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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: March 10, 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.

As discussed in the January 13th, 2014, Issues Report, 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 and "FPNU" Flood Plain 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 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. This "PUD" request is a separate project and should be considered based upon its own merits.

Note, while these two projects require separate criteria and separate vote, the "PUD" cannot be considered if the zoning to "E-1 Acre" is denied.

Site History

The subject property was zoned "NU" Non-Urban District and "FPNU" Flood Plain 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. Additionally, there have been no known structures on this site.

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.

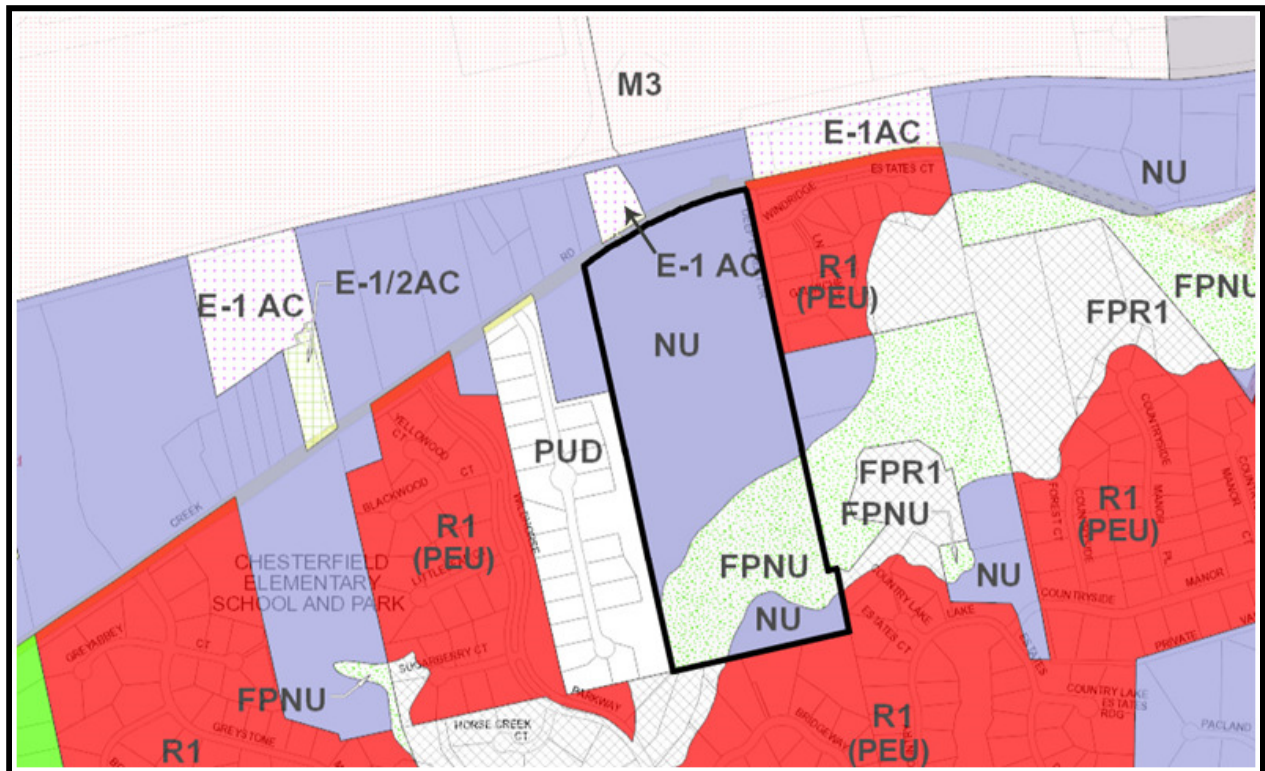


Figure 1: Area Zoning

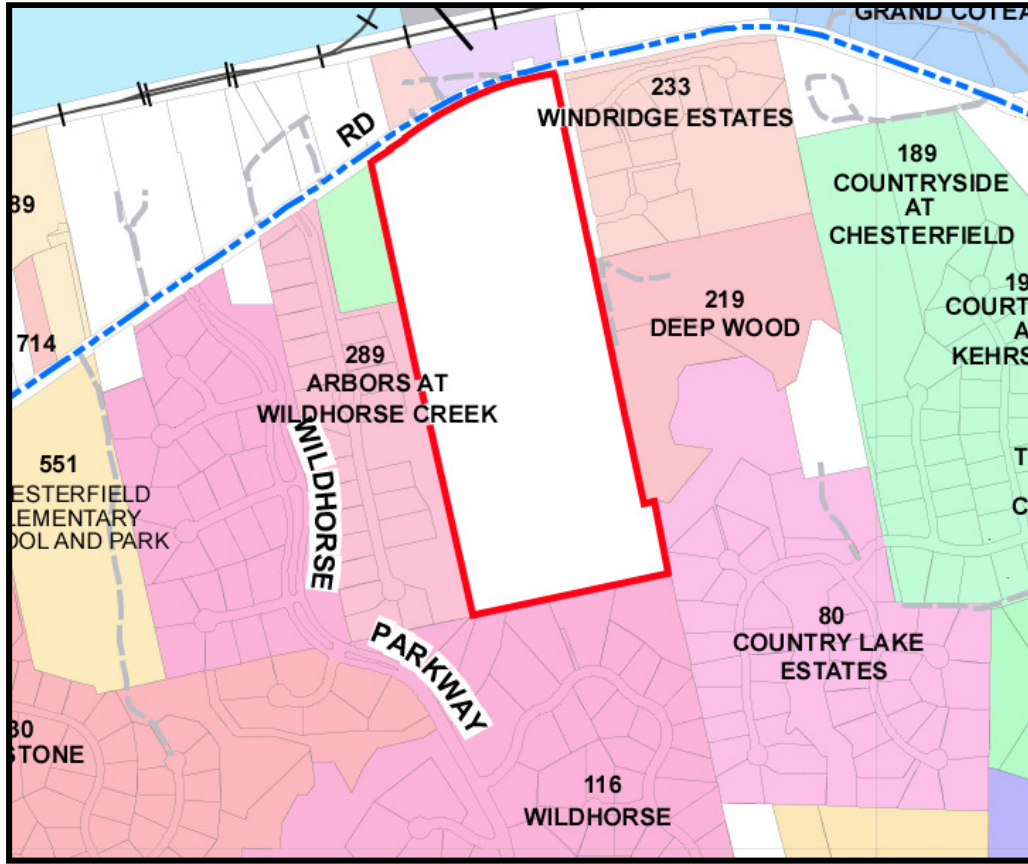


Figure 2: Surrounding Subdivisions

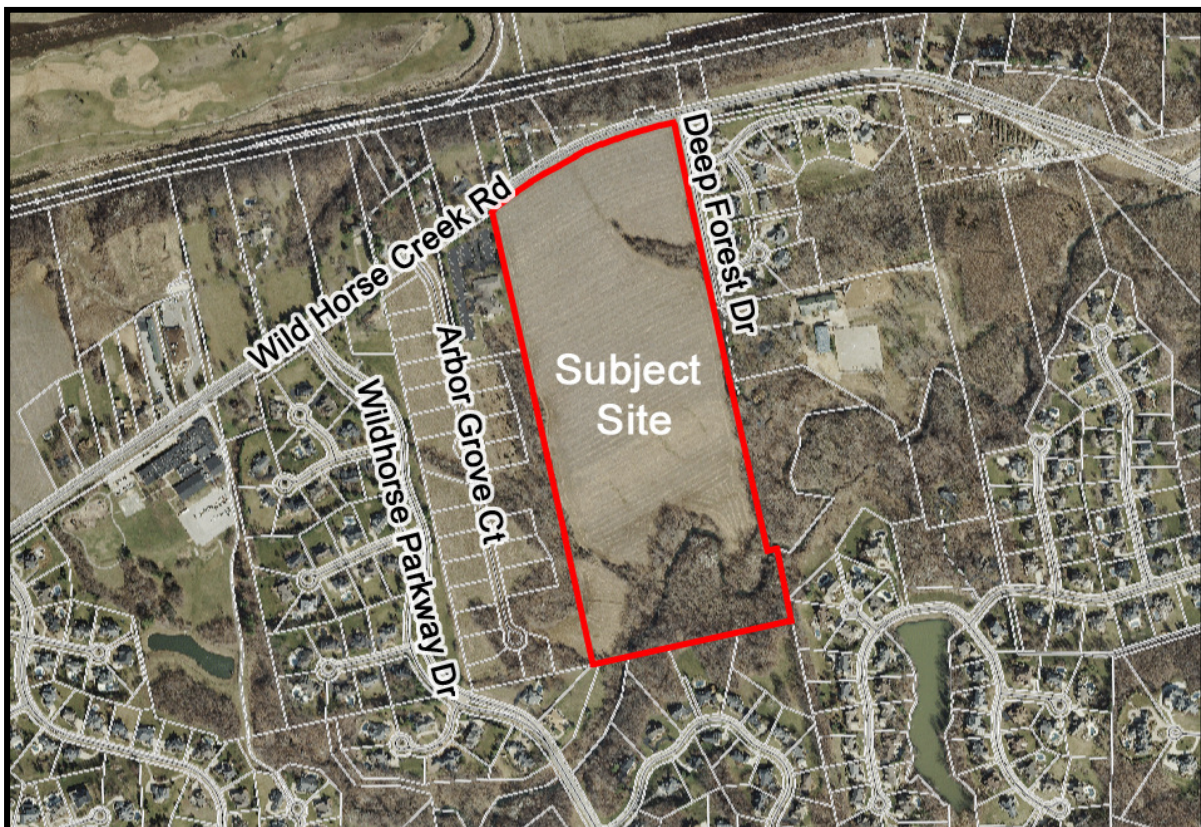


Figure 3: Subject Site Aerial

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single-Family district and has a minimum one (1) acre density requirement. 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.

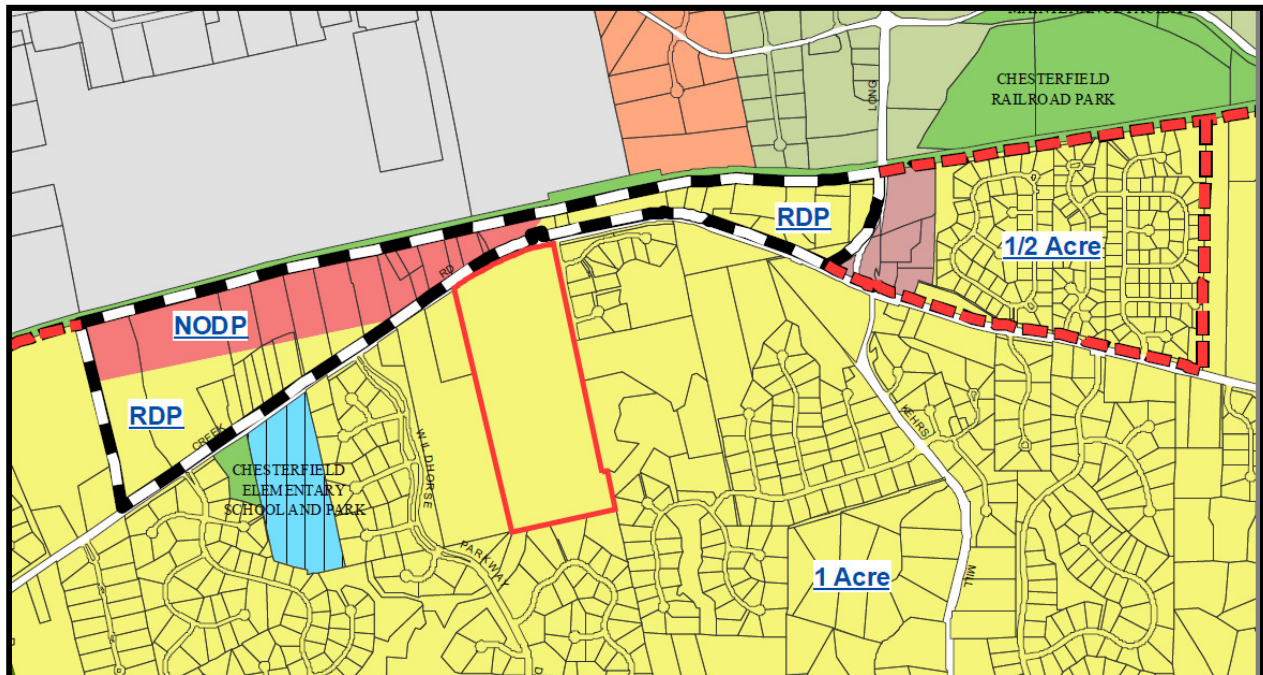


Figure 4: Comprehensive Land Use Plan

Analysis

"PUD" Procedure

Section 1008.187.2 of the City of Chesterfield Municipal Code states "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."

City of Chesterfield Municipal Code requires the project meet three (3) **General Requirements** in order to fulfil the application requirements for a "PUD". These three (3) items are required for the application to pass sufficiency review and are as follows:

- The property is at least four (4) contiguous acres.
- The property is under single ownership, or if under multiple ownership then written consent of owners is required.
- Acknowledgement that satisfying the minimum standards of the "PUD" District does not per se indicate that an application is entitled to a zoning change and that that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements.

Once the application has passed sufficiency review, it is reviewed against the **Minimum Design Requirements** for a "PUD". There four (4) minimum design requirements that must be met in order for the project to qualify for a "PUD" and once these have been met the petition is scheduled for Public Hearing. These four (4) items are:

- Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district.
- Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.
- Provision of perimeter buffer of at least thirty (30) feet in width.
- Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.

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. This section of code also states the following: **"Satisfaction of all or any of these design features is not mandatory, but the approval of "PUD" zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a "PUD" can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements."** 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 an updated “PUD” Narrative that details which of these twelve (12) design features have been utilized and how. The response from the Applicant addressing this request is attached to the Project Narrative.

Existing Conditions

The minimum lot sizes are established by the planned district ordinance governing the “PUD” District and the proposed minimum lot size for this “PUD” is 20,000 square feet. Table 1, below, identifies minimum lot sizes for the adjacent developments and the proposed Wilmas Farm development.

Development	Lots	Acres	Minimum Lot Size (Square Feet)	Perimeter Landscape Buffer Provided
Wildhorse	101	139.3	22,000	No
Arbors at Wildhorse	22	23.4	24,000	Yes (see below)
Windridge Estates	15	21.74	22,000	No
Country Lake Estates	41	46.7	22,000	No
Wilmas Farm (proposed)	48	50.5	20,000	Yes

Table 1: Adjacent Development Figures

As identified, the proposed lot size for Wilmas Farm is 2,000 square feet smaller than existing surrounding subdivisions. It is important to note, that the Wildhorse, Windridge Estates and Country Lake Estates are not “PUDs” and therefore do not have thirty (30) foot Landscape Buffer requirement or a thirty (30) percent Common Open Space requirement. The Arbors at Wildhorse subdivision is a “PUD”; however, fifteen (15) of the approved twenty-two (22) lots have the required Landscape Buffer in private lots. It is important to note, that the Arbors at Wildhorse subdivision did provide Landscape Buffers which exceed the minimum requirement of thirty (30) feet in width.

The original proposal for Wilmas Farm had shown required Landscape Buffer in private property for all perimeter lots. However, at the request of Staff, the Applicant removed these buffers from private lots and dedicated it as Common Open Space except for three lots. If the Landscape Buffers were included in the private lots, the minimum lot size would be 22,000 square feet (as seen in the original submittal). Therefore, Staff does not believe that the minimum lot size being requested is incompatible with the surrounding developments.

Issues

The Planning Commission, with input from the public, identified multiple issues at the November 25, 2013 Public Hearing on this petition. Those issues, as well as outstanding Staff issues, were discussed at the January 13th, 2014 Issues Meeting. A summary of the issues discussed during these meetings include:

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

The Petitioner has submitted a formal response to each of these items discussed during the January 13th, 2014, Issues Meeting and this response is attached to the Planning Commission's packet for review. Additionally, Staff has worked with the Petitioner since the Issues Meeting and all outstanding issues have been addressed.

The remainder of this report provides an analysis on a few significant issues discussed during these meetings, as well as highlight key features now proposed with the Wilmas Farm development.

Revised Preliminary Plan

The Petitioner submitted an amended Preliminary Plan to address the issues discussed at the Public Hearing on November 25th, 2013 and the Issues Meeting on January 13th, 2014. The following are items which represent a summary of key features being provided with the new Preliminary Plan:

- 48 lots are proposed; original proposal was for 50 lots
 - Min lot size of 20,000 square feet
 - Max lot size of 29,296 square feet
- Setbacks proposed within this development are as follows:
 - Front Yard – twenty-five (25) feet
 - Side Yard – eight (8) feet
 - Rear Yard – twenty-five (25) feet except as noted on the attached Preliminary Plan.
- The Landscape Buffer requirement for the "PUD" has been met and has been achieved by Common Open Space except for Lots 46, 47 and 48. The required thirty (30) foot Landscape Buffer is shown on private property for these three lots and had been dedicated as a thirty (30) foot Landscape Buffer Easement. Language has been added to the Attachment A restricting structures within the easement.
- Since the Issues Meeting, the Applicant has added a one-acre garden, Wilmas Garden, which is centrally located on the site. And as presented, the combination of proposed density and number of lots would allow for 42.1% of the site (21.24 acres) being reserved as Common Open Space.

An additional 0.6 acres (1.2%) of Common Ground is proposed and is located near the entrance, as well as landscape islands within cul-de-sacs and a small portion of the centrally located garden. Figure 5 on the next page highlights the areas dedicated as Common Open Space (darker green) and/or Common Ground (lighter green).



Figure 5: Common Open Space

- A meandering sidewalk is proposed along Wild Horse Creek Road, which connects to the centrally located garden and the walking trail near the proposed lake/detention area on the southern portion of the site. This connection is made through the required sidewalks on both sides of the internal streets of the development.

Furthermore, a sidewalk along Deep Forest Drive is not being required as the right-of-way for Deep Forest Drive terminates half way along the proposed development (near Galmiche Court). Staff has reviewed the existing conditions of the area and due to nature of the area, Staff recommends that this area is better served by remaining as greenspace and landscaping.

- There is one full access point provided off Deep Forest Drive and an emergency gated access point provided off Wild Horse Creek Road. The secondary access is not a full access point due to a large water main line on the property along Wild Horse Creek Road. There are development restrictions associated with the water line, such as allowable fill, enforced by the water company. Therefore to improve internal site circulation the Applicant has provided a loop street layout for the development. Due to the issues beyond the developer's reach and inclusion of a loop street Staff is supportive of the request as presented.

Please be advised, the length of the proposed loop street shown on the Preliminary Plan is approximately 3,500 feet and exceeds the maximum length as set forth in the Street Matrix within the Subdivision Ordinance. However, upon review of the Preliminary Plan and street layout, Staff has no concerns regarding the street length as proposed.

Request

Staff has reviewed the requested zoning map amendment by the Applicant as it pertains to the "PUD" request and has prepared an Attachment A reflecting this request for consideration by the Planning Commission. The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A. Staff requests action on P.Z. 16-2013 Wilmas Farm (17508 Wild Horse Creek Road).

Attachments:

1. Attachment A
2. Response to Issues Letter
3. Project Narrative, which includes Landscape Exhibits
4. Preliminary Plan
5. Tree Stand Delineation Plan

cc: Aimee Nassif, Planning and Development Services Director

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 forty-eight (48) units.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 20,000 square feet.
2. Maximum height of all structures shall be fifty (50) feet.
3. Structure setbacks shall be as follows:
 - 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 12 through 21 and Lots 40 through 45 which will have a five (5) foot rear yard setback

No building or structure, other than: the pavilion in Wilmas Garden, a freestanding project identification sign, light standards, or flag poles shall be located within the above listed setbacks.

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 right of way or on any existing roadways surrounding the development including but not limited to Wild Horse Creek Road and Deep Forest Drive. 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. Provide a Greenspace Preservation Area on the southern portion of the site as shown on the Preliminary Plan, attached hereto and marked as Exhibit B. No structures or paving are permitted in a Greenspace Preservation Area.
3. Landscape Buffer 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 thirty (30) foot Landscape Buffer requirement on the southern portion of the site shall be met by the inclusion of the Greenspace Preservation Area as shown on the Preliminary Plan, attached hereto and marked as Exhibit B.
 - c. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space or Greenspace Preservation Area as identified on the Preliminary Plan, except for Lots 46 through 48. For Lots 46 through 48, the required Landscape Buffer shall be dedicated as a thirty (30) foot Landscape Buffer Easement.
4. Landscape Buffer 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. 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.
5. Landscape berms along Wild Horse Creek Road shall be required as shown on the Preliminary Plan, attached hereto and marked as Exhibit B.
6. A garden area shown as Wilmas Garden on the Preliminary Plan, attached hereto and marked as Exhibit B, shall be required.
7. A minimum of forty-two percent (42%) Common Open Space shall be required for this PUD; the Greenspace Preservation Area is included in this calculation.

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

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be from Deep Forest Drive, as shown on the Preliminary Plan attached hereto and marked as Exhibit B, and adequate sight distance shall be provided, as directed by the City of Chesterfield and the Missouri Department of Transportation, as applicable.
2. No lot shall be allowed direct access to Deep Forest Drive or Wild Horse Creek Road.
3. Secondary emergency access shall be provided off Wild Horse Creek Road as shown on the Preliminary Plan attached hereto and marked as Exhibit B.
4. 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.

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 agency in control of the right of way off of which the entrance is constructed if other than the City of Chesterfield. 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 roadway and related improvements in each plat or phase of the development shall be constructed and completed prior to issuance of building permits exceeding sixty percent (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 sixty percent (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. 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.
6. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Wild Horse Creek Road frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects as well as the existing sidewalk along Deep Forest Drive. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated for public use.
7. Provide an on-site pedestrian walking trail in the southern portion of the site around the detention basin as shown on the Preliminary Plan attached hereto and marked as Exhibit B.
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 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. 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 twenty (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 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 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. Storm water 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 storm water 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(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
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) recoupment area.

O. 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.

R. MISCELLANEOUS

1. All utilities will 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. 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.
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. Obtain any and all necessary determinations, approvals, and permits from USACE, the Missouri Department of Natural Resources, and other entities, as necessary, for work impacting or in close proximity to jurisdictional waterways and/or wetlands.
6. 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.
7. 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.** A Site Development 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 St. 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 St. 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 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.
3. 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. Funds shall be payable to Treasurer, St. 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 St. 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.



DOSTERULLOM, LLC
ATTORNEYS AT LAW

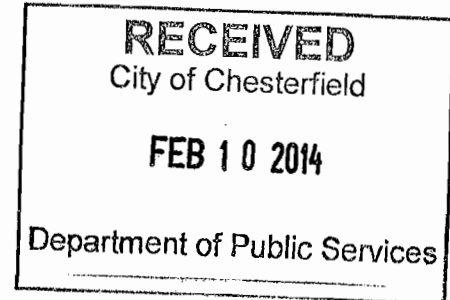
St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dosterullom.com

February 7, 2014

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 January 17, 2014:

1. The provision for thirty (30) percent Common Open Space is a minimum design requirement for a PUD, as listed in Section 1003.187.7(2). This section of the Code also requires the Common Open Space be distributed throughout the PUD and not concentrated in one area nor should it contain only that portion of the PUD that would be considered undevelopable due to topography or any other site specific related matter. Majority of the Common Open Space proposed for this PUD is concentrated in the floodplain and floodway portions of the site.

A revised Preliminary Plan ("Revised Plan") and concept sketches ("Concept Sketches") have been submitted. The Revised Plan and the Concept Sketches include a new centrally located one acre garden area improved with walkways, extensive landscaping along the border, pavilion and attractive lawn areas that can be used and enjoyed by the residents. The garden area is designed to be accessible from two streets in the development. The Revised Plan and the Concept Sketches also include the heavily landscaped round-a-bout entrance to the development and the wide, bermed and heavily landscaped buffer at Wild Horse Creek Road. The buffer is designed to be attractive from both sides of the berm and provide a visual and sound barrier between the homes and the heavily travelled State Highway. The design of the buffer also allows for a meandering sidewalk that enhances safety and the visual experience for residents of the development and other pedestrians. The Revised Plan and Concept Sketches also include a riparian trail around the lakes and through the natural areas at the east end of the development for the enjoyment of the residents of the development.

2. As stated previously, the minimum lot size proposed is at least 3,000 square feet smaller than the surrounding developments. The minimum lot sizes could be increased if fewer lots are proposed.

Furthermore, it was discussed that several of the issues listed in this letter could also be addressed if fewer lots were proposed.

The Revised Plan shows that the number of lots has been reduced to 48, and the minimum lot size has been increased to 20,000 square feet.

3. As stated in Staff's letter dated December 6, 2013, Section 1003.187.5 of the City of Chesterfield Municipal Code lists twelve (12) design features suggested to be utilized by developers when applying for PUD zoning. Additionally it states the approval of PUD zoning will be predicated on the use of this list and any other design features deemed desirable by the City. Proposed inclusion of these design features within a PUD can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements. Provide an updated PUD Narrative that details which of these features have been utilized and how.

In response, an updated PUD Narrative is provided with this letter.

4. The development still does not provide two (2) full public access points. Amend the Preliminary Plan to show two (2) public access points to the development.

Both the Comprehensive Plan and City Code recommend but do not require two (2) access points for the benefit of emergency vehicles. Petitioner believes this recommendation has been satisfied by the proposed secondary emergency access shown on the Revised Plan. Constructing a full access at Wild Horse Creek is problematic due to two factors, i.e. the existence of a water main and the fall off in grade from Wild Horse Creek Road. Relocating the main is not feasible, and the limit on fill above the water main makes a full access entrance not feasible. In addition, using Deep Forest Drive as the full access avoids another curb cut on a curving portion of a busy State Highway.

5. Amend the Preliminary Plan to show Storm Water Control Easements(s) outside the required thirty (30) foot PUD perimeter buffer.

This has been addressed in the Revised Plan.

6. The length of the proposed cul-de-sac(s) as shown on the Preliminary Plan still exceeds the maximum length for a cul-de-sac required in Section 1005.180 of the City of Chesterfield.

This has been addressed in the Revised Plan.

7. Additionally, the proposed number of lots served by both the cul-de-sacs exceeds the maximum number stated in Section 1005.180 of the City of Chesterfield Municipal Code.

This has been addressed in the Revised Plan.

8. Provide a five (5) foot wide sidewalk, conforming to ADA standards along Deep Forest Drive.

Petitioner will submit a separate letter request with justification for deleting this requirement.

9. It is understood that no improvements are currently proposed south of Bonhomme Creek; however, the full extent of the buffer on both sides of the creek is required to be depicted on this plan. Be advised that in addition to the buffer, the top of bank will be required to be depicted on grading plans.

This has been addressed in the Revised Plan.

10. Clearly delineate the divisions and spaces set aside for Common Open Space, Common Ground, and Landscape Buffers.

This has been addressed in the Revised Plan.

11. The Response Letter submitted on December 23, 2013 references a walking trail around the proposed lake, which is shown in Common Open Space. Clearly depict the trail on the Preliminary Plan.

This has been addressed in the Revised Plan.

12. Additionally, the Response Letter references amenities, such as a gazebo and wildlife observation stations, in conjunction with the walking trail. However structures cannot be erected in areas dedicated as Common Open Space.

Petitioner will not erect structures in areas depicted as Common Open Space except for the pavilion in the centrally located one acre garden area shown on the Revised Plan and benches along the riparian trail shown on the Revised Plan. If this is not in accord with City policy, Petitioner will submit a separate letter request with justification for allowing these amenities.

13. Clarify the purpose for the area reserved between Lots 42B and 43B.

There is no area reserved between Lots 42B and 43B. If the intent is to reference the area between Lots 39B and 40B, this area is for the purpose of accessing the storm water management facilities and the riparian trail.

14. Update the "Proposed Zoning" on the cover sheet under the "Site Information". The proposed zoning district is "PUD" Planned Unit Development.

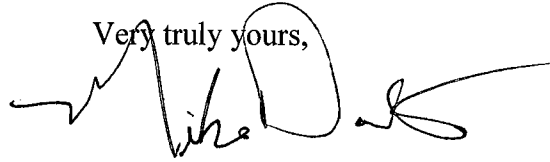
This has been addressed in the Revised Plan.

15. Update the Tree Stand Delineation to show the most up-to-date information as depicted on the Preliminary Plan.

An updated Tree Stand Delineation has been submitted.

Purvi Patel
February 7, 2014
Page 4

Very truly yours,

A handwritten signature in black ink, appearing to read "Mike Doster", with a long horizontal flourish extending to the right.

Michael J. Doster

MJD/dd
Enclosures

RECEIVED
City of Chesterfield

MAR - 5 2014

Department of Public Services

**Updated Wilmas Farm PUD Narrative Statement
February 26, 2014**

a. General Description of the Development:

Fischer & Frichtel Custom Homes, LLC (“Fischer”) currently has the site under contract. Fischer is proposing to develop 50.5 acres of property along Wildhorse Creek Road (the “Development”). The Development consists of 48 residential home sites on 50.5 acres which is one-acre density. Fischer and Simon Homes will be constructing their respective luxury home product lines and will include many upgraded architectural features. Fischer and Simon Homes researched the densities, site development characteristics and architectural elements of the homes in surrounding subdivisions in order to create a Development that is compatible with these communities. In addition, Fischer will endeavor to preserve the many existing natural features located on the site. The Development, as shown by the revised Preliminary Plan (the “Revised Plan”) meets or exceeds all of the relevant PUD requirements and incorporates design features of Section 1008.187.5 of the City Zoning Code.

b. Uses:

Fischer is requesting single family detached residential use for the entire site. The site will also contain common ground, common open space and public streets, all of which are reflected in the Revised Plan. The natural areas of the site will be substantially preserved and enhanced with an accessible riparian trail to the South end of the site around the lakes shown on the Revised Plan. 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. 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. A centrally located one acre garden area with unique walkways, open lawns and extensive landscaping has been added to the Revised Plan; most of this garden area is common open space; a small portion of this garden area is common ground to accommodate a pavilion. Concept sketch plans of the entry, garden area and nature trail are provided with this narrative.

c. and d. Density and height limitations, yard requirements, design features:

Fischer is requesting a single family detached residential use for the site. The proposed density is one-acre. The proposed plan includes 48 lots on 50.5 acres.

The maximum building height will be 50 feet.

The minimum front yard setback will be 25 feet. The minimum rear yard setback will be 5 feet for Lots 12-21 and Lots 40-45 and 25 feet for all other lots; the minimum side yard setback will be 8 feet.

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

There are two requests that will be made for special conditions as follows:

- A request with justification will be made to delete the sidewalk requirement along Deep Forest Drive;
- The Preliminary Plan shows a loop street that exceeds the standard length; Petitioner is requesting approval of the loop street as shown on the Preliminary Plan.

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

The site contains 50.5 acres and will be entirely devoted to residential use. The public street right of way will consist of 4.14 acres. The proposed design includes .60 acres of common ground. The proposed design includes 21.24 acres of common open space which is 42.1% of the site.

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

The project includes 4.14 acres of public streets right of way and Fischer will establish all of the necessary utility easements.

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

The site design features two entrances with its main access entrance off Deep Forest Drive. The main access entrance will be heavily landscaped and include an impressive entrance monument and round-about. The secondary access off Wildhorse Creek Road is an emergency only access. The proposed plan also includes a looped street and cul-de-sacs. All homes will include three car garages. Fischer decided to include this three-car garage as standard based upon its research of existing nearby communities.

i. Phases for Construction:

Fischer anticipates that the entire site will be developed in one phase.

j. Landscaping and Tree Preservation:

Fischer is proposing to preserve approximately 83% (8.05 acres) of the existing woodland tree canopy. The preservation of these trees is an important characteristic of the overall community and is also identified as a key design feature for a PUD.

In addition to the tree preservation, Fischer will provide extensive landscaping throughout the community. Fischer is also proposing an enhanced buffer at Wildhorse Creek Road.

Additional Narrative for PUD:

The City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD. In terms of use and density, the proposed PUD zoning is consistent with the communities in the vicinity of the Development.

The proposed plan meets or exceeds the requirements for a PUD.

The Development incorporates PUD design features as follows:

- 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 long ago cleared of trees and vegetation for farming. 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 riparian trail to the South end of the site around the lakes shown on the Revised Plan. 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. A centrally located one acre garden area with unique walkways, open lawns and extensive landscaping has been added to the Revised Plan; most of this garden area is common open space; a small portion of this garden area is common ground to accommodate a pavilion. Concept sketch plans of the entry, garden area and nature trail are provided with this narrative.

- 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 and the centrally located one acre garden area.

- 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 and providing a centrally located one acre garden area.

- 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 looped streets in the development have 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 designs 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.



1
L-1

ENTRY LANDSCAPE EXHIBIT

1" = 60'

loomisAssociates



landscapeArchitects/planners

707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-8668 Fax: (636) 519-0797
e-mail: lainfo@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Date: 02/04/14
Job #: 643.005



2
L-1

CENTRAL GARDEN LANDSCAPE EXHIBIT

1" = 40'

loomisAssociates



landscapeArchitects/planners

707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-8668 Fax: (636) 519-0797
e-mail: lainfo@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Date: 02/04/14
Job #: 643.005



3
L-1

TRAIL AREA LANDSCAPE EXHIBIT

1" = 100'

loomisAssociates



landscapeArchitects/planners

707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-8668 Fax: (636) 519-0797
e-mail: lainfo@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Date: 02/04/14

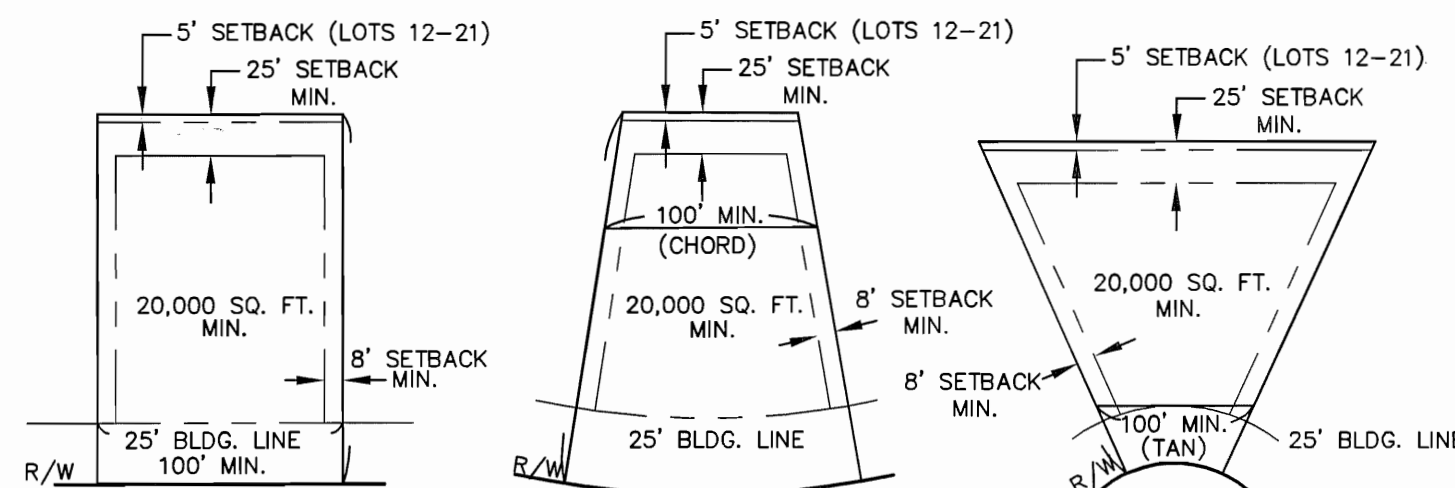
Job #: 643.005

GENERAL NOTES

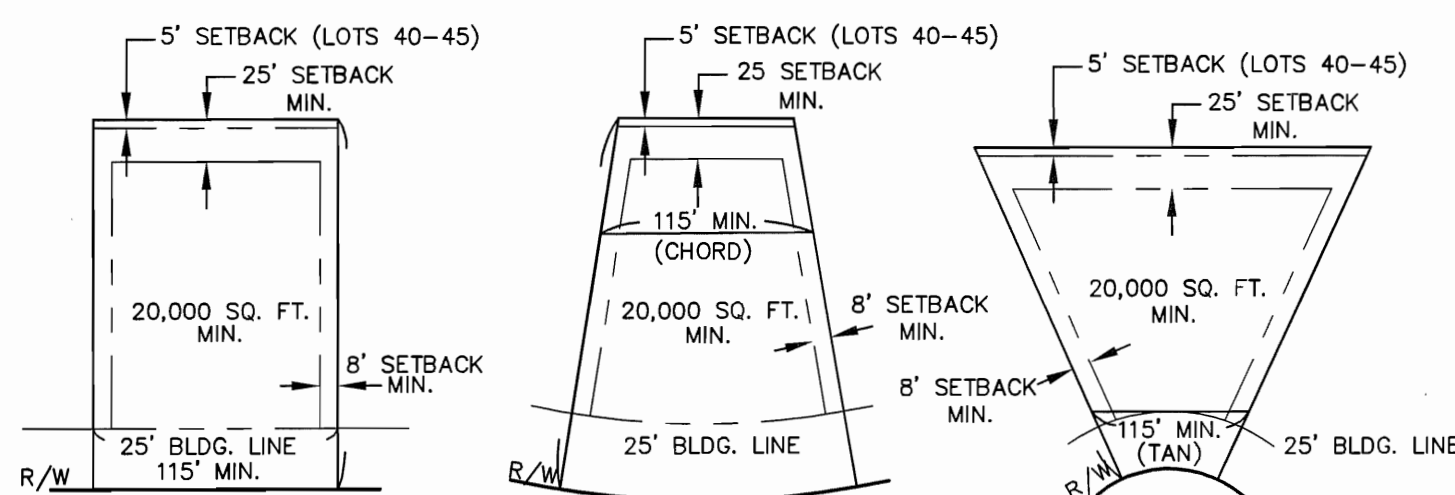
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMERICAN ELECTRIC
AT&T
LACLEDE GAS COMPANY
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD 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 MSD ORTHOTOPO.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- PROJECT IDENTIFICATION SIGNS SHALL HAVE A MAXIMUM AREA OF FIFTY (50) SQUARE FEET, A MAXIMUM HEIGHT OF SIX (6) FEET, AND SHALL REMAIN OUTSIDE OF THE THIRTY (30) FOOT SIGHT DISTANCE TRIANGLE.
- 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: WILD HORSE CREEK FARM INVESTMENT, LP
129 WINDY ACRES ESTATES DRIVE
BALLWIN, MO 63021
- 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. 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.

SITE INFORMATION

LOCATOR NUMBERS: 18V330035
 EXISTING ZONING: NU AND FP NU
 PROPOSED ZONING: P.U.D. = PLANNED UNIT DEVELOPMENT
 GROSS AREA OF SITE: 50.5 ACRES
 DENSITY CALCULATIONS: 50.5 AC X 43,560 SQ.FT./AC. = 50 LOTS ALLOWED
 (43,560 SQ.FT./LOT)
 AVERAGE LOT SIZE: 22,097 S.F.
 MAXIMUM NUMBER OF UNITS ALLOWED: 50
 NUMBER OF UNITS PROPOSED: 48
 LOT DEVELOPMENT REQUIREMENTS:
 FRONT YARD SETBACK 25'
 SIDE YARD SETBACK 8'
 REAR YARD SETBACK 25' (EXCEPT LOTS 12-21 & 40-45 WILL HAVE 5' SETBACKS)
 MIN. LOTS SIZE 20,000 SQ. FT.
 NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 96 SPACES
 NUMBER OF PARKING SPACES PROVIDED: 96
 PROPOSED STREETS SHALL BE PUBLIC 40' W. R.O.W. WITH 26' W. P.V.M.T. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.
 STREET AREA = 4.14 ACRES
 MODOT R/W DEDICATION = 0.34 ACRES
 COMMON GROUND = 0.60 ACRES WHICH EQUALS 1.2% OF THE SITE
 COMMON OPEN SPACE = 21.24 ACRES WHICH EQUALS 42.1% OF THE SITE
 FLOOD MAP: FEMA PANEL 29189C0120H



TYPICAL "A" LOT
NOT TO SCALE
(UNLESS OTHERWISE NOTED)



TYPICAL "B" LOT
NOT TO SCALE
(UNLESS OTHERWISE NOTED)

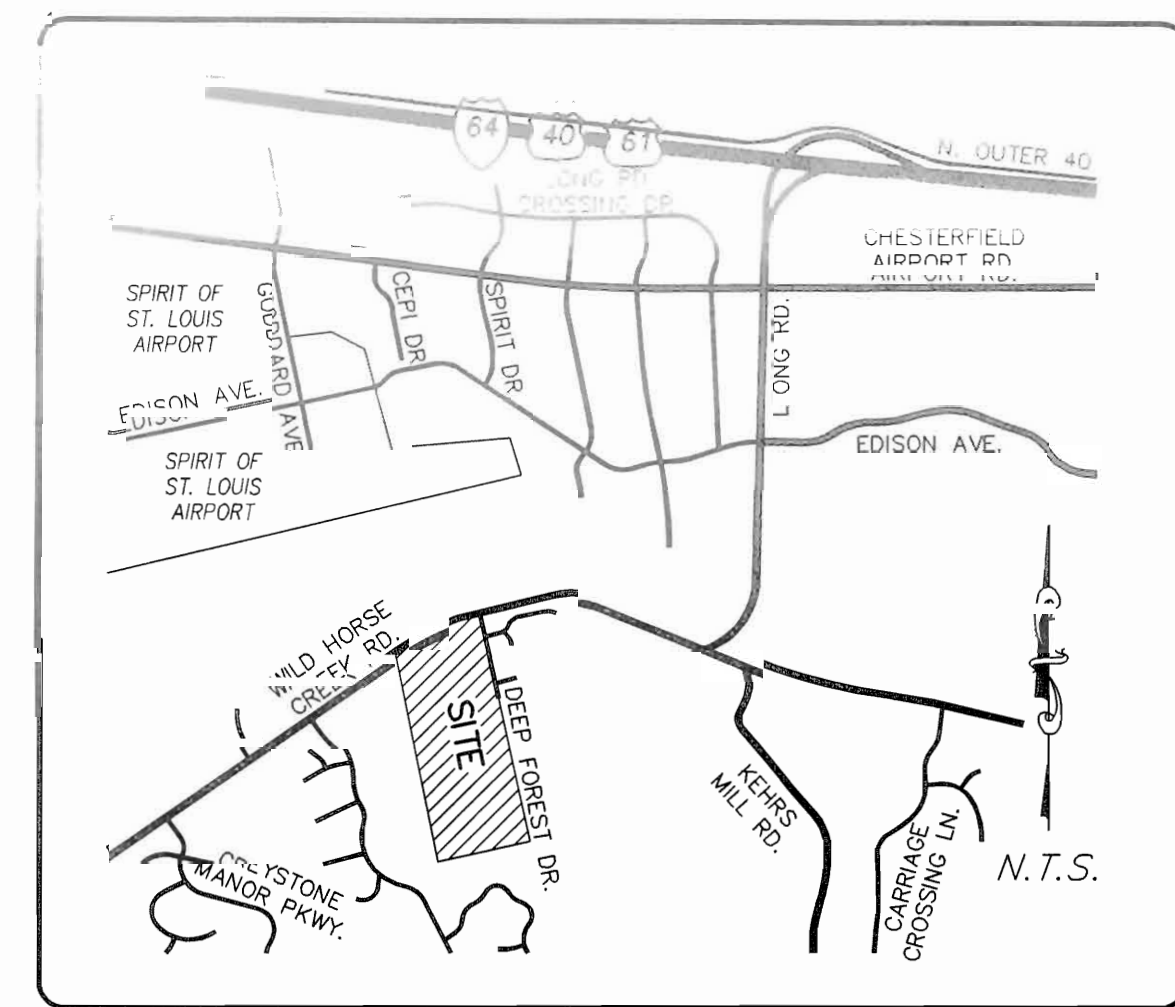
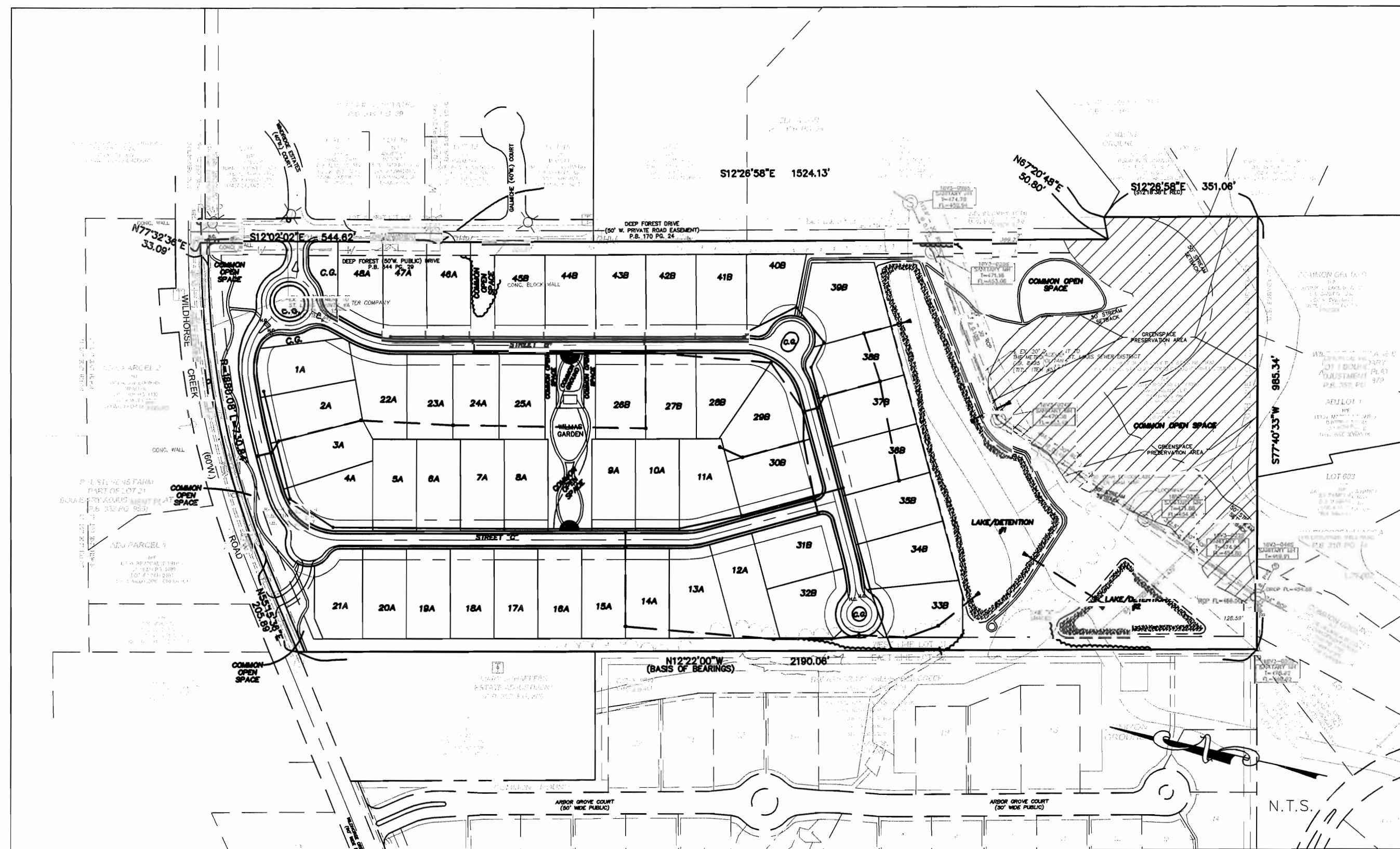
TREE INFORMATION

SEE TREE STAND DELINEATION - SHEET 1

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

PRELIMINARY DEVELOPMENT PLAN



LOCATION MAP

PROJECT ZIP CODE: 63005

EXISTING		PROPOSED	
5/2	CONTOURS	5/2	CONTOURS
X/3/6	SPOT ELEVATIONS	5/3/6	SPOT ELEVATIONS
[Symbol]	CENTER LINE	[Symbol]	CENTER LINE
[Symbol]	BUILDINGS, ETC.	[Symbol]	BUILDINGS, ETC.
[Symbol]	TREE LINE	[Symbol]	TREE LINE
x	FENCE	[Symbol]	FENCE
[Symbol]	STORM SEWERS	[Symbol]	STORM SEWERS
[Symbol]	SANITARY SEWERS	[Symbol]	SANITARY SEWERS
[Symbol]	CATCH BASIN	[Symbol]	CATCH BASIN
[Symbol]	AREA INLET	[Symbol]	AREA INLET
[Symbol]	GRATED INLET	[Symbol]	GRATED INLET
[Symbol]	STORM MANHOLE	[Symbol]	STORM MANHOLE
[Symbol]	SANITARY MANHOLE	[Symbol]	SANITARY MANHOLE
[Symbol]	FLARED END SECTION	[Symbol]	FLARED END SECTION
[Symbol]	CLEANOUT	[Symbol]	CLEANOUT
[Symbol]	LATERAL CONNECTION	[Symbol]	LATERAL CONNECTION
[Symbol]	UTILITY OR POWER POLE	[Symbol]	UTILITY OR POWER POLE
[Symbol]	FIRE HYDRANT	[Symbol]	FIRE HYDRANT
[Symbol]	TEST HOLE	[Symbol]	TEST HOLE
[Symbol]	PAVEMENT	[Symbol]	PAVEMENT
[Symbol]	GAS MAIN & SIZE	[Symbol]	GAS MAIN & SIZE
[Symbol]	WATER MAIN & SIZE	[Symbol]	WATER MAIN & SIZE
[Symbol]	TELEPHONE	[Symbol]	TELEPHONE
[Symbol]	ELECTRIC (U) UNDERGROUND	[Symbol]	ELECTRIC (U) UNDERGROUND
[Symbol]	ELECTRIC (O) OVERHEAD	[Symbol]	ELECTRIC (O) OVERHEAD
[Symbol]	FLOW LINE	[Symbol]	FLOW LINE
[Symbol]	TO BE REMOVED	[Symbol]	TO BE REMOVED
[Symbol]	TOP OF CURB	[Symbol]	TOP OF CURB
[Symbol]	SWALE	[Symbol]	SWALE
[Symbol]	LIGHT STANDARD	[Symbol]	LIGHT STANDARD
[Symbol]	STREET SIGN	[Symbol]	STREET SIGN
[Symbol]	P.S. PARKING STALLS	[Symbol]	P.S. PARKING STALLS
[Symbol]	YARD LIGHT	[Symbol]	YARD LIGHT

STATE PLANE COORDINATES

STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SRDX AND A PID OF D12212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREOF THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SRDX. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS COUNTER-CLOCKWISE 0'22"11". THE PUBLISHED PLAT BEARING OF N12°36'46"W WOULD BE N12°14'35"W IF ROTATED TO GRID NORTH.

COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

PROPERTY DESCRIPTION

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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2 MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352 PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK (60'W) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 5°15'36" EAST, 205.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1880.08 FEET, AN ARC LENGTH OF 730.84 FEET AND A CHORD BEARING OF NORTH 66°23'46" EAST, 726.25 FEET; NORTH 77°32'36" EAST, 33.09 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD AND THE WEST RIGHT OF WAY LINE OF DEEP FOREST (50'W) DRIVE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID DEEP FOREST DRIVE, SOUTH 12°02'02" EAST, 544.82 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°26'58" EAST, 1524.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 87°20'48" EAST, 50.80 FEET TO THE NORTHWEST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°26'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE SOUTHWEST CORNER OF U.S. SURVEY 150 ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE; B LOT 1 BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 879 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, AND THE NORTH LINE OF ADJUSTED LOT 1 AND THE NORTH LINE OF LOT 603, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE AS AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 885.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF COMMON GROUND OF THE ARBORS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 220 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND THE EAST LINE OF THE ABOVE MENTIONED LOT 2 OF MARY SCHAEFFER ESTATE ADJUSTMENT, NORTH 12°22'00" WEST, 2190.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,200,897 SQUARE FEET (50.5279 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER RECORD NUMBER 13-08-265.

SHEET INDEX

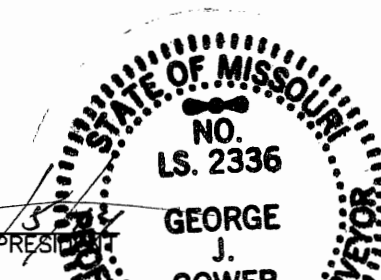
- 1.1 COVER SHEET
- 2.1 PRELIMINARY DEVELOPMENT PLAN
- 3.1 NATURAL RESOURCE PLAN
- 1 TREE STAND DELINEATION

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF OCTOBER, 2013, AT THE REQUEST OF FISCHER & FRICHEL/SIMON HOMES, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "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. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY

GEORGE J. GOWER - VICE PRESIDENT
 MO. REG. L.S. - #2336



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

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

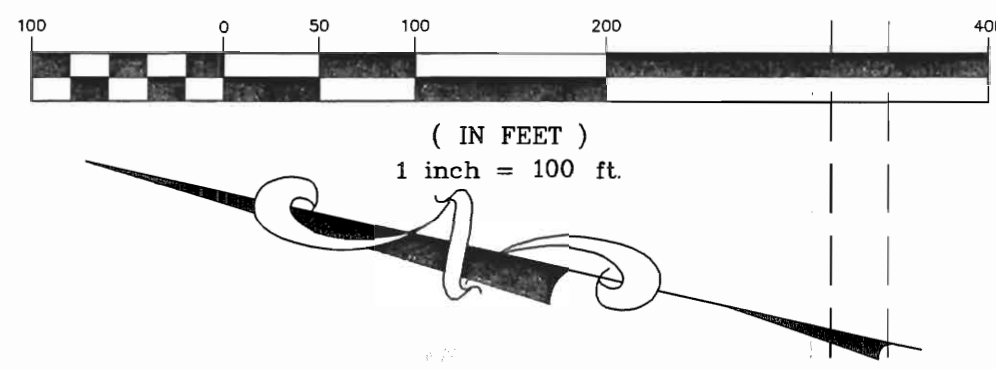
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5005 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-467-1040 Fax 314-467-8944
 Corporate Certificate of Authority #001348

Wilmas Farm
 Chesterfield, Missouri
 COVER SHEET

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

Job Number
 13-08-265
 Date
 03-05-14
 Designed by
 Sheet
 Drawn by
 1.1
 Checked by
 PRE

GRAPHIC SCALE



STATE PLANE COORDINATES
N: 313545.724
E: 238857.300

STATE PLANE COORDINATES
N: 313543.612
E: 238847.440

STATE PLANE COORDINATES
N: 313456.295
E: 238644.048

STATE PLANE COORDINATES
N: 313420.871
E: 238592.256

STATE PLANE COORDINATES
N: 312834.805
E: 239022.989

STATE PLANE COORDINATES
N: 312830.170
E: 239024.791

STATE PLANE COORDINATES
N: 312787.975
E: 238730.998

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

Drawing name: V:\13062626\Land\Drawings\Drawings\Preliminary\13062626 PRE.dwg Plotted on: Mar 05, 2014 - 7:38am Plotted by: fgrum

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL
2	11-1-2013, CITY COMMENTS
3	12-23-13, CITY COMMENTS
4	1-23-2014, CLIENT REVISIONS
5	02-27-14, ISSUES COMMENTS
6	02-24-14, CITY COMMENTS
7	03-03-14, CITY COMMENTS
8	03-04-14, 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: 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Wilmas Farm
Chesterfield, Missouri
PRELIMINARY DEVELOPMENT PLAN

The Professional Engineer's seal and signature are required for this sheet to apply to the material and items shown on this sheet. All drawings, instruments or other documents not published by this seal and signature shall not be considered approved by this engineer, and the engineer's name and signature are required to be placed on the drawings or documents not exhibiting this seal and signature.

Date: 03-05-14
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number
13-08-265

Date
03-05-14

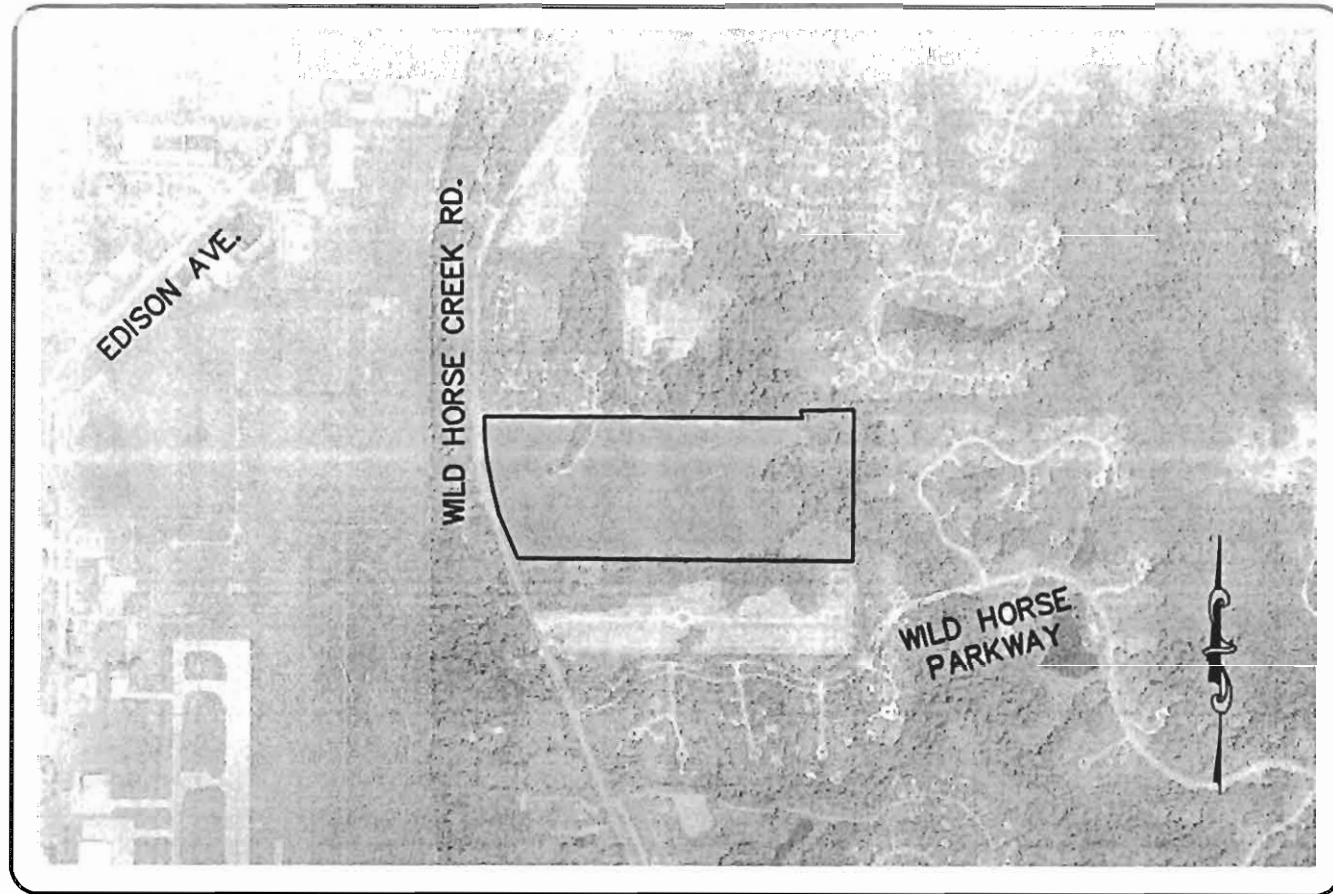
Designed: MF Sheet
Drawn: LG 2.1
Checked: PRE

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

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



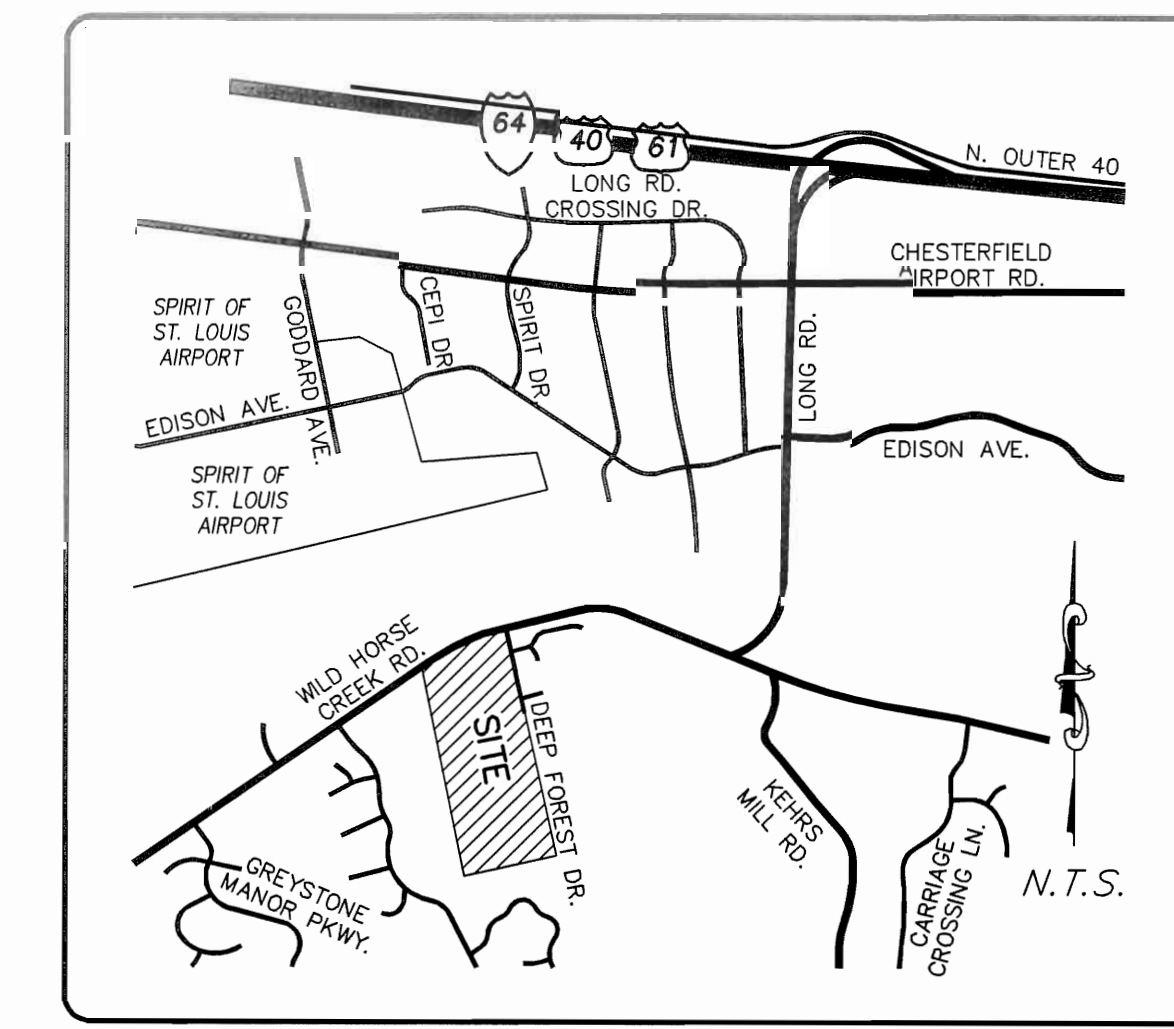
(IN FEET)
1 inch = 100 ft.

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

SITE INFORMATION:

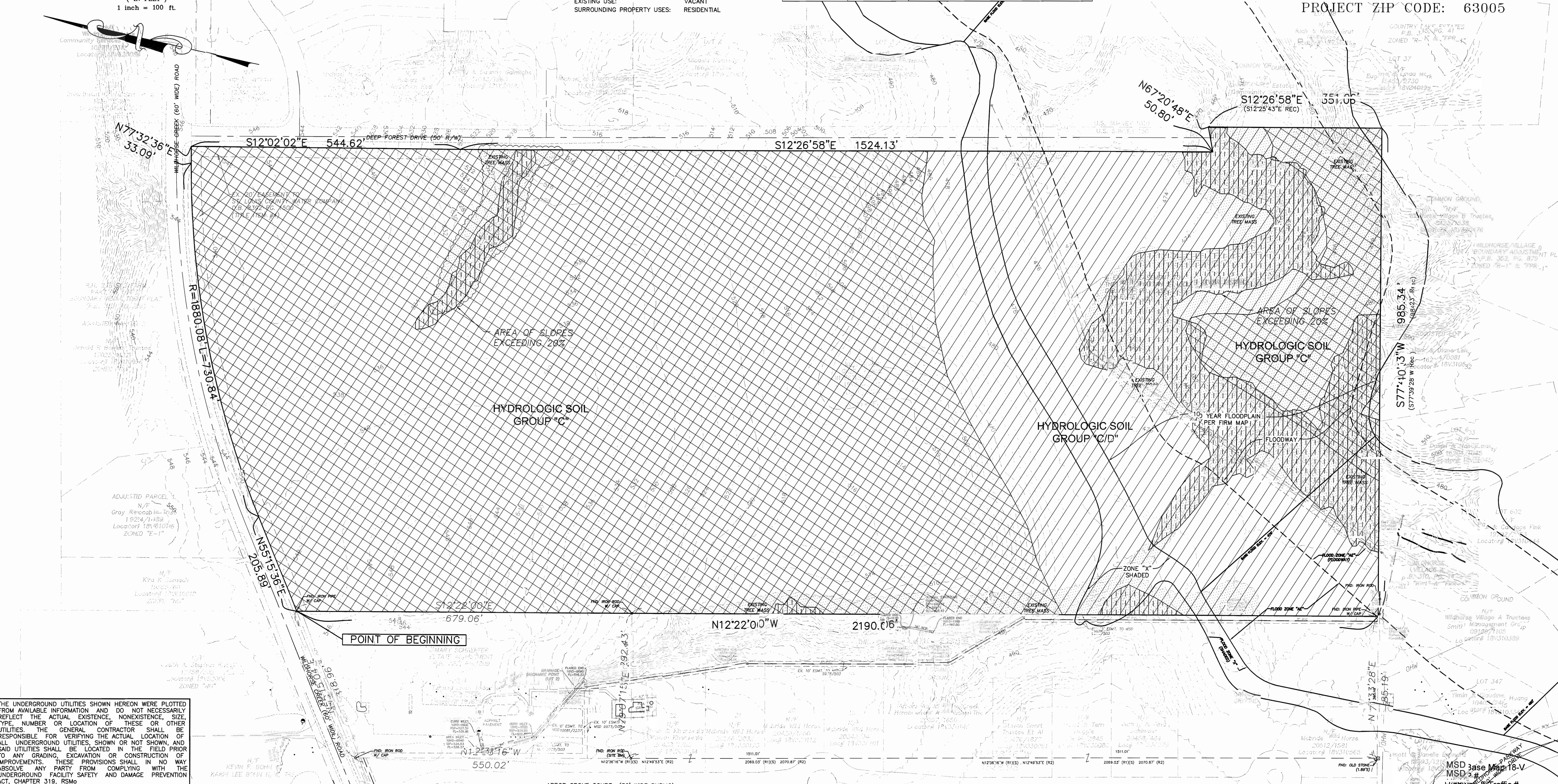
EXISTING USE: VACANT
 SURROUNDING PROPERTY USES: RESIDENTIAL

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	



LOCATION MAP
N.T.S.

PROJECT ZIP CODE: 63005



POINT OF BEGINNING

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

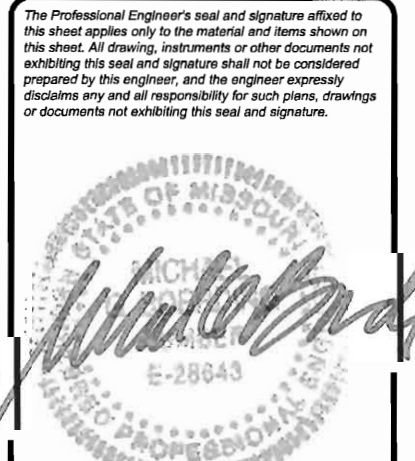
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Wilmas Farm
 Chesterfield, Missouri
 NATURAL RESOURCE MAP

Date: 03-05-14
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number
 13-08-265
 Date
 03-05-14
 Designed: MF Sheet
 Drawn: LG 3.1
 Checked: PRE



Drawing name: V:\1308265 Land\Drawings\Preliminary\Preliminary\2865 NRM.dwg Plotted on: Mar 05, 2014 - 7:38am Plotted by: gwen

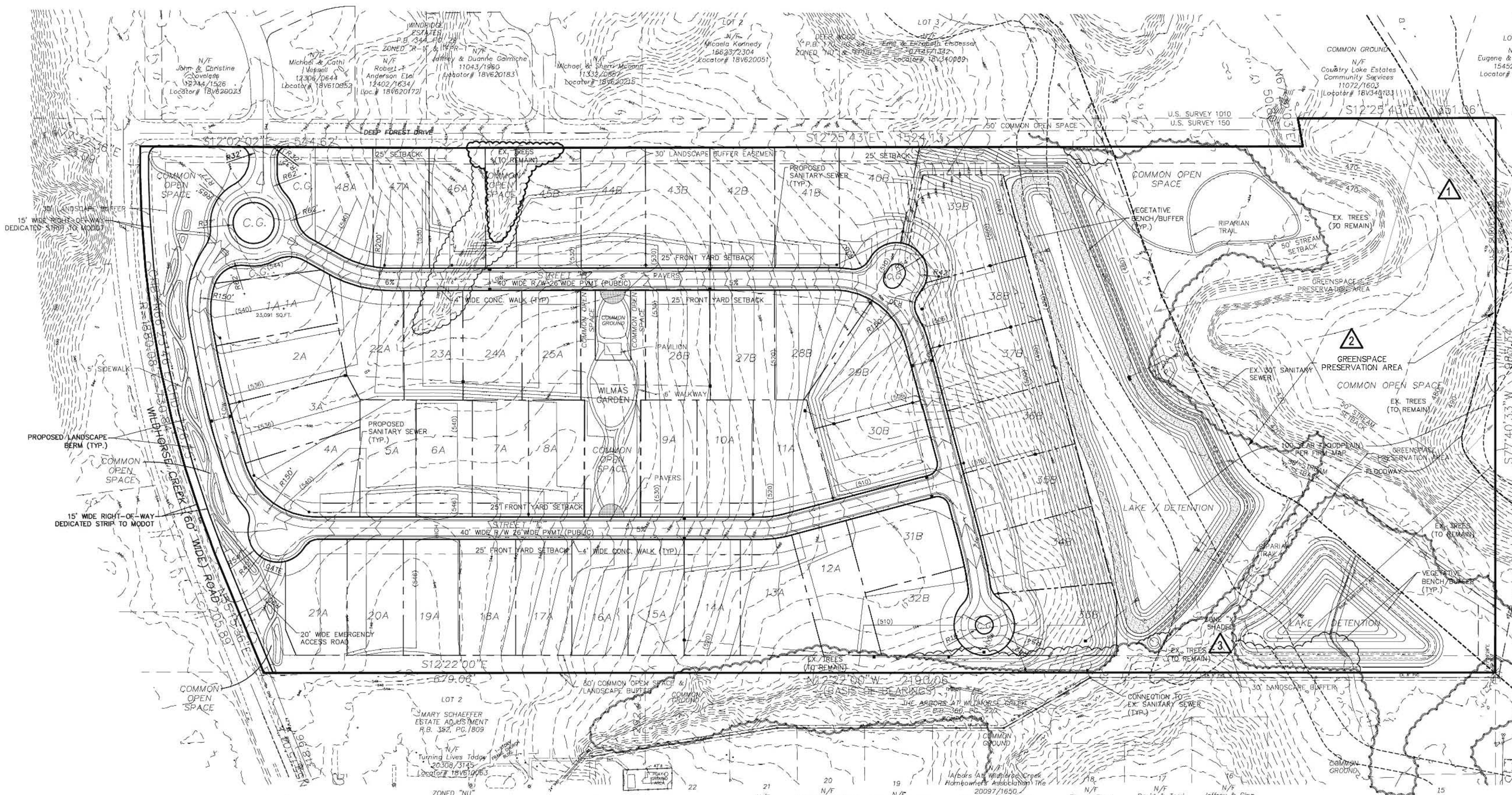
LEGEND:

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	5"	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	4"	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
 8321 Manorok Dr. • St. Louis, MO 63128
 (314) 849-2753
 Email: FCVawter@icgglobal.net

WILMAS FARM / 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 8%, ash 6% and sycamore, oak and dogwood 5% 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 2,922 acres or 127,195 square feet. The wooded tree cover on the Tree Stand Delineation plan, scheduled to be retained, includes 8,058 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 area - 9.72 acres (423,403 sq. ft.)
- Tree canopy coverage required (30%) 2.92 acres (127,195 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.

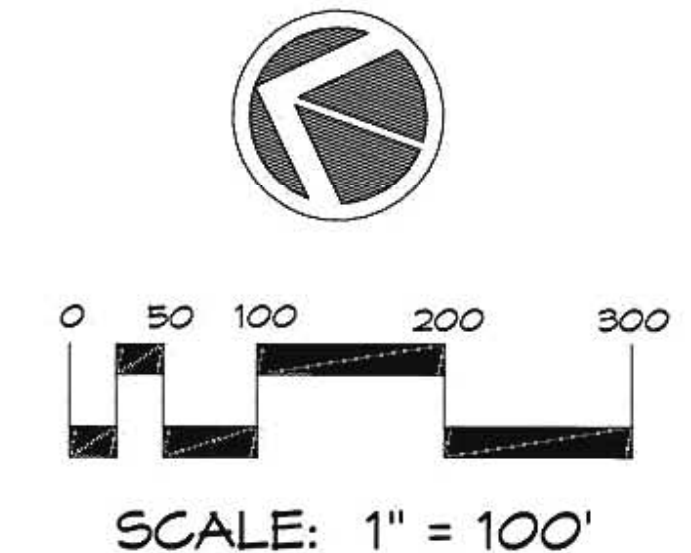
Bruce Vawter
 Consulting Forester
 Certified Forester #2501
 Certified Arborist # MW-0469A

** Note calculations are subject to final engineering design being performed. Final plans may 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.
2. Flood Plain: Floodplain and Floodway areas are present at the rear portion (southern end) of the subject site, per FIRIM Flood Insurance Rate Map, map number 28184C-0120B H, with effective date of 8-25-05.
3. Address of Subject Property: 1150B Wild Horse Creek Road
4. Locator Number: 18V330035

Prepared for:
FISCHER & FRICHTEL / SIMON HOMES
 645 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, 2-7-14, 2-25-14, 3-3-14, 3-4-14			