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Planning Commission Issues Report

Subject: Change of Zoning Issues Report

Meeting Date: January 13, 2014

From: Purvi Patel, Project Planner

Location: South of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court

Petition: **P.Z. 16-2013 Wilmas Farm (17508 Wild Horse Creek Road)**

Proposal Summary

Fischer & Frichtel Custom Homes, LLC, has submitted a request for a zoning map amendment to rezone 50.5 acres for a proposed single-family residential development. The tract of land is currently zoned “NU” Non-Urban District and the requested amendment would change the zoning to “PUD” Planned Unit Development.

The Petitioner is requesting to zone the property “PUD” Planned Unit Development as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single family residential subdivision. The first step requires a change of zoning from the current “NU” Non-Urban District to “E-1” Estate One-Acre District for the purpose of establishing a maximum density. This is being proposed by petition P.Z. 15-2013 Wilmas Farm (17508 Wild Horse Creek Road). **This is a separate project and should be voted on by its own merits. As there were no issues on this particular request to “E-1 Acre” zoning from the public hearing or from Staff; that project will be moving forward for vote at a later meeting.**

This petition P.Z. 16-2013 Wilmas Farm (17508 Wild Horse Creek Road), requests approval of a zoning map amendment from the proposed “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for the purpose of modifying the development standards of the Zoning Ordinance of the City of Chesterfield. While these two projects require separate criteria and separate vote, the “PUD” cannot be considered if the zoning to “E-1 Acre” is denied. Although the “E-1 Acre” zoning has not yet been up for a vote, we can and are moving forward and presenting this analysis and report for you on the “PUD” request.

Department Input

This petition is before the Planning Commission to follow up on issues that were identified on the “PUD” application during the Public Hearing on November 25, 2013. After the meeting, an Issues Letter was

sent to the Petitioner by Staff. This letter included concerns identified at the Public Hearing, Staff issues and selected development criteria to which this development will be required to adhere. A written response to those issues was received by Staff, which is included for your review as an attachment to this report. Based upon these items, Staff has prepared a draft planned district ordinance associated with P.Z. 16-2013 which is attached for the Planning Commission's review and comment.

Site History

The subject property has been zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The property is currently utilized for agricultural purposes and has been in the past as well.

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

North: The land uses of the properties to the north are single family residential and are zoned "NU" Non-Urban District and "E-1" Estate One-Acre District.

South: The property to the south is Wildhorse subdivision containing single family residential units zoned "R-1/PEU" Residence District with a Planned Environmental Unit.

East: Properties east of the site are single family residential as well within the Windridge Estates, Country Lake Estates, and Deepwood subdivisions. Windridge Estates and Country Lake Estates subdivisions are zoned "R-1/PEU" Residence District with a Planned Environmental Unit and the Deepwood subdivision is zoned "NU" Non-Urban District.

West: The properties to the west are single-family attached dwellings within the Arbors at Wildhorse subdivision which is zoned "PUD" Planned Unit Development and a church zoned "NU" Non-Urban District.

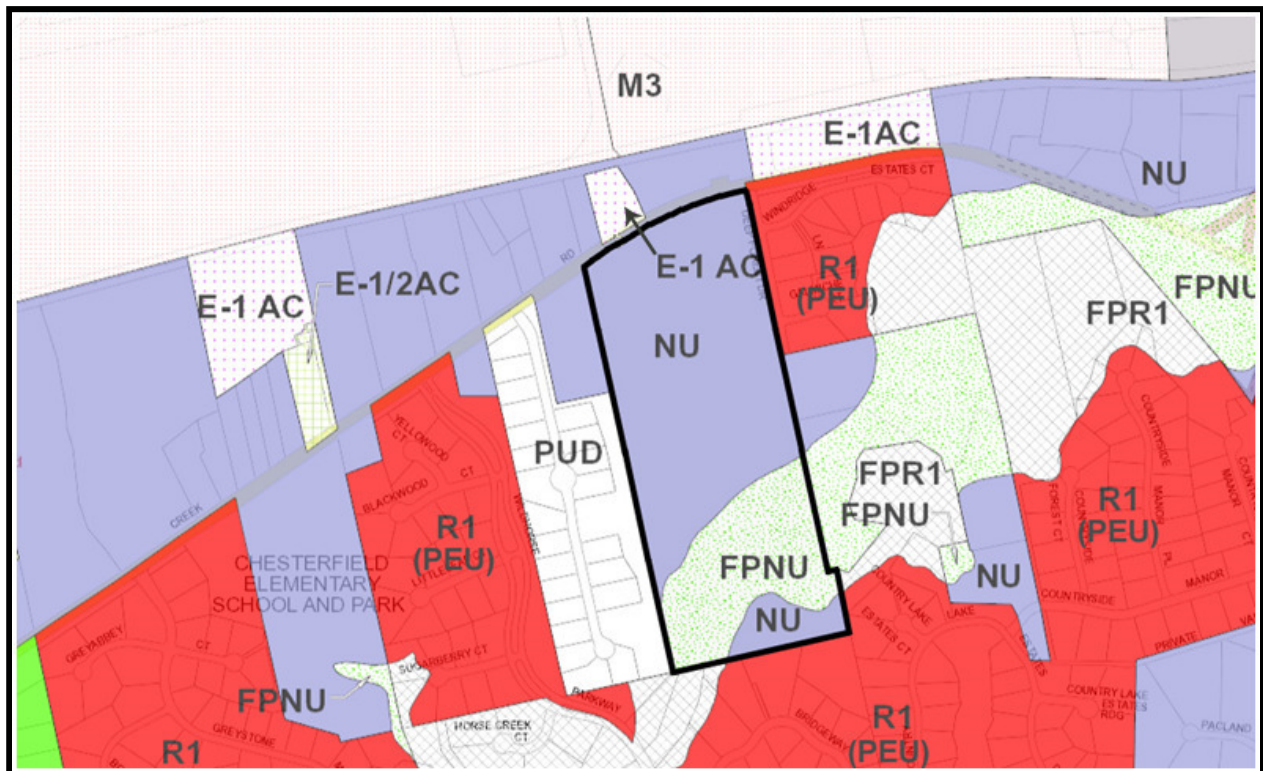


Figure 1: Area Zoning

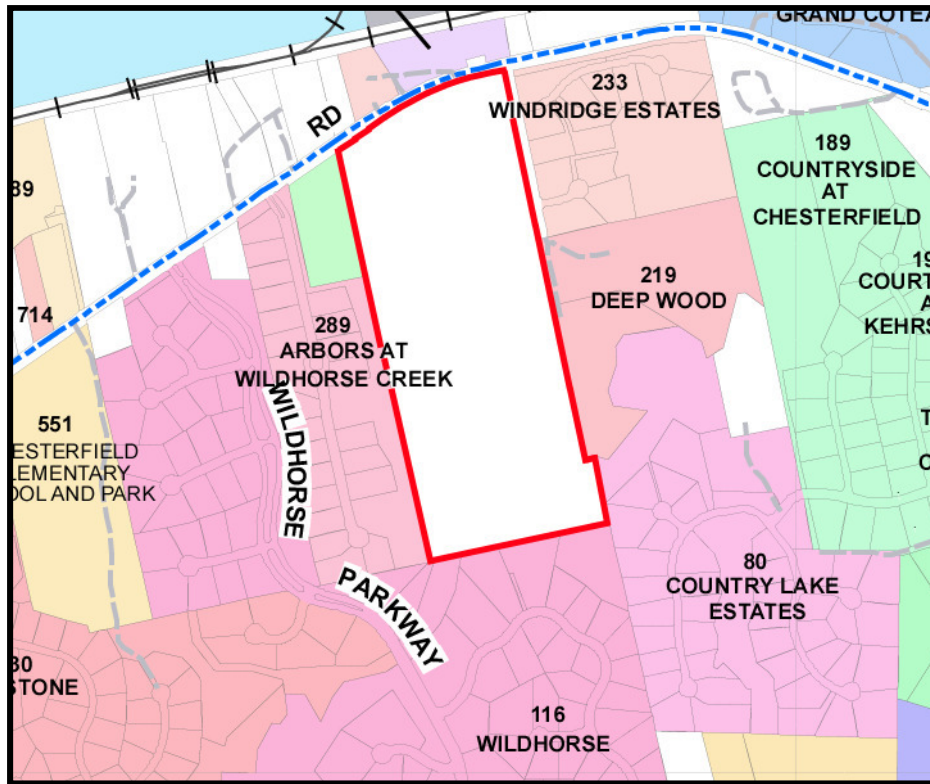


Figure 2: Surrounding Subdivisions



Figure 3: Looking west on Wild Horse Creek Road



Figure 4: Looking east towards Windridge Estates



Figure 5: Looking north from site



Figure 6: Looking south from site

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family district. Proposed uses and density of the “PUD” (1 unit per acre) would be compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

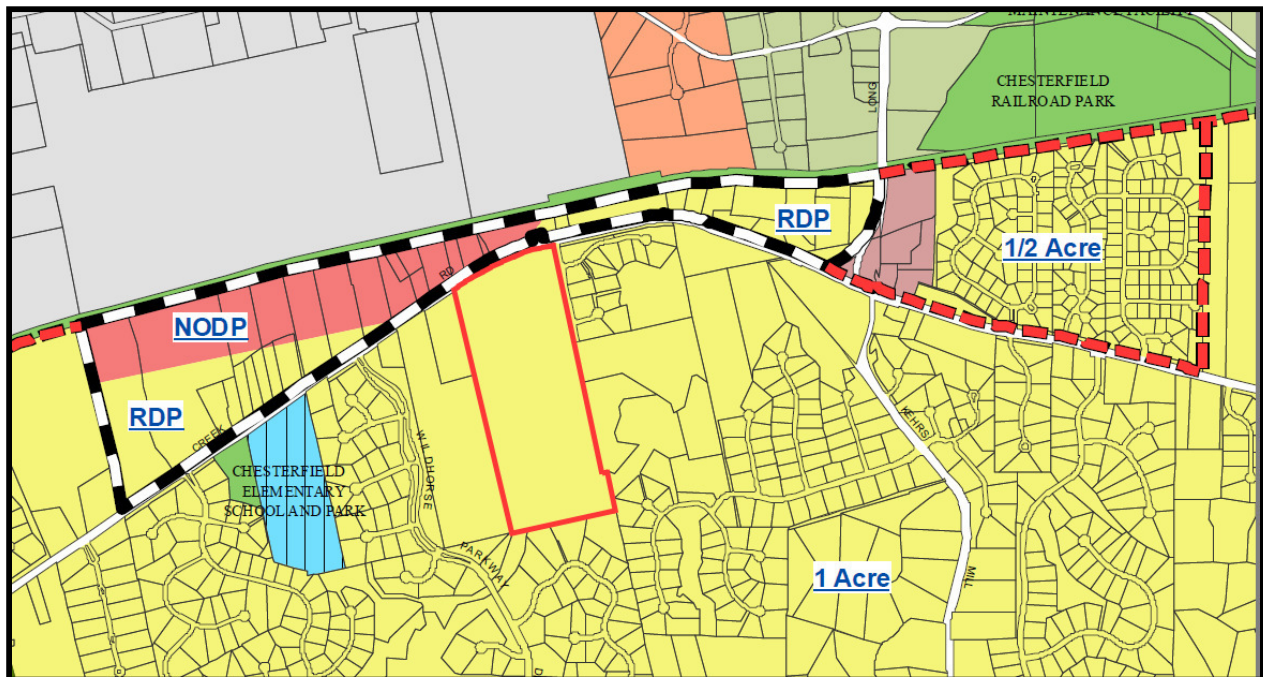


Figure 7: Comprehensive Land Use Plan

Analysis

Zoning Request

The change of zoning request to a “PUD” Planned Unit Development, after the property has been rezoned to a Residential or Estate District, would allow flexibility in the development of this property.

In addition, Section 1008.187.2 of the City of Chesterfield Municipal Code notes the purpose of the “PUD” District is to encourage flexibility to the density requirements and development standards of the

zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

The minimum lot sizes are established by the planned district ordinance governing the “PUD”. Table 1, below, identifies minimum lot sizes for the adjacent developments and the proposed Wilmas Farm development. As identified, the proposed lot size is considerably smaller than existing surrounding subdivisions.

Development	Lots	Acres	Minimum Lot Size (Square Feet)
Wildhorse	101	139.3	22,000
Arbors at Wildhorse	22	23.4	24,000
Windridge Estates	15	21.74	22,000
Country Lake Estates	41	46.7	22,000
<i>Wilmas Farm (proposed)</i>	<i>50</i>	<i>50.5</i>	<i>19,000</i>

Table 1: Adjacent Development Figures

Furthermore, Section 1008.187.5 of the City of Chesterfield Municipal Code lists twelve (12) design features suggested to be utilized by developers when applying for PUD zoning. While satisfaction is not mandatory, the proposal will be reviewed against the use of these Design Features deemed desirable by the City of Chesterfield. Below is a list of the suggested Design Features:

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
- Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Utilization of mixed use buildings;
- Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;
- Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;

- Provision of affordable housing;
- Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
- Inclusion of community facilities and the access thereto.

Staff had requested the Applicant provide a detailed narrative as to which of these design features have been met (Item #3 on the Issues Letter sent). A list of features pertinent to this proposal as narrated by the Applicant is listed in the attached response letter.

Preliminary Plan

Following the Public Hearing, the Petitioner has provided an amended Preliminary Plan which redesigned the site to address some issues identified at the Public Hearing and by Staff. This new Preliminary Plan removed the required thirty (30) foot "PUD" perimeter buffer from private lots and designated it as Common Open Space.

The following are additional items which represent a summary of the Preliminary Plan:

- 50 lots are proposed on the submitted plan
 - Min lot size of 19,000 square feet
 - Max lot size of 29,296 square feet
- As submitted, the combination of proposed density and number of lots would allow for 41.4% of the site (20.93 acres) being reserved as Common Open Space
- An additional 0.39 acres (0.8%) of Common Ground is proposed and is located near the entrance, as well as landscape islands within cul-de-sacs.
- Landscape buffers are present around the perimeter of the development achieved by Common Open Space. A minimum of thirty (30) feet is required by the "PUD". Some of the buffers proposed exceed the thirty (30) foot buffer requirement.

Issues

The Planning Commission, with input from the public, identified multiple issues at the November 25, 2013 Public Hearing on this petition. Additionally, Staff identified several items that were included with the Planning Commission's issues and sent to the Petitioner. The Petitioner has submitted a formal response to each of these items which is attached to the Planning Commission's packet for review. Additional information from Staff on several of these Issues is provided below.

- **Concentration of Common Open Space**
One of the minimum requirements, listed in Section 1008.187.7(2) of the City of Chesterfield Municipal Code, for a "PUD" is the provision of a minimum of thirty (30) percent Common Open Space.
Common Open Space as defined in the City of Chesterfield Code is "a parcel or area of land or an area of water or a combination of both within the Planned Unit Development (PUD) which is designed and intended for the use or enjoyment of the residents. This area may include stream corridors, agricultural lands, archeological sites or other elements to be protected from development as well as easements for public utilities. It

also includes any improvements as are necessary and appropriate for the benefit and enjoyment of the residents or land owners. Common open space does not include any portion of an improved lot, dedicated to buildings or vehicular navigation.”

Section 1008.187.7(2) of the City of Chesterfield Municipal Code also states the Common Open Space is to be displaced throughout the “PUD” and not concentrated in one (1) area nor should it contain only that portion of the proposed “PUD” that would be considered undevelopable due to topography or any other site specific related matter.

The Applicant does propose 41.4% Common Open Space, but the majority of it is still concentrated on the southern portion of the site which has restrictions associated to it as it lies in the floodway and floodplain. The Applicant, however, did increase the Common Open Space by dedicating the required landscape buffer as Common Open Space throughout the perimeter of the development. The image below illustrates the location of the Common Open Space, in green, on the site.

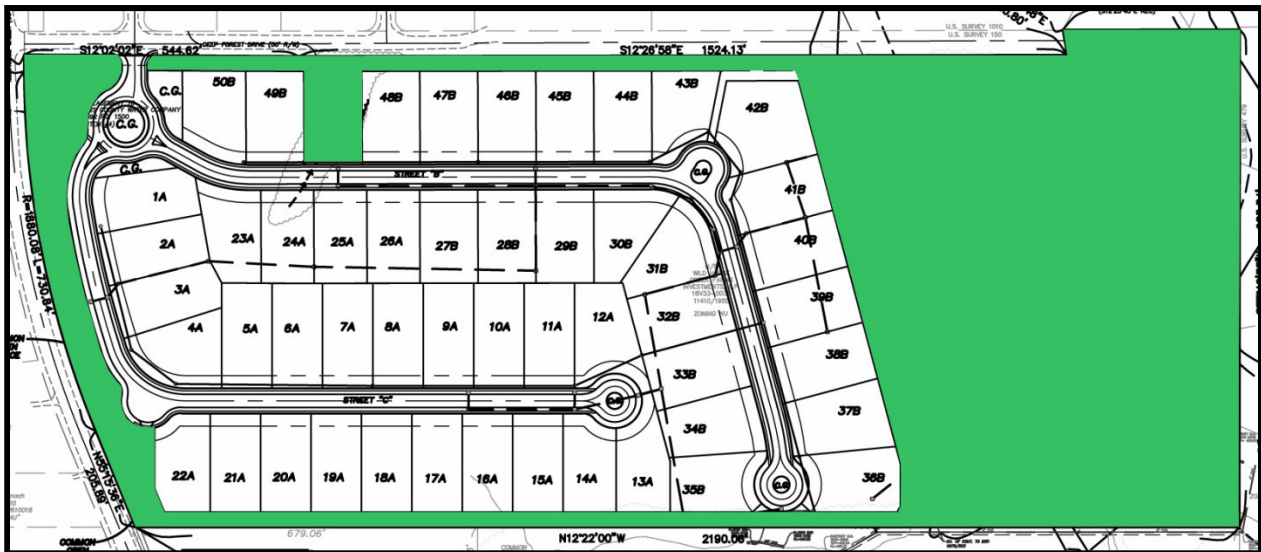


Figure 8: Common Open Space

Additionally, the Applicant has noted in their response letter that a unique walking trail and amenities such as gazebos and wildlife observation stations will be provided around the lake. However, the location of and access to the amenities is unclear (and not shown on the plan). Furthermore, the location of these amenities may be restricted and prohibited due to the building regulations associated with the floodway and floodplain.

Staff recommends Planning Commission consider the displacement of the Common Open Space open on the site, as majority of the Common Open Space is still concentrated on the southern portion of the site.

- **Minimum Lot Size/Number of Proposed Lots**

The amended Preliminary Plan removed the required thirty (30) foot “PUD” perimeter buffer from private lots and designated it as Common Open Space. In order to achieve this, the minimum lot size was decreased. The original minimum lot size proposed was 22,000 square feet; this lot size was similar to the surrounding developments as seen in Table 1 above. However, the minimum lot size shown on the amended Preliminary Plan is 19,000 square feet, which is at least 3,000 square feet smaller than the surrounding developments.

Although Staff's request to remove the required buffer from private lots has been satisfied, the smaller lot sizes are an item for consideration by the Planning Commission. The required minimum lot sizes can be increased if fewer than fifty (50) lots are proposed.

- **Provision of two Public Access points**

The original and amended Preliminary Plan show one (1) public access point off Deep Forest Drive and an emergency access point off Wild Horse Creek Road. Staff recommends and standard practices are to provide more than one point of access. In addition, the Comprehensive Plan recommends more than one point of access for emergency vehicles. This is imperative in order to provide public services as well as to allow more than one point of ingress/egress for residents especially in the case of an emergency.

Although, the Applicant notes they have met this requirement by providing a secondary emergency access only, Staff highly recommends a second public access point. This is to ensure residents have adequate routes for ingress/egress to the development, especially during emergency situations. Additionally, this is generally considered to be a good planning practice.

- **Storm Water Control Easement**

A minimum twenty (20) foot wide storm water control easement(s) is required per the City of Chesterfield Municipal Code, to provide access for the maintenance and upkeep of the proposed storm water basin. The Applicant is proposing the easement through the required thirty (30) foot buffer along the western perimeter, near Lot 36. Staff has concerns about this and is not satisfied with the proposal as presented, as the landscaping will have to be removed to provide access for heavy equipment needed for the maintenance and upkeep of the proposed storm water basin. The Applicant has noted provisions of easements and/or indentures to assure replacement of landscaping if removed; however, Staff believes this will be difficult to enforce and highly recommends the easement be provided outside of the required perimeter buffer.

- **Street Length**

The length of the proposed cul-de-sac(s) shown on the Preliminary Plan exceeds the maximum length for a cul-de-sac as set forth in the Street Matrix within Section 1005.180 of the City of Chesterfield Municipal Code. This could affect the layout of the proposed lots in the Preliminary Plan. The Applicant has noted they will be submitting a modification request for this requirement; however, Staff has not received this request. All such requests are reviewed and approved by the Planning and Development Services Director; however, in the case of a "PUD" the Director's recommendation will be forwarded to the Planning Commission. As this request has not yet been submitted, a formal recommendation and decision cannot yet be made on it. This will be addressed prior to the final preliminary plan being forwarded to the Planning Commission for a Vote Meeting. While this determination is handled by Staff, Staff will keep the Planning Commission apprised of the status of said request.

Staff has prepared a draft Attachment A for Planning Commission's review. The minimum lot size listed is as proposed by the Petitioner, and as listed above this is an item for consideration and therefore could be amended by the Planning Commission. Staff has, also, included language in the draft Attachment A related to the two (2) full public access points for this development and the twenty (20) foot storm water control easement, as discussed above. In addition, several of the outstanding issues could be addressed if fewer lots were permitted.

Request

This meeting is for the discussion of issues concerning the rezoning to "PUD" (P.Z. 16-2013) with the subsequent draft Attachment A only (no vote is requested at this time for this project). In summary, the five (5) outstanding issues and areas of concern presented for the Planning Commission's discussion and consideration are:

- Concentration of Common Open Space
- Minimum lot size / Number of proposed lots
- Provision of two public access points
- Storm water control easement
- Street length

The intent of the Issues Meeting is to receive feedback and direction on the draft Attachment A, analysis of the suitability of the zoning requests and to examine if any further issues need to be resolved prior to requesting a recommendation from the Planning Commission.

Respectfully Submitted,



Purvi Patel, Project Planner

Attachments:

1. Draft Planned District Ordinance
2. Response to Issues Letter
3. Preliminary Plan
4. Tree Stand Delineation Plan

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

The total number of single family residential units shall not exceed fifty (50) units.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 19,000 sf.
2. Unless specifically identified on the Preliminary Plan attached hereto and marked as Exhibit B; structure setbacks shall be as follows. No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
 - a. Twenty-five (25) feet from the front yard
 - b. Eight (8) feet from the side yard
 - c. Twenty-five (25) feet from the rear yard, except for Lots 13-22 and 43-50 which will have a five (5) foot rear yard setback
3. Maximum height of all structures shall be fifty (50) feet.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within the Wildhorse Creek Road and Deep Forest Drive rights of way. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffers requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the PUD except as identified on the Preliminary Plan attached hereto and marked as Exhibit B.
 - b. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space as identified on the Preliminary Plan.
3. A minimum of 41% Common Open Space shall be required for this PUD.

F. 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 for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Two (2) full public access points are required for this development, as approved by the City of Chesterfield and Missouri Department of Transportation.
2. No lot shall be allowed direct access to Deep Forest Drive or Wildhorse Creek Road.

J. 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 St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. 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. All road improvements shall be completed prior to the issuance of building permits exceeding 60% of the approved dwelling units. 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. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
5. If adequate sight distance cannot be provided at the access locations, 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 Missouri Department of Transportation and the City of Chesterfield.
6. Obtain approvals from the City of Chesterfield, 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.
7. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Wildhorse Creek Road and Deep Forest Drive frontages of the site. The sidewalk along Deep Forest Drive shall extend, at a minimum, from Wildhorse Creek Road to end of the improved portion of Deep Forest Drive. The sidewalk shall allow for future connections to adjacent properties, as necessary. The sidewalk may be located within State right-of-way, if permitted by the Missouri Department of Transportation, or shall be within a minimum 6 foot wide sidewalk, maintenance, and utility easement.
8. All proposed work in Missouri Department of Transportation right of way must comply with Missouri Department of Transportation standards, specifications, conform to Missouri Department of Transportation's Access Management Guidelines with detailed construction plans being received and approved by Missouri Department of Transportation.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or 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. Missouri Department of Transportation will require a scoping meeting to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. 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 connected to 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. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of 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 the Site Development Plan(s).
3. Storm water control easements will be required as per Section 1005.210 of the Subdivision Ordinance of the City of Chesterfield. A storm water control access easement will be required to provide for maintenance and

upkeep of the proposed storm water basin. The access easement(s) shall not be less than 20 feet wide.

4. 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).
5. 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.
6. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
7. 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.
8. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District (MSD).
9. Storm sewers shall be as approved by the City of Chesterfield, the Missouri Department of Transportation, the Metropolitan St. Louis Sewer District, and other entities as necessary.
10. Formal project development plans, including a MSD flood plain study, shall be submitted to MSD for review, approval, and permits. These facilities shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD. Formal plan approval is subject to the requirements of detailed review.
11. Stormwater quality, channel protection, and flood detention requirements will apply. Please note this project will be considered "new development", and controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess stormwater quality and flood detention effectiveness based on the site's January 2000 pre-construction condition.
12. MSD encourages the developer to explore methods for reducing impervious area and land disturbance as well as distributing BMPs into other site features located within greenspace in an effort to minimize water quality impacts and runoff volume generation on the site.
13. A stream buffer should be shown adjacent to Bonhomme Creek.

14. A 404/401 permit may be required from the U.S. Army Corps of Engineers and Missouri Department of Natural Resources. The developer should investigate for and assess the presence of any jurisdictional features on the site, and confirm with these two agencies the applicability of any requirements.

N. SANITARY SEWER

1. The receiving sanitary sewer system shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system.
2. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District, the City of Chesterfield, and other entities as necessary.
3. Easement to MSD will be required for any public sewers. The project is located in the Caulks Creek Impact area and subject to applicable fees. The project is also located in the Wild Horse Creek (P-15939-00) recoument area.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. 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.

R. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
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.
3. 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.

4. 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 St. Louis County Department of Highways and Traffic and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Spirit of St. Louis Airport's existing FAA Part 150 Airport noise Compatibility Study recommends that housing developments are not compatible with airport operations if the noise level at the subject site is greater than 65 DNL. The existing forecast maps show that the site is generally not affected by the 65 DNL (Day/Night Noise Level) contour; however the site does fall between the 55 DNL and 60 DNL contours. Furthermore, the 65 DNL compatibility is subjective and some people may be made uncomfortable at lower DNL levels, especially children. Spirit of St. Louis Airport does not wish to discourage the development, however wants to ensure that the development proceeds with full knowledge of the airport's existence and of the potential for aircraft noise and single noise levels that may occur above the 65 DNL. Therefore, Spirit of St. Louis Airport will require an aviation easement be issued and receive some reassurance from the developer and/or potential homeowners, that they are fully aware of the potential for aircraft noise.
6. In addition to the above request an FAA Form 7460-1 must be submitted to the FAA Central Region office in Kansas City, Missouri. The form can be located in the "forms" section of the faa.gov website. Both the proposed structures and any associated construction equipment (usually cranes) must also be listed on the 7460-1 and submitted to the FAA for airspace review. All FAA findings need to be received prior to initiating construction on the project.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Plan, the petitioner may submit a Site Development Concept Plan and Site Development Section Plans for the entire

development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. 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.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. 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.
21. 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.
22. Compliance with Sky Exposure Plane.

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

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Eatherton-Kehrs Mill Road Traffic Generation Trust Fund (No. 552). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. 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.

A. ROADS

1. 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>
TGA Category	Contribution
Single Family Dwelling	\$1,025.36

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

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 Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. 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.
3. Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. 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, Saint Louis County.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2014, 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 Highways and Traffic.

VI. 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.

VII. 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.



St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 FAX

Michael J. Doster
mdoster@dosterullom.com

December 23, 2013

Sent via E-mail and U.S. Mail

Ms. Purvi Patel
Project Planner
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield Missouri 63017-0760

RE: P.Z. 16-2013 WILMAS FARM (17508 WILD HORSE CREEK ROAD)

Dear Ms. Patel:

The following are our responses to your comment letter dated December 6, 2013:

1. Section 1008.187.7(2) of the City of Chesterfield Municipal Code states:

A provision for common open space shall be provided in the PUD at a minimum of thirty (30) percent of the total site acreage, to be displaced throughout the PUD and not concentrated in one (1) area nor shall it contain only that portion of the proposed PUD that would be considered undevelopable due to topography or any other site specific related matter.

The proposed development has the common open space concentrated in the floodplain and floodway portions of the site. Note, no clearing, grading, excavation, construction or disturbance of any kind is permitted within fifty (50) feet of the top of bank of Bonhomme Creek.

Petitioner has submitted a revised preliminary development plan (the "revised plan") with these responses. Petitioner exceeds the thirty percent (30%) requirement. While the "displacement" or dispersal of common open space is subjective and dictated by the characteristics of the site, Petitioner appreciates the desire to have common open space in the development that is both attractive and useful to the property owners in the development. To that end, the revised plan (a) retains the unique, wide, bermed and beautifully landscaped frontage along Wild Horse Creek Road, (b) retains the unique, beautiful entrance at Deep Forest Drive, (c) has converted the thirty (30) foot wide buffer areas at the boundary of the site to deeded common open space and landscape buffer easement, and (d) proposes to develop a unique walking trail around the proposed lake with amenities accessible to property owners in the open space in the Western portion of the site that will enhance the quality of life in the subdivision.

2. Section 1008.187.7(3) of the City of Chesterfield Municipal Code states:

A PUD perimeter buffer shall be provided at a minimum of thirty (30) feet in width. The perimeter buffer shall be composed of a combination of existing trees (where applicable), trees selected from the approved tree list from the City of Chesterfield Tree Preservation and Landscape Requirements, and any combination of low lying shrubbery or other vegetation not including grassed turf.

The required thirty (30) foot buffer is currently shown on private property; to be exact twenty- one (21) lots. This is an undesirable practice and staff requests the buffers to be set outside the private lots.

Petitioner will comply.

3. Section 1008.187.5 of the City of Chesterfield Municipal Code lists twelve (12) design features suggested to be utilized by developers when applying for PUD zoning. Provide a detailed narrative as to which of these design features have been met.

- A. Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;

The revised plan places the homes primarily on the area of the site that is relatively flat and already cleared of trees and vegetation. This placement minimizes removal of existing trees and natural vegetation and minimizes the grading necessary to develop the site.

- B. Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;

The natural areas of the site will be substantially preserved and enhanced with an accessible walking trail and amenities (such as a gazebo and wildlife observation stations) to the East end of the site around the lake that will be developed as a storm water management facility and aesthetic amenity for the residents of the development. There is a unique, wide and beautifully designed and beautifully landscaped buffer area along Wild Horse Creek Road with a meandering sidewalk that will be an attractive and useful amenity for pedestrians along Wild Horse Creek Road and the residents of the development. A thirty (30) foot wide common open space and landscaped buffer will be maintained along the boundary; a larger common open space area is provided along Deep Forest Drive that allows for the preservation of existing trees and natural vegetation, and the uniquely designed and landscaped entrance along Deep Forest Drive adds attractive and useful open space for the benefit of the residents of the development. The landscaped entrance includes a sidewalk linked to the sidewalks in the development, benches and a water feature.

- C. Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;

Please see response A above regarding the preservation of existing trees and natural vegetation.

- D. Enhanced landscaping, deeper and opaque buffers, and increased planning along public rights-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;

Please see response B above regarding enhanced landscaping in buffers and along Wild Horse Creek Road and Deep Forest Drive. The revised plan, and the design and quality of the homes will be compatible to adjacent residential development.

- E. Utilization of Mixed Use buildings;

This is not a mixed use development, but the homes will balance diversity of design and architecture with the need to maintain consistency of character of the entire development.

- F. Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;

These techniques will not be used, but the design of the development takes advantage of the characteristics of the site and enhances the existing trees and natural vegetation by adding unique and beautifully landscaped areas along Wild Horse Creek Road and Deep Forest Drive.

- G. Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;

Fischer & Frichtel and Simon Homes will build high end, custom, estate homes in the development that meet or exceed the quality of the homes in the area.

- H. Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;

The streets in the development have several cul de sacs, turns and a roundabout at the entrance that will slow vehicular traffic, and make the streets safer for pedestrians and cyclists. The meandering sidewalk at Wild Horse Creek Road and the sidewalks within the development will provide ample pedestrian ways so that pedestrians can walk or jog safely without conflict from vehicular traffic.

- I. Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;

Petitioner does not view this design feature as relevant to this development.

- J. Provision of affordable housing;

Petitioner does not view this design feature as relevant to this development.

- K. Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and

This design feature will not be utilized in this development but the homes will be constructed using energy efficient design and materials.

- L. Inclusion of community facilities and the access thereto.

As mentioned in the prior responses, there will be community amenities that can be accessed by the residents of this development which will enhance the quality of life for the residents.

4. Two (2) public access points are required for this development. The emergency access shown on the plan does not satisfy the requirement of the second public access. Amend the Preliminary Plan to show the two (2) public access points to the development.

Petitioner believes it has satisfied both the Comprehensive Plan and the applicable City Code provision by providing a secondary emergency access that the Fire District has approved (copy of letter enclosed). Both the Comprehensive Plan and the City Code provisions state as follows:

Comprehensive Plan

2.1.12 Residential Subdivision Access – Residential developments should have more than one (1) access route into and out of the development site or subdivision in order to provide adequate service ability to emergency vehicles. ‘Cut-through’ of non-residential traffic should be discouraged.

City Code

30) In subdivision developments it is recommended that two (2) access points be established whenever possible for the benefit of emergency vehicles.

These provisions clearly state that the purpose of a second entrance is to serve emergency vehicles. Petitioner has provided a secondary emergency access that has been approved by the Fire District. A full access at Wild Horse Creek Road is also problematic because of the topography of the site (it falls off from Wild Horse Creek Road) and there is a limit to the amount of fill that can be placed over the water main. Utilizing Deep Forest Drive to provide full access to the development avoids another curb cut on Wild Horse Creek.

5. Storm water control easements are required, per Section 1005.210 of the City of Chesterfield Municipal Code, to provide access for the maintenance and upkeep of the proposed storm water basin. The required access easement(s) shall not be less than twenty (20) feet wide. Depict this easement(s) on the Preliminary Plan. Be advised, this easement cannot go through the required thirty (30) foot PUD perimeter buffer.

It is standard practice for utility easements to be located in common ground and at the boundary of a development. Provisions can be included in the easements and/or the Indenture that assure replacement of landscaping if landscaping must be replaced due to construction or maintenance in any of these easements.

6. The length of the proposed cul-de-sac(s) shown on the Preliminary Plan exceeds the maximum length for a cul-de-sac as set forth in the Street Matrix within Section 1005.180 of the City of Chesterfield Municipal Code. Amend the Preliminary Plan to ensure compliance with this requirement.

The maximum length is exceeded by only approximately two hundred (200) feet (the width of two lots). It is problematic for Petitioner to move the cul de sac. Consequently, Petitioner will separately request a variance and provide justification for the request in accordance with the City's applicable procedure.

7. Bonhomme Creek is subject to the Natural Watercourse Protection requirements. Consult Section 12-29 of the City of Chesterfield Municipal Code for specific requirements and depict the required buffer on the Preliminary Plan.

Petitioner acknowledges the requirement, and this is depicted on the revised plan.

8. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Wild Horse Creek Road and Deep Forest Drive frontages of the site. Additionally, depict the required sidewalks on the Preliminary Plan.

The sidewalk along Deep Forest Drive shall extend, at a minimum, from Wild Horse Creek Road to the end of the improved portion of Deep Forest Drive. The sidewalk shall allow for future connections to adjacent properties, as necessary. The sidewalk may be located within State right-of-way, if permitted by the Missouri Department of Transportation, or shall be within a minimum six (6) foot wide sidewalk, maintenance, and utility easement.

The revised plan shows a “meandering sidewalk” through the proposed berm along Wild Horse Creek Road which Petitioner believes is more attractive and safer for pedestrians. It also connects to the sidewalks in the proposed development. Further, because of the grade of the property at Wild Horse Creek Road and the water main located in the proposed berm area, it is problematic to move the sidewalk closer to Wild Horse Creek Road in that there is a limit to the amount of fill that can be placed over the main. Petitioner will separately request a variance with respect to the sidewalk along Deep Forest Drive. This sidewalk will not serve any purpose because of the nature of the Drive and the properties the Drive services. The variance and the justification will be submitted in accordance with the City’s applicable procedure.

9. List any monarch trees found within any sampling points or remove the note on the Tree Stand Delineation under the Sample Point Inventory and Evaluation Table.

The note on the Tree Stand delineation will be removed.

10. Please address the question raised at the Public Hearing regarding the increase in traffic by the proposed development.

This is a residential development and the trips to and from the development will be typical of a residential development of the type and density proposed. The use and density are in accord with the City’s comprehensive plan, and the scoping of any traffic analysis will be coordinated with the agencies having jurisdiction at the site plan stage of the planning and zoning process.

11. Please address the request of the property owner to the north of the Wilmas Farm development for a sanitary sewer easement to his property.

This is being addressed. See copy of letter to the property included with this response.

12. Amend the Preliminary Plan per the Fire District comments and provide Fire District approval of the amended plan.

The Fire District has approved the access points and street layout in concept. The Fire District will conduct a more detailed review at the site plan stage. See copy of letter included with this response.

13. Coordinate with Spirit of St. Louis Airpark for their required avigation easement and provide appropriate documentation to the City.

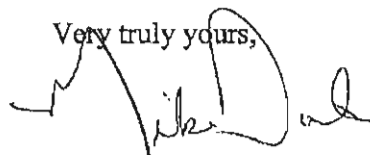
This is in process, and appropriate documentation will be provided to the City when it is received.

14. Coordinate a scoping meeting with the Missouri Department of Transportation as listed in their correspondence dated November 20, 2013.

Purvi Patel
December 23, 2013
Page 7

This will be done. See response to #10 above.

With respect to the draft Attachment A, Petitioner requests that its conditions reflect the revised plan and the responses set forth above.

Very truly yours,

Michael J. Doster

MJD/kml
Enclosures



MONARCH FIRE PROTECTION DISTRICT

13725 Olive Blvd., Chesterfield, MO 63017-2640

Phone: 314.514.0900 Fax: 314.514.0696

www.monarchfpd.org

September 18, 2013

Michael Faulkner
The Sterling Company
5055 New Baumgartner Rd.
St. Louis, MO 63129

Re: Landvatter Sketch Plan

Dear Mr. Faulkner:

I have reviewed and approved the Sketch Plan for the project mentioned above. This project is being reviewed for compliance with Ordinance 31 *The Fire Prevention Code* of the Monarch Fire Protection District. Please make note of the following conditions of approval:

- A more detailed review will occur at the appropriate stage of the process. At that time, details regarding street dimensions, turning radii, fire hydrant placement and fire protection water supply will be addressed.

If you have any questions, please contact me at 314-514-0900 ext. 313, or at herin.r@monarchfpd.org.

Yours in Firesafety,

A handwritten signature in cursive script that reads "Roger N. Herin".

Roger N. Herin, MCP
Fire Marshal



December 4, 2013

Mr. Donald Bowers
323 Lake View Dr.
Washington, MO 63090-5387

Re: Wilmas Farm Easement

Dear Mr. Bowers:

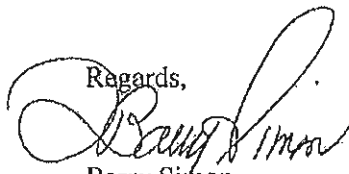
It was a pleasure speaking with you at our public hearing November 25th regarding Wilmas Farms and John Fischer and I greatly appreciate your kind words and support!

I am in receipt of your letter dated November 26, 2013 and please be advised I have asked our engineers, per your request to provide a sanitary sewer easement for our neighbors across from Wilmas Farm on the North side of Wildhorse Creek Road.

In an effort to be sure we provide an easement that will work best for you and your neighbors I would like to meet with you and our engineers to identify a proposed location for the easement that would be most beneficial for everyone and one that would minimize the amount of disturbance to our landscaping berm and irrigation systems.

I will be out of town from December 12 through the 22nd but would be available to meet with you and our engineers at my office upon my return. Please let me know your availability after December 22nd. Again thank you very much for your support and I look forward speaking with you soon.

Regards,



Barry Simon
President

Cc Mr. John Fischer, Fischer Frichtel
Mr. Mike Falkner, Sterling Engineering Co.
Mr. Mike Doster, Doster Ullom, LLC

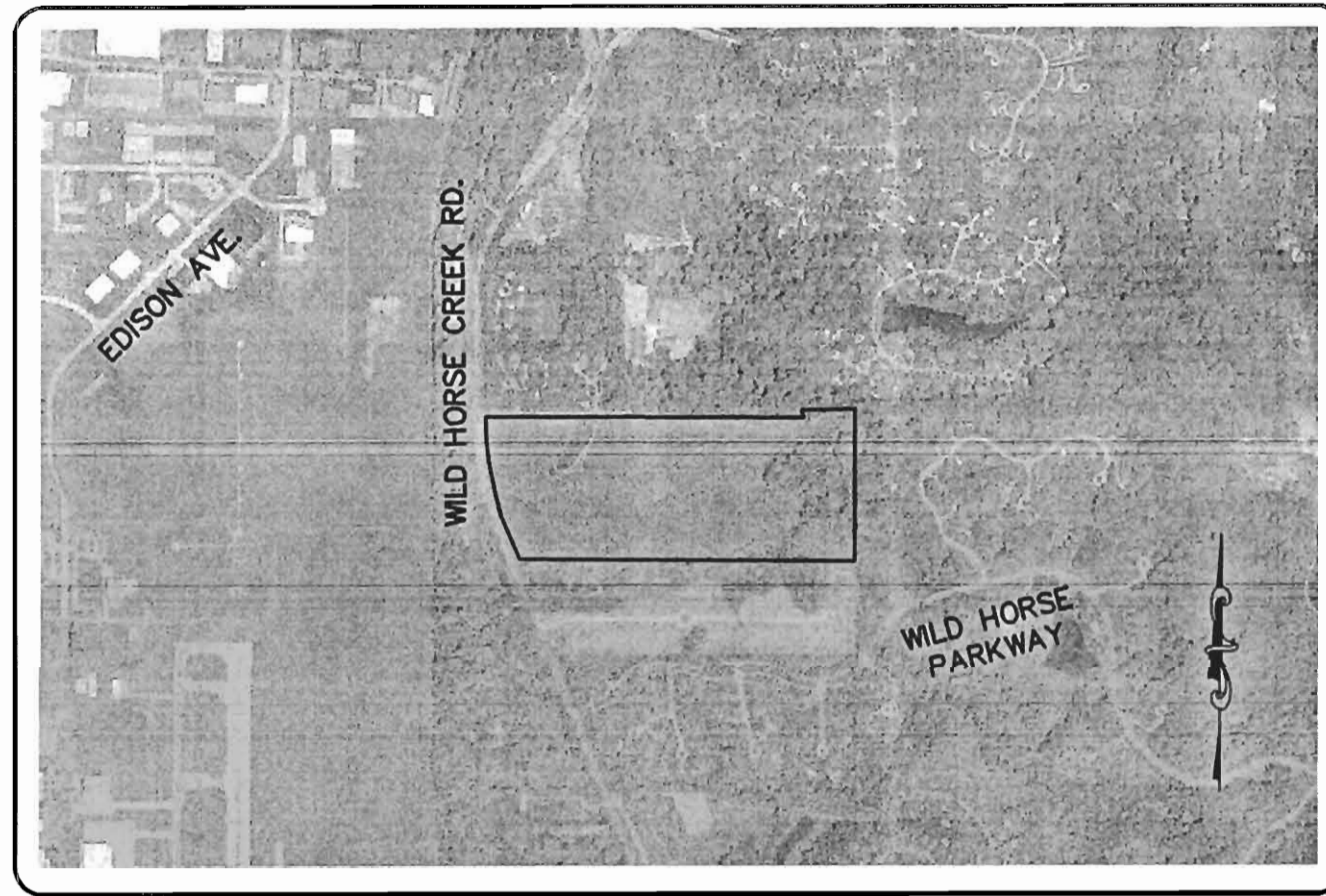
632A TRADE CENTER BLVD.
CHESTERFIELD, MISSOURI 63005
636 / 537-8700
FAX NO. 636 / 537-8705



WILMAS FARM

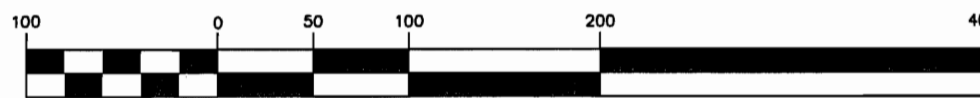
A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM
 RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS,
 LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

NATURAL RESOURCE MAP

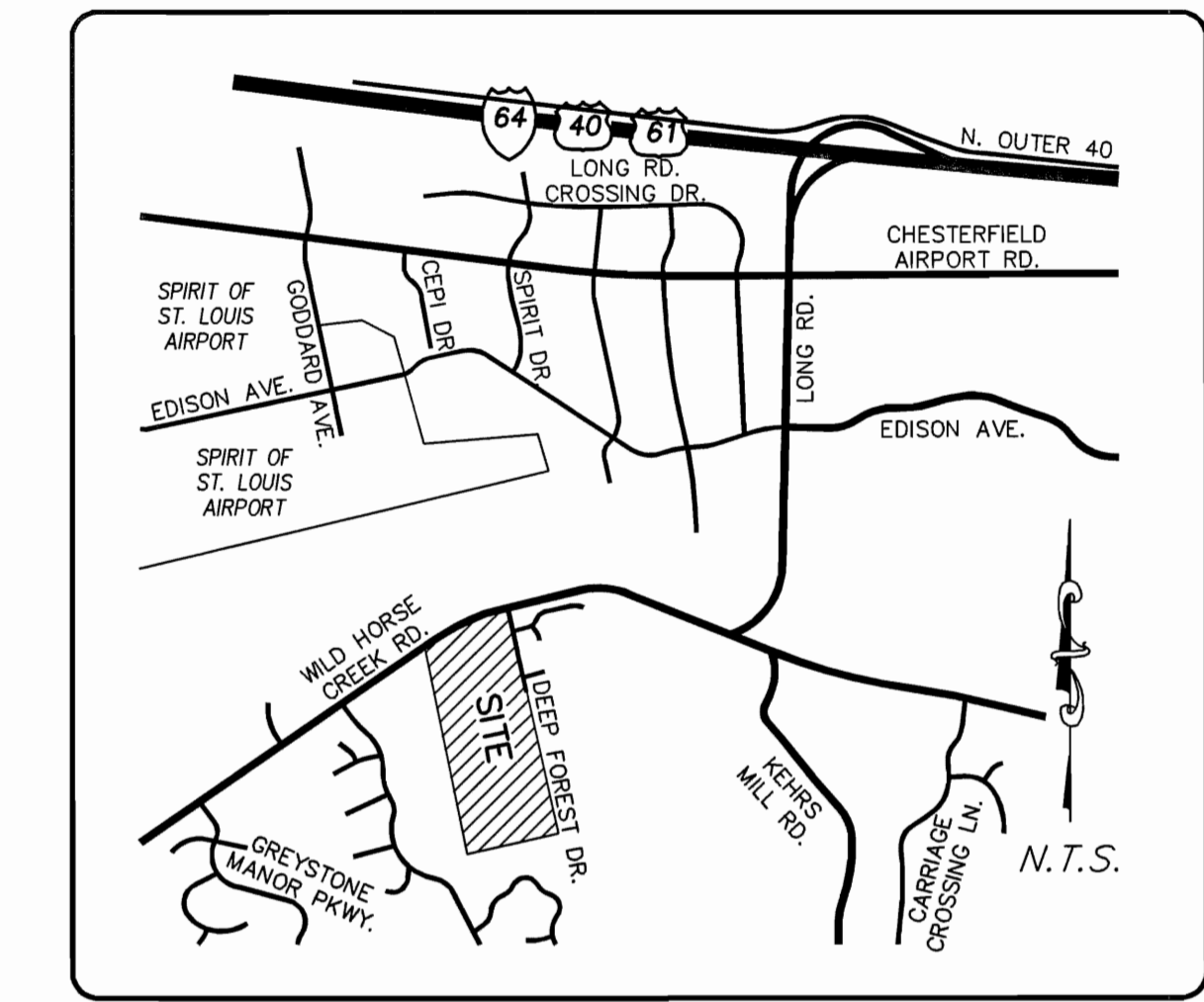


AERIAL PHOTO
N.T.S.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LOCATION MAP
N.T.S.

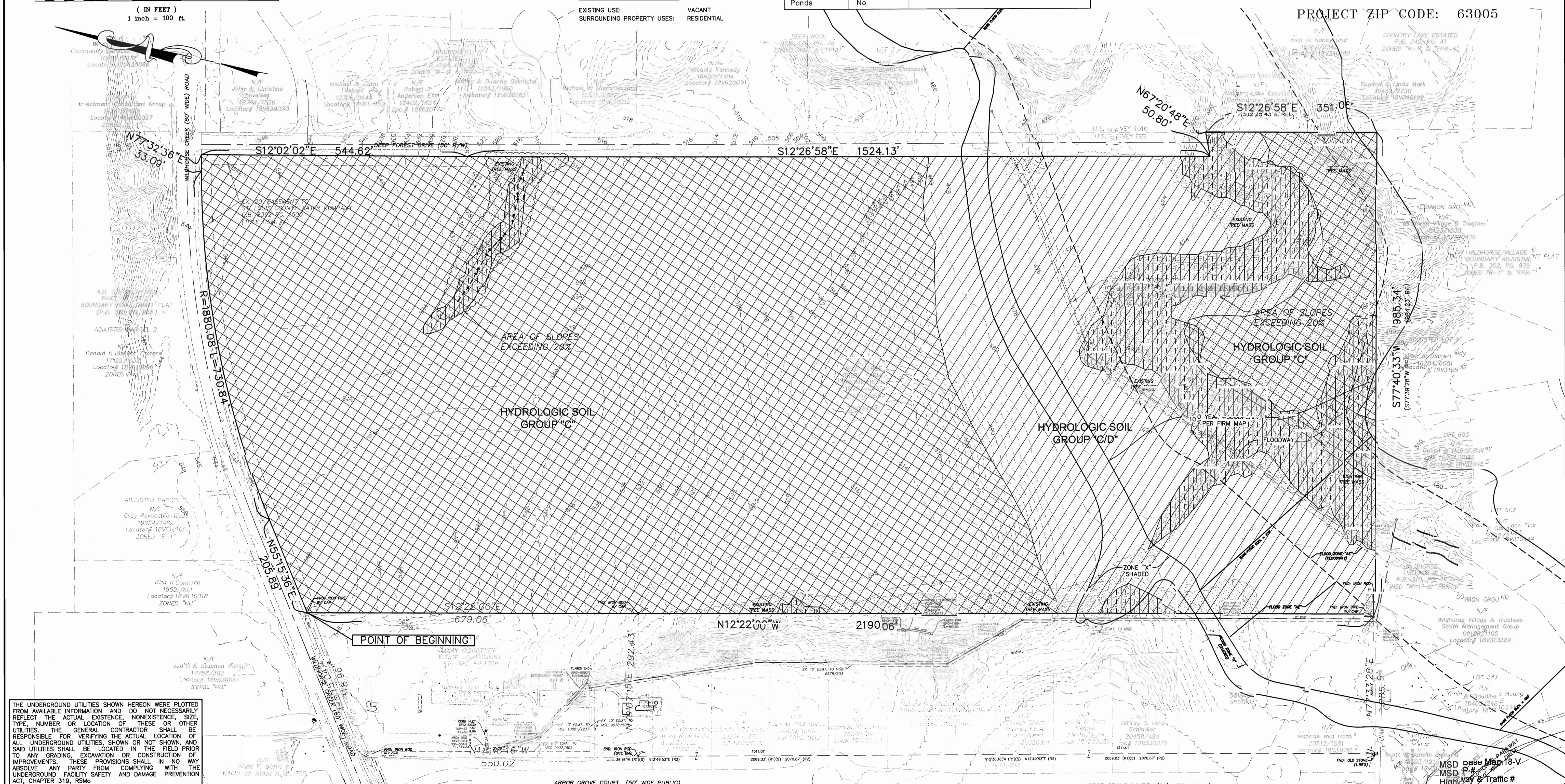
PROJECT ZIP CODE: 63005

	Existing Tree Mass
	Hydrologic Group "C/D" Soils
	Hydrologic Group "C" Soils
	Areas of Slopes in Excess of 20%
	Regulated Waters

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION
Wetlands	Yes	Southwest corner of site.
Streams and Floodplains	Yes	Bonhomme Creek tributaries flow through site. Southern portion of site is located in the 100 year floodplain. Stream buffer requirements apply.
Karst	No	
Ponds	No	

SITE INFORMATION:

EXISTING USE: VACANT
 SURROUNDING PROPERTY USES: RESIDENTIAL



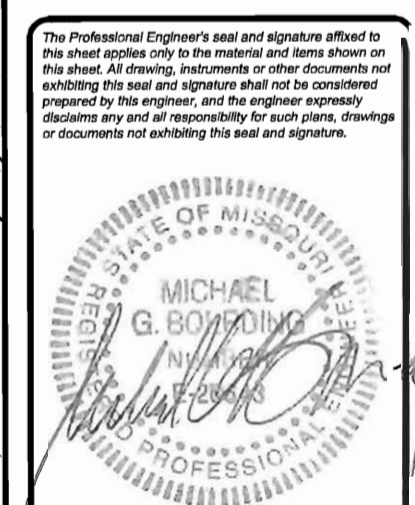
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL
2	1-11-2013, CITY COMMENTS
3	12-23-13, CITY COMMENTS

Fischer & Fritchel / Simon Homes
 695 TRADE CENTER BLVD. #200
 CHESTERFIELD, MO 63005

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Wilmas Farm
 Chesterfield, Missouri
 NATURAL RESOURCE MAP





Date: 01-07-14
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number	13-08-265
Date	01-07-14
Designed:	Sheet
Drawn:	3.1
Checked:	PRE

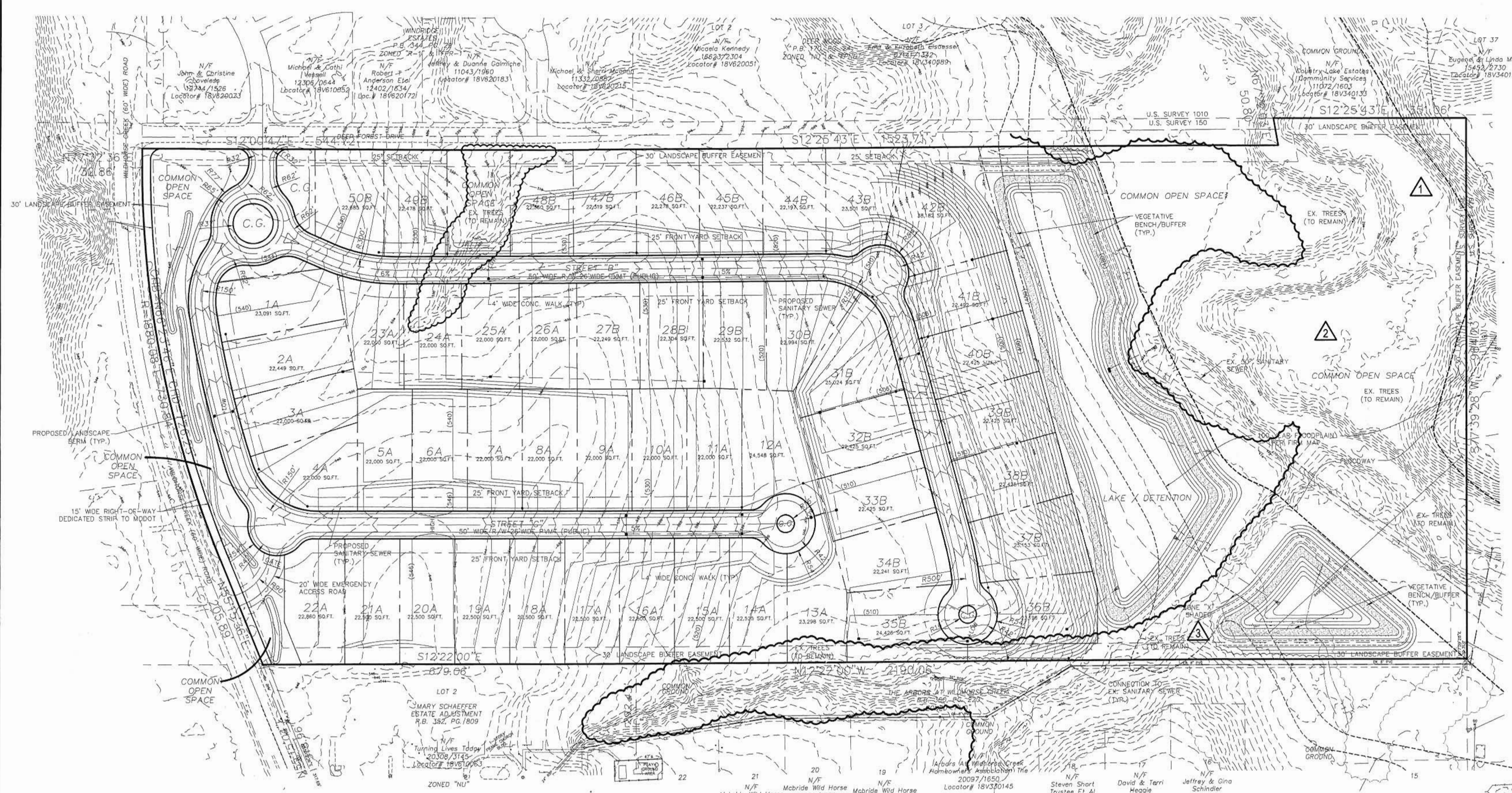
Drawing name: V:\1308265 Land\dwg\Drawings\Primary\Primary.dwg Plotted on: Jan 07, 2014 - 5:03pm Plotted by: grom

LEGEND:

-  Existing tree or tree mass
-  BAF-10 Sample Point

Sample Point Inventory and Evaluation

TREE NUMBER	SPECIES	DIAMETER	CONDITION	COMMENTS
1	Hickory	4"	Fair	BAF Point 1
2	American Elm	17"	Poor	BAF Point 1
3	Boxelder	10"	Fair	BAF Point 1
4	Hickory	38"	Good	BAF Point 1
5	Sycamore	51"	Fair	BAF Point 1
6	American Elm	18"	Good	BAF Point 1
7	Ash	23"	Dead	BAF Point 1, top out storm damage
8	American Elm	26"	Poor	BAF Point 1, hollow, storm damage
9	Hickory	5"	Fair	BAF Point 2
10	Hickory	2"	Fair	BAF Point 2
11	Hickory	4"	Fair	BAF Point 2
12	Slippery Elm	6"	Fair	BAF Point 2
13	American Elm	19"	Fair	BAF Point 2
14	Boxelder	13"	Fair	BAF Point 2
15	Slippery Elm	11"	Fair	BAF Point 2
16	Slippery Elm	15"	Fair	BAF Point 2
17	Boxelder	5"	Poor	BAF Point 2
18	Boxelder	19"	Fair	BAF Point 2
19	Oak	20"	Dead	BAF Point 2, hollow, storm damage
20	Ash	2"	Poor	BAF Point 3
21	Slippery Elm	7"	Fair	BAF Point 3
22	American Elm	12"	Fair	BAF Point 3
23	American Elm	10"	Fair	BAF Point 3
24	Dogwood	3"	Fair	BAF Point 3
25	Boxelder	12"	Poor	BAF Point 3
26	American Elm	4"	Poor	BAF Point 3
27	American Elm	14"	Fair	BAF Point 3
28	Slippery Elm	3"	Poor	BAF Point 3
29	Slippery Elm	12"	Fair	BAF Point 3
30	Black Cherry	12"	Fair	BAF Point 3
31	Black Cherry	14"	Fair	BAF Point 3



FORESTRY CONSULTANT SERVICES
 Bruce Vawter
 Consulting Forester
 9321 Mariorock Dr. • St. Louis, MO 63126
 E-mail: FCSVawter@bcglsby.net

WILMAS FARMS / LANDVETTER
 Chesterfield, Missouri
 Tree Stand Delineation Narrative
 October 9, 2013

The Wilmas Farm / Landvetter development is situated in an area of west St. Louis County, in the City of Chesterfield located along the south side of Wild Horse Creek Road, immediately west of Deep Forest Drive. The development encompasses approximately 51.62 acres of land with a total of 9.72 acres in woodlands. The woody plant coverage of this property is a mixture of old field succession and bottomland tree species with the species including: flowering dogwood, boxelder, American elm, slippery elm, black cherry, oak, hickory, ash and sycamore. The understory trees, shrubs and herbaceous species include hickory, sugar maple, pawpaw, poison ivy, sumac, bush honeysuckle and wild grape. During my site inspection, I found no significant, state-listed champion trees or rare trees and plants, located on the property.

The majority of the 9.72 wooded acres is in the southern portion of the property. This densely wooded area also includes the creek with steep terrain and a varied collection of trees. There are also small areas of tree cover along intermittent drainages near the northeast corner and along portions of the west property line. I took 3 BAF-10 sample points in the woodlands (locations shown on the Tree Stand Delineation drawing) and recorded a density of 103 trees per acre with an average diameter (dbh) of 12.4". There were 31 trees tallied on the three BAF-10 sampling points with species distributed by the following percentages: elm 45%, boxelder 16%, hickory 16%, black cherry 6%, ash 6% and sycamore, oak and dogwood 3% each. I found no evidence of any major insect or disease concerns.

The wooded tree canopy coverage on the site totals 9.72 acres or 423,403 square feet. The required tree canopy coverage to be retained is 30%, which totals 2.92 acres or 127,185 square feet. The wooded tree cover on the Tree Stand Delineation plan, scheduled to be retained, includes 8.05 acres or 350,658 square foot of canopy coverage. Retention of the trees within this wooded area will exceed the required tree canopy coverage retention.

WILMAS FARMS / LANDVETTER
 Tree Stand Delineation Tabular Summary

- Acreage of the site - 51.62 acres
- Tree canopy coverage of wooded areas - 9.72 acres (423,403 sq. ft.)
- Tree canopy coverage required (30%) 2.92 acres (121,195 sq. ft.)
- Tree canopy coverage to be removed (17%) 1.67 acres (72,745 sq. ft.)
- Tree canopy coverage to be retained - (83%) 8.05 acres (350,658 sq. ft.)
- Forest type: Bottomland Hardwoods and Old Field Regeneration
- Dominant species: elm, boxelder and hickory
- Density expressed in trees per acre - 103 trees per acre
- Average diameter: 12.4" dbh
- Apparent health problems: None

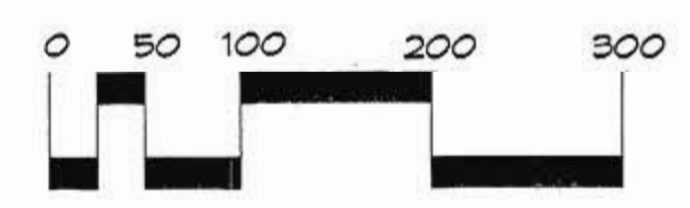
I hereby certify that I viewed this property and provided this professional opinion regarding the Tree Stand Delineation details for the property identified as Wilmas Farms / Landvetter, Chesterfield, Missouri.

Bruce Vawter
 Bruce Vawter
 Consulting Forester
 Certified Forester #2501
 Certified Arborist # MW-0469A

** Note calculations are subject to final engineering design being performed. Final plans will show more or less trees being saved. However, as a minimum, there shall be at least 30% of the existing trees retained.

General Notes:

1. Base information: Outboundary and topographic survey and air photo by Sterling Engineering & Surveyors, Job No. 13-08-265, dated 9-26-2013. Floodplain and Floodway areas are present at the rear portion (southern end) of the subject site, per FIRM Flood Insurance Rate Map, map number 24184C01208 H, with effective date of 8-25-95.
2. Flood Plain:
3. Address of Subject Property: 17508 Wild Horse Creek Road
4. Locator Number: 18V330095



SCALE: 1" = 100'

Prepared for:
FISCHER & FRICHTEL / SIMON HOMES
 695 Trade Center Boulevard
 Suite 200
 Chesterfield, Missouri 63005

Wilmas Farm
 Tree Stand Delineation

HALL + ASSOCIATES, L.L.C.
 LAND PLANNING
 LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: JRH Checked by: Project Number: 13014 Sheet Number: 1 OF 1
 Date: 10-10-13
 Revisions: 10-11-13