

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee

From: Shawn Seymour, Senior Planner

Date: 01/14/2011

RE: P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC): A request for an amendment to St. Louis County Ordinance 6059 more specifically a modification to the density requirements of a Planned Environmental Unit in a "R1A" Residence District, "R2" Residence District, "R3" Residence District, "R6" Residence District, and a "R6A" Residence District of 158.2 acres in size and located along Schoettler Valley Drive at the north from US Highway 40/Interstate 64 southward to Squires Way Drive, including the subdivisions of Schoettler Valley Apartments, West Ridge Estates, Schoettler Valley Estates, Highcroft Ridge School, and Bridle Creek and all those lots within.

Summary

Mlake 5, LLC is requesting an ordinance amendment from St. Louis County Ordinance 6059, to change the density requirements of a Planned Environmental Unit (PEU). A Public Hearing was held on November 8, 2010 and at that time the Planning Commission and City Staff identified two (2) outstanding issues. Those outstanding issues are identified below.

1. Outstanding Outside Agency Comment Letters.

Staff has obtained all Outside Agency Comment Letters.

2. Petition for requested PEU Ordinance Amendment did not include 100% stakeholder sign off.

The petitioner at the time of Public Hearing had approximately 59% of all stakeholders signed off on the submittal of the petition for amendment. Since that time the petitioner has obtained the signatures of additional stakeholders and currently has a total of 77% stakeholder support for this request.

Through the passage of Ordinance 6059, St. Louis County granted the approval of 560 residential units, with no more than 300 being dedicated to a multi-family land use within the Schoettler Village PEU. The petitioner is requesting to increase the number of residential units dedicated to multi-family, from 300 to 303. As built, the subdivisions within the PEU contain 253 single-family dwellings,

P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC)
Planning & Public Works Committee
01/14/2011

300 multi-family dwellings and a total as built of 253 residential density units. Thusly the PEU currently has seven (7) unutilized density units. The requested additional three (3) multi-family units would come from these unutilized density units, therefore the request will not add density to this PEU, rather it will be reallocating unutilized density units.

At the January 10, 2011 meeting of the Planning Commission this petition for an ordinance amendment was further reviewed. With no additional issues being found at the January 10, 2011 meeting, the Planning Commission voted to recommend approval by a count of 6 – 0 for the change of zoning request.

Attached please find a copy of Staff's report, the Attachment A, and the Preliminary Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Seymour', with a long horizontal stroke extending to the right.

Shawn P. Seymour, AICP
Senior Planner

CC: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning & Public Works
Aimee Nassif, Director of Planning & Development Services



VIII.B

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

Planning Commission Vote Report

Subject: Ordinance Amendment Vote Report

Meeting Date: January 10, 2011

From: Shawn Seymour, AICP
Senior Planner

Location: Along Schoettler Valley Drive at the north from US Highway 40/Interstate 64 southward to Squires Way Drive

Petition: P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC.)

Proposal Summary

Mlake 5, LLC is requesting an ordinance amendment from St. Louis County Ordinance 6059, to change the density requirements of a Planned Environmental Unit (PEU). Through the passage of Ordinance 6059, St. Louis County granted the approval of 560 residential units, with no more than 300 being dedicated to a multi-family land use.

The petitioner is requesting to increase the number of residential units dedicated to multi-family, from 300 to 303. No modifications are being proposed to the development standards for this property and the petitioner at this time is not requesting to make any exterior improvements to the already developed site.

Site Area History

The Schoettler Village PEU was approved in 1971 by St. Louis County as Ordinance 6059. The plan permitted a total of 560 residential units with a maximum of 300 being dedicated to multi-family developments.

Record Plats for the PEU were approved for West Ridge Estates in 1972, Schoettler Valley Estates in 1973, Bridle Creek in 1975, and Schoettler Valley Apartments in 1977.

Zoning Analysis

As stated above the existing subdivisions are governed under a PEU Ordinance approved by St. Louis County in 1971. This PEU is approved for a maximum of 560 residential units, of which no more than 300 can be utilized in multi-family developments. The petitioner, Mlake 5, LLC. are requesting that the PEU Ordinance be amended to permit an additional 3 multi-family residential units. Currently the only multi-family subdivision in the Schoettler Village PEU is Schoettler Valley Apartments, which was plated in 1977 and includes all permitted 300 multi-family units.

The subdivisions of West Ridge Estates, Schoettler Valley Estates, and Bridle Creek include 52, 86, and 115 single-family residential units respectively. The total number of single-family units as built is 253; leaving a remaining 7 single-family units un-built as permitted by the PEU ordinance.

If the requested PEU Ordinance amendment is approved, the maximum number of multi-family units will be raised from 300 to 303. However, it is important to note that the total number of units as permitted by the amended PEU Ordinance will remain at 560 and that the additional 3 multi-family units will be subtracted from the un-built 7 single-family units.

Surrounding Land Use and Zoning

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

North: The properties to the north are offices and are zoned "C8" Planned Commercial District.

South: The adjacent properties to the south single-family homes and part of the Baxter Lakes Addition II subdivision and are zoned "R2" Residence District (15,000 sf.).

East: The adjacent properties to the east are also single-family homes and are zoned a combination of "R2" Residence District (15,000 sf.) and "R1A" Residence District.

West: The properties located to the west are single and multi-family homes and are zoned both "R2" Residence District (15,000 sf.) and "R5" Residence District (6,000 sf.).



View looking south down Schoettler Valley Dr.



View looking north up Schoettler Valley Dr.



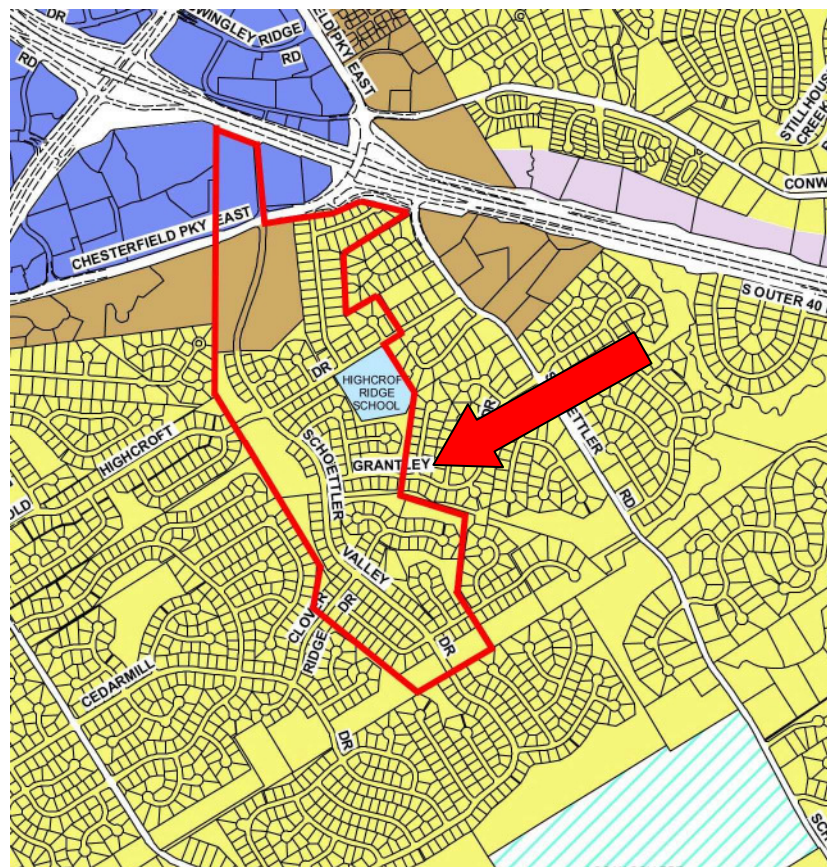
View looking at an apartment building.



View Looking at an apartment building.

Comprehensive Plan Analysis

The Comprehensive Plan Land Use Map depicts this property as both Residential Single-Family and Residential Multi-Family development as well as the most northern portion as Urban Core.



Issues

A Public Hearing was held on November 8, 2010. Staff had two (2) outstanding issues. The issues are as follows:

1. Outstanding Outside Agency Comment Letters.

Staff has obtained all Outside Agency Comment Letters.

2. Petition for requested PEU Ordinance Amendment did not include 100% stakeholder sign off.

The petitioner at the time of Public Hearing had approximately 59% of all stakeholders signed off on the submittal of the petition for amendment. Since that time the petitioner has obtained the signatures of additional stakeholders and currently has a total of 74% stakeholder support for this request.

Request

Staff has reviewed the requested ordinance amendment by Mlake 5, LLC and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC).

Attachments

1. Attachment A
2. Preliminary Plan

Attachment A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. Specific Criteria

A. PERMITTED USES

1. The uses allowed in this "R1A", "R2", "R3", "R6", and "R6A" Planned Environment Unit (PEU) District shall be:
 - a. A maximum of five-hundred and sixty (560) Residential Units. Of which, a maximum of three-hundred and three (303) may be utilized as Multi-Family Residential Units.

B. FLOOR AREA, HEIGHT, BUILDING AND STRUCTURE REQUIREMENTS

1. No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed four (4) stories or sixty (60) feet in height including any basement dwelling space.

C. SETBACKS

All setbacks shall be as approved by the City of Chesterfield and as shown on the Preliminary Plan.

D. PARKING AND LOADING REQUIREMENTS

1. Off-street parking spaces for this development shall be as required in the City of Chesterfield Code.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

- b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield.

F. SIGN REQUIREMENTS

1. Ornamental Entrance monument construction, if proposed, shall be reviewed by the City of Chesterfield Department of Planning and Public Works, and/or Missouri Department of Transportation for sight distance considerations prior to installation or construction.
2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with City of Chesterfield Code.

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Streets and drives related to this development shall be designed and located in conformance with Chesterfield Code.

2. Cross access shall be provided as required by the City of Chesterfield.

J. PUBLIC PRIVATE ROAD IMPROVEMENTS INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and The Missouri Department of Transportation. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. Internal streets shall be constructed in accordance with Section 1005.180 of the Subdivision Ordinance of the City of Chesterfield. With the exception that minimum street length shall not apply to this subdivision.
4. If street grades in excess of 6 percent are desired, steep grade approval must be obtained. In no case shall slopes in excess of 12 percent be considered. Any request for steep street grades must include justification prepared, signed and sealed by a registered professional engineer and include plans, profiles, boring logs, cross-sections, etc in accordance with the Street Grade Design Policy. The justification should clearly indicate site conditions and alternatives considered. If steep grades are approved for this site, a disclosure statement shall be provided to all potential buyers and a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat.
5. Any improvements within Missouri Department of Transportation's right of way will require permit. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation standards.
6. All roadway and related improvements in each plat or phase of the development shall be constructed prior to 60% occupancy of that plat or phase of development. All roadway and related improvements in the overall development shall be completed prior to 85% occupancy of the overall development.

7. If roadways are designated to be private, these roadways shall remain private forever. Maintenance of private streets, including, but not limited to, snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers.

In conformance with Section 1005.180 of the Subdivision Ordinance, the method for providing continuous maintenance of streets and appurtenant storm sewers shall be included in the trust indentures and the record plat.

8. Signage indicating that the streets are private and owners are responsible for maintenance shall be posted in conformance with Section 1005.180 of the Subdivision Ordinance. Said signage shall be posted within 30 days of the placement of the adjacent street pavement and maintained/replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees shall be responsible.

K. POWER OF REVIEW

1. The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

1. The site shall be graded and storm sewer systems installed such that no surface stormwater runoff shall cross the site property line onto the adjacent properties, as directed by the City of Chesterfield.
2. Formal plan submittal and approval is required by MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

M. SANITARY SEWERS

1. Formal plan submittal and approval is required by MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning & Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

O. MISCELLANIOUS

1. All utilities will be installed underground.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

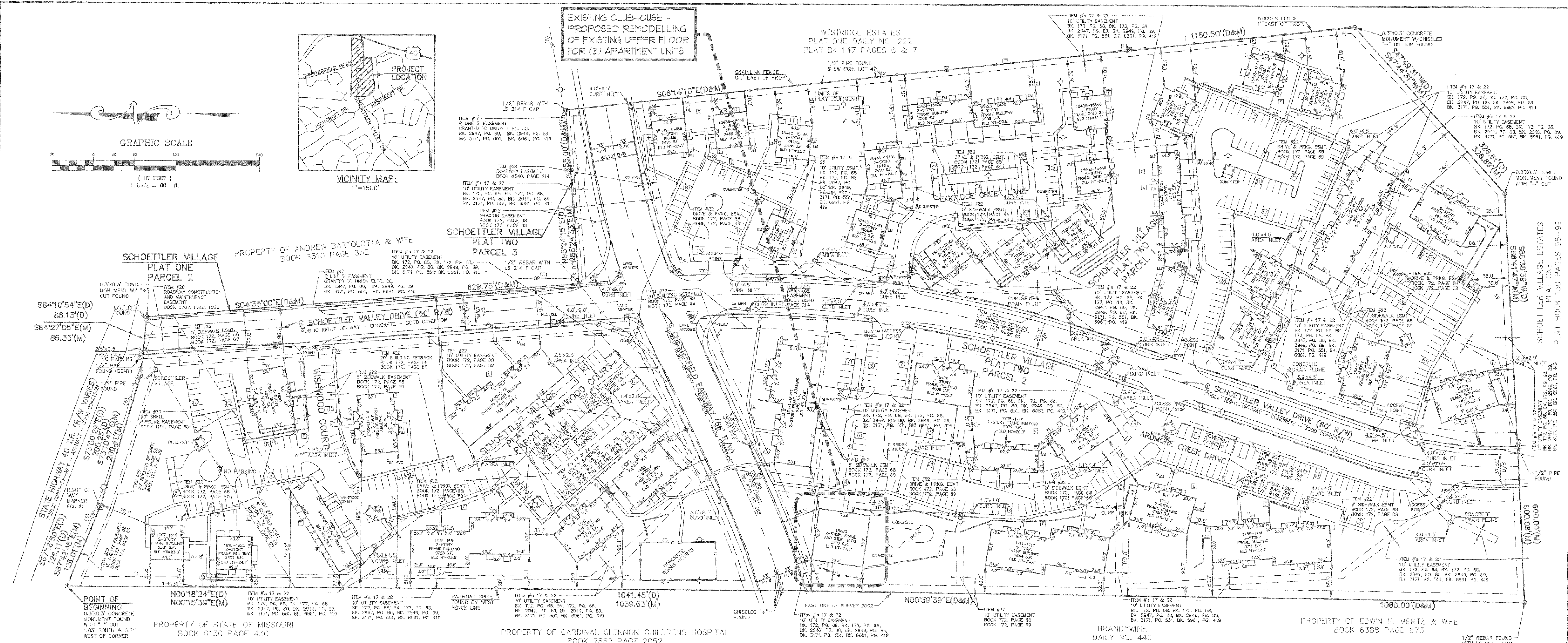
21. Provide comments/approvals from the appropriate Fire District, the Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

V. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VI. ENFORCEMENT

- A. The City of Chesterfield Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND MEETS THE "QUALITY LEVEL OF" AS DEFINED IN THE ASCE STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA (C/ASCE 38-02). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND:

- MONUMENT FOUND
- ⊕ RIGHT-OF-WAY MARKER FOUND
- (M) MEASURED
- (D) DEEDED
- POWER POLE
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- OVERHEAD POWER & NO. OF LINES
- BURIED ELECTRIC LINE
- DEADMAN ANCHOR
- AIR CONDITIONER
- UNDERGROUND TELEPHONE LINE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE SPICE BOX
- ELECTRIC PEDESTAL
- ELECTRIC METER
- 8/8 BACK TO BACK
- ⊠ TRAFFIC LIGHT CONTROL BOX
- ⊠ TRAFFIC SIGNAL LIGHT
- ⊠ FIRE HYDRANT
- ⊠ WATER METER
- ⊠ WATER LINE GATE VALVE
- ⊠ SUBMERSIBLE PUMP
- ⊠ CABLE TV PEDESTAL
- ⊠ STORM SEWER MANHOLE
- ⊠ SANITARY SEWER MANHOLE
- ⊠ HANDICAP PARKING STALL
- ⊠ PARKING STALL COUNT
- ⊠ BUSINESS SIGN
- ⊠ STREET SIGN
- ⊠ MAIL BOX
- ⊠ PARK BENCH
- ⊠ GAS YARD LIGHT
- ⊠ CHAIN LINK FENCE
- ⊠ WOOD FENCE

PREPARED FOR:
 MAXUS PROPERTIES
 104 ARMOUR ROAD
 NORTH KANSAS CITY, MISSOURI
 (816) 877-0823
 CONTACT: CHADWICK SNEED

REFERENCE PLAT:
 SURVEY BY VOLZ - ELBRING ENGINEERING AND SURVEYING, INC. DATED OCTOBER 9, 1996 AND NUMBERED 86-2286.
 SURVEY BY DAVID J. SCHAFER - KAW VALLEY ENGINEERING, INC. DATED OCTOBER 10, 2005 PROJECT NO. 00552883

PROPERTY ADDRESS:
 - 1644 SCHOETTLER VALLEY DRIVE, CHESTERFIELD, MISSOURI
 - 1607 WISHWOOD COURT, CHESTERFIELD, MISSOURI
 - 1729 & 1544 ARDMORE CREEK DRIVE, CHESTERFIELD, MISSOURI
 - 15480 ELK RIDGE LANE, CHESTERFIELD, MISSOURI

NOTES:
 1. PER CITY OF CHESTERFIELD, MISSOURI ZONING REGULATIONS, SCHOETTLER VILLAGE PLAT ONE, PARCEL 1 IS ZONED "R-6A" - RESIDENCE DISTRICT WITH A PLANNED UNIT IN 1971 UNDER THE TERMS AND CONDITIONS OF ST. LOUIS COUNTY ORDINANCE 6059 AND SCHOETTLER VILLAGE PLAT TWO PARCELS 1, 2 AND 3 ARE ZONED "R-6" - RESIDENCE DISTRICT.
 2. "R-6A" & "R-6" ZONING REQUIREMENTS:
 SETBACK: NO STRUCTURE SHALL BE ALLOWED WITHIN TWENTY (20) FEET OF ANY ROADWAY RIGHT-OF-WAY LINE.
 SIDE: NO SINGLE-FAMILY DWELLING OR UNATTACHED SIDE OF AN ATTACHED SINGLE-FAMILY DWELLING OR STRUCTURE ACCESSORY TO A SINGLE-FAMILY OR ATTACHED SINGLE-FAMILY DWELLING EXCEPT AS NOTED SHALL BE ALLOWED WITHIN FIVE (5) FEET OF ANY SIDE PROPERTY LINE. DETACHED GARAGES ACCESSORY TO UNATTACHED SINGLE-FAMILY DWELLINGS SHALL BE A MINIMUM OF THREE (3) FEET FROM ANY SIDE PROPERTY LINE. NO OTHER STRUCTURE SHALL BE ALLOWED WITHIN TEN (10) FEET OF ANY SIDE PROPERTY LINE.
 REAR: NO STRUCTURE EXCEPT SINGLE-FAMILY ATTACHED DWELLINGS AND DETACHED GARAGES ACCESSORY TO UNATTACHED SINGLE-FAMILY DWELLINGS, SHALL BE ALLOWED WITHIN FIFTEEN (15) FEET OF ANY REAR PROPERTY LINE. UNATTACHED SIDES OF SINGLE-FAMILY ATTACHED DWELLINGS SHALL BE A MINIMUM OF FIFTEEN (15) FEET FROM ANY DETACHED GARAGES ACCESSORY TO UNATTACHED SINGLE-FAMILY DWELLINGS SHALL BE A MINIMUM OF THREE (3) FEET FROM ANY REAR PROPERTY LINE.
 MAXIMUM BUILDING HEIGHT: NO BUILDING ELEVATION OF ANY DWELLING STRUCTURE OR BUILDING ACCESSORY TO A DWELLING STRUCTURE SHALL EXCEED FOUR (4) STORIES IN HEIGHT, INCLUDING ANY BASEMENT DWELLING SPACE.
 PARKING REQUIREMENTS: FOR DWELLINGS, MULTIPLE-FAMILY, ROW HOUSES, OR OTHER GROUP HOUSE ARRANGEMENTS 1 1/2 SPACES SHALL BE PROVIDED FOR EVERY LIVING UNIT.
 LOADING SPACE: NO REQUIREMENTS FOR THIS DISTRICT.
 3. THERE EXIST 562 REGULAR PARKING SPACES AND 8 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
 4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NUMBER 29189C0145 H, BEARING AN EFFECTIVE DATE OF AUGUST 2, 1995.
 5. ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY, CHESTERFIELD PARKWAY AND SCHOETTLER VALLEY DRIVE.
 6. BASIS OF BEARING USED FOR THIS SURVEY WAS THE PREVIOUS SURVEY PERFORMED BY KAW VALLEY ENGINEERING, PROJECT NO. 00552883.
 7. BUILDING SETBACKS ARE SHOWN AS PER PLAT RECORDED IN PLAT BOOK 172 AT PAGES 68 AND 69.
 8. THE TOTAL OF ALL BUILDING AREAS IS 177,479 SQUARE FEET.
 9. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 10. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LAND AREA:
 THE LAND AREA OF THE SUBJECT PROPERTY IS 1,157,601 SQUARE FEET AND 26.58 ACRES. (GROSS AREA INCLUDING PUBLIC ROAD RIGHT-OF-WAY IS 1,319,028 SQUARE FEET OR 30.28 ACRES)

LAND AREA (PER ZONING):
 LAND AREA LYING WITHIN ZONE "R-6" = 838,433 SQUARE FEET OR 19.25 ACRES
 LAND AREA LYING WITHIN ZONE "R-6A" = 319,168 SQUARE FEET OR 7.33 ACRES
 TOTAL LAND AREA = 1,157,601 SQUARE FEET OR 26.58 ACRES

ENCROACHMENT:
 THERE ARE NO APPARENT ENCROACHMENTS ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

SURVEY REFERENCE:
 TITLE INSURANCE COMMITMENT NUMBER 020101100
 EFFECTIVE DATE: DECEMBER 29, 2009
 CHICAGO TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:
 TO MAXUS PROPERTIES, INC., FEDERAL HOME LOAN MORTGAGE CORPORATION, NORTHMARQ CAPITAL, INC., CHICAGO TITLE INSURANCE COMPANY, MOSS & BARNETT, AND RESPECTIVE SUCCESSORS AND ASSIGNS:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DESIGNER:
 KENNETH J. DEDRICK
 MISSOURI PROFESSIONAL LAND SURVEYOR NUMBER 2571

RECEIVED:
 OCT 27 2010
 DEPT. OF PLANNING & PUBLIC WORKS

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE SUBJECT PARCEL IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERRED HEREON, THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND ON FEBRUARY 11, 2010, AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED TO AS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

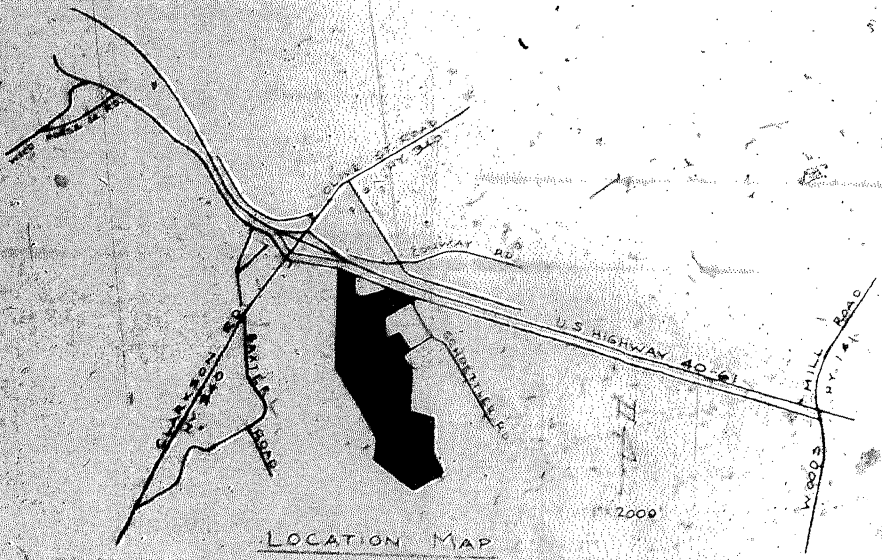
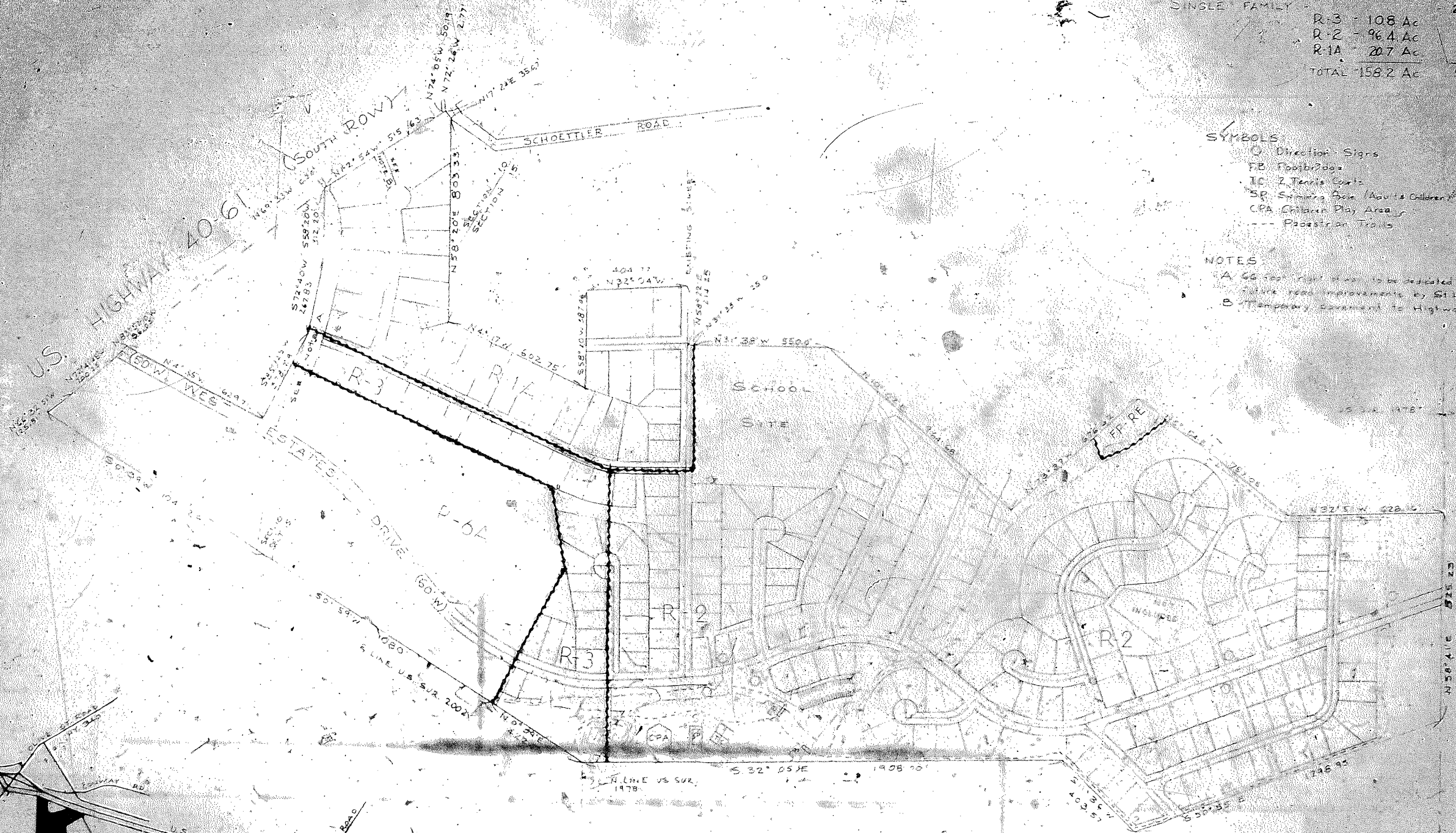
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|---|---|------------------------------------|-----|--|-----|-----|
| 17200 W. 114TH TERRACE LENEKA, KANSAS 66215 913-884-5150 FAX 913-884-5877 WWW.KAWVALLEYENGINEERING.COM KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS Lansing, Mo., Kansas City, Mo., Lenexa, Mo., St. Louis, Mo., St. Charles, Mo., St. Joseph, Mo., Springfield, Mo., Warrensburg, Mo. LICENSED 12/27/11 | KENNETH J. DEDRICK SURVEYOR MO # 002571 | 0 / 02/18/10 INITIAL SUBMITTAL | CSB | DSN | DWN | CHK |
| SCHOETTLER VILLAGE 1644 SCHOETTLER VALLEY DRIVE CHESTERFIELD, MISSOURI | | ALTA/ACSM LAND TITLE SURVEY | | PROJ. NO. C1055209 DATE 02/18/10 DESIGNER DRAWN BY CSB CHECKED BY 5209ALTA SHEET 1 OF 1 | | |

SCALE 1" = 200'

| | | |
|------------------------|-----------------|------------|
| MULTIPLE FAMILY - R-6A | 30.3 Ac | 300 UNITS |
| SINGLE FAMILY - R-3 | 108 Ac | 260 LOTS |
| R-2 | 96.4 Ac | |
| R-1A | 20.7 Ac | |
| TOTAL | 158.2 Ac | 560 |

- SYMBOLS**
- Direction Signs
 - FB Footbridge
 - TC 2 Tennis Courts
 - SP Swimming Pool (Adults/Children)
 - CPA Children Play Area
 - Pedestrian Trails

- NOTES**
- A 66-foot right-of-way to be dedicated by developer for future road improvements by St. Louis County.
 - B Temporary easement to Highway 40 Service Road



U.S. Survey 1978, Sections 10 and 15, T45N, R4E

**WEST RIDGE ESTATES
DEVELOPMENT PLAN**
Residence District - St. Louis County, Mo.
Planned Environment Unit Plan

3/3/72
RCP
3/3/72
HIS