

Planning Commission Public Hearing Report

Meeting Date: June 28, 2021

From: Mike Knight, Assistant City Planner *mk*

Location: West and southwest of the intersection of U.S. Highway 40/ I-64 and Chesterfield Parkway West

Petition: **P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village LP)**: A request to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370).

SUMMARY

Stock & Associates Consulting Engineers Inc. is requesting to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The applicant has 4 primary components to the request:

- **Modify the maximum height for buildings located on Lots 2B and 2C**
- **Update the first floor building heights on 4 lots**
- **Revise the rooftop mechanical equipment screening requirement**
- **Remove the public art requirement for each lot**



Figure 1: Subject Site Aerial

SITE HISTORY

On March 19th, 2008 the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an "R-8" Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC & R" Planned Commercial & Residence District.**

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the Planned Commercial and Residence District "PC&R" known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submissions and approval of plans specifically for Categories A and B of the ordinance. Categories A and B are now commonly known as Wildhorse Village. On the following page (Figure 2) is a table that provides a high level historical summary of significant zoning events for the PC&R district including the aforementioned plans that were submitted and approved.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR in which future individual lots may now seek approval to develop
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development of 17 lots known as Wildhorse Village
	May	SDSP	Site Development Section Plan for Lot 6	Approval for a 35 single family home development
			Site Development Section Plan for Lot 1	Approval for a 72 attached single family home development

Figure 2: Historical Summary of PC&R District

Comprehensive Plan

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

“Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.”

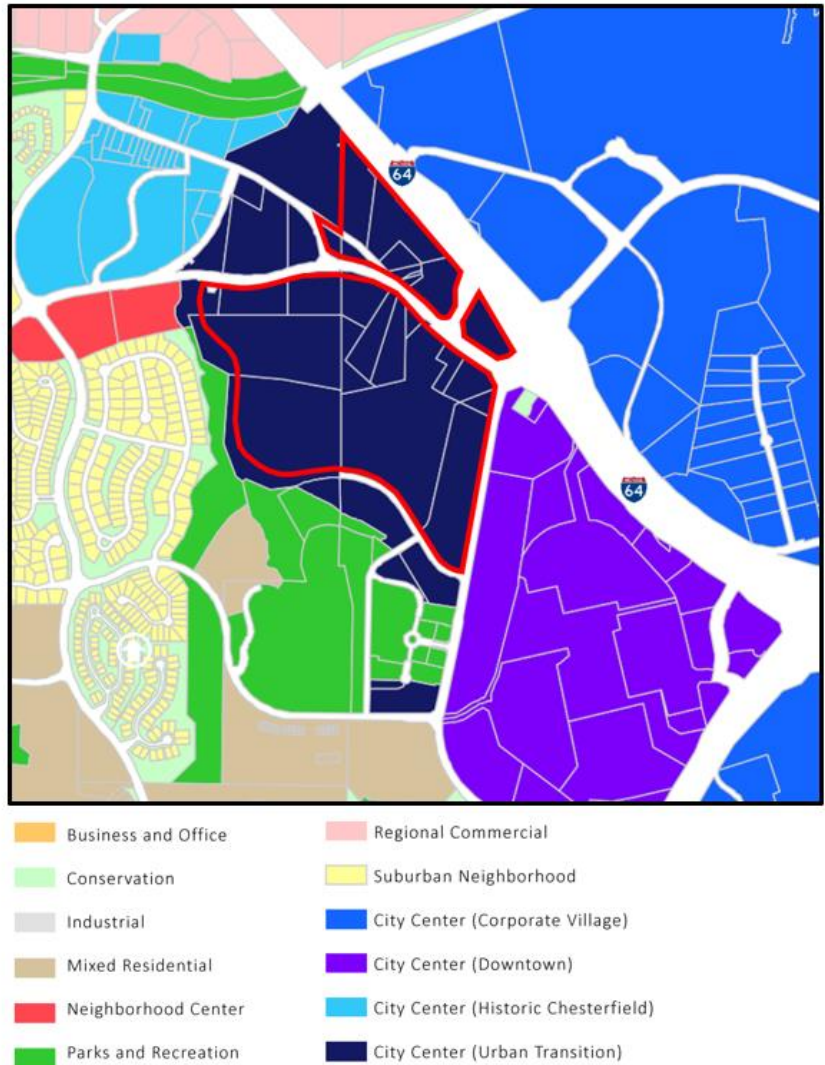


Figure 3: Comprehensive Plan- Land Use Designation

The proposed uses within the Wildhorse Village development are in line with both the character description and primary land uses outlined in the City’s Comprehensive Plan.

The City Center (Urban Transition) land use designation also states a series of development policies within the Comprehensive Plan. Below, and the following page (blue) are specific development policies followed by how the governing ordinance and Preliminary Development plan relate to those policies.

City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

The proposed development continues to provide a plan for a mixture of residential, office, and commercial activity centered by a lake and amenity areas.

The thoroughfare character should be urban and very walkable

All the section profiles provided for the roadways within the development have pedestrian accommodations. This includes 10' wide sidewalks along the main street around the lake, a 10' wide trail along the lake's perimeter, a bike lane and eastern 5' wide sidewalk along Burkhardt Place, an 8' wide sidewalk along Chesterfield Parkway, and a 12' wide mixed use trail along Wild Horse Creek Road.

Buildings to be constructed closer to the roadways to promote the pedestrian experience

The buildings along the main street continue to reference a (build-to line vs a set-back line) to promote the pedestrian experience.

Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff

A series of view corridors from the exterior roadways to the lake are implemented within the ordinance and Preliminary Development Plan of Wildhorse Village. The view corridors terminate at the lake at which there are gathering places and open space.

The Urban Transition and Downtown land areas should have a pedestrian connection to unite the two urban areas of the City Center

The 300' view corridor along Chesterfield Parkway abuts the Downtown land use designation and could be a potential connection moving into the Downtown land area.

Public art should be incorporated into new construction and re-development projects throughout the City Center

The applicant is specifically requesting to remove the language within the governing ordinance that states all lots are required to have public art. The applicant has provided a narrative to this request that is based on a more holistic approach centered around one piece of public art in a courtyard area. The applicant's full narrative is attached to this report.

SURROUNDING USES AND ZONING

The total site area for the subject site 99.6 acres. There is one major roadway that bisects the district running east and west, known as Wild Horse Creek Road “WHCR”, and connects to Chesterfield Parkway West. An off-ramp from I-64 bisects the area north of WHCR.

The general area to the north is immediately bordered by I-64. To the north of I-64 exists three office buildings currently occupied by the Reinsurance Group of America’s national headquarters and the Dierbergs Markets Corporate office.

The east is immediately bordered by Chesterfield Parkway West. To the east of Chesterfield Parkway West is undeveloped property.

The south is bordered by Burkhardt Place, which connects both the St. Louis County Library and the YMCA to Chesterfield Parkway West. To the west there are both single family and multi-family developments known as, Reserve at Chesterfield Village, Aventura at Wild Horse Creek and the Chesterfield Mobile Home Park.



Figure 4: Surrounding Locations (Visual)

Figures 4 and 5 allow for a visual representation of the land, the associated Comprehensive Land Use Plan designation and the current Zoning District for the surrounding sites.

Direction	Label	Current Land Use	Comprehensive Land Use Plan	Zoning District (Dominant)
North	A	Dierbergs	City Center (Corporate Village)	C8 - Planned Commercial
	B	RGA	City Center (Corporate Village)	C8 - Planned Commercial
East	C	Undeveloped	City Center (Downtown)	C8 - Planned Commercial
South	D	Library	City Center (Urban Transition)	C8 - Planned Commercial
	E	YMCA	City Center (Urban Transition)	PC - Planned Commercial
West	F	Reserve	Suburban Neighborhood	R5 - Residence District
	G	Aventura	City Center (Urban Transition)	R6AA - Residence District
	H	Mobile Home Park	City Center (Urban Transition)	C7 - General Commercial

Figure 5: Surrounding Locations

STAFF ANALYSIS

The applicant has 4 primary components to the request:

- **Modify the maximum height for buildings located on Lots 2B and 2C**
- **Update the first floor building heights on 4 lots**
- **Revise the rooftop mechanical equipment screening requirement**
- **Remove the public art requirement for each lot**

Before expanding on each amendment request, it is important to fully understand the purpose and minimum standards of design of the PC&R Zoning District specifically outlined by the Unified Development Code (UDC) and how the current governing ordinance relates to these requirements.

UDC Zoning Designation Purpose:

The UDC outlines a specific purpose for the zoning district. It states in Section 405.03.040 J.1.

"A PC&R District development is intended to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. By definition, "downtown development" is mixed use, and usually follows one (1) of two (2) patterns (or an adaptation of both). First, as a vertical mix on a given parcel, land uses change from floor to floor within the same building. Typically, this pattern is residential above commercial (retail, professional services or office). The second pattern occurs when buildings or spaces of a single use are combined with those of other single uses. Examples are a street of residential buildings with commercial buildings occupying the corners or a commercial Main Street combined with residential side streets."

UDC Zoning Designation Minimum Standards of Design:

The UDC states that permitted uses be established in the governing ordinance in which residential and commercial uses may be combined in the same building. There shall be specific performance standards for both commercial and residential uses. The performance standards may either be provided in the planned district ordinance, Site Development Concept Plan, or Site Development Section Plans. The performance standards may include, but are not limited to, addressing one or more of the following (density, maximum height of structures, setbacks, open space, parking, signage, architectural standards).

Governing Ordinance:

The governing ordinance 3114 outlines permitted uses and density limitations to those uses. **The uses and density limitation are to remain unchanged with this zoning amendment request.**

The governing ordinance also details three specific Categories (A, B, and C). Categories A and B are applicable to the area south of Wild Horse Creek Road, and Category C is north of Wild Horse Creek Road. Category A is labeled Urban "Main Street" Development Pattern, Category B is labeled Urban "Mixed-Use" Development Pattern, and Category C is labeled Highway Frontage Outlots.

Each Category has specific development requirements that pertain to building placement, volume, floor heights, street façade requirements, façade elements, function, and outdoor space. All of the specific development requirements are provided to achieve the specific development pattern. For example, all the specific development requirements of Category A (building placement, height, street façade requirements) are provided to obtain the development pattern of an Urban “Main Street”. All of the specific development requirements of Category B are to achieve an Urban “Mixed Use” development pattern.

Request 1 (Modify the maximum height for buildings located on Lots 2B and 2C)

The maximum height for the buildings in lots 2B and 2C are 3 stories if they are residential and 4 stories if they are non-residential within the current governing ordinance. The applicant is requesting a maximum height for residential buildings along Lake Front Street of 4 and a maximum height of residential buildings on the lake side of 6 stories.

Request 2 (Update the first floor building heights on 4 lots)

The current governing ordinance states that the first floor building heights shall be 12-30 feet with the exception that the residential buildings in the geographic areas of Lots 1 and 6 on the Preliminary Development Plan be 9-30 feet for both Categories A and B. The applicant is requesting to include residential Lots 2B,2C,5A,5B, and 5C to the 9-30 feet criteria exception.

Request 3 (Revise the rooftop mechanical equipment requirement)

Section G of the governing ordinance is titled Architectural Requirements. Within this section contains language that states *“Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.”*

The applicant would like to replace this language with the language that exists in the City’s Unified Development Code (UDC) under Section 405.04.010 D2.j. This language reads, *“Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.”* The applicant’s narrative statement further describes this request and is attached to the report.

Staff recommends that if the Planning Commission is agreeable to the replacement requested by the applicant they should move forward with language in the ordinance that states *“Screen roof top mechanical equipment in accordance to the Architectural Review Design Standard within the City’s Unified Development Code.”* This language would be more flexible in that if the City would ever want to change the screening language for the entire City, it would be automatically updated for this development.

Request 4 (Remove the public art requirement for each lot)

The current governing ordinance states; *“One (1) piece of public art work shall be provided and installed by the developer of each development.”* The applicant is requesting to delete this requirement. The applicant states they are requesting to develop a holistic approach for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience by placing the art near the lake. The applicant’s narrative statement further describes this request and is attached to the report.

Preliminary Development Plan

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission’s packet. There are minimal changes from the previously approved plan. The changes are predominately located within Lot 2 (A,B,C) and Lot 5 (A,B,C). It is important to note that the Preliminary Development Plan is still under review by City Staff. Largely the lot configuration is the same, but the building placement and entrance locations into those lots have be altered.

A public hearing further addressing the request will be held at the June 28, 2021 City of Chesterfield Planning Commission meeting. The purpose of the Public Hearing is to present the change of zoning request to the Commission, give the public an opportunity to speak and for the Commission to give staff direction in preparing the governing ordinance. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Development Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Development Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on June 28, 2021 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) A request to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370).

Description of Property

A tract of land being part of U.S. Surveys 123, 415 and 2031 and part of Lot C120 of "Chesterfield Village Area A Phase One Plat Two" in Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri. Also a tract of land being part of U.S. Surveys 123, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri. Also a tract of land being part of U.S. Surveys 123, Township 45 North – Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County Missouri. Also a tract of land being part of U.S. Surveys 123, Township 45 North – Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County Missouri.

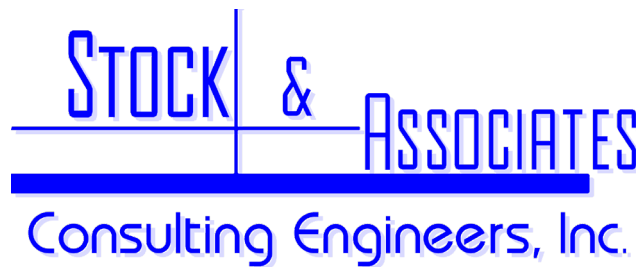
For a list of the requested uses, contact the Planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Assistant City Planner Mike Knight at 636-537-4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.



April 29, 2021

Updated: June 14, 2021

Via Email (jwyse@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

Attention: Mr. Justin Wyse, AICP, PIP – City Planner

Re: Proposed Wildhorse Village Development, City of Chesterfield Mo. Text Amendment Request to Ordinance No. 3114 “Section B – Category Standards”, “Section G. – Architectural Requirements Item No. 5” and “Section P. – Miscellaneous Item No.9.”
(Stock Project No. 219-6670.3)

Dear Justin,

Pursuant to our previous meeting, telephone discussions, and City Letter dated June 4, 2021, we are respectfully requesting a “Text Amendment” to Ordinance No. 3114 on behalf of Wildhorse Village, LP. Owner of subject property being “Amended Area 1” as described in Ordinance No. 3114.

Our request pertains to “Section B: Category Standards, Building Volume and Building Flood Heights, Pg. 5 of 21 and Section G: Architectural Requirements, Item No. 5” Pg. 11 of 21 and “Section P. Miscellaneous Item No. 9” Pg. 15 of 21 of Ordinance 3114.

Specifically, our request is as follows:

1. Building Volume: **Add** – Maximum height of Residential Buildings in the Geographic Area of Lots 2B & 2C – Four (4) Stories on Lake Front Street and Six (6) Stories on Lakeside.
2. Building Floor Heights: Modify to add Lots 2B, 2C, 5A, 5B, and 5C to Lots 1 and 6 to be 9-30 feet.
3. **Delete** “Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed, penthouses that complement the building design” and **Replace** with, “Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure”. This language is contained within Section 405.04.010, Architectural Review Design Standards Item J.

The basis of our request is the result of a Design Analysis focused on the first planned Office Building which would occupy Lots 4A & 4B. During the design process between LJC – Architect and Clayco through their Mechanical Design/Build Contractor designed a mechanical system contained within a “Fully” enclosed penthouse. The cost of the system which requires a cooling tower is \$6,667,000. A

Conventional Rooftop Mechanical system with full perimeter Architectural Panels, but without a roof cost is \$3,010,000. At the time of the Ordinance #3144 process and approval cost difference between current City Unified Development Code for screening of Rooftop Equipment was not known. In addition, the application of a Mechanical Penthouse on a Multifamily Residential Building is not applicable due to the mechanical system that are utilized on Residential Buildings.

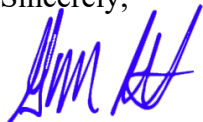
4. **Delete** “One (1) piece of public artwork shall be provided and installed by the developer of each development.” And **Replace** with, “The Developer of Wildhorse Village, LP care of CRG, has developed a holistic approach for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value. This is achieved by placing the art around the lake”

The developer has commissioned a monumental sculpture titled “Rising Horizons” by world-renowned sculpture Rafael Barrios. His 3D geometric works, as if suspended in space, become 3D by an ingenious optical effect.

“Rising Horizons” will be centrally located along the water’s edge within the Lunchbreak Courtyard between Lot 2C and 3C. This position maximizes the art’s presence within the Public Realm and provides an opportunity for all Residents, Visitors, and Employees within Wildhorse Village to view and appreciate the public art. The value of the art piece is One Million (\$1,000,000.00) Dollars.

Secondly, the developer has decided to construct more Single Family Residential “For Sale” product than Multifamily “For Rent” product. The developer is planning to construct 80 “For Sale” Residential units on proposed Lots 5B & 5C, in lieu of 270 “For Rent” Multi Family Units.

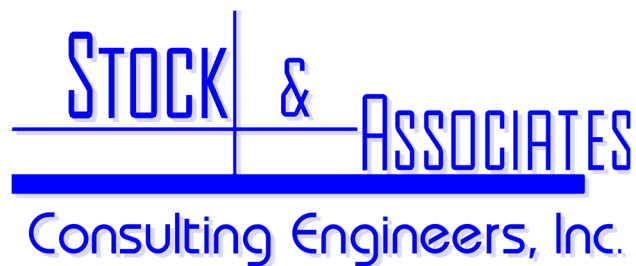
Sincerely,



George M. Stock, P.E.
President

Enclosure: Pages of Ordinance #3114

CC: Mr. Joseph Michael Knight – City of Chesterfield (jknight@chesterfield.mo.us)
Mr. Jeff Tegethoff – Wildhorse Village, LP (tegethoffj@realcrg.com)
Mr. Tyler Meyr – LJC (meyrt@theljc.com)
Mr. Andrew Kilmer – LJC (kilmera@theljc.com)
Mr. Tim Stock, Ex. V.P. – Stock & Associates (tim.stock@stockassoc.com)
Ms. Kate Stock Gitto, P.E. – Stock & Associates (kate.gitto@stockassoc.com)
Mr. Andrew Dixon, P.E. – Stock & Associates (Andrew.dixon@stockassoc.com)



Wildhorse Village, LP Narrative Statement

Prepared By: Mr. Tyler Meyr, Managing Director – Lamar Johnson Collaborative

The Wildhorse Village Master Plan will transform one of the most beautiful and well positioned sites in Chesterfield into an exceptional residential and commercial mixed-use environment that has long been envisioned for the site. At the heart of the plan is the developments greatest asset, a scenic lake and topography that provide for a unique landscape experience.

A dynamic and engaging landscape of boardwalks, trails, and gathering places is planned around the lake edge. It will serve as an important layer in an extensive and well-designed pedestrian network that links the village together. The reimagined lake edge will also include a resilient, native approach to landscape that will support a healthy natural environment that encourages interaction with the water. This new urban lakefront will serve as the front door for residential, office and retail buildings that define its edge. The buildings will share a cohesive design language that further ties the development together.

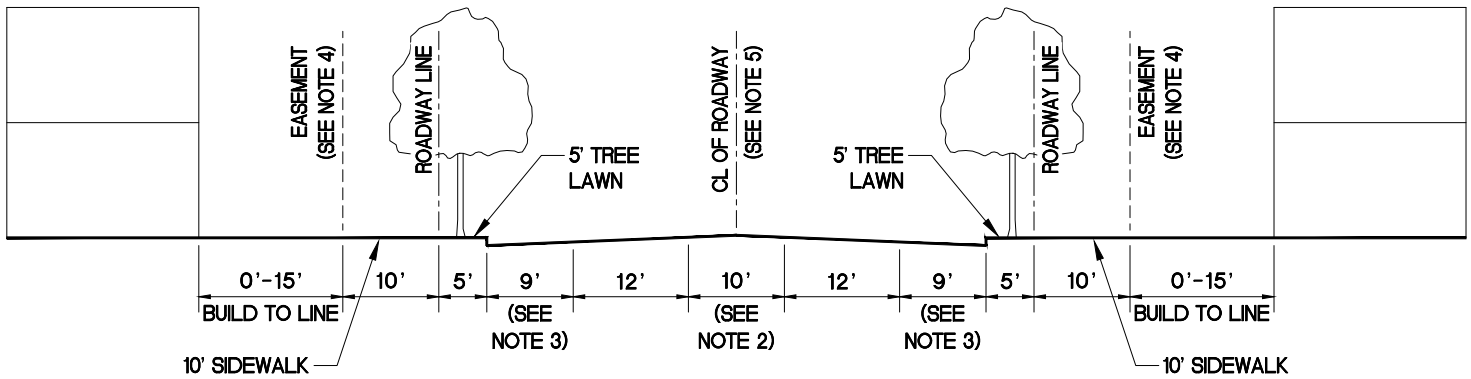
Clearly organized vehicular and pedestrian circulation will effectively and efficiently serve the development while preserving the character of the streetscape and public realm. A “main street” lined with pedestrian friendly buildings on each side wraps around the lakefront. The tree lined streets will be urban in character with the addition of perpendicular or parallel parking along them. However, primary parking for commercial and residential uses will provided in integrated parking structures with efficient access. The result will be a connected environment for all modes of mobility.

It will truly be a “downtown environment” where people can live, work, eat, shop and enjoy amenities. The Northwest lake edge will be activated by multifamily residential buildings that evolve into a forward-thinking collection of commercial spaces on the North Lake Edge. The mixed-use innovation hub will build off the lakefront amenities including boardwalks, parks, intimate amphitheater, and a boathouse. Together, these investments will directly impact our local ecosystem by attracting and retaining talent at our most brilliant innovators. Office buildings animated at the ground level by active uses such as cafes, shops, and fitness facilities will make it an appealing environment for both everyday users and visitors. On the Southeast Lake edge is a town center inspired retail environment with townhomes, living above small scale shops, and community needs such as a grocery. This active social environment with buildings that define street edges and public spaces serves as the landing point for the Residential hills on the southern Lake edge. The hill is populated by thirty-five single family homes.

The project strives to intelligently balance ecological and economic performance into a sustainable and wellness focused work/live/play atmosphere. The plan will create a comfortable and safe environment that will be an inclusive gathering place for all. The Wildhorse Village Master Plan is a dream opportunity to collectively envision the future of one of Chesterfield’s greatest assets with an inspiring and cohesive vision.

STOCK & ASSOCIATES

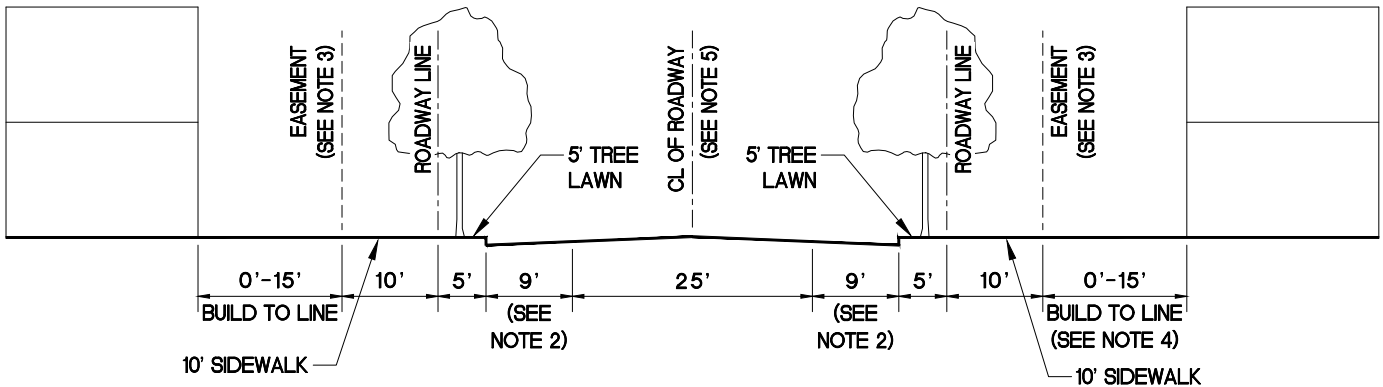
Consulting Engineers, Inc.



URBAN MAIN STREET (62'W) (A.K.A. LAKEFRONT STREET)

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB
2. OPTION OF TURN LANE OR MEDIAN
3. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
4. 10'W SIDEWALK AND UTILITY EASEMENT
5. 100 FOOT MINIMUM CENTER LINE RADIUS



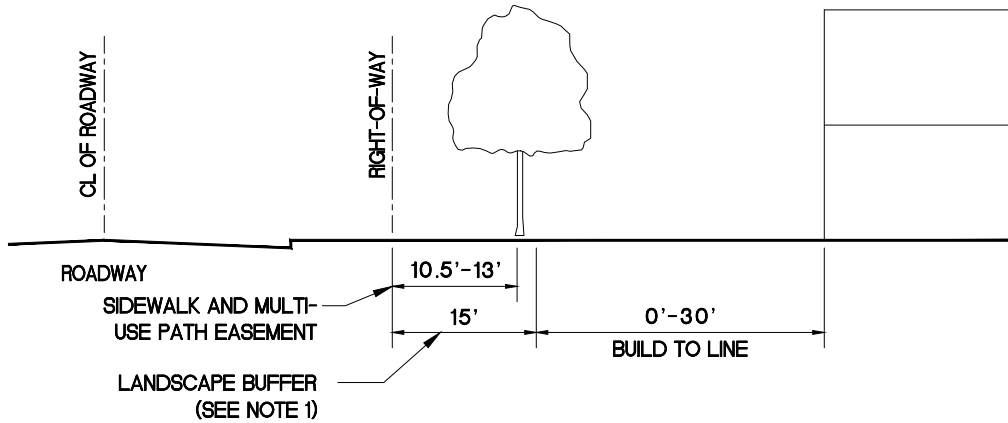
URBAN MIXED USE STREET (53'W)

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB
2. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
3. 10'W SIDEWALK AND UTILITY EASEMENT
4. BUILD TO LINE MAY BE EXTENDED TO 160' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE.
5. 100 FOOT MINIMUM CENTER LINE RADIUS.

STOCK & ASSOCIATES

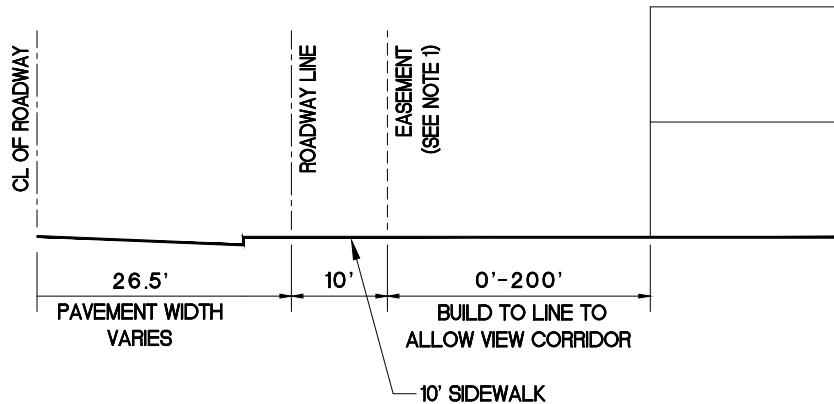
Consulting Engineers, Inc.



WILD HORSE CREEK ROAD AND CHESTERFIELD PARKWAY WEST (PUBLIC)

NOTES:

1. THE GEOGRAPHIC AREA SHOWN AS LOT 2A (LOTS 2A-1 AND 2A-2) ON THE PRELIMINARY DEVELOPMENT PLAN SHALL HAVE A VARIABLE WIDTH LANDSCAPE BUFFER THAT IS A MINIMUM OF 60' IN WIDTH FOR AT LEAST 60% OF THE FRONTAGE ALONG WILD HORSE CREEK ROAD, BUT AT NO POINT GOES BELOW THE REQUIRED 15' IN WIDTH.



CONNECTOR STREET (53'W)

NOTES:

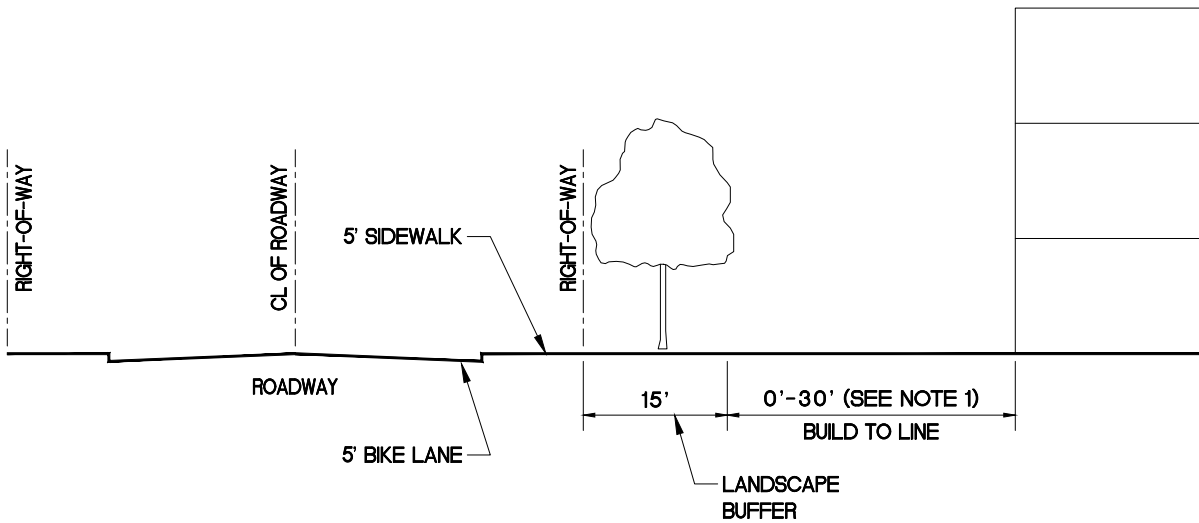
1. 10'W SIDEWALK AND UTILITY EASEMENT

EXHIBIT 1

(2 OF 3)

STOCK & ASSOCIATES

Consulting Engineers, Inc.



BURKHARDT PLACE
(PUBLIC)

NOTES:

1. BUILD TO LINE NOT APPLICABLE TO RESIDENTIAL DEVELOPMENTS BETWEEN THE URBAN MIXED USE STREET CONNECTION TO BURKHARDT PLACE ACROSS FROM THE YMCA AND CONTINUING WEST TO THE INTERSECTION OF WILD HORSE CREEK ROAD DUE TO TOPOGRAPHICAL AND DAM CONSTRAINTS.

EXHIBIT 1

(3 OF 3)

PRELIMINARY PLAN WILDHORSE VILLAGE

PART OF U.S. SURVEYS 123, 415 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AMENDED AREA 1

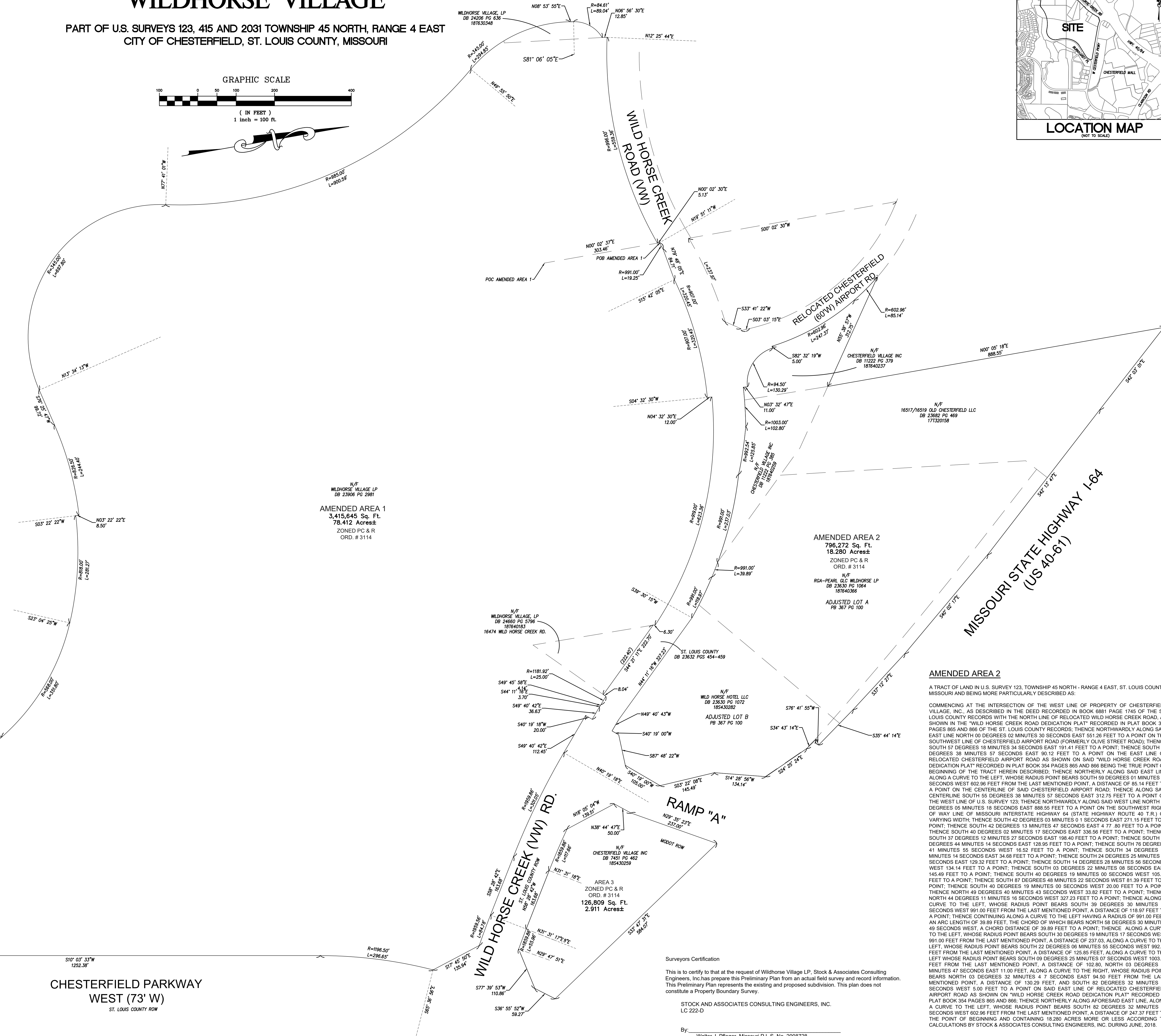
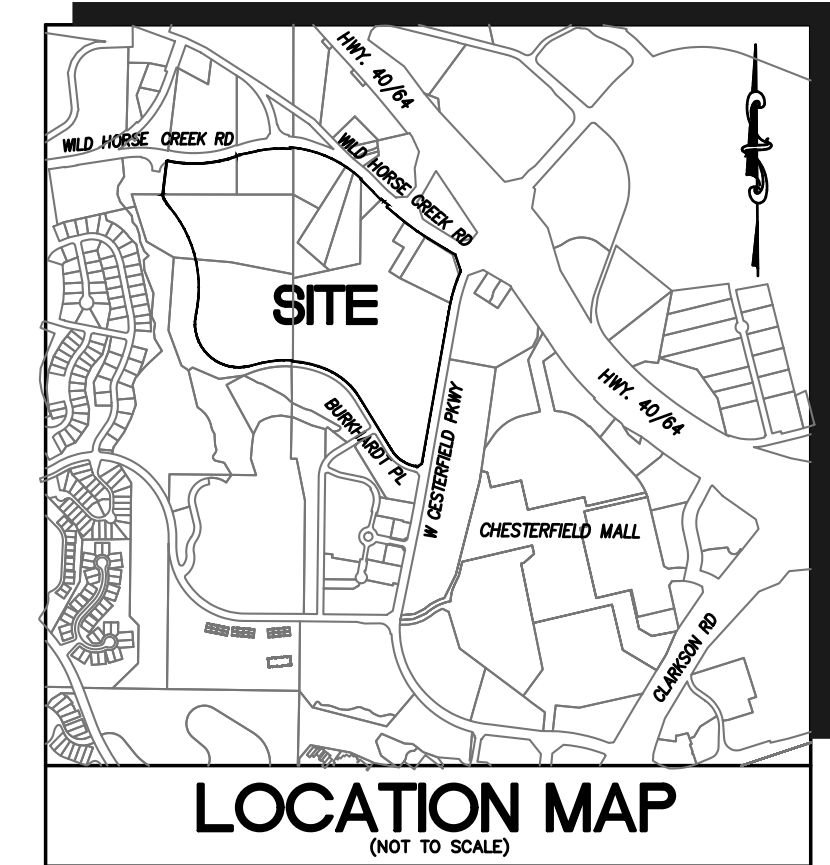
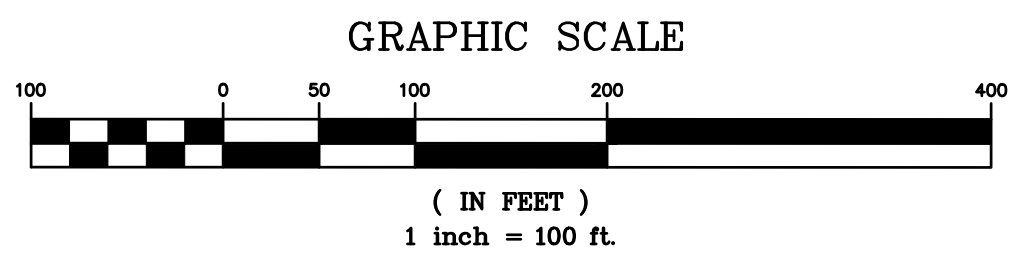
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GOWDIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAN" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.13 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF A ROADWAY DEDICATION AS RECORDED IN BOOK 8409 PAGE 1232 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO KERNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION, SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST, 6.30 FEET TO THE NORTHWEST CORNER OF ABOVE SAID ROADWAY DEDICATION; THENCE ALONG THE WESTERN LINE OF SAID DEDICATION, SOUTH 44 DEGREES 21 MINUTES 11 SECONDS EAST, 222.70 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID DEDICATION; SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF ABOVE SAID TO KERNER PROPERTY HOLDING LLC TRACT; THENCE ALONG SAID EXTENSION SOUTH 45 DEGREES 14 MINUTES 26 SECONDS WEST, 8.04 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, VARIABLE WIDTH; SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 18 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 125.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1257.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 4.72.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 326.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 4 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 607.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 204.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.63 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GOWDIN PROPERTY; AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 SECONDS WEST 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 509.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.412 ACRES.

AREA 3

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 38 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 33 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1869.88 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 190.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 39 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.



N/F
WILDHORSE VILLAGE LP
DB 23906 PG 2981
AMENDED AREA 1
3,415,645 Sq. Ft.
78.412 Acres
ZONED PC & R
ORD. # 3114

N/F
CHESTERFIELD VILLAGE INC
DB 11222 PG 379
187640231
AMENDED AREA 2
796,272 Sq. Ft.
18,250 Acres
ZONED PC & R
ORD. # 3114

N/F
WILD HORSE HOTEL LLC
DB 23630 PG 1072
185432282
ADJUSTED LOT B
PB 367 PG 100

N/F
CHESTERFIELD VILLAGE INC
DB 7451 PG 462
185430259
AREA 3
ZONED PC & R
ORD. # 3114
126,809 Sq. Ft.
2.911 Acres

AMENDED AREA 2
A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAN" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT; THENCE SOUTH 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 319.73 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 4.77. 80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 326.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 126.95 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.88 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 09 SECONDS WEST 106.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 09 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 42 SECONDS WEST 33.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 116.87 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 48 SECONDS WEST 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.80, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAN" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHWARDLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

Surveyors Certification
This is to certify that at the request of Wildhorse Village LP, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the existing and proposed subdivision. This plan does not constitute a Property Boundary Survey.

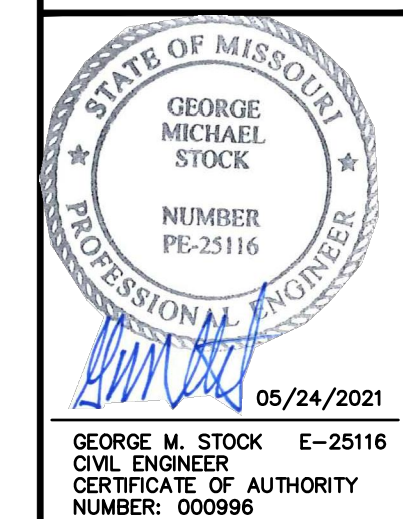
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
By: Walter J. Pfeiffer, Missouri P.L.S. No. 2008728

PREPARED FOR:
WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
CARE OF CRG
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
PHONE 314.429.5100
ATTN: JEFF TEGETHOFF - 314.492.2572
OPERATING PARTNER

**CHESTERFIELD PARKWAY
WEST (73' W)**
ST. LOUIS COUNTY ROW

PREPARED BY:
Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636) 530-9300
5301-9300 FAX: (636) 530-9300
e-mail: general@stockinc.com
Web: www.stockinc.com

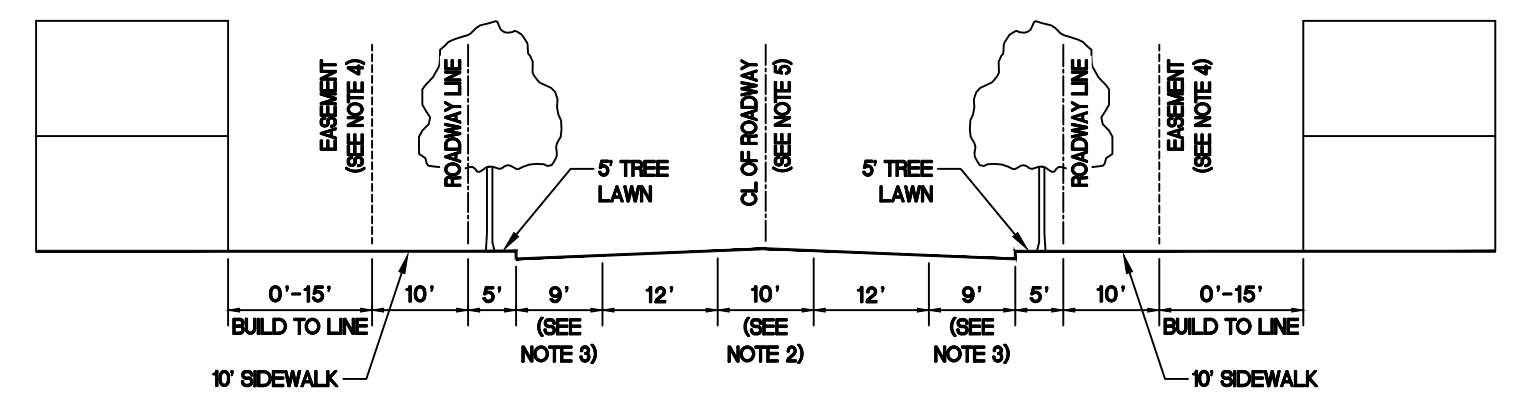
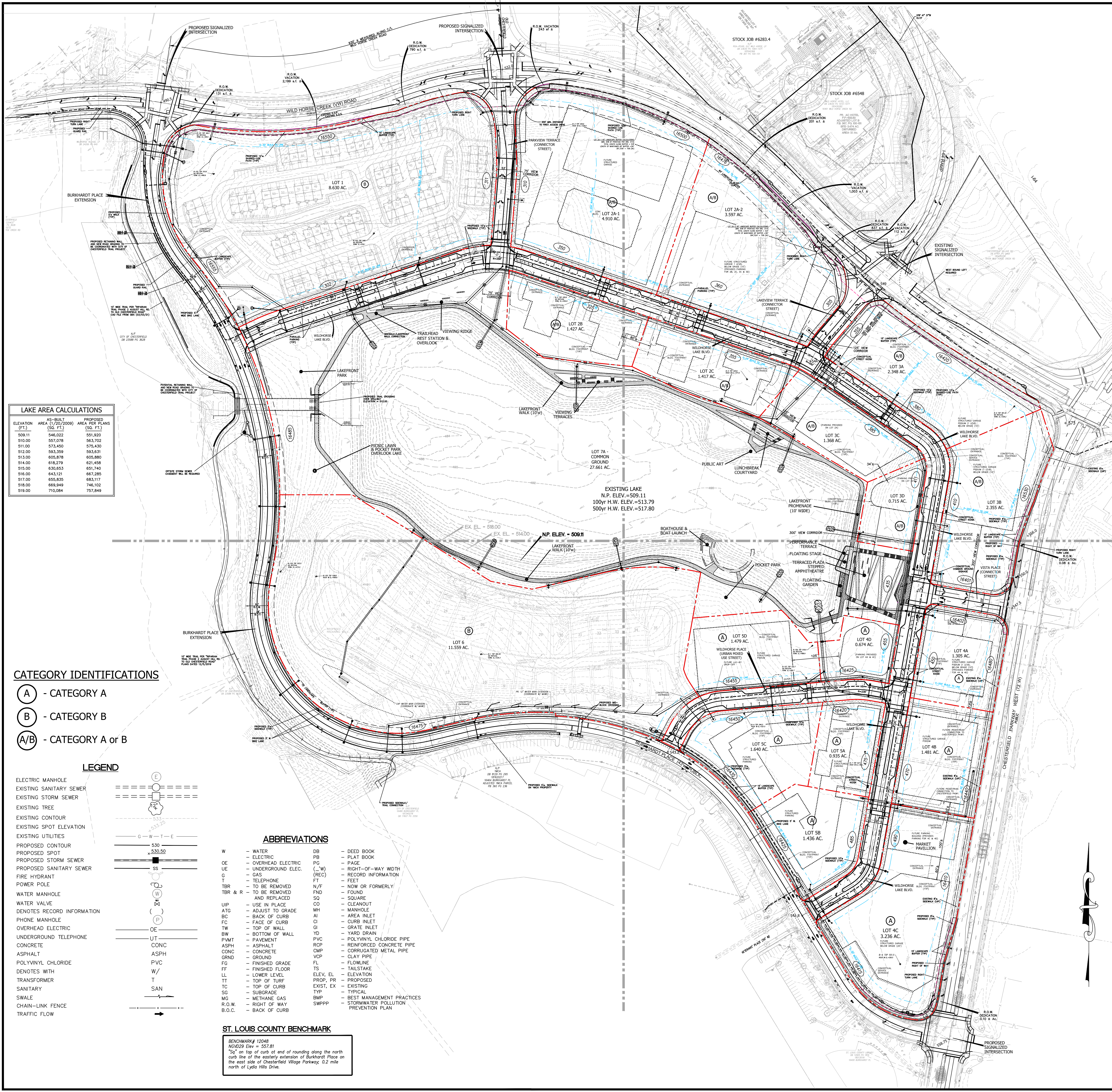
PRELIMINARY PLAN FOR:
WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI



REVISIONS:
1. 4/21/20 revised Amended Area 1 description
2. 6/10/2020 REVISED PER CITY COMMENTS
3. 6/15/2020 REVISED PER CITY COMMENTS
4. 5/24/2021 REVISED OWNERSHIP OF ADDED AREA

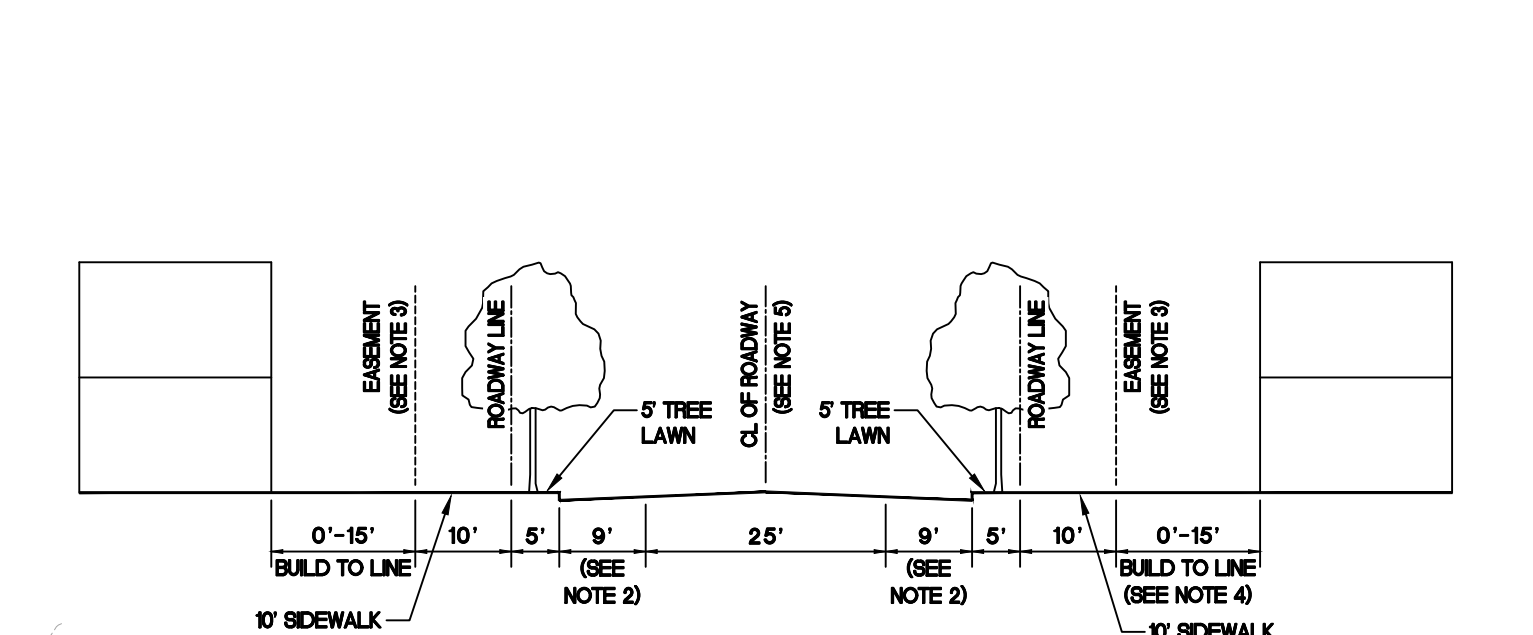
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CHECKED BY: W.J.P.
DATE: 3/11/20
JOB NO.: 218-0670
M.S.D. #:
SCALE MAP #:
S.L.C. MAP #:
H.M.S.U.P. #:
M.D.N.R. #:

PRELIMINARY PLAN
SHEET NO.: **C1.0**



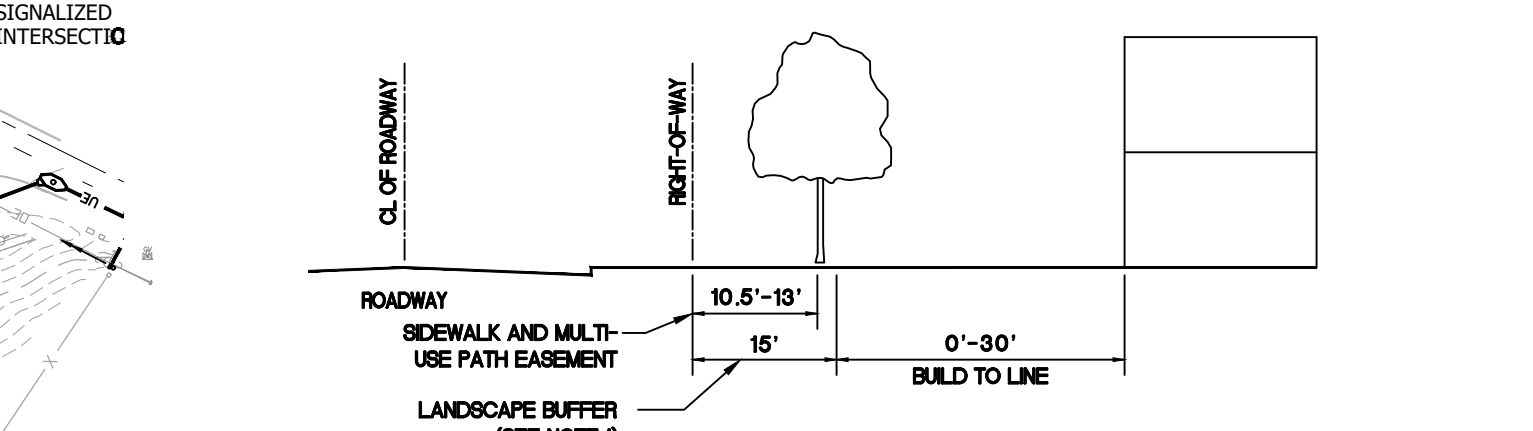
URBAN MAIN STREET (62'W)
(A.K.A. LAKE FRONT STREET)

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB
2. IF PARALLEL PARKING OR ZERO F NO ON STREET PARKING GREEN SPACE
3. 10' SIDEWALK AND UTILITY EASEMENT
4. BUILD TO LINE MAY BE EXTENDED TO 80' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE
5. 100 FOOT MINIMUM CENTER LINE RADIUS



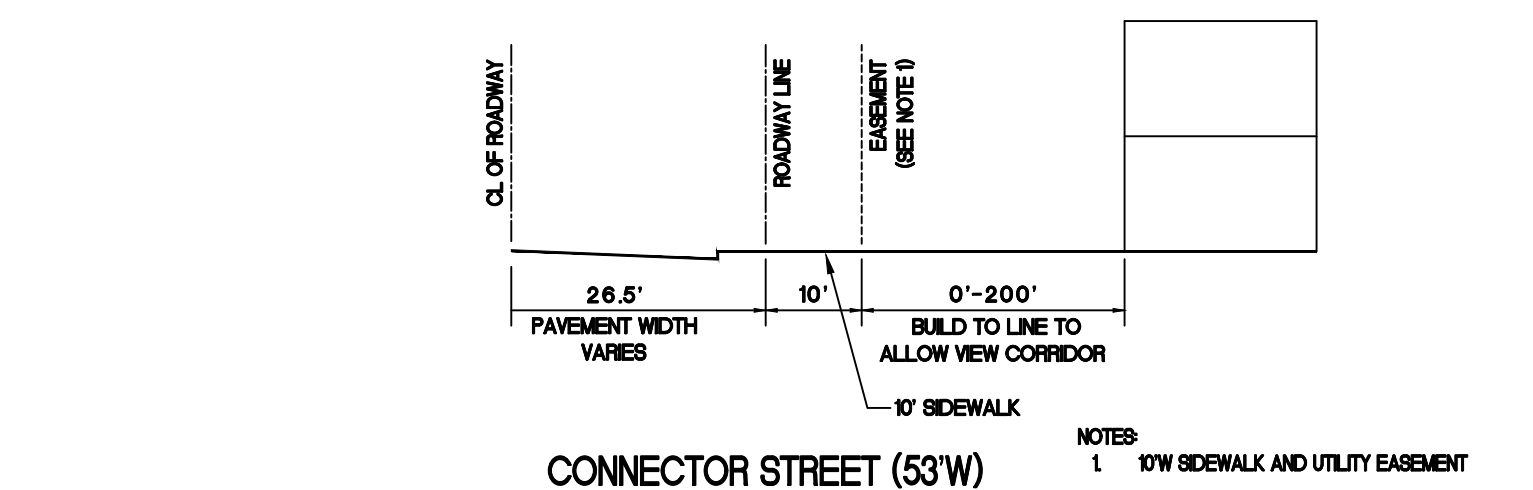
URBAN MIXED USE STREET (53'W)

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB
2. IF PARALLEL PARKING OR ZERO F NO ON STREET PARKING GREEN SPACE
3. 10' SIDEWALK AND UTILITY EASEMENT
4. BUILD TO LINE MAY BE EXTENDED TO 80' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE
5. 100 FOOT MINIMUM CENTER LINE RADIUS



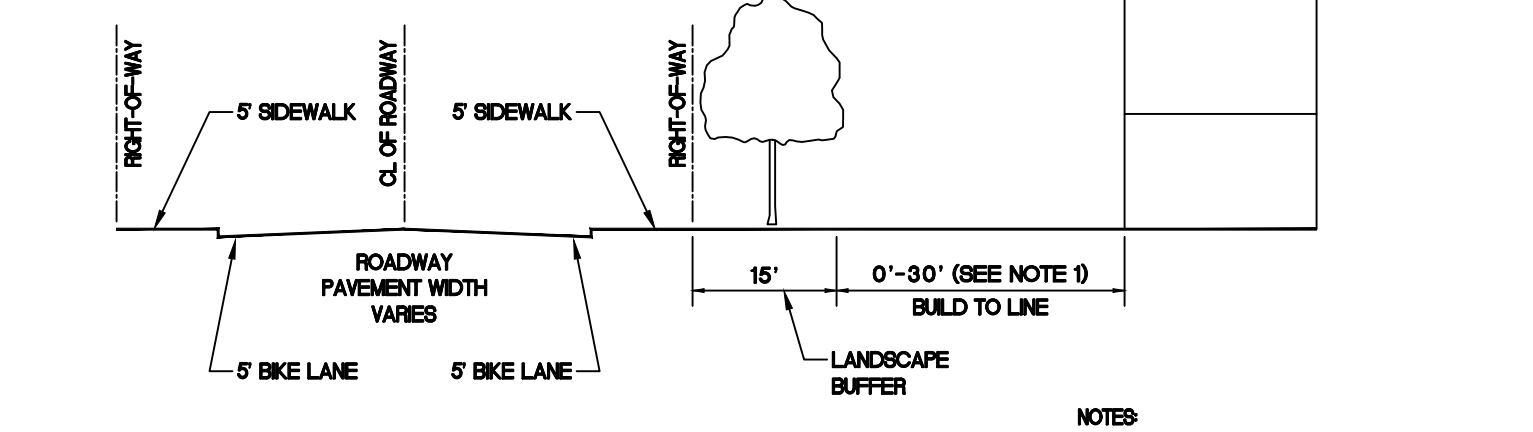
WILD HORSE CREEK ROAD AND CHESTERFIELD PARKWAY WEST (PUBLIC)

NOTES:
1. THE GEOMETRIC AREA SHOWN AS LOT 2A (LOTS 2A-1 AND 2A-2) ON THE PRELIMINARY DEVELOPMENT PLAN SHALL HAVE A VARIABLE WIDTH AND A MINIMUM BUFFER THAT IS A MINIMUM OF 60' IN WIDTH FOR AT LEAST 80% OF THE FRONTAGE ALONG WILD HORSE CREEK ROAD, BUT AT NO POINT GOES BELOW THE REQUIRED 10' IN WIDTH.



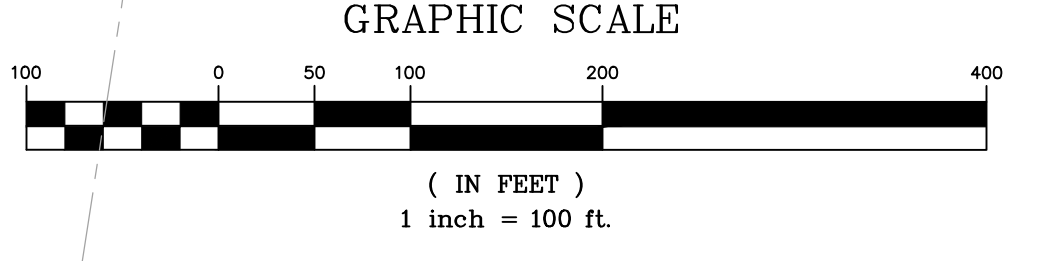
CONNECTOR STREET (53'W)

NOTES:
1. 10' SIDEWALK AND UTILITY EASEMENT



BURKHARDT PLACE (PUBLIC)

NOTES:
1. BUILD TO LINE NOT APPLICABLE TO RESIDENTIAL DEVELOPMENTS BETWEEN THE URBAN MIXED USE STREET CONNECTION TO BURKHARDT PLACE ACROSS FROM THE TMA AND CONTAINING WEST TO THE INTERSECTION OF WILD HORSE CREEK ROAD DUE TO TOPOGRAPHICAL AND DTM CONSTRAINTS



FLOOD NOTE:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0164K WITH AN EFFECTIVE DATE OF 2-4-2015, BY GRAPHICALLY PLOTTING.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.

LAKE AREA CALCULATIONS

ELEVATION (FT.)	AREA (1/20/2009) (SQ. FT.)	AREA PER PLANS (SQ. FT.)
509.11	546,022	550,920
510.00	557,078	563,702
511.00	573,450	575,430
512.00	593,359	593,631
513.00	605,878	605,880
514.00	618,279	621,458
515.00	630,652	631,740
516.00	643,121	647,285
517.00	655,835	663,117
518.00	669,249	676,102
519.00	710,084	757,849

CATEGORY IDENTIFICATIONS

- (A) - CATEGORY A
- (B) - CATEGORY B
- (A/B) - CATEGORY A or B

LEGEND

- ELECTRIC MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING UTILITIES
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FIRE HYDRANT
- POWER POLE
- WATER MANHOLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- PHONE MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE
- ASPHALT
- POLYVINYL CHLORIDE
- DENOTES WITH
- TRANSFORMER
- SANITARY
- SWALE
- CHAIN-LINK FENCE
- TRAFFIC FLOW

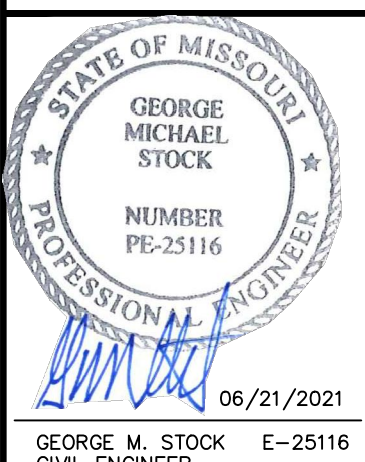
ABBREVIATIONS

W - WATER	DB - DEED BOOK	
OE - OVERHEAD ELECTRIC	PB - PLAT BOOK	
UE - UNDERGROUND ELEC.	PG - PAGE	
G - GAS	(-W) - RIGHT-OF-WAY WIDTH	
T - TELEPHONE	(REC) - RECORD INFORMATION	
TBR - TO BE REMOVED	FT - FEET	
TBR & R - TO BE REMOVED AND REPLACED	N/F - NOW OR FORMERLY	
UP - USE IN PLACE	FND - FOUND	
ATG - ADJUST TO GRADE	SO - SQUARE	
BC - BACK OF CURB	CL - CLEARCUT	
FC - FACE OF CURB	MH - MANHOLE	
TW - TOP OF WALL	AI - AREA INLET	
BW - BOTTOM OF WALL	CI - CURB INLET	
PMT - PAVEMENT	GI - GRATE INLET	
ASPH - ASPHALT	YD - YARD DRAIN	
CONC - CONCRETE	PVC - POLYVINYL CHLORIDE PIPE	
ASPH - ASPHALT	RCP - REINFORCED CONCRETE PIPE	
GRND - GROUND	CMP - CORRUGATED METAL PIPE	
FF - FINISHED FLOOR	VCP - CLAY PIPE	
LL - LOWER LEVEL	EL - ELEVATION	
TT - TOP OF TURF	PROP. PIP - PROPOSED	
TC - TOP OF CURB	EXIST. EX - EXISTING	
SG - SUBGRADE	TYP - TYPICAL	
MG - METHANE GAS	BMP - BEST MANAGEMENT PRACTICES	
R.O.W. - RIGHT OF WAY	SWPPP - STORMWATER POLLUTION PREVENTION PLAN	
B.O.C. - BACK OF CURB		

ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 12048
NOV29 Elev = 557.81
36" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lydo Hills Drive.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
757 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9000
FAX: (636) 590-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:
WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI



REVISIONS:

1	6/10/2020	REVISED PER CITY COMMENTS
2	6/15/2020	REVISED PER CITY COMMENTS
3	8/07/2020	REVISED PER CITY COMMENTS
4	05/24/21	REVISED PER CITY COMMENTS
5	08/21/21	REVISED PER CITY COMMENTS
6	06/21/21	REVISED BUILDING FOOTPRINTS

DRAWN BY: T.S./A.C.D. CHECKED BY: G.M.S.
DATE: 05/21/2020 JOB NO: 219-6670
SCALE: 1" = 100' BASE MAP: 185/18T
S.L.C. HWT # HWT SUP. #
M.D.N.R. #
SHEET TITLE: **PRELIMINARY PLAN**
SHEET NO.: **C20**