



**III.A.**

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## Architectural Review Board Staff Report

**Project Type:** Amended Architectural Elevations

**Meeting Date:** March 14, 2013

**From:** Purvi Patel  
Project Planner

**Cc:** Aimee Nassif, Planning & Development Services Director

**Location:** Wild Horse Creek Road east of Wildhorse Parkway Drive

**Applicant:** McBride & Sons

**Description:** **The Arbors at Wildhorse Creek:** Amended Architectural Elevations and Architect's Statement of Design for a 23 acre tract of land zoned "PUD" Planned Unit Development located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wildhorse Parkway Drive.

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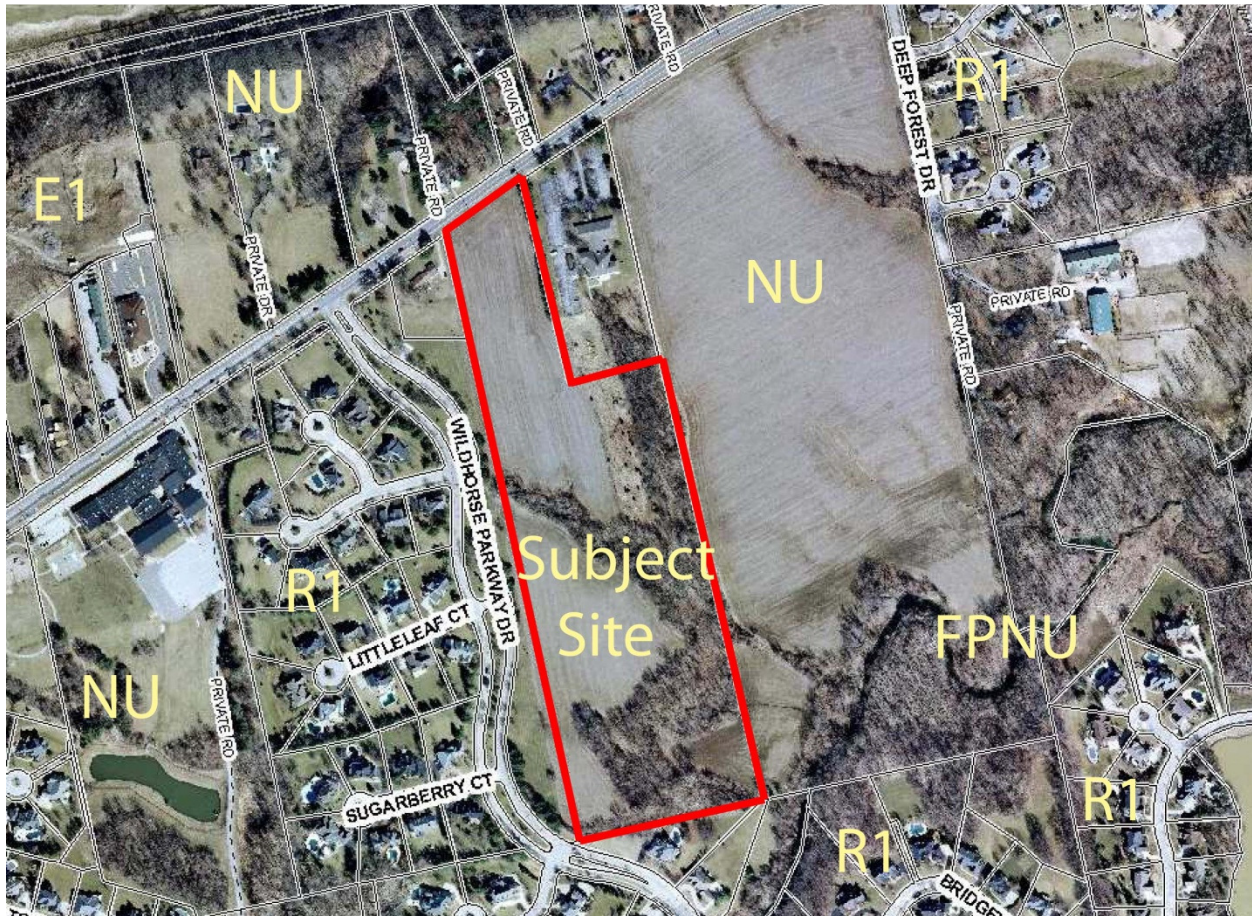
### **PROPOSAL SUMMARY**

McBride & Son Homes has submitted a request for Amended Architectural Elevations for their residential development The Arbors at Wildhorse Creek. The request is for approval of two additional single family home elevations that incorporate both side- and front-entry garages, creating a "courtyard" garage design. Current approved elevations allow only for side-entry garages. There are no additional amendments being requested.

### **HISTORY OF SUBJECT SITE**

Prior to the incorporation of the City of Chesterfield, this property was zoned "NU" Non-Urban District. It has been utilized for agricultural purposes throughout this period of the St. Louis County zoning designation. In 2011, the City of Chesterfield was petitioned by McBride & Sons, for a zoning map amendment at this site. The request was for Planned Unit Development "PUD" zoning, to ultimately develop the site with twenty-two (22) single-family detached homes. Subsequently, in October of 2011, this request was approved by the City Council.

In February of 2012, a Site Development Plan, Landscape Plan, and Architectural Elevations were approved by the City of Chesterfield. To date, the City has issued Municipal Zoning Approval for the construction of six (6) of the twenty-two (22) lots in the subdivision.



## **STAFF ANALYSIS**

### **General Requirements for Site Design:**

#### **A. Site Relationships**

No changes to site relationships are being proposed. The site is being developed in similar scale as neighboring residential subdivisions.

#### **B. Circulation System and Access**

No changes to circulation system or access are being proposed.

#### **C. Topography**

No changes to topography are being proposed.

#### **D. Retaining Walls**

No retaining walls are being proposed with these Amended Architectural Elevations.

**General Requirements for Building Design:**

**A. Scale**

The scale of these homes will increase slightly with the addition of a front-entry garage, but will be generally consistent with existing residential homes both in The Arbors at Wildhorse Creek Subdivision and in existing residential developments along Wild Horse Creek Road. These consist of two (2) story and one and a half (1-1/2) story homes, many of which incorporate the courtyard garage element.

**B. Design**

The proposed elevations differ from previously approved elevations only in the addition of a front-entry garage component. Together with a side-entry garage, the front-entry garage will create a courtyard effect. The front-entry garage will be recessed from the front of the home, minimizing visual impact of parking.

**C. Materials and Color**

No changes are being proposed to the approved materials or colors. The approved exterior building materials include hardie board siding, brick, and stone with architectural shingles.

**D. Landscape Design and Screening**

No changes are being proposed to the approved landscape plan and screening.

**E. Signage**

No signage is proposed at this time.

**F. Lighting**

There are no changes proposed to the lighting at this time.

**DEPARTMENTAL INPUT**

Staff has reviewed the Amended Architectural Elevations and Architect's Statement of Design and has found the application to be in conformance with all applicable Zoning Ordinance requirements. Staff requests action on the Amended Architectural Elevations for The Arbors at Wildhorse Creek.

**MOTION**

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Architectural Elevations for The Arbors at Wildhorse Creek, as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations for The Arbors at Wildhorse Creek to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 2/25/13  
Project Title: Arbors at Wildhorse Location: Off of Wildhorse Creek Rd.  
Developer: Wildhorse LLC Architect: Glantz and Associates Engineer: Sterling Engineering

**PROJECT STATISTICS:**

Size of site (in acres): 23.42 Total Square Footage: \_\_\_\_\_ Building Height: \_\_\_\_\_  
Proposed Usage: 22 single family homes  
Exterior Building Materials: Brick, Stone, Hardboard Siding  
Roof Material & Design: Asphalt Shingles  
Screening Material & Design: \_\_\_\_\_  
Description of art or architecturally significant features (if any): \_\_\_\_\_

**ADDITIONAL PROJECT INFORMATION:**

**Checklist: Items to be provided in an 11" x 17" format**

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

690 Chessterfield Parkway West, Chesterfield MO 63017-0700  
Ph. (636) 537-4000 Fax (636) 537-4798 www.chesterfield.mo.us

City of Chesterfield Design Guidelines

December 5, 2011

\*February 27, 2013 (revised)

Arbors at Wildhorse Creek for:  
McBride and Son Homes

Chapter One/Site Layout

A. Physical Features

1. Site improvements have been designed to minimize changes to the existing topography (given the overall grade changes on site).
2. The site was also designed to maintain as much green space as possible and to buffer the homes from surrounding properties.
3. Natural site amenities, including storm water retention are maintained per the existing site. Careful consideration was given to the layout of the site in order to preserve the natural features such as natural slopes and existing ephemeral creeks.
4. Natural slopes and topography have been retained as much as possible. Grading contours at the perimeter of the site are well coordinate with adjacent properties.
5. Some retaining walls of high quality are proposed for this project.

B. Vegetation

1. Site improvements have been designed to minimize changes to the existing topography and maintain the natural environment as much as possible.
2. Landscaping will be incorporated in the construction of each single family home.

C. Site Relationships of Design

1. The 22 single family homes are oriented logically, facing the street in the development.
  2. The building design will not impair any future development or enjoyment of adjacent properties. Front yards will face the street, with private rear yards to the back of each home.
  3. No unattractive project elements such as storage areas or trash enclosures are proposed. Any utility or similar transformers that may be used on site will be screened from view.
  4. The site plan provides for adequate planting and safe pedestrian movement. Yard areas are very generous.
  5. Generous common ground is included in the development of this site.
  6. Phased construction is not proposed for this site.
-

#### D. Pedestrian and Vehicular Circulation

1. Circulation patterns are safe and obvious. There is no possibility of “short cuts” through yards.
2. Parking is in 3 car side entry garages, \*or 4 car “courtyard” garages designed as an integral part of each home.
3. Pedestrian travel includes a 4’ - 0” wide sidewalk adjacent to the street, and a sidewalk from each driveway to the front door of each home. Safe separation has been designed between vehicular and pedestrian traffic.
4. This is not a large commercial development.
5. Provisions have been made for limited types of transportation in this residential development.
6. Bicycles are an ancillary use in this type of development.
7. Shared driveways are not proposed in this residential development.
8. The visual impact of parking is minimized (3 car side entry garages \*or 4 car “courtyard” garages).
9. No separate parking areas are proposed.

#### E. Pedestrian Orientation

1. Pedestrian scale is incorporated in the design of each detached single family home.
2. Pedestrian activity is encouraged in the development with continuous sidewalks, and proposed walking trails in the Eastern portion of the site.
3. Pedestrian open spaces are provided throughout this development.
4. Some pedestrian “gathering” may take place in common areas.
5. No signage or pedestrian “frontages” are proposed.
6. No parking lots or service alleys are proposed.

### Chapter Two/Buildings

#### A. General Architectural Guidelines

1. The numerous detached single family home models are \*attractive, very high quality, homes.

#### B. Scale

1. The scale of each home is one and two story, with a maximum height of approximately 32’ - 0”.
2. The design of each home achieves a sense of human scale.
3. The design of each home compliments surrounding building types.

#### C. Design

1. Each single family home is unique, with very high quality design features.
2. No linear, repetitive streetscape facades are proposed.
3. No corporate or franchise style is associated with this design.
4. No parapet wall or this type of construction is proposed.
5. All building elevations have been considered to achieve the desired design intent.
6. Harmony and continuity of design is considered in the exterior design of each home.

7. No roof top equipment is proposed.
8. Building entries provide protection from the elements and create a sense of entry / arrival.
9. The building design considers energy conservation.
10. Phased construction is not proposed for this development.

#### D. Relation to Adjacent Development

1. This development respects, compliments and improves architectural features of neighboring developments.
2. The architectural design respects, compliments and improves features of neighboring developments.
3. Each home built on this site will be visually cohesive.
4. Building colors proposed are subdued and will not compete with neighboring structures.
5. Each home is sited to create a functional and livable neighborhood of single family homes.

#### E. Materials/Colors

1. Materials (brick / stone veneer, fiber cement siding, etc.) are of excellent architectural character, durable and compatible with the adjoining properties.
2. Material and color changes will be consistent, subtle and define each home.
3. Architectural consistency will be provided on all building elevations.
4. Driveways will not be a large portion of the front elevation. Circular drives may be offered in some instances.
5. Soffits and other architectural elements will be finished compatibly with other exterior materials.

### II. Residential Architecture

#### A. General Residential Architecture

1. The residential development is an appropriate use for the site.
2. This residential development is sensitively designed to respect existing residential patterns and surrounding development.
3. The architectural design of these homes does not overly dominate the natural landscape.
4. Design consideration has been given to all elevations.
5. Architectural elements utilized on the front portion of residential structures may also carry through to side elevations.

#### B. Multiple-Family Architecture

Not applicable

### III. Non-Residential Architecture

Not applicable.

### Chapter Three/Landscape Design

1. Landscaping is designed to keep in and character with the residential nature of the project (adding to and maintaining existing species).
2. Consistency is displayed in the maintaining of existing species and strengthened by the proposed plantings.
3. Buffer areas are planned throughout the development, and a heavily landscaped buffer easement (maintained by the H.O.A.) will act as a buffer between the site and the adjoining residential subdivision to the West.
4. Endangered plantings are protected from pedestrian and vehicular damage by curbing.
5. There are no parking areas, however, the street and individual home sites will be landscaped to soften any impact on the residential nature of the development.
6. No art work or sculptures are planned for this residential development.
7. Landscaping is “consistent” throughout the development.
8. In this residential development, lighting enhancements will be in the form of required street lights. Fencing on private lots may be offered – consistent with typical architectural standards in the neighborhood. There will be no trash enclosures. Signage will be kept to a minimum with street signs, stop signs and an appropriately designed entry monument.
9. Landscaping is “consistent” throughout the development and the interior plantings have been selected accordingly.
10. Again as referenced above, the landscaping is “consistent”, and the general lay of the property is being utilized to its fullest advantage to both the residents and those who pass the development along the roadways.
11. The developer is utilizing the services of contractors experienced in residential irrigation. Each home site will be regulated by individual controls.
12. Due to the nature of the site, berming, terracing and retained slopes may also be featured in the development, but are “existing”.
13. Again, there are no parking structures to be incorporated into the landscaping design.

### Chapter Four/Miscellaneous

A. Signage  
Not applicable.

B. Lighting  
Not applicable.

C. Utilities

1. All on-site utilities shall be installed underground.

D. Storm Water Drainage

1. In a fashion typical to residential development, roof drainage will be discharged into lawn areas.
2. Storm water drainage will be conveyed via a combination of underground pipes system, and overland flow through vegetated buffers. Storm water will be “treated” via bio-retention areas planted with approved native plants that



encourage evapotranspiration. Landscape materials near the storm water piping will be installed after the sewers.

3. Detention areas are located in the lowest portion of the development, away from the home sites and buffered by vegetation.

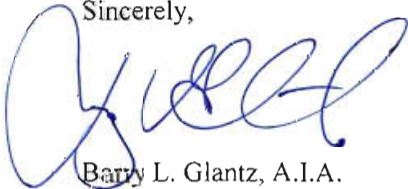
E. Energy Conservation

1. Building orientation, design and materials will be in accordance with the principles of good energy conservation; utilizing low maintenance and environmentally conscious materials, energy efficient appliances, upgraded ceiling insulation, low-e windows, low flow toilets and faucets, and high efficiency HVAC equipment.

F. Screening (Fences and Walls)

1. Any new walls shall be designed to minimize visual monotony.
2. The design of fencing (not proposed) or similar site elements shall be compatible with the architecture of the new single family homes.
3. Fencing on private lots may be offered, consistent with typical architectural standards in the neighborhood.
4. No special fencing is proposed
5. No exterior trash or storage areas are proposed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Barry L. Glantz', written over a circular stamp.

Barry L. Glantz, A.I.A.

President

Glantz and Associates Architects, Inc.

BLG/dbf



FRONT ELEVATION

GLANTZ & ASSOCIATES, ARCHITECTS

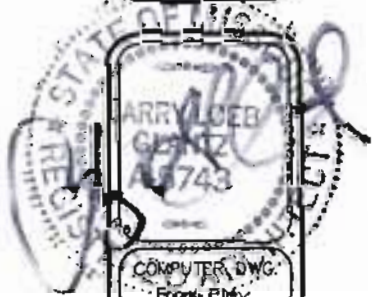
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 (601) 875-2888 (FAX) (601) 875-2888

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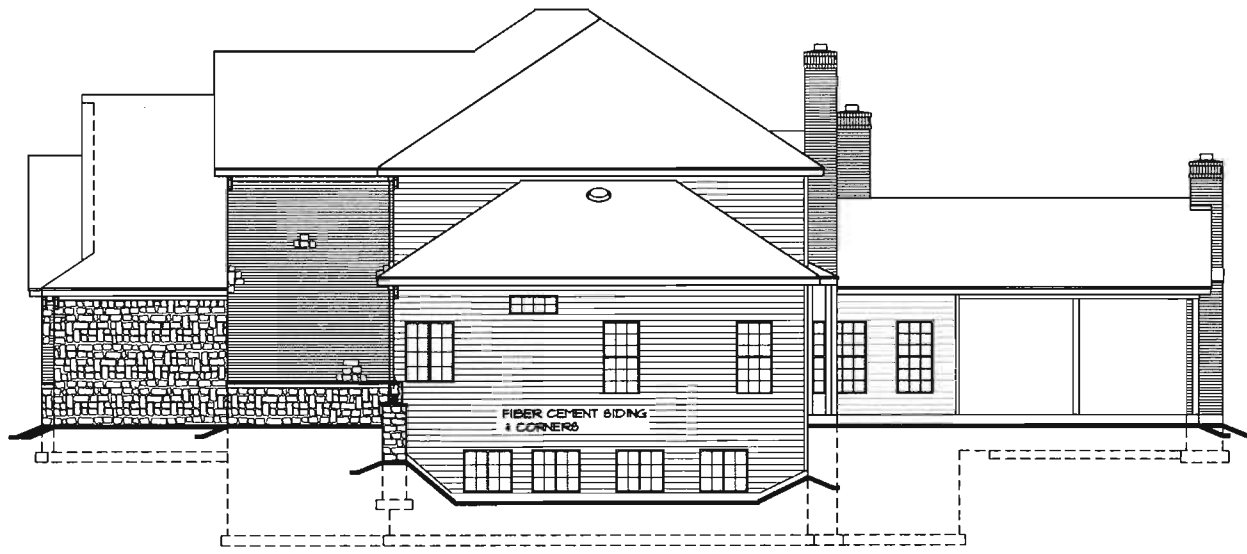
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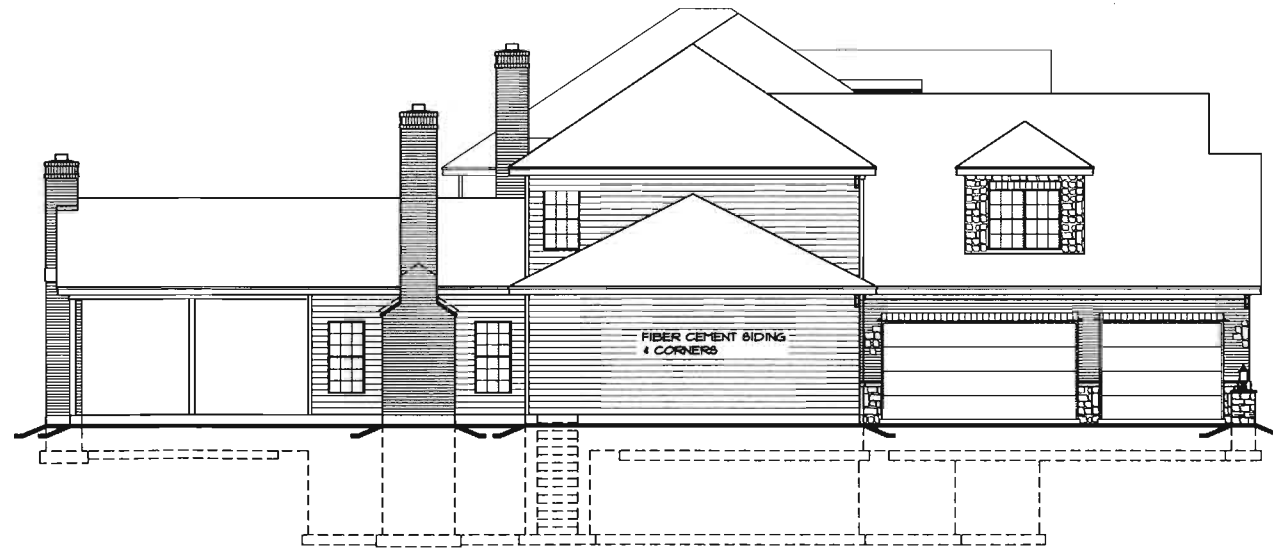
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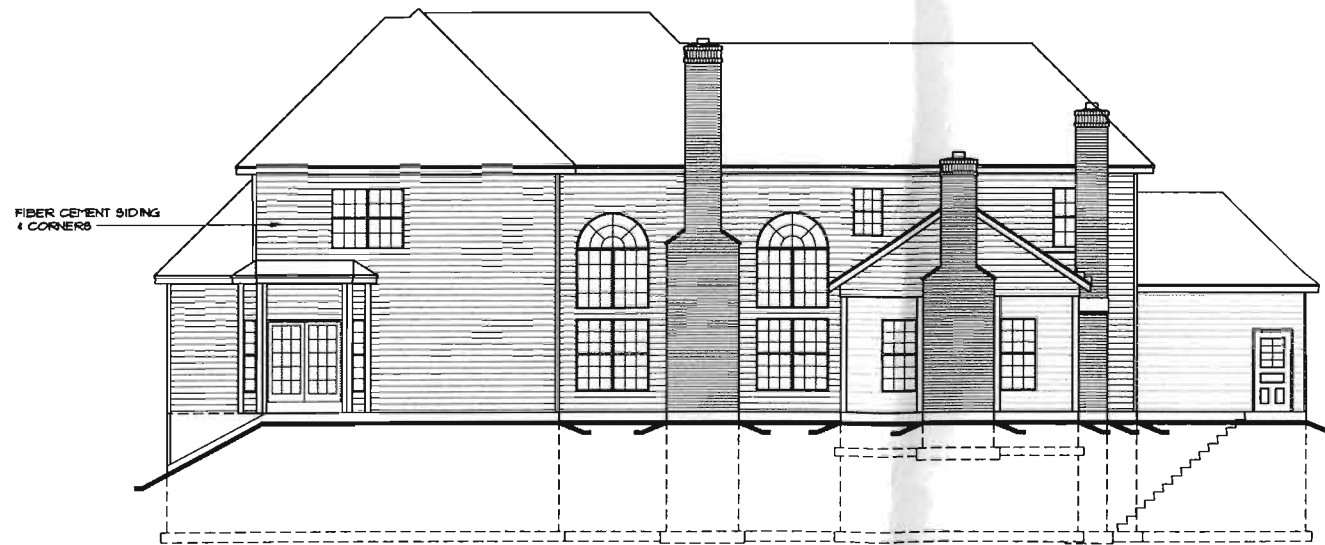
RIGHT ELEVATION

1/8"=1'-0"



LEFT ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"

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OF

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FRONT ELEVATION

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 Front Elev.

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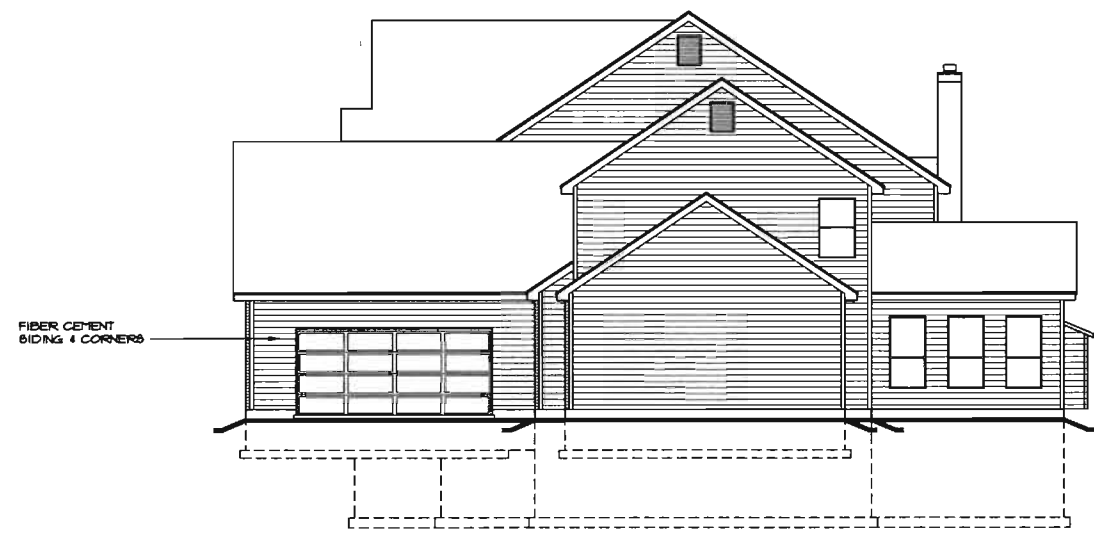
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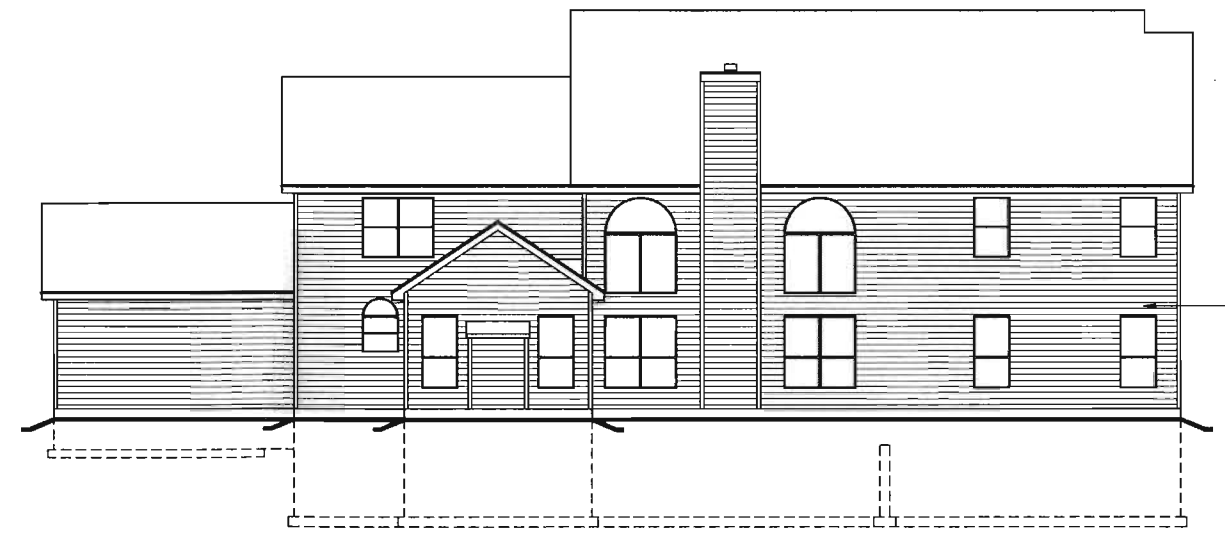
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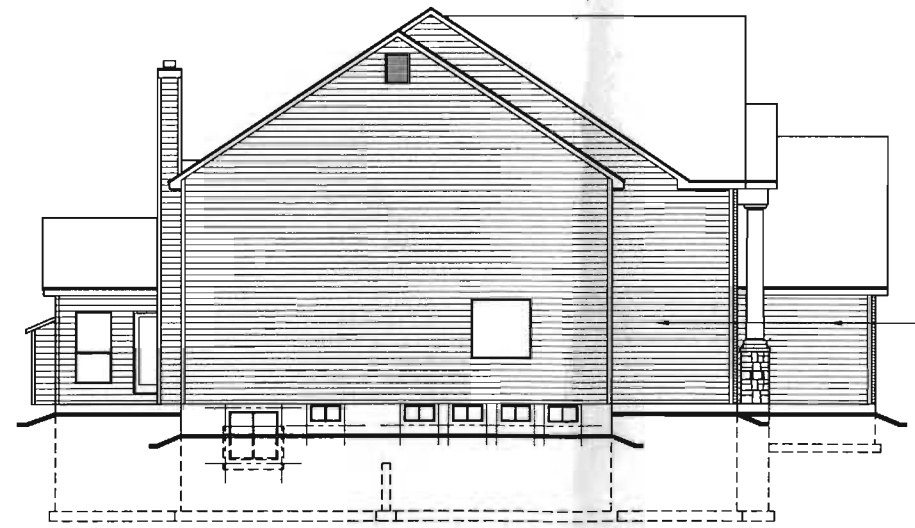
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**RIGHT ELEVATION**  
1/8"=1'-0"



**REAR ELEVATION**  
1/8"=1'-0"



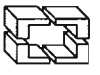
**LEFT ELEVATION**  
1/8"=1'-0"

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12A-125

DATE

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**AMERICAD**  
THE ESSENTIAL OF AUTOCAD

# THE ARBORS AT WILDHORSE CREEK

LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
(P.B. 360, PGS. 220-221)

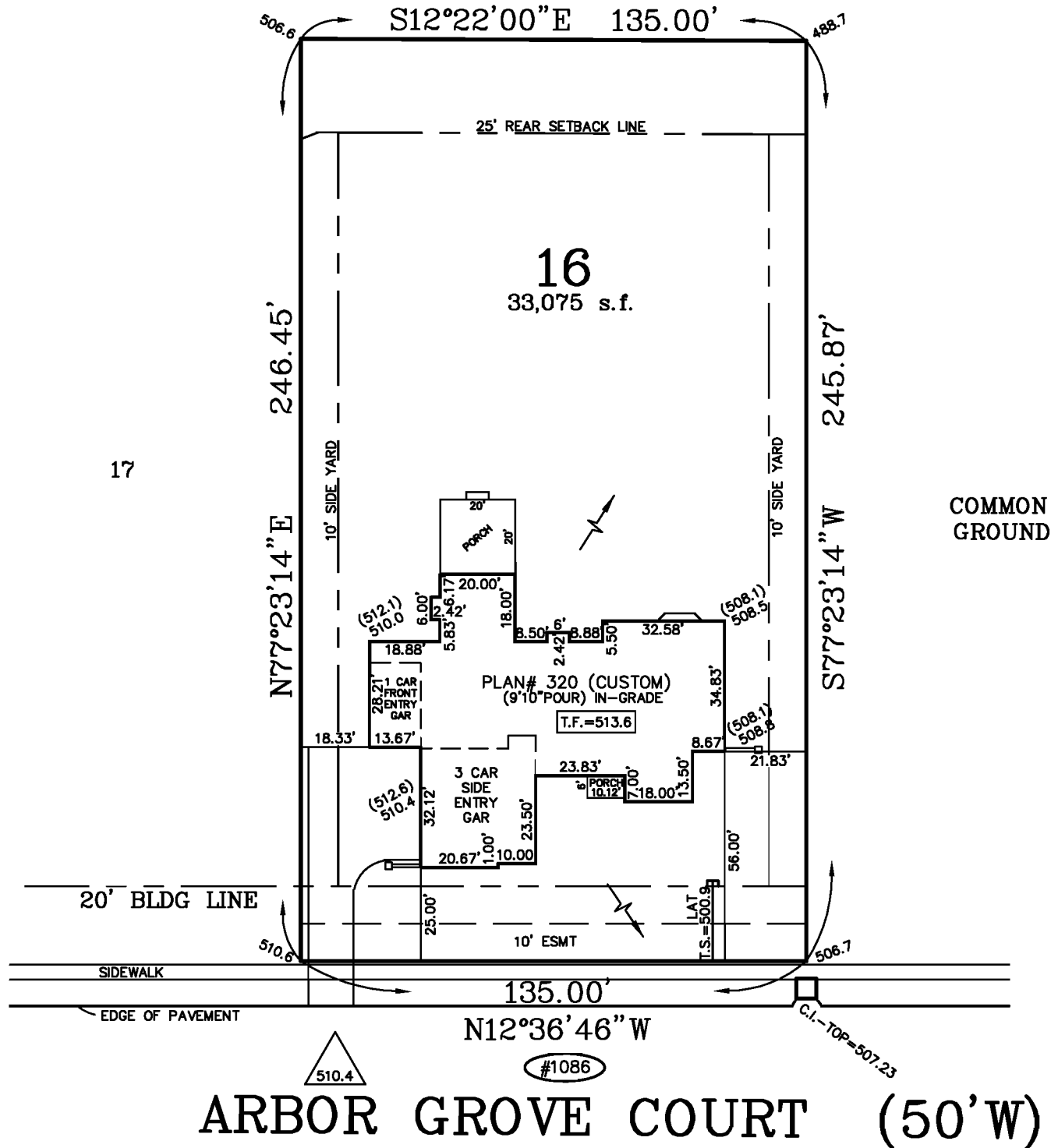
## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

NOTE: All easements shown per Record Plat.  
No title binder was provided at time of drawing.

COMMON  
GROUND




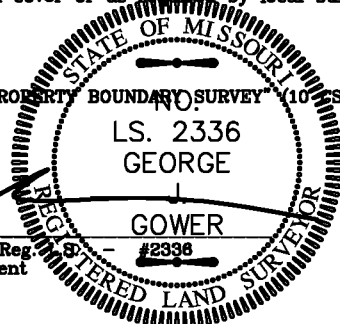
Plot Plan Prepared by  
THE STERLING COMPANY (314) 487-0440

Notes:

1. Finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 4 inches below for wood frame with brick veneer.
2. All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 8 inches from the ground shall be pressure treated in accordance with Section R319.1.
3. Grade shall be noted to slope away from foundation a minimum of a 8 inch drop or min. 5% within the first 10 feet or to a swale. (except in the City of O'Fallon a minimum 2% drainage slope)
4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
5. This plot plan conforms to "2005 ST. LOUIS COUNTY CODE".
6. Elevation Examples: 714.0=Existing Elevation, (714.0)=Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY" (10 CSR 30-2 AND 20 CSR 2030-18 EFFECTIVE DATE AUGUST 28, 2006).

By   
George J. Gower - Mo. Reg. #2336  
Vice President



P.P. FDN. FNL.

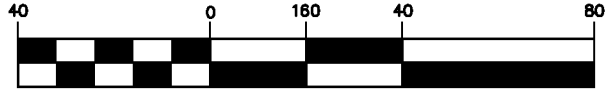
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# THE ARBORS AT WILDHORSE CREEK

LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
(P.B. 360, PGS. 220-221)

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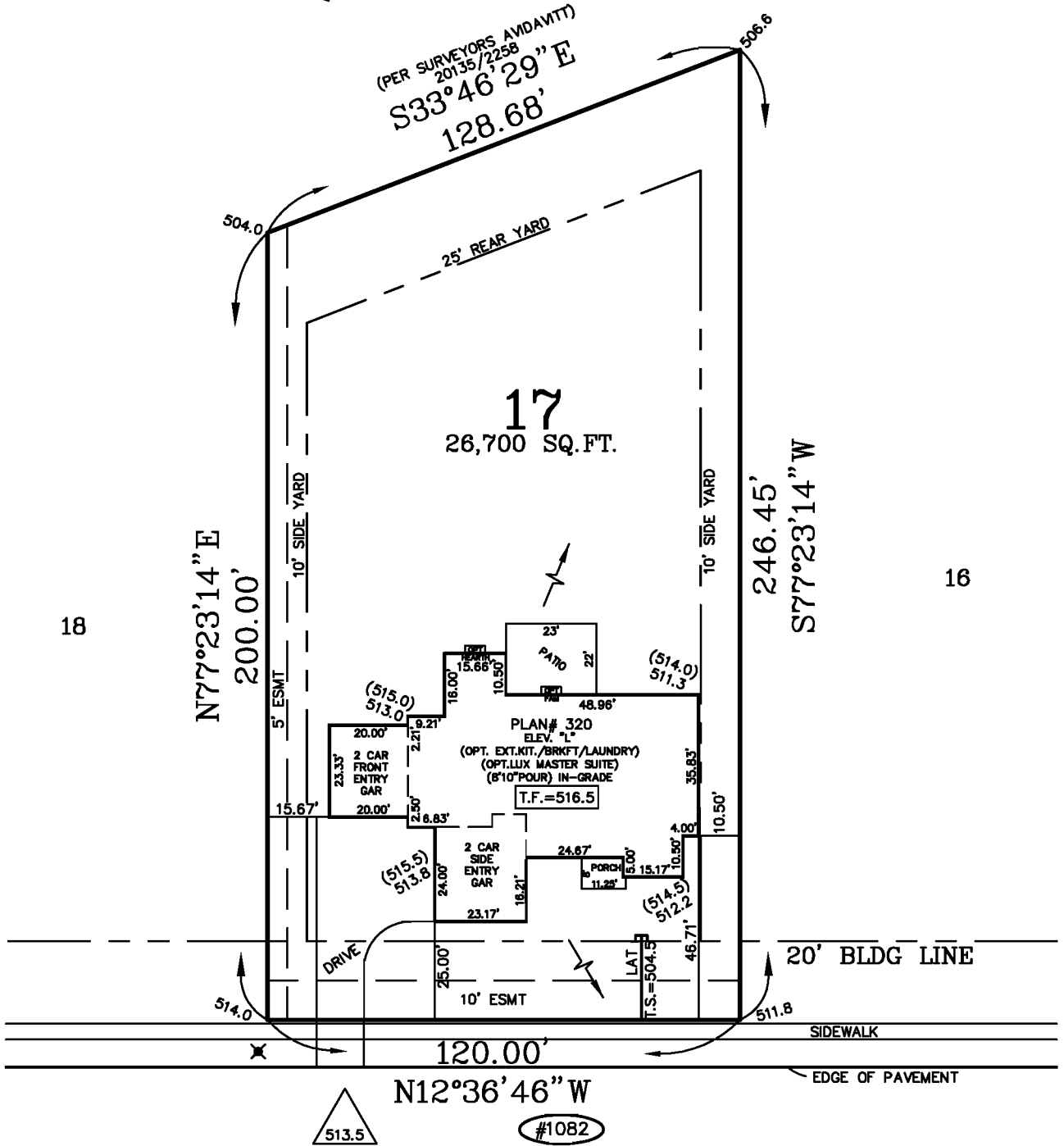
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



COMMON  
GROUND



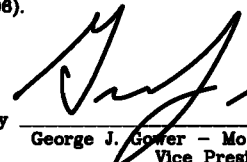
## ARBOR GROVE COURT (50' W)

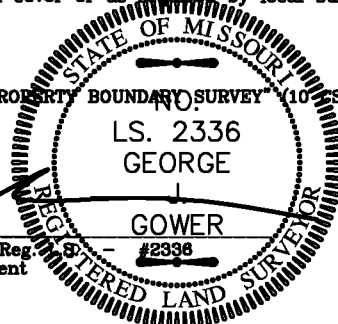
Plot Plan Prepared by  
THE STERLING COMPANY (314) 487-0440

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By   
George J. Gower - Mo. Reg. #2336  
Vice President



P.P. FDN. FNL.

DRAWN	S.S.		
CHECKED			

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE ARBORS AT WILDHORSE CREEK".

THE RIGHT-OF-WAY STRIP ALONG WILDHORSE CREEK ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN CROSS-HATCHED (XXXXXXXXXX) ON THIS PLAT, IS HEREBY DEDICATED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE RESTRICTED AREAS AS SHOWN HEREON HEREOF SHALL PROHIBIT ANY DISTURBANCE EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.

THE PERMANENT DRAINAGE EASEMENT (P.D.E.) SHOWN HEREON AS 5 FEET WIDE ADJACENT TO THE SOUTH SIDE OF WILDHORSE CREEK ROAD, AS WIDENED BY THIS PLAT, AND LOCATED WEST OF THE ENTRANCE IS HEREBY GRANTED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION (M.DOT), THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING AND MAINTAINING STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE STORMWATER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING AND MAINTAINING STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

EASEMENTS LABELED SIDEWALK AND MAINTENANCE EASEMENT ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD TO IMPROVE, CONSTRUCT, REPAIR AND MAINTAIN SIDEWALKS.

NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE INSTALLED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF CHESTERFIELD THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPING WITHIN THE COMMON GROUND AREA(S) AS SHOWN ON THIS PLAT, WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.

BMP (BEST MANAGEMENT PRACTICES)

STORMWATER MANAGEMENT RESERVE AREAS AND STORMWATER BUFFER AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICE). THE RESERVE AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A MAINTENANCE AGREEMENT EXECUTED ON THE DAY OF 2012, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK PAGE OR AS AMENDED THEREAFTER.

THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, STORMWATER BEST MANAGEMENT PRACTICES, AND STORMWATER BUFFER AREAS INCLUDING, BUT NOT LIMITED TO, SEWERS AND STORMWATER IMPROVEMENTS CONSTRUCTED THEREON AS PER THE MSD APPROVED STORMWATER MANAGEMENT FACILITIES REPORT (P-29375).

MAINTENANCE EASEMENTS FOR INGRESS, EGRESS, AND MAINTENANCE OVER THE STORMWATER BUFFER AREAS ARE HEREBY GRANTED TO THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, REPAIRING, AND MAINTAINING SAID STORMWATER BUFFER AREAS.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT WILDHORSE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE DAY OF 2012 AS DAILY NO. IN THE ST. LOUIS COUNTY RECORDS.

ALL COMMON GROUND AREAS SHOWN ON THIS PLAT, WHICH ARE NOT OTHERWISE AFFECTED BY EASEMENTS, EITHER CREATED HEREON OR EXISTING, OR AFFECTED BY IMPROVEMENTS, AS REPRESENTED ON THE APPROVED SITE DEVELOPMENT PLAN FOR THIS PROJECT, ARE HEREBY DEDICATED AS "GREEN SPACE PRESERVATION AREAS".

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED IN THE ST. LOUIS COUNTY RECORDS ON THE DAY OF 2012 AS DAILY NO.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2012.

ARBOR HOLDINGS, LLC  
JHB PROPERTIES, INC. (MEMBER)

BY: JOHN H. BERRA, JR.  
PRESIDENT  
STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS DAY OF 2012, BEFORE ME PERSONALLY APPEARED JOHN H. BERRA, JR., TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF JHB PROPERTIES, INC., A CORPORATION OF THE STATE OF MISSOURI, A MEMBER OF ARBOR HOLDINGS, LLC, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JOHN H. BERRA, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 21, 2014  
NOTARY PUBLIC

LEGEND  
▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) 1/2" I. ROD W/ ALUMINUM CAP  
● SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) 1/2" I. ROD W/ PLASTIC CAP

SUSAN E. LAJMAN  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires: 05/20/2016  
Commission #: 12486954

Karen E. Gilman  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jefferson County  
My Commission Expires: 11/11/2014  
Commission #: 18427464

CITY OF CHESTERFIELD

THIS IS TO CERTIFY THAT THE ARBORS AT WILDHORSE CREEK WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2709 ON THE 16th DAY OF July, 2012 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BRUCE GEIGER, MAYOR  
JUDITH MAGGIA, CITY CLERK

NOTES

- 1. THIS TRACT CONTAINS 23.422 ACRES, MORE OR LESS.
2. BASIS OF BEARINGS ADOPTED FROM RECORD PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
3. SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 15811, PAGE 2785 AND DEED BOOK 16205 PAGE 1138 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF SAID RECORDS.
4. ALL BEARINGS AND DISTANCES ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE. (R1) INDICATES RECORD BEARING AND DISTANCES PER PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. (R2) INDICATES RECORD BEARINGS AND DISTANCES PER GENERAL WARRANTY DEED RECORDED AS DEED BOOK 15811, PAGE 2785 OF SAID RECORDS.
5. PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS FOR LOT CORNERS WILL BE SET IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
6. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NO. KEE-11-98993 WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2012. THE NOTES REGARDING SCHEDULE B, SECTION II, OF THE ABOVE COMMITMENT ARE AS FOLLOWS:

- ITEMS 1-5: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
ITEM 6: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8343 PAGE 1376 AND BOOK 8415 PAGE 2317 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS THE SUBJECT TRACT EASEMENT PER BOOK 8343 PAGE 1376 ADJACENT TO THE RIGHT OF WAY OF WILDHORSE CREEK ROAD. EASEMENT PER BOOK 8415 PAGE 2317 AFFECTS THE SOUTHWEST CORNER OF LOT 14 AS SHOWN HEREON.
ITEM 7: EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8550 PAGE 934 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 10 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON. EASEMENT WILL BE WITHIN THE RIGHT-OF-WAY OF WILDHORSE CREEK ROAD UPON THE DEDICATION TO M.DOT.
ITEM 8: EASEMENT GRANTED TO SOUTHWESTERN BELL ACCORDING TO INSTRUMENT RECORDED IN BOOK 8558 PAGE 1906 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 10 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON. EASEMENT WILL BE WITHIN THE RIGHT-OF-WAY OF WILDHORSE CREEK ROAD UPON THE DEDICATION TO M.DOT.
ITEM 9: EASEMENT GRANTED TO LACLEDE GAS COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 10870 PAGE 1688 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 20 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON.
ITEM 10: EASEMENT GRANTED TO MSD ACCORDING TO INSTRUMENT RECORDED IN BOOK 9978 PAGE 503 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE EAST LINE OF THE SUBJECT TRACT AS WELL AS THE EAST LINES OF PROPOSED LOTS 19-22 IN THE AREA NOTED AND SHOWN HEREON.
ITEM 11: MAINTENANCE AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 10081 PAGE 2240 OF THE ST. LOUIS COUNTY RECORDS. MAINTENANCE AGREEMENT AFFECTS A DETENTION BASIN AND STORM WATER DRAINAGE, LOCATED APPROXIMATELY IN THE AREA NOTED HEREON. THE LOCATION OF THE BASIN IS SHOWN HEREON UP TO THE 498 FOOT ELEVATION CONTOUR AS DEPICTED ON THE APPROVED MSD PLANS UNDER MSD P# 13479-02 FOR THE ASSOCIATED IMPROVEMENTS. THIS DETENTION AND STORM WATER DRAINAGE WAS CREATED BY AND FOR THE BENEFIT OF WHAT IS NOW LOT 2 OF THE BOUNDARY ADJUSTMENT OWNED BY THE FULL GOSPEL CHURCH. AT THE TIME OF THESE IMPROVEMENTS AND THIS MAINTENANCE AGREEMENT, THE CHURCH OWNED ALL OF LOT 8 OF THE MARY SCHAEFFER ESTATE. THE SUBSEQUENT BOUNDARY ADJUSTMENT AND SALE OF PART OF THE ORIGINAL LOT 8, NOW PUTS THE FACILITIES ASSOCIATED WITH THE AGREEMENT OUTSIDE OF PROPERTY OWNED BY THE CHURCH AND NO EASEMENT IS KNOWN TO HAVE BEEN RETAINED BY THE CHURCH FOR THESE IMPROVEMENTS. IT IS UNKNOWN TO THE SURVEYOR, WHAT AFFECTS THIS AGREEMENT ULTIMATELY HAS, OR MAY HAVE, ON THE SUBJECT PROPERTY.
NOTE: ITEM 11 ABOVE IS SUPPLEMENTED BY DRAINAGE EASEMENT RECORDED IN DEED BOOK PAGE OF THE ST. LOUIS COUNTY RECORDS.

RELEASE DEED OF TRUST

WHEREAS, BY A DEED OF TRUST, DATED , AND RECORDED IN THE RECORDER'S OFFICE, IN AND FOR THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, IN BOOK PAGE CONVEYED TO THE TRUSTEE THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTLY PAID AND SATISFIED.

NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT.

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS DAY OF 2012.

ENTITY  
NAME, PRINTED/TITLE  
SIGNATURE

ON THIS DAY OF 2012, BEFORE ME APPEARED TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS OF A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

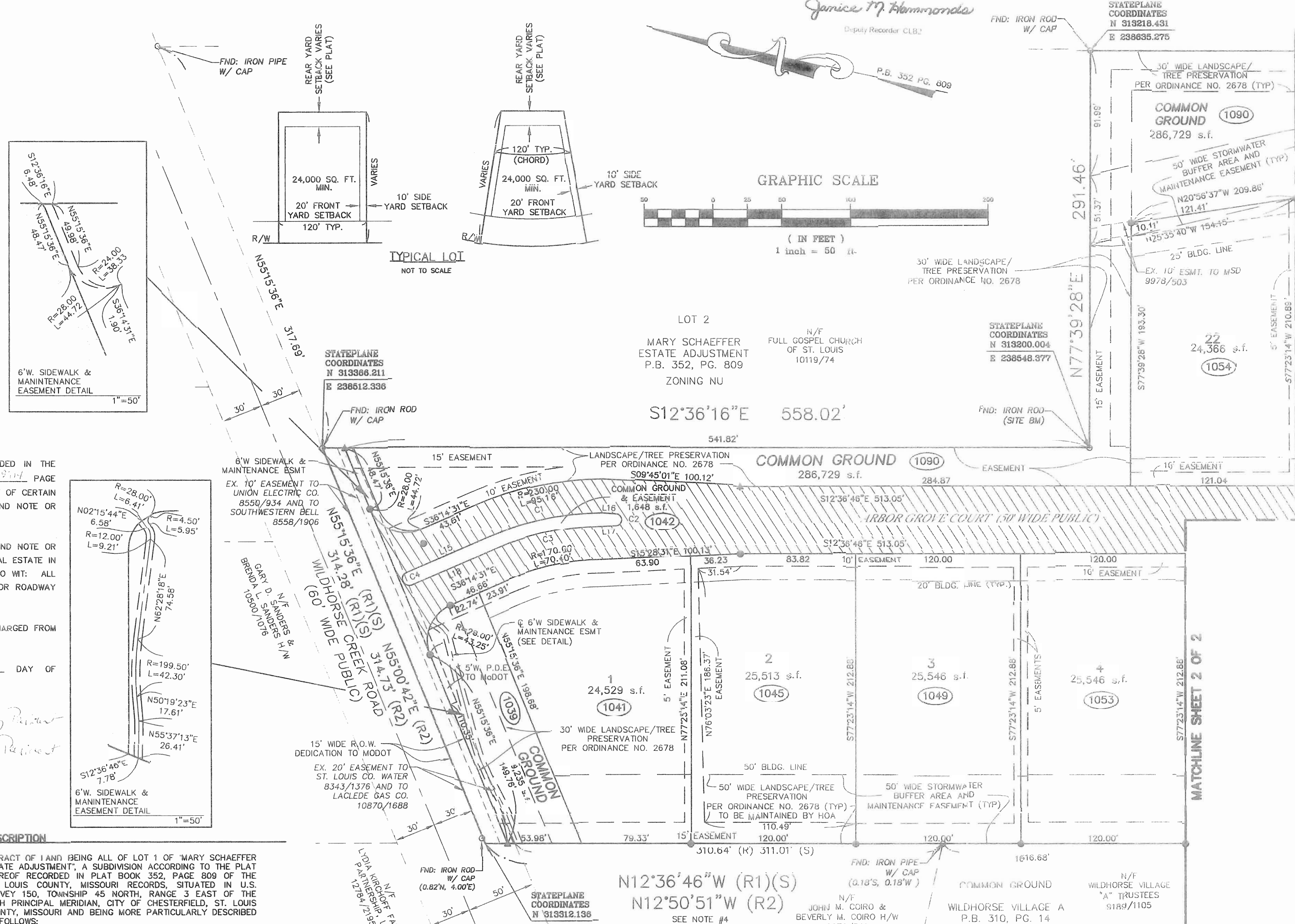
MY COMMISSION EXPIRES: NOTARY PUBLIC

The Arbors at Wildhorse Creek

A TRACT OF LAND BEING LOT 1 of "MARY SCHAEFFER ESTATE ADJUSTMENT" (P.B. 352, PG. 809) LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ("PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2678))

737

Table with 4 columns: LINE, LENGTH, BEARING, CURVE, LENGTH, RADIUS. Contains data for lines L15 through L18.



DESCRIPTION

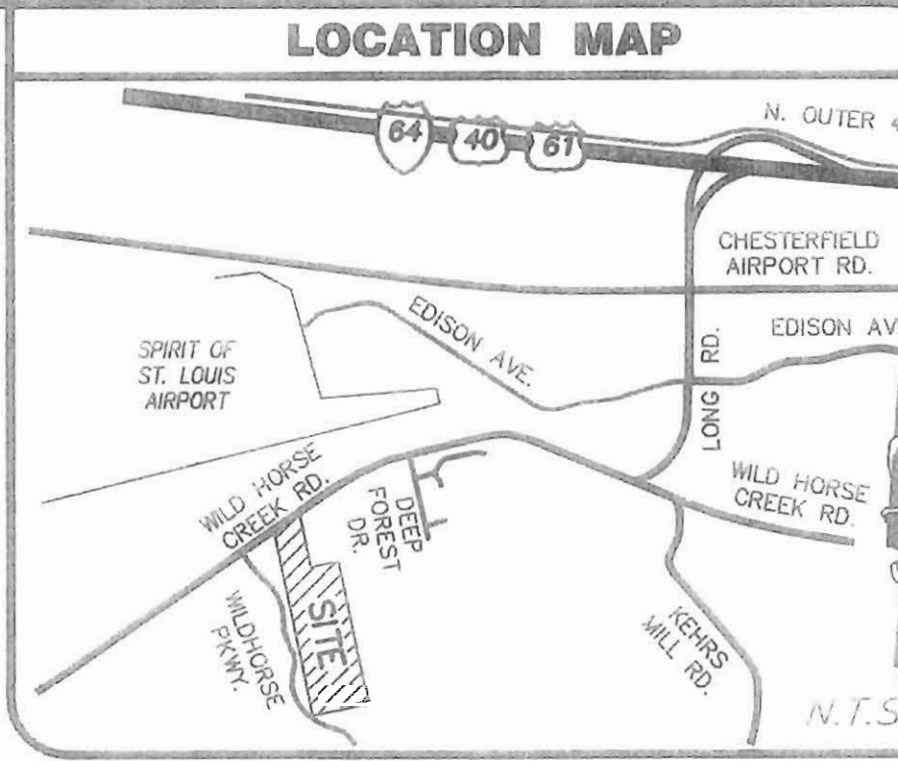
A TRACT OF LAND BEING ALL OF LOT 1 OF "MARY SCHAEFFER ESTATE ADJUSTMENT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SITUATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1, SAID CORNER BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WILDHORSE CREEK ROAD (60 FEET WIDE) AND THE WEST LINE OF LOT 7 OF "MARY SCHAEFFER ESTATE"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 4 OF ABOVE, SAID RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WILDHORSE CREEK ROAD, NORTH 55 DEGREES 15 MINUTES 36 SECONDS EAST, 314.28 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 2; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 77 DEGREES 39 MINUTES 29 SECONDS EAST, 291.46 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2; SAID POINT ALSO BEING ON THE EAST LINE OF LOT 8 OF SAID "MARY SCHAEFFER ESTATE"; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID LOT 8, SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST, 1511.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE LEAVING LAST SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, BEING THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 MINUTES 29 SECONDS WEST, 576.03 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 7, NORTH 12 DEGREES 36 MINUTES 46 SECONDS WEST, 1949.28 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,020,280 SQUARE FEET, OR 23.422 ACRES, MORE OR LESS.

BENCHMARK INFORMATION

COUNTY BENCHMARK: 11-1 ELEVATION = 541.50' (NGVD 29) - "STANDARD TABLET" STAMPED 96-75 S.L.C. SET IN WEST END OF NORTH HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD; 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL, 75' EAST OF GRAVEL DRIVE AT #17531 MI IN HORSE CREEK ROAD.
COUNTY BENCHMARK: 29-29 ELEVATION = 589.08' (NGVD 29) - STANDARD TABLET STAMPED "29 GCU 1975" SOUTH END OF WEST HEADWALL OF PRIVATE DRIVE ALONG WILDHORSE CREEK ROAD; 0.8 MILE WEST OF THE CHESTERFIELD SCHOOL ALSO 200 FEET WEST OF STEEPLE HILL DRIVE, PRIVATE; 27' SOUTH OF CENTERLINE OF WILDHORSE CREEK ROAD AND 149' EAST OF CENTERLINE OF KEYSTONE TRAIL DRIVE.
SITE BENCHMARK: ELEVATION = 533.17' (NGVD 29)
"IRON ROD" SET IN GRASS AT SOUTHWEST CORNER OF CHURCH PROPERTY AT #17550 WILD HORSE CREEK ROAD; 240 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING, 102 FEET SOUTHWEST OF SOUTHWEST CORNER OF ASPHALT PARKING LOT AND 96 FEET NORTHWEST OF SOUTHWEST CORNER OF FENCE FOR PLAYGROUND.

STATEMENT OF STATE PLANE COORDINATE

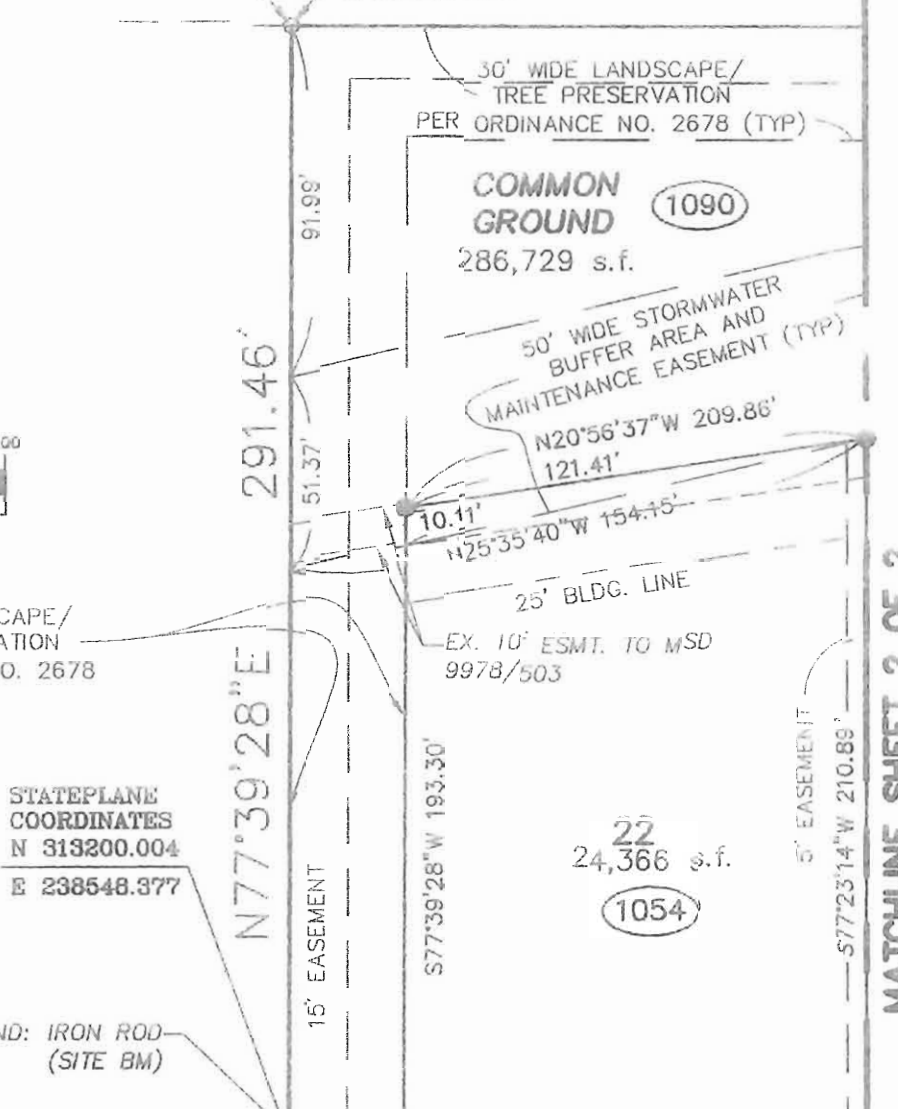
STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SROX AND A PID OF 02212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237444.330 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, 2008) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SROX. 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 0.02221". THE PUBLISHED PLAT BEARING OF N12°36'46"W WOULD BE N12°14'55"W IF ROTATED TO GRID NORTH.
COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.20083333 FEET)



2012080100737  
PLAT: BK: 360, PG: 220-221  
FILED FOR RECORD  
Aug 01, 2012 12:45 PM  
RECORDER OF DEEDS  
ST. LOUIS COUNTY, MO.  
Witness my hand and official seal on the day and year aforesaid.

Janice M. Hammond  
Deputy Recorder CLB2

STATE PLANE COORDINATES  
N 313218.431  
E 238855.275



ORDER NUMBER: 11-01-002  
THE STERLING COMPANY  
5065 NEW BAUMGARTNER ROAD,  
ST. LOUIS, MO 63129 (314)487-0440

THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF ARBOR HOLDINGS, LLC, DURING THE MONTH OF APRIL 2011, MADE A SURVEY AND DURING THE MONTH OF DECEMBER 2011, MADE A SUBDIVISION PLAT "A TRACT OF LAND BEING LOT 1 OF "MARY SCHAEFFER ESTATE ADJUSTMENT" (P.B. 352, PG. 809) LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND THAT RESULTS OF SAID SURVEY AND SUBDIVISION ARE REPRESENTED ON THIS PLAT. THIS SURVEY MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2008) AS AN "SUBURBAN PROPERTY".

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 18th DAY OF July, 2012.

THE STERLING COMPANY  
MO REG. 307-11  
GEORGE J. GOWER, PLS  
MO. REG. 25, 22338  
DATE  
SHEET 1 OF 2

THE STERLING CO. ENGINEERS & SURVEYORS

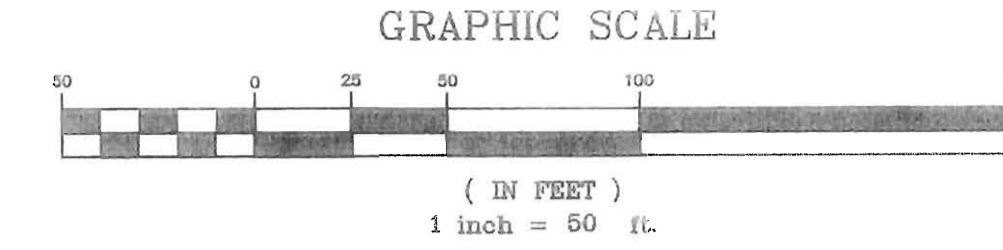
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph: 314-487-0440 Fax: 314-487-8434  
www.sterling-eng-sur.com

DRAWN BY: TJH  
CHECKED BY: LAH  
JOB NO.: 11-01-002  
MSD P# - 29375-00  
DATE: 08/24/2012  
THE ARBORS AT WILDHORSE CREEK



LINE	LENGTH	BEARING
L1	30.60	N09°34'19"W
L2	10.00	N30°46'13"E
L3	30.57	S32°04'04"W
L4	37.22	N11°32'29"W
L5	16.65	N27°19'27"E
L6	23.37	N78°31'07"E
L7	21.22	S02°04'04"W
L8	37.05	S57°55'56"E
L9	11.38	S09°34'19"E
L10	13.01	N32°04'04"E
L11	52.72	S69°35'51"E
L12	23.47	S19°04'47"W
L13	62.62	N84°02'06"W
L14	20.83	N32°04'04"E
L15	63.14	S36°14'31"E
L16	10.18	S09°43'01"E
L17	13.19	S15°28'31"E
L18	63.14	S36°14'31"E
L19	62.60	S18°19'24"E
L20	47.65	S08°54'08"E
L21	10.32	S04°19'26"E

CURVE	LENGTH	RADIUS
C5	31.71	44.00
C6	138.29	66.00
C7	31.71	44.00
C8	33.19	44.00
C9	138.31	66.00
C10	32.65	44.00

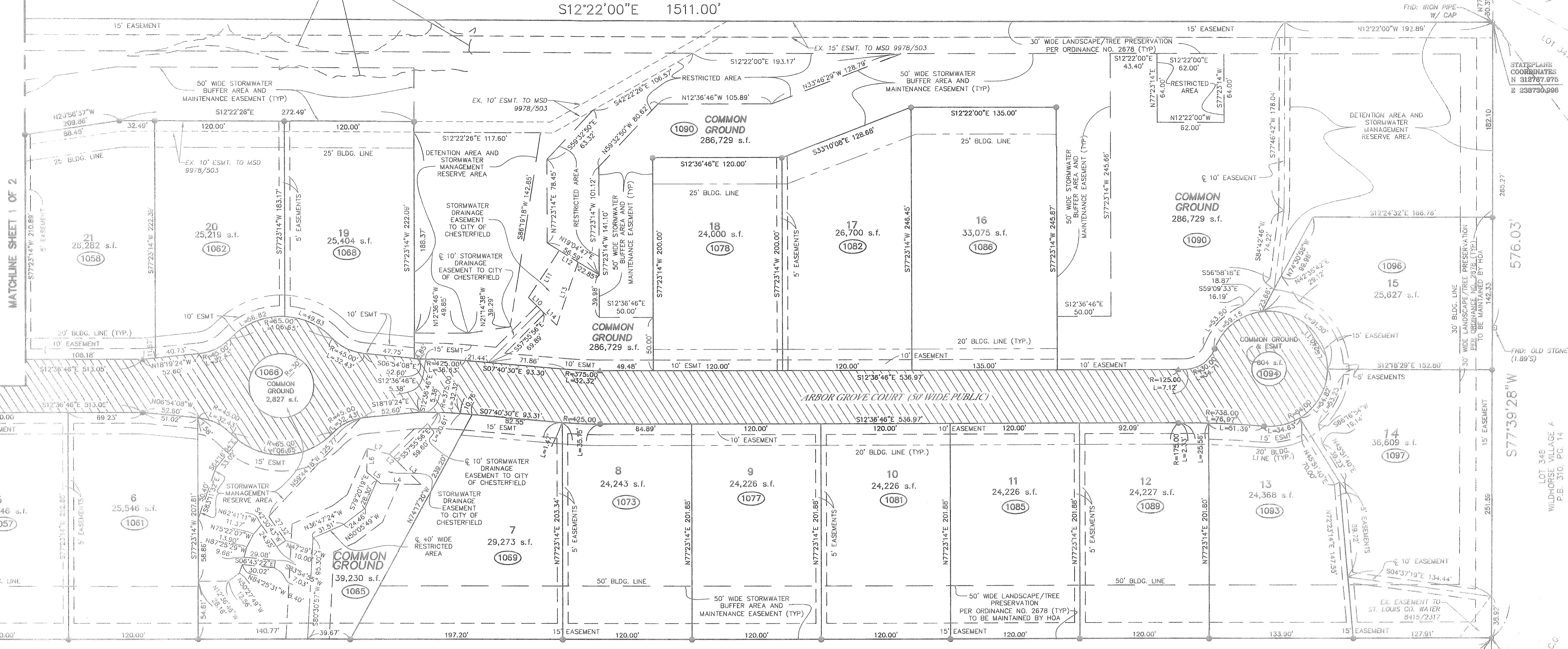


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N/F  
WILD HORSE CREEK FARMS  
INVESTMENTS, L.P.  
11410/1955  
ZONING NU

MATCHLINE SHEET 1 OF 2

MATCHLINE SHEET 1 OF 2



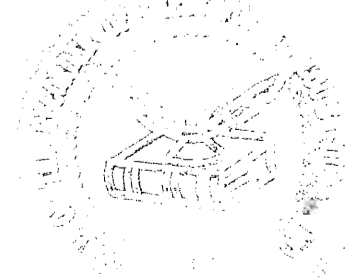
▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(6" I.R.O.D W/ ALUMINUM CAP)  
● SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(1/2" I.R.O.D W/ PLASTIC CAP)

BLACKWOOD  
(50' WIDE) CT.

LITTLELEAF  
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(PUBLIC)

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JOB NO.:	11-01-002	THE ARBORS AT WILDHORSE CREEK	



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