



AGENDA
SPECIAL CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, March 28, 2022
6:00 PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – March 21, 2022
 - B. Executive Session Minutes** – March 21, 2022
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Tuesday, April 05, 2022 – Election Day**
 - B. Tuesday, April 19, 2022 – City Council Meeting (7:00pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VIII. COUNCIL COMMITTEE REPORTS**
 - A. Planning and Public Works Committee** – Chairperson Mary Monachella, Ward I
 - 1. No. 3385 - P.Z. 08-2021 McBride Byrne LLC (Boone's Ridge)**
An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of 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 (P.Z. 08-2021 McBride Byrne LLC [Boone's Ridge] 18V520115, 18V520126, 18V520160, 18V520027, 18V510381). **Second Reading – Planning Commission recommends approval with setback modification. Planning & Public Works Committee recommends approval with setback modification and landscape buffer modification. City Council (1st Reading) approved setback modification and landscape buffer modification by eliminating the landscape buffer requirement on Lots 1B & 2B.**

2. Bill No. 3386 - P.Z. 11-2021 Estates at Fire Rock (McBride Berra Land Co., LLC) – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “LLR” Large Lot Residential District to the “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 11-2021 {McBride Berra Land Company, LLC.} 18V130099, 18V140065, & 18V140098). **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

3. Bill No. 3387 - P.Z. 12-2021 Estates at Fire Rock (McBride Berra Land Co., LLC) – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1AC” Estate One Acre District to a “PUD” Planned Unit Development for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 12-2021 {McBride Berra Land Company, LLC} 18V130099, 18V140065, & 18V140098). **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

NOTE: *City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo

610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

Mayor Nation and City Council have scheduled a special meeting on Monday 3/28/2022, at 6:00 pm, with the sole purpose of acting on bills #3385, 3386, and 3387. There is no agenda review session.

AGENDA REVIEW – MONDAY 03/28/2022 –

There is no Agenda Review scheduled for tonight's meeting.

Please let me know, ASAP, if you will be unable to attend this meeting.

UPCOMING MEETINGS/EVENTS

A. Tuesday, April 05, 2022 – Election Day

B. Tuesday, April 19, 2022 – City Council Meeting (7:00pm)

COMMUNICATIONS AND PETITIONS

This section provides time for the public to speak and express their views during public comment. Each speaker is limited to not more than four minutes, after which, the City Administrator will indicate that their time has expired. It is important to remember that this section of the agenda is not intended or appropriate for debate nor is it intended to be a question & answer period. This is the public's opportunity to share their comments in a public forum.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Monachella

Vice-Chair: Councilmember Hurt

Bill #'s 3385, 3386, and 3387 were read for the first time on Monday, 3/21/2022. Action on these bills were delayed due to a weather related cancellation of the PPW committee, and the petitioner has requested special consideration of these bills due to contractual time limitations. As such, the Mayor and Council elected to schedule a special meeting for second reading, as opposed to reading these bills twice at the 3/21/2022 meeting.

No. 3385 - P.Z. 08-2021 McBride Byrne LLC (Boone's Ridge)

An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of 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 (P.Z. 08-2021 McBride Byrne

LLC [Boone's Ridge] 18V520115, 18V520126, 18V520160, 18V520027, 18V510381).
Second Reading – Planning Commission recommends approval with setback modification. Planning & Public Works Committee recommends approval with setback modification and landscape buffer modification. City Council approved the setback modification and landscape buffer modification by eliminating the landscape buffer requirement on Lots 1B & 2B, concurrent with the first reading on 3/21/2022.

Bill No. 3386 - P.Z. 11-2021 Estates at Fire Rock (McBride Berra Land Co., LLC)
An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "LLR" Large Lot Residential District to the "E-1AC" Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 11-2021 {McBride Berra Land Company, LLC} 18V130099, 18V140065, & 18V140098). **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Bill No. 3387 - P.Z. 12-2021 Estates at Fire Rock (McBride Berra Land Co., LLC)
An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "E-1AC" Estate One Acre District to a "PUD" Planned Unit Development for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 12-2021 {McBride Berra Land Company, LLC} 18V130099, 18V140065, & 18V140098). **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

UNFINISHED BUSINESS

There is no "Unfinished Business" scheduled for action at this meeting.

NEW BUSINESS



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

MARCH 21, 2022

The meeting was called to order at 7 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the March 7, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the March 7, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the General Municipal Election will be held on Tuesday, April 5 and urged everyone to vote.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, April 19, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a proclamation in recognition of the 100th Anniversary of the Philanthropic Educational Organization (PEO).

Ms. Louise Nation, 17669 Bridgeway Drive, spoke in support of Pickleball.

Ms. Jeannie Aumiller, McBride Homes, spoke on behalf of McBride Homes in support of Bill No. 3385 (P.Z. 08-2021 McBride Byrne LLC [Boone's Ridge]), Bill No. 3386 (P.Z. 11-2021 Estates at Fire Rock [McBride Berra Land Co., LLC]), and Bill No. 3387 (P.Z. 12-2021 Estates at Fire Rock [McBride Berra Land Co., LLC]).

Ms. Jessica Clark, 1007 Chesterfield Forest Drive, Wildwood, introduced herself as a candidate for the Rockwood School Board.

Mr. Manish Patel, 934 Silver Buck Lane, spoke in support of Cricket.

Mr. Ravikumar Chockalingam, 16762 Benton Taylor Drive, spoke in support of Cricket.

APPOINTMENTS

There were no appointments scheduled on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3385	Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "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 (P.Z. 08-2021 McBride Byrne LLC [Boone's Ridge] 18V520115, 18V520126, 18V520160, 18V520027, 18V510381) First Reading – Planning Commission recommends approval with setback modification. Planning & Public Works Committee recommends approval with setback
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modification and landscape buffer modification. There are two proposed amendments, each of which requires separate, 2/3rds, majority vote for approval. Green Sheet Amendment recommended by Planning & Public Works Committee. Only one of the amendments is in the proposed green sheet

Bill No. 3386 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “LLR” Large Lot Residential District to the “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 11-2021 {McBride Berra Land Company, LLC.} 18V130099, 18V140065, & 18V140098) **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Bill No. 3387 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1AC” Estate One Acre District to a “PUD” Planned Unit Development for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 12-2021 {McBride Berra Land Company, LLC} 18V130099, 18V140065, & 18V140098) **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Hurt, for the first reading of Bill Nos. 3385, 3386 and 3387.

Councilmember Mastorakos made a motion to amend Bill No. 3385, seconded by Councilmember Moore, to eliminate the landscape buffer requirement on Lots 1B and 2B. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Wahl, to accept the proposed modification to the structure setback for Bill No. 3385. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A voice vote was taken on the motion for first reading of Bill Nos. 3385, 3386 and 3387, with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3385, 3386 and 3387 were read for the first time.

Councilmember DeCampi made a motion, seconded by Councilmember Wahl, to suspend the rules and read Bill Nos. 3385, 3386 and 3387 for the second time, since they were delayed due to a weather-related meeting cancellation. A roll call vote was taken with the following results: Ayes – DeCampi, Wahl and Budoor. Nays – Mastorakos, McGuinness, Moore, Monachella and Hurt. Mayor Nation declared the motion failed.

Bill No. 3388 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “R-1” Residential District to an “E-1/2 AC” Estate District for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 17-2021 Legends at Schoettler Pointe, 19S640152 & 19S640657] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3388. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3388 was read for the first time.

Bill No. 3389 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1/2 AC” Estate District to “PUD” Planned Unit Development for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 18-2021 Legends At Schoettler Pointe, 19S640152 & 19S640657] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3389. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3389 was read for the first time.

Bill No. 3390 Amends Article 04, Section 405.04.050 Sign Requirements and Article 10 Section 405.10.040 Signage Terms of the Unified Development Code {P.Z. 16-2021 City of Chesterfield (Unified Development Code-Articles 4 and 10)} **First Reading – Planning Commission recommends Approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments recommended by Planning & Public Works Committee**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3390, with the green sheet amendment incorporated. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3390 was read for the first time.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, May 5, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, summarized the status of recommendations for Central Park Pickleball courts. Councilmember DeCampi made a motion, seconded by Councilmember McGuinness, to postpone action indefinitely, relative to Pickleball courts.

Councilmember Wahl made a motion to amend, seconded by Councilmember Budoor, to postpone action on Pickleball courts and to refer the issue to the Parks, Recreation and Arts Committee for their first meeting after the April 2022 election. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the original motion as amended, with a unanimous affirmative result and the motion, as amended, was declared passed.

Public Health & Safety Committee

Bill No. 3383 Amends municipal code chapter 605 regulating commercial solicitation **(Second Reading) Public Health and Safety Committee recommends approval**

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3383. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3383 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3383 with the following results: Ayes – Hurt, DeCampi, Moore, Monachella, Mastorakos, Budoor, Wahl and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3383 approved, passed it and it became **ORDINANCE NO. 3185.**

Bill No. 3384 An ordinance of the City of Chesterfield amending the municipal code related to vehicle tampering by adding a new section to be known as Vehicle Prowling **(Second Reading) Public Health and Safety Committee recommends approval**

Councilmember DeCampi made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3384. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3384 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3384 with the following results: Ayes – Moore, Budoor, Wahl, Hurt, DeCampi, McGuinness, Mastorakos and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3384 approved, passed it and it became **ORDINANCE NO. 3186.**

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that there were no action items from the City Administrator on the agenda for this meeting.

OTHER LEGISLATION

There was no "Other Legislation" scheduled for this meeting.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:21 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

BILL NO. 3385

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF 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 (P.Z. 08-2021 MCBRIDE BYRNE, LLC [BOONE’S RIDGE] 18V520115, 18V520126, 18V520160, 18V520027, 18V510381).

WHEREAS, the petitioner, McBride Byrne, LLC has requested a change in zoning from “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 26.8 acres located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 13, 2021; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning and recommended approval for both the setback and landscape modification requests; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request and voted to approve the aforementioned modification requests by the required separate, super majority [two-thirds (2/3)] vote by the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “E-1/2AC” Estate District with a Wild Horse Creek Road Overlay District designation for 26.8 acres located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive and as described as follows:

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 ABOVE-MENTIONED 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 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°24'34" 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 ABOVE-MENTIONED 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.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the Preliminary Development Plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by McBride Byrne, LLC in P.Z. 08-2021, requesting amendments embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of December 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Article 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2022

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: ____03/21/2022____

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. Ten (10) foot minimum side yard setback for all lots.
 - c. Twenty (20) 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 perimeter of the district, except for the perimeter to the east of Lots 1B and 2B and the southern border as identified on the Preliminary Development Plan attached hereto and marked as Attachment B. 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 percent (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.

L. 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.

M. POWER OF REVIEW

1. 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. 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.

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 the project has no negative impacts to the existing system(s).

P. 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.

Q. 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.

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 WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY 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: KIRCHHOFF WILLIAM S. REVOCABLE TRUST ET AL
17027 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 HOMEOWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.
- THIS PROJECT IS APPROXIMATELY 2,000 FEET AWAY FROM SPIRIT'S RUNWAY 28L AND THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY MONUMENT SIGNS PROPOSED FOR THE DEVELOPMENT REQUIRES A SEPARATE APPROVAL PROCESS THRU THE CITY.
- 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 & N.U.
PROPOSED ZONING: E 1/2 ACRE W/ "W.H." 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 AC 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 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 25'
MIN. LOTS SIZE: 15,222 S.F.
AVERAGE LOT SIZE: 17,550 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.W.M.T. 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:

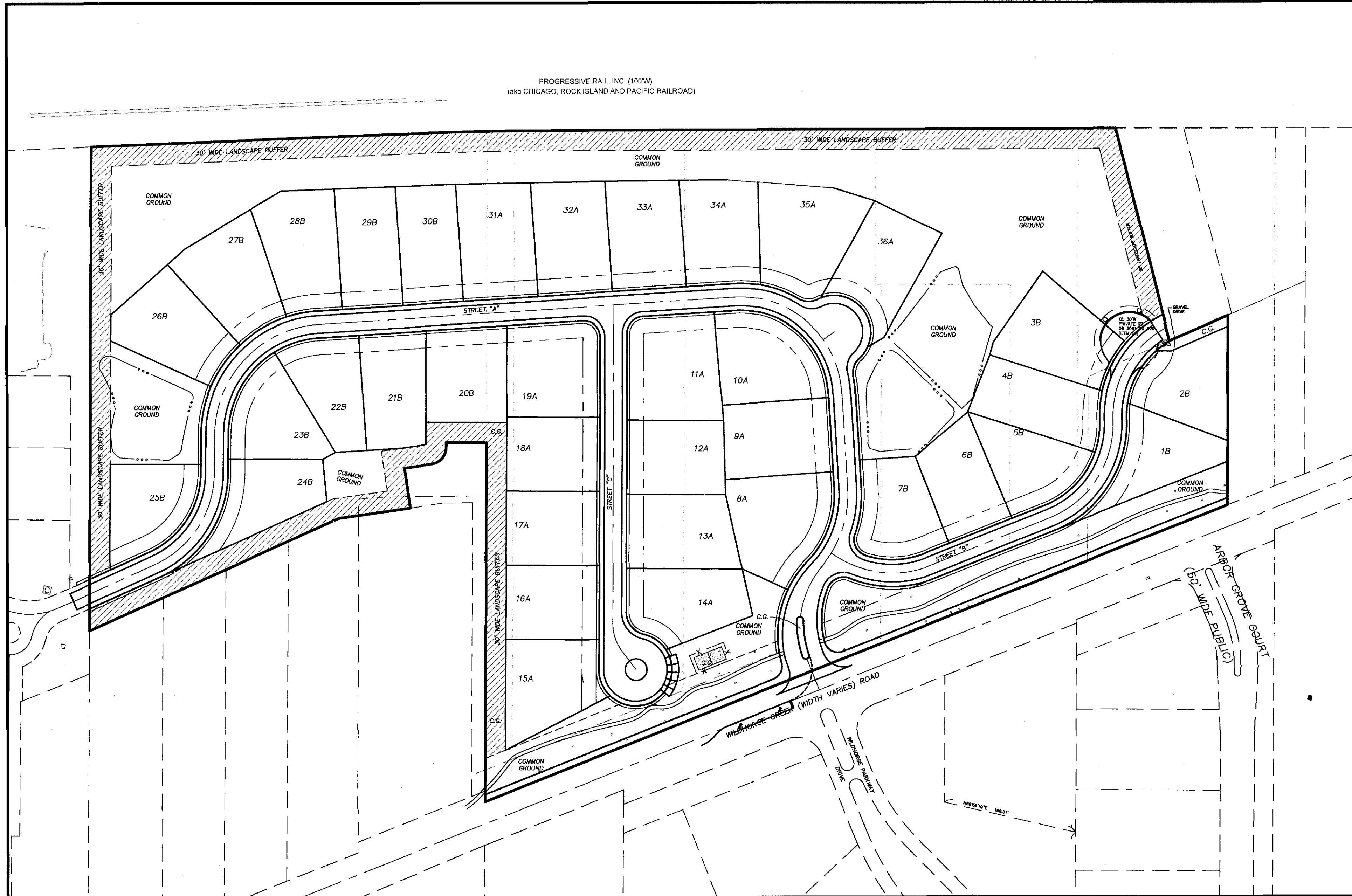
THE U.S.P.S. MAIL DELIVERY UNITS WILL BE CONFIRMED ON THE SITE DEVELOPMENT PLAN.

Boone's Ridge

ATTACHMENT B

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 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 16280, PAGE 2820 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 USA ANN ALABACH, AS RECORDED IN DEED BOOK 22091 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 43°38'48" EAST, 93.88 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO ROUTE EQUESTRIAN, LLC, AS RECORDED IN DEED BOOK 22792, PAGE 333 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID ROUTE EQUESTRIAN, SOUTH 12°10'02" EAST, 281.65 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°58' EAST 0.30 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 59°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 381, PAGE 36 OF SAID RECORDS, NORTH 12°10'02" WEST, 334.08 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID EAST LINE AND CONTINUING ALONG THE NORTH LINE OF SAID LOT "A" THE FOLLOWING COURSES AND DISTANCES AND CURVE: SOUTH 77°44'58" WEST, 60.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 12°11'02" 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, 32.80 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, 108.80 FEET TO A FOUND IRON ROD WITH CAP (WHLER LS-3470), WHICH BEARS NORTH 88°08' EAST 0.11 FEET; THENCE SOUTH 53°11'55" WEST, 408.59 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°18'02" WEST, 719.49 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,186.026 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.

FLOOD NOTE:

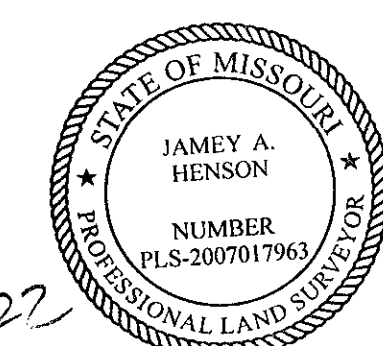
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2918B00295K AND 2918B00313K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

SURVEYOR'S CERTIFICATION:

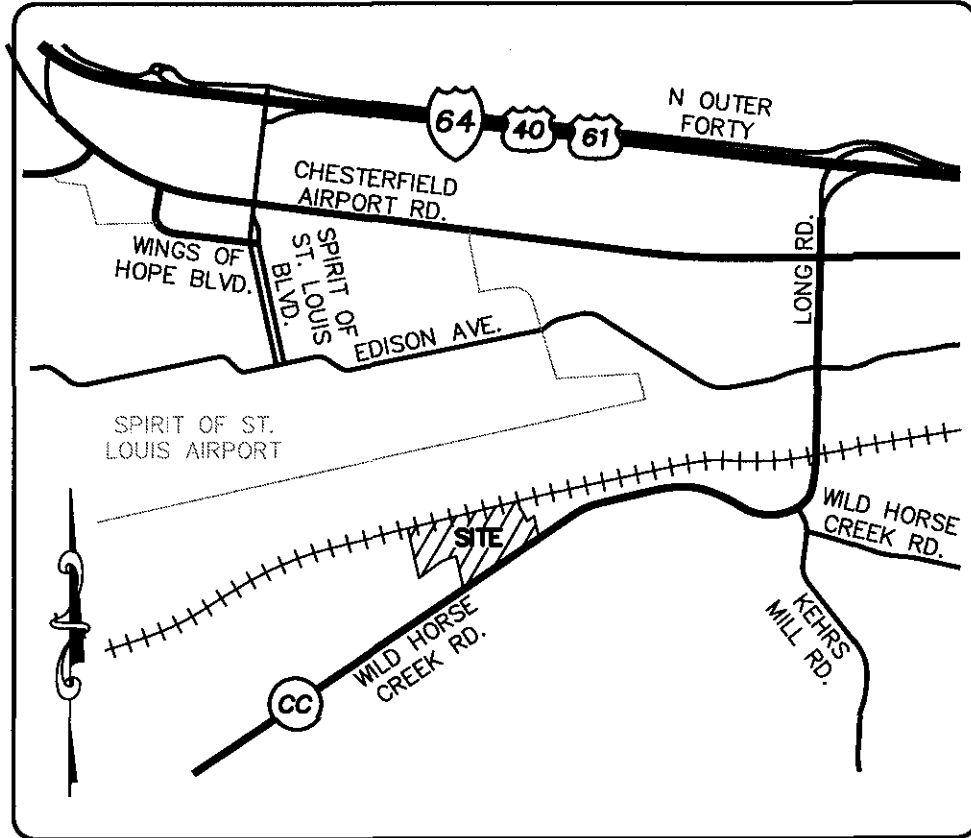
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY, 2022, AT THE REQUEST OF MCBRIDE BERRA LAND COMPANY, LLC, PREPARED AN PRELIMINARY PLAN OF "BOONE'S RIDGE", FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF MARY SCHAEFFER ESTATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED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

JAMES A. HENSON, PLS
MO.REG. PLS #2007017963
3-22-2022



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



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63005

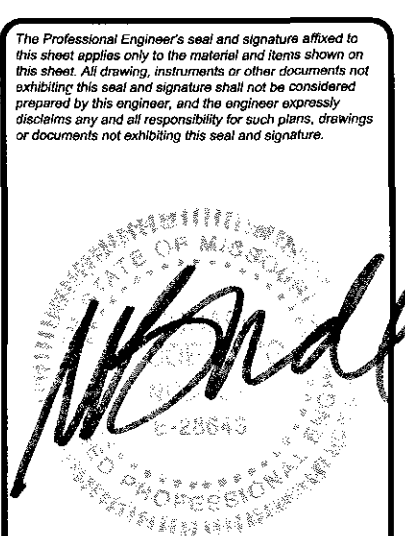
EXISTING	LEGEND	PROPOSED
542 X536	SPOT ELEVATIONS CENTER LINE	536.0
	BUILDINGS, ETC.	
	TREE LINE	
X	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2" G	GAS MAIN & SIZE	(2" G)
6" W	WATER MAIN & SIZE	(6" W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OWH)
E	FLOW LINE	E
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	

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

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-467-8844 Fax 314-467-8844
Corporate Certificate of Authority #001348

Boone's Ridge
CHESTERFIELD, MISSOURI

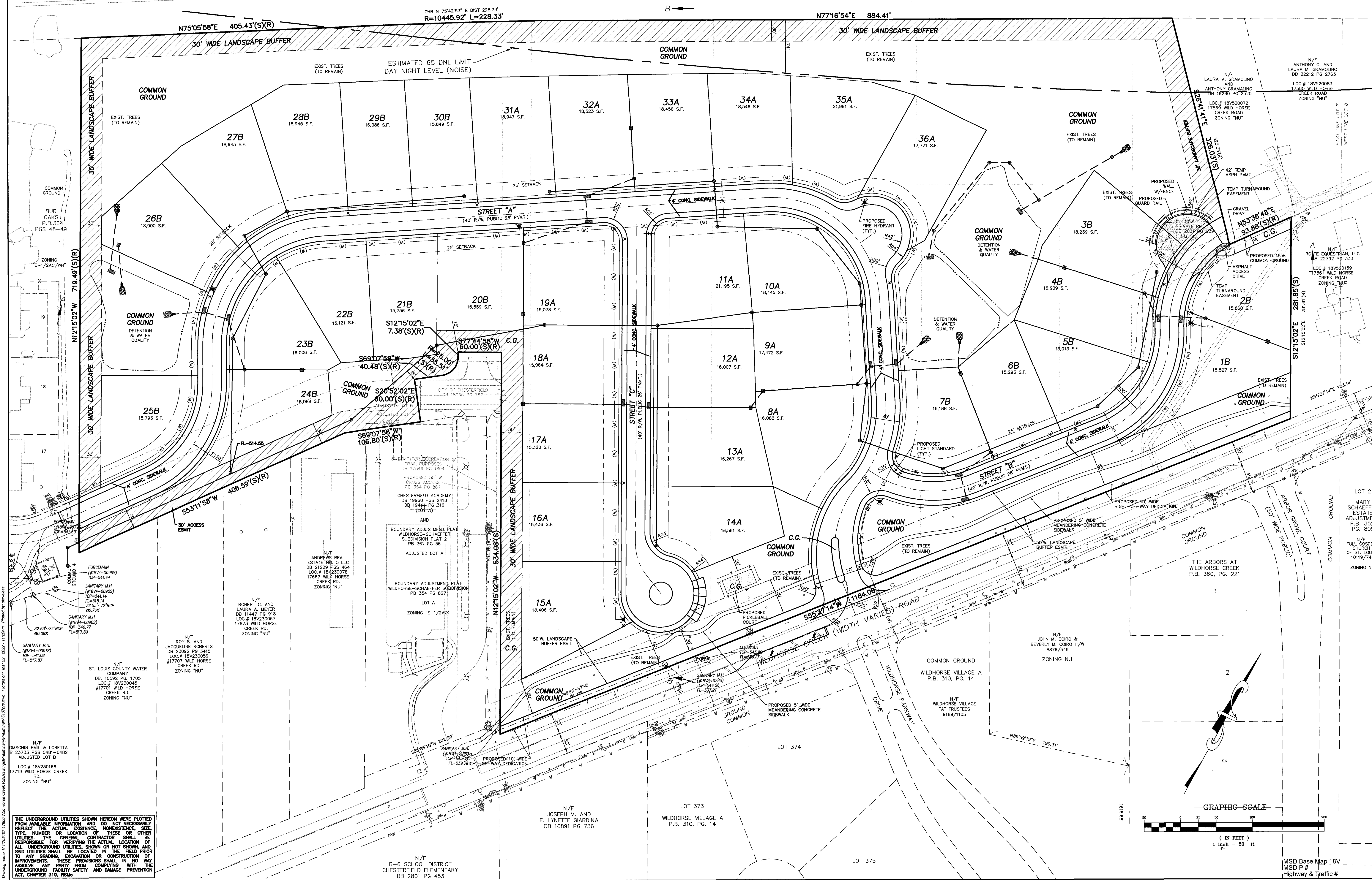
PRELIMINARY PLAN
COVER SHEET



Date: 3-22-2022
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number
17-05-107
Date
Mar. 22, 2022
Designed: MF Sheet
Drawn: EA
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, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE	REMARKS/DATE
1	2-23-2021 INITIAL SUBMITTAL
2	1-17-2022 CITY COMMENTS
3	1-17-2022 CITY COMMENTS
4	3-22-2022 CITY COMMENTS
5	3-22-2022 CITY COMMENTS

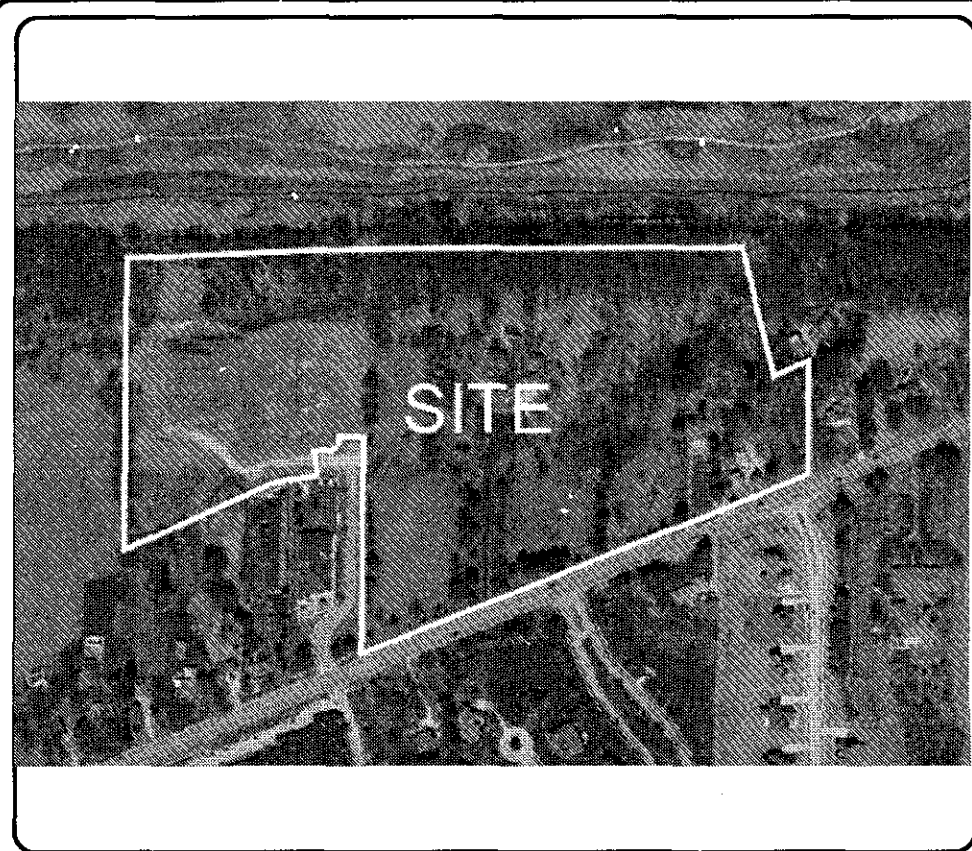
MCBRIDE BYRNE, LLC
17415 N OUTER 40 ROAD
CHESTERFIELD, MO 63005

THE STERLING CO
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-arc.com
Corporate Certificate of Authority B01348

Boone's Ridge
CHESTERFIELD, MISSOURI
PRELIMINARY PLAN
SITE PLAN

Date: 3-22-2022
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

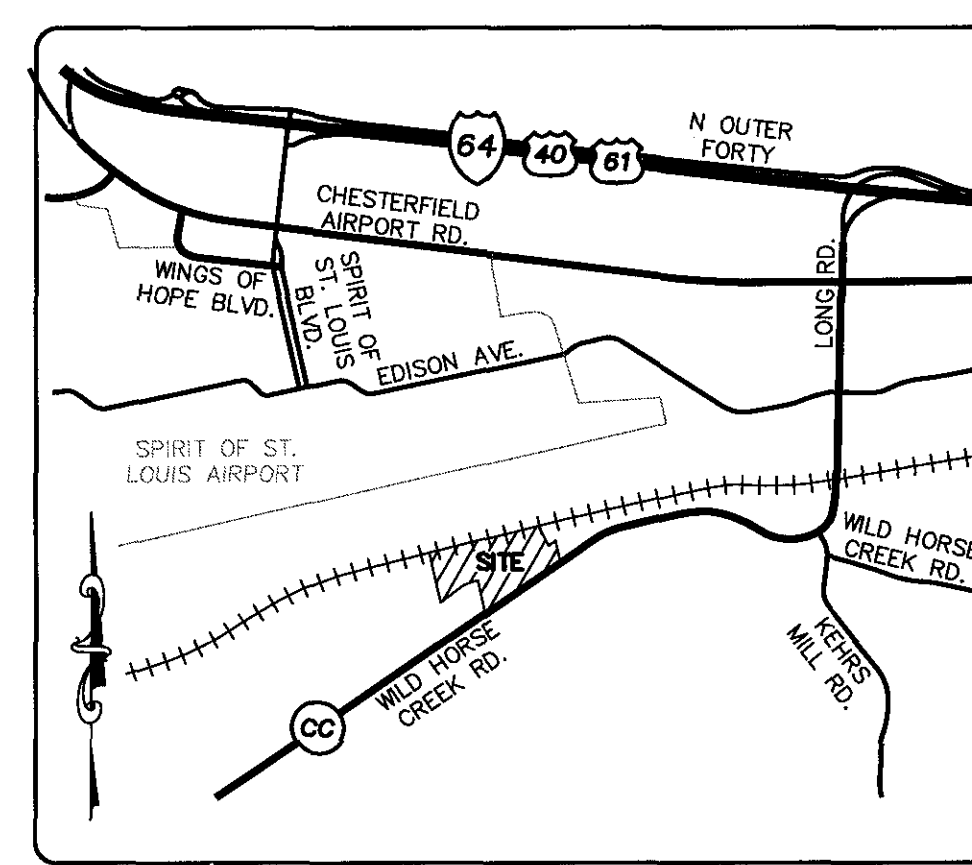
Job Number
17-05-107
Date
Mar. 22, 2022
Designed MF
Sheet
4.1
Checked: PRE



AERIAL PHOTO
N.T.S.

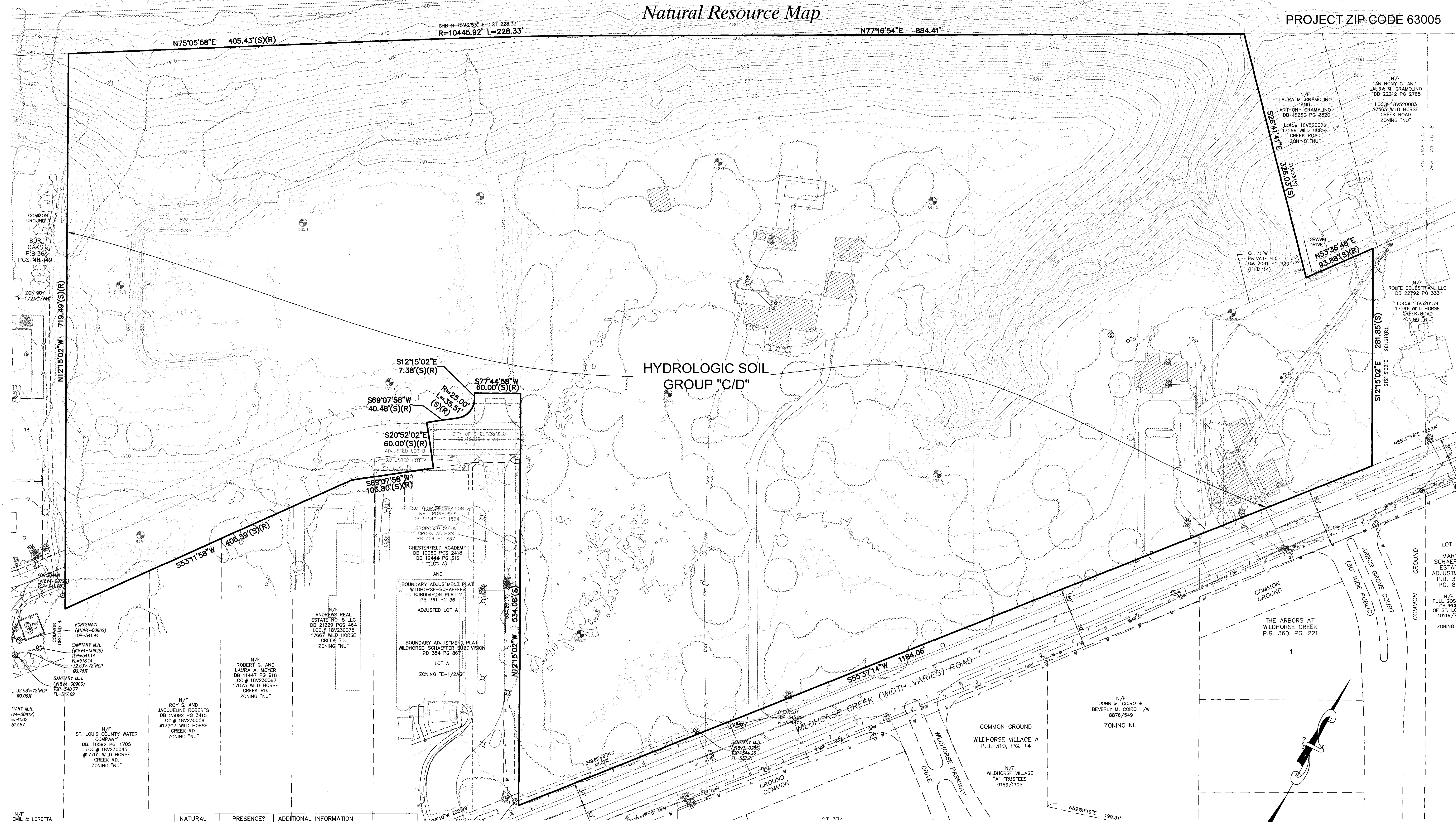
Boone's Ridge

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



LOCATION MAP
N.T.S.

Natural Resource Map



PROJECT ZIP CODE 63005

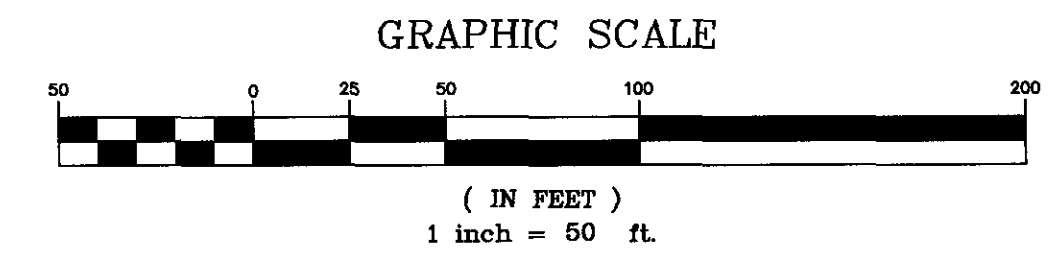
HYDROLOGIC SOIL
GROUP "C/D"

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.

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 310, RSMo

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



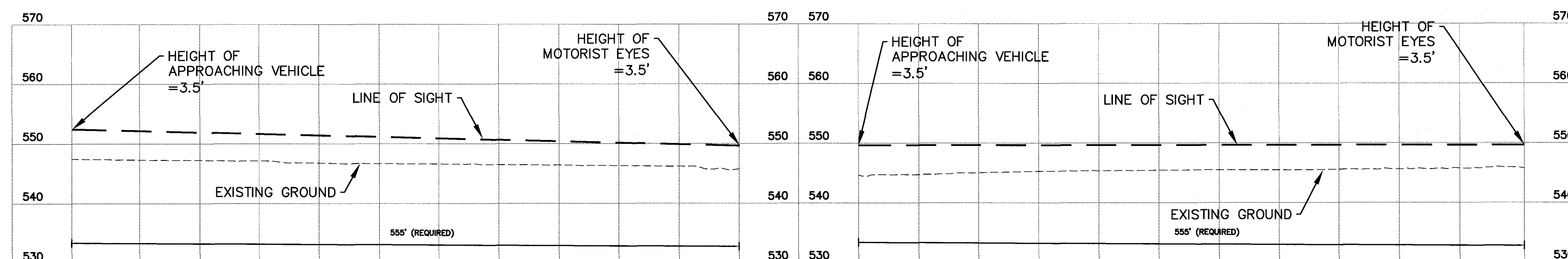
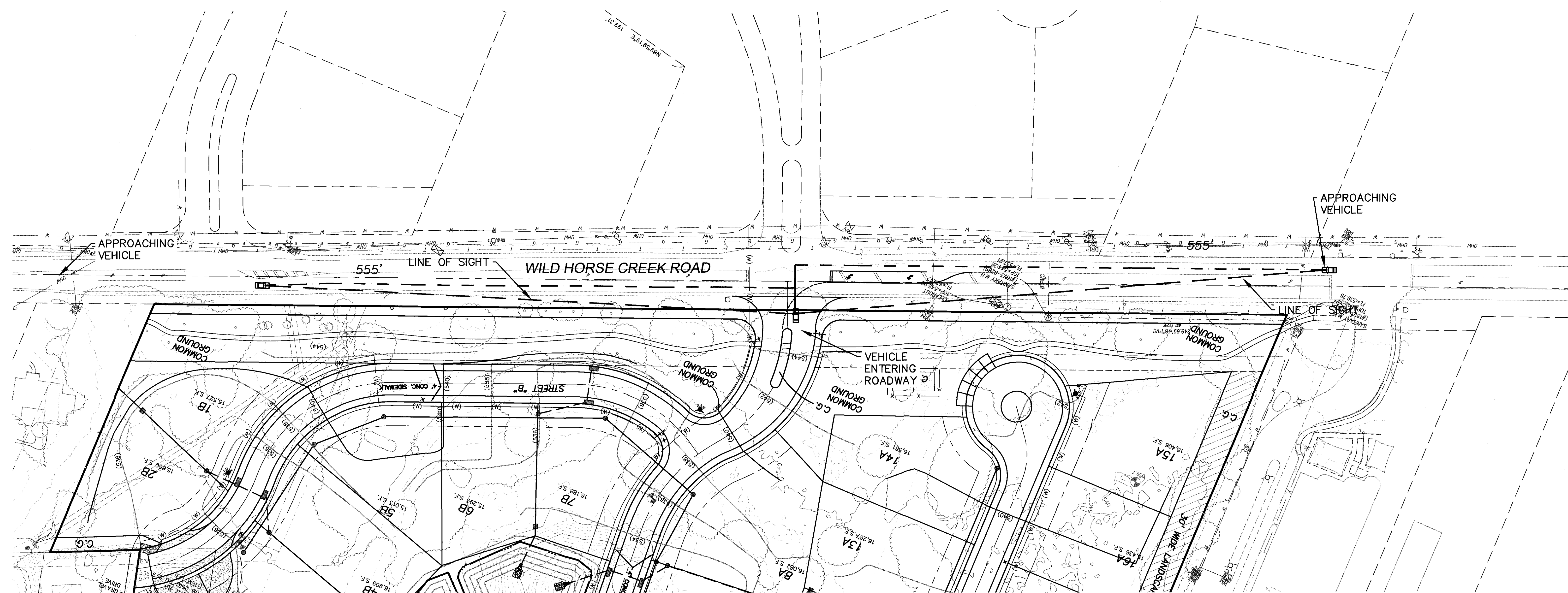
ISSUE	REMARKS/DATE
1	9-23-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	1-5-2022, CITY COMMENTS
4	1-17-2022, CITY COMMENTS
5	3-22-2022, CITY COMMENTS

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

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Corporate Certificate of Authority #001348

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

Date: 3-22-2022
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer
Job Number
17-05-107
Date
Mar. 22, 2022
Designed: MF
Drawn: EA
Checked: PRE
MSD Base Map 18V
MSD P #
Highway & Traffic #



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
5	3-22-2022, CITY COMMENTS

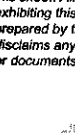
MCBRIDE BYRNE, LLC
17415 N OUTER 40 ROAD
CHESTERFIELD, MO 63005

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Boone's Ridge

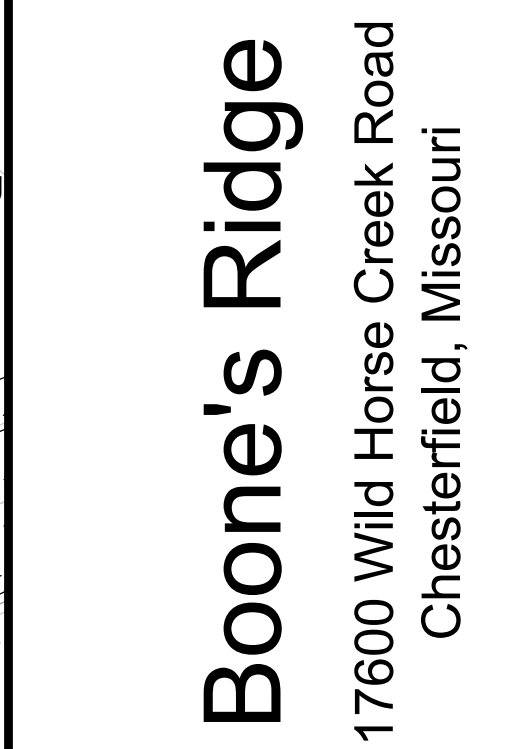
PRELIMINARY PLAN

The Professional Engineer's seal and signature affirm that the above applies only to the project and items shown on this sheet. All drawings, instruments or other documents exhibiting the seal and signature shall not be considered improved by this seal, and the engineer/educator disclaims any and all responsibility for such claims, errors or documents not exhibiting this seal and signature.



Date: 3-22-2022
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number 17-05-107	
Date Mar. 22, 2022	
Designed: MF	Sheet
Drawn: EA	7.1
Checked:	DRF



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 Honeysuckle understorey at the Northwest corner of the property. There are no state champion or rare trees found onsite.

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

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

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

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

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition	Comment
182	Maple	8	12	3	Multi-stem
182	Maple	18	35	1	
183	Maple	30	30	1	
184	Maple	30	20	2	
185	Maple	40	30	1	Offsite
186	Maple	30	45	1	
187	Maple	24	40	1	
188	Maple	30	30	1	
189	Sycamore	30	60	2	1 large dead limb
190	Pine	14	25	2	
191	Elm	30	40	1	
192	Elm	22	30	1	
193	Red Oak	40	50	2	
194	Chinkapin Oak	26	60	3	
195	Shingle Oak	28	50	2	
196	Water Oak	26	50	2	
200	Maple	30	30	1	
201	Maple	20	30	2	
202	Sycamore	41	35	2	Top Out
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
207	Green Ash	30	40	3	Top Out
209	Sycamore	28	50	1	
210	Maple	10	20	2	
211	Elm	10	20	2	
212	Maple	8	45	1	Black Cherry
213	Black Cherry	18	20	2	
214	Black Cherry	20	45	1	
215	Hackberry	30	30	2	
216	Boreldere	16	30	2	Top Out
217	Mulberry	22	30	2	
218	Elm	11	25	2	
219	Elm	14	25	2	
220	Black Cherry	10	20	1	Black Cherry
221	Black Cherry	15	25	2	
222	Walnut	12	20	2	
223	Honeylocust	15	25	2	
224	Honeylocust	12	25	2	Walnut
225	Walnut	16	30	2	
226	Walnut	10	20	2	
227	Ash	12	25	2	

[illegible]

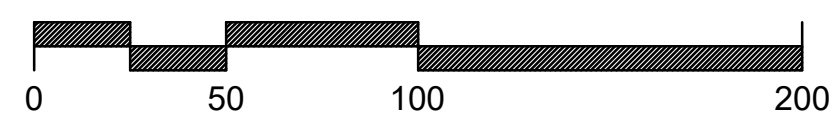
Drawn:	KP
Checked:	RS

This existing woodland area will be preserved at the discretion of the developer and is not included in the documented preservation area

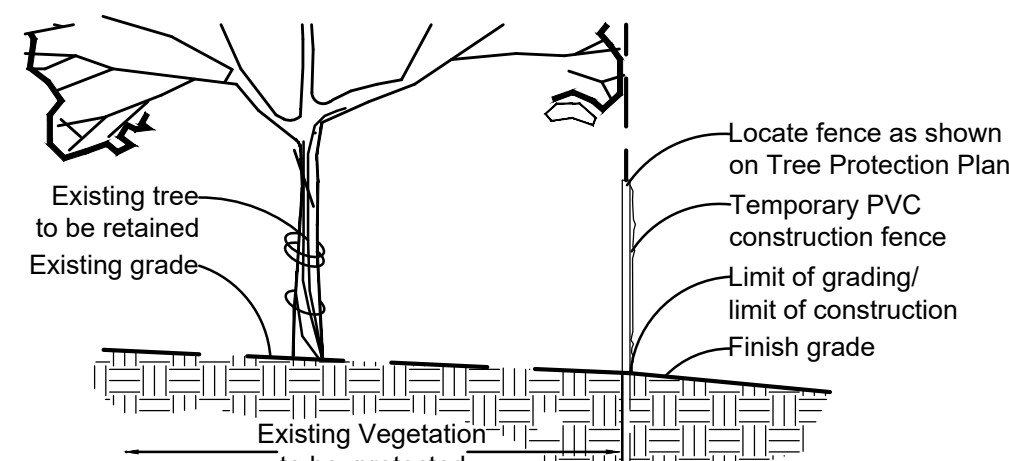
This existing woodland area will be preserved at the discretion of the developer and is not included in the documented preservation area

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 Detail

Tree Protection Notes:

- 1) 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.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) 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.
- 4) 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.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

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

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
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	
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	
169	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

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

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
7800 point 40 park drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority #1-LAC-0000119

Sheet Title:	Tree Preservation Plan
Sheet No:	TPP
Date:	10/5/21
Job #:	1005.005

(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.

Tree Inventory					Comment
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	
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	

Tree Inventory					Comment
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	
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	
156	Spruce	6	10	2	
165	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	

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

Tree Condition Rating:

Excellent 4
Good 3
Fair 2
Poor 1
Dead 0

Tree Inventory Prepared under direction of:

Brian Bage
Certified Arborist MW-5033A

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

Loomis Associates Inc.

landscapes architects + planners

780 park 40 park drive, chesterfield, missouri 63005

t. 636.519.8668

www.loomis-associates.com

Missouri State Certificate of Authority # LAC #000119

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

Jerald Saunders - Landscape Architect

MO License # LA-007

1/7/22

Consultants:

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

BILL NO. 3386

ORDINANCE NO.

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “LLR” LARGE LOT RESIDENTIAL DISTRICT TO THE “E-1AC” ESTATE ONE ACRE DISTRICT FOR A 35.0-ACRE TRACT OF LAND LOCATED AT 17803, 17815 AND 17831 WILD HORSE CREEK ROAD (P.Z. 11-2021 {MCBRIDE BERRA LAND COMPANY, LLC.} 18V130099, 18V140065, & 18V140098).

WHEREAS, the petitioner, McBride Berra Land Company, LLC, has requested a change in zoning from the “LLR” Large Lot Residential District to the “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 AND 17831 Wild Horse Creek Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 25, 2021; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning, as presented; and,

WHEREAS, the Planning and Public Works Committee recommended approval of the change of zoning, as presented; and,

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road and as described as follows:

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 southeast corner of above-said Adjusted Parcel B, said corner being the intersection of the north right-of-way line of Wild Horse Creek Road (width varies) 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 32°41'08" West, 308.72 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; and North 22°46'12" West, 200.68 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 3519.70 feet, whose chord bears North 67°52'46" East, 889.74 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, 1644.66 feet to the Point of Beginning and contains 1,527,037 square feet, or 35.056 acres, more or less according to survey performed by The Sterling Company during the month of August, 2021 under Order Number 20-07-232.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by McBride Berra Land Company, LLC in P.Z. 11-2021, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 25th day of October 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Article 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2022

PRESIDING OFFICER

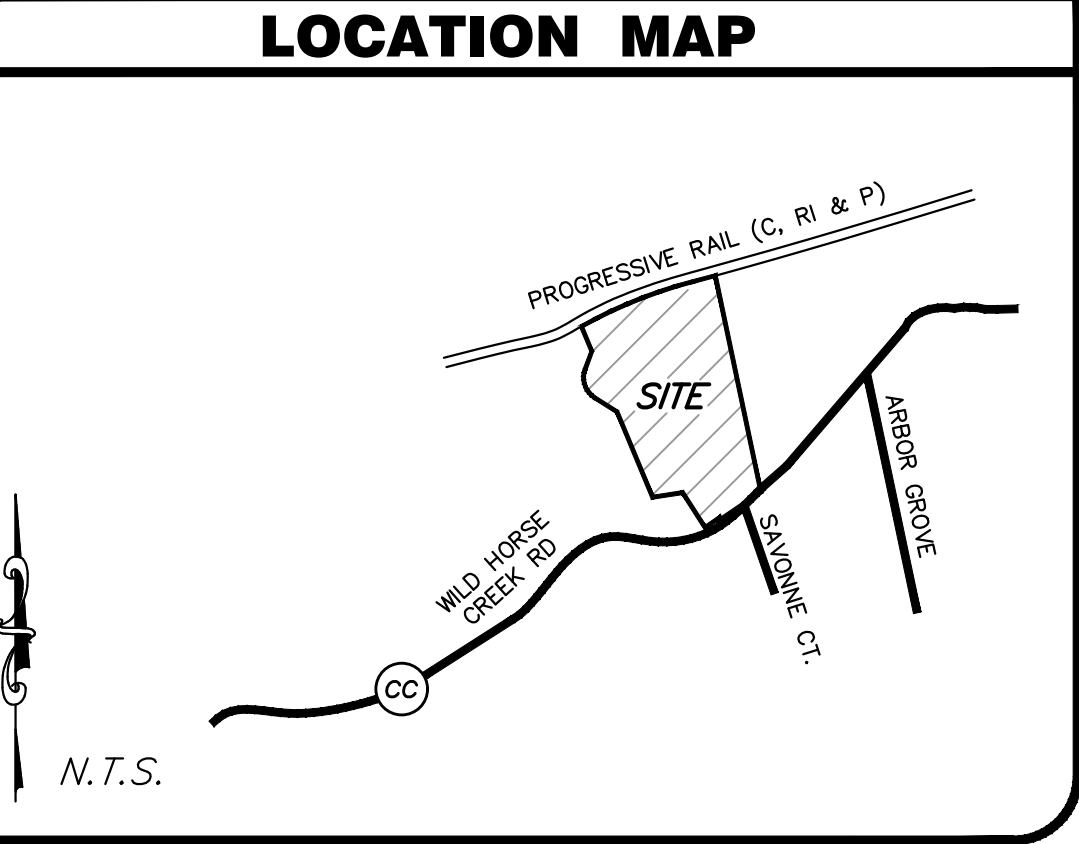
Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/21/2022

Drawing name: V:\2007\232 Barac Academy\Drawings\Surveying\Bndry\7232 ALTA.dwg Plotted on: Aug 16, 2021 - 2:48pm Plotted by: winiers



SURVEYOR'S NOTES:

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMo) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE APPEARS.
- BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: TRUSTEES DEED UNDER FORECLOSURE TO MIDLAND STATES BANK, RECORDED IN DEED BOOK 24300 PAGE 3117 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- PARCEL ADDRESSES AND ASSESSOR PARCEL ID NUMBERS: 17803 WILD HORSE CREEK ROAD (18V140065), 17815 WILD HORSE CREEK ROAD (18V140098), AND 17831 WILD HORSE CREEK ROAD (18V130099).
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- TOTAL AREA OF SURVEYED PARCELS: 1,527.037 SQUARE FEET (35.056 ACRES).
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (SHADED) AND IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0145K, EFFECTIVE FEBRUARY 4, 2015. FLOOD ZONE "X" SHADED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SUBJECT TRACT IS LOCATED IN THE "LIR" LARGE LOT RESIDENTIAL DISTRICT BY THE CITY OF CHESTERFIELD, MISSOURI. SEE "ZONING NOTE" HEREON FOR DETAILS.

NOTE: NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR. ZONING INFORMATION IS SHOWN HEREON BASED UPON INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF CHESTERFIELD, MISSOURI.
- CONTOURS ARE NAVD 1988 VERTICAL DATUM AND SHOWN AT INTERVALS OF 2 FEET. TOPOGRAPHIC FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON MEASUREMENTS TAKEN ON SITE USING CONVENTIONAL SURVEYING EQUIPMENT.
- THERE IS WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK AT THIS SITE.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NOR WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK AT THIS SITE.
- UTILITIES ARE SHOWN HEREON BASED ON A COMBINATION OF MARKS MADE BY THE UTILITY COMPANIES AND VISIBLE AT THE TIME OF THE SURVEY, VISIBLE SURFACE UTILITIES, AND UTILITY MAPS PROVIDED BY THE UTILITY COMPANIES. PRIVATE UNDERGROUND UTILITIES NOT MARKED BY THEIR RESPECTIVE UTILITY COMPANIES AT THE TIME OF THIS SURVEY MAY BE PRESENT BUT NOT LOCATED BY THE SURVEYOR OR SHOWN ON THIS SURVEY. THE CONTRACTOR SHOULD VERIFY THE PRESENCE OF ADDITIONAL UTILITIES BEFORE ANY CONSTRUCTION IS PERFORMED ON THIS SITE.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 21-289827-KEE WITH AN EFFECTIVE DATE OF MAY 10, 2021 AT 8:00 AM. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENT ARE LISTED IN THE "TITLE NOTES" SECTION HEREON.
- THERE IS ONE VISIBLE ENCROACHMENT OBSERVED ON SUBJECT PROPERTY BEING THE PROPANE TANK OVER THE SOUTHWEST PROPERTY LINE AS NOTED AND SHOWN HEREON.

TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 21-289827-KEE WITH AN EFFECTIVE DATE OF MAY 10, 2021 AT 8:00 AM. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENT ARE AS FOLLOWS:

- ITEMS 1-5: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 6: CONDITIONAL USE PERMIT BY THE CITY OF CHESTERFIELD RECORDED IN BOOK 8995 PAGE 1591 OF THE ST. LOUIS COUNTY RECORDS. DOCUMENT IS A CONDITIONAL USE PERMIT (C.U.P.) FOR BULK SALE OF SAND, GRAVEL, MULCH, RAILROAD TIES AND SIMILAR MATERIALS, AND CREATES LARGE BUILDING SETBACK AREAS WHICH CURRENTLY CONTAIN BUILDINGS. AFFECTS SUBJECT PROPERTY IN THE AREA NOTED AND SHOWN HEREON; CURRENT STATUS OF SAID C.U.P. IS UNKNOWN TO SURVEYOR.
- ITEM 7: TERMS AND PROVISIONS OF THE SEWER AGREEMENT, INCLUDING A PROVISION FOR ASSESSMENTS, CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 10387 PAGE 2308. BLANKET IN NATURE, AFFECTING ALL OF THE PORTION OF TRACT THAT IS NOT PART OF THE RESTRICTED AREA SHOWN IN ITEM 8 BELOW. DOCUMENT IS A MAINTENANCE AGREEMENT TO MAINTAIN STORM SEWER FACILITIES PER MSD PROJECT NO. P-0020088.
- ITEM 8: COVENANTS AND RESTRICTIONS CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 11408 PAGE 148 OF THE ST. LOUIS COUNTY RECORDS. DOCUMENT RESTRICTS USE OF THE LAND, STATING THAT IT SHOULD PERPETUALLY REMAIN OPEN SPACE, AREA SUBJECT TO THIS RESTRICTION IS NOTED AND SHOWN HEREON.
- ITEM 9: PERMANENT SIDEWALK, SEWER AND UTILITY EASEMENT CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 10766 PAGE 398 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS SUBJECT PROPERTY IN THE AREA NOTED AND SHOWN HEREON.
- ITEM 10: EASEMENT GRANTED TO MSD FOR SEWER PURPOSES RECORDED IN BOOK 10692 PAGE 2359 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS SUBJECT PROPERTY IN THE AREAS NOTED AND SHOWN HEREON.
- ITEM 11: BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AND POWERS OF TRUSTEES ACCORDING TO PLAT BOOK 338 PAGE 96 AND; BOOK 346 PAGE 353 AND ANY SUBSEQUENT AMENDMENTS. NO BUILDING LINES OR EASEMENTS ARE CREATED BY SAID PLATS.
- ITEM 12: TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 43 AND PLAT BOOK 351 PAGE 44. THE SITE DEVELOPMENT PLAN AFFECTS ALL OF ADJUSTED TRACT A AND SHOWS PROPOSED IMPROVEMENTS ON THE SITE, SOME OF WHICH NOW APPEAR TO EXIST.
- ITEM 13: TERMS AND PROVISIONS OF THE DEVELOPMENT PLAT RECORDED IN PLAT BOOK 346 PAGE 635 AND PLAT BOOK 346 PAGE 636. THE SITE DEVELOPMENT PLAN AFFECTS ALL OF ADJUSTED TRACT A AND SHOWS PROPOSED IMPROVEMENTS ON THE SITE, SOME OF WHICH NOW APPEAR TO EXIST.
- ITEM 14: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN BOOK 3652 PAGE 45 OF THE ST. LOUIS COUNTY RECORDS. PLOTS NORTH AND DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 15: EASEMENT GRANTED TO GATEWAY ACADEMY, INC. BY INSTRUMENT RECORDED IN BOOK 1072 PAGE 837 OF THE ST. LOUIS COUNTY RECORDS. EASEMENT AFFECTS SUBJECT TRACT AND IS FOR THE BENEFIT OF GATEWAY ACADEMY PARCEL.
- ITEM 16: SEWER DEDICATION WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 11406 PAGE 1420 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS SUBJECT PROPERTY. DOCUMENT GRANTS SEWERS CONSTRUCTED FOR GATEWAY ACADEMY PER MSD PROJECT NO. P-20098 TO MSD.
- ITEM 17: RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND/OR MONTH TO MONTH TENANCIES. NO COMMENT BY SURVEYOR.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JULY 28, 2021 USING TRIMBLE REAL-TIME KINEMATIC (GPS) HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 302843.569 METERS AND EAST (X) = 253367.387 METERS.

COMBINED GRID FACTOR = 0.999913964 (1 METER = 3.28083333 FEET)

PROJECT BENCHMARKS:

PROJECT BENCHMARK #1:
ST. LOUIS COUNTY BM 11127 ELEVATION = 583.28' (NAVD 88)

STANDARD DNR ALUMINUM DISK STAMPED SL-39A 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 TUMA LANE, ROUGHLY 24 FEET NORTHWEST OF THE CENTERLINE OF WILD HORSE CREEK ROAD, 67 FEET SOUTHWEST OF A UTILITY POLE, AN 043 FEET SOUTH OF THE EASTERMOST CORNER OF A PASTURE FENCE SITUATED NORTHWEST OF TUMA LANE.

PROJECT BENCHMARK #2:
ST. LOUIS COUNTY BM 11128 ELEVATION = 550.05' (NAVD 88)

STANDARD DNR ALUMINUM DISK STAMPED SL-136 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, ROUGHLY 28 FEET SOUTHEAST OF THE CENTERLINE OF WILD HORSE CREEK ROAD, 18 FEET NORTHWEST OF A SIDEWALK, AND 28 FEET NORTH OF A UTILITY POLE.

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 SOUTHEAST CORNER OF CONCRETE WATER VAULT NEXT TO ENTRANCE MONUMENT; 6 FEET WEST OF THE EAST END OF WALK. LOCATION SHOWN HEREON ON SHEET 2).

ABBREVIATIONS

AC.	- ACRES	FL	- FLOWLINE
ASPH.	- ASPHALT	FND.	- FOUND
B.M.	- BENCHMARK	L.S.	- LOW SILL
BTM.	- BOTTOM	M.H.	- MANHOLE
CL	- CENTER LINE	N/F	- NOW OR FORMERLY
CMP.	- CORRUGATED METAL PIPE	NO.	- NUMBER
CONC.	- CONCRETE	P.B.	- PLAT BOOK
COR.	- CORNER	PG.	- PAGE
D.B.	- DEED BOOK	PL	- PROPERTY LINE
DIST.	- DISTANCE	PVC	- POLYVINYL CHLORIDE PIPE
ELEV.	- ELEVATION	PVMT.	- PAVEMENT
ESMT.	- EASEMENT	RCP	- REINFORCED CONC. PIPE
F.F.	- FINISHED FLOOR	SQ. FT.	- SQUARE FEET

LEGEND

	TREE/BRUSH LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND TELECOM LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRE
	FENCE
	UNDERGROUND SEWER LINE
	SANITARY FORCE MAIN
	CONCRETE
	ASPHALT
	GRAVEL
	BUILDING
	SAME OWNER/PARCEL
	SPOT ELEVATION
	SET SEMI-PERMANENT MONUMENT PER MISSOURI STANDARDS
	TREE W/ SIZE
	BUSH

	UTILITY POLE
	UTILITY POLE W/ TRANSFORMER
	GUY WIRE
	LIGHT STANDARD
	ELECTRIC METER
	CATV PULL BOX
	ELECTRIC PULL BOX
	TELECOM PULL BOX
	GAS VALVE
	GAS METER
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	SANITARY MANHOLE
	STORM MANHOLE
	GRATE INLET
	CURB/AREA INLET
	FLARED END SECTION
	END OF STORM PIPE
	MAIL BOX
	STREET/ROAD SIGN

ZONING NOTE:

ACCORDING TO ZONING INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF CHESTERFIELD, MISSOURI, THE PARCELS ARE IN THE "LIR" LARGE LOT RESIDENCE DISTRICT. THE RESTRICTIONS FOR "LIR" RESIDENCE DISTRICT ZONING ARE AS FOLLOWS:

MINIMUM LOT AREA: SINGLE-FAMILY DWELLING - 3 ACRES
LOT WIDTH: MINIMUM LOT WIDTH MEASURED AT FRONT BUILDING LINE SETBACK SHALL BE AT LEAST TWO-HUNDRED (200) FEET.
BUILDING HEIGHT: MAXIMUM HEIGHT SHALL BE FIFTY (50) FEET FOR ALL RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES.
FRONT YARD SETBACK: 75 FEET FROM ANY ROAD RIGHT-OF-WAY.
SIDE YARD SETBACK: 50 FEET FROM ANY PROPERTY LINE.
REAR YARD SETBACK: 50 FEET FROM ANY PROPERTY LINE.

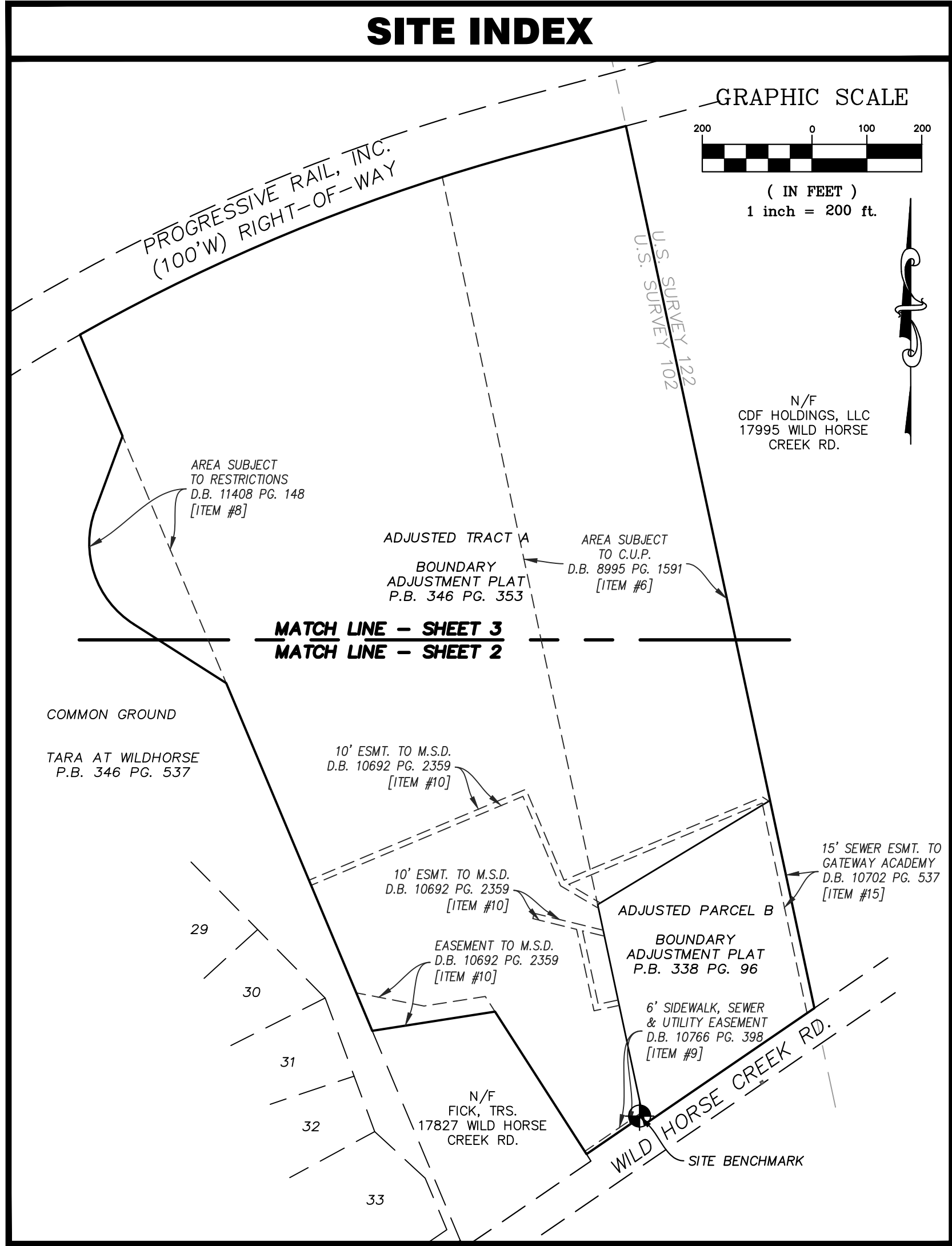
SUBDIVISION REQUIREMENTS:
1. ALL PUBLIC AND PRIVATE STREETS SHALL HAVE STANDARD RIGHT-OF-WAY WIDTHS AND SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARD SPECIFICATIONS. HOWEVER, STREET DESIGN FOR INTERIOR STREETS WITHIN LARGE-LOT SUBDIVISIONS IS NOT REQUIRED TO MEET THE HORIZONTAL CURVATURE AND VERTICAL PROFILE STANDARDS OF THE CITY.
2. PAVEMENT AND RIGHT-OF-WAY WIDTHS SHALL BE AS SPECIFIED BY THE UDC OR AS DIRECTED BY THE DEPARTMENT.

LARGE-LOT SUBDIVISIONS ARE NOT REQUIRED TO PROVIDE SIDEWALKS OR STREET LIGHTS ON INTERIOR STREETS.

NATURAL RESOURCE PROTECTION. NATURAL FEATURES SHOULD BE PRESERVED AT NOT LESS THAN THE FOLLOWING LEVELS:

- FLOODPLAINS: NOT LESS THAN EIGHTY PERCENT (80%) OF DESIGNATED SPECIAL FLOOD HAZARD AREAS SHALL BE PRESERVED AND SHALL REMAIN UNDISTURBED.
- STEEP SLOPES: NOT LESS THAN SEVENTY PERCENT (70%) OF ALL AREAS EXCEEDING A THIRTY-PERCENT SLOPE SHALL BE PROTECTED AND SHALL REMAIN UNDISTURBED.

NOTE: NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR. ZONING INFORMATION IS SHOWN HEREON BASED UPON INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF CHESTERFIELD, MISSOURI.



RECORD DESCRIPTION (PER TITLE):

ADJUSTED TRACT "A" OF THE BOUNDARY ADJUSTMENT PLAT ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF ST. LOUIS, MISSOURI, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 10766 PAGE 395.

ADJUSTED PARCEL "B" OF THE BOUNDARY ADJUSTMENT PLAT ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY RECORDS.

OVERALL 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 SOUTHEAST CORNER OF ABOVE-SAID ADJUSTED PARCEL B, SAID CORNER BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD (WIDTH VARIES) 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 32°41'08" WEST, 308.72 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; AND NORTH 22°46'12" WEST, 200.68 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 3519.70 FEET, WHOSE CHORD BEARS NORTH 67°52'46" EAST, 889.74 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, 1644.66 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,527.037 SQUARE FEET, OR 35.056 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2021 UNDER ORDER NUMBER 20-07-232.

SURVEYOR'S CERTIFICATE:

THE STERLING COMPANY
ORDER NUMBER: 20-07-232
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129

TO: McBRIDE BERRA, LAND COMPANY, LLC, TITLE PARTNERS AGENCY, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5; 6(A), 7(A), 8, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 13, 2021.

WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (2 CSR 90-60, EFFECTIVE AS OF THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY".

THE STERLING COMPANY
MO. REG. 307-D

VIRGINIA W. HUMISTON, P.L.S.
MO. REG. L.S. #2006016645

DATE

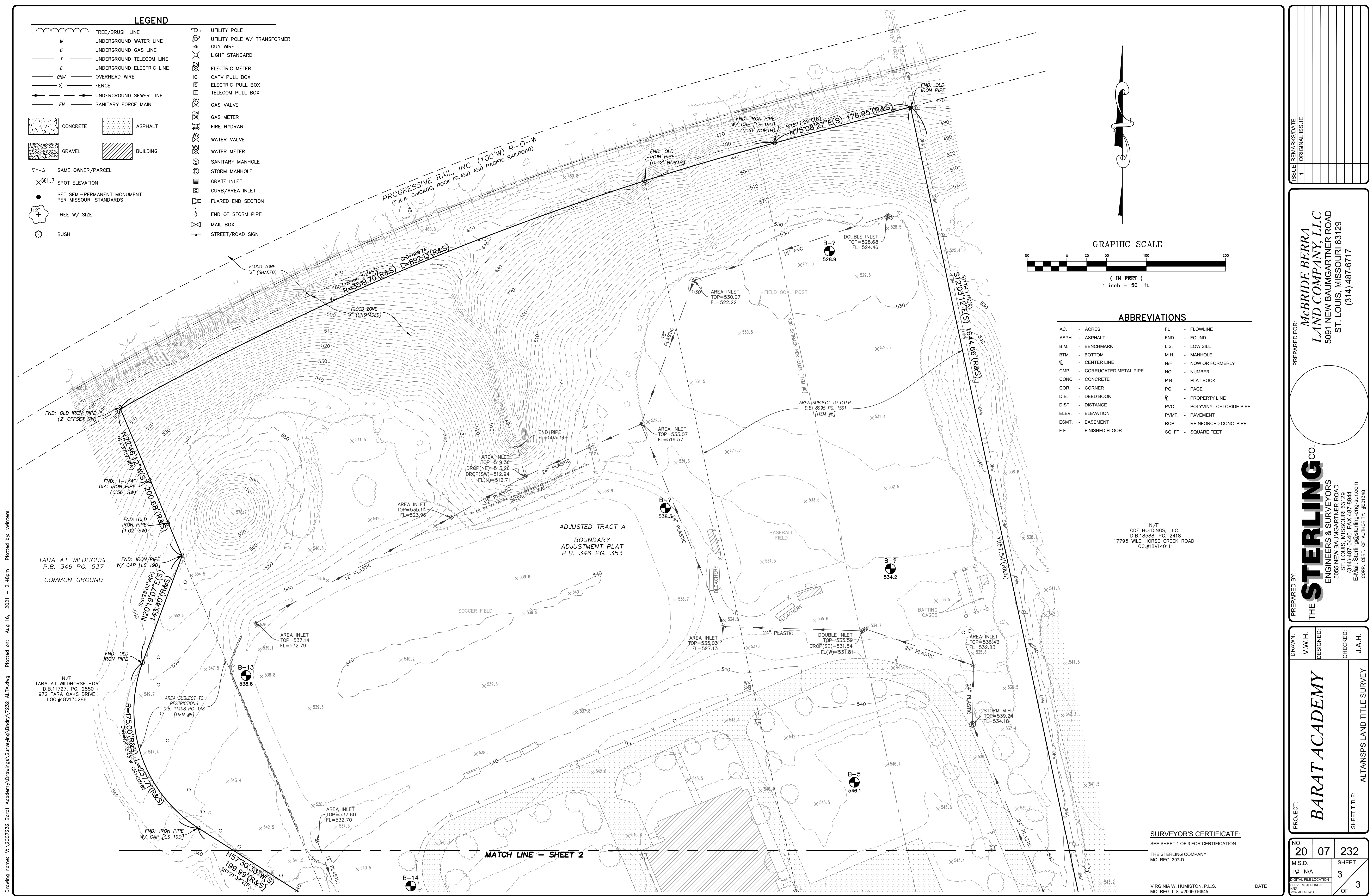
ISSUE	REMARKS/DATE
1	ORIGINAL ISSUE

PREPARED FOR:

**McBRIDE BERRA
LAND COMPANY, LLC**
5051 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

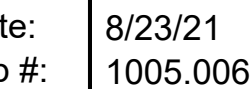
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-6944
E-Mail: Sterling@sterling-eng-sur.com
Comp. Cert. of Authority: #00346

DRAWN: V.W.H.	DESIGNED:	CHECKED: J.A.H.	PROJECT: BARAT ACADEMY	SHEET TITLE: ALTANSPS LAND TITLE SURVEY
NO. 20	07	232		
M.S.D. P# N/A	SHEET 1			
DIGITAL FILE LOCATION SERVER=STERLING-2 R:\2007\232 ALTA.DWG		OF 3		





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



LOOMIS ASSOCIATES INC.
Missouri State Certificat

BILL NO. 3387 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “E-1AC” ESTATE ONE ACRE DISTRICT TO A “PUD” PLANNED UNIT DEVELOPMENT FOR A 35.0-ACRE TRACT OF LAND LOCATED AT 17803, 17815 AND 17831 WILD HORSE CREEK ROAD (P.Z. 12-2021 {MCBRIDE BERRA LAND COMPANY, LLC} 18V130099, 18V140065, & 18V140098).

WHEREAS, the petitioner, McBride Berra Land Company, LLC, has requested a change in zoning from the “E-1AC” Estate One Acre District to a “PUD” Planned Unit Development for a 35.0-acre tract of land located at 17803, 17815 AND 17831 Wild Horse Creek Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 25, 2021; and,

WHEREAS, the Planning Commission, on February 14, 2022, having considered said request, recommended approval of the change of zoning, as presented; and,

WHEREAS, the Planning and Public Works Committee recommended approval of the change of zoning, as presented; and,

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PUD” Planned Unit Development for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road and as described as follows:

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

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the “Attachment A” and the preliminary plan indicated as “Attachment B” which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by McBride Berra Land Company, LLC in P.Z. 12-2021, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 25th day of October 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Article 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2022

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/21/2022

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 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 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 provided, as 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.

17. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

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:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$1,271.72 / parking space

(Parking spaces as required by the City of Chesterfield)

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. 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 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.

Estates at Fire Rock

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.

Preliminary Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R-6 SCHOOL DISTRICT
Ward 4
- 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 WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY 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: Midland States Bank
17803 Wild Horse Creek Rd.
Chesterfield, MO 63105

OWNER UNDER CONTRACT: MCBRIDE BERRA LAND CO. LLC
5091 NEW BAUMGARTNER RD.
ST. LOUIS, MO 63129

- 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.
- PARKING TO BE ALLOWED ON ONE SIDE OF STREET ONLY. SEE PLAN FOR SIGNAGE LOCATIONS.
- ALL SIDEWALKS LOCATED WITHIN COMMON GROUND SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.

SITE INFORMATION

LOCATOR NUMBERS: 18V140065, 18V130099, 18V140098
SITE ADDRESS: 17815, 17803 AND 17831 WILD HORSE CREEK RD.
EXISTING ZONING: LLR
PROPOSED 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. = 35 LOTS ALLOWED
(43,560 SQ. FT./LOT)

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: TWO PER UNIT = 70 SPACES
NUMBER OF PARKING SPACES PROVIDED: 70
PROPOSED STREETS SHALL BE PUBLIC 50' W. R.O.W. WITH 26' W. P.W. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.
RIGHT OF WAY AREA = 3.2 ACRES
MODOT R/W DEDICATION = 0.13 ACRES
COMMON GROUND = 12.50 ACRES WHICH EQUALS 35% OF THE SITE
FLOOD MAP: FEMA PANEL 29189C0145K DATED: FEB. 4, 2015
TOTAL EX TREE AREA = 10.9 ACRES
TOTAL TREE AREA TO REMAIN = 9.6 ACRES WHICH EQUALS 88% OF EXISTING TREE MASS

U.S.P.S. NOTE:

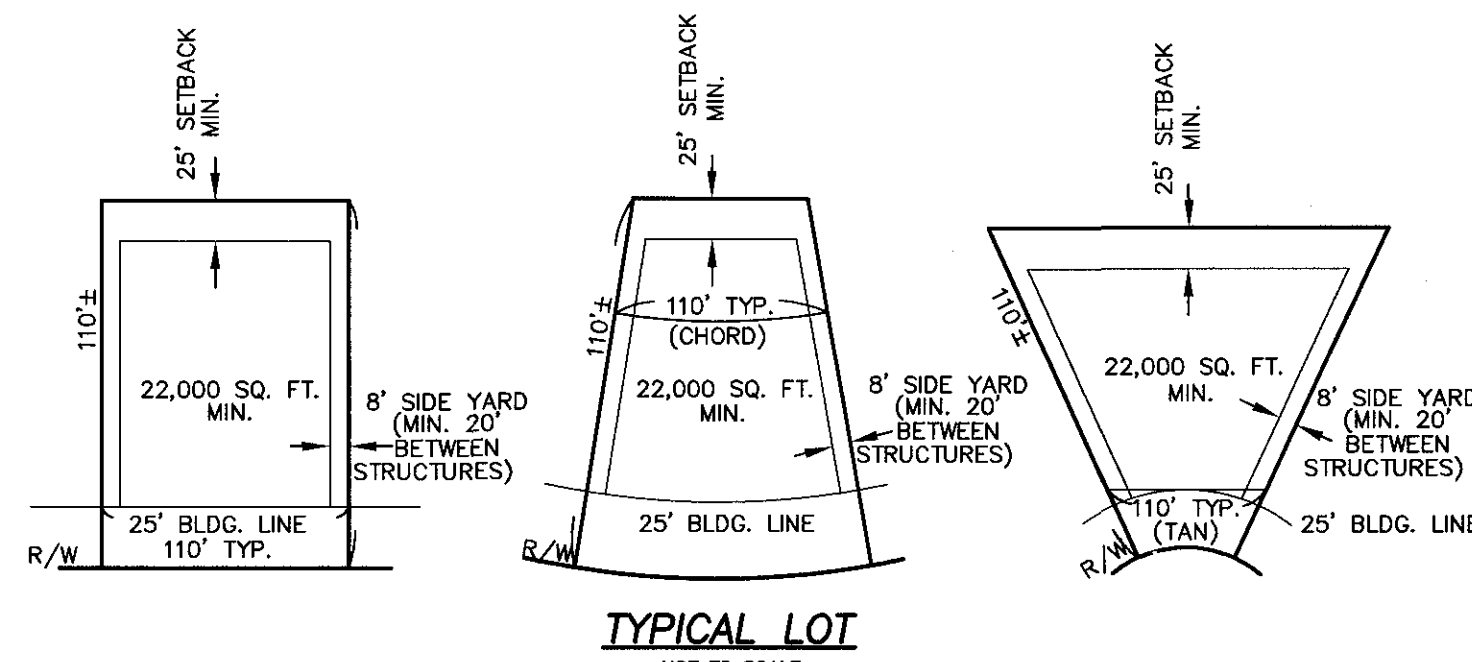
THE U.S.P.S. MAIL DELIVERY UNITS WILL BE CONFIRMED ON THE SITE DEVELOPMENT PLAN.

LOT DATA:

MINIMUM LOT: 22,014 Sq. Ft.
MAXIMUM LOT: 36,337 Sq. Ft.
AVERAGE LOT: 23,885 Sq. Ft.

LARGEST TO SMALLEST

14	36,337	Sq. Ft.
32	34,332	Sq. Ft.
13	28,023	Sq. Ft.
12	25,560	Sq. Ft.
15	25,095	Sq. Ft.
31	24,990	Sq. Ft.
15	24,696	Sq. Ft.
11	24,041	Sq. Ft.
2	24,023	Sq. Ft.
10	23,988	Sq. Ft.
9	23,935	Sq. Ft.
7	23,862	Sq. Ft.
6	23,829	Sq. Ft.
7	23,776	Sq. Ft.
13	23,726	Sq. Ft.
33	23,609	Sq. Ft.
14	23,200	Sq. Ft.
35	22,855	Sq. Ft.
23	22,457	Sq. Ft.
28	22,398	Sq. Ft.
29	22,348	Sq. Ft.
30	22,337	Sq. Ft.
19	22,318	Sq. Ft.
17	22,296	Sq. Ft.
18	22,253	Sq. Ft.
3	22,188	Sq. Ft.
22	22,162	Sq. Ft.
16	22,142	Sq. Ft.
21	22,112	Sq. Ft.
34	22,088	Sq. Ft.
40	22,073	Sq. Ft.
24	22,042	Sq. Ft.
1	22,014	Sq. Ft.
26	22,000	Sq. Ft.
27	22,000	Sq. Ft.



SHEET INDEX

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

02/04/2022

EXHIBIT B



PROJECT ZIP CODE 63126

EXISTING	LEGEND	PROPOSED
642	CONTOURS	642
X335	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
X	TREE LINE	
	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"	GAS MAIN & SIZE	(2")
6"	WATER MAIN & SIZE	(6")
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OWW)
E	FLOW LINE	E
TC	TO BE REMOVED TOP OF CURB	(TC)
SW	SWALE	
LS	LIGHT STANDARD	
PS	STREET SIGN	
PS	PARKING STALLS	P.S.
Y	YARD LIGHT	

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0229K AND 29189C0313K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

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:

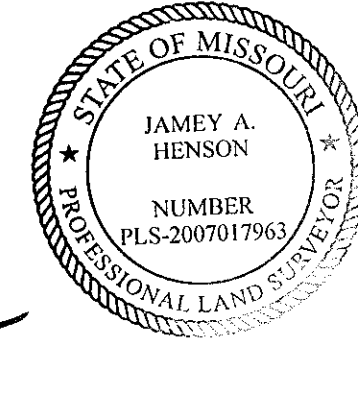
BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED PARCEL B, SAID CORNER BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD (WIDTH VARIES) AND THE NORTHEAST LINE OF ABOVE SAID U.S. SURVEY 102, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES 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 REVOCAABLE LIVING TRUST AGREEMENT BY DOCUMENT RECORDED IN DEED BOOK 7096 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 32°41'08" WEST, 308.72 FEET AND SOUTH 87°07'46" 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; AND NORTH 22°46'12" WEST, 200.68 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 3519.70 FEET, WHOSE CHORD BEARS NORTH 67°52'46" EAST, 889.74 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, 1544.68 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.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER, 2021, AT THE REQUEST OF MCBRIDE BERRA LAND COMPANY, LLC, PREPARED A PRELIMINARY PLAN OF ESTATES AT FIRE ROCK, 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

JAMES A. HENSON
NUMBER PLS-2007017963
1-27-2022
MSD Base Map 18V
MSD P #
Highway & Traffic #



ISSUE	REVISION
1	11-17-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	12-2-2021, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

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

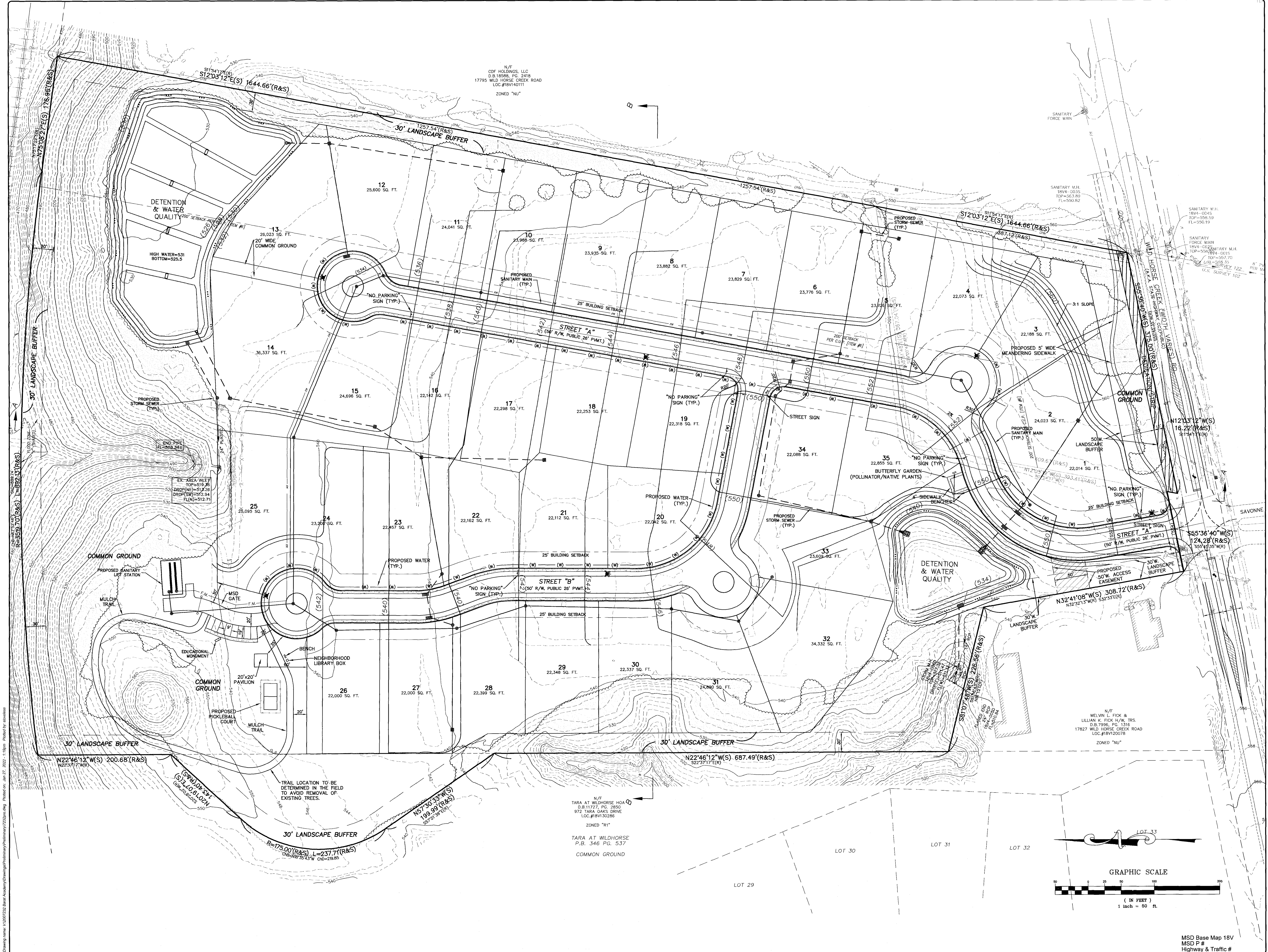
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314.464.8644
www.sterling-engineer.com
Corporate Certificate of Authority #001948

Estates at Fire Rock
17803 & 17815 WILD HORSE CREEK RD., WILDMOOD, MO
COVER SHEET

PRELIMINARY PLAN
Date 1-27-2022
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number 20-07-232
Date Jan. 27, 2022
Designed MF Sheet
Drawn: EA 1.1
Checked: PRE

Drawing name: V:\2022\2022 Base Map Highway & Traffic\2022 Base Map Highway & Traffic.dwg Plot date: Jan 27, 2022 1:10pm Plot by: slawson



ISSUE	REMARKS/DATE
1	9-2-2021 INITIAL SUBMITTAL
2	1-17-2022 CITY COMMENTS
3	1-24-2022 CITY COMMENTS
4	1-27-2022 CITY COMMENTS

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

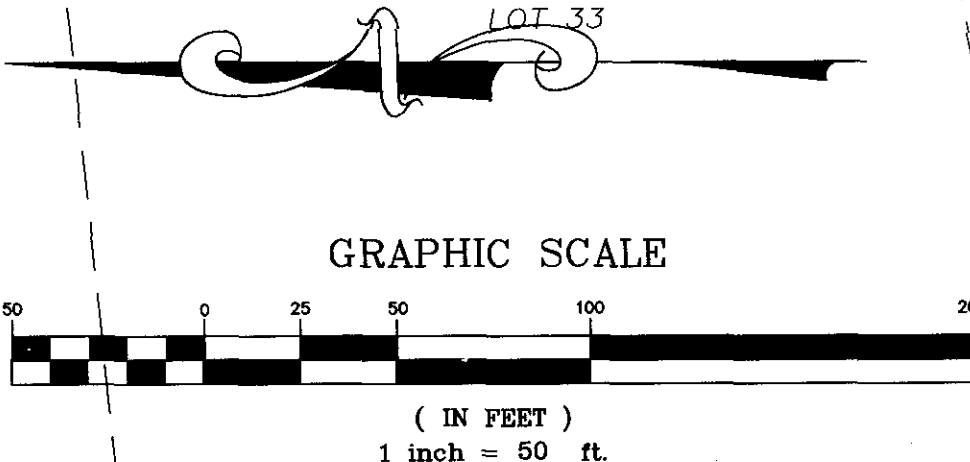
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5655 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8844
www.sterling-eng-srv.com
Corporate Certificate of Authority #001348

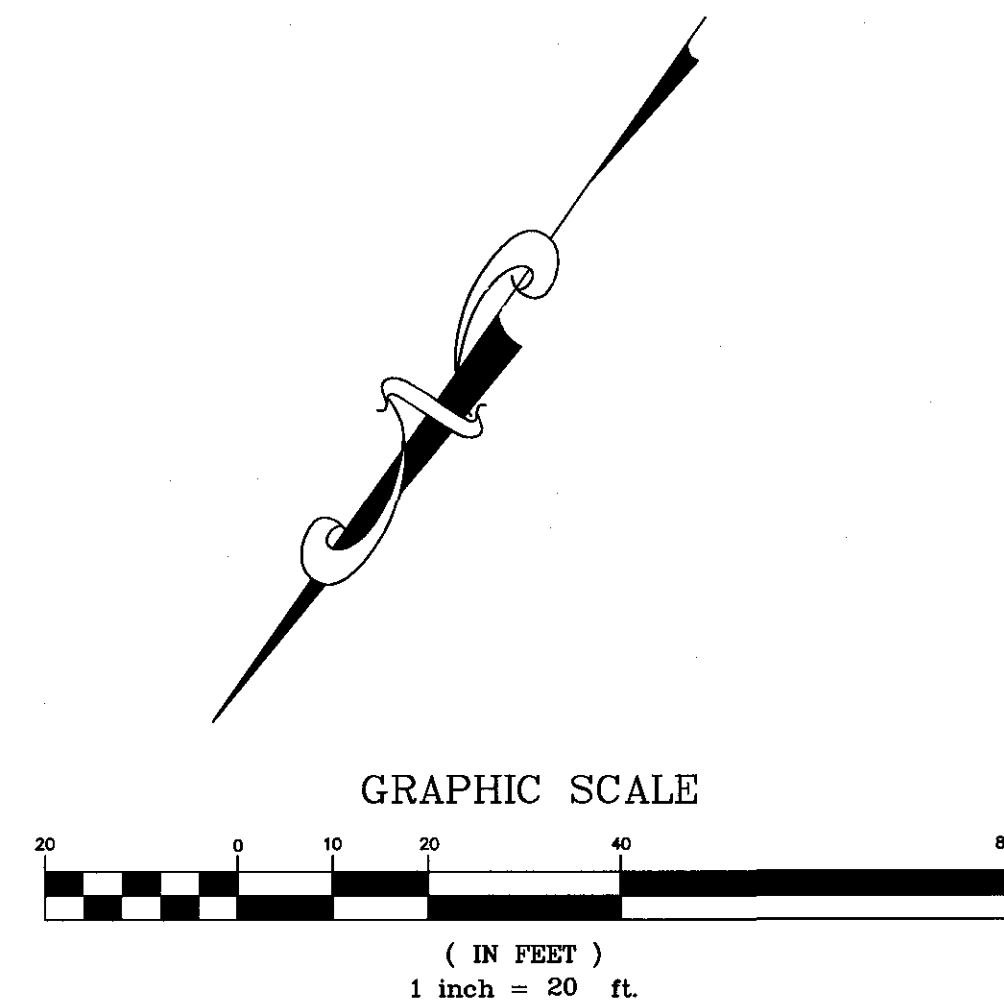
Estates at Fire Rock
17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO
SITE GRADING PLAN

PRELIMINARY PLAN
Date: 1-27-2022
MICHAEL G. BOERDING
License No. E-28843
Professional Engineer

Job Number
20-07-232
Date
Jan. 27, 2022
Designed: MF
Drawn: EA
Checked: PRE

MSD Base Map 18V
Highway & Traffic #





ISSUE	REMARKS/DATE
1	9-2-2021, INITIAL SUBMITTAL
2	11-17-2021, CITY COMMENTS
3	12-21-2021, CITY COMMENTS
4	1-27-2022, CITY COMMENTS

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

THE **STERLING** CO.
ENGINEERS & SURVEYORS

St. Louis, Missouri 63129
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Corporate Certificate of Authority #001348

Estates at Fire Rock

17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO

ROADWAY IMPROVEMENTS

The Professional Engineer's seal and signature afford to this state and any party to the matter no legal advantage or title sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

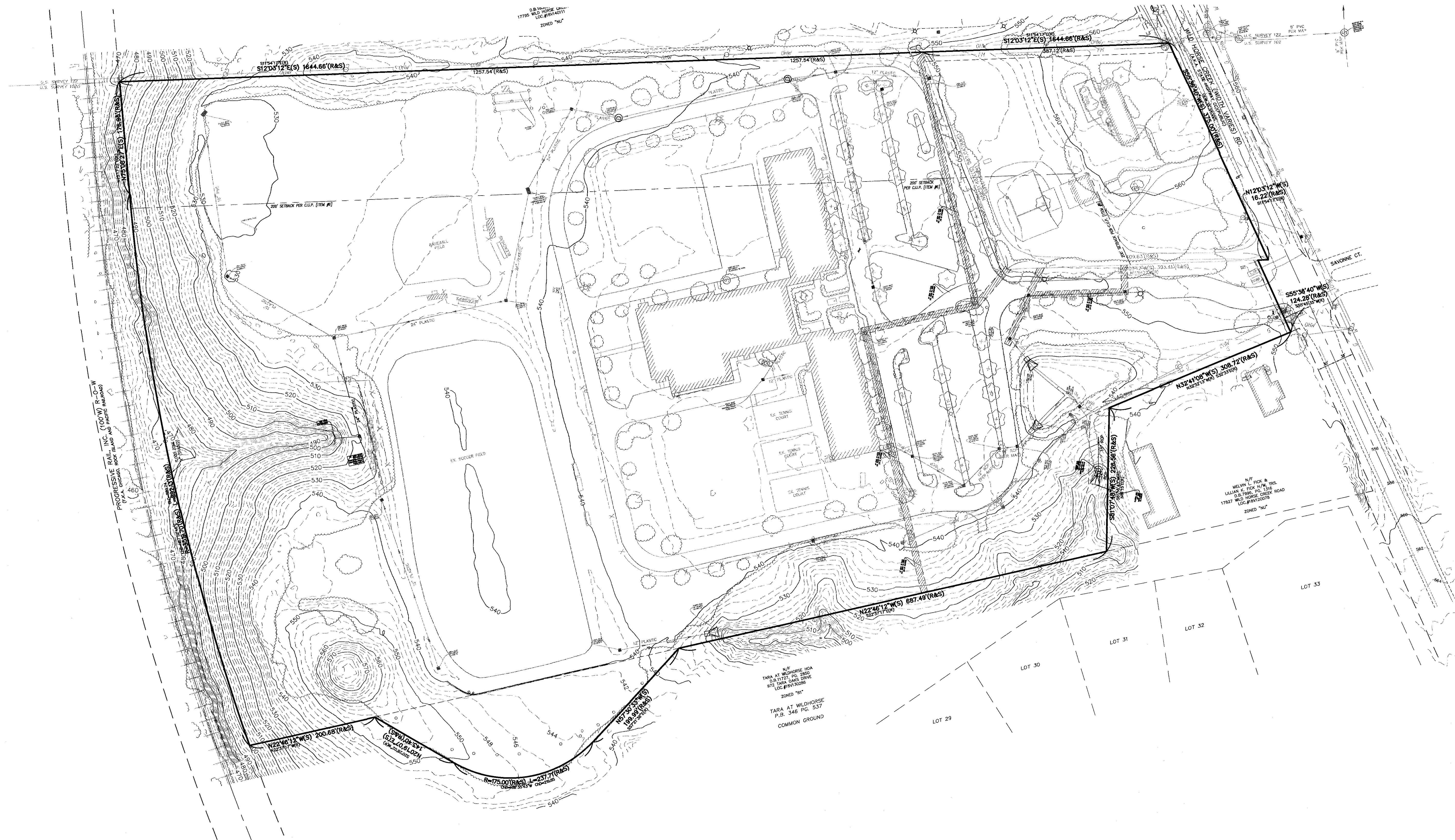
PRELIMINARY PLAN
Date: 1-27-2022
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number 20-07-232	
Date Jan. 27, 2022	
Designed: MF	Sheet
Drawn: EA	5.1

Estates at Fire Rock

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

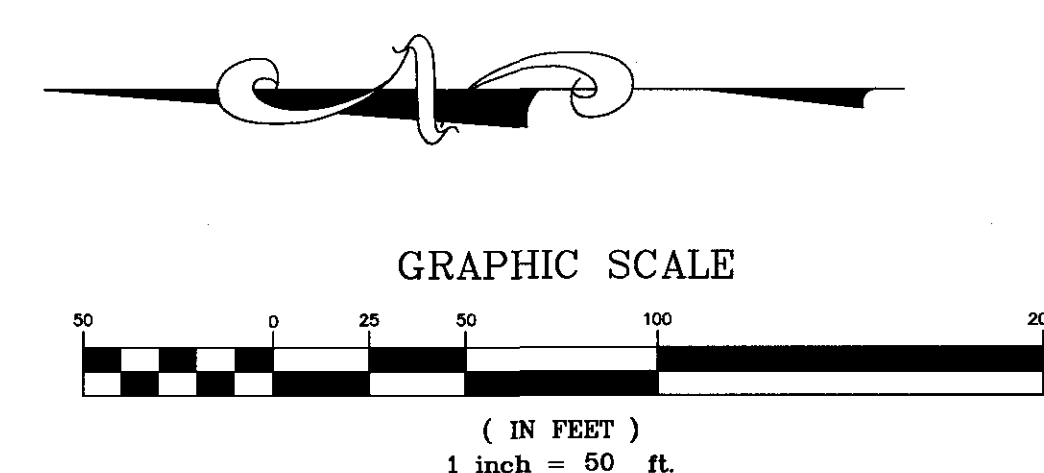


FLOOD NOTE:

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.

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



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



ISSUE	REVISION/DATE	INITIAL	SUBMITTAL
1	12-27-2021	INITIAL	SUBMITTAL
2	11-17-2021	CITY COMMENTS	
3	12-21-2021	CITY COMMENTS	
4	1-27-2022	CITY COMMENTS	

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

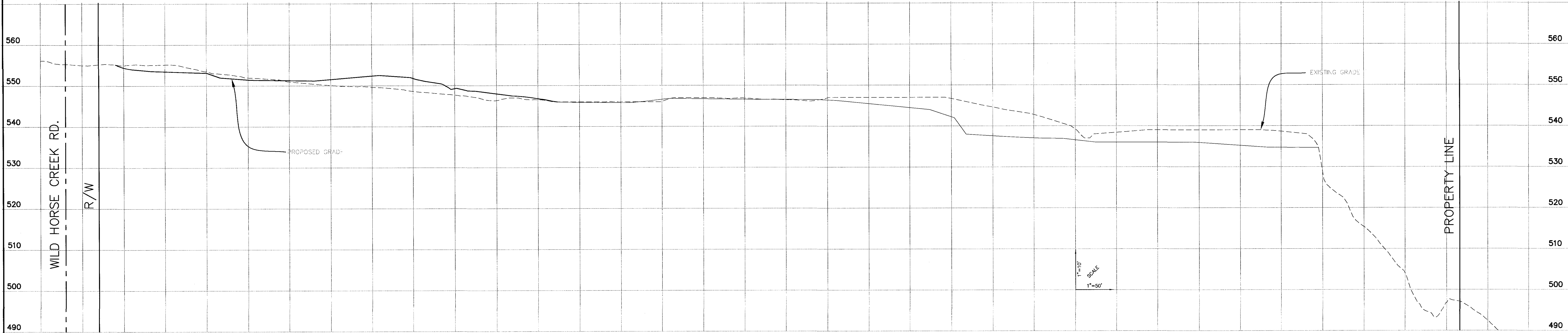
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5035 New Baumgartner Road
St. Louis, Missouri 63129-8644
Ph: 314.435.8800
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Estates at Fire Rock
17803 & 17915 WILD HORSE CREEK RD., WILWOOD, MO
NATURAL RESOURCE MAP

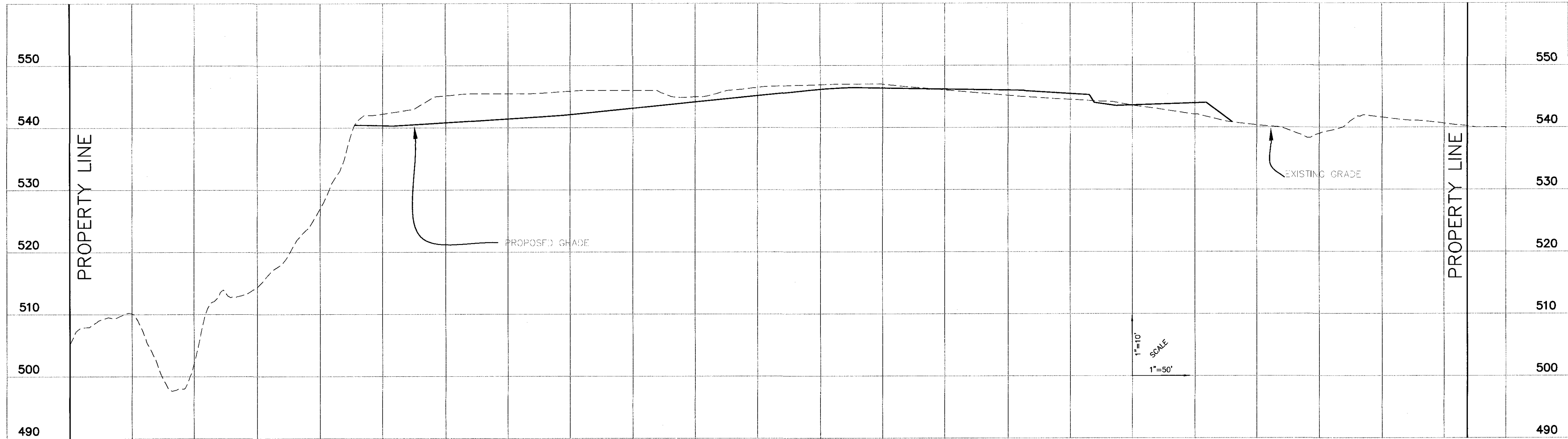
PRELIMINARY PLAN
Date: 1-27-2022
MICHAEL G. BOERDING
License No. E-28843
Professional Engineer

Job Number
20-07-232
Date
Jan. 27, 2022
Designed: MF
Drawn: EA
Checked: PRE

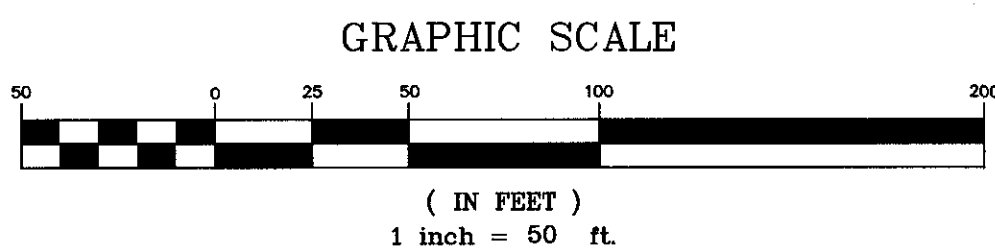
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SECTION A



SECTION B



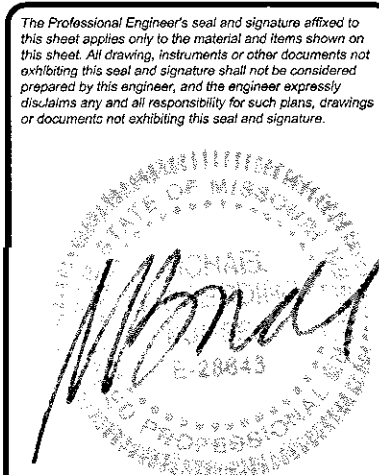
MSD Base Map 18V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	9-2-2021 INITIAL SUBMITTAL
2	1-27-2022 CITY COMMENTS
3	1-27-2022 CITY COMMENTS
4	1-27-2022 CITY COMMENTS

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

THE **STERLING** CO.
ENGINEERS & SURVEYORS
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St. Louis, Missouri 63129
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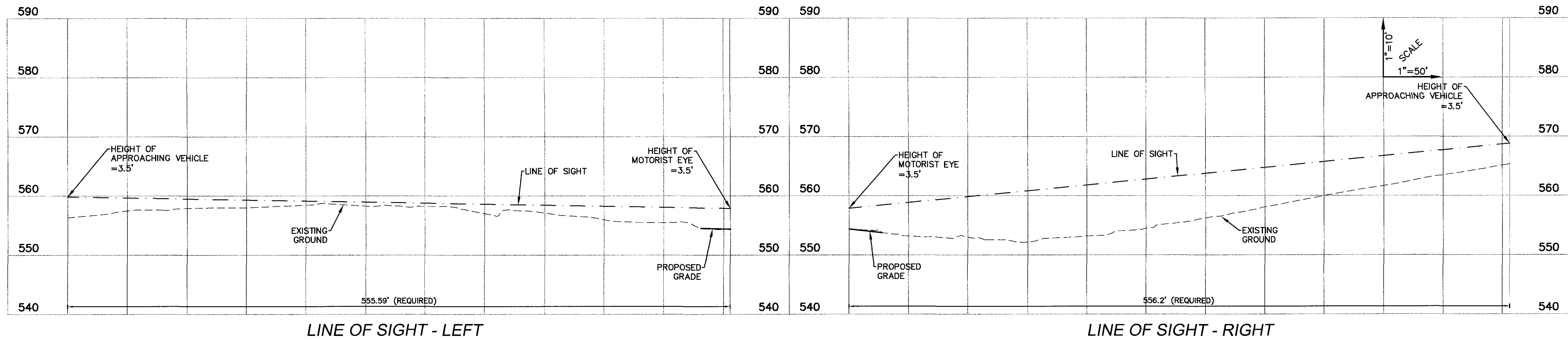
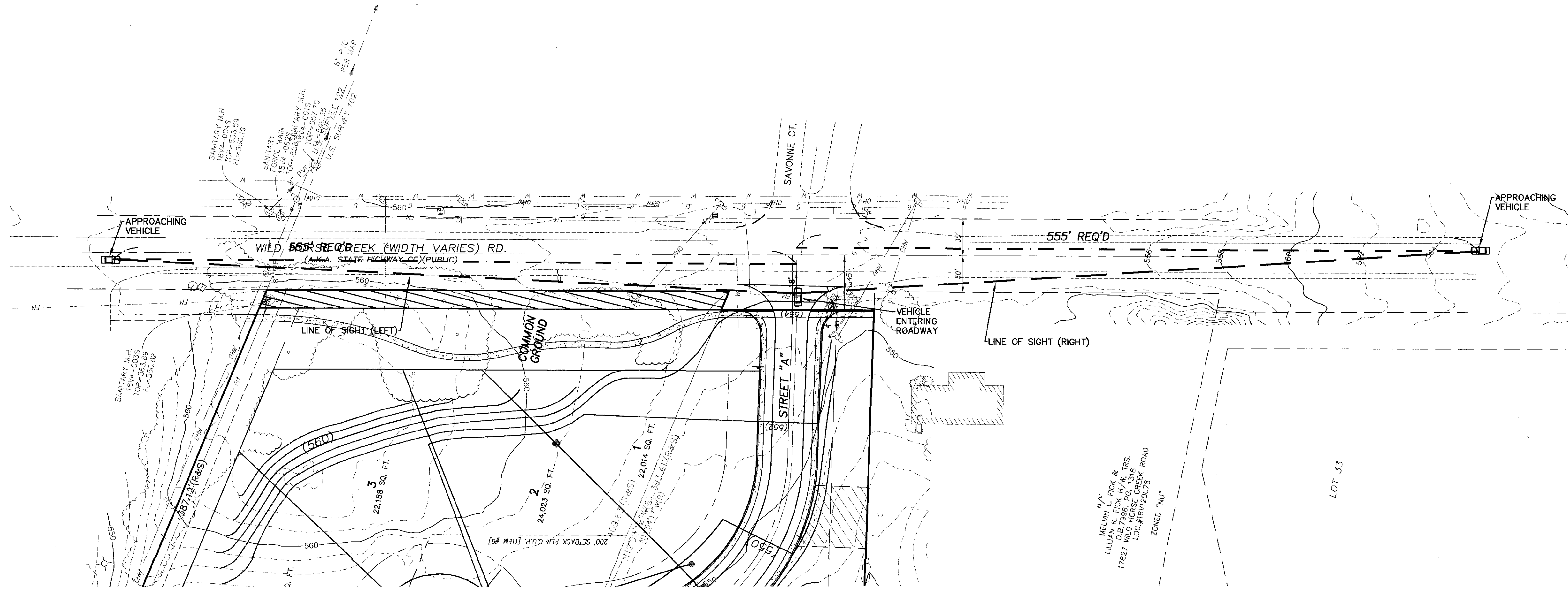
Estates at Fire Rock
17803 & 17815 WILD HORSE CREEK RD., WILDMOOD, MO
SITE SECTIONS



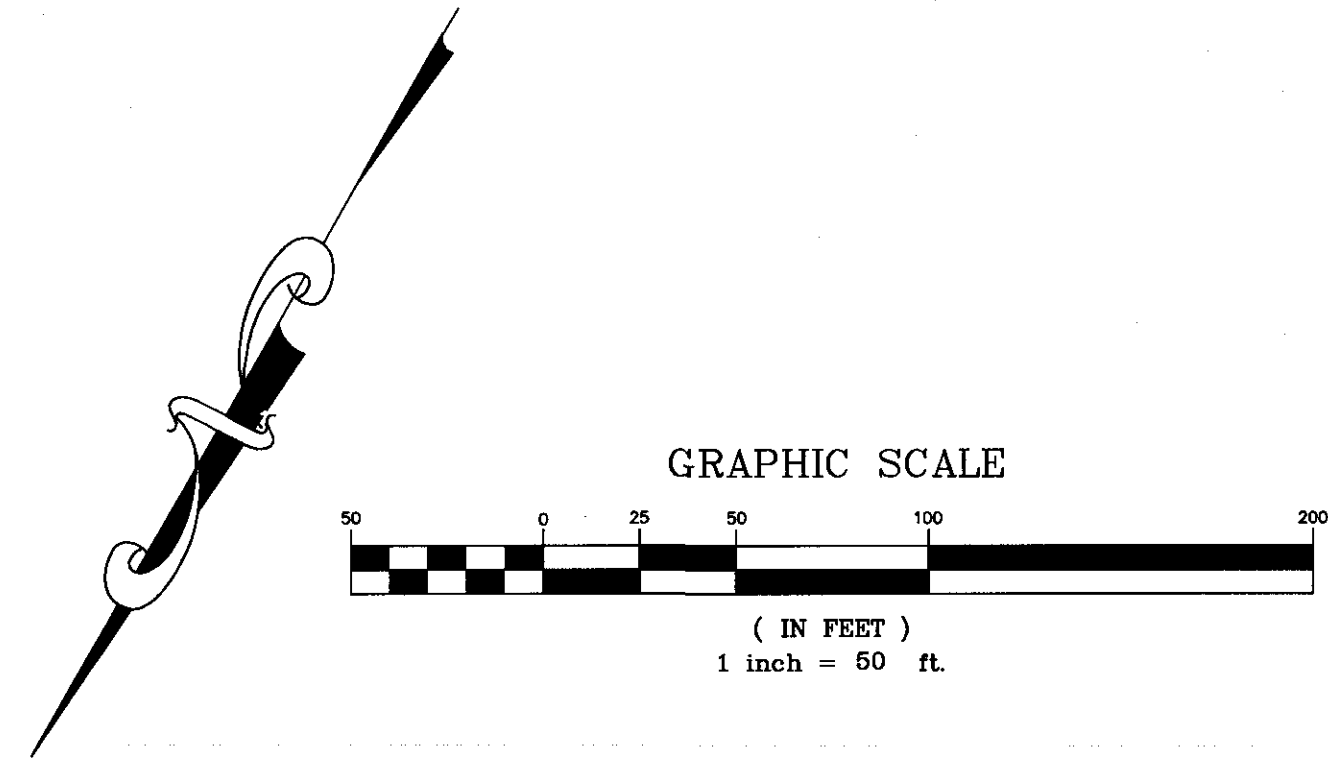
PRELIMINARY PLAN
Date: 1-27-2022
MICHAEL G. BOERLING
License No. E-29843
Professional Engineer

Job Number	20-07-232
Date	Jan. 27, 2022
Designed: MF	Sheet
Drawn: EA	7.1
Checked:	PRE

Drawing name: V:\0007232 Base Assembly\Drawings\Preliminary\232pre.dwg Printed on: Jan 27, 2022, 1:20pm Plotted by: stewart



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



MSD Base Map 18V
Highway & Traffic #

ISSUE	REMARKS/DATE
1	9-2-2021 INITIAL SUBMITTAL
2	11-17-2021 CITY COMMENTS
3	12-2-2021 CITY COMMENTS
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McBride Berra Land Company LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129

THE **STERLING** CO.
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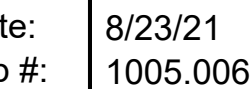
Estates at Fire Rock
17803 & 17816 WILD HORSE CREEK RD., WILDLWOOD, MO
SIGHT DISTANCE STUDY

PRELIMINARY PLAN
Date: 1-27-2022
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
20-07-232
Date
Jan. 27, 2022
Designed: MF Sheet
Drawn: EA 8.1
Checked: PRE



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



LOOMIS ASSOCIATES INC.
Missouri State Certificat