



IV. B.

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Planning and Development Services Division Public Hearing Summary Report

P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

Summary

In addition to the zoning map request for an “E-1” Estate One-Acre District (P.Z. 04-2015); Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC, is seeking a “PUD” Planned Unit Development for this tract of land. The PUD petition (P.Z. 05-2015) is a separate request from the “E-1” Estate One-Acre District request (P.Z. 04-2015); however the applicant has submitted them concurrently in order to establish the density requirements for the PUD. As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for your review. As shown on the Preliminary Plan, the applicant is proposing a total of forty-seven (47) lots which range in size from 22,000 square feet to 28,637 square feet with an average lot size of 23,012 square feet. Nearly forty percent (39.6%) or 20.02 acres of common open space has been proposed, with an additional 0.64 acres (1.3% of site) as common ground.

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.

In 2013, two petitions for a zoning map amendment from the “NU” Non-Urban District to an “E-1” Estate One-Acre District (P.Z. 15-2013) and “E-1” Estate One-Acre District to a “PUD” Planned Unit Development (P.Z. 16-2013) were filed by Fischer & Frichtel Custom Homes, LLC, for this property. The purpose of these petitions was to allow for the development of 48 single family homes on this property. Public Hearings on these petitions were held on November 25, 2013; thereafter, the following occurred for each of these petitions:

- **P.Z. 15-2013 “NU” to “E-1”**: At the March 10, 2014 Planning Commission a motion to approve was passed by a vote of 8-0.
- **P.Z. 16-2013 “E-1” to “PUD”**: Presented at the March 10, 2014 Planning Commission meeting—outstanding issues were identified and the Commission voted to hold the project.

In July of 2014, both of these petitions were withdrawn by the Petitioner prior to any City Council action occurring.

Staff Analysis

The Petitioner is requesting the “PUD” Planned Unit Development designation for 50.5279 acres to develop 47 single-family dwelling units on lots which range in size from 22,000 square feet to 28,637 square feet with an average lot size of 23,012 square feet. There are two access points proposed for the development; the main entrance off Wild Horse Creek Road and as secondary access off of Wild Horse Creek Road. Deep Forest Drive is a local public road maintained by the City of Chesterfield and Wild Horse Creek Road is a major arterial maintained by the Missouri Department of Transportation.

The Petitioner is proposing to provide 20.02 acres of Common Open Space, which represents nearly 40% of the site. Additionally, 83% of the existing tree canopy will be preserved, and landscape buffers are proposed along the northern, eastern, and western perimeters in addition to a 7.82 acre greenspace preservation area along the southern perimeter of the site. The northern landscape buffer, which fronts along Wild Horse Creek Road, will be 50 feet in width and the Petitioner notes in the attached Project Narrative that all of the landscape buffers will feature enhanced landscaping. The eastern and western landscape buffers are to be 30’ in width; all of these buffers are located within common ground areas outside of individual lots.

The Common Open Space areas are dispersed throughout the site and include amenities such as a recreation area, a children’s playground, and a sports field. Each of these amenities will be connected via a walking trail. The trail features multiple linkages to the sidewalks within the proposed developed, allowing easy access for homeowners throughout the subdivision.



Figure 1: Subject Site Aerial

Surrounding Land Uses and Comprehensive Plan Analysis

For detailed information on the surrounding land uses and Comprehensive Plan Analysis, please refer to the Staff Report for P.Z. 04-2015, which was submitted in conjunction with this request 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.

A public hearing further addressing the request will be held at the June 22nd, 2015, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Plan.

Respectfully submitted,

Jessica Henry
Project Planner

Attachments

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

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 Public Hearings on Monday, June 22, 2015 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “NU” Non-Urban District to a “E-1” Estate One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

And

P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

For a list of the requested uses, contact the project planner.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Jessica Henry, Project Planner, by telephone at 636-537-4741 or by email at jhenry@chesterfield.mo.us

CITY OF CHESTERFIELD
Mike Watson, Chair
Chesterfield Planning Commission

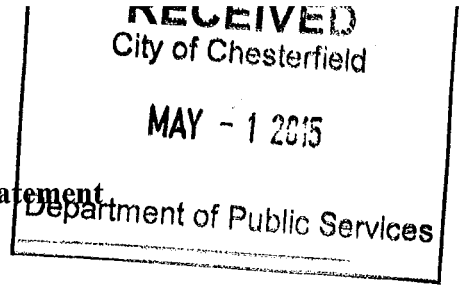
PROPERTY DESCRIPTION

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 55°15’36” East, 205.89 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 and distance 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, 544.62 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 67°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 west 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 southeast 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 A as recorded in Plat Book 310 Page 14 of the above mentioned recorder's office, South 77°40'33" West, 985.34 feet to an iron pipe found for the southeast 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 Schaffer Estate Adjustment, North 12°22'00" West, 2190.06 feet to the point of beginning and containing 2,200,997 square feet (50.5279 acres), more or less, according to a survey by The Sterling Company during the month of October, 2013 under order number 13-08-265.





Arbors at Wilmas Farm 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. McBride is proposing to develop 50.5 acres of property along Wild Horse Creek Road and is requesting an E-1AC PUD zoning in order to permit the development. The project consists of 47 large, wooded residential home sites on 50.5 acres which is less than one house per acre density. Greenspace, pocket parks and recreational amenities are dispersed throughout the development. McBride will be constructing its luxury home product line and will feature many upgraded architectural features that were added specifically for this 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 the surrounding 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 (including common ground amenities) 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 47 lots on 50.5 acres.

The maximum building height will be fifty feet which is consistent with the E-1AC 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 8 feet with a minimum of 20 feet between homes.

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 be smaller than one-acre in size however all of the lots will exceed 22,000 square feet which is consistent with the surrounding communities. The lot sizes allow for the inclusion of more common ground and amenities within the development. The plan includes front and side yard setbacks which are smaller than the minimum setbacks identified in the E-1AC district. These setbacks create more interspersed recreational opportunities within the project.

f. Table Showing Number of Acres in the proposed 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 streets will consist of 4.68 acres.

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

The project includes 4.68 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 cul-de-sacs and two eyebrows. All homes will include a standard three-car side-entry garage. This feature is not typically included as standard within this product line. McBride decided to include this option 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 83% of the existing woodland tree canopy which is nearly 50% 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.

In addition to the tree preservation, McBride will provide extensive landscaping throughout the community. McBride is proposing enhanced landscape buffers around the perimeter of the project. This buffer is 30' wide along the eastern and western portions of the site and will include a walking trail providing pedestrian connectivity to the sidewalks and interior pocket parks and greenways. The buffer area is 50' in width along the northern property line with a 7.82 acre greenspace preservation area along the

southern boundary of the site both of which exceeds the City's standards. The northern buffer will be heavily landscaped along Wildhorse Creek Road. All of the foregoing buffer areas are located on common ground and not located within any lots.

k. Character of and rationale for the 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 City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD. The proposed E-1AC PUD zoning is consistent with the communities in the vicinity of the project. The nearby Wildhorse Community is zoned R-1 PEU which is the same density and the same type of zoning as the subject project. The adjacent Arbors at Wildhorse Creek is zoned E-1 PUD with the same density and similar lot sizes and setbacks. The City's Comprehensive Plan identifies this area as "Residential Single Family (Attached/Detached)" use which is entirely consistent with the project.

Second, the site contains many natural features and McBride sought to preserve many of these 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.

Finally, McBride wanted to design a community worthy of its most luxurious product line. McBride will be offering homes with many upgraded architectural features. McBride designed many unique amenities and features (described below) which help to create a country estate-inspired home site for McBride's 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-1AC 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 which is greater than one-half acre. The overall density of the

site is actually less than one-acre density because the project consists of only 47 lots on 50.5 acres.

Based on the site plan, McBride anticipates that nearly twenty-five percent of the site will be left in its natural state. These natural areas will not be graded and natural slopes and vegetation will remain. 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 McBride's most luxurious housing product on this site. McBride added important standard architectural features such as three-car side-entry garages and architectural shingles. In addition to the brick and stone elements on many of the elevations, McBride will be 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. McBride is committed to this concept as well. McBride is 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. McBride is also utilizing many water quality features as part of the site design.

1. Description of Amenities

McBride is proposing several areas of common ground interspersed throughout the development. The "Recreation Area" in the middle of the site will likely have some type of covered picnic area and horseshoe pits to create a community gathering area for residents. The "Playground Area" adjacent to Lot 33 will contain children's playground equipment. McBride included a sports field on part of the large common ground area encompassing the entire southern boundary of the site. McBride designed each amenity so that it was dispersed throughout the development such that the parks and greenspace can be seen and easily accessed from every lot within the subdivision. All of the common areas, amenities and 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.

All of these recreational areas are connected with a trail and the trail will connect in various locations to the site's internal sidewalks. These trails will create interconnectivity throughout the site to all recreational areas and to Deep Forest Drive and Wildhorse via the new sidewalks. The interconnected trails will allow every future owner to easily walk to each recreational area and either Deep Forest or Wildhorse from every lot and/or recreational area within the project.

McBride will construct two full access entrances avoiding the need for a secondary emergency access entrance. The 50' landscape buffer area along Wildhorse Creek Road will create an impressive sense of arrival to the community, including an upscale lighted monument sign. This entrance will compliment the other community entrances in this area.

The site currently contains mature trees. McBride is proposing to preserve 83% of the existing trees (well in excess of the 30% preservation requirement).

m. Lands to be dedicated for public use, if any:

The project includes 4.68 acres of public streets and all of the necessary utility easements. Additionally, McBride is planning on a 15' wide road dedication along Wildhorse.

n. Phasing:

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

o. Phasing and time schedule for Public Facilities:

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

The Arbors at 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

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOOD R-6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 AMEREN UE
 AT&T
 LAKEDE 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 FIELD SURVEY AND LIDAR TOPOGRAPHIC DATA.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: WILD HORSE CREEK FARMS INVESTMENTS, 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. TRAILS SHALL BE ALLOWED WITHIN THE LANDSCAPE EASEMENTS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE RESIDENT OR A HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.

SITE INFORMATION

LOCATOR NUMBERS: 18V330035
 EXISTING ZONING: NU AND FP NU
 PROPOSED ZONING: E-1AC-PUD (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: 23,012 S.F.
 MAXIMUM NUMBER OF UNITS ALLOWED: 50
 NUMBER OF UNITS PROPOSED: 47
 LOT DEVELOPMENT REQUIREMENTS:
 FRONT YARD SETBACK 25'
 SIDE YARD SETBACK 8' (MIN. 20' BETWEEN STRUCTURES)
 REAR YARD SETBACK 25'
 MIN. LOTS SIZE 22,000 SQ. FT.
 NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 94 SPACES
 NUMBER OF PARKING SPACES PROVIDED: 94
 PROPOSED STREETS SHALL BE PUBLIC 50'W. R.O.W. WITH 25'W. P.W.M. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.
 STREET AREA = 4.88 ACRES
 MODOOT R/W DEDICATION = 0.34 ACRES
 COMMON GROUND = 0.64 ACRES WHICH EQUALS 1.3% OF THE SITE
 COMMON OPEN SPACE = 20.02 ACRES WHICH EQUALS 39.6% OF THE SITE
 FLOOD MAP: FEMA PANEL 29189C0145K DATED: FEB. 4, 2015

TREE INFORMATION

SEE TREE STAND DELINEATION - SHEET 1

STATE PLANE COORDINATES

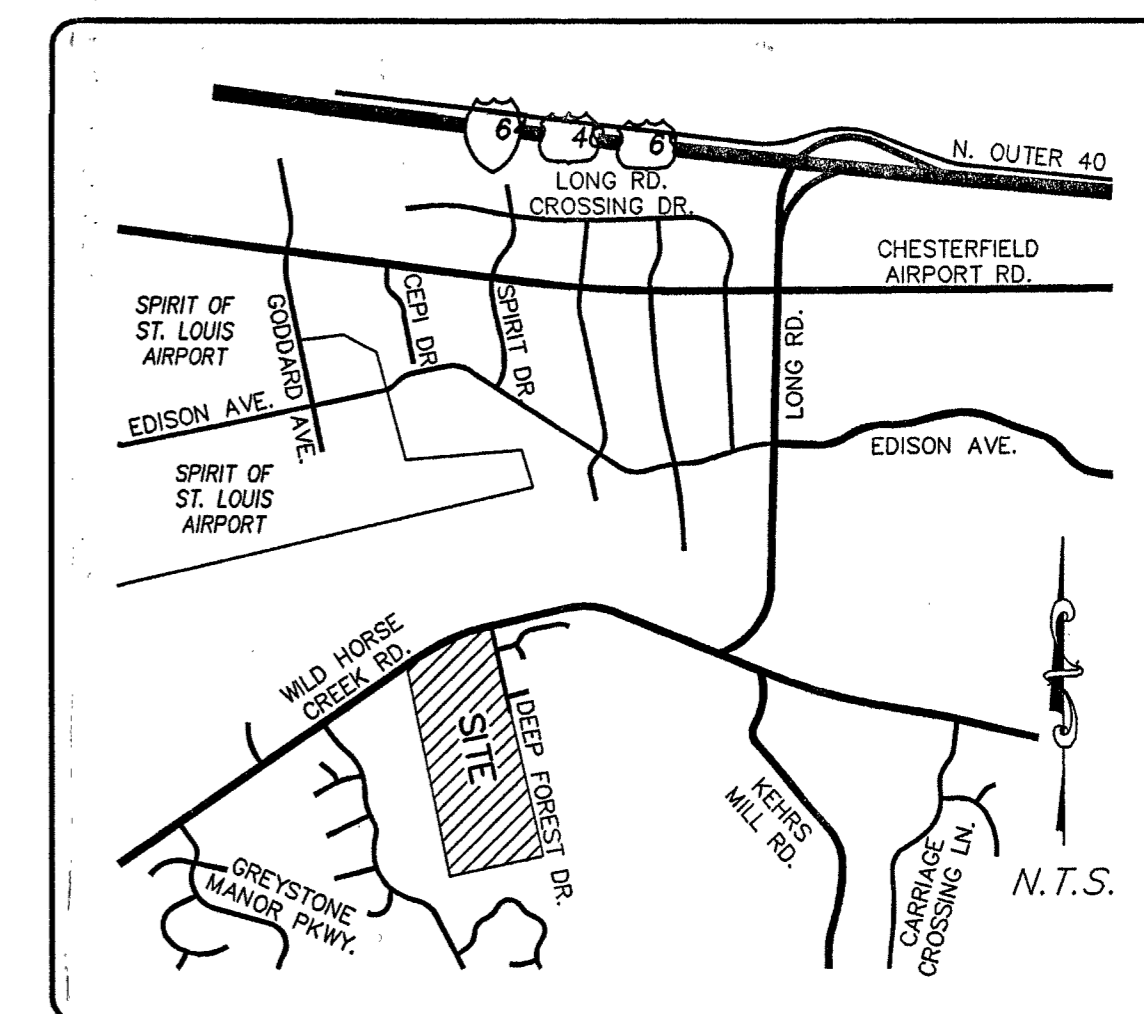
STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SR0X AND A PID OF D12212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 31424.384 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 SR0X. 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

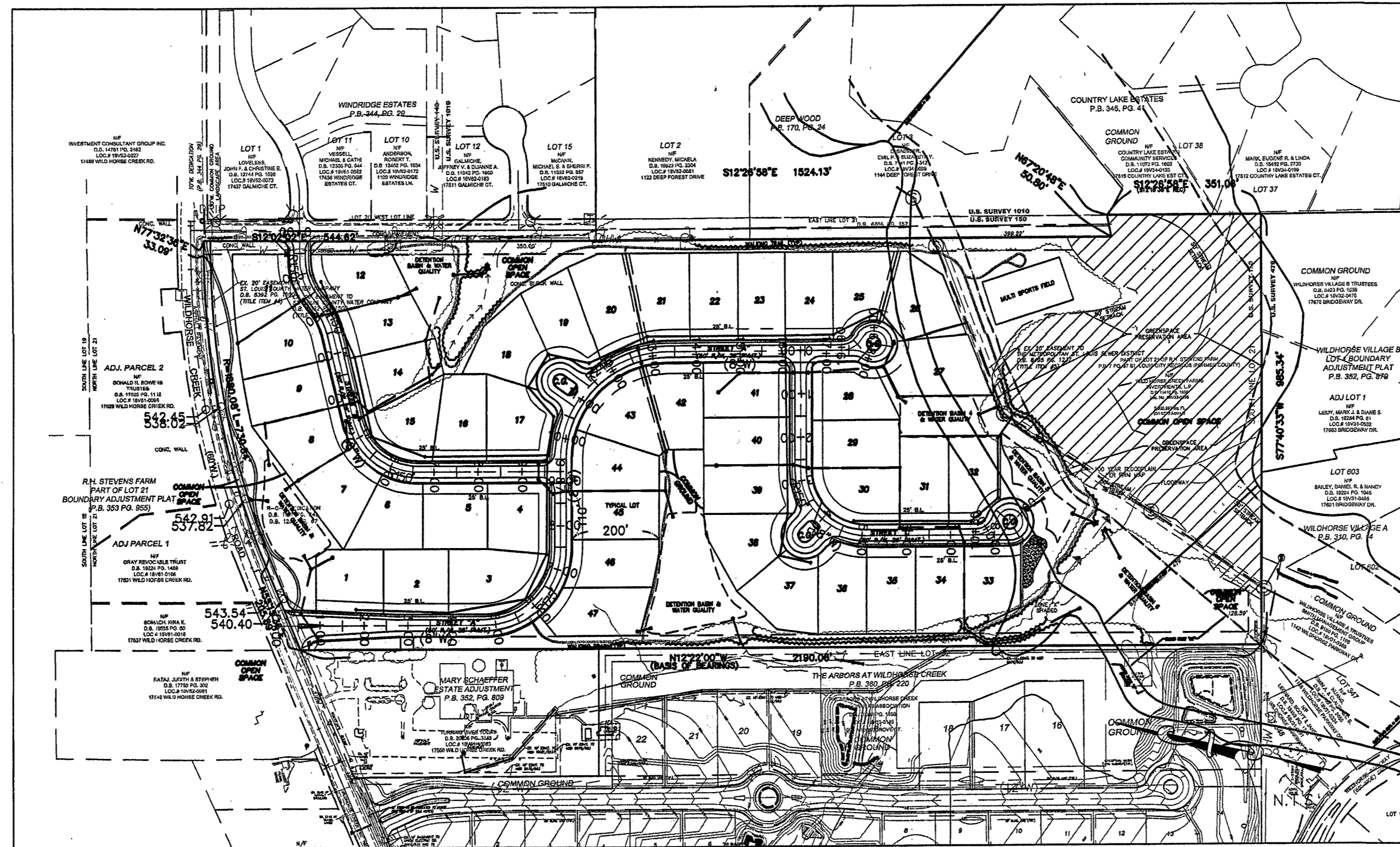
A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED 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 55°15'36" EAST, 205.89 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 AND DISTANCE OF NORTH 68°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, 544.62 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 67°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 WEST 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 SOUTHEAST 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 AND THE NORTH LINE OF LOT 603, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE A AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 985.34 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 2,200,997 SQUARE FEET (50.5279 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER ORDER NUMBER 13-08-265.



LOCATION MAP
 N.T.S.

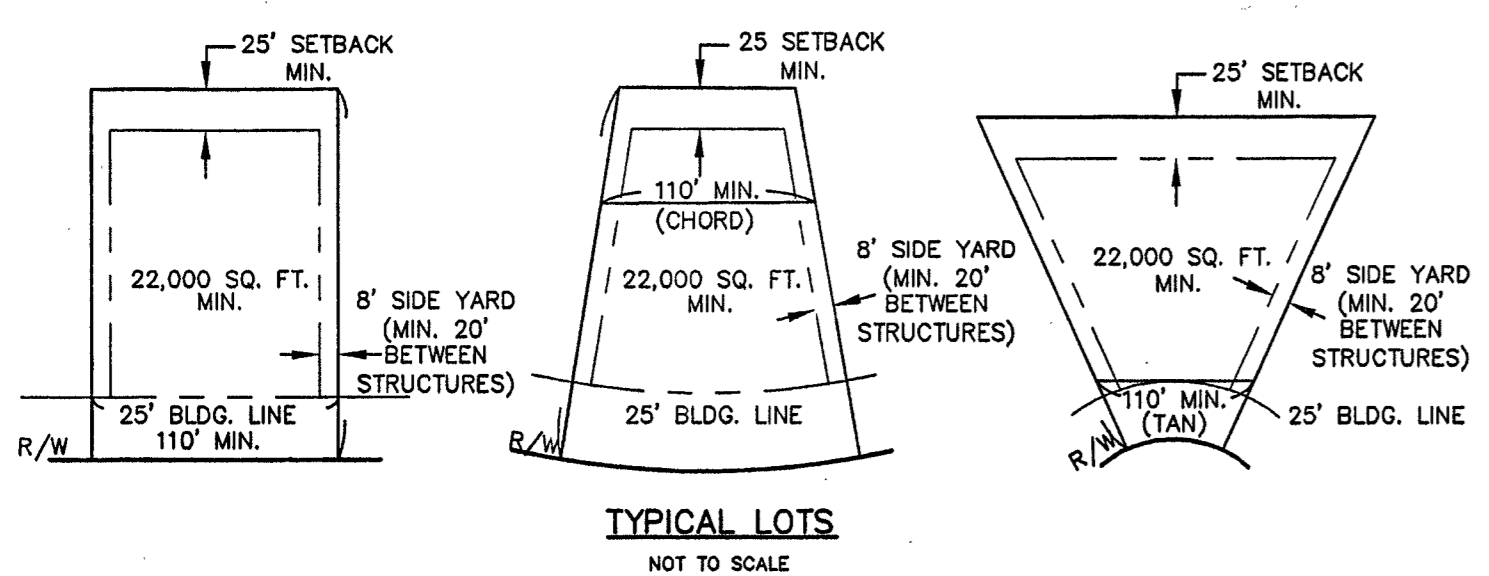
PROJECT ZIP CODE: 63005



LEGEND	
EXISTING	PROPOSED
542	CONTOURS
X.536	SPOT ELEVATIONS
—	CENTER LINE
—	BUILDINGS, ETC.
—	TREE LINE
X	FENCE
—	SANITARY SEWERS
—	STORM SEWERS
—	CATCH BASIN
—	AREA INLET
—	GRATED INLET
—	STORM MANHOLE
—	SANITARY MANHOLE
—	FLARED END SECTION
—	CLEANOUT
—	LATERAL CONNECTION
—	UTILITY OR POWER POLE
—	FIRE HYDRANT
—	TEST HOLE
—	PAVEMENT
—	2" GAS MAIN & SIZE
—	6" WATER MAIN & SIZE
—	1 TELEPHONE
—	E ELECTRIC (U) UNDERGROUND
—	OHW ELECTRIC (O) OVERHEAD
—	E FLOW LINE
—	TO BE REMOVED
—	TOP OF CURB
—	SWALE
—	LIGHT STANDARD
—	STREET SIGN
—	PARKING SIGNS
—	YARD LIGHT
—	COMMON GROUND

SHEET INDEX

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



ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 05-01-15
2	
3	
4	
5	
6	
7	
8	
9	

Wilmas Farm, LLC
 591 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph: (314) 487-5617

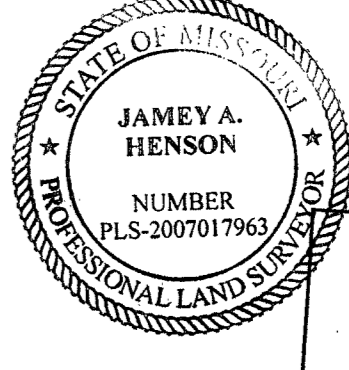
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

The Arbors at Wilmas Farm
 Chesterfield, Missouri
 PRELIMINARY DEVELOPMENT PLAN
 COVER SHEET

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY, 2015, AT THE REQUEST OF WILMAS FARM, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF THE ARBORS AT 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
 JAMES A. HENSON, PLS
 MO. REG. PLS #2007017963



RECEIVED
 City of Chesterfield
 JUN 15 2015
 Base Map 18-V
 Department of Public Services

Date: 05-01-15
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer
 Job Number
 15-03-091
 Date
 May 1, 2015
 Designed: MF Sheet
 Drawn: LG 1.1
 Checked: PRE

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 05-01-15
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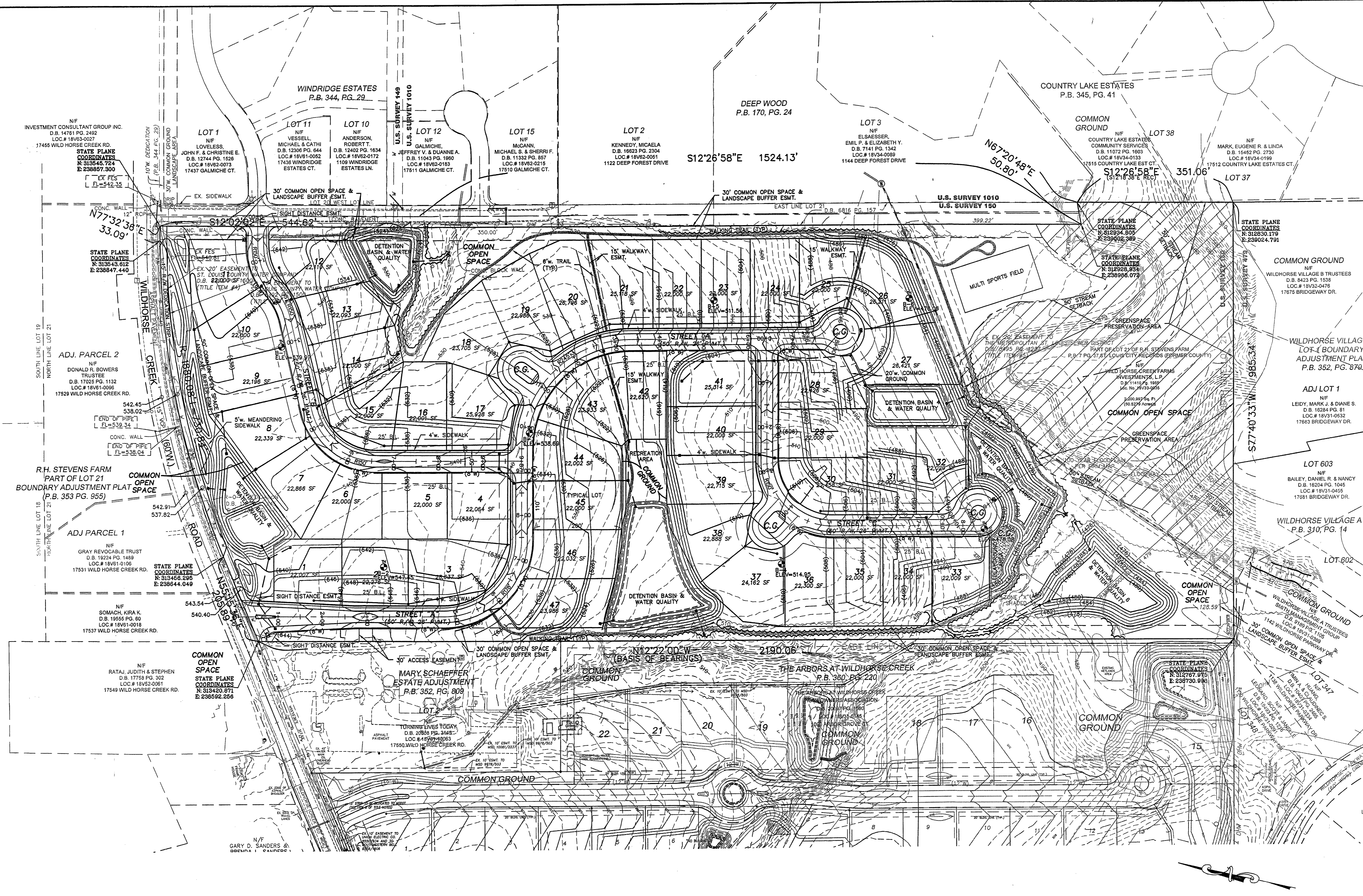
Wilmas Farm, LLC
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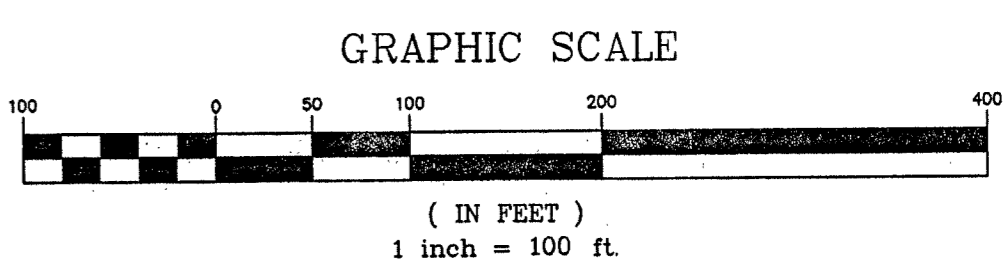
The Arbors at Wilmas Farm
 Chesterfield, Missouri
PRELIMINARY DEVELOPMENT PLAN

Date: 05-01-15
 MICHAEL G. BOERDING
 License No. MO E-28843
 Civil Engineer

Job Number
15-03-091
 Date
May 1, 2015
 Designed: MF Sheet
 Drawn: LG **2.1**
 Checked: PRE

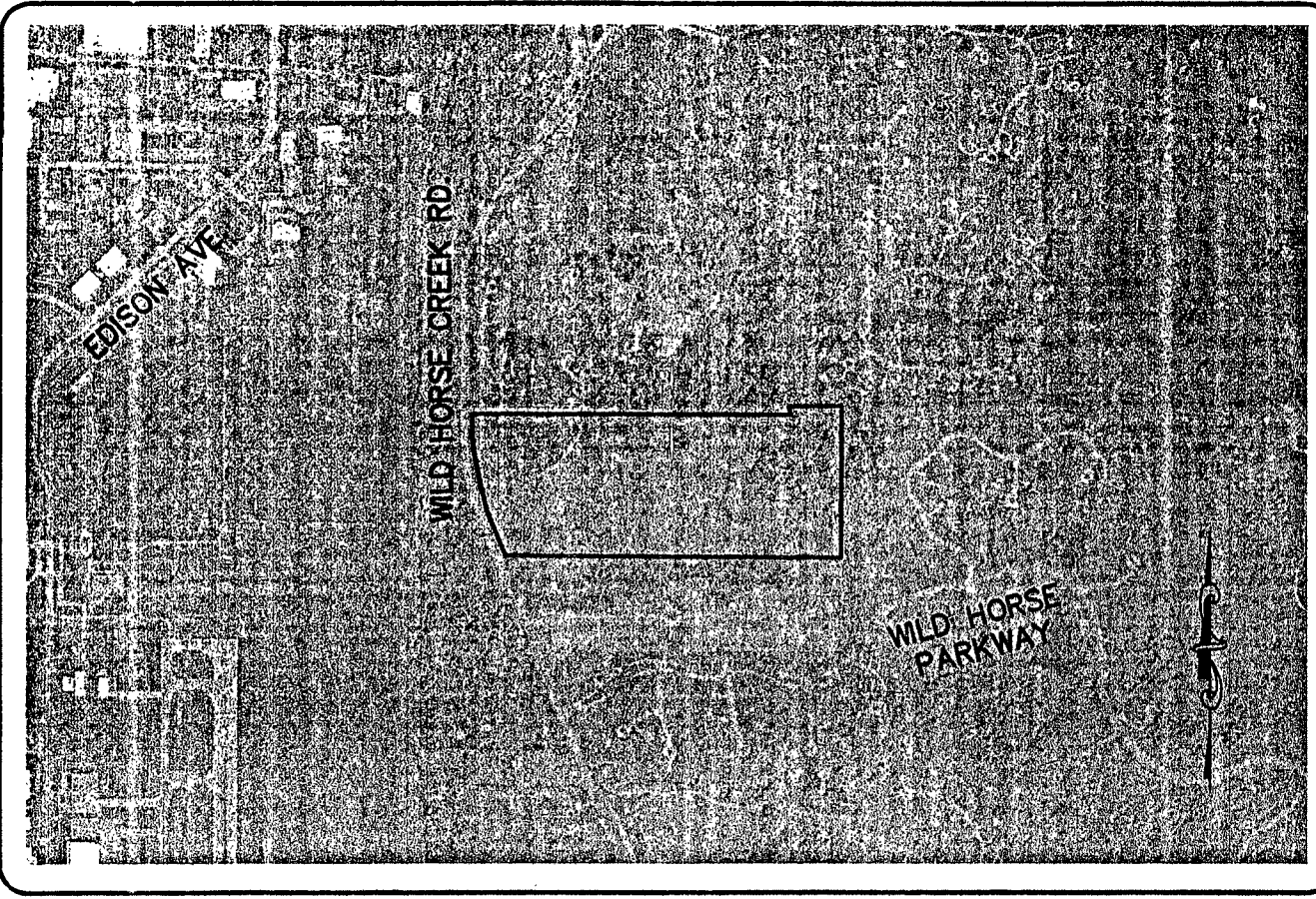


THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND 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.



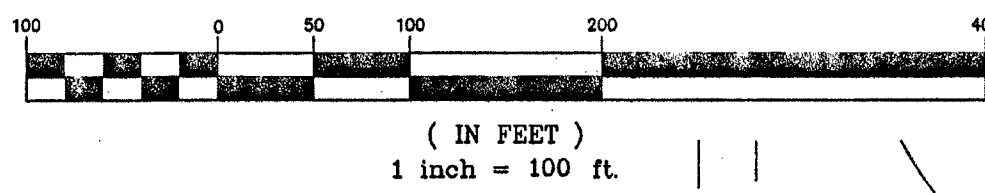
MSD Base Map 18-V

Drawing name: V:\1503091 Land\dwg\Drawings\Preliminary\001 PRE.dwg Plotted on: May 01, 2015 - 10:30am Plotted by: gsm



AERIAL PHOTO
N.T.S.

GRAPHIC SCALE



The Arbors at 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

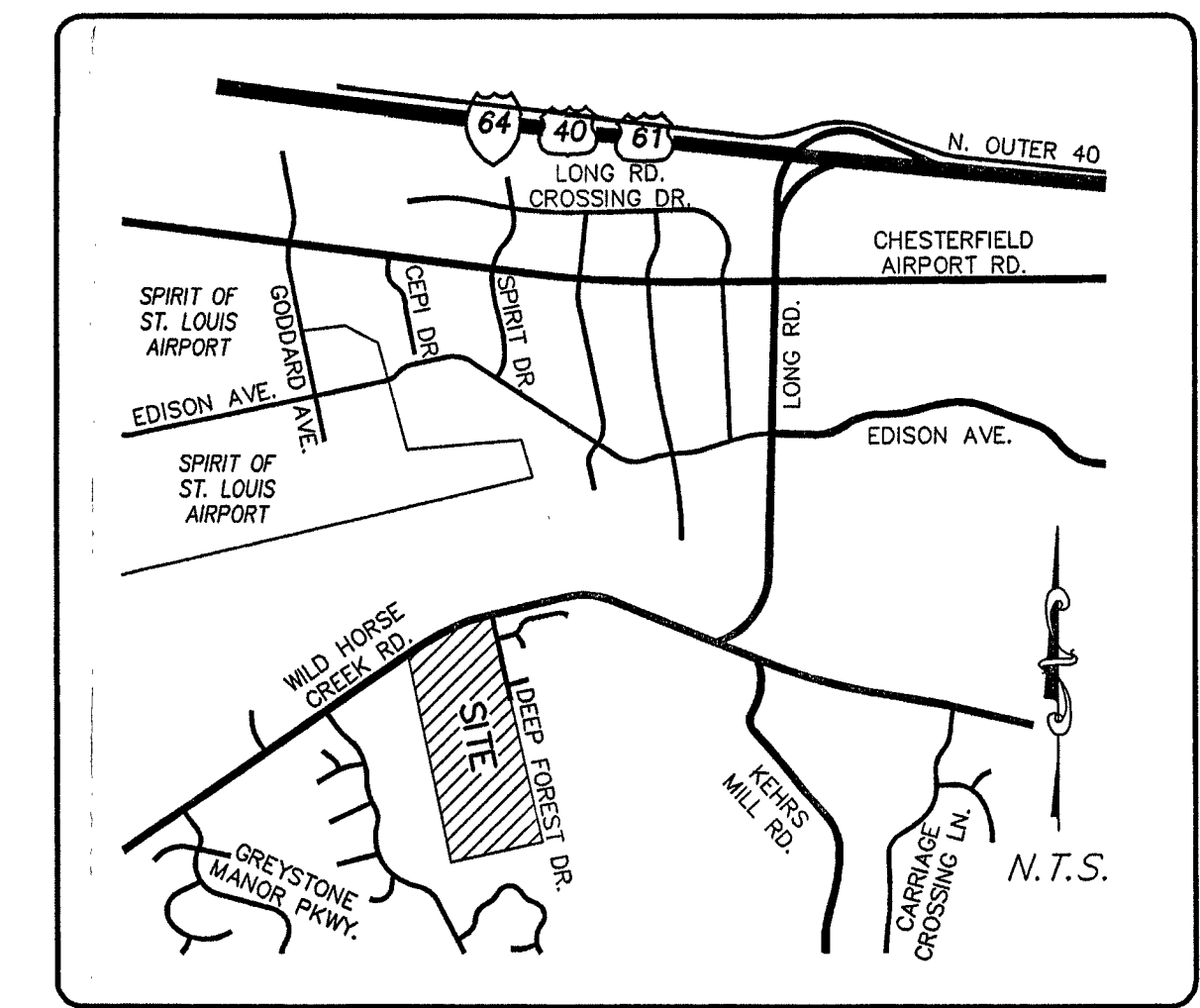
Natural Resource Map

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

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

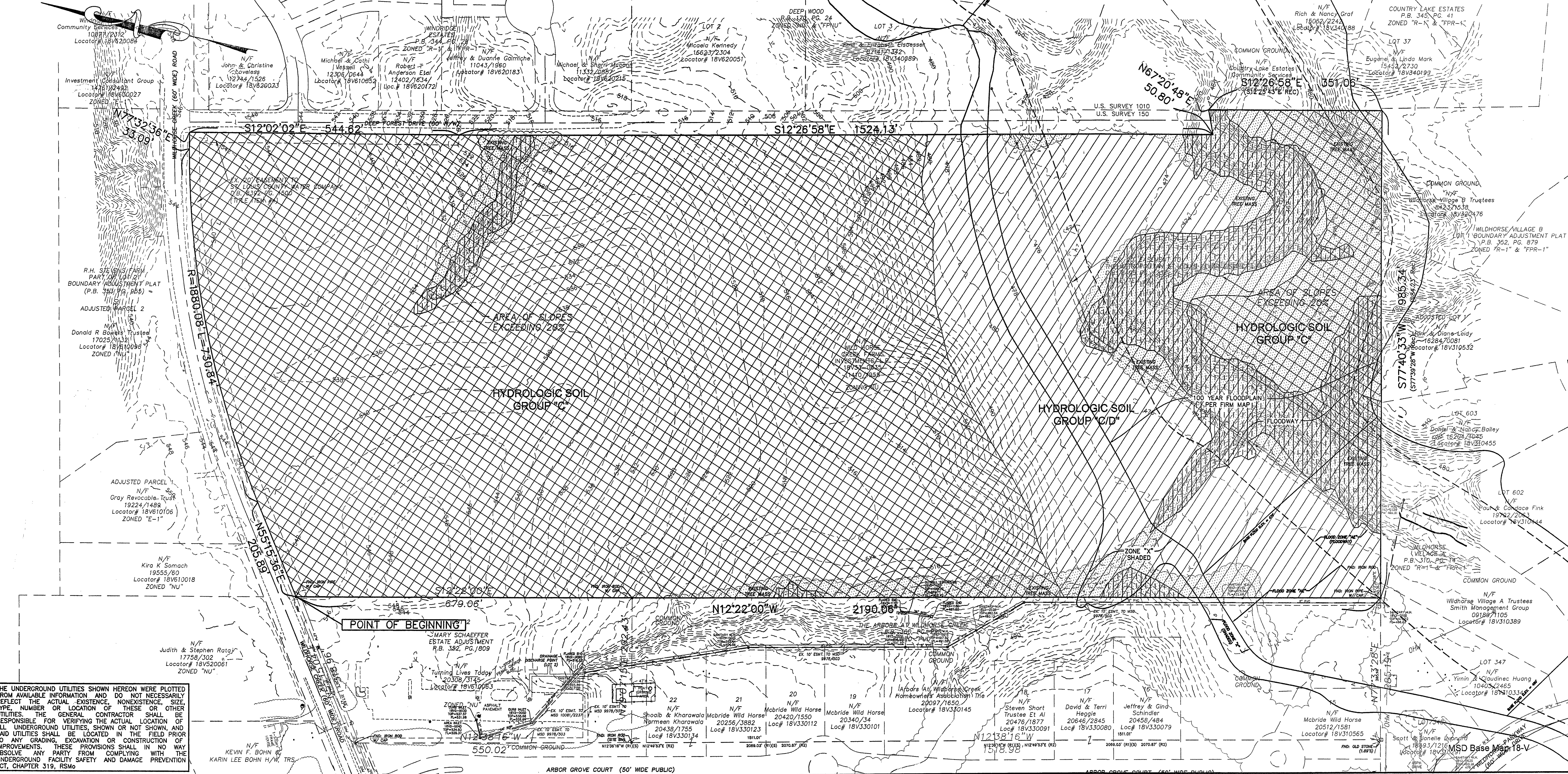
SITE INFORMATION:

EXISTING USE: VACANT
SURROUNDING PROPERTY USES: RESIDENTIAL



LOCATION MAP
N.T.S.

PROJECT ZIP CODE: 63005



Drawing name: V:\1503091.LandscapeDrawings\Preliminary\0301\NRM.dwg Plotted on: May 01, 2015 - 10:28am Plotted by: green

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

REMARKS/DATE	1	2	3	4	5	6	7	8	9
INITIAL SUBMITTAL 05-01-15									

Wilmas Farm, LLC
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The Arbors at Wilmas Farm
Chesterfield, Missouri
PRELIMINARY DEVELOPMENT PLAN
NATURAL RESOURCE MAP

Date: 05-01-15
MICHAEL G. BOERDING
License No. MO E-28843
Civil Engineer

Job Number
15-03-091
Date
May 1, 2015
Designed: MF Sheet
Drawn: LG **3.1**
Checked: PRE

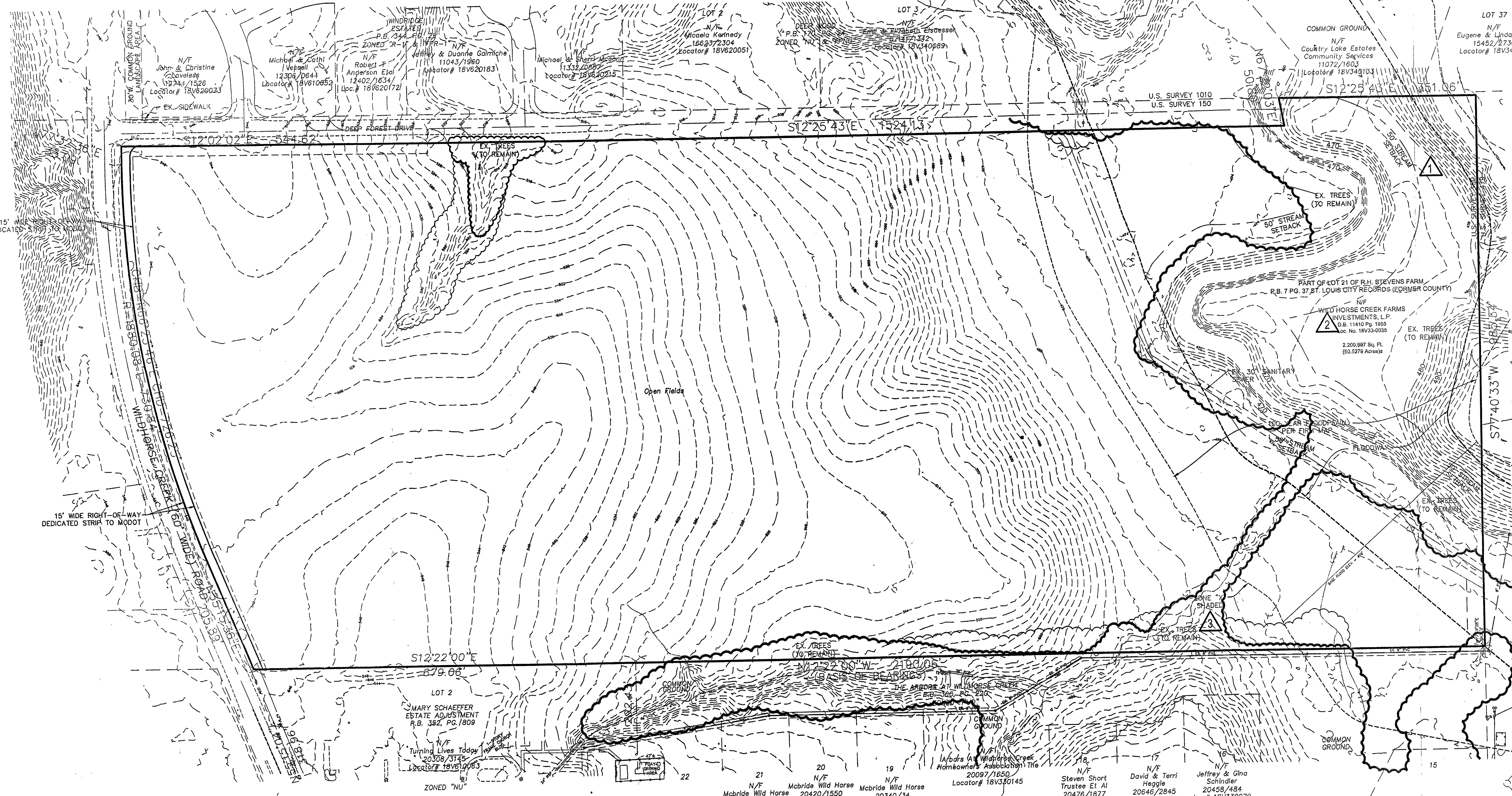
LEGEND:

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, top out storm damage
7	Ash	23"	Dead	BAF Point 1, hollow storm damage
8	American Elm	26"	Poor	BAF Point 2
9	Hickory	6"	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"	Fair	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 Manor Oak Dr. • St. Louis, MO 63126
 (314) 849-2753
 E-mail: fcs@vawter.com

ARBORS AT WILMAS FARM
 (formerly known as)
 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 6%, ash 6% and sycamore, oak and dogwood 3% each. I found no evidence of any major insect or disease concerns.

The wooded tree canopy coverage on the site totals 9.72 acres or 423,403 square feet. The required tree canopy coverage to be retained is 30%, which totals 2.92 acres or 127,195 square feet. The wooded tree cover on the Tree Stand Delineation plan, scheduled to be retained, includes 8.05 acres or 350,858 square foot of canopy coverage. Retention of the trees within this wooded area will exceed the required tree canopy coverage retention.

ARBORS AT WILMAS FARM
 (formerly known as)
WILMAS FARM / 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 (121,195 sq. ft.)
- Tree canopy coverage to be removed (17%) 1.87 acres (72,745 sq. ft.)
- Tree canopy coverage to be retained - (83%) 6.85 acres (350,858 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 Farm / Landvetter, Chesterfield, Missouri.

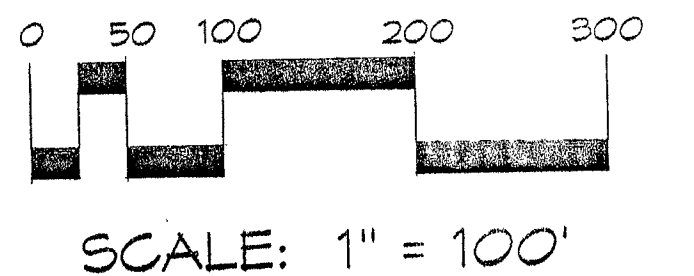
Bruce Vawter
 Bruce Vawter
 Consulting Forester
 Certified Forester #2501
 Certified Arborist # MW-0469A

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 FIRM Flood Insurance Rate Map, map number 2-18-00120B H, with effective date of 8-25-95.
3. Address of Subject Property: 17508 Wild Horse Creek Road
4. Locator Number: 18V330035

** 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.

Prepared For:
WILMAS FARM, LLC
 5091 New Baumgartner Road
 St. Louis, Missouri 63129
 Phone: 314-487-6717



Arbors at 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, 3-5-14, 4-22-14
 4-25-14, 4-30-15