



# IV. A&B

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Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Planning and Development Services Division Public Hearing Summary Report

**P.Z. 1-2013 Arbors at Kehrs Mill (17015 Church Rd.):** A request for a zoning map amendment from “E-2” Estate Residence District (two acre) and “LLR” Large Lot Residential District to “E-1” Estate District (one acre) for 41.082 acres located north of the intersection of Church Rd. and Strecker Rd. (19U420248).

**And**

**P.Z. 2-2013 Arbors at Kehrs Mill (17015 Church Rd.):** A request for a zoning map amendment from “E-1” Estate District (one acre) to “PUD” Planned Unit Development for 58.149 acres located north of the intersection of Church Rd. and Strecker Rd. (19U420248).

### **Summary**

McBride and Sons Homes, on behalf of JHB Properties, Inc. has submitted a request for a zoning map amendment to rezone a vacant parcel for a proposed single-family residential development. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single-Family district. The subject parcel (58.149 acres) is currently within three separate zoning districts (E-1, E-2 and LLR). The applicant is proposing to rezone the E-2 and LLR areas to E-1 (application PZ 01-2013), and then take the entire 58.149 acre tract to PUD (application PZ 02-2013). The purpose of rezoning the E-2 and LLR area to E-1 is to establish the overall density of the overall development under the proposed PUD to one unit per acre (1.0 density).

As required for a PUD, a proposed Preliminary Plan associated with the PZ 02-2013 is included for your review. The proposed plan indicates a total of 44 lots. With an underlying E-1 district (one acre lot minimum) a total of 58 lots would be permitted (0.75 unit/acre density is proposed). Lots range in size from 22,000 square feet to 3.9 acres (169,884 square feet) with an average lot size of 30,961 feet or 0.71 acre. Thirty-five percent (35%) or 20.6 acres of common ground have been proposed and 43% or 6.6 acres of tree area have been preserved (15.2 acres existing).

Access for the proposed development would be provided off Kehrs Mill Road (eastern access) and Church Road (western access). Kehrs Mill Road is a paved three-lane (center turn lane) public road maintained by St. Louis County and Church Road is a paved two-lane public road with Right-of-Way under both City of Chesterfield and Wildwood jurisdiction.

A public hearing further addressing the request will be held at the May 29, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and Project Narrative.

P.Z. 1 & 2-2012 Arbors at Kehrs Mill

Public Hearing Report  
May 29, 2013

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Boyer', with a long horizontal flourish extending to the left.

John Boyer  
Senior Planner

Attachments

1. Public Hearing Notice
2. Preliminary Plan
3. Project narrative

cc: Aimee Nassif, Planning and Development Services Director



## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold **Rescheduled Public Hearings on May 29, 2013 at 7:00 p.m.** in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 1-2013 Arbors at Kehrs Mill (17015 Church Rd.): A request for a zoning map amendment from “E-2” Estate Residence District (two acre) and “LLR” Large Lot Residential District to “E-1” Estate District (one acre) for 41.082 acres located north of the intersection of Church Rd. and Strecker Rd. (19U420248).

And

P.Z. 2-2013 Arbors at Kehrs Mill (17015 Church Rd.): A request for a zoning map amendment from “E-1” Estate District (one acre) to “PUD” Planned Unit Development for 58.149 acres located north of the intersection of Church Rd. and Strecker Rd. (19U420248).

### Description of Property

A tract of land being all of Lot 1 of “St. Mary’s Institution Lot Split Plat”, according to the Plat thereof recorded in Plat Book 355, Pages 437-438 of the St. Louis County, Missouri Records, located in U.S. Surveys 124 and 886 and Fractional Section 18, Township 45 North, Ranges 3 and 4 East, City of Chesterfield, St. Louis County, Missouri.

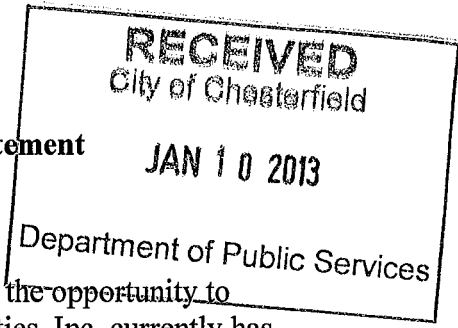


City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City’s website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner John Boyer at 636.537.4734 or via e-mail at [jboyer@chesterfield.mo.us](mailto:jboyer@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

**The Arbors at Kehrs Mill Zoning Narrative Statement**



***a. General Description of the Proposal:***

The employee owners of McBride & Son Homes are proud to have the opportunity to unveil their newest project to the City of Chesterfield. JHB Properties, Inc. currently has the site under contract. McBride as part of a joint venture with JHB Properties, Inc. is proposing to develop 58.2 acres of property along Kehrs Mill and Strecker and is requesting an E-1 PUD zoning in order to permit the development. The project consists of 44 large, residential home sites on 58.2 acres which is less than a one-acre density. McBride will be constructing its luxury home product line and will feature many upgraded architectural features. Simon Homes and Fischer & Frichtel Homes will also be constructing luxury homes within the project. McBride researched the densities, site development characteristics and architectural elements of the homes in surrounding subdivisions in order to create a project that is compatible with these communities. In addition, McBride has made every effort to preserve the many existing natural resources located on the site. The project meets and exceeds all of the relevant PUD requirements.

***b. List of requested uses:***

McBride is requesting single family detached residential use for the entire site. The site will also contain common ground and public streets which will be designed and constructed in accordance with the City's guidelines for residential construction.

***c. Proposed Land Uses and development standards, density and height limitations, yard requirements (compatible with nearby uses and Comprehensive Plan):***

McBride is requesting a single family detached residential use for the site. The development standards are noted throughout this application and identified on the plan. The proposed density is less than one-acre. The plan includes 44 lots on 58.2 acres.

The maximum building height will be fifty feet which is consistent with the E-1 district.

The minimum front yard setback will be 25 feet. The minimum rear yard setback will be 25 feet and the minimum side yard setback will be 10 feet.

***d. List of Permitted uses for each tract:***

McBride is requesting single family detached residential use for the entire site.

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

Pursuant to the City's Zoning Code, the purpose of the PUD is to encourage flexibility to the density requirements and development standards of the zoning ordinance. The lots will range in size from 3 acres to 22,000 sq ft. The average lot size is 30,961 sq ft. The plan includes front and side yard setbacks which are smaller than the minimum setbacks

identified in the E-1 district. These setbacks are smaller in order to preserve some of the natural features of the site, allow for increased common ground and buffers and to accommodate a standard side-entry 3-car garage for each lot.

***f. Table Showing Number of Acres in the proposed development and each proposed land use including public facilities:***

The site contains 58.2 acres and will be entirely devoted to residential use. The public streets will consist of 5.2 acres. The proposed design includes 20.6 acres of common ground which is 35.4% of the site. The previously approved plan for the site (approved pursuant to Zoning Ordinance No. 2322 in 2006) only reserved 2.7% of common ground for the entire site.

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

The project includes 5.2 acres of public streets and McBride 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 Kehrs Mill. The entrance on Kehrs Mill will be heavily landscaped and include an impressive entrance monument. The plan also includes several cul-de-sacs. All homes will include a standard three-car side-entry garage. McBride decided to include this three-car garage as standard based upon its research of existing architectural elements within some nearby communities.

***i. Phases for Construction:***

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

***j. Landscaping and Tree Preservation:***

McBride is proposing to preserve approximately 43% (6.6 acres) of the existing woodland tree canopy which is over 12% more than the City's 30% tree preservation requirement. The preservation of these trees is an important characteristic of the overall community and is also identified as a key design feature for the PUD in the City's Zoning Code. The previously approved plan for this site (City Zoning Ordinance No. 2322 approved in November 2006) proposed preserving only 31.3% of the tree canopy. The new plan increase tree preservation by over 10%.

In addition to the tree preservation, McBride will provide extensive landscaping throughout the community. McBride is also proposing enhanced buffers around the perimeter of the project. The project includes a 50' wide common ground and landscape

buffer along Kehrs Mill Road, a 30' landscaped common ground and buffer along Church Road and a 100'+ common ground and buffer setback along the site's northern boundary with Pacland.

***Additional Narrative for PUD:***

The City's zoning code states that 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 development; 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.

McBride had three primary considerations when it designed the project. First, McBride wanted the project to compliment the existing communities in the area. After careful study of the surrounding area, McBride determined that one-acre density was the most appropriate for the site. While the one-acre density does not yield as many homes, it is important to preserve this one-acre density in this area. The proposed plan is actually far less than the one acre density because the plan is for only 44 home sites on 58 acres. The City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD. The proposed E-1 PUD zoning is consistent with the communities in the vicinity of the project. The Country Place community located directly across Kehrs Mill is zoned R-1 and contains lots sizes as small as 28,000 sq ft and also has setbacks which are comparable to the proposed plan (Country Place has a 15' rear setback, a 12' side setback and a 25' front setback). The City's Comprehensive Plan identifies this area as "Residential Single Family (Attached/Detached)" use which is entirely consistent with the project.

The proposed plan includes common ground buffers between the site and the Pacland Estates subdivision to the North. No building or fencing will be allowed in these preserved areas. This is a significant improvement over the previously approved plan for this site which had individual lot lines adjacent to Pacland Estates without any buffer or common ground.

Second, McBride sought to preserve many of the natural features. These natural features will also enhance the desirability of the location which contributes to the sustainability of the community. The environmental benefits of preserving these natural resources are numerous. The natural vegetation will cleanse and filter storm water and recharge the groundwater. In addition to the many environmental benefits, these features serve to provide residents with an identity to their community which further promotes sustainability. The preservation of these natural features achieves another design feature of the PUD identified in the City's Zoning Code.

The previously approved site plan (approved pursuant to Zoning Ordinance No. 2322 in 2006) depicted storm water being discharged at three locations and was designed to flow overland across Strecker Road and through properties to the South of the development.

The newly proposed plan significantly improves the storm water design by piping the storm water from the development to the creek near the bridge at Kehrs Mill Road.

Finally, McBride wanted to design a community worthy of the collective builders' most luxurious product lines. McBride, Simon Homes and Fischer & Frichtel Homes will be offering homes with many upgraded architectural features. The Builders designed many unique amenities and features which help to create a country estate-inspired home site for the future residents. These features and amenities are also consistent with the City's Zoning Code which identifies the creation of open space through passive recreation areas as a design feature for the PUD.

The PUD is necessary in order to allow for flexibility in some of the design standards in the E-1 zoning category while preserving many of the natural resources on the site. Most notably, the lots sizes will be less than one-acre however the lot sizes will all exceed 22,000 square feet. The average lot size is 30,961 sq. ft. The overall density of the site is actually significantly less than one-acre density because the project consists of only 44 lots on 58.2 acres. One-acre density would permit 58 lots on the site and the current plan only includes 44 home sites.

Based on the site plan, McBride anticipates only 150,000 cubic yards of earth movement on the site. The previously approved plan (City Zoning Ordinance No. 2322 approved in November 2006) required 336,000 cubic yards of earth movement on site. The newly proposed plan allows for a greater percentage of the site to be left in its natural state. The PUD section of the City's Zoning Code states that maintaining existing topography, soils and vegetation is a design feature for the PUD.

The design and construction of homes with an architectural vernacular that exceeds the typical building designs is also noted as a design feature in the PUD section of the City's Zoning Code. This design feature is achieved by offering the Builders' most luxurious housing products on this site. We anticipate that most homes will include architectural features such as three-car side-entry garages, architectural shingles and 9' first floor ceilings. In addition to the brick and stone elements on many of the elevations, the Builders anticipate utilizing Hardie board siding which is a low maintenance and more sustainable alternative to other forms of siding.

The City's Zoning Code identifies environmentally conscious building techniques as a design feature of the PUD. The Builders are committed to this concept as well. The Builders will be proposing to offer several sustainable and environmentally conscious options in its homes, including Hardie board siding, energy efficient appliances, upgraded ceiling insulation, low-e windows, low-flow toilets, low-flow faucets and high efficiency HVAC systems. The Builders are also utilizing many water quality features as part of the site design. The project will meet the new water quality standards that were not incorporated in the previously approved plan for this site.

***Amenities:***

McBride will construct an impressive entrance which will include an upscale lighted monument sign and significant landscaping. This entrance will compliment the other community entrances in this area.

The site currently contains mature trees. McBride is proposing to preserve approximately 43% of the existing trees (well in excess of the 30% preservation requirement and the previous plan's 31.3% tree preservation).

The proposed plan includes 20.6 acres of common ground which is well over a third of the site being devoted to common ground.

McBride will enhance this area with many new plantings and create a beautiful landscaped and natural buffer along the perimeter of the site. All of the landscaped buffers will be maintained by the community association. Enhanced landscaping, deeper buffers and planting along right-of-way are all identified as design features of the PUD in the City's Zoning Code which is achieved by the proposed plan.

***Lands to be dedicated for public use, if any:***

The project includes 5.2 acres of public streets and all of the necessary utility easements.

***Phasing and time schedule for Public Facilities:***

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

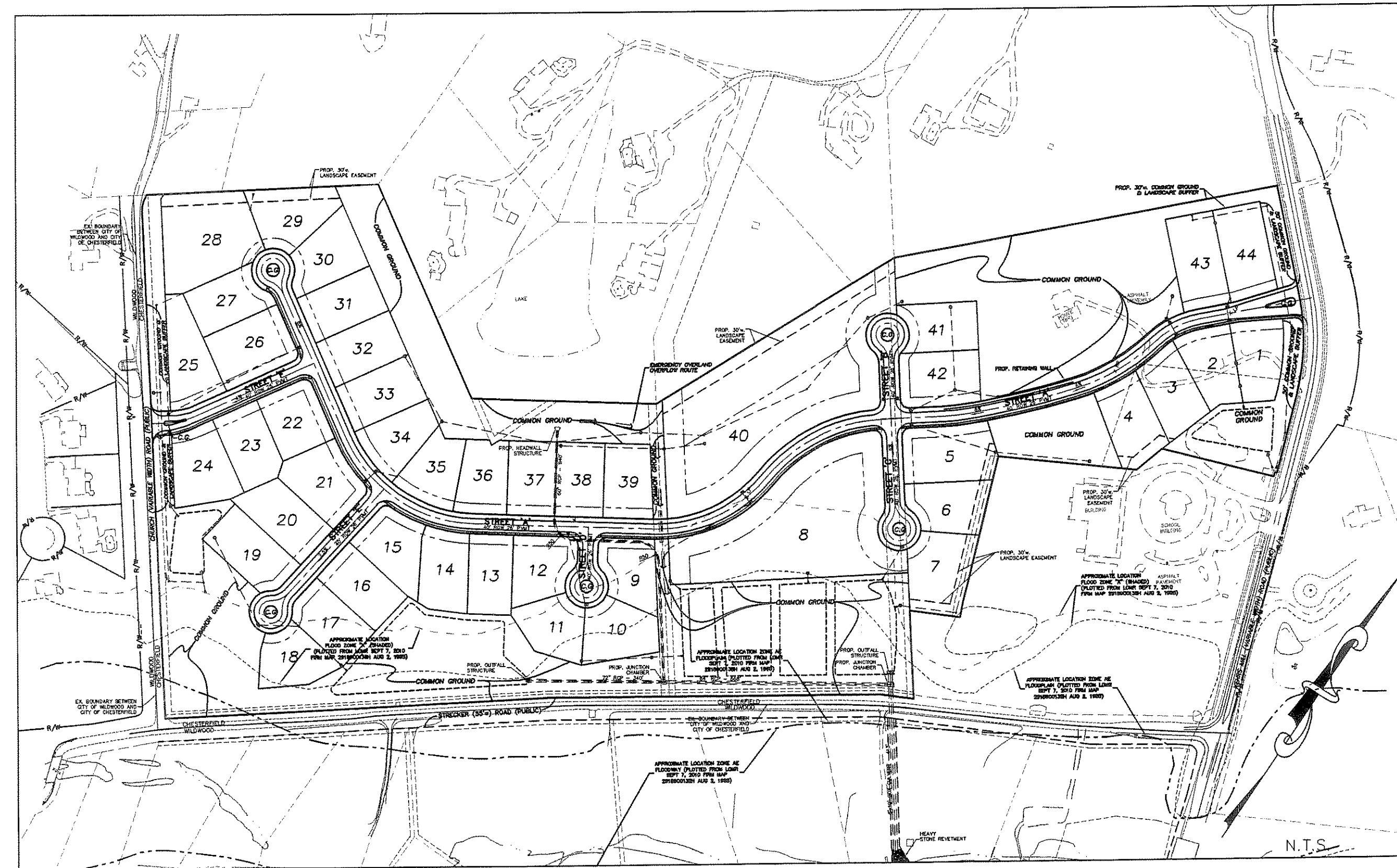




# Arbors at Kehrs Mill

A TRACT OF LAND BEING ADJUSTED LOT 8 OF "ST. MARY'S/McGEE BOUNDARY ADJUSTMENT PLAT (P.B. 342, PG. 7)  
PART OF LOT 'D' OF "McKENNA PACLAND LAKE" (P.B. 187, PG. 70)  
AND PART OF FRACTIONAL SECTION 18 AND U.S. SURVEYS 124 AND 886  
TOWNSHIP 45 NORTH, RANGES 3 AND 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## PRELIMINARY DEVELOPMENT PLAN



PROJECT ZIP CODE: 63005

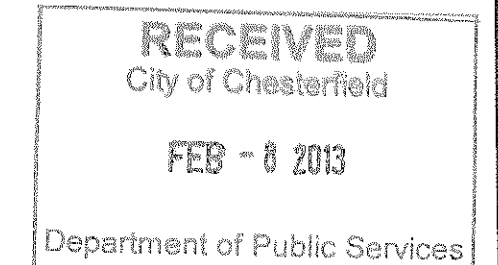
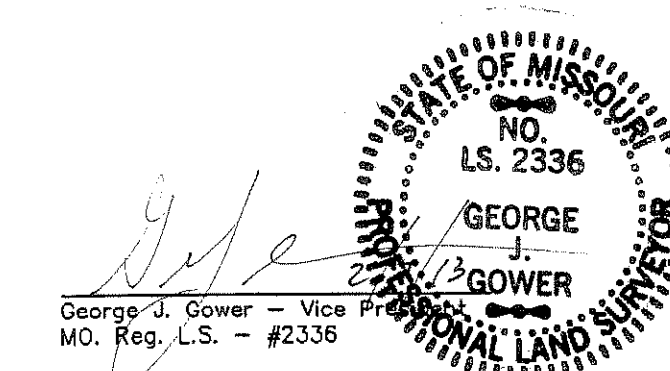
### SHEET INDEX

- 1.1 COVER SHEET
- 2.1 PRELIMINARY PLAN

### SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY, 2013, AT THE REQUEST OF ARBORS AT KEHRS MILL LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "ARBORS AT KEHRS MILL", A TRACT OF LAND BEING ADJUSTED LOT 8 OF "ST. MARY'S/McGEE BOUNDARY ADJUSTMENT PLAT (P.B. 342, PG. 7) PART OF LOT 'D' OF "McKENNA PACLAND LAKE" (P.B. 187, PG. 70) AND PART OF FRACTIONAL SECTION 18 AND U.S. SURVEYS 124 AND 886, TOWNSHIP 45 NORTH, RANGES 3 AND 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY



MSD Base Map - 19U  
MSD P#  
Highway & Traffic #

### GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING SERVICE DISTRICTS:  
METROPOLITAN ST. LOUIS SEWER DISTRICT  
MONARCH FIRE PROTECTION DISTRICT  
ROCKWOOD R-6 SCHOOL DISTRICT  
MISSOURI AMERICAN WATER COMPANY  
AMEREN UE  
AT&T  
LACLEDE GAS COMPANY  
CHARTER COMMUNICATIONS
2. 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.
3. 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.
4. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD.
5. THE LOCATION OF STORM SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
6. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY MSD ORTHOTOPO.
7. STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
8. NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND KEHRS MILL ROAD.
9. ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
10. EXISTING OWNERS: CATHOLIC CEMETERIES OF THE ARCHDIOCESE  
17015 CHURCH RD  
CHESTERFIELD, MO 63005-4319
11. SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
12. MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.

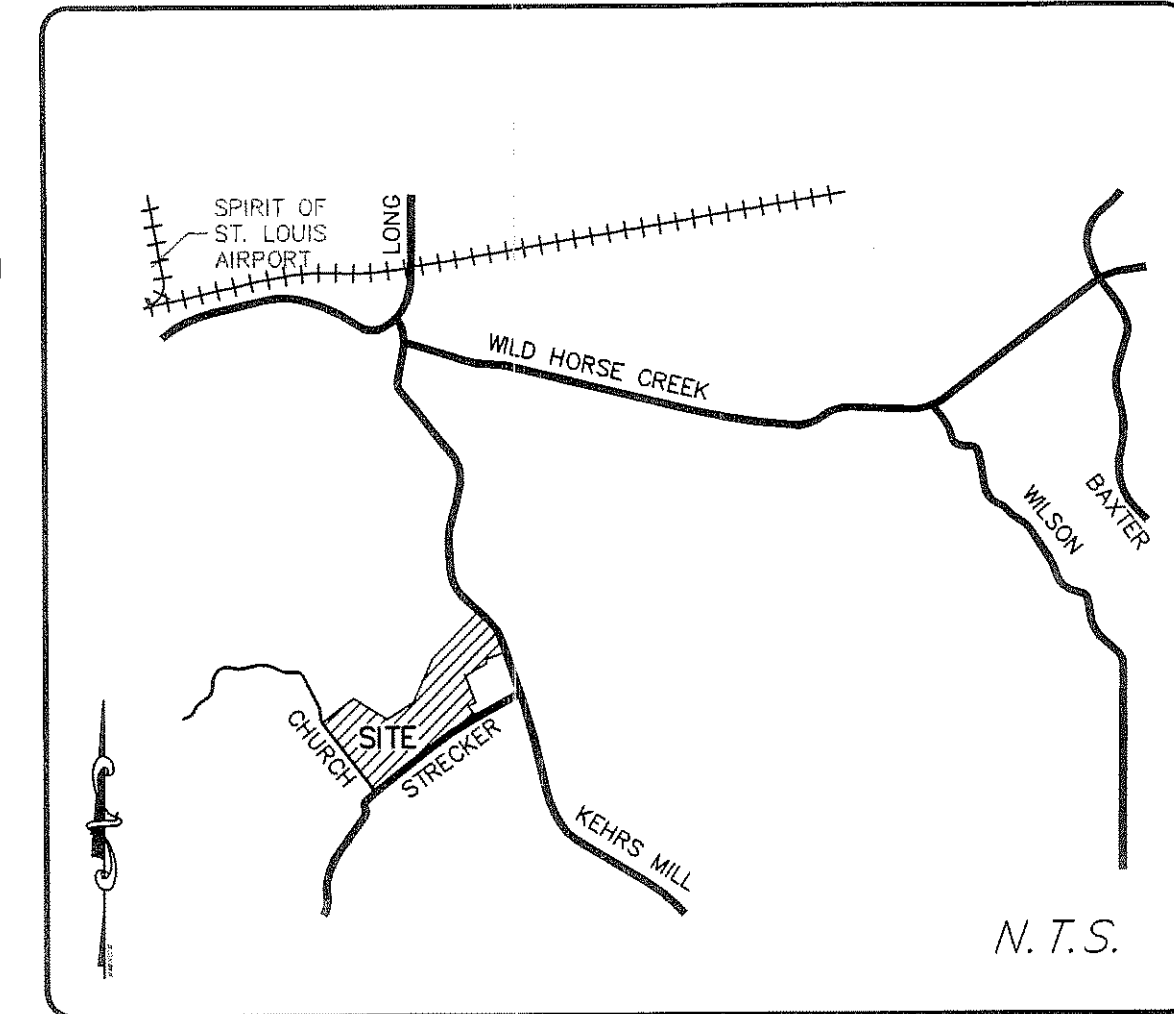
### SITE INFORMATION

LOCATOR NUMBERS: 19U420248  
EXISTING ZONING: E-1 AND E-2  
PROPOSED ZONING: E-1 WITH A P.U.D. - PLANNED UNIT DEVELOPMENT  
GROSS AREA OF SITE: 58.15 ACRES  
DENSITY CALCULATIONS: 58.15 AC X 43.560 SQ.FT./AC. = 58 LOTS ALLOWED  
(43,560 SQ.FT./LOT)  
AVERAGE LOT SIZE: 30,961 S.F.  
MAXIMUM NUMBER OF UNITS ALLOWED: 58  
NUMBER OF UNITS PROPOSED: 44  
LOT DEVELOPMENT REQUIREMENTS:  
FRONT YARD SETBACK 25'  
SIDE YARD SETBACK 10'  
REAR YARD SETBACK 25'  
MIN. LOTS SIZE 22,000 SQ. FT.  
NUMBER OF PARKING SPACES: TWO PER UNIT = 88 SPACES.  
PROPOSED STREETS SHALL BE PUBLIC AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS. RIGHT OF WAY TO BE 40' WIDE WITH 5' ROADWAY MAINTENANCE, SIDEWALK, AND UTILITY EASEMENTS ON EACH SIDE. PAVEMENT SHALL BE 26" WIDE CONCRETE.  
STREET AREA = 4.7 ACRES  
TOTAL TREE AREA = 15.2 ACRES  
TOTAL TREE AREA REQUIRED TO BE RETAINED = 30% OR 4.56 ACRES  
TOTAL TREE AREA RETAINED = 6.6 ACRES OR 43%  
COMMON GROUND = 20.6 ACRES WHICH EQUALS 35% OF THE SITE.  
FLOOD MAP: FIRM NO. 29189C0120H DATED 08-02-95

### LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE SUBDIVISION IN PARTITION OF THE SCHUIZE ESTATE AS MADE BY COMMISSIONERS IN PARTITION IN THE ST. LOUIS LAND COURT CASE NO. 3, MARCH TERM 1860, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 253 PAGE 48 OF THE ST. LOUIS CITY RECORDS; BEING ADJUSTED LOT 8 OF "ST. MARY'S/McGEE BOUNDARY ADJUSTMENT PLAT", AS RECORDED IN PLAT BOOK 342 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS; BEING PART OF LOT D OF "McKENNA PACLAND LAKE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 187 PAGE 70 OF THE ST. LOUIS COUNTY RECORDS AND SHOWN ON "BOUNDARY ADJUSTMENT PLAT AND EASEMENT PLAT OF LOT D OF McKENNA PACLAND LAKE AND U.S. SURVEY 124 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 4 EAST" AS RECORDED IN PLAT BOOK 202 PAGE 4 OF THE ST. LOUIS COUNTY RECORDS; LYING PARTLY IN U.S. SURVEY 124, TOWNSHIP 45 NORTH - RANGE 3 EAST AND TOWNSHIP 45 NORTH - RANGE 4 EAST, IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

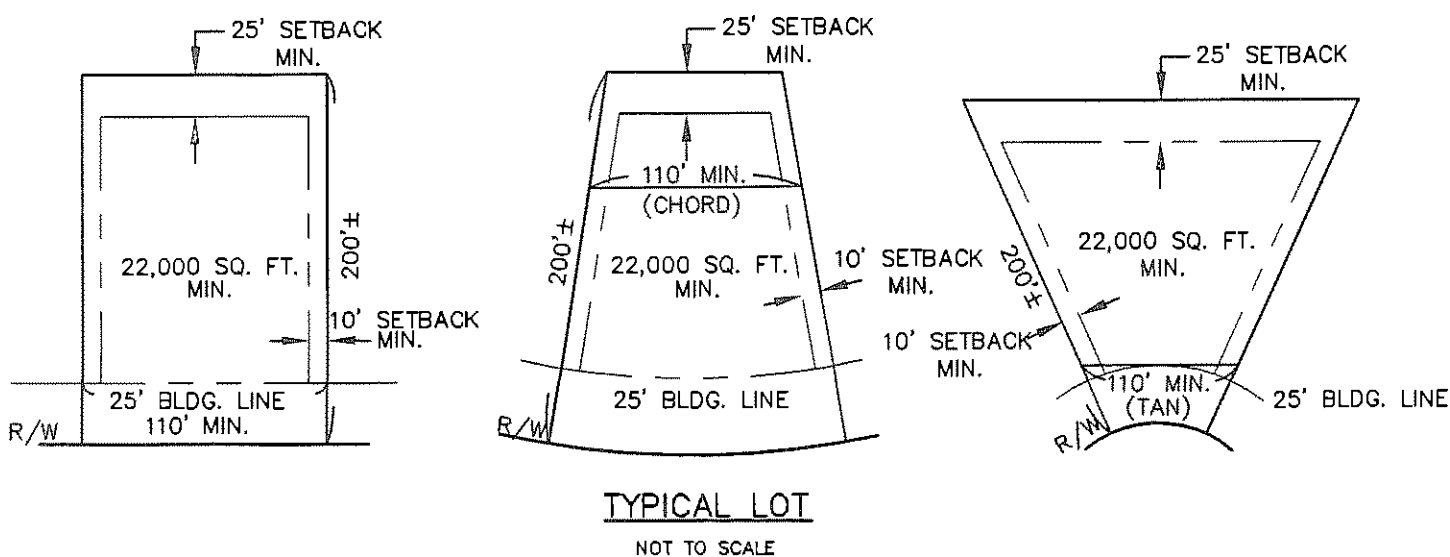
BEGINNING AT THE INTERSECTION OF THE NORTHWEST LINE OF U.S. SURVEY 124 WITH THE RANGE LINE BETWEEN TOWNSHIP 45 NORTH - RANGE 3 EAST AND TOWNSHIP 45 NORTH - RANGE 4 EAST; SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT C OF AFORESAID "McKENNA PACLAND LAKE"; THENCE SOUTHEASTWARDLY ALONG THE SOUTHWEST LINE OF LOTS C AND D OF "McKENNA PACLAND LAKE" SOUTH 58 DEGREES 11 MINUTES 10 SECONDS EAST 579.24 FEET TO THE MOST SOUTHWESTERN POINT ON THE NEW PARCEL LINE SHOWN ON THE "BOUNDARY ADJUSTMENT PLAT AND EASEMENT PLAT OF LOT D OF McKENNA PACLAND LAKE AND U.S. SURVEY 124 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 4 EAST"; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID ADJUSTED LOT 8 NORTH 24 DEGREES 29 MINUTES 17 SECONDS EAST 694.09 FEET TO THE MOST SOUTHERN CORNER OF PROPERTY NOW OR FORMERLY OF ROBERT J. LIEBE, JR., TRUSTEE AND LINDA C. LIEBE, TRUSTEE, AS DESCRIBED IN DEED RECORDED IN BOOK 10285 PAGE 921 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHEASTWARDLY ALONG THE SOUTHWEST LINE OF SAID LIEBE PROPERTY NORTH 45 DEGREES 20 MINUTES 59 SECONDS EAST 970.85 FEET TO A POINT IN THE SOUTHWEST LINE OF KEHRS MILL ROAD, AS WIDENED; SAID POINT BEING ALSO THE MOST WESTERN CORNER OF PARCEL NO. 5 CONVEYED TO ST. LOUIS COUNTY BY DEED RECORDED IN BOOK 11262 PAGE 2349 OF THE ST. LOUIS COUNTY RECORDS; THENCE IN A SOUTHEASTWARDLY DIRECTION ALONG THE RIGHT-OF-WAY LINE OF KEHRS MILL ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 45 DEGREES 53 MINUTES 28 SECONDS EAST 279.30 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 44 DEGREES 06 MINUTES 32 SECONDS WEST 545.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 243.05 FEET AND SOUTH 20 DEGREES 07 MINUTES 44 SECONDS WEST 199.08 FEET TO A POINT IN THE NORTH LINE OF A PARCEL DESCRIBED IN DEED TO ST. LOUIS COUNTY BY DEED RECORDED IN BOOK 10125 PAGE 1744 AND RE-RECORDED IN BOOK 10337 PAGE 2047 OF THE ST. LOUIS COUNTY RECORDS; THENCE CONTINUING ALONG THE KEHRS MILL ROAD RIGHT-OF-WAY AND SAID WIDENING PARCEL SOUTH 69 DEGREES 52 MINUTES 16 SECONDS WEST 5.00 FEET AND SOUTH 20 DEGREES 07 MINUTES 44 SECONDS EAST 10.67 FEET TO THE NORTHEAST CORNER OF A PARCEL CONVEYED TO ST. LOUIS COUNTY BY DEED RECORDED IN BOOK 12356 PAGE 598 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID LAST MENTIONED PARCEL SOUTH 69 DEGREES 52 MINUTES 16 SECONDS WEST 6.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 69 DEGREES 52 MINUTES 16 SECONDS WEST 281.67 FEET TO A POINT; THENCE SOUTH 24 DEGREES 10 MINUTES 02 SECONDS EAST 40.00 FEET TO A POINT; THENCE SOUTH 63 DEGREES 20 MINUTES 14 SECONDS WEST 127.09 FEET TO A POINT IN THE NORTHWEST LINE OF AFORESAID ADJUSTED LOT 8 OF ST. MARY'S/McGEE BOUNDARY ADJUSTMENT PLAT; THENCE SOUTHEASTWARDLY ALONG SAID NORTHEAST LINE SOUTH 37 DEGREES 00 MINUTES 22 SECONDS EAST 219.46 FEET TO A POINT IN THE NORTHWEST LINE OF STRECKER ROAD, VARYING WIDTH; THENCE SOUTHWESTWARDLY ALONG SAID NORTHWEST LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 63 DEGREES 20 MINUTES 17 SECONDS WEST 82.74 FEET, SOUTH 55 DEGREES 16 MINUTES 49 SECONDS WEST 830.16 FEET AND SOUTH 52 DEGREES 35 MINUTES 48 SECONDS WEST 958.92 FEET TO ITS INTERSECTION WITH THE NORTHEAST LINE OF CHURCH ROAD, VARYING WIDTH; THENCE NORTHWESTWARDLY ALONG SAID NORTHEAST LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 37 DEGREES 05 MINUTES 15 SECONDS WEST 1,758.58 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 52 DEGREES 54 MINUTES 45 SECONDS EAST 75.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 42.07 FEET AND NORTH 04 DEGREES 56 MINUTES 46 SECONDS WEST 2.90 FEET TO A POINT IN THE AFORESAID NORTHWEST LINE OF U.S. SURVEY 124; THENCE NORTHEASTWARDLY ALONG SAID NORTHWEST LINE OF U.S. SURVEY 124, BEING ALSO ALONG THE SOUTHWEST LINE OF PROPERTY NOW OR FORMERLY OF ROBERT THOMSON AND WIFE AS DESCRIBED IN DEED RECORDED IN BOOK 4106 PAGE 239 OF THE ST. LOUIS COUNTY RECORDS AND PROPERTY NOW OR FORMERLY CLIFFORD FRAZIER AND WIFE BY DEED RECORDED IN BOOK 5933 PAGE 179 OF THE ST. LOUIS COUNTY RECORDS, NORTH 52 DEGREES 55 MINUTES 10 SECONDS EAST 578.94 FEET TO THE POINT OF BEGINNING. THE ABOVE TRACT OF LAND NOW KNOWN AS LOT 1 OF ST. MARY'S INSTITUTE LOT SPLIT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 355 PAGES 437 AND 438 OF THE ST. LOUIS COUNTY RECORDS.



LOCATION MAP  
N.T.S.

### LEGEND

EXISTING		PROPOSED
---	CONTOURS	---(542)---
---	SPOT ELEVATIONS	536.0
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
---	FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CATCH BASIN	---
---	AREA INLET	---
---	GRADED INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	CLEANOUT	---
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
---	GAS MAIN & SIZE	(2")
---	WATER MAIN & SIZE	(6")
---	TELEPHONE	(1")
---	ELECTRIC (U) UNDERGROUND	(E)
---	ELECTRIC (O) OVERHEAD	(OHV)
---	FLOW LINE	---
---	TO BE REMOVED	TBR
---	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING STALLS	P.S.
---	YARD LIGHT	---
---	COMMON GROUND	C.G.



ISSUE	REMARKS/DATE	CITY OF CHESTERFIELD COMMENTS
1		

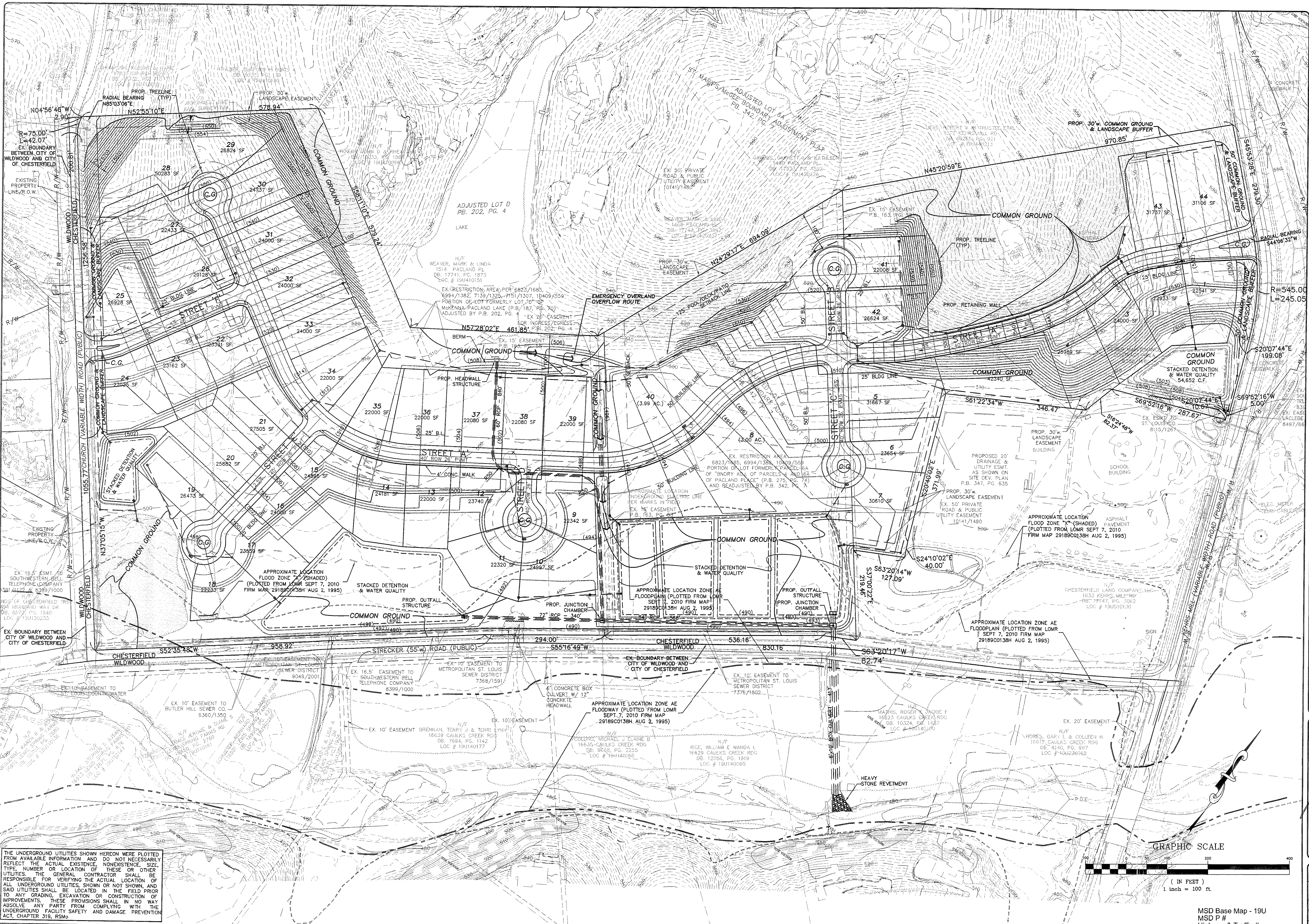
Arbors at Kehrs Mill LLC  
5091 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. (314) 487-6717

THE STERLING CO.  
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5055 New Baumgartner Road  
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www.sterling-eng-sur.com  
Corporate Certificate of Authority #001348

Arbors at Kehrs Mill  
Chesterfield, Missouri  
COVER SHEET

Date: 02-08-13  
MICHAEL G. BOERDING  
License No. MO E-28643  
Civil Engineer

Job Number  
12-06-154  
Date  
02-08-13  
Designed: MF  
Drawn: LG  
Checked: [Signature]  
Sheet  
1.1  
PRE8



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

ISSUE	REMARKS/DATE	CITY OF CHESTERFIELD COMMENTS
1		

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**Arbors at Kehrs Mill**  
 Chesterfield, Missouri  
 PRELIMINARY PLAN

The Professional Engineer's seal and signature are required for this plan. All drawings, instruments or other documents not including this seal and signature shall not be considered prepared by this engineer, and the engineer assumes no responsibility for any errors or omissions in any drawings or documents not including this seal and signature.

*Michael G. Boerding*

Date: 02-08-13  
 MICHAEL G. BOERDING  
 License No. MO E-28643  
 Civil Engineer

Job Number  
**12-06-154**  
 Date  
**02-08-13**  
 Designed: MF Sheet  
 Drawn: LG **2.1**  
 Checked: PRE8

MSD Base Map - 19U  
 MSD P #  
 Highway & Traffic #

# "ARBORS AT KEHRS MILL"

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124, TOWNSHIP 45 NORTH - RANGE 3 EAST, AND TOWNSHIP 45 NORTH - RANGE 4 EAST, IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## "Upland Forest" areas (Sample Points 1 & 2):

1. Acres: 13.5 ac. (1/4) total
2. Forest Type: "Upland Forest" - typical mature woods
3. Species: Oaks, primarily black and white oak plus other oak varieties, are the dominant tree species, with a much smaller number of hickory (shagbark and pignut). Other species include some persimmon, dogwood, and a few redwoods, with an occasional sugar maple or black walnut.
4. Density: 112 trees per acre (based upon average of typical sample plots)
5. Average Diameter: 12.6" DBH average (based upon average of 2' x 50' typical sample areas)
6. Ave. overstory DBH: 16.2" DBH average (based upon 312 total DBH inches divided by 28 trees total from 2 sample plots)
7. Dominant species: Approx. 50% of stand is oak
8. Understory: Sample Point # 1: Understory trees include dogwood, redbud and some pampas, with an occasional cherry or basswood. Shrubs include cornus and Virginia creeper, with occasional areas of raspberry and multiflora rose. Groundcovers include large areas of may apple and ferns, and scattered areas of poison ivy, lichens and mosses, with other shade-tolerant herbaceous plants and wildflowers. Sample Point # 2: All understory growth has been removed and areas under existing trees are now maintained in a park-like setting with mowed lawn areas.
9. Apparent health: Generally good, except that many of the large older trees along top of ridges have some deadwood and broken crowns.

## "Bottomland Forest" area (NE corner of Church & Strecker)

- Note: No Sample Points in this area, but see Monarch Tree List and evaluation as follows.
1. Acres: 1.1 ac. (1/4) total
  2. Forest Type: "Bottomland Forest" - generally the woods area in flood plain and along drainage ways
  3. Species: Silver maple appears to be the dominant tree species, followed closely by cottonwood and boxelder. Other common species include sycamore, ash and elm. There is also a group of birch.
  4. Density: Estimated at about 50 trees per acre (generally more sparse than normal due to the nature of the area - previous cropland and pasture)
  5. Average Diameter: Not calculated - this area is not typical forest area
  6. Ave. overstory DBH: Approx. 30% of stand is silver maple, with 28% being cottonwood.
  7. Dominant species: Trees include many small caliber boxelder, elm and maple
  8. Understory: None
  9. Valuable stands: None
  10. Apparent health: Fair

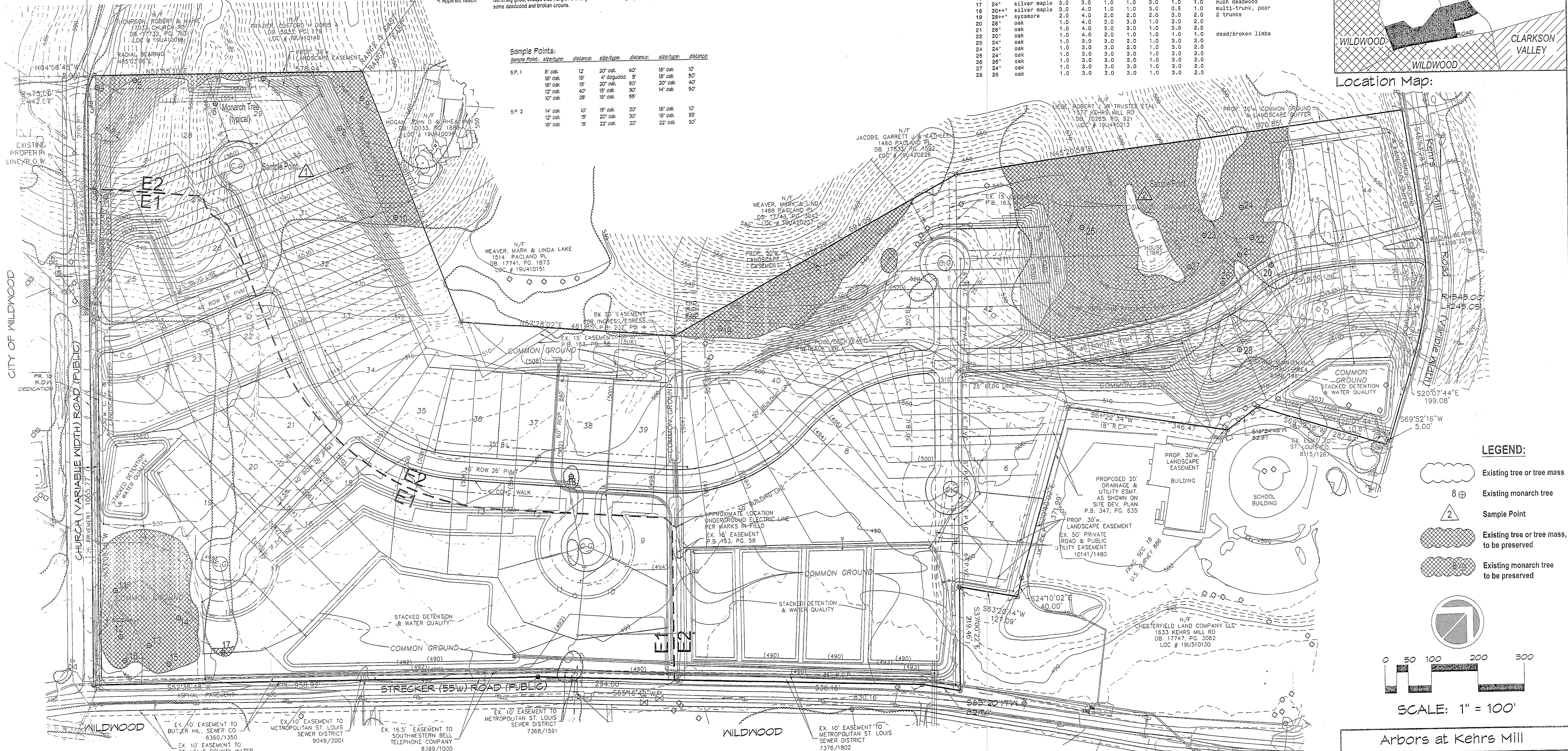
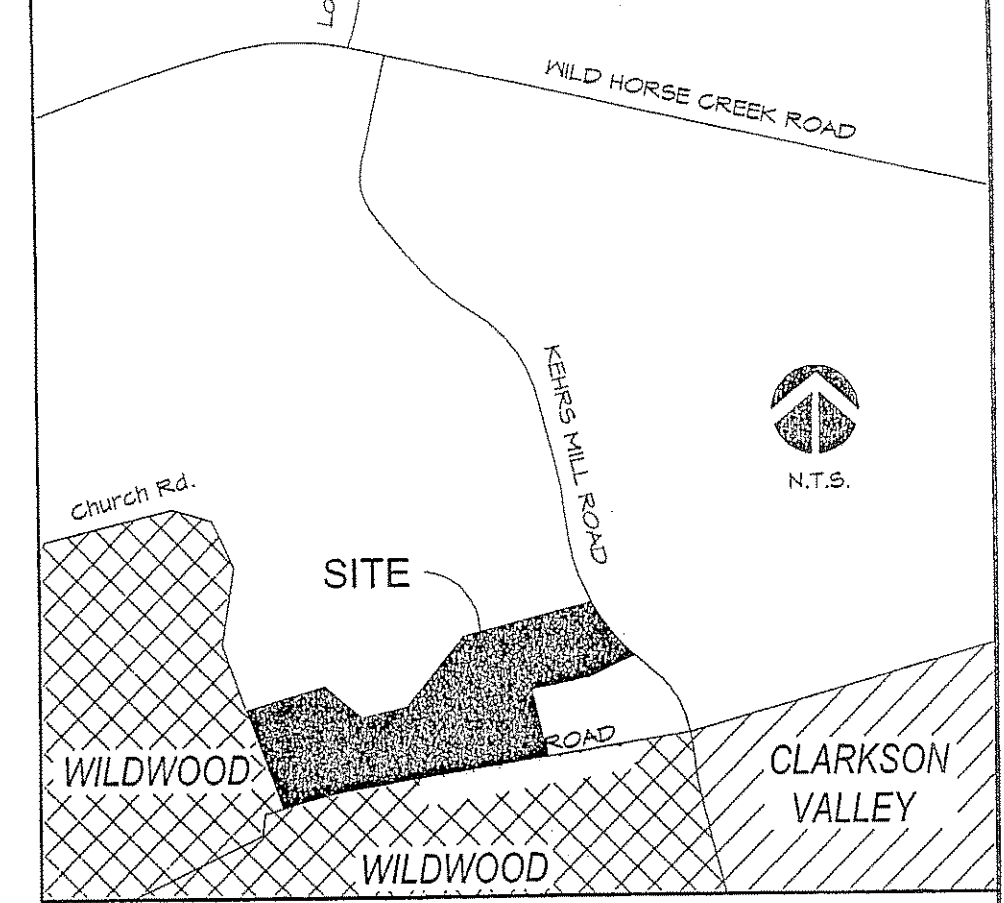
## Monarch Trees

1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent

No.	DBH	Type	Adapt.	DBH	Health	Canopy	Roots	Value	Other	Comments
1	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
2	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
3	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
4	24"	oak	1.0	3.0	0.5	0.5	1.0	1.0	1.0	1/2 dead, crown v. poor
5	28"	oak	1.0	4.0	3.0	2.0	1.0	2.0	2.0	
6	24"	oak	1.0	3.0	3.0	2.5	1.0	3.0	2.0	
7	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
8	24"	oak	1.0	3.0	3.0	2.0	1.0	2.0	2.0	
9	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
10	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
11	30"	sycamore	2.0	4.0	3.0	2.0	2.0	3.0	2.0	
12	32"	sycamore	2.0	4.0	3.0	2.0	2.0	3.0	2.0	
13	24+ "	sycamore	2.0	3.0	0.5	2.0	2.0	1.0	2.0	3 trunks, v. poor
14	24+ "	silver maple	3.0	3.0	2.0	2.0	3.0	1.0	1.0	5 trunks
15	24+ "	cottonwood	3.0	3.0	3.0	2.0	3.0	1.0	1.0	4 trunks
16	40"	cottonwood	3.0	4.0	3.0	2.0	3.0	1.0	1.0	
17	24"	silver maple	3.0	3.0	1.0	1.0	3.0	1.0	1.0	much deadwood
18	30+ "	silver maple	3.0	4.0	1.0	1.0	3.0	0.5	1.0	multi-trunk, poor
19	28+ "	sycamore	2.0	4.0	2.0	2.0	2.0	3.0	2.0	2 trunks
20	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
21	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	
22	30"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	dead/broken limbs
23	24"	oak	1.0	3.0	3.0	2.0	1.0	3.0	2.0	
24	24"	oak	1.0	3.0	3.0	2.0	1.0	3.0	2.0	
25	24"	oak	1.0	3.0	3.0	2.0	1.0	3.0	2.0	
26	28"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
27	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
28	28"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	

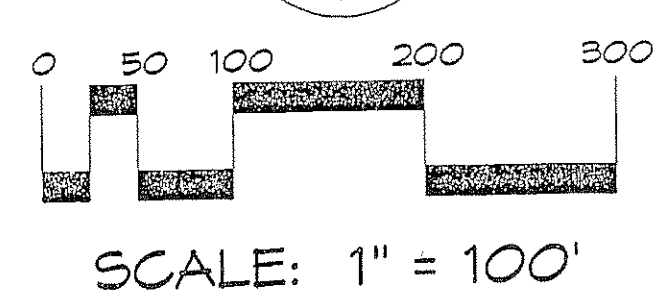
## Sample Points:

Sample Point	size/type	distance	size/type	distance	size/type	distance
S.P. 1	8' oak	12'	20' oak	40'	18' oak	10'
	18' oak	18'	4' dogwood	9'	18' oak	50'
	18' oak	18'	20' oak	50'	20' oak	40'
	12' oak	40'	18' oak	30'	14' oak	50'
	10' oak	29'	18' oak	58'		
S.P. 2	14' oak	10'	15' oak	20'	18' oak	10'
	12' oak	19'	20' oak	50'	18' oak	58'
	18' oak	19'	22' oak	20'	22' oak	50'



## LEGEND:

- Existing tree or tree mass
- Existing monarch tree
- Sample Point
- Existing tree or tree mass, to be preserved
- Existing monarch tree to be preserved



## Tree Stand Delineation Notes:

1. TSD study method: The Aerial Photography BAF 10 Study method of preparing the Tree Stand Delineation was used.
2. Aerial photo: Provided by the Searborn Map Company, Inc. job no. 08-1-32k, exposure no. G08 32-3b, March 2004, scale 1" = 200'
3. Flood Plain: Flood plain is present along the Strecker Road frontage of the site, per FEMA Flood Insurance Rate Map, map number 28184C0188-H, with effective date of 8-25-95.
4. Vegetation types: 13.5 ac. (1/4) Upland Forest area  
1.1 ac. (1/4) Bottomland Forest area  
12.4 ac. (1/4) total tree canopy area
5. Monarch trees (hardwood trees 24" DBH) have been approximately located.
6. There were 2 Sample Points recorded, as shown on Plan and as described elsewhere.
7. Two distinct vegetation types were found, as follows:
  - a. "Upland Forest" (Sample Points 1 & 2)
  - b. "Bottomland Forest" (NE corner of Church & Strecker)
8. Other observations:
  - a. Most of site is open and has been used as farmland (pasture and/or crops).
  - b. As site has been cleared for farming, trees are generally at the perimeter of flat, open areas, in low/drainage areas, and on slope areas (areas not suitable to farm).

## Tree Preservation:

1. Size of Tract: 58.15 acres (1/4)
2. Development Proposed: 44 detached single family lots
3. Existing tree canopy: 19.2 acres (1/4)
4. Trees required to be retained: 4.6 acres (30% of existing tree canopy)
5. Total trees to be removed: 8.1 acres (1/4)
6. Total trees to be retained: 6.5 acres (Approx. 48% of existing tree canopy)

\*\* Note that calculations are based upon available information and preliminary engineering. All calculations are subject to final engineering design being performed. Final plans may show more or less trees being saved. As a minimum, there shall be at least 30% of the existing trees retained.

Arborist/Forester: **Bruce Vawter**  
 Forestry Consultant Services  
 9321 Manorok Drive  
 St. Louis, Missouri 63126  
 314/849-2753  
 Certified Arborist: # MN-0469A  
 Certified Forester: # 2501

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 5091 New Baumgartner Road  
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 Phone: 314-487-6717

**Arbors at Kehrs Mill**  
 Tree Stand Delineation

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

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5377

Drawn by: JRH	Checked by:	Project Number: 13002	Sheet Number: 1 OF 1
Date: 1-18-13			
Revisions: 1-21-13			