255	Elm	32	25	2	Offsite, vines

Revisions:

Date	Description	No.
10/7/21	Plan Changes	1
12/8/21	City Comments	2
5/12/22	City Comments	3
5/27/22	City Comments	4
6/24/22	City Comments	5
7/18/22	City Comments	6

Drawn: KP
 Checked: RS

Tree Stand Delineation
 SCALE 1"=50'

Tree Stand Delineation Narrative

This project site comprises a total of 35.1 acres and has a total of 406,247 s.f. of tree canopy which excludes offsite tree canopy area. The Tree Stand Delineation map was completed by field inspection.

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

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

Total Site Area	=	1,527,037 s.f. (35.1 acres)
Woodland Tree Area	=	332,137 s.f. (7.6 acres)
Individual Tree Area	=	74,110 s.f. (1.7 acres)
Total Existing Tree Canopy Area	=	406,247 s.f. (9.3 acres)

Tree Inventory

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

Tree Inventory

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

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
103	Crabapple	8	12	3	
104	Crabapple	6	15	3	
105	Crabapple	8	15	3	
106	Pin Oak	11	30	3	
107	Pin Oak	16	30	3	
108	Pin Oak	17	30	3	
109	Pin Oak	17	30	3	
110	Black Walnut	14	30	2	Twin 10x7
111	Pin Oak	20	40	3	
112	Pin Oak	17	35	2	
113	Pin Oak	17	35	3	
114	Pin Oak	16	35	2	Galls
115	Pin Oak	18	45	3	
116	Pin Oak	18	45	3	
117	Pin Oak	19	45	3	
118	Blue Spruce	8	45	3	12' h
119	Norway Spruce	8	10	3	18' h
120	Pin Oak	17	10	3	
121	Pin Oak	18	30	3	
122	Maple	9	30	3	
123	Maple	9	25	3	
124	Maple	10	25	3	
125	Pin Oak	17	30	2	
126	Pin Oak	17	25	2	
127	Pin Oak	22	40	2	
128	Pin Oak	19	25	2	
129	Ash	12	35	2	
130	Ash	13	40	2	
131	Ash	12	40	2	
132	Ash	13	40	2	
133	Ash	13	40	2	
134	Ash	11	30	2	
135	Ash	11	30	2	
136	Ash	11	30	2	
137	Ash	11	30	2	
138	Ash	11	30	2	
139	Ash	12	30	2	

Tree Inventory

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

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
185	Pin Oak	14	25	3	
186	Pin Oak	14	25	3	
187	Pin Oak	12	25	3	
188	Pin Oak	12	25	3	
189					

Consultants:



Existing tree to be retained
 Existing tree to be removed
 Locate fence as shown on Tree Protection Plan
 Temporary PVC construction fence
 Limit of grading/limit of construction
 Finish grade
 Existing Vegetation to be protected

Estates at Fire Rock

17803 & 17815 & 17831 Wild Horse Creek Road
Chesterfield, Missouri

Revisions:

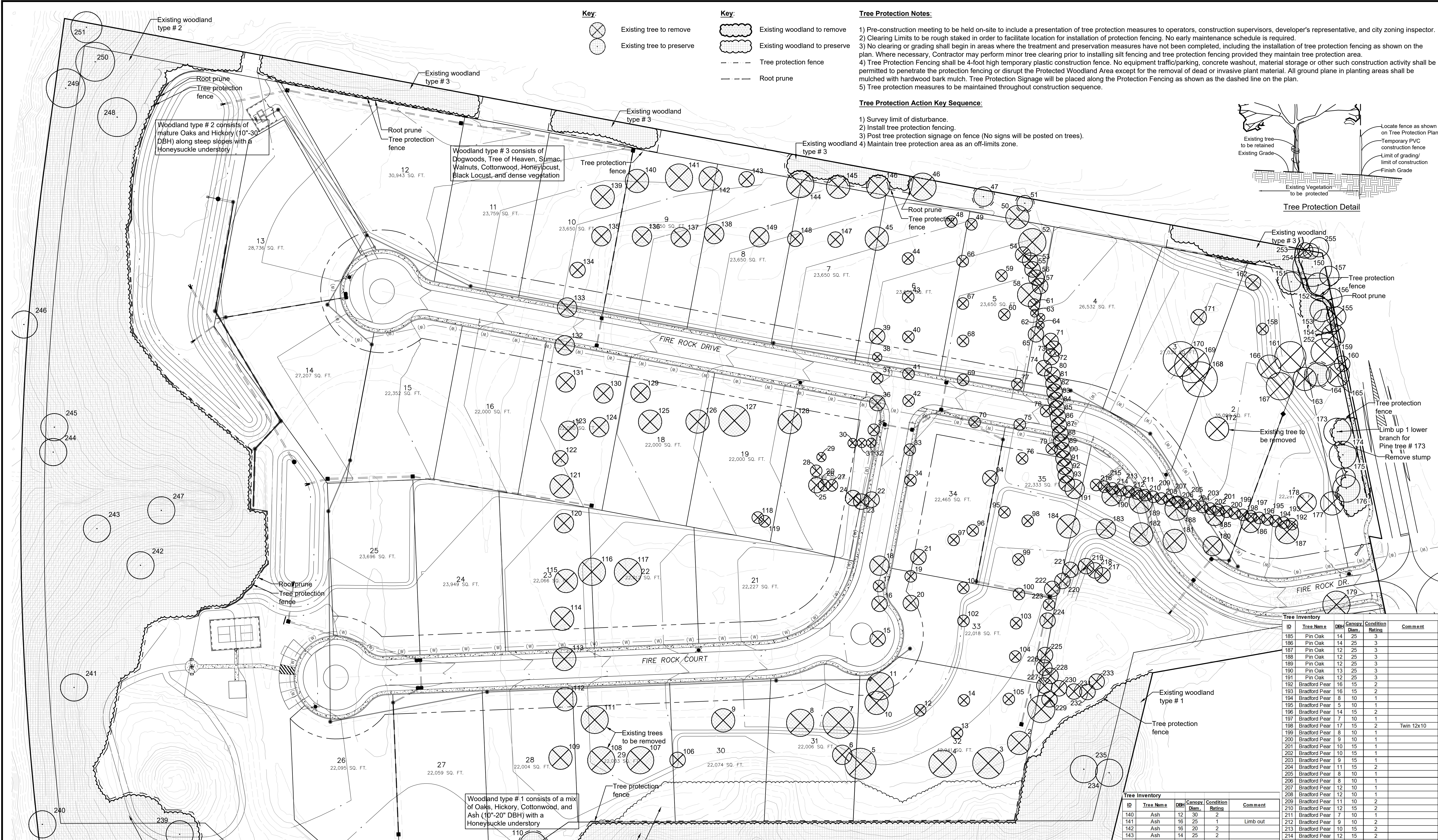
Date	Description	No.
10/7/21	Plan Changes	1
12/8/21	City Comments	2
5/12/22	City Comments	3
5/27/22	City Comments	4
6/24/22	City Comments	5
7/18/22	City Comments	6

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: Tree Preservation Plan
 Sheet No.: **TPP**
 Date: 10/7/21
 Job #: 1005.006



Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
1	Pin Oak	20	30	3		
2	Pin Oak	18	20	2		
3	Pin Oak	22	50	3		
4	Pin Oak	18	30	2		Powerlines
5	Pin Oak	18	20	2		
6	Linden	6	25	1		Multistem 6x6x6
7	Pin Oak	19	45	3		
8	Pin Oak	20	30	3		
9	Pin Oak	20	30	3		
10	Linden	14	30	3		Multistem 6x6x6
11	Linden	14	30	3		Multistem 6x6x6
12	Crabapple	11	10	1		Half dead
13	Crabapple	11	20	3		
14	Crabapple	6	6	1		Half dead
15	Hornbeam	12	20	3		
16	Hornbeam	12	20	3		
17	Hornbeam	11	20	3		
18	Hornbeam	12	20	3		
19	Crabapple	6	8	1		Half dead
20	Crabapple	7	8	1		Half dead
21	Crabapple	11	6	1		Half dead
22	Ginkgo	11	15	3		
23	Ginkgo	5	10	3		
24	Ginkgo	8	15	3		
25	Ginkgo	9	15	3		
26	Ginkgo	11	12	3		
27	Ginkgo	5	12	3		
28	Ginkgo	4	10	3		
29	Ginkgo	6	12	3		
30	Ginkgo	4	10	3		
31	Ginkgo	4	10	3		
32	Ginkgo	5	12	3		
33	Crabapple	6	12	3		
34	Crabapple	4	10	3		
35	Norway Spruce	10	10	4		18'h
36	Maple	9	20	4		
37	Maple	7	20	4		
38	Maple	5	12	1		
39	Maple	6	15	3		
40	Crabapple	5	15	3		
41	Crabapple	5	15	3		
42	Crabapple	3	10	2		
43	Crabapple	5	15	3		
44	Crabapple	5	15	3		
45	Ash	12	28	2		
46	Ash	7	18	2		
47	Ash	11	25	2		
48	Crabapple	6	12	3		
49	Crabapple	6	10	3		
50	Ash	11	20	2		
51	Bradford Pear	11	15	2		
52	Bradford Pear	11	15	1		
53	Bradford Pear	6	15	1		
54	Bradford Pear	9	15	1		
55	Bradford Pear	7	15	1		
56	Bradford Pear	7	15	1		
57	Bradford Pear	8	15	1		
58	Ash	10	16	2		
59	Crabapple	4	10	3		
60	Crabapple	5	10	1		
61	Bradford Pear	10	15	1		
62	Bradford Pear	8	8	1		
63	Bradford Pear	8	8	1		
64	Bradford Pear	8	8	1		
65	Ash	7	20	1		
66	Crabapple	5	12	3		
67	Crabapple	5	12	3		
68	Crabapple	5	12	3		
69	Crabapple	4	6	2		
70	Crabapple	4	10	3		
71	Bradford Pear	10	15	2		
72	Bradford Pear	10	15	2		
73	Bradford Pear	10	15	2		
74	Ash	6	20	2		
75	Crabapple	6	12	3		
76	Crabapple	6	12	3		
77	Crabapple	5	12	3		
78	Ash	7	20	2		
79	Ash	7	20	2		
80	Bradford Pear	8	10	1		
81	Bradford Pear	8	10	1		
82	Bradford Pear	6	5	1		
83	Bradford Pear	8	12	1		
84	Bradford Pear	5	5	1		
85	Bradford Pear	6	10	1		
86	Bradford Pear	6	10	1		
87	Bradford Pear	6	10	1		
88	Bradford Pear	6	10	1		
89	Bradford Pear	6	10	1		
90	Bradford Pear	8	10	1		
91	Bradford Pear	6	15	1		
92	Bradford Pear	5	10	1		
93	Bradford Pear	7	10	1		
94	Pin Oak	12	24	1		Half dead
95	Crabapple	10	12	3		
96	Crabapple	10	12	3		
97	Crabapple	10	12	3		
98	Crabapple	8	15	3		
99	Crabapple	8	15	3		
100	Crabapple	7	15	3		
101	Crabapple	8	12	3		
102	Crabapple	8	15	3		
103	Crabapple	8	12	3		
104	Crabapple	6	15	3		
105	Crabapple	5	12	3		
106	Pin Oak	11	30	3		
107	Pin Oak	16	30	3		
108	Pin Oak	17	30	3		
109	Pin Oak	22	30	3		
110	Norway Spruce	8	10	3		
111	Pin Oak	20	40	3		
112	Pin Oak	17	35	2		
113	Pin Oak	17	35	3		
114	Pin Oak	16	35	2		
115	Pin Oak	18	45	3		
116	Pin Oak	18	45	3		
117	Pin Oak	19	45	3		
118	Blue Spruce	8	45	3		
119	Norway Spruce	8	10	3		
120	Pin Oak	17	10	3		
121	Pin Oak	18	30	3		
122	Maple	9	30	3		
123	Maple	10	30	3		
124	Maple	10	25	3		
125	Pin Oak	17	30	2		
126	Pin Oak	17	25	2		
127	Pin Oak	22	40	2		
128	Pin Oak	18	25	2		
129	Ash	12	35	2		
130	Ash	13	40	2		
131	Ash	12	40	2		
132	Ash	13	40	2		
133	Ash	13	40	2		
134	Ash	11	30	2		
135	Ash	11	30	2		
136	Ash	11	30	2		
137	Ash	11	30	2		
138	Ash	11	30	2		
139	Ash	12	30	2		
140	Pin Oak	14	25	3		
141	Pin Oak	14	25	3		
142	Pin Oak	12	25	3		
143	Pin Oak	12	25	3		
144	Pin Oak	12	25	3		
145	Pin Oak	13	25	3		
146	Pin Oak	12	25	3		
147	Bradford Pear	16	15	2		
148	Bradford Pear	16	15	2		
149	Bradford Pear	8	10	1		
150	Bradford Pear	5	10	1		
151	Bradford Pear	5	10	1		
152	Bradford Pear	14	15	2		
153	Bradford Pear	16	15	2		
154	Bradford Pear	8	10	1		
155	Bradford Pear	5	10	1		
156	Bradford Pear	14	15	2		
157	Bradford Pear	7	10	1		
158	Bradford Pear	17	15	2		Twin 12x10
159	Bradford Pear	5	10	1		
160	Bradford Pear	9	10	1		
161	Bradford Pear	10	15	1		
162	Bradford Pear	10	15	1		
163	Bradford Pear	11	15	2		
164	Bradford Pear	8	10	1		
165	Bradford Pear	8	10	1		
166	Bradford Pear	14	15	2		
167	Bradford Pear	7	10	1		
168	Bradford Pear	12	10	1		
169	Bradford Pear	9	10	1		
170	Bradford Pear	10	15	1		
171	Bradford Pear	10	15	1		
172	Bradford Pear	12	10	1		
173	Bradford Pear	12	10	1		
174	Bradford Pear	11	15	2		
175	Bradford Pear	11	15	2		
176	Bradford Pear	8	10	1		
177	Bradford Pear	12	10	1		
178	Bradford Pear	12	10	1		
179	Bradford Pear	12	10	1		
180	Bradford Pear	12	10	1		
181	Bradford Pear	12	10	1		
182	Bradford Pear	12	10	1		
183	Bradford Pear	12	10	1		
184	Bradford Pear	15	25	3		

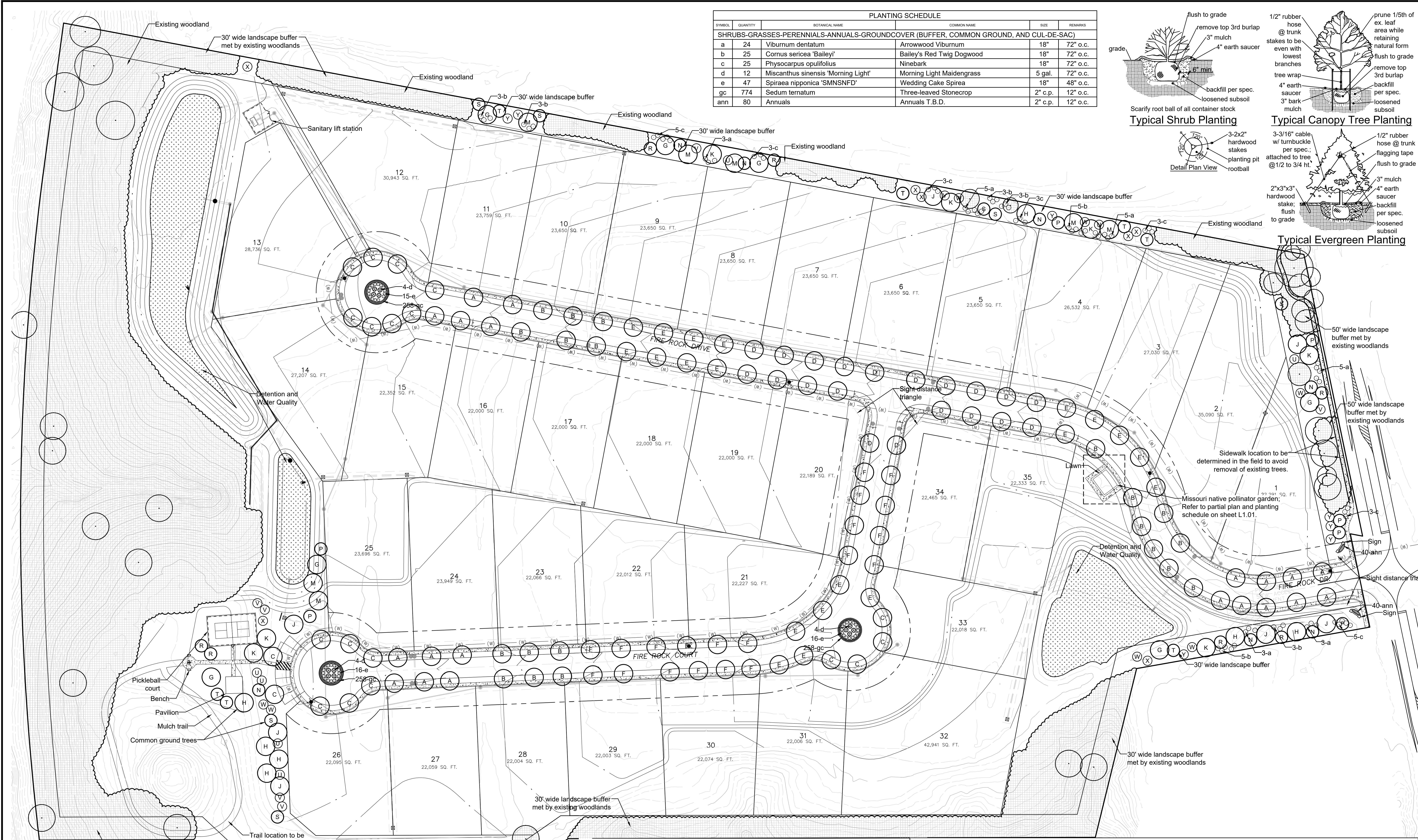
Tree Preservation Plan
 SCALE 1"=50'
 0 50 100 200

Total Site Area = 1,527,037 s.f. (35.1 acres)
 Woodland Tree Area = 332,137 s.f. (7.6 acres)
 Individual Tree Area = 74,110 s.f. (1.7 acres)
 Total Existing Tree Canopy Area = 406,247 s.f. (9.32 acres)

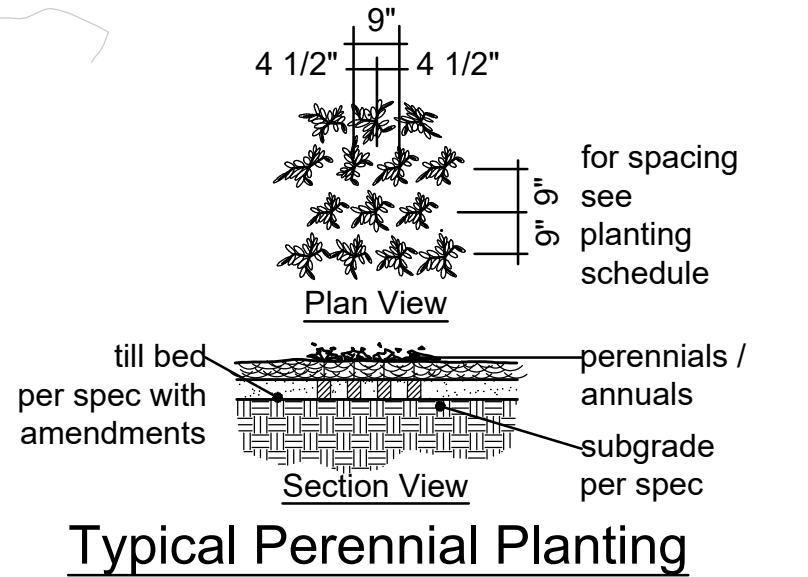
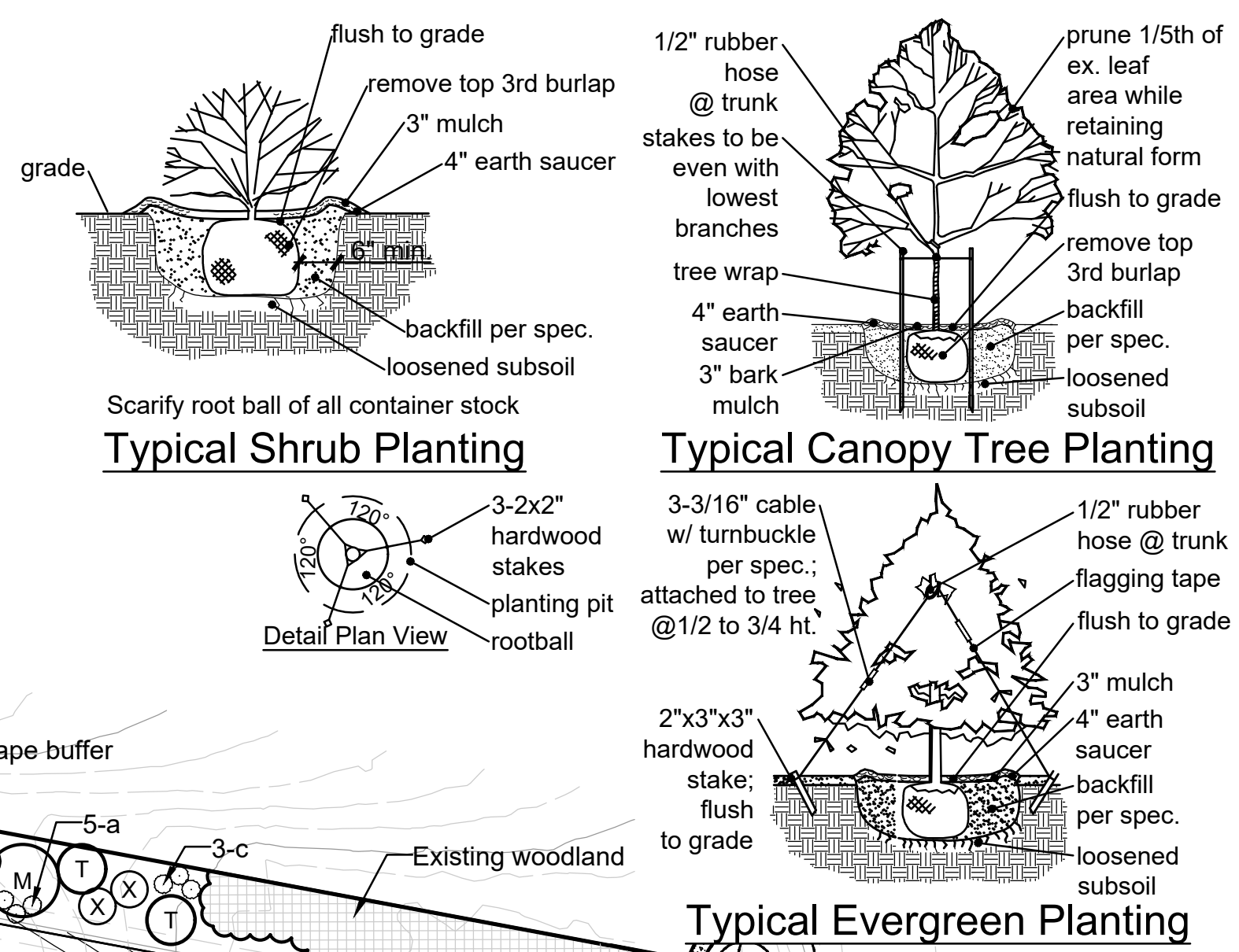
Existing Tree Canopy Area To Be Removed = 153,133 s.f. (3.51 acres) (37.7%)
 Existing Tree Canopy Area To Be Preserved = 253,114 s.f. (5.81 acres) (62.3%)

Tree Preservation Plan Prepared under direction of:
 Brian Bage
 Certified Arborist MW-5033A

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



PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUND COVER (BUFFER, COMMON GROUND, AND CUL-DE-SAC)					
a	24	Viburnum dentatum	Arrowwood Viburnum	18" 72" o.c.	
b	25	Cornus sericea 'Bailey'	Bailey's Red Twig Dogwood	18" 72" o.c.	
c	25	Physocarpus opulifolius	Ninebark	18" 72" o.c.	
d	12	Miscanthus sinensis 'Morning Light'	Morning Light Maidengrass	5 gal. 72" o.c.	
e	47	Spiraea nipponica 'SMNSNF'	Wedding Cake Spirea	18" 48" o.c.	
gc	774	Sedum ternatum	Three-leaved Stonecrop	2" c.p. 12" o.c.	
ann	80	Annuals	Annuals T.B.D.	2" c.p. 12" o.c.	



PLANTING SCHEDULE FOR MISSOURI NATIVE POLLINATOR GARDEN					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
aa	15	Echinacea purpurea	Purple Coneflower	1 qt. 24" o.c.	
bb	17	Ratibida pinnata	Grey-head Coneflower	1 qt. 24" o.c.	
cc	18	Zizia aurea	Golden Alexander	1 qt. 24" o.c.	
dd	14	Monarda fistulosa	Wild Bergamot	1 qt. 24" o.c.	
ee	20	Amsonia illustris	Shining Blue Star	1 qt. 24" o.c.	
ff	28	Asclepias tuberosa	Butterfly Weed	1 qt. 24" o.c.	
gg	19	Sporobolus heteropolis	Prairie Dropseed	1 qt. 24" o.c.	

Partial Landscape Plan SCALE 1"=10'

PLANTING SCHEDULE										
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	STREET TREE %	TREE SPECIES VARIETY %	SIZE/GROWTH-RATE	BLOWN/MEDIUM GROWTH RATE %	
CANOPY-SHADE (STREET) TREES										
A	20	Quercus robur	English Oak	2.5" cal.	B&B	16.67 %		Lg/Med	8.89 %	
B	20	Acer x freemanii 'DTR 102'	Autumn Fantasy Maple	2.5" cal.	B&B	16.67 %		Lg/M-Fast		
C	20	Acer rubrum 'Frank Jr.'	Redpointe Maple	2.5" cal.	B&B	16.67 %		Lg/Fast		
D	20	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" cal.	B&B	16.67 %		Lg/Fast		
E	20	Tilia americana x euchlora 'Redmond'	Redmond Linden	2.5" cal.	B&B	16.67 %		Lg/M-Fast		
F	20	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5" cal.	B&B	16.67 %		Lg/Fast		
						Total	100 %			
CANOPY-SHADE (BUFFER AND COMMON GROUND) TREES										
G	7	Quercus bicolor	Swamp White Oak	2.5" cal.	B&B		20 %	Lg/Med	3.11 %	
H	7	Acer saccharum 'Baillista'	Fall Fiesta Sugar Maple	2.5" cal.	B&B		20 %	Lg/Slow-M	3.11 %	
J	7	Ulmus americana 'Valley Forge'	Valley Forge Elm	2.5" cal.	B&B		20 %	Lg/M-Fast		
K	7	Nyssa sylvatica	Blackgum	2.5" cal.	B&B		20 %	Lg/Slow-M	3.11 %	
M	7	Magnolia acuminata	Cucumbertree	2.5" cal.	B&B		20 %	Lg/Slow-M	3.11 %	
						Total	100 %			
UNDERSTORY-ORNAMENTAL (BUFFER AND COMMON GROUND) TREES										
N	7	Cornus florida	Flowering Dogwood	2.5" cal.	B&B		20 %	Sm/Slow-M	3.11 %	
P	7	Amelanchier arborea	Downy Serviceberry	2.5" cal.	B&B		20 %	Med/Slow-M	3.11 %	
R	7	Cercis canadensis	Redbud	2.5" cal.	B&B		20 %	Med/Fast		
S	7	Carpinus caroliniana	American Hornbeam	2.5" cal.	B&B		20 %	Sm/Med	3.11 %	
T	7	Syringa reticulata	Tree Lilac	2.5" cal.	B&B		20 %	Sm/Med	3.11 %	
						Total	100 %			
EVERGREEN (BUFFER AND COMMON GROUND) TREES										
U	7	Picea abies	Norway Spruce	6' h.	B&B		20 %	Lg/Med	3.11 %	
V	7	Picea pungens	Colorado Blue Spruce	6' h.	B&B		20 %	Med/Med	3.11 %	
W	7	Pinus strobus	White Pine	6' h.	B&B		20 %	Lg/Fast		
X	7	Juniperus virginiana	Juniper	6' h.	B&B		20 %	Med/Med	3.11 %	
Y	7	Ilex opaca	American Holly	6' h.	B&B		20 %	Lg/Slow	3.11 %	
						Total	100 %	Total	46.21 %	

Landscape Plan SCALE 1"=50'

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



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

Estates at Fire Rock
 17803 & 17815 & 17831 Wild Horse Creek Road
 Chesterfield, Missouri

Date	Description	No.
10/7/21	Plan Changes	1
12/8/21	City Comments	2
5/12/22	City Comments	3
5/27/22	City Comments	4
6/24/22	City Comments	5
7/18/22	City Comments	6

Drawn: KP
 Checked: RS



Sheet Title: Landscape Plan
 Sheet No: L1.01
 Date: 10/7/21
 Job #: 1005.006