



VII. B.

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

Planning Commission Staff Report

Project Type: Subdivision Record Plat

Meeting Date: November 14, 2016

From: Jessica Henry, AICP
Senior Planner

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

Applicant: The Sterling Company

Description: **Arbors at Wilmas Farm (Record Plat 2)**: A Record Plat for a 10.64 acre tract of land zoned “PUD” Planned Unit Development District 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.

PROPOSAL SUMMARY

The Sterling Company, on behalf of Wilmas Farm, LLC, has submitted a request for a Subdivision Plat for a 10.64 acre tract which proposes sixteen (16) new lots, various areas of common ground, and two interior streets.

HISTORY OF SUBJECT SITE

On September 9, 2015, the City of Chesterfield approved [Ordinance 2868](#) and [Ordinance 2869](#), which zoned the subject site, as seen in Figure 1 on the following page, from an “NU” Non-Urban District to an “E-1AC” Estate District and then to a “PUD” Planned Unit Development District. The entire subject site is 50.5 acres in size, and 47 lots are proposed between two separate Record Plats. The Site Development Plan was approved by the Planning Commission on June 27, 2016.



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, the new lots may be sold to individual owners. This plat would establish sixteen (16) of forty-seven (47) total lots within the Arbors at Wilmas Farm development. The lots in this development are being developed by two separate homebuilders, McBride and Sons Homes and Claymont Development, LLC. The record plat substantially conforms to 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 2869. Staff recommends approval of Record Plat 2 for the Arbors at Wilmas Farm development.

MOTION

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

- 1) "I move to approve (or deny) Record Plat 2 for the Arbors at Wilmas Farm development."
- 2) "I move to approve Record Plat 2 for the Arbors at Wilmas Farm development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "THE ARBORS AT WILMAS FARM PLAT TWO"...

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LAKEDE GAS COMPANY, UNION ELECTRIC COMPANY, MISSOURI SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., DIBIA AT&T MISSOURI METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR...

PERMANENT SIGHT DISTANCE EASEMENTS Labeled as "SIGHT DISTANCE EASEMENT" ON THIS PLAT 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...

THE BUFFER/PRESERVATION 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 BUFFER/PRESERVATION AREAS...

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____ DAY OF _____ 2016 AS DAILY NO. _____ IN THE ST. LOUIS COUNTY RECORDS.

THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPING WITHIN THE COMMON GROUND AREA(S) AS SHOWN ON THIS PLAT Labeled as "ENTRANCE MONUMENT AREA"...

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT WILMAS FARM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE _____ DAY OF _____ 2016 AS DAILY NO. _____ IN 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 OR NOTED 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 _____ 2016.

WILMAS FARM, LLC
JHB PROPERTIES, INC. (MEMBER)

BY: JOHN H. BERRA, JR.
PRESIDENT

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)
ON THIS _____ DAY OF _____ 2016, BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF WILMAS FARM, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY...

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

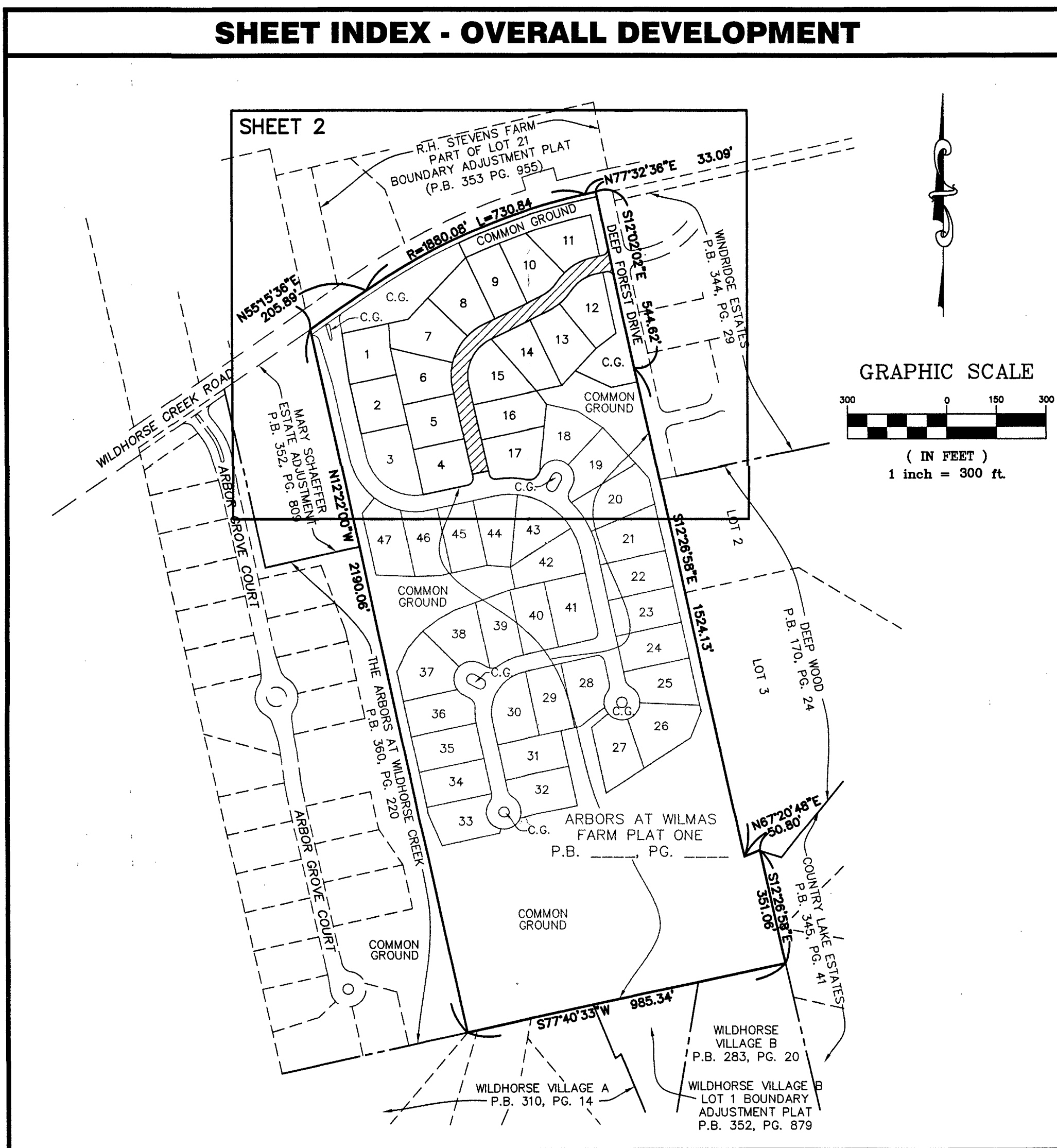
CITY OF CHESTERFIELD

THIS IS TO CERTIFY THAT THE ARBORS AT WILMAS FARM PLAT TWO WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 2016 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR VICKIE HASS, CITY CLERK

THE ARBORS AT WILMAS FARM PLAT TWO

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
("PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2869))

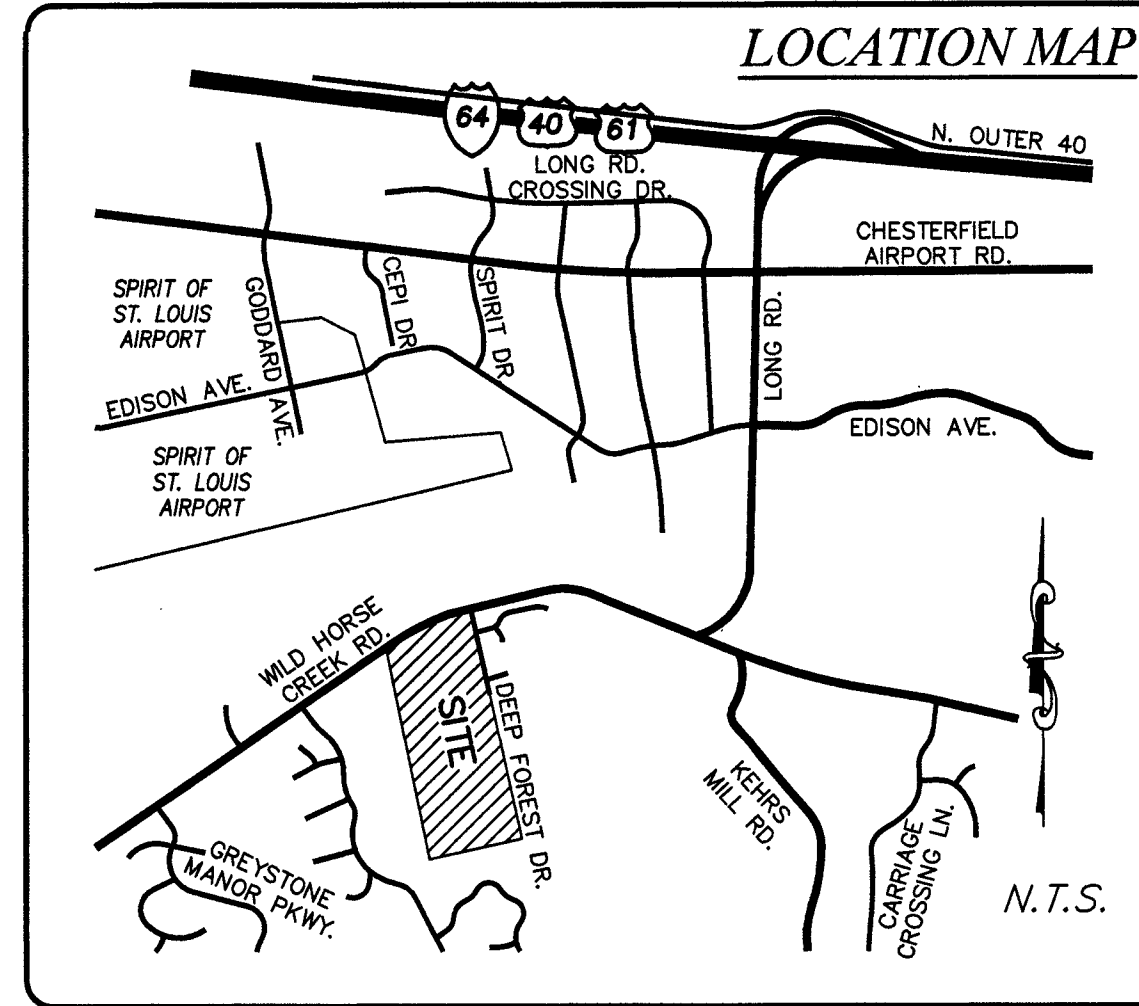


LEGEND

- PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (5/8" I ROD W/ ALUMINUM CAP)
SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (1/2" I ROD W/ PLASTIC CAP)
COMMON GROUND
EASEMENT
FOUND
PAVEMENT
BUILDING
ADDRESS
FOUND CROSS
FOUND ANCHOR
BENCHMARK

GENERAL NOTES:

- THE PROFESSIONAL WHOSE ORIGINAL SIGNATURE AND PERSONAL SEAL APPEARS ON THIS DRAWING, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY SAID PROFESSIONAL...
THIS PLAT CONTAINS 463,602 SQUARE FEET (10,6428 ACRES), MORE OR LESS, AND 16 LOTS.
BASIS OF BEARINGS: "THE ARBORS AT WILDHORSE CREEK" RECORDED IN PLAT BOOK 380, PAGE 220 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.



- ITEM 7: PROPERTY LINES ESTABLISHED BY 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 1500. 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 8495 PAGE 1237. PLOTS TO THE SOUTH OF THE SUBJECT TRACT AND DOES NOT AFFECT THE SUBJECT TRACT.

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

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...

PROPERTY DESCRIPTION (PLAT TWO):

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:
COMMENCING 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...

SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 15-03-091
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD,
ST. LOUIS, MO 63128 (314) 487-0440

PREPARED FOR:

WILMAS FARM, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PH. (314) 487-5617

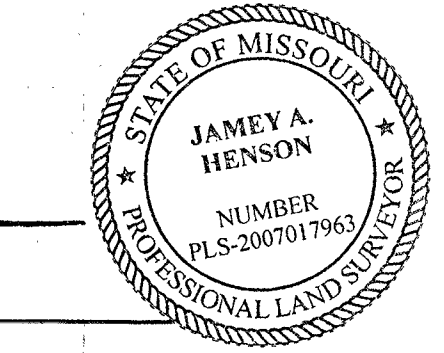
THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF WILMAS FARM, LLC AND CLAYMONT DEVELOPMENT, LLC, DURING THE MONTH OF OCTOBER 2015 PERFORMED A BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BASED UPON SAID SURVEY HAVE SUBDIVIDED IN THE MANNER SHOWN HEREON...

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 31st DAY OF OCTOBER, 2016.

THE STERLING COMPANY
MO REG. 307-D

JAMES A. HENSON

JAMES A. HENSON, PLS
NO. 2007017963



BENCHMARK INFORMATION:

COUNTY BENCHMARK: 11-1 ELEVATION = 541.50' (NAVD 88)
"STANDARD TABLE" STAMPED 98-75 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.

STATEMENT OF STATE PLATE 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 SRDX AND A PID OF D2122 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 31424.384 METERS AND EAST (X) = 237449.330 METERS...

COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, _____ BY A DEED OF TRUST DATED _____ 2016 AND RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED 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 OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT 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 _____ 2016.

BY: _____

PRINT NAME AND TITLE

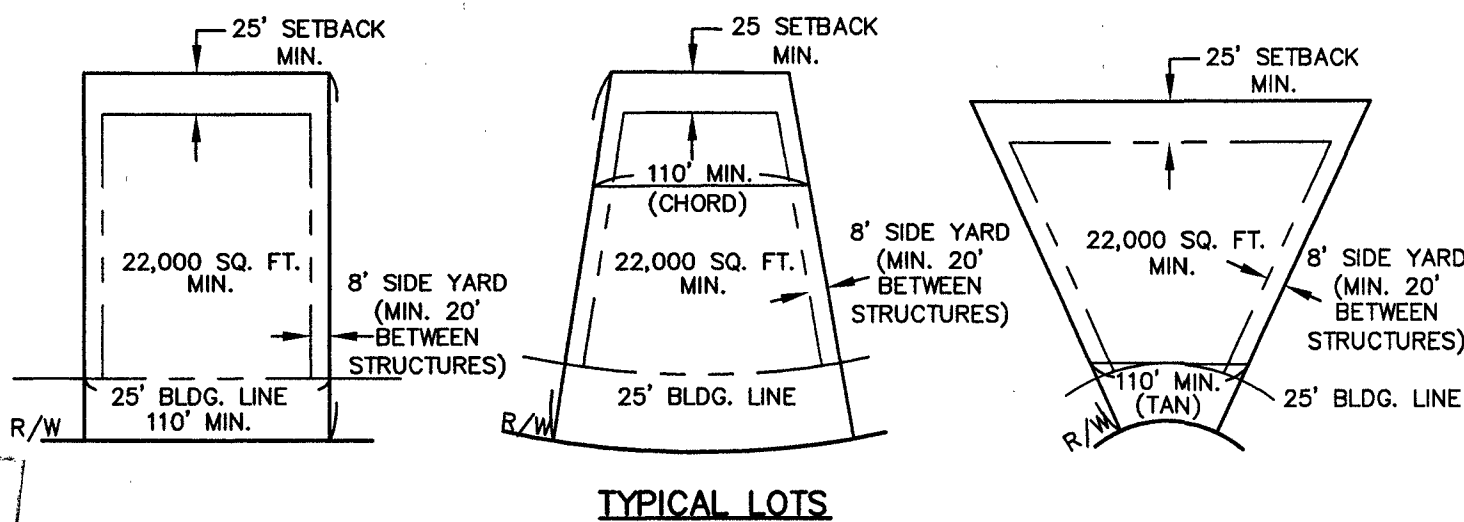
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____ 2016, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____ AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



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

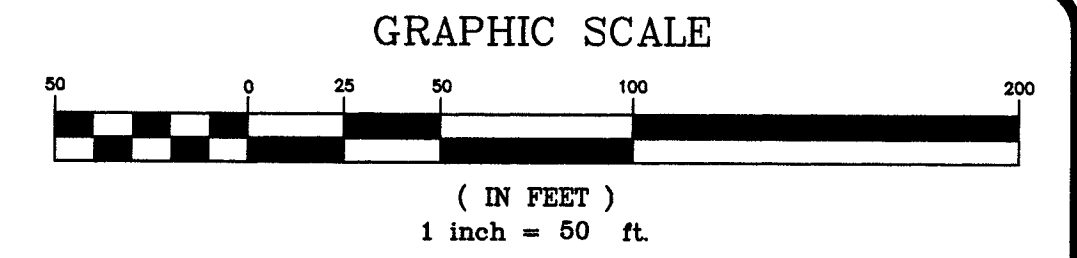
Table with 3 columns: DRAWN BY (GFS), CHECKED BY (JAH), JOB NO. (15-03-091); MSD P# (0030636-00); DATE (OCT. 31, 2016); THE ARBORS AT WILMAS FARM PLAT TWO

RECEIVED
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City of Chesterfield
Department of Public Services

THE ARBORS AT WILMAS FARM PLAT TWO

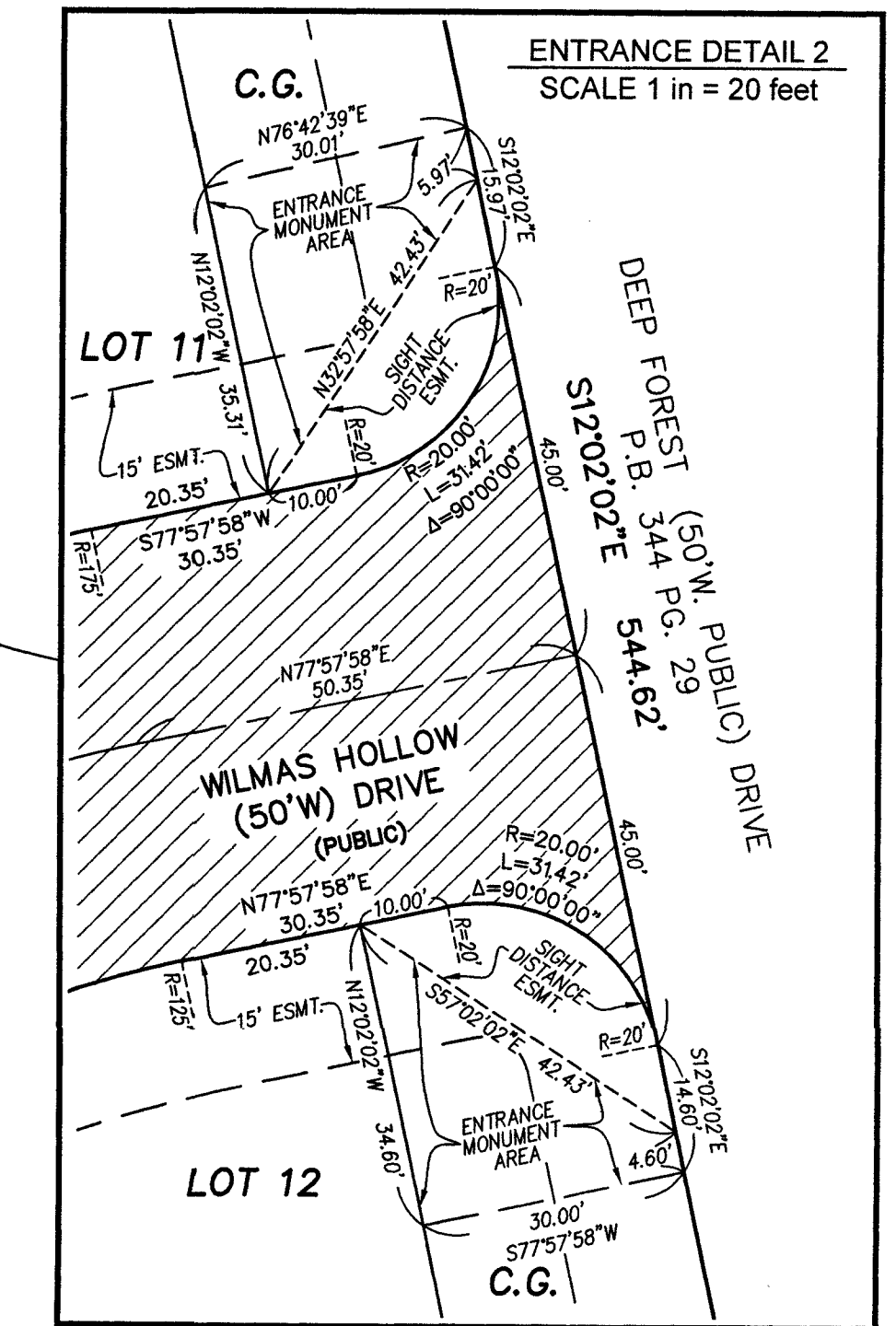
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 ("PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2869))

R.H. STEVENS FARM
 PART OF LOT 21
 BOUNDARY ADJUSTMENT PLAT
 (P.B. 353 PG. 955)



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	38.61'	30.00'	S64°36'10"W	36.00'
C2	96.85'	270.00'	N88°48'14"W	96.34'
C3	30.27'	20.00'	N55°43'25"W	27.46'
C4	31.42'	20.00'	S32°38'00"W	28.28'
C5	7.70'	150.00'	S79°06'12"W	7.70'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.59'	S27°43'58"W
L2	9.90'	N12°22'00"W
L3	50.00'	S78°24'50"W
L4	10.10'	S12°22'00"E



STATE PLANE COORDINATES		
	NORTHING	EASTING
A	313420.871	238592.258
B	313499.548	238729.545
C	313539.142	238848.397
D	313541.246	238858.225
E	313383.110	238890.871
F	313370.147	238893.645
G	313365.085	238869.991
H	313380.773	238836.865
I	313367.145	238824.073
J	313362.151	238800.574
K	313349.655	238809.859
L	313286.637	238802.668
M	313284.058	238801.290
N	313279.416	238791.349
O	313280.218	238761.999
P	313284.977	238755.113
Q	313287.927	238754.486
R	313284.963	238739.537
S	313281.951	238740.177
T	313274.722	238735.482
U	313266.486	238696.728
V	313266.058	238694.420
W	313308.146	238685.897
X	313332.207	238680.733
Y	313323.116	238637.955
Z	313372.662	238627.427
AA	313416.815	238621.417
AB	313429.724	238682.165
AC	313485.710	238735.925

- LEGEND**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (5/8" I ROD W/ ALUMINUM CAP)
 - SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (1/2" I ROD W/ PLASTIC CAP)
 - C.G. COMMON GROUND
 - ESMT. EASEMENT
 - FND. FOUND
 - P.W.T. PAVEMENT
 - BLDG. BUILDING
 - 323 ADDRESS
 - + FOUND CROSS
 - ⊕ FOUND ANCHOR
 - ⊙ BENCHMARK
- MARY SCHAEFFER ESTATE ADJUSTMENT
 P.B. 352, PG. 809
- LOT 2 ZONING NU

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

DRAWN BY:	GFS	MSD P# -	0030636-00
CHECKED BY:	JAH	DATE:	OCT. 31, 2016
JOB NO.:	15-03-091	THE ARBORS AT WILMAS FARM PLAT TWO	

SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 4 FOR CERTIFICATION.
 THE STERLING COMPANY
 MO REG. 307-D

J.A.H. 10/31/16
 JAMEY A. HENSON PLS
 MO REG. L.S. #200717963