



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: July 14, 2014

From: John Boyer, Senior Planner

Location: North of the intersection of Church Road and Strecker Road (19U420248).

Description: **Arbors at Kehrs Mill SDP:** A Site Development Plan, Landscape Plan Tree Preservation Plan, Tree Stand Delineation Plan, , and Architectural Elevations for a 58.149 acre tract of land zoned “PUD” Planned Unit Development located north of the intersection of Church Road and Strecker Road.

PROPOSAL SUMMARY

McBride & Son Homes has submitted a Site Development Plan, Landscape Plan, Tree Preservation Plan, Tree Stand Delineation Plan and Architectural Elevations for a 58.149 acre single family detached residential development to be known as the Arbors at Kehrs Mill. The request would permit the development of 44 single family detached residential homes of varying configurations and designs.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

The subject property was originally zoned NU Non-Urban District. In 1998 the property was rezoned from the original NU District designation to LLR District via Ordinance Number 1472. Associated with this development, no single family units were proposed or allowed, instead, the permitted uses were only schools and the cultivation of crops. In 2006, Ordinance Number 2322 approved the rezoning of 57.56 acres of the subject site to E-1 Estate One Acre District and E-2 Estate Two Acre District. This ordinance also approved the density for a proposed development known as Tuscan Reserve for 36

STAFF ANALYSIS

Zoning

The subject site is currently zoned “PUD” Planned Unit Development District under the terms and conditions of City of Chesterfield Ordinance number 2771. The submittal was reviewed and adheres to the requirements of Ordinance number 2771 and all applicable City of Chesterfield requirements.

The PUD ordinance permits flexibility to standard residential zoning district requirements. Lot sizes, setbacks, building heights, etc. are permitted to be modified in order to create a better built environment and enhance the overall look and functionality of the development. The Arbors at Kehrs Mill was permitted to utilize a 22,000 square foot minimum lot size and to customize setbacks in order to increase buffering and to preserve existing grade and tree canopy. This allowed the applicant to develop the site while reducing the need to further modify the natural environment.

Traffic Access and Circulation

Access to this site is proposed by two access points; to the east via Kehrs Mill Road and west via Church Road. Kehrs Mill Road is currently maintained by St. Louis County, while Church Road right-of-way is under the joint maintenance of the City of Chesterfield and Wildwood, with the actual road within the City of Chesterfield’s right-of-way.

No improvements are necessary associated with the access to Kehrs Mill Road. Church Road will be improved associated with this development via a planned lane widening all within the City of Chesterfield’s portion of the right-of-way from the intersection of Strecker Road north to the proposed access point of the development. Additional right-of-way is planned to be dedicated north of the planned access point off Church Road. The developer will be providing a special cash escrow to the City of Chesterfield for the cost of future improvement to this section. While this development is adjacent to Strecker Road to the south, no planned improvements to this road are proposed with this development. Strecker Road is under the joint maintenance of the City of Chesterfield and Wildwood.

Landscaping

McBride & Son Homes is proposing extensive landscaping along the perimeter of the site within the provided landscape buffers and common open space as required associated with the site’s governing ordinance. Buffers range in size from the minimum required 30 feet to 50 feet in areas along the northern property line of the development.

The proposed development also incorporates the preservation tree canopy that exceeds the standard as set forth in the City Tree Preservation and Landscape Requirements. The required standard is to maintain a minimum of thirty-percent (30%) tree canopy. The proposed plan will preserve over forty-percent (40%) within identified Landscape

Buffers and Common Open Space. While these areas are required to be preserved, additional trees are shown to be preserved on Lot 40. This area outside the restricted buffers is extra and not included within the listed 40.6% Tree Preservation Area. This is due to the fact the trees could be removed by the future homeowner at a later time. The combination of proposed landscape plantings and preserved tree canopy provide buffering to surrounding developments.

Lighting

For residential developments, lighting plan review is minimal. The applicants have selected an AmerenUE approved light fixture and have placed them in accordance with City of Chesterfield specifications. The proposed lighting of this development meets all City of Chesterfield requirements.

Architectural Elevations

The proposed single-family residential structures will be constructed of brick, hardie plank cement siding, stone/masonry and architectural shingles. All structures will incorporate side entry garages, although this is not a requirement of the site's governing ordinance.

Elevations for residential structures are reviewed in conformance with the Architectural Review Design Standards of the City of Chesterfield and forwarded to the Planning Commission for approval. Review of the submitted elevations reveals the exact same elevations as previously approved for the Arbors at Wild Horse. Associated with these elevations approved for the Arbors at Wild Horse, ARB and the Planning Commission had concerns; specifically facades with multiple direct frontages to external streets.

At Staff's request, McBride and Sons Homes have included a statement on the elevations indicating that building materials used on the front façade will be carried over onto the additional elevations which front public right-of-way. Specifically identified are lots 1, 24, 25 and 44 which have direct frontages to Kehrs Mill Road and Church Road (see Figure 2 on page 5 for lot locations).

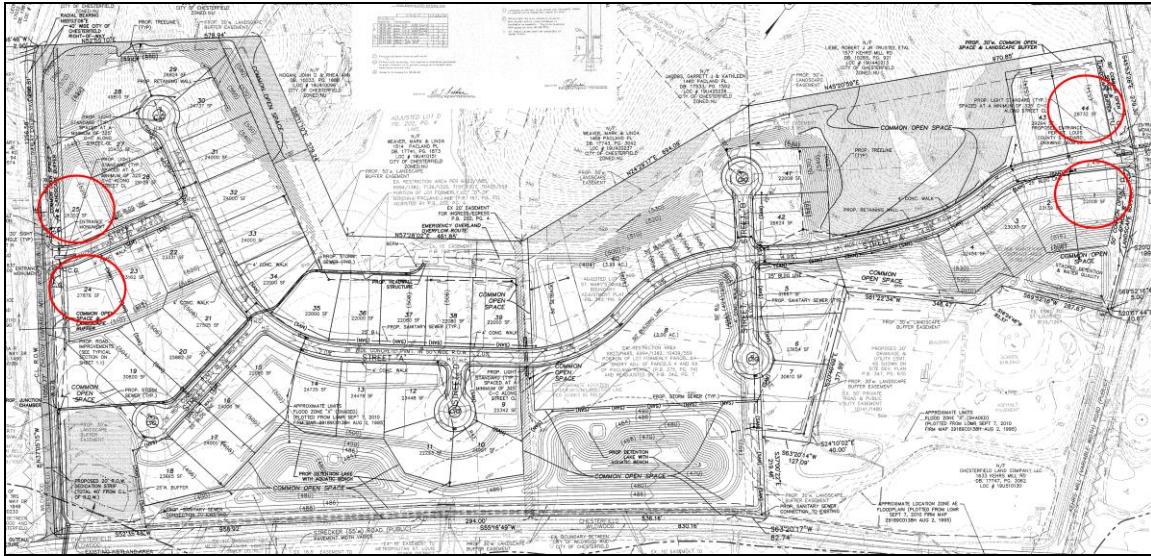


Figure 2: Lots with Direct Exterior Frontages

While McBride and Son Homes is proposing to construct homes identified in the submitted elevations, Wesley Byrne/Claymont Development will also be constructing custom homes as an option for future buyers per letter received dated July 1, 2014 and included in the packet for the Planning Commission’s review. Since these structures will be custom homes, there are no elevations submitted for the Planning Commission’s review at this time. However, these future homes are required to be constructed in conformance with the City’s Architectural Review Design Standards.

DEPARTMENT INPUT

Staff has continued to be in contact with the City of Wildwood as required via the sites governing ordinance. At this time, the City of Wildwood has no additional comments; however, will require additional information regarding storm-water at the Improvement Plan stage if this Site Development Plan is approved by the City of Chesterfield.

Staff has reviewed the Site Development Plan, Landscape Plan, Tree Preservation Plan, Tree Stand Delineation Plan and Architectural Elevations and has found the application to be in conformance with the site specific ordinance and all other applicable City of Chesterfield requirements. Staff recommends approval of the proposal as presented.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Site Development Plan, Landscape Plan, Tree Preservation Plan, Tree Stand Delineation Plan and Architectural Elevations for the Arbors at Kehrs Mill.”

- 2) "I move to approve the Site Development Plan, Landscape Plan, Tree Preservation Plan, Tree Stand Delineation Plan and Architectural Elevations for the Arbors at Kehrs Mill with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Public Services
Aimee Nassif, Planning and Development Services Director

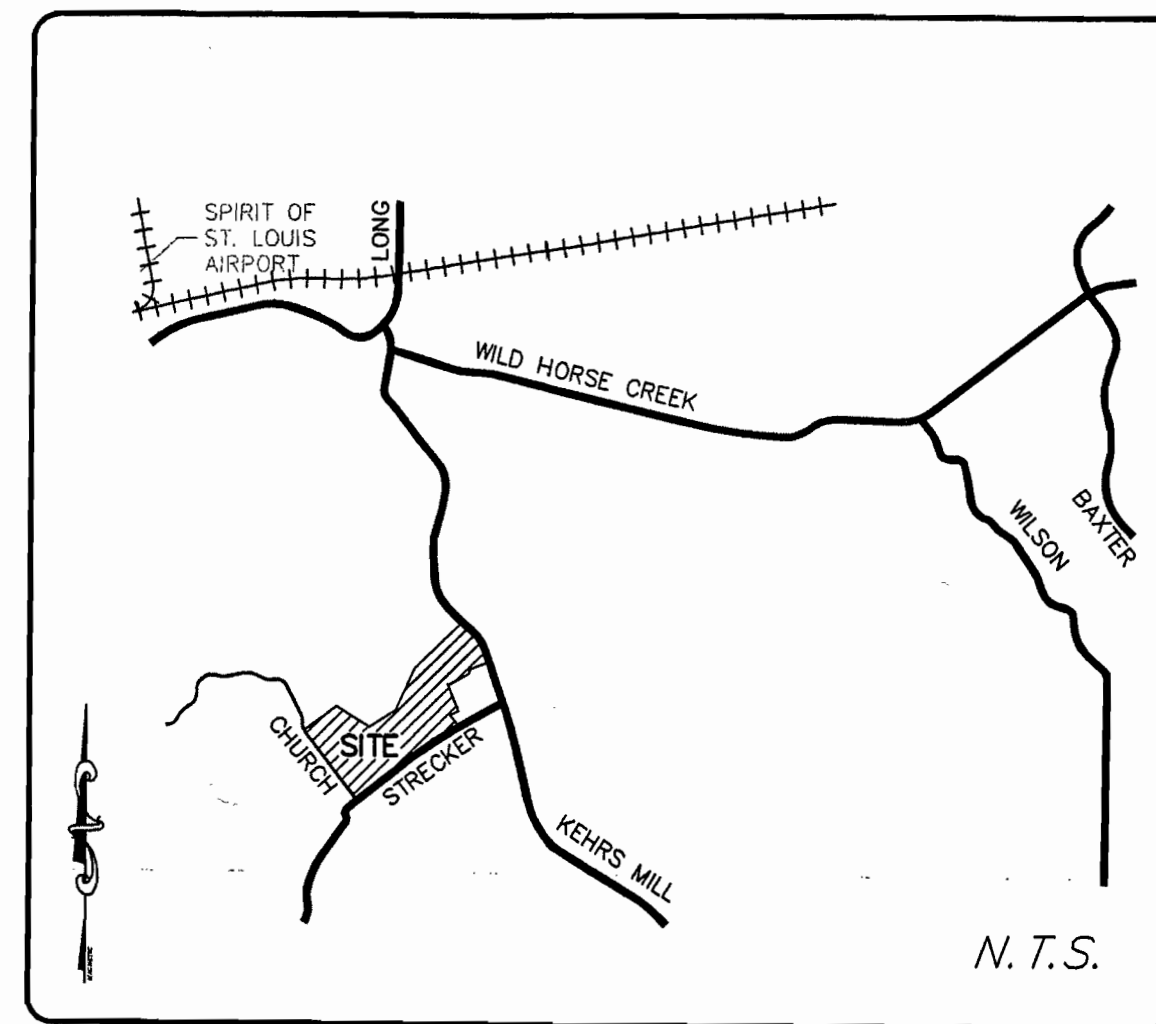
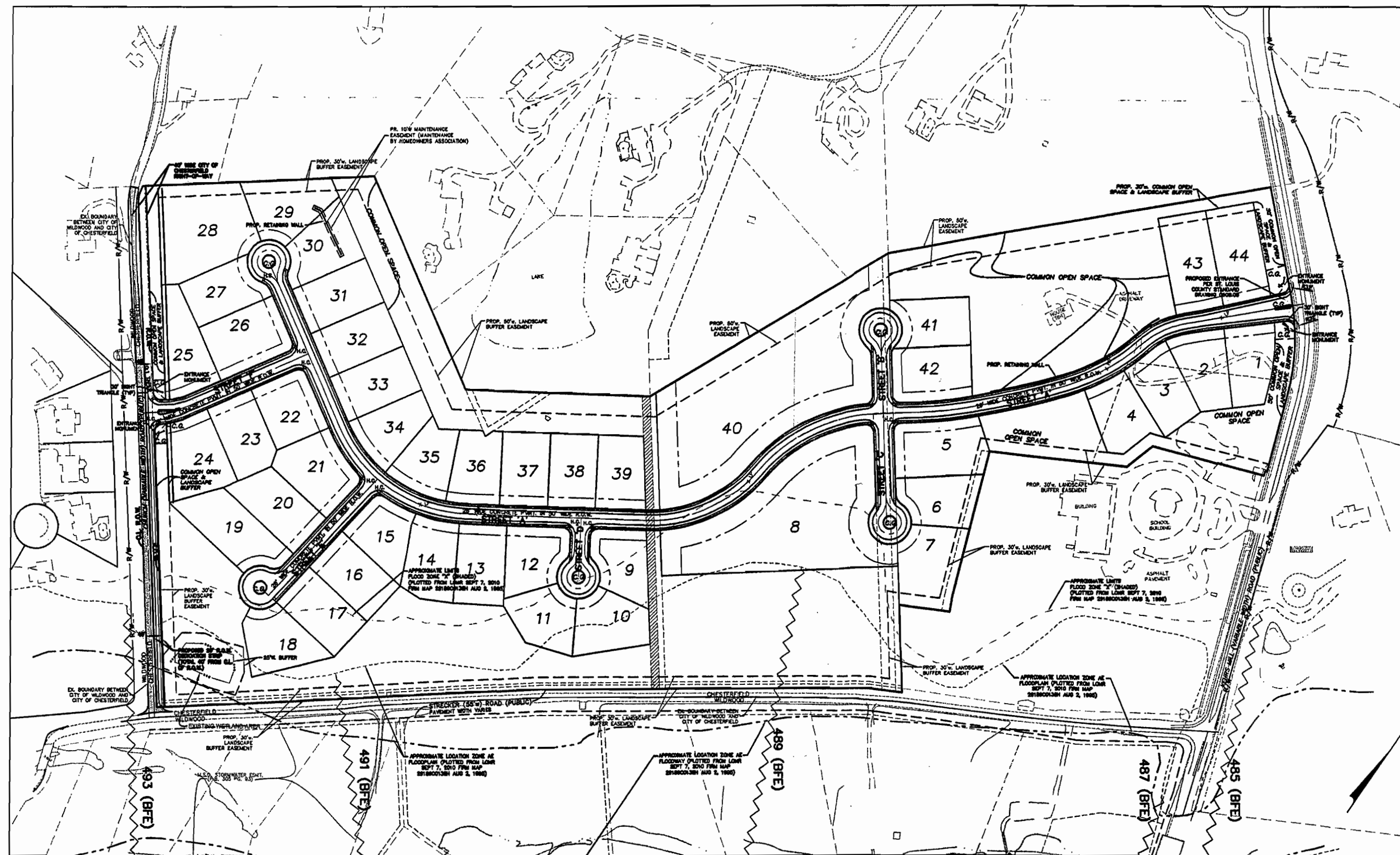
Attachments: Site Development Plan
Landscape Plan
Tree Preservation Plan
Tree Stand Delineation Plan
Architectural Elevations
July 1, 2014 Letter from McBride and Son Homes

GENERAL NOTES:

- 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
- THIS SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS.
- 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.
- ALL NATURAL WATERCOURSES AND WETLANDS SHALL BE BUFFERED AS REQUIRED UNDER CHAPTER 12 OF THE CITY OF CHESTERFIELD MUNICIPAL CODE.
- 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 SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY MSD ORTHOTOPO.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND KEHRS MILL ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: CATHOLIC CEMETERIES OF THE ARCHDIOCESE
17015 CHURCH RD
CHESTERFIELD, MO 63005-4319
- 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 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 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.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY MONUMENT SIGNS PROPOSED FOR THE DEVELOPMENT REQUIRES A SEPARATE APPROVAL PROCESS THRU THE CITY.
- LOTS 8 AND 40 ARE SUBJECT TO THE PACLAND PLACE SUBDIVISION INDENTURES.
- STREETS SHALL BE PUBLIC 26' WIDE PAVEMENT IN 50' WIDE R.O.W.
- FUTURE HOME LOCATIONS SHALL BE COMPLIANT WITH FLOOD PREVENTION STANDARDS AS DOCUMENTED WITHIN SECTION 14-33 SPECIFIC STANDARDS OF THE CITY MUNICIPAL CODE.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCUPANCY LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, SHALL BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

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
SITE DEVELOPMENT PLAN



LOCATION MAP
N.T.S.

LEGEND

EXISTING	PROPOSED
CONTOURS	(5.42)
SPOT ELEVATIONS	5.36 D.
CENTER LINE	
BUILDINGS, ETC.	
TREE LINE	
FENCE	
STORM SEWERS	
SANITARY SEWERS	(SAN)
CATCH BASIN	
AREA INLET	
GRATED INLET	
STORM MANHOLE	
SANITARY MANHOLE	
FLARED END SECTION	
CI/FAN/ULI	
LATERAL CONNECTION	
UTILITY OR POWER POLE	
FIRE HYDRANT	
TEST HOLE	
PAVEMENT	
GAS MAIN & SIZE	(2")
WATER MAIN & SIZE	(6")
TELEPHONE	(T)
ELECTRIC (U) UNDERGROUND	(E)
ELECTRIC (O) OVERHEAD	(OHW)
FLOW LINE	
TO BE REMOVED	TBR
TOP OF CURB	(TC)
SWALE	
LIGHT STANDARD	
STREET SIGN	
P.S.	P.S.
YARD LIGHT	
C.G.	C.G.
COMMON GROUND	
NR	NR

PROJECT ZIP CODE: 63005

SITE INFORMATION

LOCATOR NUMBERS: 19U420248
EXISTING ZONING: P.U.D. - PLANNED UNIT DEVELOPMENT
GROSS AREA OF SITE: 58.15 ACRES
AVERAGE LOT SIZE: 31,033 S.F.
NUMBER OF LOTS PROPOSED: 44
OVERALL DENSITY = 44 LOTS/58.15 ACRES
= 0.76 LOTS/ACRE
LOT DEVELOPMENT REQUIREMENTS:

SITE INFORMATION CONTINUED

LOT DEVELOPMENT REQUIREMENTS:
FOR LOT 8
FRONT YARD SETBACK 50'
SIDE YARD SETBACK 50'
REAR YARD SETBACK 50'
MIN. LOTS SIZE 3 ACRES (130,680 s.f.)
FOR LOT 40
FRONT YARD SETBACK 50'
SIDE YARD SETBACK 50'
REAR YARD SETBACK 125'
MIN. LOTS SIZE 3 ACRES (130,680 s.f.)
NUMBER OF PARKING SPACES PROVIDED A MINIMUM OF TWO GARAGE SPACES WILL BE PROVIDED FOR EVERY LOT.
TOTAL SPACES PROVIDED=88 SPACES.

SITE INFORMATION CONTINUED

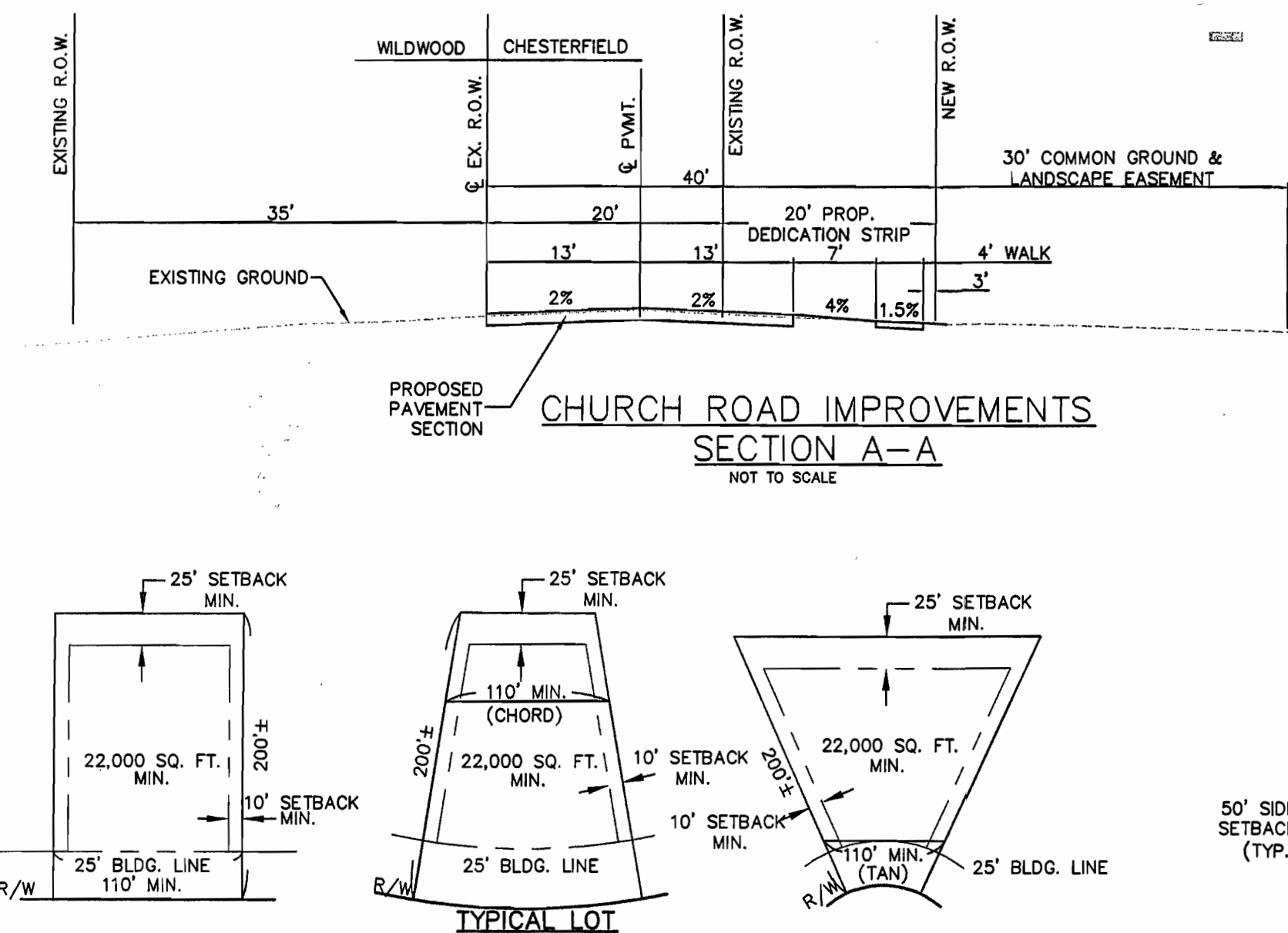
STREET AREA = 4.7 ACRES
TOTAL TREE AREA = 15.2 ACRES
TOTAL TREE AREA REQUIRED TO BE RETAINED = 30% OR 4.56 ACRES
TOTAL TREE AREA RETAINED = 6.12 ACRES OR 40.3%
COMMON OPEN SPACE = 19.96 ACRES WHICH EQUALS 34% OF THE SITE.
COMMON GROUND = 0.12 ACRES WHICH EQUALS 0.21% OF THE SITE.
TOTAL COMMON GROUND = 20.08 ACRES WHICH EQUALS 34.5% OF THE SITE.
FLOOD MAP: FIRM NO. 219189C0139H DATED 08-02-95

FOR LOTS 1-7, 9-39 & 41-44
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 25'
MIN. LOTS SIZE 22,000 SQ. FT.
LOTS 5,6,7,28,&29 WILL BE 30' REAR YARD SETBACK

PROPOSED STREETS SHALL BE PUBLIC AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS, PROPOSED STREETS SHALL NOT TIE INTO ROADWAY KNOWN AS PACLAND PLACE.
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 NEARBY PARCEL LINE 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"; THENCE NORTHWESTWARDLY ALONG SAID LAST MENTIONED LINE NORTH 57 DEGREES 28 MINUTES 02 SECONDS EAST 461.85 FEET TO THE MOST WESTERN CORNER OF ADJUSTED LOT 8 OF AFORESAID "ST. MARY'S/McGEE BOUNDARY ADJUSTMENT PLAT"; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID ADJUSTED LOT 8 NORTH 84 DEGREES 00 MINUTES 00 SECONDS EAST 684.09 FEET TO THE MOST SOUTHERN CORNER OF PROPERTY NOW OR FORMERLY OF ROBERT L. LIEBE, JR., TRUSTEE AND LINDA C. LIEBE, TRUSTEE, AS DESCRIBED IN DEED RECORDED IN BOOK 10265 PAGE 921 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWESTWARDLY 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 SAID LIEBE PROPERTY, 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 SOUTHWESTWARDLY 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 EAST 100 FEET FROM THE POINT OF BEGINNING TO THE POINT OF TANGENCY; THENCE SOUTH 20 DEGREES 07 MINUTES 44 SECONDS EAST 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 INTERSECTION OF THE NORTH LINE OF SAID 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 298 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 81 DEGREES 24 MINUTES 48 SECONDS WEST 82.37 FEET TO A POINT; THENCE SOUTH 61 DEGREES 22 MINUTES 34 SECONDS WEST 346.47 FEET TO A POINT; THENCE SOUTH 20 DEGREES 04 MINUTES 02 SECONDS EAST 371.99 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 NORTHEAST LINE OF AFORESAID ADJUSTED LOT 8 OF "ST. MARY'S/McGEE BOUNDARY ADJUSTMENT PLAT"; THENCE SOUTHWESTWARDLY 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 17 SECONDS WEST 82.74 FEET, SOUTH 55 DEGREES 18 MINUTES 49 SECONDS WEST 830.16 FEET AND SOUTH 52 DEGREES 35 MINUTES 48 SECONDS WEST 988.92 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 1,256.58 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 NORTHWESTWARDLY ALONG SAID NORTHWEST LINE OF U.S. SURVEY 124, BEING ALSO ALONG THE SOUTHWEST LINES 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 OF 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.



- SHEET INDEX**
- 1.1 COVER SHEET
 - 2.1 SITE DEVELOPMENT PLAN
 - 2.2 SIGHT DISTANCE STUDY
 - 3.1 NATURAL RESOURCES MAP
 - 4.1 ORDINANCE
- ATTCHMNT LANDSCAPE 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
George J. Gower - Vice President
MO. Reg. L.S. - #2336

RECEIVED
City of Chesterfield
JUL - 8 2014
Department of Public Services
MSD Base Map - 19U
MSD P#
Highway & Traffic #2460

ISSUE	REMARKS/DATE
1	6/6/13-CITY OF CHESTERFIELD COMMENTS
2	7/8/13-CITY OF CHESTERFIELD COMMENTS
3	8/13/13-CITY & CLIENT COMMENTS
4	12/20/13-CITY & CLIENT COMMENTS
5	02/19/14-CITY COMMENTS
6	03-05-14-AGENCY COMMENTS
7	03-11-14-COUNTY COMMENTS
8	03-11-14-CITY & COUNTY COMMENTS
9	04-05-14-COUNTY COMMENTS

Arbors at Kehrs Mill LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129
Ph. (314) 487-8717

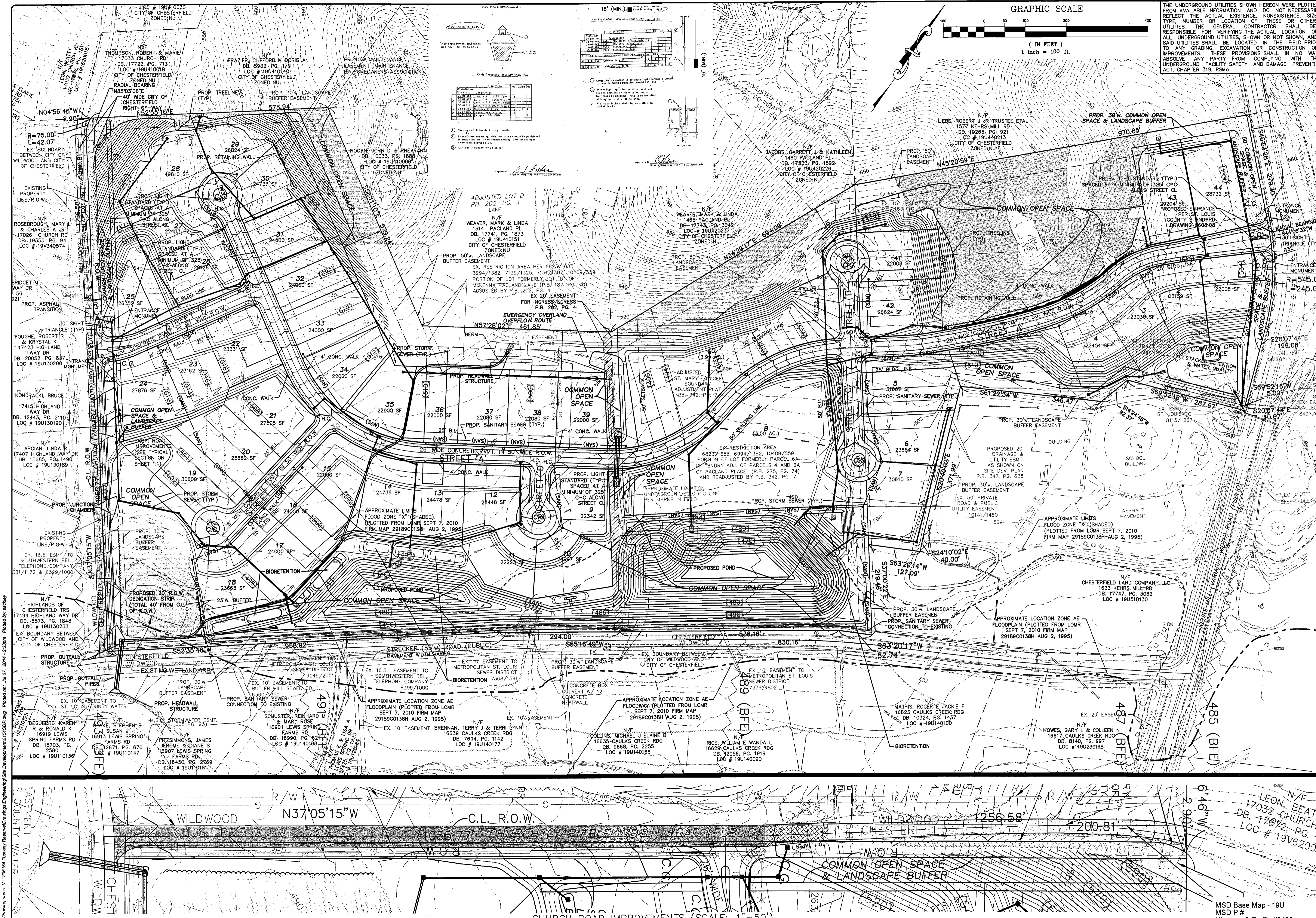
THE STERLING COMPANY
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Arbors at Kehrs Mill
Chesterfield, Missouri
SHEET DEVELOPMENT PLAN
COVER SHEET

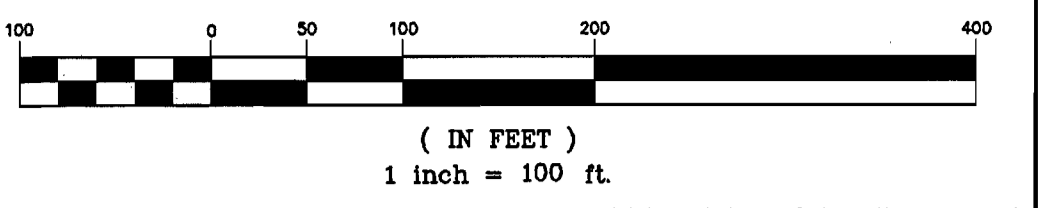
The Professional Engineer's seal and signature shall be on this sheet and apply only to the engineering and design work shown on this sheet. All drawings, plans, reports or other documents not including the seal and signature of the engineer are void and unenforceable. The engineer and/or firm shall be held responsible for any and all requirements for such plans, drawings or documents not including the seal and signature.

Date: 7/1/2014
Michael G. Boeffling
License No. MO E-28643
Civil Engineer

Job Number: 12-06-154
Date: 8-13-2013
Designed: MF Sheet: 1.1
Drawn: LG
Checked: SDP



GRAPHIC SCALE



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, RSM.

16" (MIN.)

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/14/13
2	REVISED	11/14/13
3	REVISED	11/14/13
4	REVISED	11/14/13
5	REVISED	11/14/13
6	REVISED	11/14/13
7	REVISED	11/14/13
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46	REVISED	11/14/13
47	REVISED	11/14/13
48	REVISED	11/14/13
49	REVISED	11/14/13

16" (MIN.)

ISSUE	REMARKS/DATE
1	18013-CITY OF CHESTERFIELD COMMENTS
2	17819-CITY OF CHESTERFIELD COMMENTS
3	181313-CITY COMMENTS
4	12/20/13 CITY & CLIENT COMMENTS
5	02/14/14 CITY COMMENTS
6	03-05-14 AGENCY COMMENTS
7	03-11-14 CITY & COUNTY COMMENTS
8	03-14-14 CITY & COUNTY COMMENTS
9	04-03-14 COUNTY COMMENTS

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

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
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 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Arbors at Kehrs Mill
 Chesterfield, Missouri
 SITE DEVELOPMENT PLAN

The Professional Engineer's seal and signature are placed on this sheet. All drawings, instruments or other documents are void without the seal and signature of the engineer. The engineer's responsibility is limited to the work shown on this drawing and does not include any work not shown or work not done by the engineer or his assistants.

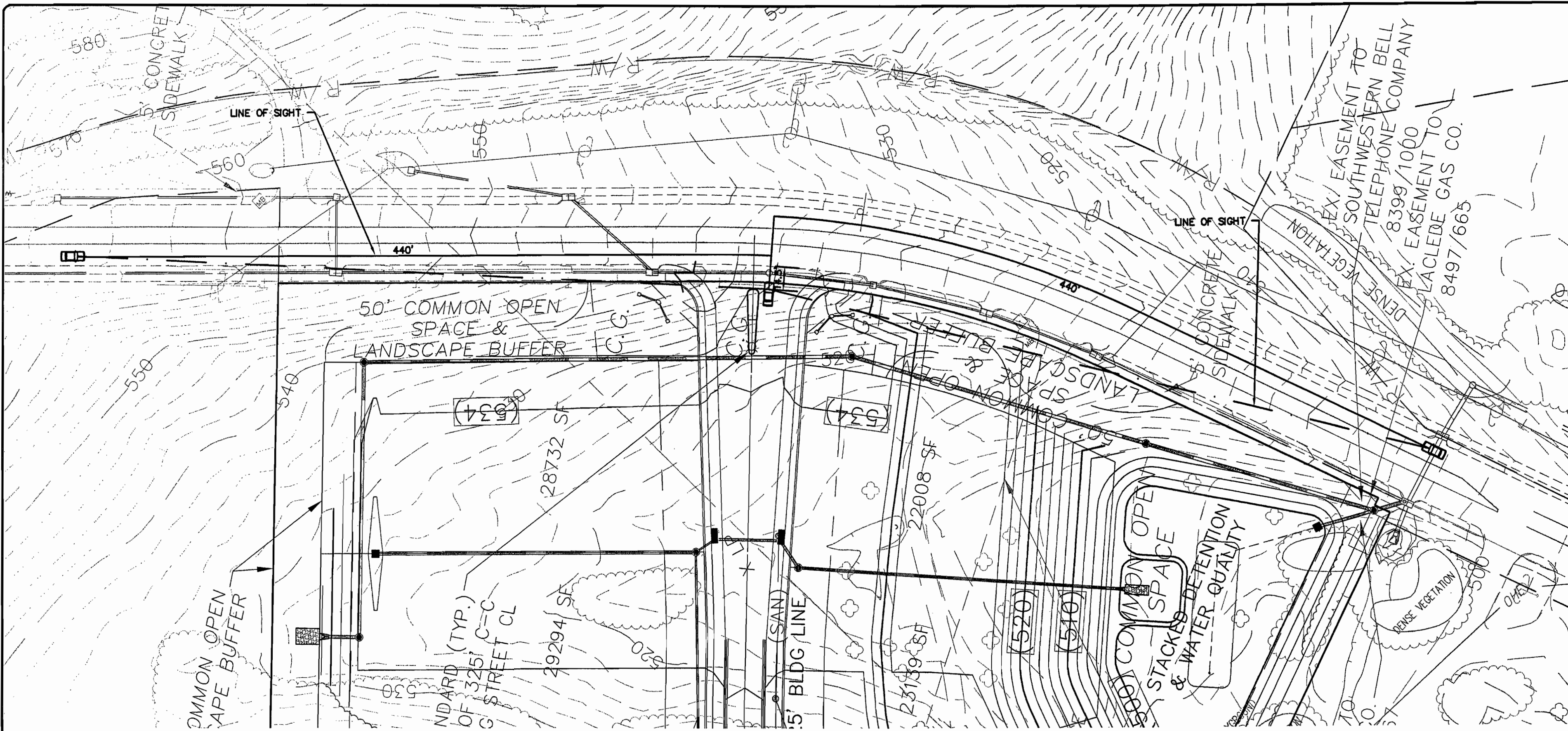
Michael G. Boegling
 Date: 7/16/14
 License No. MO E-28643
 Civil Engineer

Job Number: 12-06-154
 Date: 8-13-2013
 Designed: MF Sheet
 Drawn: LG 2.1
 Checked: SDP

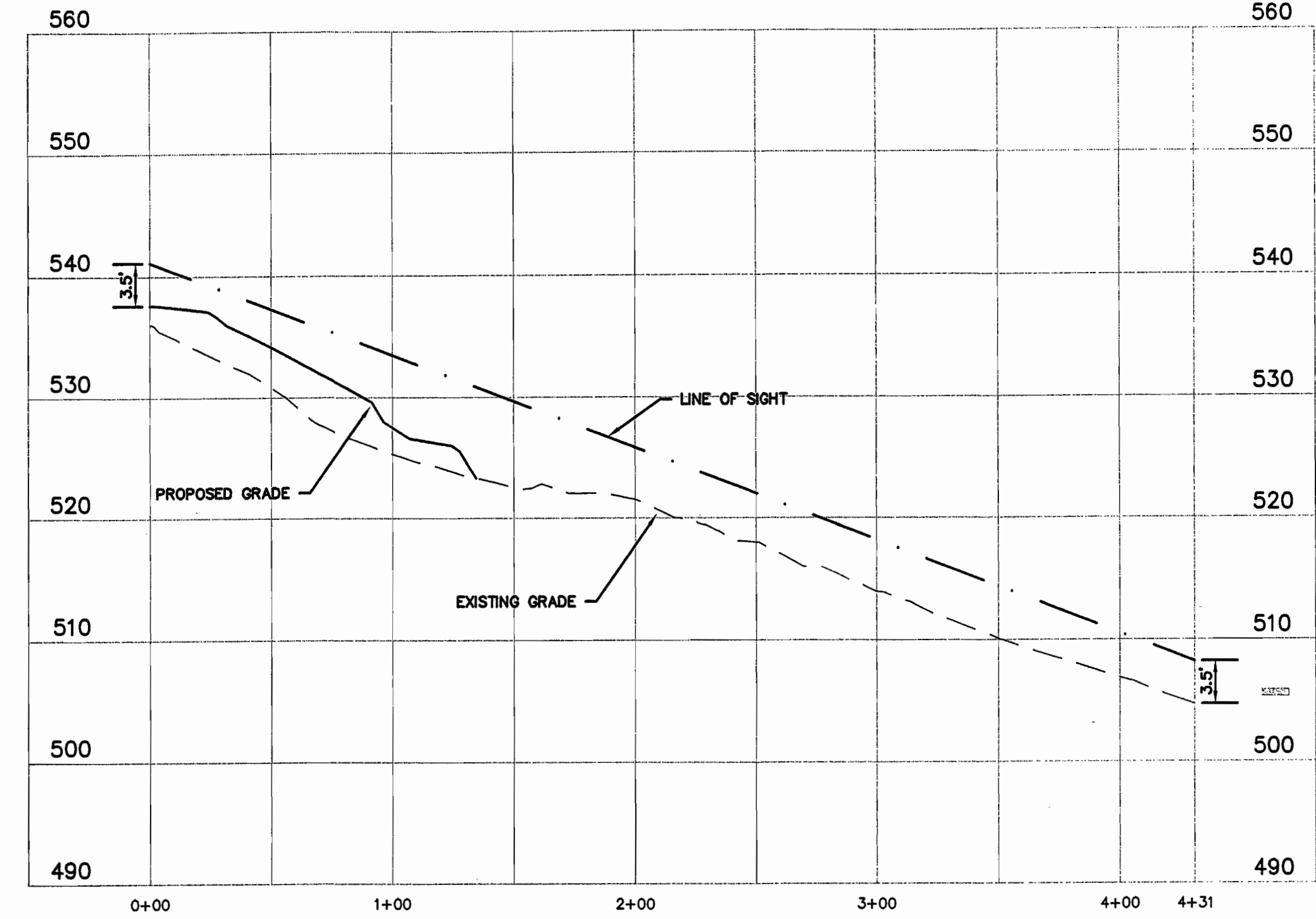
Drawing name: V:\1206154_Tuesday Reserve\Drawings\Engineering\Site Development\154SDP.dwg Plotted on: Jul 07, 2014, 2:33pm Plotted by: ashley

CHURCH ROAD IMPROVEMENTS (SCALE: 1" = 50')

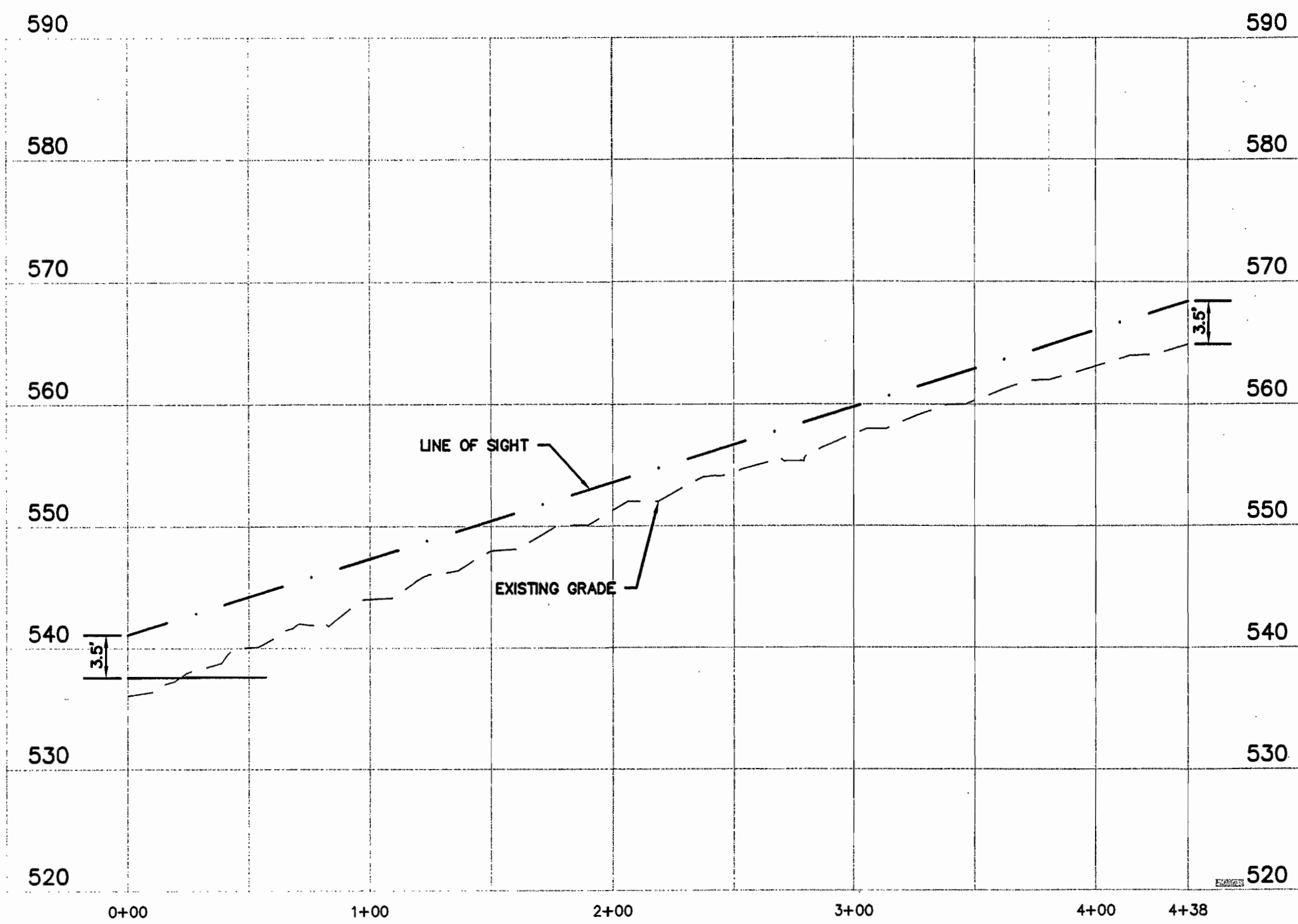
MSD Base Map - 19U
 MSD P#
 Highway & Traffic #2460



PLAN-LINE OF SIGHT
 NOTE: POSTED SPEED ON KEHRS MILL ROAD = 30 M.P.H.; DESIGN SPEED = 35 M.P.H.
 SCALE: 1"=50'



LINE OF SIGHT RIGHT



LINE OF SIGHT LEFT

3/1/2008

40.25-1

Sight Distance at Intersections

NEW	REVISIONS		
9-15-05	12-9-06	4-15-07	3-4-08

TYPICAL PROFILE ALONG LINE OF SIGHT TO THE LEFT

Design Speed on This Roadway (M.P.H.)	Sight Distance for Left Turn From Minor Road ("X" & "Z")			Sight Distance for Left Turn From Major Road ("Y")			Sight Distance for Right Turn Only Intersections ("W")
	"W"=1 Lane	"W"=2 Lanes	"W"=3 Lanes	"W"=1 Lane	"W"=2 Lanes	"W"=3 Lanes	
15	170'	180'	190'	125'	135'	145'	145'
20	225'	240'	250'	165'	180'	195'	195'
25	280'	295'	315'	205'	225'	240'	240'
30	335'	355'	375'	245'	265'	290'	290'
35	390'	415'	440'	285'	310'	335'	335'
40	445'	475'	500'	325'	355'	385'	385'
45	500'	530'	565'	365'	400'	430'	430'
50	555'	590'	625'	405'	445'	480'	480'
55	610'	650'	690'	445'	490'	530'	530'
60	665'	710'	750'	490'	530'	575'	575'
65	720'	765'	815'	530'	575'	625'	625'
70	775'	825'	875'	570'	620'	670'	670'

GENERAL NOTES

- Do not scale drawing. Follow dimensions.
- Sight distance design criteria shall be based upon the number of lanes of the ultimate roadway.
- On existing roadways the design speed shall be the 85th percentile speed of motorists on the roadway as established by radar studies or 5 m.p.h. greater than the posted speed limit, whichever is greater.
- On new roadways the design speed shall be 5 m.p.h. greater than the anticipated posted speed limit.
- If "W" is greater than 3 lanes sight distance data shall be increased by extrapolating from values on the chart.
- If "W" includes a median, sight distance data shall be increased by interpolating between values shown on the chart.
- Height of motorist eye in stopped vehicle = 3.50 ft. Height of the object = 3.50 ft.
- Sight distance requirements shall be satisfied lookin' left and right for a motorist in each exit lane of a side street or driveway.
- Sight distance requirement for left turning motorist on the through roadway attempting to enter a side street or driveway are measured from a vehicle stopped condition.
- All sight distances assume grades of 3 percent or less. If greater see AASHTO Geometric Design of Highways and Streets.
- Sight distance should be met for signalized intersection.

SAINT LOUIS COUNTY
 DEPARTMENT OF HIGHWAYS AND TRAFFIC
 CLAYTON, MISSOURI

SIGHT DISTANCE AT INTERSECTIONS

REVISION DATE: March 4, 2008

DRAWING
40.25-1

ISSUE	REMARKS/DATE
1	06/15/13-CITY OF CHESTERFIELD COMMENTS
2	7/8/13-CITY OF CHESTERFIELD COMMENTS
3	8/13/13 CITY COMMENTS
4	12/20/13 CITY & CLIENT COMMENTS
5	02/14/14 CITY COMMENTS
6	03-05-14 AGENCY COMMENTS
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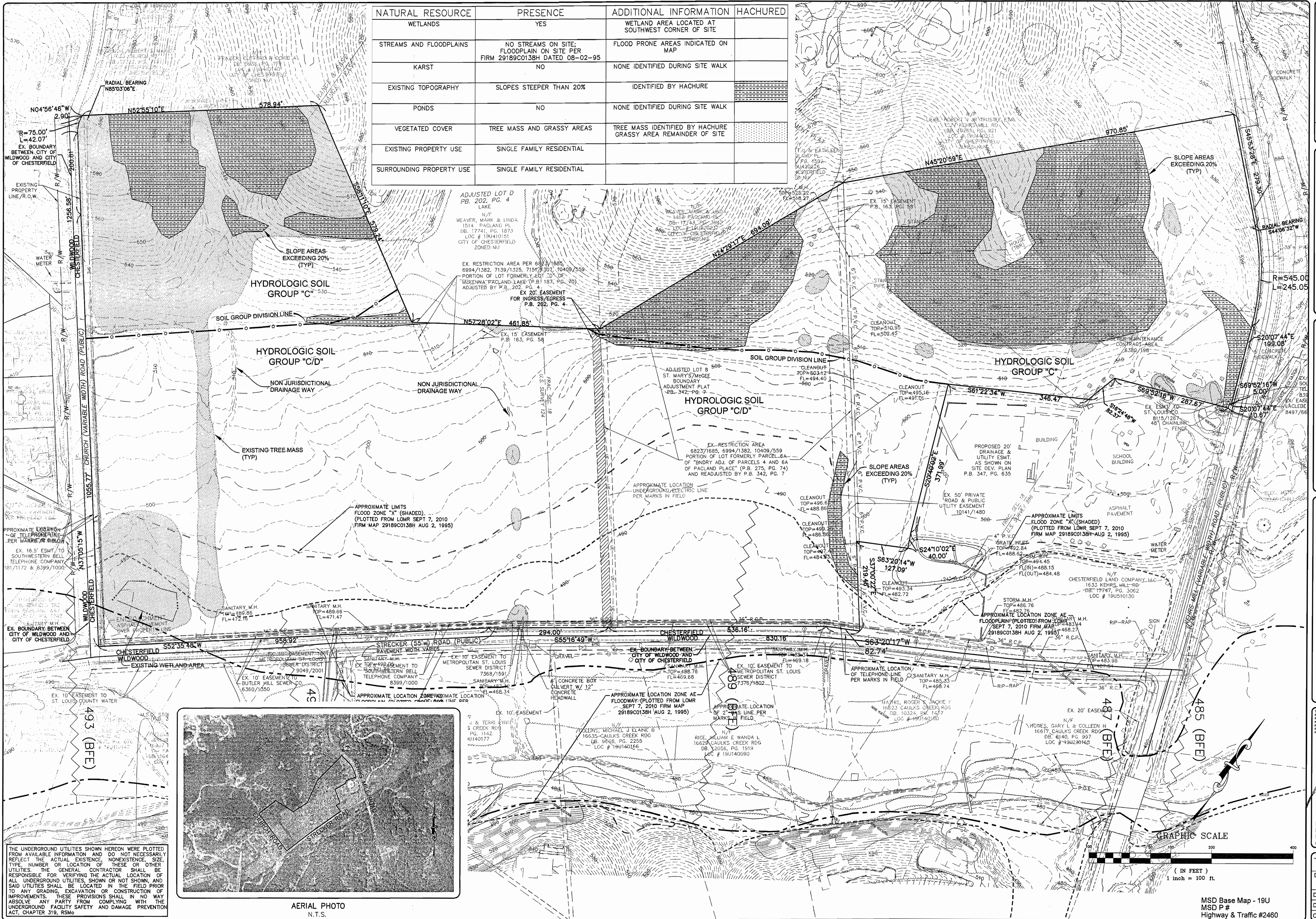
Arbors at Kehrs Mill
 Chesterfield, Missouri
 SIGHT DISTANCE STUDY

Date: 7/9/2014
 Michael G. Boedding
 License No. MO E-28643
 Civil Engineer

Job Number: 12-06-154
 Date: 8-13-2013
 Designed: MF Sheet
 Drawn: LG 2.2
 Checked: SDP

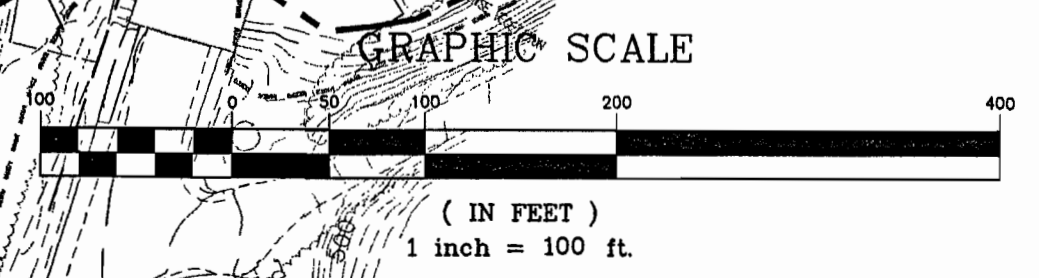
Drawing name: V:\1206154\Tocurry\Reserve\Drawings\Engineering\Site\Development\154SDP.dwg Plotted on: Jul 07, 2014 - 11:58am Plotted by: sabbay

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION	HACHURED
WETLANDS	YES	WETLAND AREA LOCATED AT SOUTHWEST CORNER OF SITE	
STREAMS AND FLOODPLAINS	NO STREAMS ON SITE; FLOODPLAIN ON SITE PER FIRM 29189C0138H DATED 08-02-95	FLOOD PRONE AREAS INDICATED ON MAP	
KARST	NO	NONE IDENTIFIED DURING SITE WALK	
EXISTING TOPOGRAPHY	SLOPES STEEPER THAN 20%	IDENTIFIED BY HACHURE	
PONDS	NO	NONE IDENTIFIED DURING SITE WALK	
VEGETATED COVER	TREE MASS AND GRASSY AREAS	TREE MASS IDENTIFIED BY HACHURE GRASSY AREA REMAINDER OF SITE	
EXISTING PROPERTY USE	SINGLE FAMILY RESIDENTIAL		
SURROUNDING PROPERTY USE	SINGLE FAMILY RESIDENTIAL		



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AERIAL PHOTO
N.T.S.



ISSUE	REMARKS/DATE
1	CITY OF CHESTERFIELD COMMENTS
2	CITY OF CHESTERFIELD COMMENTS
3	8/13/13 CITY COMMENTS
4	12/20/13 CITY & CLIENT COMMENTS
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Corporate Certificate of Authority #001546

Arbors at Kehrs Mill
Chesterfield, Missouri
SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

Date: 7/7/2014
Michael G. Boeding
License No. MO E-28643
Civil Engineer

Job Number: 12-06-154
Date: 8-13-2013
Designed: MF Sheet: 3.1
Drawn: LG
Checked: SDP

MSD Base Map - 19U
MSD P#
Highway & Traffic #2460

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. Permitted uses

- The uses allowed in this PUD District shall be:
 - Dwellings, Single Family Detached.

B. Density requirements

The total number of single family residential units shall not exceed forty-four (44) units.

C. Development standards

- Minimum lot size for this development shall be 22,000 sf.

Unless specifically identified on the Preliminary Plan attached hereto and marked as Exhibit B; structure setbacks shall be as follows. No building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- twenty-five (25) feet from the front yard
 - ten (10) feet from the side yard
 - twenty-five (25) feet from the rear yard
- Maximum height of all structures shall be fifty (50) feet.

D. Parking and Loading Requirements

- Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- No construction related parking shall be permitted within the Kehrs Mill Road, Strecker Road, or Church Road rights-of-way.
- Temporary construction parking on non-paved surfaces shall be prohibited to limit mud from construction activities being tracked onto the pavement causing hazardous roadway and driving conditions.

E. Landscape and Tree Requirements

- The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

- A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the PUD except as identified on the Preliminary Plan attached hereto and marked as Exhibit B.

- Landscape Easements are established as a protected area for vegetative landscaping only. Structures of any size, whether temporary or permanent, are not permitted within landscape easements. Landscaping as approved by the City of Chesterfield during site plan review is required to be maintained and preserved indefinitely by the resident or a Home Owners Association. Failure to maintain or preserve landscape easements may result in inspection and issuance of fines by the City of Chesterfield. This language shall be included on all plans, plats, ordinances, subdivision indentures and other appropriate (written) documents for this development.

- A minimum of 34% Common Open Space shall be required for this PUD.

F. Sign Requirements

- Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
- Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. Light requirements

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

H. Architectural

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

I. Access/access management

- Access to this development from Kehrs Mill Road shall be restricted to one bi-directional entrance located to provide adequate sight distance and constructed to St. Louis County standards as direct by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

- Access to this development from Church Road shall be by no more than one (1) street approach as directed by the City of Chesterfield.

- No lot shall be allowed direct access to Kehrs Mill Road, Strecker Road, or Church Road.

- If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.

J. Public/Private Road Improvements, Including Pedestrian Circulation

- Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. No gate installation will be permitted on public right-of-way.
- If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
- Provide a five (5) foot sidewalk, conforming to ADA standards, along the improved Kehrs Mill Road and provide any additional right of way along the entire frontage of the site as directed by the St. Louis County Department of Highways and Traffic and City of Chesterfield.
- Improve Church Road along the entire frontage of the site to City of Chesterfield standards, including pavement, required curbs, storm drainage facilities, and sidewalk as directed by the City of Chesterfield. Improvements shall be wholly contained within the City of Chesterfield limits as directed by the City of Chesterfield. Improvements along Church Road from Strecker Road to the development entrance shall be completed prior to the issuance of building permits exceeding 60% of the approved dwelling units. A cash escrow may be provided in lieu of constructing the required improvements for the portion of Church Road from the entrance to the development to the northwest corner of the subdivision. Delays due to utility relocation and/or adjustment, for which the Developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
- Obtain approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the City of Wildwood for locations of proposed curb cuts, areas of new dedication, and roadway improvements.

K. Traffic Study

Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometric sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. Power of Review

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

M. STORM WATER

- The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
- Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
- Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield. Emergency overflow drainage ways to accommodate a breach of the upstream reservoir shall be assessed as directed by the Metropolitan St. Louis Sewer District.
- Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
- The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
- Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
- Provide all necessary storm water and detention calculations to the City of Wildwood.

N. SANITARY SEWER

Provide public sewer service for this site in accordance with the Metropolitan St. Louis Sewer District.

O. Geotechnical Report

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. Miscellaneous

- All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
- If any development in, or alteration of, the floodplain is proposed, the Developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood for approval. The Floodplain Study must be approved prior to the approval of a grading permit or improvement plans. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Chapter 14 of the City Code for specific requirements.
- Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
- A twenty-foot Ingress/Egress Easement exists on-site which may be used at any time by the owners of 1514 Pacland Place, a lot to the north in the McKenna Pacland Place Subdivision. Said easement is shown on the Preliminary Plan attached hereto and marked as Exhibit B.

II. TIME PERIOD FOR SUBMITTAL SITE DEVELOPMENT PLANS

- In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

- Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
- Outboundary plat and legal description of property.
- Density calculations.
- Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
- Provide openspace percentage for overall development including separate percentage for each lot on the plan.
- Provide Floor Area Ratio (F.A.R.).
- A note indicating all utilities will be installed underground.
- A note indicating signage approval is separate process.
- Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
- Specific structure and parking setbacks along all roadways and property lines.
- Indicate location of all existing and proposed freestanding monument signs.
- Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
- Floodplain boundaries.
- Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
- Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
- Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

- Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
- Address trees and landscaping in accordance with the City of Chesterfield Code.
- Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
- Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
- Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the St. Louis County Department of Highways and Traffic as directed by the City of Chesterfield.
- Compliance with Sky Exposure Plane.
- Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

A. Roads

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) to the Eatherton - Kehrs Mill Road Trust Fund (Trust Fund No. 552). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

Type of Development	Required Contribution
Single Family	\$1,025.36/Parking Space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of the required contribution, if not approved for construction by January 1, 2014, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

B. Sanitary Sewer

Caulks Creek surcharge of \$2,750 per acre shall apply to this area. On this basis of 58.15 acres, the total fee is \$159,912.50. There are no other sub-district/recoupment fees associated with this site.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- Waiver of Notice of Violation per the City of Chesterfield Code.
- This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

ISSUE	REMARKS/DATE
1	CITY OF CHESTERFIELD COMMENTS
2	CITY OF CHESTERFIELD COMMENTS
3	8/13/13 CITY COMMENTS
4	12/30/13 CITY & CLIENT COMMENTS
5	02/14/14 CITY COMMENTS
6	03-05-14 AGENCY COMMENTS
7	03-11-14 CITY & COUNTY COMMENTS
8	03-11-14 CITY & COUNTY COMMENTS
9	04-03-14 COUNTY COMMENTS

Arbors at Kehrs Mill LLC
5051 New Baumgartner Road
St. Louis, Missouri 63129
Ph: (314) 487-6717

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-0440 Fax: 314-487-9944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Arbors at Kehrs Mill
Chesterfield, Missouri
SITE DEVELOPMENT PLAN
ORDINANCE

The Professional Engineer's seal and signature affixed to this sheet shall be the only valid signature for the work shown on this sheet. All drawings, specifications and other documents not including this seal and signature shall not be considered approved by this engineer, and the engineer expressly disclaims any and all responsibility for the plans, drawings or documents not including this seal and signature.

Michael G. Bording
License No. MO E-28643
Civil Engineer

Job Number
12-06-154
Date
8-13-2013
Designed: MF Sheet
Drawn: LG
Checked: SDP

MSD Base Map - 19U
MSD P #
Highway & Traffic #2460

"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

Tree Protection Notes:

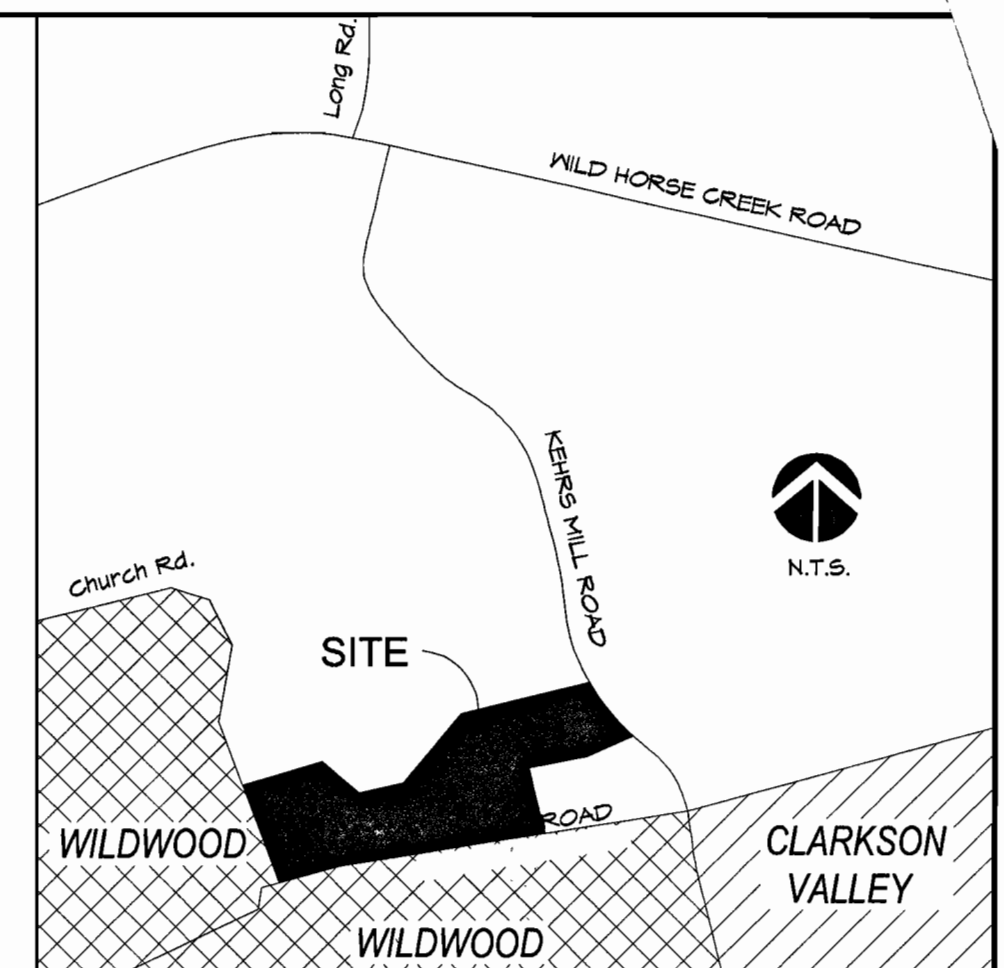
- Source of Base Information: Site Development Plan prepared by: The Sterling Company, Engineers & Surveyors, 5055 New Baumgartner Road, St. Louis, Missouri 63129, Phone: 314-487-0440
- Existing Tree Canopy Areas: Canopy was established based upon field inspection and using aerial photographs. See Tree Stand Delineation Plan for detailed information on the representative species, sizes and numbers of trees within the canopy areas shown.
- Tree Specialist: An Arborist/Forester was utilized in the preparation of the Tree Stand Delineation Plan and shall be available for on-site inspections during construction as directed by the City of Chesterfield. The Arborist/Forester is: Bruce Vauter, Forestry Consultant Services, 9321 Manor Oak Drive, St. Louis, MO 63126, Phone: 314/844-2753
- Clearing limits shall be rough staked or marked by the Applicant's surveyor in order to facilitate location for trenching and fencing installation.
- No clearing or grading shall begin in areas where tree treatment, preservation and protection measures have not yet been completed.
- The sequence of the treatment and preservation measures shall be as follows:
 - Root pruning trenching
 - Tree protection fencing
 - Tree pruning and chemical treatment
 - Aeration systems installed
 - Sign installation
- Trenching for utilities are not permitted inside the drip line of a protected tree's canopy. Tunneling will be required in such instances. (See Table 1: Tunneling Standards in Section IX.F. of the Tree Preservation and Landscape Requirements Manual of the City of Chesterfield)

Monarch Trees

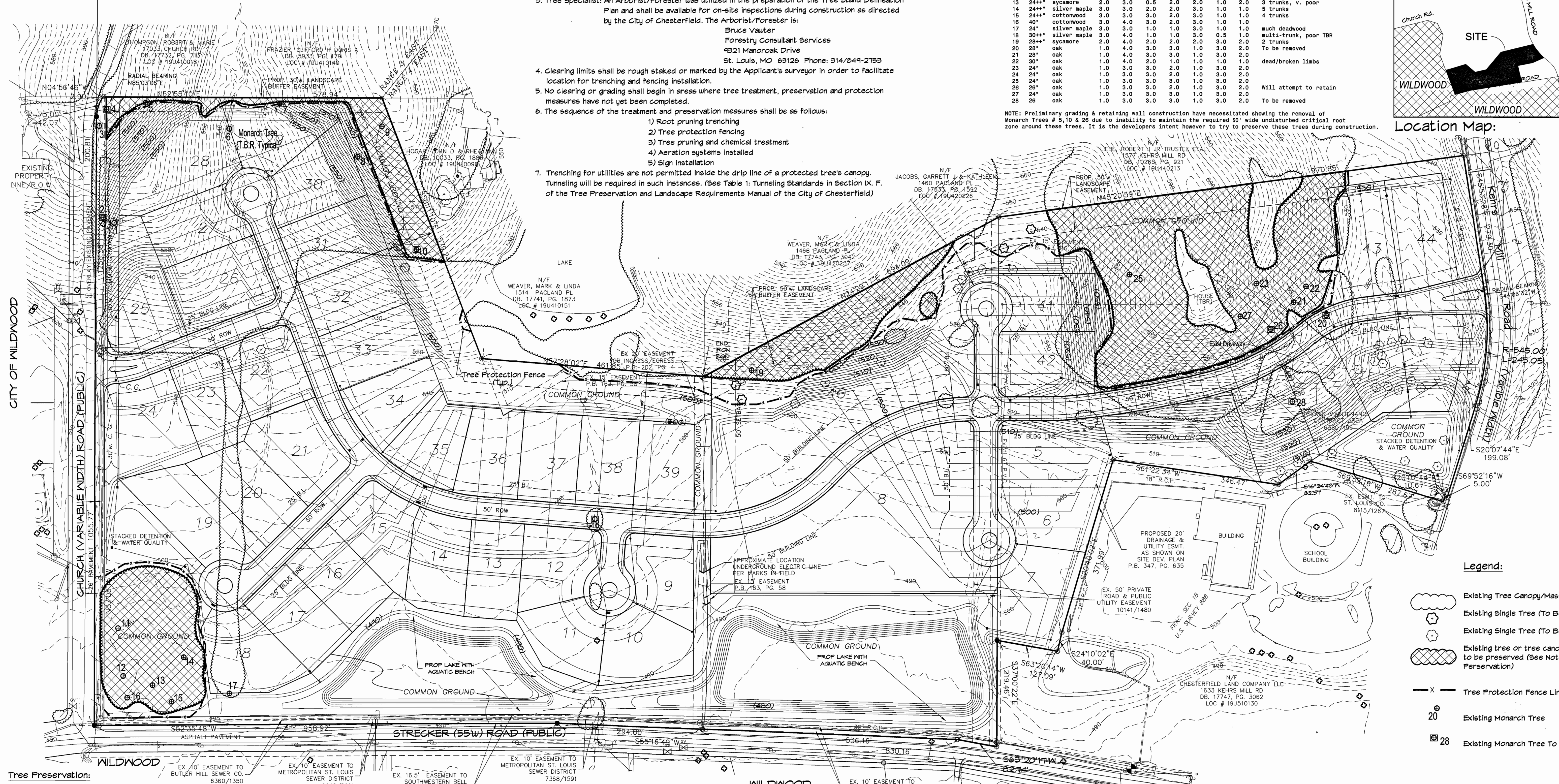
1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent

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	To be removed
2	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed
3	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed
4	24"	oak	1.0	3.0	0.5	0.5	1.0	1.0	1.0	1/2 dead, crown v. poor TBR
5	28"	oak	1.0	4.0	3.0	2.0	1.0	2.0	2.0	Will attempt to retain
6	24"	oak	1.0	3.0	3.0	2.5	1.0	3.0	2.0	To be removed
7	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	To be removed
8	24"	oak	1.0	3.0	3.0	2.0	1.0	2.0	2.0	To be removed
9	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed
10	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed
11	30"	sycamore	2.0	4.0	3.0	2.0	2.0	3.0	2.0	Will attempt to retain
12	32"	sycamore	2.0	4.0	3.0	2.0	2.0	3.0	2.0	To be removed
13	24+"	sycamore	2.0	3.0	0.5	2.0	1.0	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 TBR
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	much deadwood
17	24"	silver maple	3.0	3.0	1.0	1.0	3.0	1.0	1.0	multi-trunk, poor TBR
18	30+"	silver maple	3.0	4.0	1.0	1.0	3.0	0.5	1.0	2 trunks
19	28+"	sycamore	2.0	4.0	2.0	2.0	2.0	3.0	2.0	To be removed
20	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	To be removed
21	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	To be removed
22	30"	oak	1.0	4.0	2.0	1.0	1.0	1.0	1.0	dead/broken limbs
23	24"	oak	1.0	3.0	3.0	2.0	1.0	3.0	2.0	To be removed
24	24"	oak	1.0	3.0	3.0	2.0	1.0	3.0	2.0	To be removed
25	24"	oak	1.0	3.0	3.0	2.0	1.0	3.0	2.0	To be removed
26	26"	oak	1.0	3.0	3.0	2.0	1.0	3.0	2.0	Will attempt to retain
27	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed
28	26"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed

NOTE: Preliminary grading & retaining wall construction have necessitated showing the removal of Monarch Trees # 5, 10 & 26 due to inability to maintain the required 50' wide undisturbed critical root zone around these trees. It is the developers intent however to try to preserve these trees during construction.



Location Map:

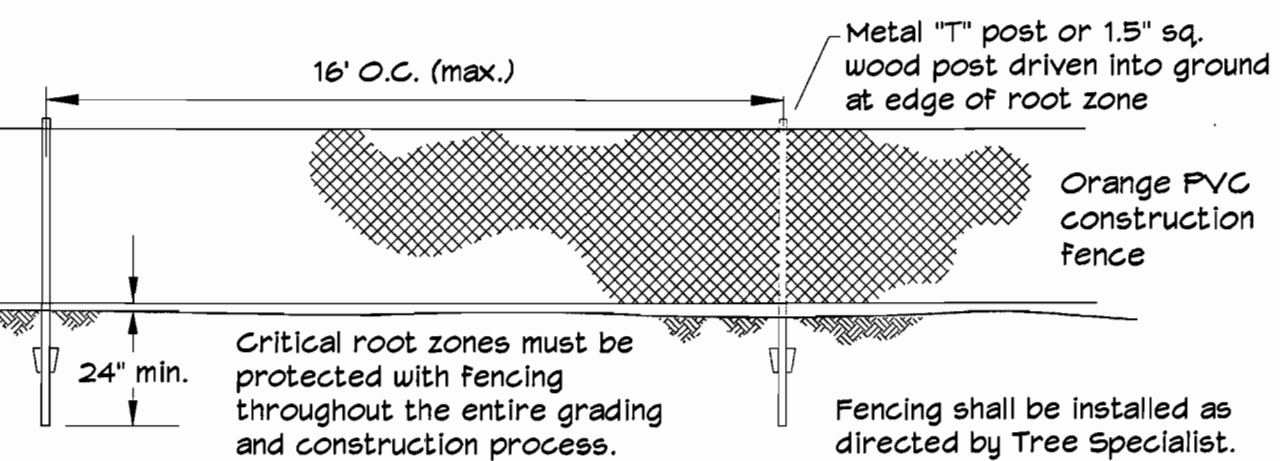


Tree Preservation:

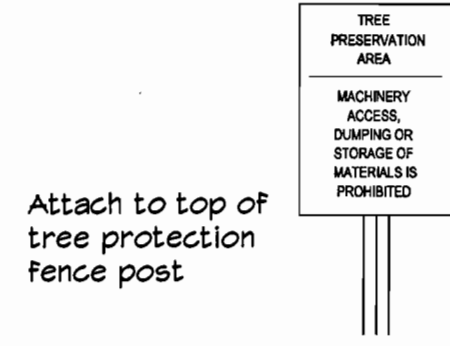
1. Size of Tract:	58.15 acres (+/-)
2. Development Proposed:	44 detached single family lots
3. Existing tree canopy:	15.2 acres (+/-)
4. Trees required to be retained:	4.6 acres (30% of existing tree canopy)
5. Total trees to be removed:	4.1 acres (+/-)
6. Total trees to be retained:	6.12 acres (Approx. 40.3% of existing tree canopy)

Of the trees shown to be preserved on Lot 40, only those within the required 50' wide Landscape Easement have been included in the preservation area calculations. It is developers intent however to preserve all trees shown crosshatched.

** 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.



Tree Protection Fence
N.T.S.

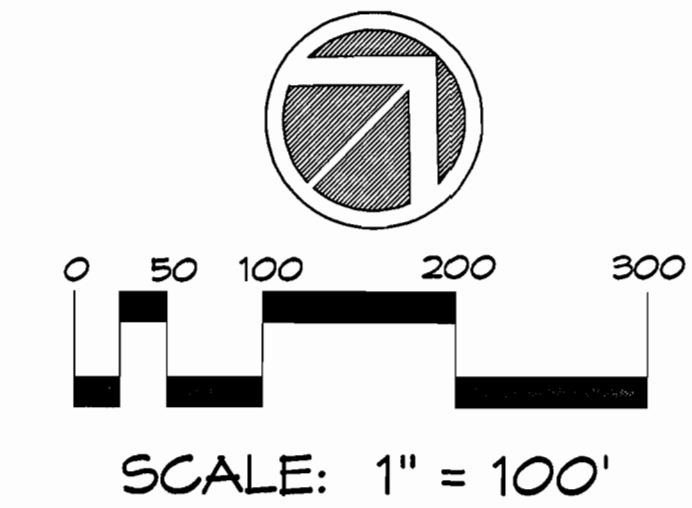


Tree Protection Sign
N.T.S.

Landscape Architect's Certification

This is to certify that this Plan was prepared by me or under my direct supervision, and I am a duly licensed Landscape Architect under the laws of the State of Missouri.

James R. Hall
HALL + ASSOCIATES, LLC
Missouri License No. LA-142
Landscape Architect
4-1-14



- Legend:**
- Existing Tree Canopy/Mass
 - Existing Single Tree (To Be Retained)
 - Existing Single Tree (To Be Removed)
 - Existing tree or tree canopy, to be preserved (See Note # 6 under Tree Preservation)
 - Tree Protection Fence Line
 - Existing Monarch Tree
 - Existing Monarch Tree To Be Removed

Prepared For:
ARBORS AT KEHRS MILL, L.L.C.
5091 New Baumgartner Road
St. Louis, Missouri 63129
Phone: 314-487-6717

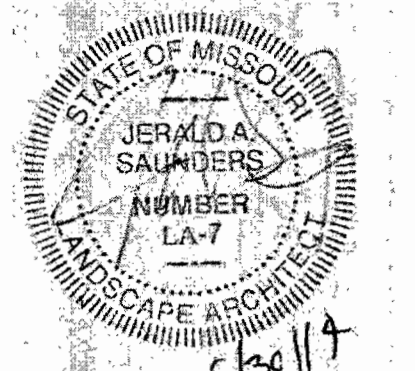
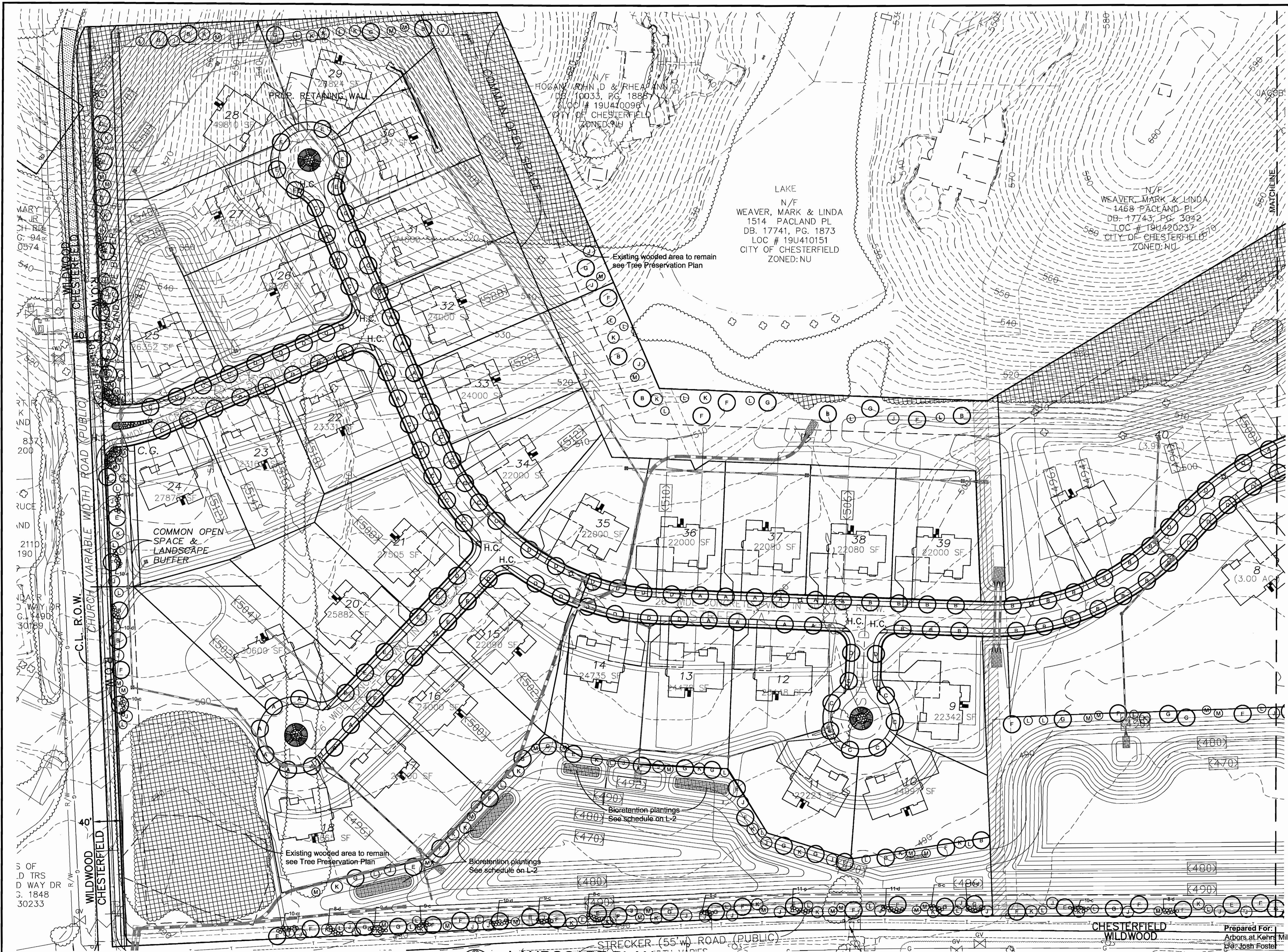
Arbors at Kehrs Mill

Tree Preservation Plan

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: 13002	Sheet Number: 1 OF 1
Date: 1-10-14			
Revisions: 2-5-14, 3-11-14, 4-1-14			



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Arbors at Kehr's Mill Chesterfield, MO

Arbors at Kehr's Mill LLC

Revisions:

Date	Description	No.
01-10-14	Plan Revisions	1
02-13-14	City Comments	2
03-13-14	City Comments	3
04-02-14	City Comments	4
05-30-14	MSD Revisions	5

Drawn: BAR
Checked: JAS

loomisAssociates

landscape architects/planners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
636.319.8668 Fax: 636.315.0997
Email: info@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000193

Sheet Title: Landscape Plan

Sheet No: **L-1**

Date: 05/16/13
Job #: 937.001

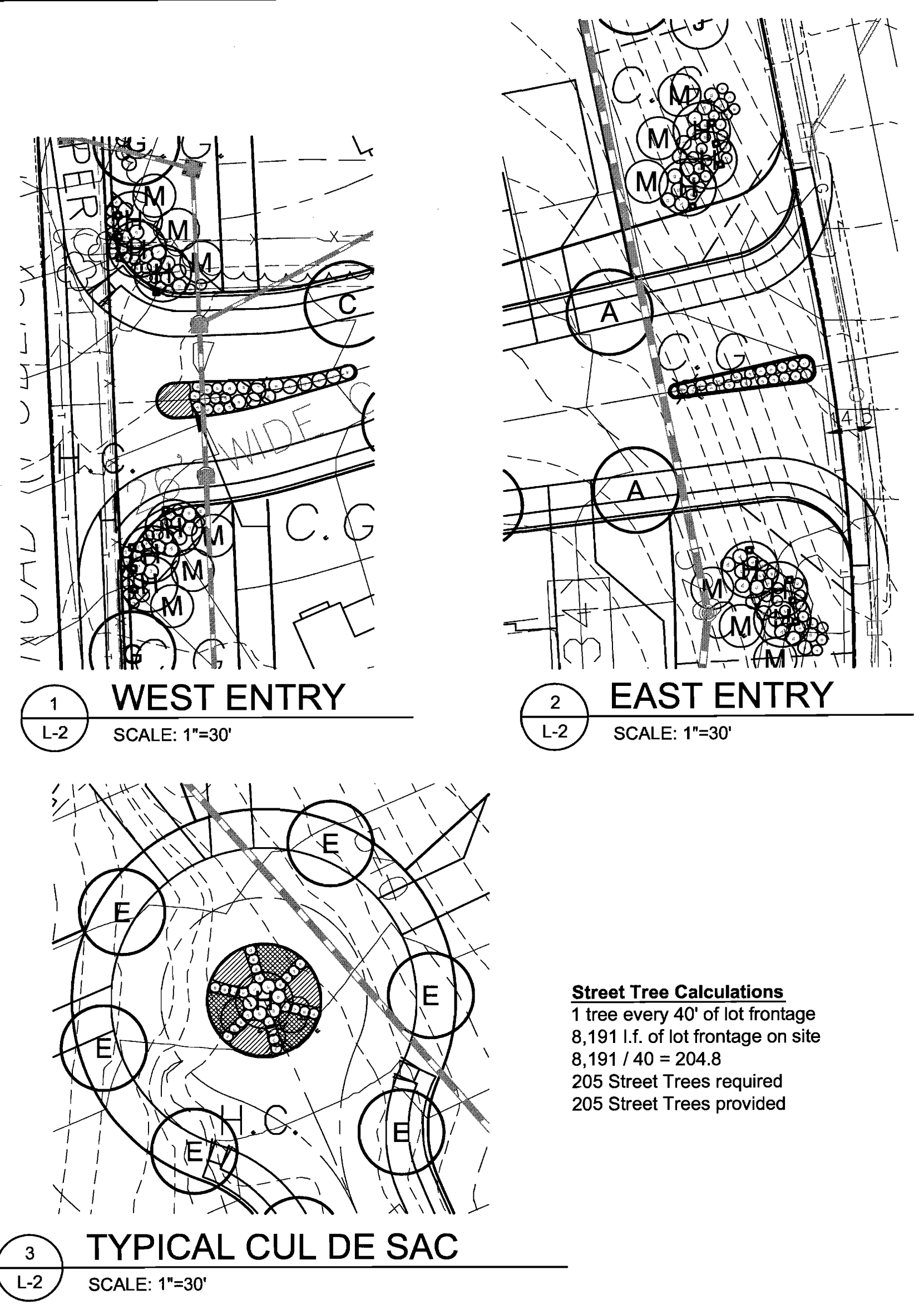
LANDSCAPE PLAN
SCALE 1" = 60'

Prepared For:
Arbors at Kehr's Mill LLC
By: Josh Foster
JH Berra Construction
5091 New Baumgartner Road
St. Louis, MO 63129

5 OF
D TRS
D WAY DR
S. 1848
30233



LANDSCAPE PLAN
SCALE 1" = 60'



Street Tree Calculations
1 tree every 40' of lot frontage
8,191 l.f. of lot frontage on site
8,191 / 40 = 204.8
205 Street Trees required
205 Street Trees provided

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	GROWTH RATE	TYPE
A	47	Acer rubrum 'Frank Jr'	Redpointe Red Maple	2.5"	Fast	Deciduous
B	47	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	Slow/Med.	Deciduous
C	47	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5"	Fast	Deciduous
D	47	Quercus acutissima	Sawtooth Oak	2.5"	Med.	Deciduous
E	47	Quercus muehlenbergii	Chinkapin Oak	2.5"	Med.	Deciduous
F	50	Quercus bicolor	Swamp White Oak	2.5"	Med.	Deciduous
G	50	Platanus x acerifolia	London Planetree	2.5"	Fast	Deciduous
H	19	Cercis canadensis	Redbud	2.5"	Fast	Ornamental
J	58	Crataegus phaenopyrum	Washington Hawthorn	2.5"	Med.	Ornamental
K	60	Acer ginnala	Amur Maple	2.5"	Med.	Ornamental
L	72	Pinus strobus	White Pine	6'	Fast	Evergreen
M	70	Picea glauca	White Spruce	6'	Med.	Evergreen
a	108	Buxus microphylla	Boxwood	24"		
b	24	Viburnum dentatum	Arrowwood Viburnum	2-3'		
c	147	Viburnum rhytidophyllum	Leatherleaf Viburnum	2-3'		
d	188	Euonymus alatus 'Compacta'	Dwarf Burning Bush	2-3'		
e	105	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	24"		
Annuals/perennials						

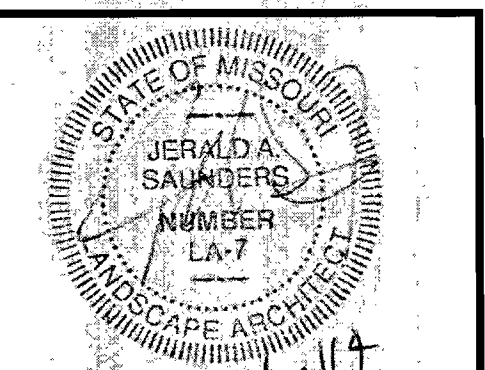
ALL DISTURBED AREAS TO BE SEEDED (SEE CIVIL), UNLESS OTHERWISE NOTED

BASIN PLANT SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
813	Carex stricta	Tussock Sedge	Type 38 DCP	24" oc
813	Andropogon virginicus	Broomsedge	Type 38 DCP	24" oc
813	Eryngium yuccifolium	Rattlesnake Master	Type 38 DCP	24" oc
813	Coreopsis lanceolata	Lanceleaf Coreopsis	Type 38 DCP	24" oc

BIORETENTION PLANT SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
589	Carex praegracilis	Tollway Sedge	Type 38 DCP	18" oc
589	Carex shortiana	Short's Sedge	Type 38 DCP	18" oc
589	Iris virginica	Southern Blueflag Iris	Type 38 DCP	18" oc
589	Schizachyrium scoparium	Little Bluestem	Type 38 DCP	18" oc
589	Eupatorium maculatum	Joe Pyeweed	Type 38 DCP	18" oc

NOTE: Basin and Bioretention plantings to be installed in groupings of 12-15.

Prepared For:
Arbors at Kehrs Mill LLC
c/o: Josh Foster
JH Berra Construction
5091 New Baumgartner Road
St. Louis, MO 63129



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Arbors at Kehrs Mill Chesterfield, MO

Arbors at Kehrs Mill LLC

Revisions:

Date	Description	No.
01-10-14	Plan Revisions	1
02-13-14	City Comments	2
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04-02-14	City Comments	4
05-30-14	MSD Revisions	5

Drawn: BAR
Checked: JAS

loomisAssociates
landscapearchitects/planners
707 Spirit-40 Park Drive, Suite 105
Chesterfield, Missouri 63005-1934
636.319.8668 • fax 636.319.0297
email: info@loomisassociates.com

Sheet Title: Landscape Plan

Sheet No: L-2

Date: 05/16/13
Job #: 937.001

"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. Acreage: 15.5 ac (±) 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 redbud, with an occasional sugar maple or black walnut.
4. Density: 112 trees per acre (based upon average of typical sample points)
5. Average Diameter: 12.5" DBH average (based upon average of 2" x 50" x 50" typical sample areas)
6. Ave. overstory DBH: 16.2" DBH average (based upon 3/2 total DBH inches divided by 23 trees total from 2 sample points)
7. Dominant species: Approx. 40% of stand is oak
8. Understory: Sample Point # 1: Understory trees include dogwood, redbud and some pawpaw with an occasional cherry or sassafras. 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.
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 Formal Sample Point in this area but evaluation as follows.
1. Acreage: 1.1 ac (±) total
 2. Forest Type: Bottomland Forest - generally the woods area in flood plain and along drainage.
 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. Estimated at about 50 trees per acre (generally more sparse than normal due to the nature of the area - previous cropland and pasture)
 4. Density: Not calculated - this area is not typical forest area.
 5. Average Diameter: Not calculated - this area is not typical forest area.
 6. Ave. overstory DBH: Approx. 50% of stand is silver maple, with 25% 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

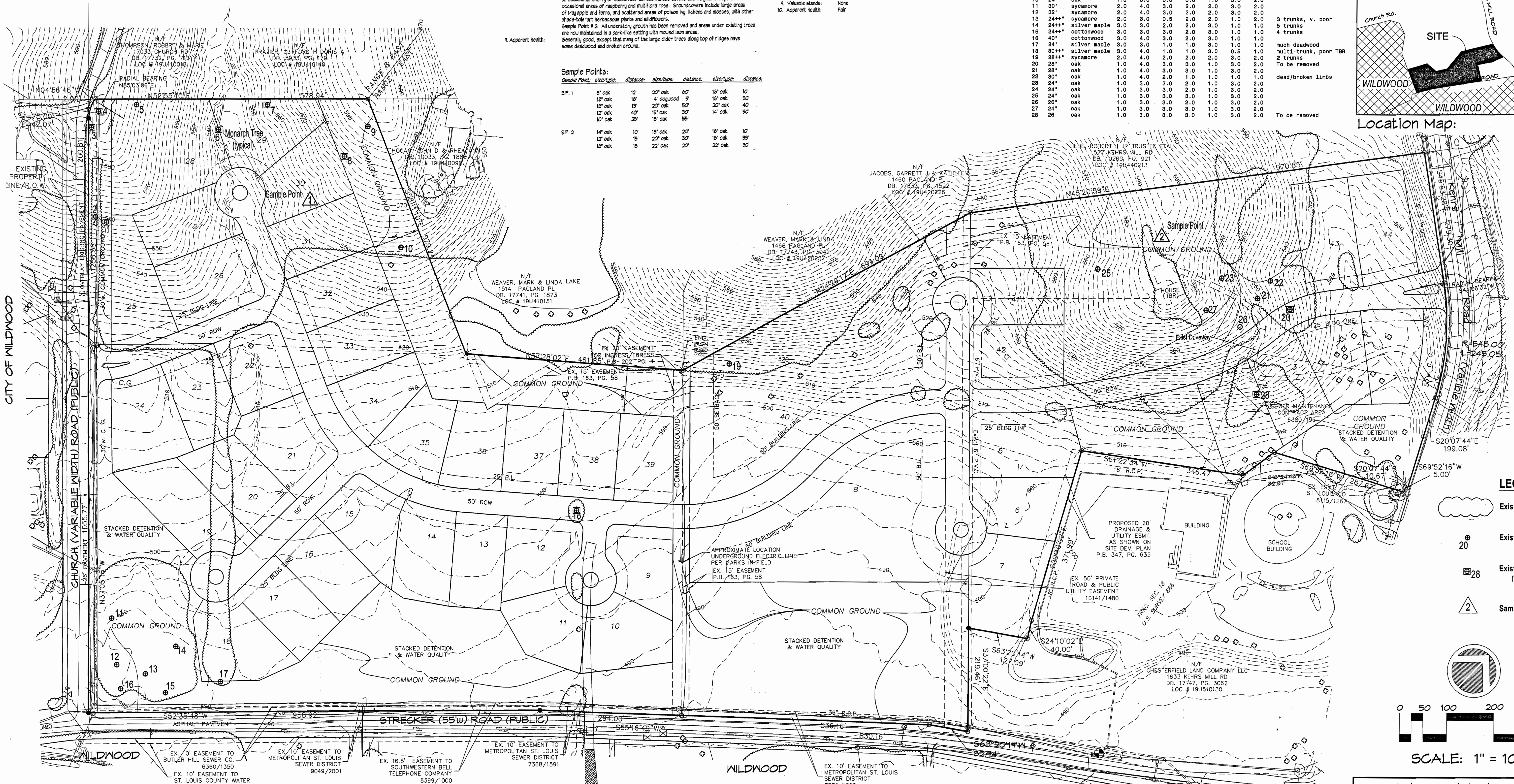
Monarch Trees

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

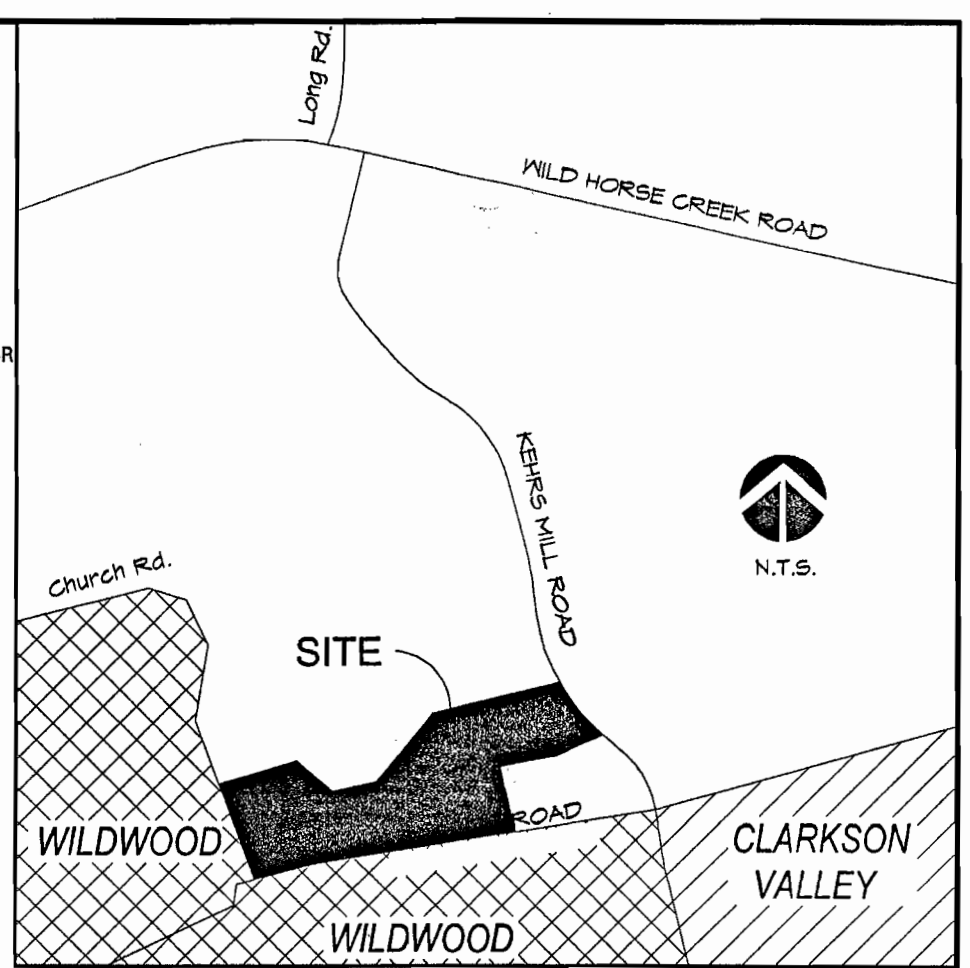
No.	DBH	Type	Adapt.	DBH	Health	Canopy	Roots	Value	Other	Comments
1	28"	oak	1.0	4.0	3.0	3.0	1.0	3.0	2.0	To be removed
2	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed
3	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed
4	24"	oak	1.0	3.0	0.5	0.8	1.0	1.0	1.0	1/2 dead, crown v. poor TBR
5	28"	oak	1.0	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	To be removed
8	24"	oak	1.0	3.0	3.0	2.0	1.0	2.0	2.0	To be removed
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	4 trunks
15	24**	cottonwood	3.0	3.0	3.0	2.0	3.0	1.0	1.0	
16	40"	cottonwood	3.0	4.0	3.0	2.0	3.0	1.0	1.0	much deadwood
17	24"	silver maple	3.0	3.0	1.0	1.0	3.0	1.0	1.0	multi-trunk, poor TBR
18	30**	silver maple	3.0	4.0	1.0	1.0	3.0	0.8	1.0	2 trunks
19	28**	sycamore	2.0	4.0	2.0	2.0	3.0	2.0	2.0	To be removed
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	2.0	1.0	1.0	1.0	1.0	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	3.0	1.0	3.0	2.0	
26	26"	oak	1.0	3.0	3.0	2.0	1.0	3.0	2.0	
27	24"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	
28	26"	oak	1.0	3.0	3.0	3.0	1.0	3.0	2.0	To be removed

Sample Points:

Sample Point	size/type	distance	size/type	distance	size/type	distance
S.P. 1	8" oak	12'	20" oak	50'	18" oak	10'
	18" oak	18'	4" dogwood	5'	18" oak	50'
	19" oak	19'	20" oak	50'	20" oak	40'
	12" oak	40'	19" oak	30'	14" oak	30'
	10" oak	25'	10" oak	35'		
S.P. 2	14" oak	10'	18" oak	20'	18" oak	10'
	12" oak	19'	20" oak	30'	18" oak	35'
	18" oak	19'	22" oak	20'	22" oak	30'



Location Map:



LEGEND:

- Existing tree or tree mass
- Existing Monarch Tree
- Existing Monarch Tree (To Be Removed)
- Sample Point

SCALE: 1" = 100'

Woodlands Area Calculations:

1. Size of Tract: 56.15 acres (±)
 2. Development Proposed: 44 detached single family lots
 3. Existing tree canopy: 15.2 acres (±)
 4. Trees required to be retained: 4.6 acres (30% of existing tree canopy)
- ** Note 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.
5. Base Information: Outboundary, topographic and floodplain information is from available records, as provided by the Sterring Company and Stock & Associates.

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 Sanborn Map Company, Inc., Job no. 06-1-92X, exposure no. C02 32-86, March 2004, scale 1" = 200'
3. Flood Plain: Flood plain is present along the Strecker Road frontage of the site, per FRM Flood Insurance Rate Map, map number 2419AC0180 H, with effective date of 8-25-89.
4. There were 2 Sample Points recorded, as shown on Plan and as described above.
5. 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).

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

Prepared For:
ARBORS AT KEHRS MILL, L.L.C.
5091 New Baumgartner Road
St. Louis, Missouri 63129
Phone: 314-487-6717

Arbors at Kehrs Mill
Tree Stand Delineation

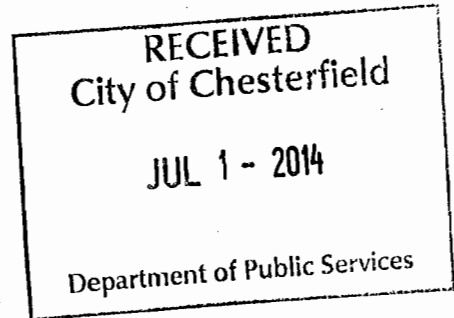
HALL + ASSOCIATES, L.L.C.
LAND PLANNING
LANDSCAPE ARCHITECTURE

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

Drawn by: JRH	Checked by:	Project Number: 13002	Sheet Number: 1 OF 1
Date: 6-17-13			
Revisions: 6-21-13, 1-10-14			

Arbors at Kehrs Mill, LLC

**5091 New Baumgartner Road
St. Louis, MO 63129**



June 30, 2014

Mr. John Boyer, Senior Planner
City of Chesterfield
Department of Planning and Development Services
690 Chesterfield Parkway West
Chesterfield, MO 63017

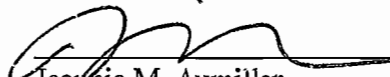
Re: The Arbors at Kehrs Mill/ McBride Home Elevations

Dear Mr. Boyer,

We recently sent home elevations for the Arbors at Kehrs Mill project to you. These elevations are for the McBride homes that will be built within the subdivision. As you may remember, Wesley Byrne/Claymont Development will also be building homes within the development. Mr. Byrne will be working with customers to choose their elevations and home plans at the time the customer selects a lot so we are unable to provide the same type of packet for Mr. Byrne's homes at this time. We understand that Mr. Byrne may have to submit his renderings to the City for approval at a later date after he and his customers have more detail regarding the homes that will be built.

Very Truly Yours,
Arbors at Kehrs Mill, LLC

By:


Jeannie M. Aumiller

cc:

Mr. Al Hicks (via e-mail)



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JOB NUMBER

DATE

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OF	

ELEVATION "E" - PROVINCIAL II

HAMPTON II - 177 PLAN



HAMPTON II - 177 PLAN

ELEVATION "E" - PROVINCIAL II LEFT ELEV.

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 Phone: 636/937-1800
 msa@msaarch.com

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ELEVATION "E" - PROVINCIAL II REAR ELEV. HAMPTON II - 177 PLAN



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ELEVATION "B" - COLONIAL

HAMPTON II - 177 PLAN

SHEET	REV.
OF	

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ELEVATION "C" - PLANTATION

HAMPTON II - 177 PLAN

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OF			

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ELEVATION "D" - PROVINCIAL

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ELEVATION "D" - FRENCH PROVINCIAL LEFT ELEV. WESTBROOK - 230 PLAN



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ELEVATION "D" - FRENCH PROVINCIAL REAR ELEV. WESTBROOK - 230 PLAN

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ELEVATION "D" - FRENCH PROVINCIAL RIGHT ELEV. WESTBROOK - 230 PLAN



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WESTBROOK - 230 PLAN

ELEVATION "C" - COLONIAL

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REDWOOD - 249 PLAN

ELEVATION "C" - COLONIAL II

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ELEVATION "C" - COLONIAL II

REDWOOD - 249 PLAN

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CUMBERLAND II - 270 PLAN

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ELEVATION "A" - COLONIAL



ELEVATION "A" - COLONIAL - LEFT ELEV. CUMBERLAND II - 270 PLAN

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ELEVATION "A" - COLONIAL - REAR ELEV. CUMBERLAND II - 270 PLAN

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ELEVATION "A" - COLONIAL - RIGHT ELEV. CUMBERLAND II - 270 PLAN

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ELEVATION "A" - COLONIAL CUMBERLAND II - 270 PLAN

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 Chesterfield, MO 63015
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 Fax: 636-437-1001

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ELEVATION "G" - RUSTIC COLONIAL LEFT ELEV. BUCKLEY - 299 PLAN

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ELEVATION "B" - PROVINCIAL

BUCKLEY - 299 PLAN

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ELEVATION "D" - ENGLISH COLONIAL

BUCKLEY - 299 PLAN

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ELEVATION "F" - FRENCH COLONIAL

BUCKLEY - 299 PLAN

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ELEVATION "G" - RUSTIC COLONIAL

BUCKLEY - 299 PLAN

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ELLINGTON - 320 PLAN

ELEVATION "F" - ENGLISH TUDOR LEFT ELEV.

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ELEVATION "B" - ENGLISH COLONIAL

ELLINGTON - 320 PLAN

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ELLINGTON - 320 PLAN

ELEVATION "C" - NEW ENGLAND MANOR

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ELEVATION "E" - FRENCH PROVINCIAL

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ELEVATION "G" - PLANTATION

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THE HOMES BUILT ON LOTS 1, 24, 25 & 44
WILL INCLUDE ARCHITECTURAL TREATMENTS
ON THE SIDE OF EACH HOME FACING EITHER
CHURCH ROAD OR KEHRS MILL ROAD
(AS APPLICABLE) WHICH ARE SIMILAR
TO THE ARCHITECTURAL TREATMENTS
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WINDSOR - 420 PLAN

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ELEVATION "D" - PLANTATION

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ELEVATION "D" - PLANTATION - RIGHT ELEV. WINDSOR - 420 PLAN

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KENNINGTON - 490 PLAN

ELEVATION "C" - FRENCH COLONIAL

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ELEVATION "D" - PLANTATION - LEFT ELEV.

WINDSOR - 420 PLAN

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ELEVATION "C" - FRENCH COLONIAL

KENNINGTON - 490 PLAN

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