



# IV. B.

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

## Planning and Development Services Division Public Hearing Summary Report

**P.Z. 16-2013 Wilmas Farm (17508 Wild Horse Creek Road)**: A request for a zoning map amendment from a “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

### **Summary**

In addition to the zoning map request for an “E-1” Estate One-Acre District (P.Z. 15-2013); Fischer & Frichtel Custom Homes, LLC, is seeking a “PUD” Planned Unit Development for this tract of land. The PUD petition (P.Z. 16-2013) is separate request from the “E-1” Estate One-Acre District request (P.Z. 15-2013); however the applicant has submitted them concurrently in order to establish the density requirements for the PUD.

As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for your review. As shown on the Preliminary Plan, the applicant is proposing a total of fifty (50) lots which range in size from 22,000 square feet to 38,182 square feet with an average lot size of 22,755 square feet. A little over thirty-three percent (33.18%) or 16.97 acres of common open space has been proposed, with an additional 2.44 acres (4.8% of site) as common ground.

There are two access points proposed for the development; the main entrance off Deep Forest Drive and an emergency only access off of Wild Horse Creek Road. Deep Forest Drive is a local public road maintained by the City of Chesterfield and Wild Horse Creek Road is a major arterial maintained by the Missouri Department of Transportation.

A public hearing further addressing this request and any issues currently under review by staff will be held at the November 25, 2013 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, the Project Narrative and the Preliminary Plan.

Respectfully submitted,

Purvi Patel  
Project Planner

### Attachments

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

cc: Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold Public Hearings on November 25, 2013 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

**P.Z. 15-2013 Wilmas Farm (17508 Wild Horse Creek Road)**: A request for a zoning map amendment from a “NU” Non-Urban District to a “E-1” Estates One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

And

**P.Z. 16-2013 Wilmas Farm (17508 Wild Horse Creek Road)**: A request for a zoning map amendment from a “E-1” Estates One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

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

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Purvi Patel, Project Planner, by telephone at 636-537-4738 or by email at ppatel@chesterfield.mo.us

CITY OF CHESTERFIELD  
Mike Watson, Chair  
Chesterfield Planning Commission

**PROPERTY DESCRIPTION**

A tract of land being part of Lot 21 of R.H. Stevens Farm recorded in Plat Book 7 Page 37 of the St. Louis City (Former County) records, located in U.S. Surveys 122, 150, 102 and 419, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at an iron pipe found for the northeast corner of Lot 2 Mary Schaeffer Estate Adjustment as recorded in Plat Book 352 Page 809 of the above mentioned recorder's office, also being on the south right of way line of Wildhorse Creek (60' w.) Road; thence along the south line of said Wildhorse Creek Road the following courses and distances: North 55°15'36" East, 205.89 feet; along an arc to the right having a radius of 1880.08 feet, an arc length of 730.84 feet and a chord bearing and distance of North 66°23'46"

East, 726.25 feet; North 77°32'36" East, 33.09 feet to the intersection of the south right of way line of Wildhorse Creek Road and the west right of way line of Deep Forest (50'w.); thence along the west right of way line of said Deep Forest Drive, South 12°02'02" East, 544.62 feet; thence continuing along said west right of way line and the west line of Lots 2 and 3 of Deep Wood as recorded in Plat Book 170 Page 24 of the above mentioned recorder's office, South 12°26'58" East, 1524.13 feet to the southwest corner of said Lot 3; thence along the south line of said Lot 3, North 67°20'48" East, 50.80 feet to the northwest corner of common ground of Country Lake Estates as recorded in Plat Book 345 Page 41 of the above mentioned recorder's office; thence along the west line of said common ground and the west line of Lot 37, South 12°26'58" East, 351.06 feet to an old stone found for the southeast corner of U.S. Survey 150 also being the northeast corner of common ground of Wildhorse Village B Lot 1 Boundary Adjustment Plat as recorded in Plat Book 352 Page 879 of the above mentioned recorder's office; thence along the north line of said common ground, and the north line of Adjusted Lot 1 and the north line of Lot 603, common ground and Lot 347 of Wildhorse Village A as recorded in Plat Book 310 Page 14 of the above mentioned recorder's office, South 77°40'33" West, 985.34 feet to an iron pipe found for the southeast corner of common ground of the Arbors at Wildhorse Creek as recorded in Plat Book 360 Page 220 of the above mentioned recorder's office; thence along the east line of said common ground and the east line of the above mentioned Lot 2 of Mary Schaffer Estate Adjustment, North 12°22'00" West, 2190.06 feet to the point of beginning and containing 2,200,997 square feet (50.5279 acres), more or less.



**Wilmas Farm Narrative Statement  
(For both E-1 and PUD Applications)**

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

Fischer & Frichtel Custom Homes, LLC (“Fischer”) currently has the site under contract. Fischer is proposing to develop 50.5 acres of property along Wildhorse Creek Road and is ultimately requesting a PUD in order to permit the development. The project consists of 50 residential home sites on 50.5 acres which is a one-acre density. Fischer and Simon Homes will be constructing their respective luxury home product lines and will include many upgraded architectural features. Fischer and Simon Homes researched the densities, site development characteristics and architectural elements of the homes in surrounding subdivisions in order to create a project that is compatible with these communities. In addition, Fischer will endeavor to preserve the many existing natural resources located on the site. The project meets or exceeds all of the relevant PUD requirements.

**b. List of requested uses:**

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

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

Fischer is requesting a single family detached residential use for the site. The development standards are noted throughout the Applications (for E-1 and for PUD) and identified on the proposed plan. The proposed density is one-acre. The proposed plan includes 50 lots on 50.5 acres.

The maximum building height will be 50 feet which is consistent with the E-1 District.

The minimum front yard setback will be 25 feet. The minimum rear yard setback will be 25 feet and the minimum side yard setback will be 8 feet.

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

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

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

Pursuant to the City's Zoning Code, the purpose of the PUD is to encourage flexibility to the density requirements and development standards of the zoning ordinance. The lots will be a minimum of 22,000 sq. ft. The average lot size is 22,755 sq. ft. No exceptions or variances are requested under the PUD.

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

The site contains 50.5 acres and will be entirely devoted to residential use. The public streets will consist of 4.52 acres. The proposed design includes 2.44 acres of common ground which is 4.8% of the site. The proposed design includes 16.97 acres of common open space which is 33.6% of the site.

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

The project includes 4.52 acres of public streets and Fischer will establish all of the necessary utility easements.

**h. Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential, adverse effects:**

The site design features two entrances with its main access entrance off Deep Forest Drive. The main access entrance will be heavily landscaped and include an impressive entrance monument. The secondary access off Wildhorse Creek Road is an emergency only access. The proposed plan also includes cul-de-sacs. All homes will include a standard three-car side-entry garage. Fischer decided to include this three-car garage as standard based upon its research of existing nearby communities.

**i. Phases for Construction:**

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

**j. Landscaping and Tree Preservation:**

Fischer is proposing to preserve approximately 93% (9.07 acres) of the existing woodland tree canopy. The preservation of these trees is an important characteristic of the overall community and is also identified as a key design feature for a PUD.

In addition to the tree preservation, Fischer will provide extensive landscaping throughout the community. Fischer is also proposing an enhanced buffer at Wildhorse Creek Road.

**Additional Narrative for PUD:**

Fischer had three primary considerations when it designed the project. First, Fischer wanted the project to compliment the existing communities in the area. After careful study of the surrounding area, Fischer determined that one-acre density was the most appropriate for the site. While the one-acre density does not yield as many homes, it is important to preserve this one-acre density in this area. The City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD. The proposed E-1 PUD zoning is consistent with the communities in the vicinity of the project. The recently approved adjacent Arbors at Wildhorse development is an example.

The proposed plan meets or exceeds the requirements for a PUD.

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

Finally, Fischer wanted to design a community worthy of the builders' most luxurious product lines. Fischer and Simon Homes will be offering homes with many upgraded architectural features. The Builders designed many unique amenities and features which help to create country estate-inspired home sites for the future residents.

The PUD is necessary in order to allow for flexibility in some of the design standards in the E-1 zoning category while preserving many of the natural resources on the site. Most notably, the lots sizes will be less than one-acre. However, the lot sizes will be a minimum of 22,000 square feet. The overall density of the site is one acre density.

**GENERAL NOTES:**

- THIS SITE IS IN THE FOLLOWING DISTRICTS:  
METROPOLITAN ST. LOUIS SEWER DISTRICT  
MONARCH FIRE PROTECTION DISTRICT  
ROCKWOOD R-6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
MISSOURI AMERICAN WATER COMPANY  
AMEREN UE  
AT&T  
LACLEDE GAS COMPANY  
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. REVIEW OF THE PROPOSED STEEP SLOPE WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY MSD ORTHOTOPO.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- PROJECT IDENTIFICATION SIGNS SHALL HAVE A MAXIMUM AREA OF FIFTY (50) SQUARE FEET, A MAXIMUM HEIGHT OF SIX (6) FEET, AND SHALL REMAIN OUTSIDE OF THE THIRTY (30) FOOT SIGHT DISTANCE TRIANGLE.
- NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: WILD HORSE CREEK FARM INVESTMENT, LP  
129 WHINDY ACRES ESTATES DRIVE  
BALLWIN, MO 63021
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.
- SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS.
- LANDSCAPE EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT ARE NOT PERMITTED WITHIN LANDSCAPE EASEMENTS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE PROPERTY OWNER OR A HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.

**SITE INFORMATION**

LOCATOR NUMBERS: 18V330035  
 EXISTING ZONING: NU AND FP NU  
 PROPOSED ZONING: E-1 WITH A P.U.D. = PLANNED UNIT DEVELOPMENT  
 GROSS AREA OF SITE: 50.50 ACRES  
 DENSITY CALCULATIONS: 50.50 AC X 43,560 SQ.FT./AC. = 50.5 LOTS ALLOWED  
 (43,560 SQ.FT./LOT)  
 AVERAGE LOT SIZE: 22,755 S.F.  
 MAXIMUM NUMBER OF UNITS ALLOWED: 50.5  
 NUMBER OF UNITS PROPOSED: 50  
 LOT DEVELOPMENT REQUIREMENTS:  
 FRONT YARD SETBACK 25'  
 SIDE YARD SETBACK 8'  
 REAR YARD SETBACK 25'  
 MIN. LOTS SIZE 22,000 SQ. FT.  
 NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 100 SPACES  
 NUMBER OF PARKING SPACES PROVIDED: 100  
 PROPOSED STREETS SHALL BE PUBLIC AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.  
 STREET AREA = 4.52 ACRES  
 MODOT R/W DEDICATION = 0.80 ACRES  
 COMMON GROUND = 2.44 ACRES WHICH EQUALS 4.8% OF THE SITE  
 COMMON OPEN SPACE = 16.97 ACRES WHICH EQUALS 33.6% OF THE SITE  
 FLOOD MAP: FEMA PANEL 29189C0120H

**TREE INFORMATION**

TOTAL EXISTING TREE AREA: 9.71 AC.  
 TREES TO BE RETAINED: 9.07 AC. (93%)  
 TOTAL TREE AREA REQUIRED TO BE RETAINED = 30% OR 2.91 AC.  
 TREES TO BE REMOVED: 0.64 AC. (7%)

**STATE PLANE COORDINATES**

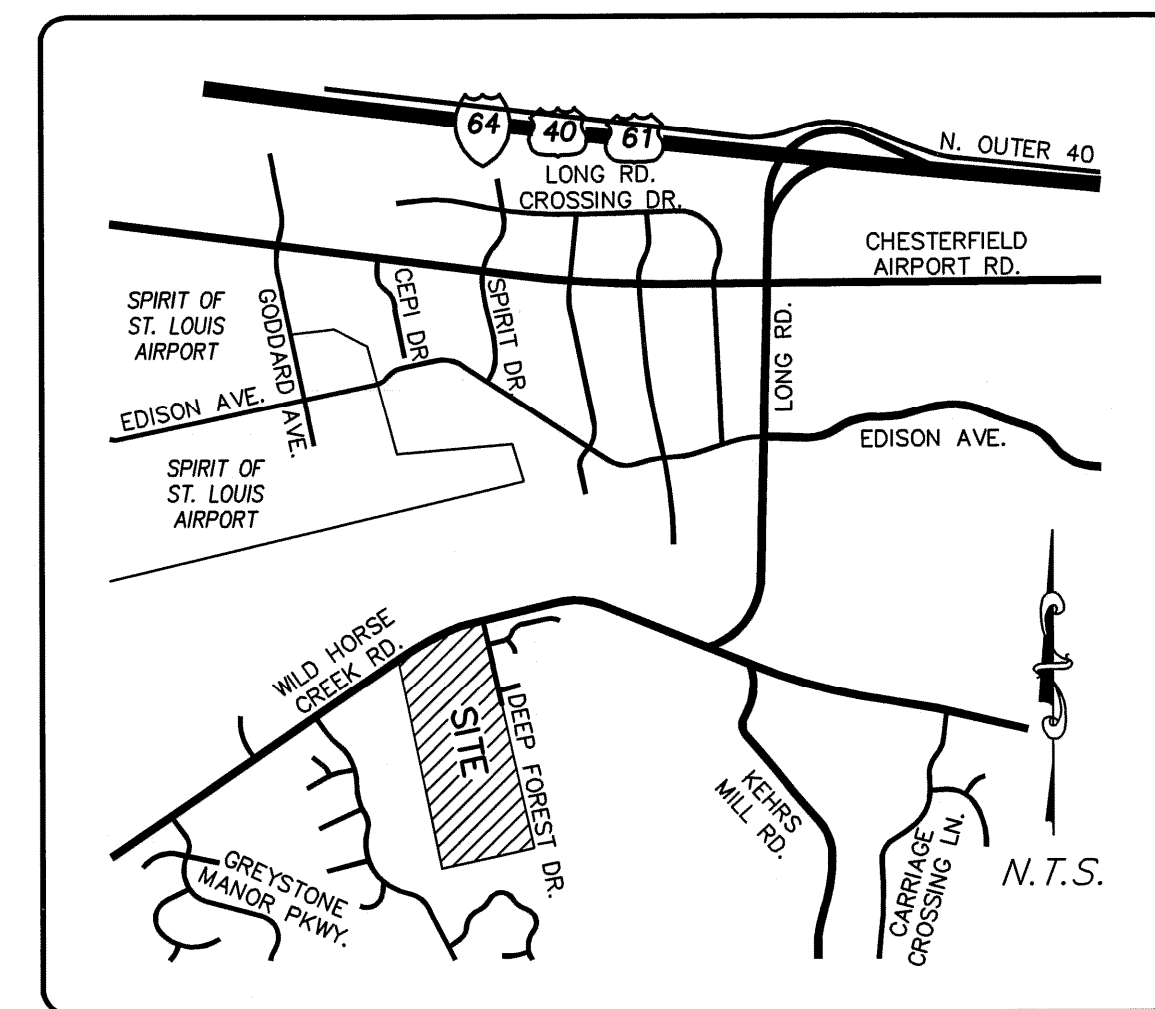
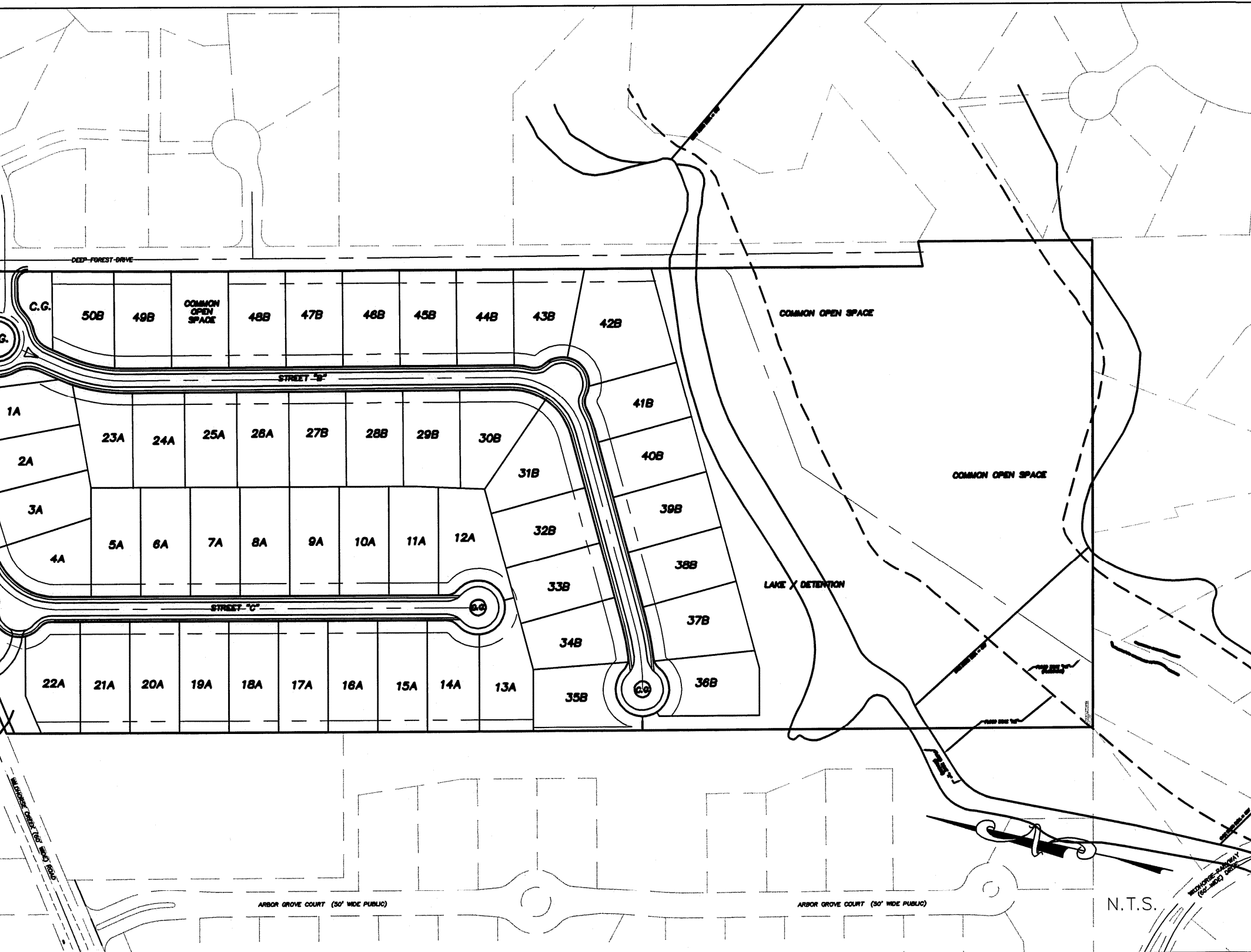
STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SRDX AND A PID OF D12212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREOF THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SRDX. IN ORDER TO PUT THIS PLAN ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARING'S COUNTER-CLOCKWISE 0°22'11". THE PUBLISHED PLAT BEARING OF N12°38'46"W WOULD BE N12°14'35"W IF ROTATED TO GRID NORTH.  
 COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

**PROPERTY DESCRIPTION**

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2 MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352 PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK (60'W) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 85°15'38" EAST, 205.89 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1860.08 FEET, AN ARC LENGTH OF 730.84 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 68°23'46" EAST, 726.25 FEET; NORTH 77°32'36" EAST, 33.09 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD AND THE WEST RIGHT OF WAY LINE OF DEEP FOREST (50'W) DRIVE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID DEEP FOREST DRIVE, SOUTH 12°02'02" EAST, 544.62 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°28'58" EAST, 1524.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 67°20'48" EAST, 50.80 FEET TO THE NORTHWEST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°28'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE B LOT 1 BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 879 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND AND THE NORTH LINE OF ADJUSTED LOT 1 AND THE NORTH LINE OF LOT 603, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE A AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 885.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF COMMON GROUND OF THE ANBORS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 228 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 2,200,967 SQUARE FEET (50.5279 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER ORDER NUMBER 13-06-285.

**SHEET INDEX**

- 1.1 COVER SHEET
- 2.1 PRELIMINARY DEVELOPMENT PLAN
- 3.1 NATURAL RESOURCE PLAN



**LOCATION MAP**  
N.T.S.

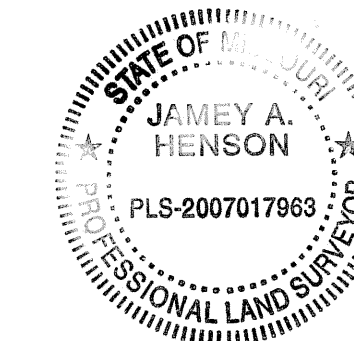
PROJECT ZIP CODE: 63005

EXISTING		PROPOSED	
5/2	CONTOURS	6/2	CONTOURS
X3/6	SPOT ELEVATIONS	5/36.0	SPOT ELEVATIONS
---	CENTER LINE	---	CENTER LINE
---	BUILDINGS, ETC.	---	BUILDINGS, ETC.
---	TREE LINE	---	TREE LINE
x	FENCE	---	FENCE
---	STORM SEWERS	---	STORM SEWERS
---	SANITARY SEWERS	---	SANITARY SEWERS
---	CATCH BASIN	---	CATCH BASIN
---	AREA INLET	---	AREA INLET
---	GRATED INLET	---	GRATED INLET
---	STORM MANHOLE	---	STORM MANHOLE
---	SANITARY MANHOLE	---	SANITARY MANHOLE
---	FLARED END SECTION	---	FLARED END SECTION
---	CLEANOUT	---	CLEANOUT
---	LATERAL CONNECTION	---	LATERAL CONNECTION
---	UTILITY OR POWER POLE	---	UTILITY OR POWER POLE
---	FIRE HYDRANT	---	FIRE HYDRANT
---	TEST HOLE	---	TEST HOLE
---	PAVEMENT	---	PAVEMENT
---	GAS MAIN & SIZE	---	GAS MAIN & SIZE
---	WATER MAIN & SIZE	---	WATER MAIN & SIZE
---	TELEPHONE	---	TELEPHONE
---	ELECTRIC (U) UNDERGROUND	---	ELECTRIC (U) UNDERGROUND
---	ELECTRIC (O) OVERHEAD	---	ELECTRIC (O) OVERHEAD
---	FLOW LINE	---	FLOW LINE
---	TO BE REMOVED	---	TO BE REMOVED
---	TOP OF CURB	---	TOP OF CURB
---	SWALE	---	SWALE
---	LIGHT STANDARD	---	LIGHT STANDARD
---	STREET SIGN	---	STREET SIGN
---	P.S. PARKING STALLS	---	P.S. PARKING STALLS
---	YARD LIGHT	---	YARD LIGHT

**SURVEYORS CERTIFICATION**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF OCTOBER, 2013, AT THE REQUEST OF FISCHER & FRICHEL/SIMON HOMES, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "WILMAS FARM", A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY



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

DATE: 11-01-2013

MSD Base Map 18-V  
 MSD P #  
 Highway & Traffic #

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL
2	11-15-2013, CITY COMMENTS

Fischer & Frichtel / Simon Homes  
 695 TRADE CENTER BLVD., #200  
 CHESTERFIELD, MO 63005

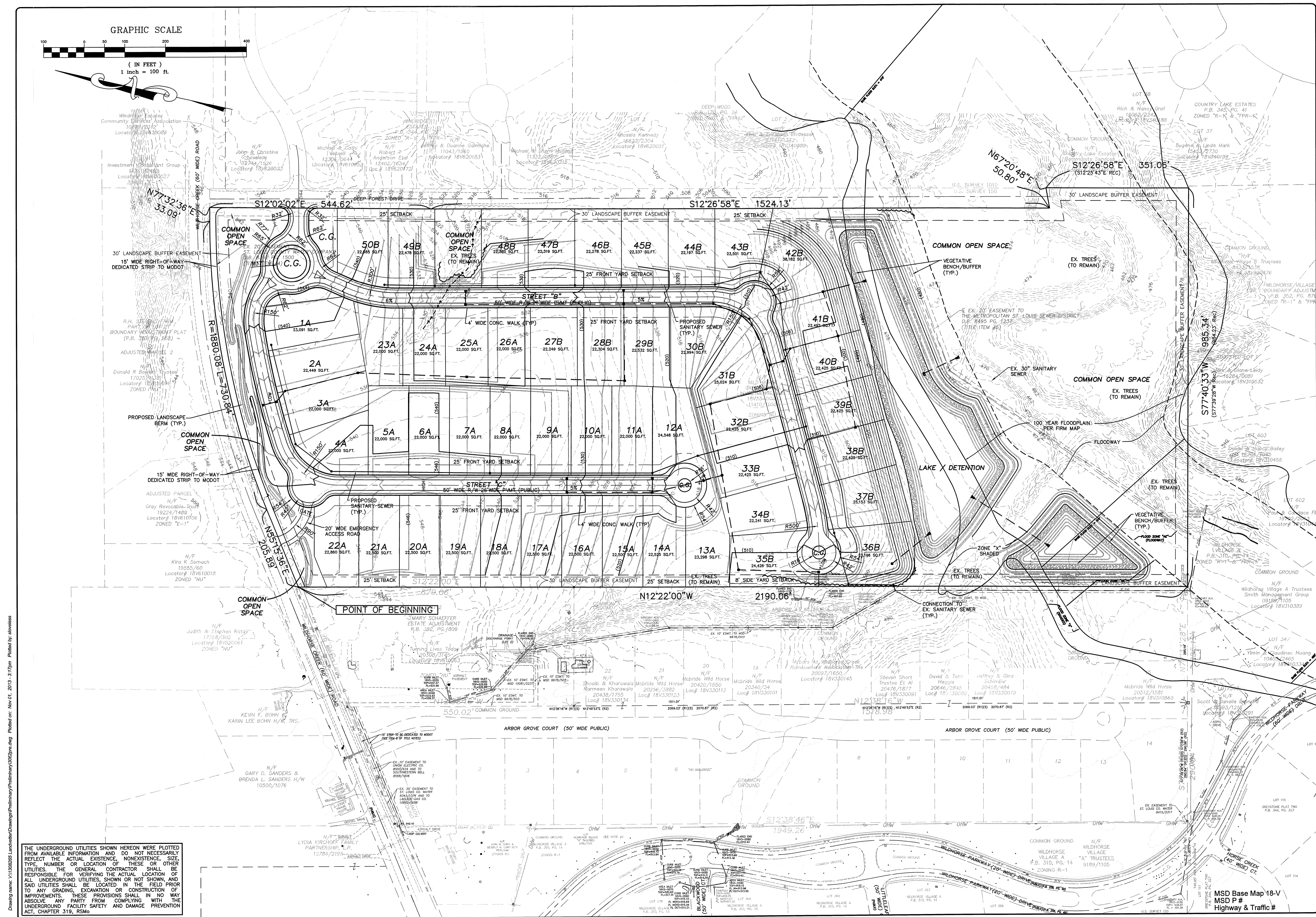
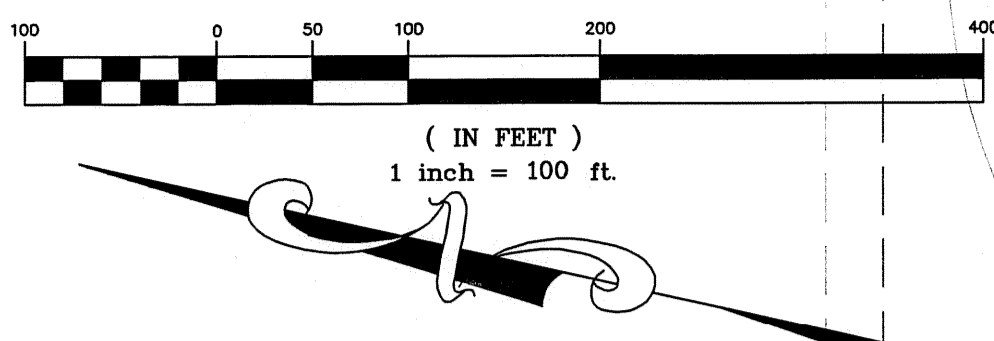
THE STERLING CO.  
 ENGINEERS & SURVEYORS  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-6944  
 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #001348

Wilmas Farm  
 Chesterfield, Missouri  
 COVER SHEET

Date: 11-1-2013  
 Michael G. Boarding  
 License No. E-28643  
 Civil Engineer

Job Number: 13-08-265  
 Date: Nov. 1, 2013  
 Drawn: 1.1  
 Checked: PRE

GRAPHIC SCALE



Drawing name: Y:\1308265\Lincoln\Drawings\Preliminary\0303p.dwg Plotted on: Nov 01, 2013 - 3:17pm Plotted by: admin

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

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL
2	11-1-2013, CITY COMMENTS

**Fischer & Fritchel / Simon Homes**  
 695 TRADE CENTER BLVD., #200  
 CHESTERFIELD, MO 63305

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

**Wilmas Farm**  
 Chesterfield, Missouri  
 PRELIMINARY DEVELOPMENT PLAN

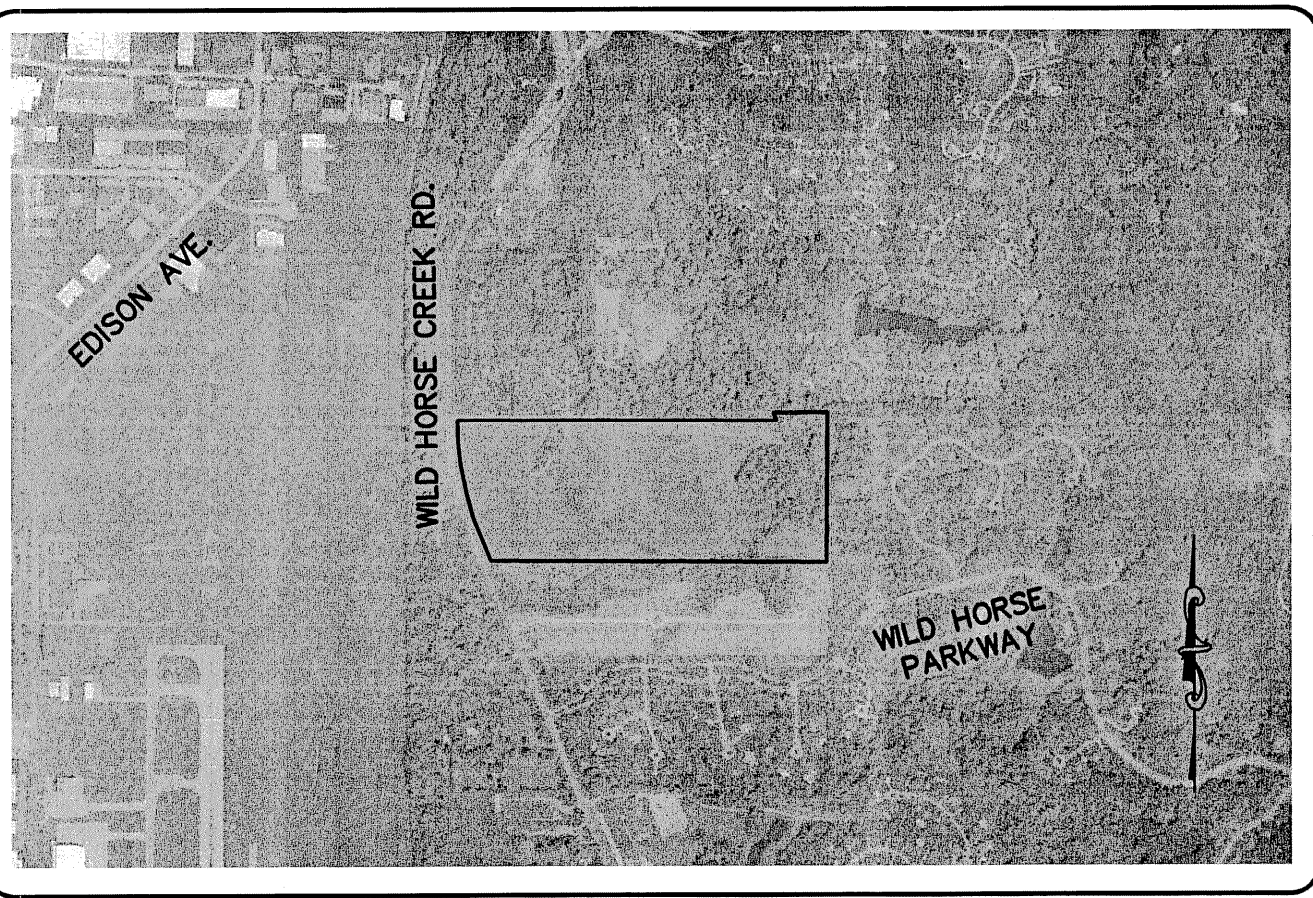
The Professional Engineer's seal and signature are filed to this project only in the interest of the public and are not to be construed as a warranty of the accuracy of the information shown on this plan. All drawings, measurements or other documents not submitted herewith are and all responsibility for applicable drawings or documents not submitted herewith is the seal and signature.

Date: 11-1-2013  
 Michael G. Boarding  
 License No. E-28643  
 Civil Engineer

Job Number: 13-08-265  
 Date: Nov. 1, 2013  
 Designed: [Signature] Sheet: 2.1  
 Drawn: [Signature]  
 Checked: [Signature] PRE

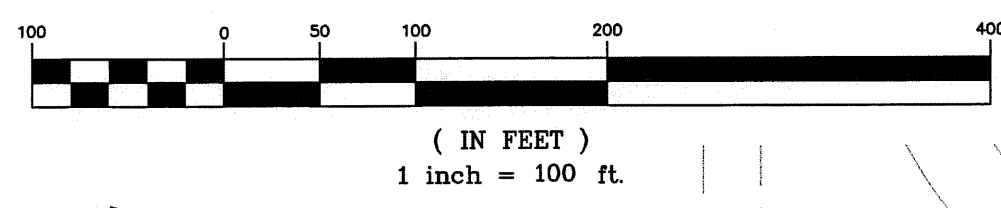
MSD Base Map 18-V  
 MSD P #  
 Highway & Traffic #





AERIAL PHOTO  
N.T.S.

GRAPHIC SCALE



# WILMAS FARM

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

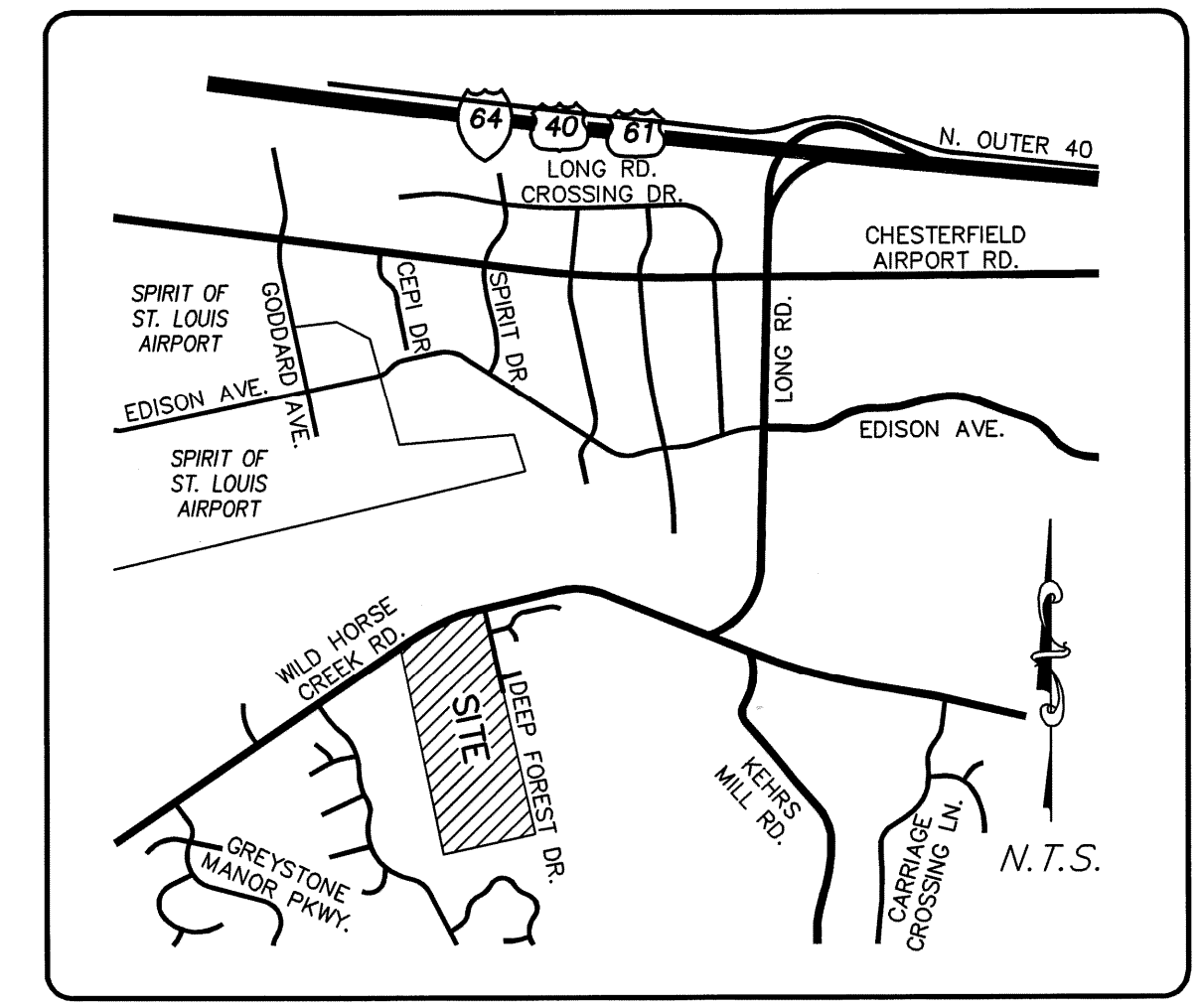
## NATURAL RESOURCE MAP

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

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

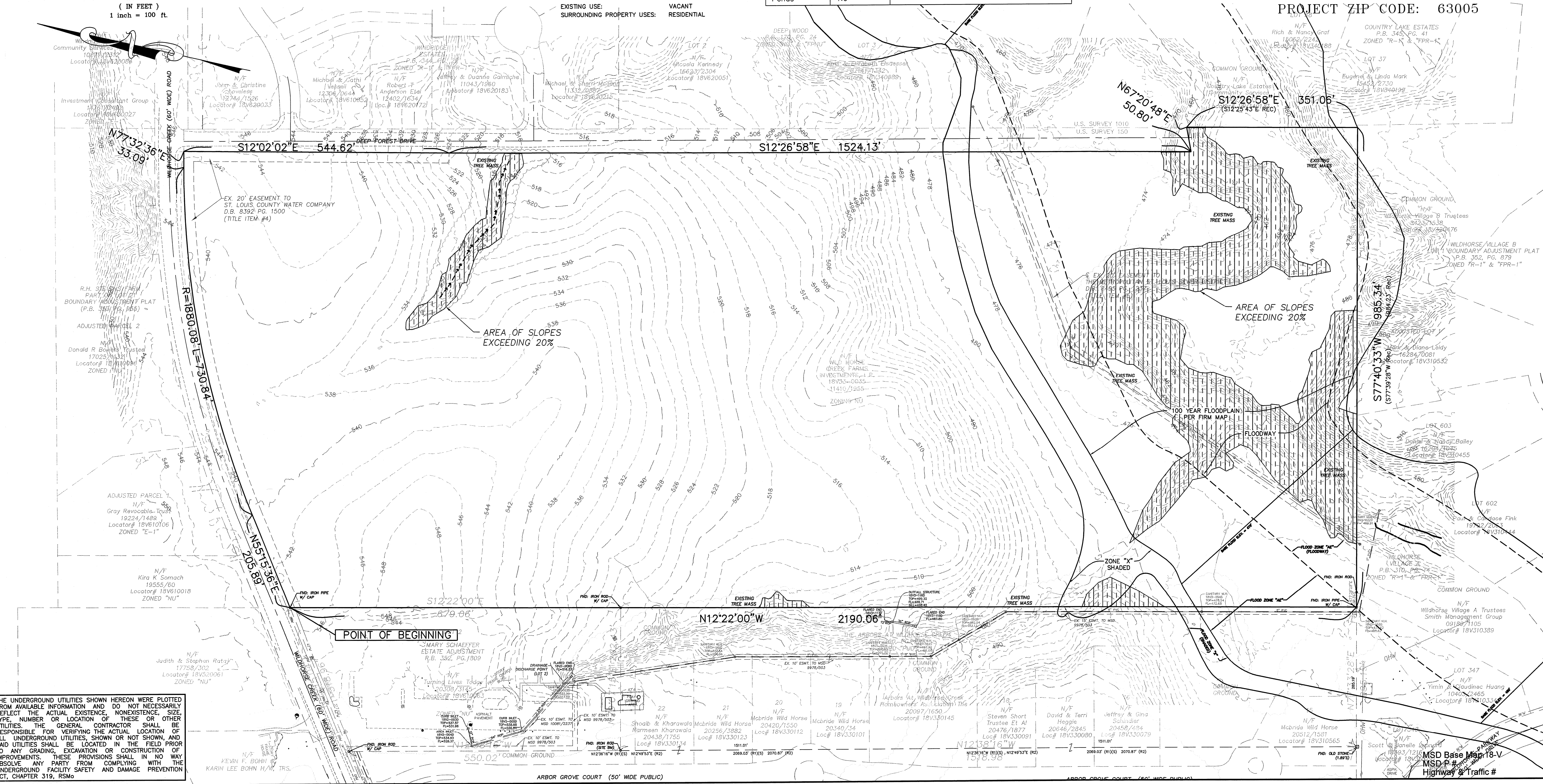
**SITE INFORMATION:**

EXISTING USE: VACANT  
SURROUNDING PROPERTY USES: RESIDENTIAL



LOCATION MAP  
N.T.S.

PROJECT ZIP CODE: 63005



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

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 1-11-2013, CITY COMMENTS
2	

Fischer & Frichtel | Simon Homes  
695 TRADE CENTER BLVD., #200  
CHESTERFIELD, MO 63005

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



**Wilmas Farm**  
Chesterfield, Missouri  
NATURAL RESOURCE MAP

The Professional Engineer's seal and signature are required for the use of this map. All drawings, instruments or other documents not prepared by the engineer, and the engineer's name, shall be considered false and void if they are not accompanied by the seal and signature of the engineer.

Date: 11-1-2013  
Michael G. Boarding  
License No. E-28643  
Civil Engineer

Job Number: 13-08-265  
Date: Nov. 1, 2013  
Designed: [Signature] Sheet: 3.1  
Drawn: [Signature]  
Checked: [Signature] PRE

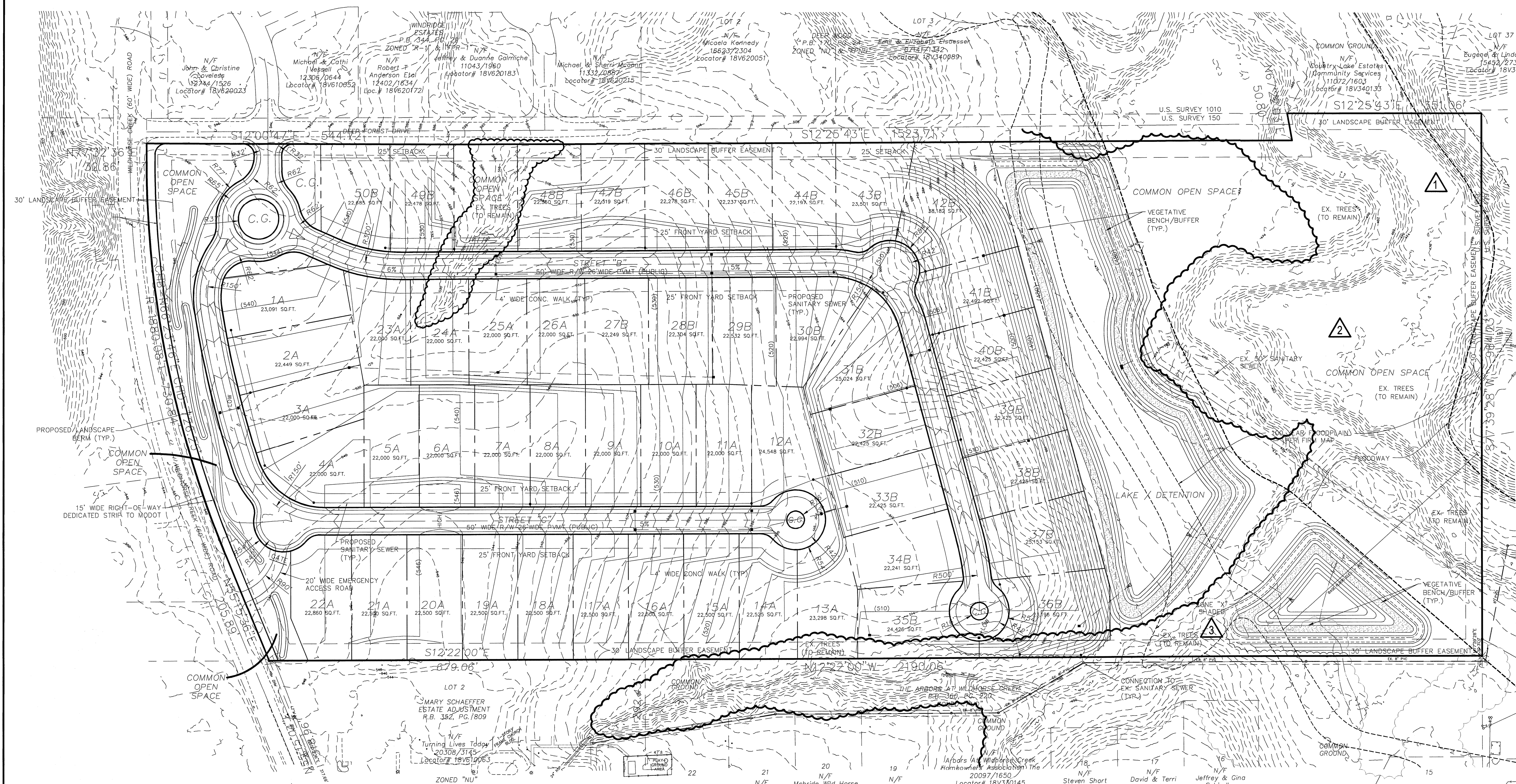
**LEGEND:**

-  Existing tree or tree mass
-  BAF-10 Sample Point

**Sample Point Inventory and Evaluation**

TREE NUMBER	SPECIES	DIAMETER	CONDITION	COMMENTS
1	Hickory	4"	Fair	BAF Point 1
2	American Elm	17"	Poor	BAF Point 1
3	Boxelder	10"	Fair	BAF Point 1
4	Hickory	38"	Good	BAF Point 1
5	Sycamore	51"	Fair	BAF Point 1
6	American Elm	18"	Good	BAF Point 1
7	Ash	23"	Dead	BAF Point 1, top out storm damage
8	American Elm	26"	Poor	BAF Point 1, hollow, storm damage
9	Hickory	5"	Fair	BAF Point 2
10	Hickory	2"	Fair	BAF Point 2
11	Hickory	4"	Fair	BAF Point 2
12	Slippery Elm	5"	Fair	BAF Point 2
13	American Elm	19"	Fair	BAF Point 2
14	Boxelder	13"	Fair	BAF Point 2
15	Slippery Elm	11"	Fair	BAF Point 2
16	Slippery Elm	15"	Fair	BAF Point 2
17	Boxelder	5"	Poor	BAF Point 2
18	Boxelder	19"	Fair	BAF Point 2
19	Oak	20"	Dead	BAF Point 2, hollow, storm damage
20	Ash	2"	Poor	BAF Point 3
21	Slippery Elm	7"	Fair	BAF Point 3
22	American Elm	12"	Fair	BAF Point 3
23	American Elm	10"	Fair	BAF Point 3
24	Dogwood	3"	Fair	BAF Point 3
25	Boxelder	12"	Poor	BAF Point 3
26	American Elm	4"	Poor	BAF Point 3
27	American Elm	14"	Fair	BAF Point 3
28	Slippery Elm	3"	Poor	BAF Point 3
29	Slippery Elm	4"	Fair	BAF Point 3
30	Black Cherry	12"	Fair	BAF Point 3
31	Black Cherry	14"	Fair	BAF Point 3

\*M Designates a Monarch Tree Found within a Sampling Point (In better than "Poor" Condition)



**FORESTRY CONSULTANT SERVICES**  
 Bruce Vawter  
 Consulting Forester  
 9321 Manorak Dr. • St. Louis, MO 63126  
 (314) 849-2753  
 E-mail: FCSVawter@sbcbglobal.net

WILMAS FARM / LANDVETTER  
 Chesterfield, Missouri  
 Tree Stand Delineation Narrative  
 October 9, 2013

The Wilmas Farm / Landvetter development is situated in an area of west St. Louis County, in the City of Chesterfield located along the south side of Wild Horse Creek Road, immediately west of Deep Forest Drive. The development encompasses approximately 51.92 acres of land with a total of 9.72 acres in woodlands. The woody plant coverage of this property is a mixture of old field succession and bottomland tree species with the species including: flowering dogwood, boxelder, American elm, slippery elm, black cherry, oak, hickory, ash, and sycamore. The understory trees, shrubs and herbaceous species include hickory, sugar maple, pawpaw, poison ivy, sumac, bush honeysuckle and wild grape. During my site inspection, I found no significant, state-listed champion trees or rare trees and plants, located on the property.

The majority of the 9.72 wooded acres is in the southern portion of the property. This densely wooded area also includes the creek with steep terrain and a varied collection of trees. There are also small areas of tree cover along intermittent drainages near the northeast corner and along portions of the west property line. I took 3 BAF-10 sample points in the woodlands (locations shown on the Tree Stand Delineation drawing) and recorded a density of 103 trees per acre with an average diameter (dbh) of 12.4". There were 31 trees tallied on the three BAF-10 sampling points with species distributed by the following percentages: elm 45%, boxelder 16%, hickory 19%, black cherry 6%, ash 6% and sycamore, oak and dogwood 3% each. I found no evidence of any major insect or disease concerns.

The wooded tree canopy coverage on the site totals 9.72 acres or 423,403 square feet. The required tree canopy coverage to be retained is 30%, which totals 2.92 acres or 127,185 square feet. The wooded tree cover on the Tree Stand Delineation plan, scheduled to be retained, includes 8.05 acres or 350,658 square foot of canopy coverage. Retention of the trees within this wooded area will exceed the required tree canopy coverage retention.

**WILMAS FARMS / LANDVETTER**  
 Tree Stand Delineation Tabular Summary

- Acreage of the site - 51.62 acres
- Tree canopy coverage of wooded area - 9.72 acres (423,403 sq. ft.)
- Tree canopy coverage required (30%) 2.92 acres (127,185 sq. ft.)
- Tree canopy coverage to be removed (17%) 1.67 acres (72,745 sq. ft.)
- Tree canopy coverage to be retained - (83%) 8.05 acres (350,658 sq. ft.)
- Forest type: Bottomland Hardwoods and Old Field Regeneration
- Dominant species: elm, boxelder and hickory
- Density expressed in trees per acre - 103 trees per acre
- Average diameter: 12.4" dbh
- Apparent health problems: None

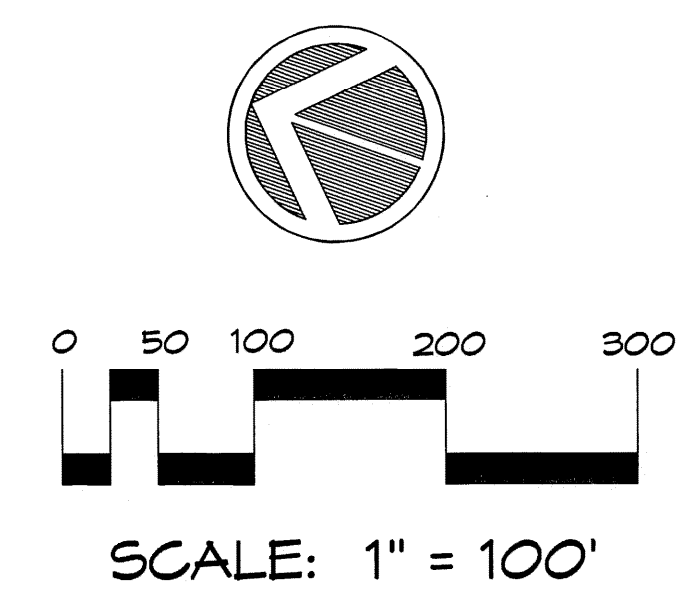
I hereby certify that I viewed this property and provided this professional opinion regarding the Tree Stand Delineation details for the property identified as Wilmas Farms / Landvetter, Chesterfield, Missouri.

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

\*\* Note calculations are subject to final engineering design being performed. Final plans may show more or less trees being saved. However, as a minimum, there shall be at least 30% of the existing trees retained.

**General Notes:**

1. Base Information: Outboundary and topographic survey and air photo by Sterling Engineering & Surveyors, Job No. 13-08-265, dated 4-26-2013.
2. Flood Plain: Floodplain and Floodway areas are present at the rear portion (southern end) of the subject site, per FIRM Flood Insurance Rate Map, map number 21601C0209 H, with effective date of 8-25-95.
3. Address of Subject Property: 1150B Wild Horse Creek Road
4. Locator Number: 18V330035



Prepared for:  
**FISCHER & FRICHTEL / SIMON HOMES**  
 695 Trade Center Boulevard  
 Suite 200  
 Chesterfield, Missouri 63005

**Wilmas Farm**  
 Tree Stand Delineation

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

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

Drawn by: JRH Checked by: Project Number: 13014 Sheet Number: 1 OF 1  
 Date: 10-10-13  
 Revisions: 10-11-13