

III.A

Memorandum Planning & Development Services Division



To: Planning and Public Works Committee

From: Jessica Henry, Project Planner

Date: August 6, 2015

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

Summary

Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC, is requesting a zoning map amendment from the City of Chesterfield to change the zoning of a tract of land currently zoned “NU” Non-Urban District to “E-1” Estate One-Acre District. The property was originally zoned “NU” Non-Urban District by St. Louis County and has been primarily used for agricultural purposes. The petitioner is requesting to zone the property “E-1” Estate One-Acre District as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. The second step of this process is to file an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning, which the Petitioner has done (P.Z. 05-2015).

A Public Hearing relative to this petition was held at the June 22nd, 2015 Planning Commission meeting. No issues were identified at this time and subsequently a Planning Commission Vote Meeting was held on July 27th, 2015 where a motion to approve the petition was passed by a vote of 9-0.

Attached to this report, please find a copy of Staff’s Planning Commission report and the Outboundary Survey.

Respectfully submitted,

Jessica Henry, AICP
Project Planner

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Planning Commission Report
Outboundary Survey



VIII.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: July 27, 2015

From: Jessica Henry, Project Planner

Location: South of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court

Petition: **P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road)**

Proposal Summary

Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC, is requesting a zoning map amendment from the City of Chesterfield, to change the zoning of a tract of land currently zoned “NU” Non-Urban District to “E-1” Estate One-Acre District. The property was originally zoned “NU” Non-Urban District by St. Louis County and has been primarily used for agricultural purposes. The petitioner is requesting to zone the property “E-1” Estate One-Acre District as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. The second step of this process is to file an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning, which the Petitioner has done (P.Z. 05-2015).

A Public Hearing on this Petition was held on June 22, 2015. At that time, no issues were generated by the Planning Commission or Public. The only item under review by Staff was obtaining comment letters from outside agencies. Since that time, all agency comments have been received.

Site History

The subject property was zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The property is currently utilized for agricultural purposes and has been in the past as well. Additionally, there have been no known structures on this site.

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

these petitions were held on November 25, 2013; thereafter, the following occurred for each of these petitions:

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

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

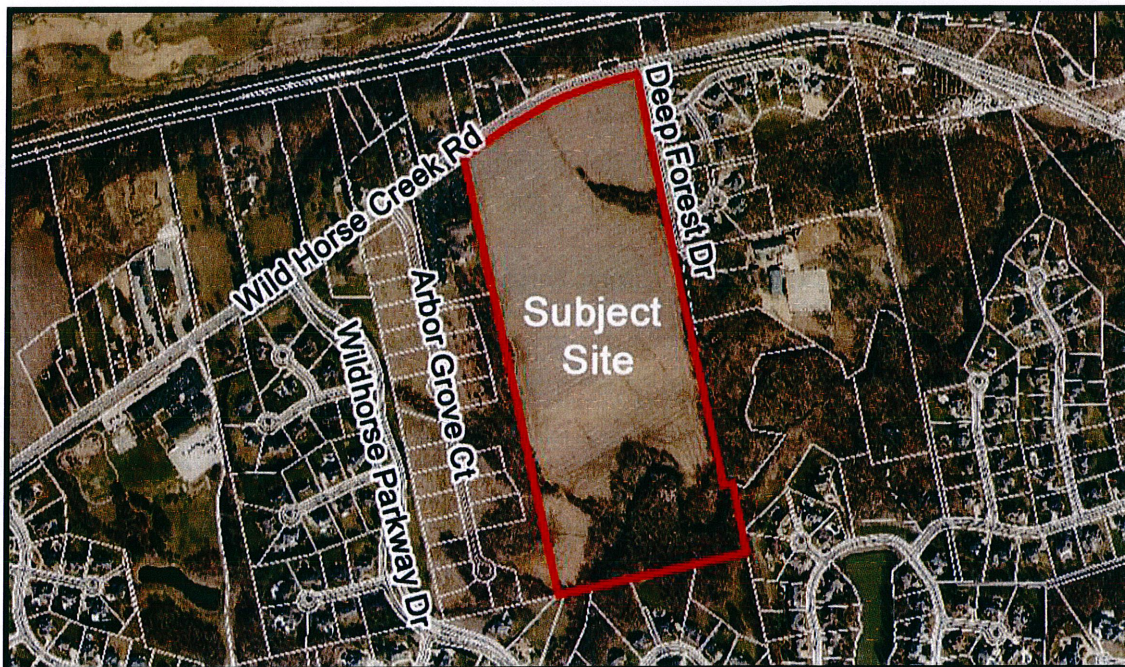


Figure 1: Subject Site Aerial

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

North: The land uses of the properties to the north are single family residential and are zoned “NU” Non-Urban District and “E-1” Estate One-Acre District.

South: The property to the south is Wildhorse subdivision containing single family residential units zoned “R-1/PEU” Residence District with a Planned Environmental Unit.

East: Properties east of the site are single family residential as well within the Windridge Estates, Country Lake Estates, and Deepwood subdivisions. Windridge Estates and Country Lake Estates subdivisions are zoned “R-1/PEU” Residence District with a Planned Environmental Unit and the Deepwood subdivision is zoned “NU” Non-Urban District.

West: The properties to the west are single-family attached dwellings within the Arbors at Wildhorse subdivision which is zoned “PUD” Planned Unit Development and a church zoned “NU” Non-Urban District.

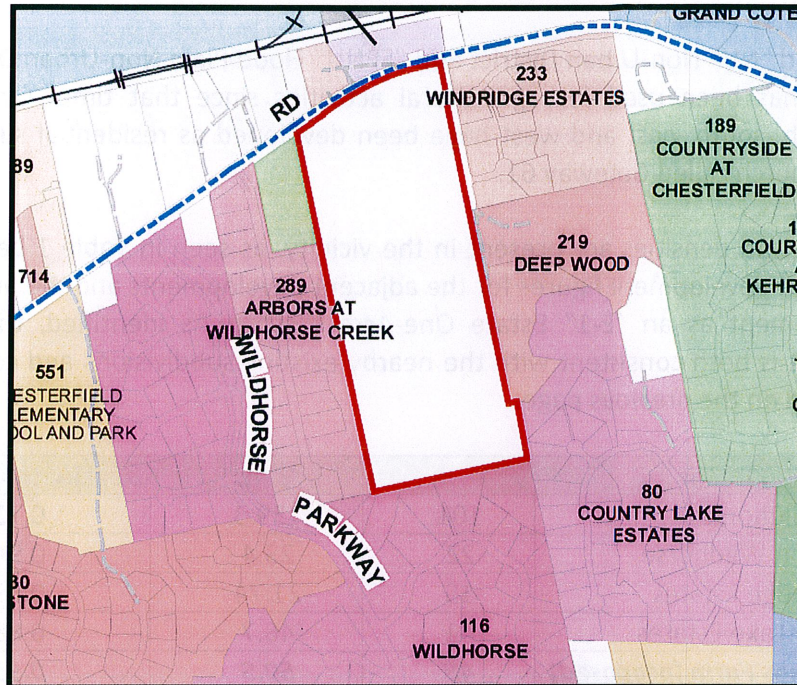


Figure 1: Surrounding Subdivisions

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single-Family district and has a minimum one (1) acre density requirement. Proposed uses and density of the "E-1" Estate One-Acre District would be compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

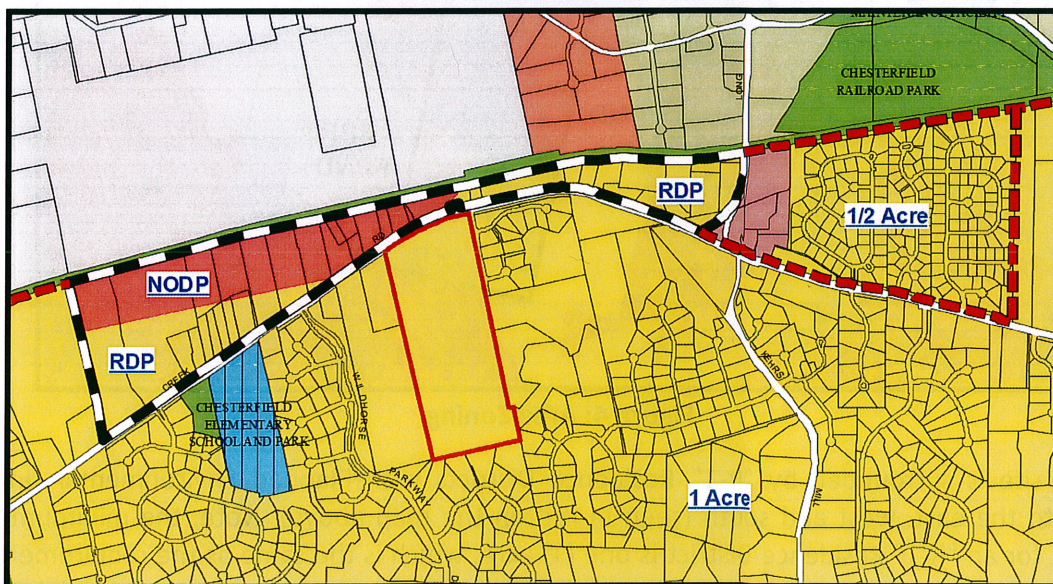


Figure 3: Comprehensive Land Use Plan

Analysis

The property was zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District by St. Louis County in 1965 and has been used for agricultural activities since that time. Over time adjacent properties to the north, south, east and west have been developed as residential subdivisions and/or lots. Nearby is also a church called Gateway 61.

Similar zoning districts and densities are present in the vicinity, as seen in Table 1 below and Figure 4 below. Table 1 identifies development figures for the adjacent developments and the proposed Arbors at Wilmas Farm development as an “E-1” Estate One-Acre District. As identified, the density of the proposed development is both consistent with the nearby existing subdivisions and compliant with the Land Use Plan, as noted on the previous page.

Development	Lots	Acres	Density (units/acre)
Wildhorse	101	139.3	0.73
Arbors at Wildhorse	22	23.4	0.94
Windridge Estates	15	21.74	0.69
Country Lake Estates	41	46.7	0.88
Arbors at Wilmas Farm (proposed)	48	50.5	0.95

Table 1: Adjacent Development Figures

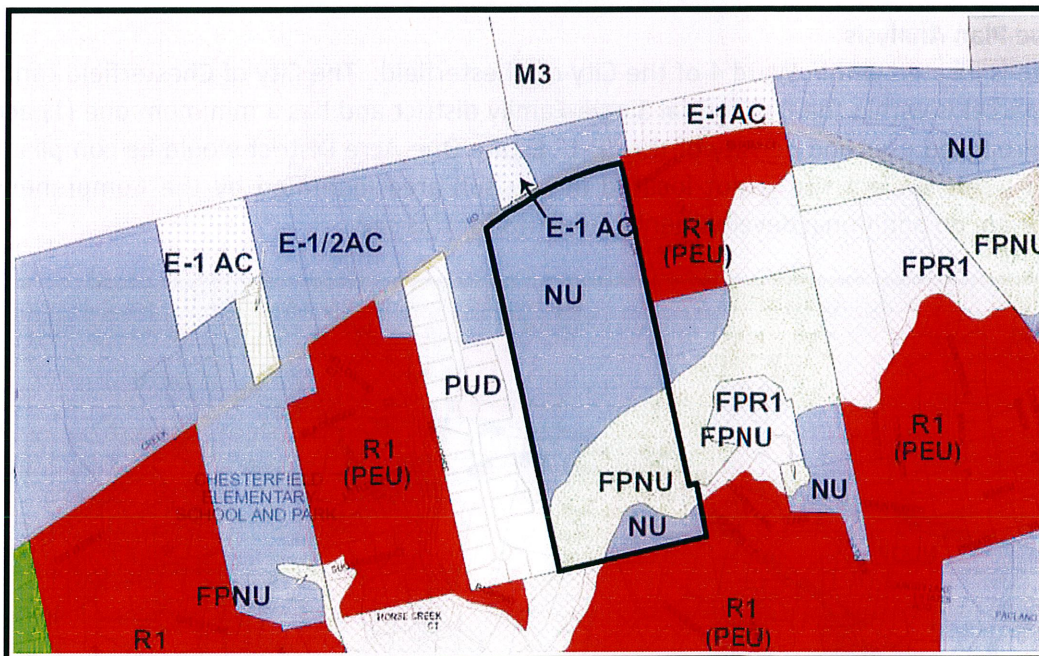


Figure 4: Area Zoning

The subject site is surrounded by “R-1” Residence Districts with Planned Environmental Unit (PEU) procedures to the east, west and south (seen in red on the map above). Note, the minimum lot size requirement for an “R-1” Residence District is one (1) acre, which is the same as the requirement for an “E-1” Estate One-Acre District. To the north is mainly “NU” Non-Urban District (seen in purple) and “E-1” Estate One-Acre District. Furthermore, there is a “PUD” to the west with similar density requirements as

the proposed development. As seen on Zoning Map on the above, the proposed "E-1" Estate One-Acre District is consistent with the surrounding area zoning.

Public Hearing

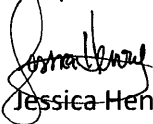
A Public Hearing for P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road) was held on June 22nd, 2015. There were no issues identified by the Planning Commission or the Public regarding this petition and the only outstanding issue at that time was obtaining comment letters from outside agencies. Since that time, Staff has received all necessary letters.

Change of zoning requests to a straight zoning district, such as "E-1" Estate One-Acre District only require an Outboundary Survey which has been included in the Planning Commission's packet. Furthermore, an Attachment A is not prepared for a straight zoning district because the development must meet all of the City of Chesterfield Unified Development Code requirements without exception or modification.

Recommendation

Staff has reviewed the requested zoning map amendment as it pertains to the "E-1" Estate One-Acre District. The petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends approval and requests action on P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road).

Respectfully submitted,



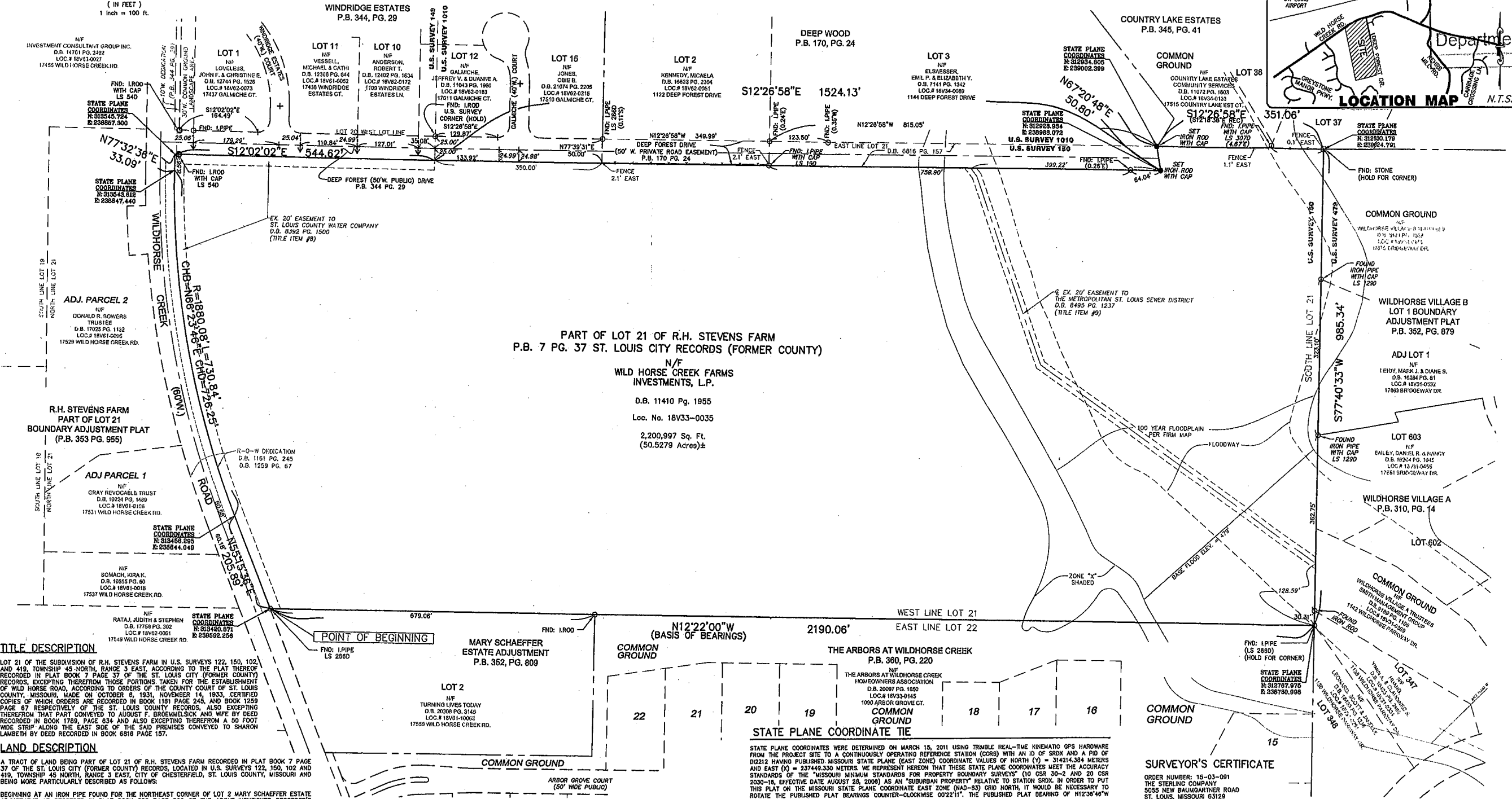
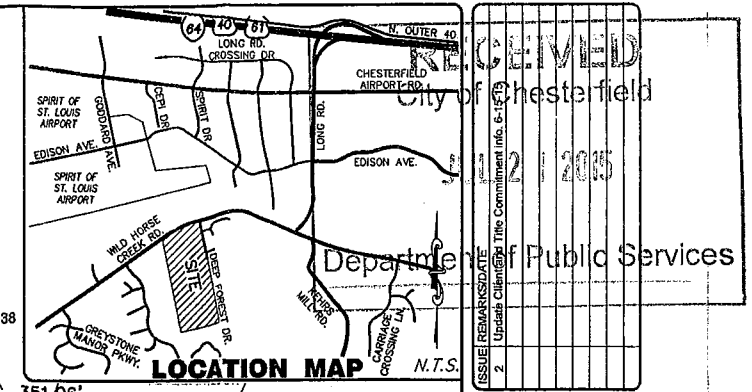
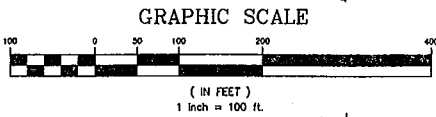
Jessica Henry, AICP
Project Planner

Attachments

- 1. Outboundary Survey

cc: Aimee Nassif, Planning and Development Services Director

**A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM
PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD,
LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



**PART OF LOT 21 OF R.H. STEVENS FARM
P.B. 7 PG. 37 ST. LOUIS CITY RECORDS (FORMER COUNTY)**
N/F
**WLD HORSE CREEK FARMS
INVESTMENTS, L.P.**
D.B. 11410 Pg. 1955
Loc. No. 18V33-0035
2,200,997 Sq. Ft.
(50.5279 Acres)±

TITLE DESCRIPTION
LOT 21 OF THE SUBDIVISION OF R.H. STEVENS FARM IN U.S. SURVEYS 122, 150, 102, AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, EXCEPTING THEREFROM THOSE PORTIONS TAKEN FOR THE ESTABLISHMENT OF WILD HORSE ROAD, ACCORDING TO ORDERS OF THE COUNTY COURT OF ST. LOUIS COUNTY, MISSOURI, MADE ON OCTOBER 8, 1931, NOVEMBER 14, 1933, CERTIFIED COPIES OF WHICH ORDERS ARE RECORDED IN BOOK 1181 PAGE 245, AND BOOK 1259 PAGE 67 RESPECTIVELY OF THE ST. LOUIS COUNTY RECORDS, ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO AUGUST F. BRODMUELSCH AND WIFE BY DEED RECORDED IN BOOK 1789, PAGE 634 AND ALSO EXCEPTING THEREFROM A 60 FOOT WIDE STRIP ALONG THE EAST SIDE OF THE SAID PREMISES CONVEYED TO SHARON LAMBETH BY DEED RECORDED IN BOOK 6818 PAGE 157.

LAND DESCRIPTION
A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2 MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352 PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK (60' WIDE PUBLIC) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°15'36" EAST, 205.89 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 720.24 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82°31'46" EAST, 728.25 FEET; NORTH 77°32'36" EAST, 33.09 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD AND THE WEST RIGHT OF WAY LINE OF DEEP FOREST (50' WIDE PUBLIC) ROAD; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID DEEP FOREST ROAD, SOUTH 12°02'02" EAST, 544.82 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°28'58" EAST, 1624.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 67°20'48" EAST, 50.80 FEET TO THE NORTHEAST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 348 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°28'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE SOUTHWEST CORNER OF U.S. SURVEY 150 ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE ADJUSTMENT AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, AND THE NORTH LINE OF ADJUSTED LOT 1 AND THE NORTH LINE OF LOT 803, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE A AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 985.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF COMMON GROUND OF THE ARBORNS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 220 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND THE EAST LINE OF THE ABOVE MENTIONED LOT 2 OF MARY SCHAEFFER ESTATE ADJUSTMENT, NORTH 12°22'00" WEST, 2190.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,200,997 SQUARE FEET (50.5279 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER ORDER NUMBER 15-03-091.

TITLE NOTES
FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER KEZ-15-169116 REVISION NO. 1 WITH AN EFFECTIVE DATE OF MARCH 10, 2015 AT 6:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:
ITEM 1.6. GENERAL EXCEPTIONS OR INTENTIONALLY DELETED WITH NO COMMENT BY SURVEYOR.
ITEM 7. PROVISIONS OF THE PLAT OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE RECORDS OF THE CITY OF ST. LOUIS, AFFECTS THE SUBJECT PROPERTY. NOT SHOWN - NO SURVEY-RELATED PROVISIONS ARE LISTED ON THE PLAT.
ITEM 8. EASEMENT FOR WATER PIPE GRANTED TO ST. LOUIS COUNTY WATER COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8392 PAGE 600. THIS EASEMENT IS LOCATED ON THE SUBJECT PROPERTY AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
ITEM 9. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 8498 PAGE 1237. THIS EASEMENT IS LOCATED ON THE SUBJECT PROPERTY AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
ITEM 10. DEDICATION OF SEWER SYSTEMS TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 10281 PAGE 1983. AFFECTS THE SUBJECT PROPERTY. NOT SHOWN - NOT A SURVEY-RELATED ITEM.
ITEM 11. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THAT PORTION OF THE SUBJECT PROPERTY EMBRACED WITHIN THE RIGHT OF WAYS OF WILD HORSE CREEK ROAD AND EATHERTON ROAD. DOES NOT AFFECT SUBJECT PROPERTY, AS RIGHT-OF-WAY IS ADJACENT TO SUBJECT PROPERTY. NOT SHOWN.

STATE PLANE COORDINATE TIE
STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SROK AND A PID OF D1212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 200-16, EFFECTIVE DATE AUGUST 28, 2009) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SROK. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS COUNTER-CLOCKWISE 0°22'11". THE PUBLISHED PLAT BEARING OF N12°28'46" W WOULD BE N12°14'35" W IF ROTATED TO GRID NORTH.
COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

NOTES
1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL 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 RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
2. BASIS OF BEARINGS: THE ARBORNS AT WILDHORSE CREEK (P.B. 360 PG. 220)
3. SOURCE OF RECORD TITLE: DEED RECORDED IN BOOK 11410 PAGE 1955 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. THE EXCEPTIONS TO SCHEDULE B, SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT APPLY ONLY TO THE PARCEL OF LAND AS HEREON DESCRIBED.
5. SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), EXCEPT THOSE AREAS IDENTIFIED HEREON IN FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE" AND FLOOD ZONE "AE" (FLOODWAY) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 251800454K EFFECTIVE FEBRUARY 4, 2015. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FLOOD PLAIN AREAS ARE SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED. ZONE "AE" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS IN ZONE AE.

SURVEYOR'S CERTIFICATE
ORDER NUMBER: 15-03-091
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

THIS IS TO CERTIFY TO WILMAS FARM, LLC, TITLE PARTNERS AGENCY, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT THE STERLING COMPANY HAS, DURING THE MONTH OF OCTOBER 2013, PERFORMED A BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.
THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 30.2 AND 20 CSR 200-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).
THE STERLING COMPANY
MO. REG. 307-D

JAMES A. HENSON, P.L.S.
MO. REG. L.S. #2007017983
DATE: 4/15/15



Public Services

WILMAS FARM, LLC
5051 New Baumgartner Road
ST. LOUIS, MO 63129
314-487-5617

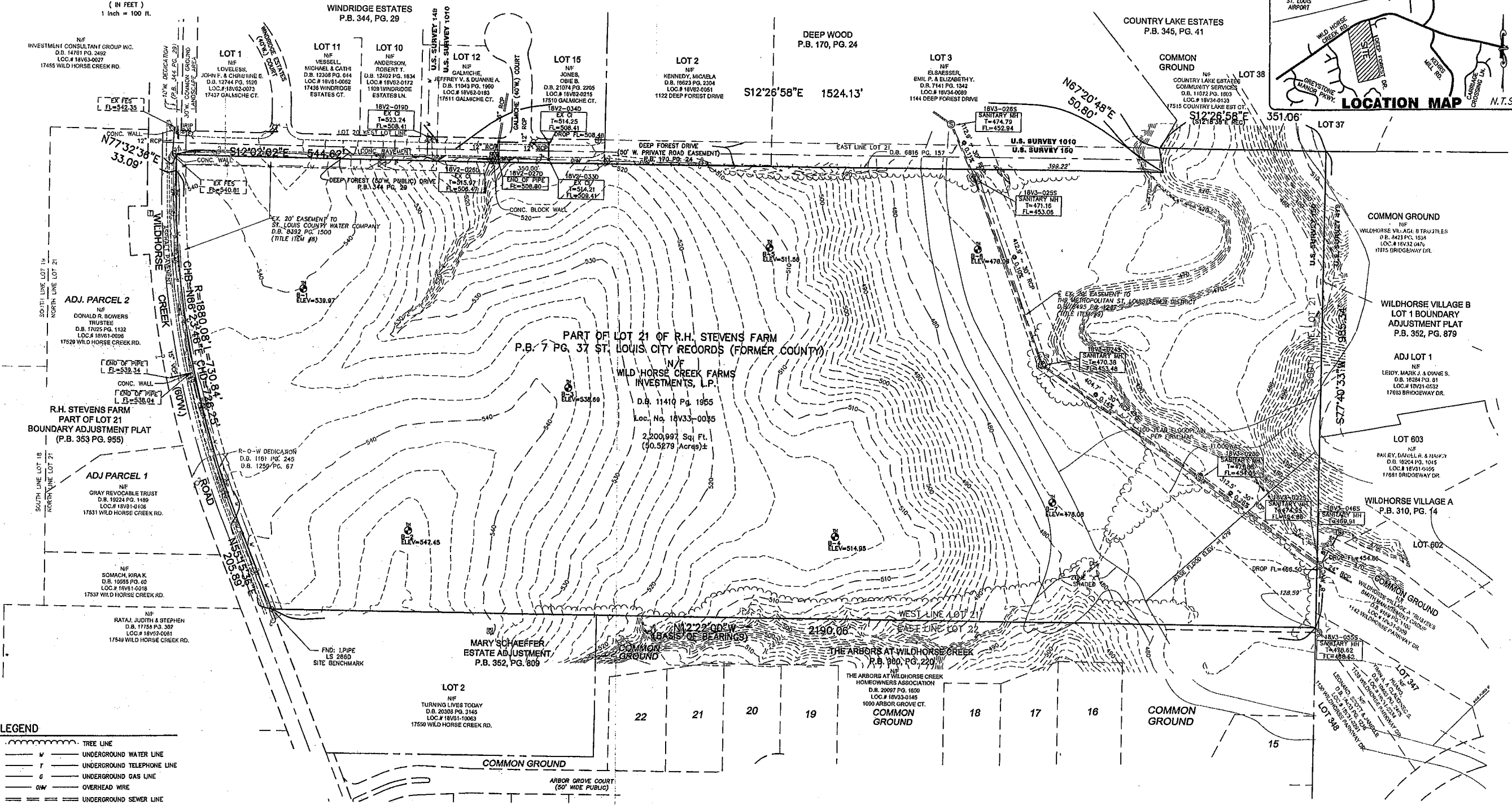
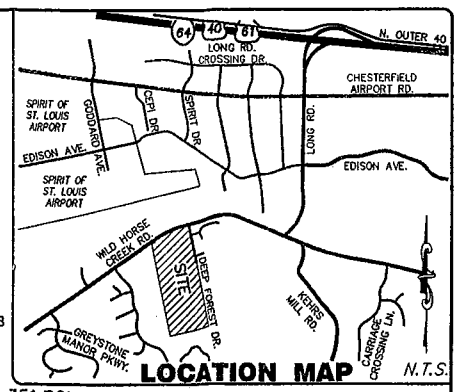
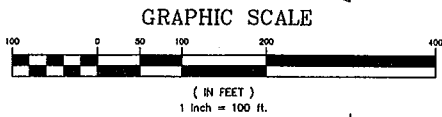
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
E-Mail: Sterling@sterling-eng.com

Boundary Survey

PROJECT:	17508 WILDHORSE CREEK ROAD "WILMAS FARM"
DRAWN:	JAH
DESIGNED:	JAH
CHECKED:	JAH
NO.:	15 03 091
M.S.D.:	1
SHEET:	2

BASE MAP

**A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM
PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD,
LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



- LEGEND**
- TREE LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND GAS LINE
 - OVERHEAD WIRE
 - UNDERGROUND SEWER LINE
 - FENCE LINE
 - LIGHT STANDARD
 - UTILITY POLE W/ TRANSFORMER
 - WATER VALVE
 - GAS VALVE
 - TELEPHONE BOX
 - STREET/ROAD SIGN
 - FIRE HYDRANT
 - MAIL BOX
 - SANITARY MANHOLE
 - CURB INLET / AREA INLET
 - DENOTES SEMI-PERMANENT MONUMENT.
 - FOUND IRON PIPE
 - CONC. MON. / STONE
 - CROSS
 - CROSS WITH ANCHOR

BENCHMARK INFORMATION
 COUNTY BENCHMARK: 11-1 ELEVATION = 541.50' (NAVD 88)
 "STANDARD TABLE" STAMPED 88-75 S.L.C. SET IN WEST END OF NORTH HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD, 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL, 75' EAST OF GRAVEL DRIVE AT #17531 WILD HORSE CREEK ROAD.
 SITE BENCHMARK: ELEVATION = 542.81' (NAVD 88)
 FOUND IRON PIPE WITH CAP FOUND AT THE NORTHWEST CORNER OF THE SUBJECT TRACT.

THE STERLING COMPANY
 MO. REG. 307-D

 DATE: 4/15/15
 JAMEY A. HENSON, P.L.S.
 MO. REG. L.S. #2007017863

ISSUE REMARKS/DATE: Update Client and Title Commitment Info - 6-15-15

PREPARED FOR: **WILMAS FARM, LLC**
 5091 New Baumgartner Road
 ST. LOUIS, MO 63129
 314-487-5617

PREPARED BY: **THE STERLING CO.**
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-5660 FAX: 487-5664
 Email: Sterling@sterling-eng-survey.com

DRAWN: RSB
 DESIGNED: RSB
 CHECKED: JAH
 SHEET TITLE: Topographic Survey

PROJECT: 17508 WILD HORSE CREEK ROAD
 "WILMAS FARM"

NO. 15 03 091
 M.S.D. SHEET 2 OF 2
 P# 2
 OF 2

Drawing name: V:\1502091 Landwater\Drawings\Survey\15-03-091 Boundary.dwg Plotted on: Jun 15, 2015 - 11:46am Plotted by: jmanan