

# VII. A & B

## Memorandum Planning & Development Services Division



To: Planning Commission

From: John Boyer, Senior Planner

PC Date: July 27, 2015

RE: **Arbors at Kehrs Mill - Plat 1, Record Plat:** A Subdivision Plat for a 27.055 acre tract of land zoned "PUD" Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

And

**Arbors at Kehrs Mill - Plat 2, Record Plat:** A Subdivision Plat for a 31.093 acre tract of land zoned "PUD" Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

### **Request**

On May 4<sup>th</sup>, 2015, the City of Chesterfield City Council approved Ordinance 2848 and Ordinance 2849 for the approval of both Arbors at Kehrs Mill Plats 1 and 2. While the plats were approved by the City Council, the City's Unified Development Code requires that all Record Plats be recorded no later than 60 days after the approval of the plan by the City. After the required 60 days, this plan was not recorded and Staff notified the applicant that the plat approvals are void and re-approval is required by the City of Chesterfield. On July 2, 2015, City Staff received a re-application for the above plats for re-approval.

After review by Staff, the submittal has been found to be the exact plan reviewed and approved by City Council. Staff respectfully requests the record plats for Arbors at Kehrs Mill Plats 1 and 2 be re-approved. For your convenience, a copy of the April 13, 2015 Planning Commission Staff Reports are included which outline the proposals.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'John Boyer', written over a horizontal line.

John Boyer  
Senior Planner

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Planning Commission Reports and packet from April 13, 2015



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

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## **Planning Commission Staff Report**

**Project Type:** Subdivision Record Plat

**Meeting Date:** April 13, 2015

**From:** John Boyer  
Senior Planner

**Location:** Located north of the intersection of Strecker Road and Church Road.

**Applicant:** Arbors at Kehrs Mill, LLC

**Description:** **Arbors at Kehrs Mill - Plat 2, Record Plat:** A Subdivision Plat for a 31.093 acre tract of land zoned “PUD” Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

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### **PROPOSAL SUMMARY**

Arbors at Kehrs Mill, LLC, applicant and property owner has submitted a request for a Subdivision Plat for a 31.093 acre tract which proposes eighteen (18) new lots and interior streets.

### **HISTORY OF 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 Tuscany Reserve for 36 single family lots. Most recently in November of 2013 the City approved a petition for a zoning map amendment to E-1 Estate District (One Acre) via Ordinance Number 2770 and from E-1 to Planned Unit Development PUD District via Ordinance Number 2771. The requested PUD permitted a total of 44 single family units on the 58.149 acre tract while minimizing proposed grading and tree canopy removal by modifying minimum lot sizes and setbacks. The Site Development Plan was approved on July 14, 2014.



**Figure 1: Aerial Photo**

### **STAFF ANALYSIS**

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, lots may be sold for future construction. This plat would establish eighteen (18) of forty-four (44) total lots within the Arbors at Kehrs Mill development. The subject site is zoned “PUD” Planned Unit Development District. The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2771, the sites governing ordinance, as well as all other applicable requirements of the City of Chesterfield Unified Development Code (UDC). The record plat is also substantially consistent with the approved Site Development Plan.

### **DEPARTMENTAL INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2771. Staff recommends approval of the Record Plat for Arbors at Kehrs Mill – Plat 2.

### **MOTION**

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

- 1) “I move to approve (or deny) the Record Plat for Arbors at Kehrs Mill – Plat 2 (Record Plat).”

- 2) “I move to approve the Record Plat for Arbors at Kehrs Mill – Plat 2 (Record Plat) with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "ARBORS AT KEHRS MILL - PLAT 2"

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

THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPING WITHIN THE COMMON GROUND AREAS AS SHOWN ON THIS PLAT, WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION, WITH AUTHORIZATION, APPROVAL, AND PERMIT BY THE CITY OF CHESTERFIELD, MISSOURI.

STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICE). THE RESERVE AREAS HEREBY ESTABLISHED ARE REVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR AS AMENDED THEREAFTER.

THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, STORMWATER BEST MANAGEMENT PRACTICES, INCLUDING, BUT NOT LIMITED TO, PRIVATE SEWERS AND PRIVATE STORMWATER IMPROVEMENTS CONSTRUCTED THEREON AS PER THE MSD APPROVED STORMWATER MANAGEMENT FACILITIES REPORT (P-27551-02)

ANY RETAINING WALLS IN THE OPEN SPACE AREA OF THIS PLAT ARE HEREBY DEDICATED TO THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION FOR THE ERECTION, MAINTENANCE AND REPAIR OF A RETAINING WALL, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID RETAINING WALL. MAINTENANCE OF THE RETAINING WALL SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF THE ARBORS AT KEHRS MILL HOMEOWNERS ASSOCIATION.

PERMANENT SIGHT DISTANCE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY. NO PART OF SAID EASEMENT SHALL BE BUILT ON WITH ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES, SHRUBS, ORNAMENTAL GRASS, OR WEEDS) IN ANY MANNER WHATSOEVER NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENT BE CHANGED, UNLESS EXPRESSLY APPROVED BY THE CITY OF CHESTERFIELD. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE STRUCTURES, PLANTS OR GRADING WHICH IS NOT APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH IS NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED.

LANDSCAPE - BUFFER EASEMENTS AND AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN LANDSCAPE EASEMENTS AND/OR AREAS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE ARBORS AT KEHRS MILL HOMEOWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD.

THE LANDSCAPE BUFFER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE "ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION" FOR THE PLANTING AND MAINTAINING OF LANDSCAPE VEGETATION AND APPURTENANT LANDSCAPE MATERIALS.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AS DAILY NO. \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.

ALL COMMON GROUND LOCATED IN CUL-DE-SAC ISLANDS OR DIVIDED STRIPS OR MEDIAN STRIPS, SHALL BE PROHIBITED OF ANY ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS, OR WITHOUT AUTHORIZATION BY THE CITY OF CHESTERFIELD THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT KEHRS MILL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AS DAILY NO. \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.

A PART OF THIS PLAT (12.7 ACRES AS SHOWN HEREON) IS ENCUMBERED BY THE 1995 "AMENDMENT AND RESTATEMENT OF INDENTURE OF TRUST AND RESTRICTIONS OF PAULAND PLACE" AS RECORDED IN DEED BOOK 10409 PAGE 559 OF THE ST. LOUIS COUNTY RECORDS.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

ARBORS AT KEHRS MILL, LLC  
J&B PROPERTIES, INC., MEMBER

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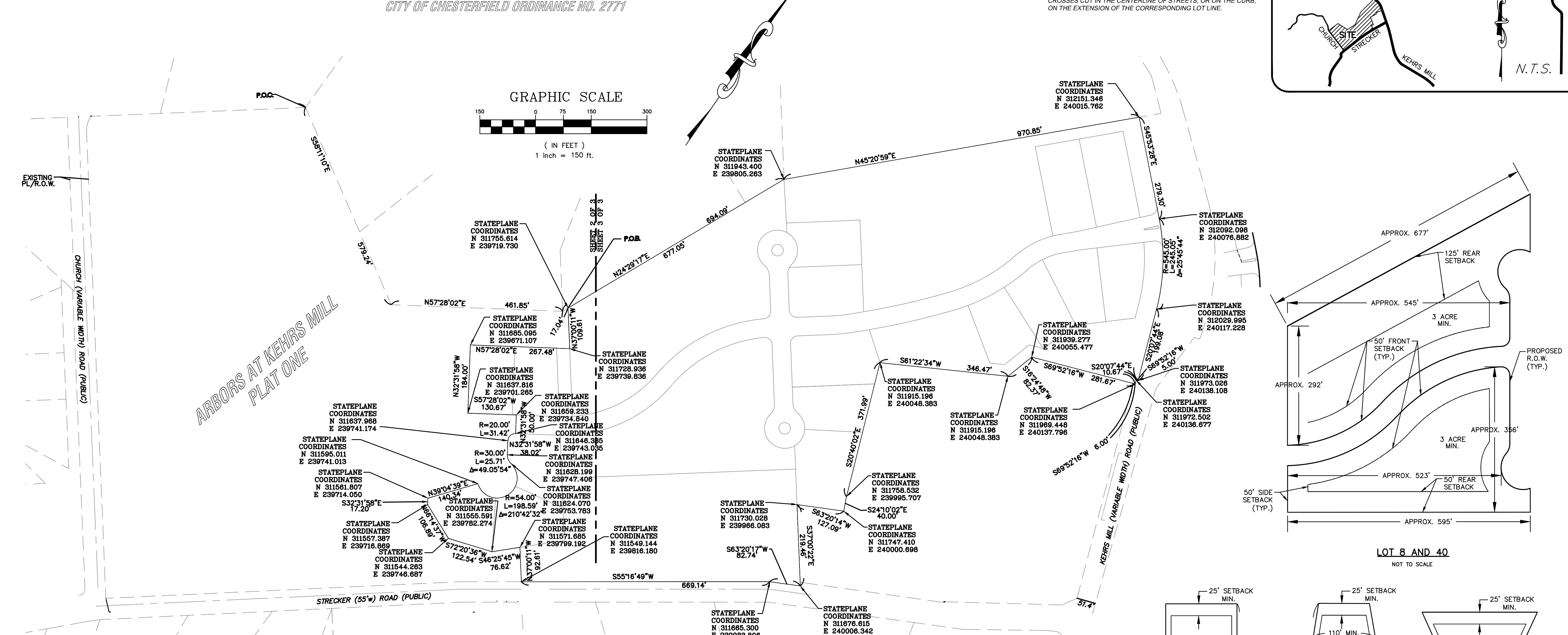
STATEPLANE COORDINATES N 311637.968 E 239741.114

Arbors at Kehrs Mill - Plat 2

A TRACT OF LAND BEING LOT 1 OF ST. MARY'S INSTITUTE LOT SPLIT AS RECORDED IN PLAT BOOK 355 PAGES 437 AND 438 OF THE ST. LOUIS COUNTY MISSOURI 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, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

P.U.D. - PLANNED UNIT DEVELOPMENT CITY OF CHESTERFIELD ORDINANCE NO. 2771

GRAPHIC SCALE (IN FEET) 1 inch = 150 ft.



LAND DESCRIPTION PLAT 2

A TRACT OF LAND BEING PART OF LOT 1 OF ST. MARY'S INSTITUTE LOT SPLIT AS RECORDED IN PLAT BOOK 355 PAGES 437 AND 438 OF THE ST. LOUIS COUNTY MISSOURI 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, CITY OF CHESTERFIELD, 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 MCKENNA PAULAND LAKE...

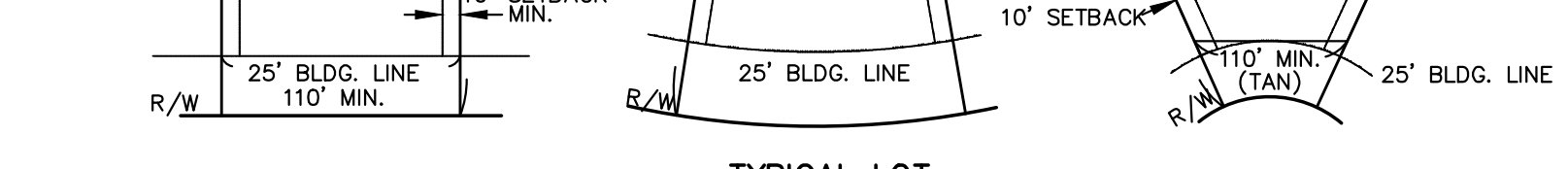
OVERALL LAND DESCRIPTION PLATS 1 & 2

A TRACT OF LAND BEING LOT 1 OF ST. MARY'S INSTITUTE LOT SPLIT AS RECORDED IN PLAT BOOK 355 PAGES 437 AND 438 OF THE ST. LOUIS COUNTY MISSOURI 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, CITY OF CHESTERFIELD, 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 MCKENNA PAULAND LAKE...

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JANUARY 16, 2013 USING TRIMBLE REAL-TIME KINEMATIC (RTK) HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH A D OF MGS AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 30284368 METERS AND EAST (X) = 263307391 METERS. WE REVERSE ENGINEERED HEREON THAT THESE STATE PLANE COORDINATE VALUES MEET THE ACCURACY STANDARDS OF THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10 CSR 302 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS A "SUBURBAN" PROPERTY RELATIVE TO STATION MOBI. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS CLOCKWISE 0.0022". THE PUBLISHED PLAT BEARING S62°35'46"W WOULD BE S52°36'07"W IF ROTATED TO GRID NORTH. AVERAGE COMBINED SCALE FACTOR = 0.9999915306 (11 METERS = 3.28083333 FEET)

TYPICAL LOT



NOT TO SCALE

PREPARED FOR:

ARBORS AT KEHRS MILL, LLC

5091 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-5617

THE STERLING CO. ENGINEERS & SURVEYORS

3015 S. BIRCH AVE.  
ST. LOUIS, MISSOURI 63120  
E-Mail: Sterling@sterlingengr.com

SURVEYOR'S NOTES

- 1. THIS TRACT CONTAINS 31.093 ACRES, MORE OR LESS.
2. BASIS OF BEARINGS: PLAT OF ST. MARY'S INSTITUTE LOT SPLIT PLAT AS RECORDED IN PLAT BOOK 355, PAGE 437-438 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
3. SOURCE OF RECORD TITLE: GENERAL WARRANTY DEED TO CATHOLIC GEMETERES OF THE ARCHDIOCESE OF ST. LOUIS AS RECORDED IN DEED BOOK 15001, PAGE 446 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. BEARINGS AND DISTANCES ARE RECORDED AND SURVEYED UNLESS NOTED OTHERWISE.
5. THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED, WHETHER OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
6. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (UNSHADED), FLOOD ZONE 'X' (SHADED), FLOOD ZONE 'AE' AND FLOOD ZONE 'AE' (FLOODWAY) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 2018050309N EFFECTIVE AUGUST 2, 1995. FLOOD ZONE 'X' (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. FLOOD ZONE 'X' (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FLOOD ZONE 'AE' IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE ELEVATIONS DETERMINED. ZONE 'AE' (FLOODWAY) IS DEFINED AS FLOODWAY AREAS WITHIN ZONE 'AE'.
7. THE CURRENT ZONING CLASSIFICATION IS P.U.D. - PLANNED UNIT DEVELOPMENT.

PROJECT/SITE BENCHMARK:

ST. LOUIS COUNTY BENCHMARK  
BENCH MARK: 12-170: ELEVATION 483.60 (NOV 28)  
STANDARD ALUMINUM DISK STAMPED SL-37, 1990. DISK IS SET ALONG THE NORTH SIDE OF STRECKER ROAD NEAR THE SOUTHERLY CORNER OF THE ATHLETIC FIELD OF LINDA VISTA MESSORSI CATHOLIC SCHOOL (TODDARD SCHOOL 1633 KEHRS MILL ROAD), APPROXIMATELY 0.1 MILE WEST OF THE INTERSECTION OF KEHRS MILL ROAD AND STRECKER ROAD. [OFFICE ESTIMATE 38°38'2.69"N 90°36'49.28"W]

SURVEYOR'S CERTIFICATE

ORDER NUMBER: 12-06-154  
THE STERLING COMPANY  
5055 NEW BAUMGARTNER ROAD,  
ST. LOUIS, MO 63129 (314) 487-0440

THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF ARBORS AT KEHRS MILL, LLC, DURING THE MONTH OF MARCH 2013, MADE A SURVEY OF A TRACT OF LAND BEING LOT 1 OF ST. MARY'S INSTITUTE LOT SPLIT AS RECORDED IN PLAT BOOK 355 PAGES 437 AND 438 OF THE ST. LOUIS COUNTY MISSOURI 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, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND HAVE SUBMITTED SAID TRACT IN THE MANNER SHOWN HEREON. THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 302-2 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN" SURVEY.

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

THE STERLING COMPANY  
MO REC. 307-0

RECEIVED City of Chesterfield  
Apr 08 2015  
Department of Public Services

JAMEY A. HENSON, PLS  
MO REC. 151 #00707963

PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, \_\_\_\_\_ BY A DEED OF TRUST DATED \_\_\_\_\_, 201\_\_\_\_ AND RECORDED AS DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS NOW BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION PLAT OF THE ARBORS AT KEHRS MILL - PLAT 2 AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT.

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

SIGNATURE \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_

STATE OF MISSOURI )  
) SS.  
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A NATIONAL BANKING ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ASSOCIATION ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HERETHW SET MY HAND AND AFFIRMED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

SIGNATURE \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_

STATE OF MISSOURI )  
) SS.  
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A NATIONAL BANKING ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ASSOCIATION ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HERETHW SET MY HAND AND AFFIRMED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

SIGNATURE \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_

STATE OF MISSOURI )  
) SS.  
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A NATIONAL BANKING ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ASSOCIATION ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HERETHW SET MY HAND AND AFFIRMED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

CITY CERTIFICATE

THIS IS TO CERTIFY THAT THE RECORD PLAT OF ARBORS AT KEHRS MILL PLAT 2 WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR  
VICKIE HAAS, CITY CLERK

THE UNDERSIGNED OFFICER, SHOWN HEREON, HAS NOT RECEIVED ANY AVAILABLE INFORMATION AND DOES NOT RECOMMEND THAT THIS PLAT BE RECORDED UNDER THE REAL ESTATE RECORDS ACT. THE UNDERSIGNED OFFICER'S DUTY IS TO VERIFY THAT THE PLAT MEETS THE REQUIREMENTS OF THE REAL ESTATE RECORDS ACT. THE UNDERSIGNED OFFICER'S DUTY IS NOT TO VERIFY THE ACCURACY OF THE PLAT OR THE INFORMATION THEREON. THE UNDERSIGNED OFFICER'S DUTY IS TO VERIFY THAT THE PLAT MEETS THE REQUIREMENTS OF THE REAL ESTATE RECORDS ACT. THE UNDERSIGNED OFFICER'S DUTY IS NOT TO VERIFY THE ACCURACY OF THE PLAT OR THE INFORMATION THEREON.

Table with 2 columns: REMARKS/DATE, REUSE PER CITY COMMENTS. Contains various notes and dates.

ARBORS AT KEHRS MILL PLAT 2  
RECORD PLAT

PROJECT: ARBORS AT KEHRS MILL PLAT 2  
SHEET: 1 OF 3

NO. 12 06 154  
M.S.D. SHEET  
P# 1 OF 3

DIGITAL FILE LOCATION  
STERLING-ENG-2015-03-28-154.dwg  
DATE PLOTTED: 3/28/2015 10:48:40 AM

RECORD PLAT

PROJECT: ARBORS AT KEHRS MILL PLAT 2  
SHEET: 1 OF 3

NO. 12 06 154  
M.S.D. SHEET  
P# 1 OF 3

DIGITAL FILE LOCATION  
STERLING-ENG-2015-03-28-154.dwg  
DATE PLOTTED: 3/28/2015 10:48:40 AM

RECORD PLAT

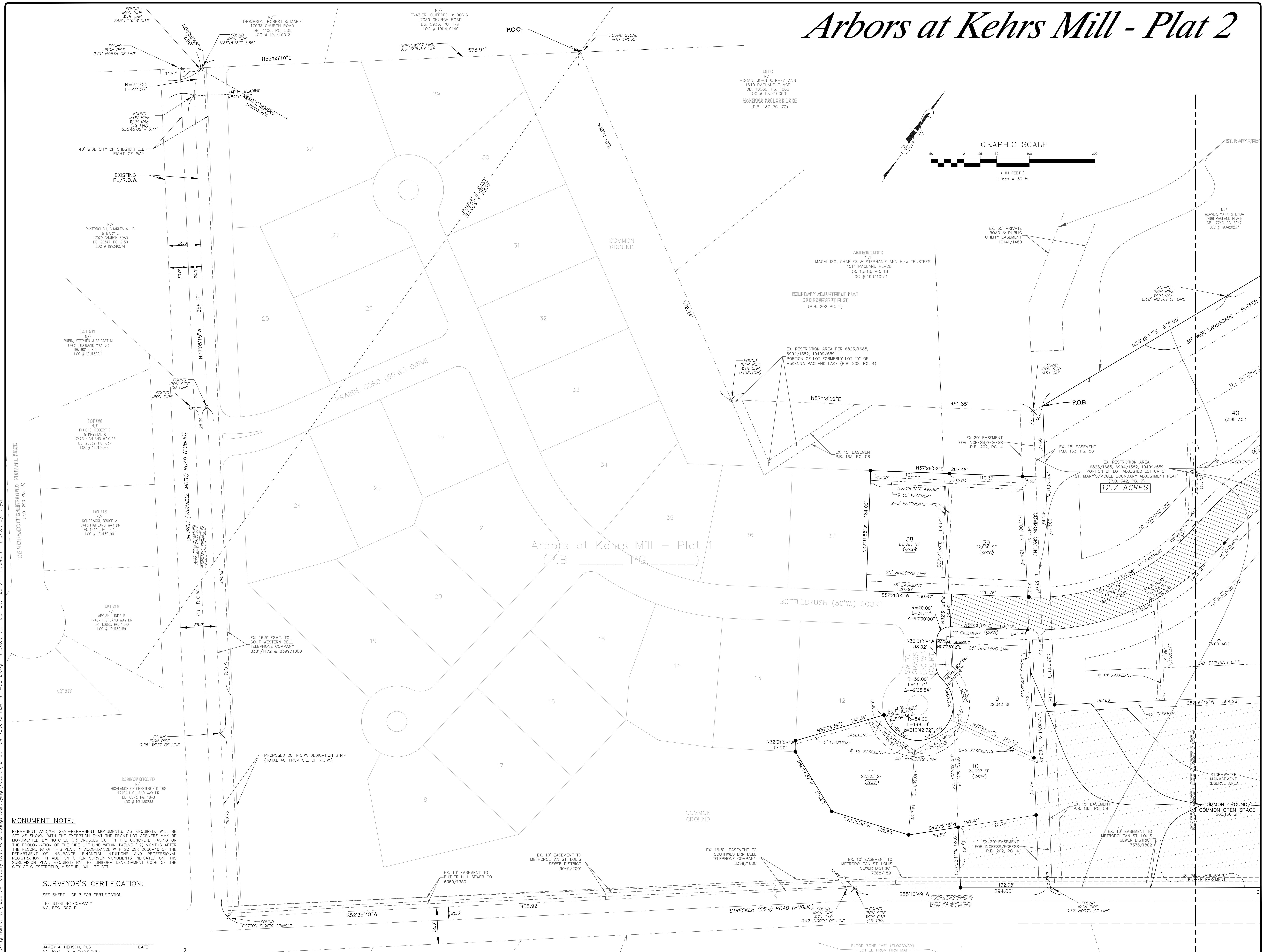
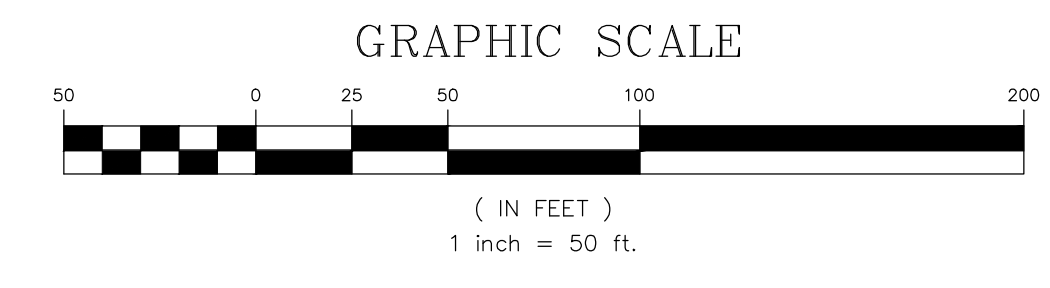
PROJECT: ARBORS AT KEHRS MILL PLAT 2  
SHEET: 1 OF 3

NO. 12 06 154  
M.S.D. SHEET  
P# 1 OF 3

DIGITAL FILE LOCATION  
STERLING-ENG-2015-03-28-154.dwg  
DATE PLOTTED: 3/28/2015 10:48:40 AM

# Arbors at Kehrs Mill - Plat 2

THE UNDERSIGNED UTILITIES SHOWN HEREIN WERE LOCATED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REPRESENT THE LOCATION OF ANY UTILITIES. THE NUMBER OF UTILITIES LOCATED AT THESE OR OTHER LOCATIONS IS NOT KNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND TO ANY DEPTH, SHALL BE EXCAVATED AND PROTECTED PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF ANY KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD, MISSOURI, AND THE STATE OF MISSOURI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD, MISSOURI, AND THE STATE OF MISSOURI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD, MISSOURI, AND THE STATE OF MISSOURI.



**MONUMENT NOTE:**  
PERMANENT AND/OR SEMI-PERMANENT MONUMENTS, AS REQUIRED, WILL BE SET AS SHOWN, WITH THE EXCEPTION THAT THE FRONT LOT CORNERS MAY BE MONUMENTED BY NOTICES OR CROSSES CUT IN THE CONCRETE PAVING ON THE PROLONGATION OF THE SIDE LOT LINE WITHIN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT, IN ACCORDANCE WITH 20 CSR 203.0-16 OF THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION. IN ADDITION OTHER SURVEY MONUMENTS INDICATED ON THIS SUBDIVISION PLAT, REQUIRED BY THE UNIFORM DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD, MISSOURI, WILL BE SET.

**SURVEYOR'S CERTIFICATION:**  
SEE SHEET 1 OF 3 FOR CERTIFICATION.  
THE STERLING COMPANY  
MO. REG. 307-D

JAMEY A. HENSON, PLS. DATE  
MO. REG. L.S. #2007017963

REVISION	DATE	DESCRIPTION
1	12-22-14	REVISE PER CITY COMMENTS 12-22-14
2	12-22-14	REVISE PER CITY COMMENTS 12-22-14
3	03-15-15	REVISE PER CITY COMMENTS 03-15-15
4	03-15-15	REVISE PER CITY COMMENTS 03-15-15
5	03-23-15	REVISE PER CITY COMMENTS 03-23-15
6		
7		
8		
9		

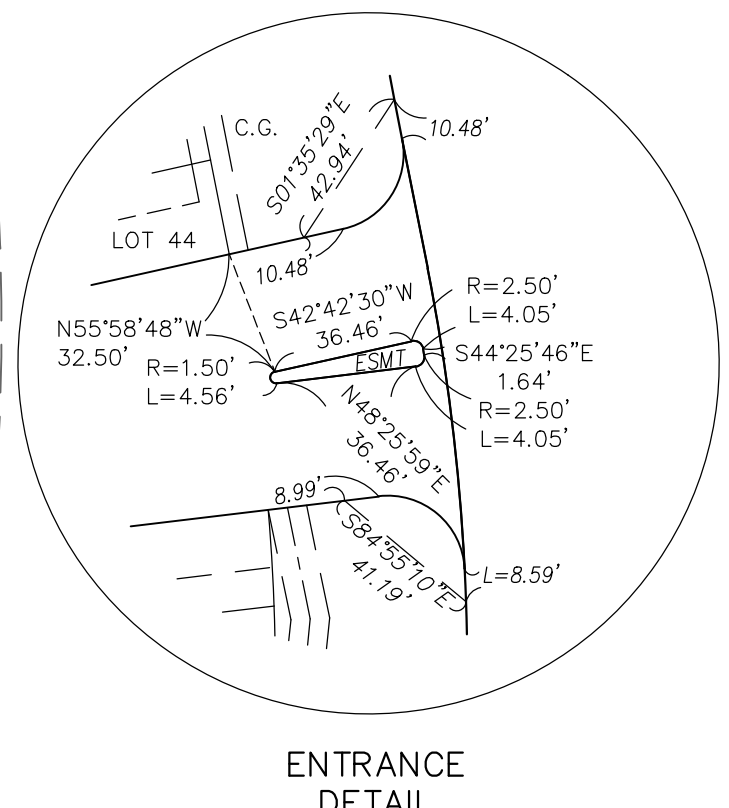
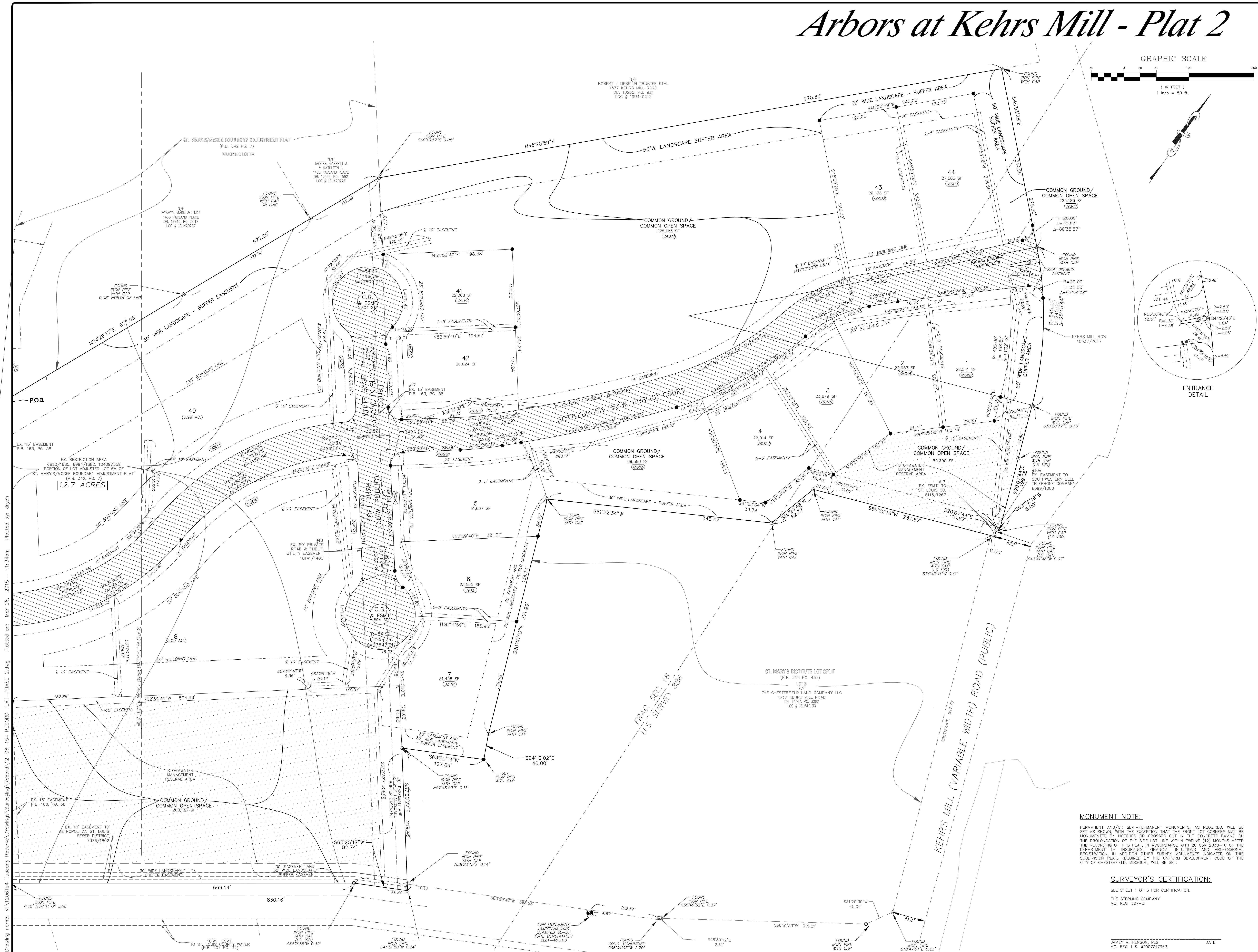
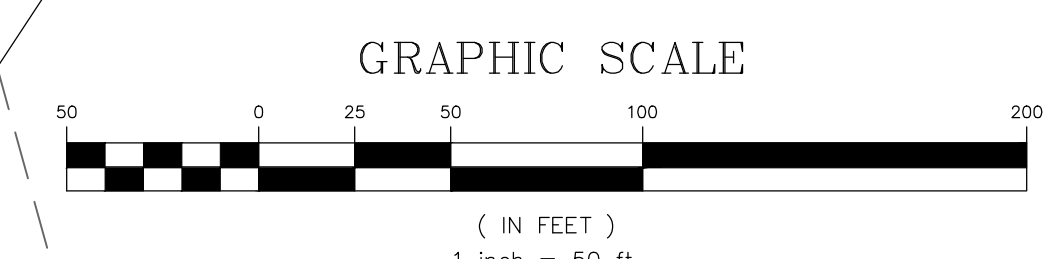
PREPARED FOR:  
**Arbors at Kehrs Mill, LLC**  
5091 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-5617

PREPARED BY:  
**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
6995 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
(314) 487-0440 FAX 487-8944  
E-Mail: Sterling@sterling-eng.com

DRAWN BY: M.T.G.  
DESIGNED BY: M.T.G.  
CHECKED BY: J.A.H.  
**ARBORS AT KEHRS MILL PLAT 2**  
RECORD PLAT  
SHEET TITLE: ARBORS AT KEHRS MILL PLAT 2

NO. 12 06 154	SHEET 2
M.S.D. Pa	OF 3

# Arbors at Kehrs Mill - Plat 2



THE UNDERSIGNED UTILITIES SHOWN HEREIN WERE LOCATED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REPRESENT THE LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES, SHOWING OF NOT SHOWN, AND FOR ANY GRADING, EXCAVATION OR CONSTRUCTION OF ANY KIND THAT MAY BE NECESSARY TO COMPLY WITH THE ABOVE-RECORDED FACILITY SAFETY AND DAMAGE PREVENTION PLAN, CHAPTER 342, RSMo.

ISSUE	REMARKS/DATE
1	REVISE PER CITY COMMENTS 12-22-14
2	REVISE PER CITY COMMENTS 12-22-15
3	REVISE PER CITY COMMENTS 09-15
4	REVISE PER CITY COMMENTS 09-15
5	REVISE PER CITY COMMENTS 03-23-15
6	
7	
8	
9	

Arbors at Kehrs Mill, LLC  
 5091 New Baumgartner Road  
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PREPARED FOR:  
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 6945 NEW BAUMGARTNER ROAD  
 ST. LOUIS, MISSOURI 63129  
 (314) 487-0440 FAX 487-8944  
 E-Mail: Sterling@sterling-eng-survey.com

DRAWN: M.T.G.  
 DESIGNED: J.A.H.  
 CHECKED: J.A.H.  
 PROJECT: ARBORS AT KEHRS MILL PLAT 2  
 SHEET TITLE: RECORD PLAT

**MONUMENT NOTE:**  
 PERMANENT AND/OR SEMI-PERMANENT MONUMENTS, AS REQUIRED, WILL BE SET AS SHOWN, WITH THE EXCEPTION THAT THE FRONT LOT CORNERS MAY BE MONUMENTED BY NOTCHES OR CROSSES CUT IN THE CONCRETE PAVING ON THE PROLONGATION OF THE SIDE LOT LINE WITHIN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT, IN ACCORDANCE WITH 20 CSR 2030-16 OF THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, IN ADDITION OTHER SURVEY MONUMENTS INDICATED ON THIS SUBDIVISION PLAT, REQUIRED BY THE UNIFORM DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD, MISSOURI, WILL BE SET.

**SURVEYOR'S CERTIFICATION:**  
 SEE SHEET 1 OF 3 FOR CERTIFICATION.  
 THE STERLING COMPANY  
 MO. REG. 307-D

JAMEY A. HENSON, PLS  
 MO. REG. L.S. #2007017963

Drawing name: V:\2006154\_Tuscomy Reserve\Drawings\Surveying\Record\12-06-154\_RECORD\_PLAT-2.dwg Plotted on: Mar 26, 2015 11:34am Plotted by: dryan