



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee

From: Shawn Seymour, Senior Planner

Date: 02/07/2011

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,

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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

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.

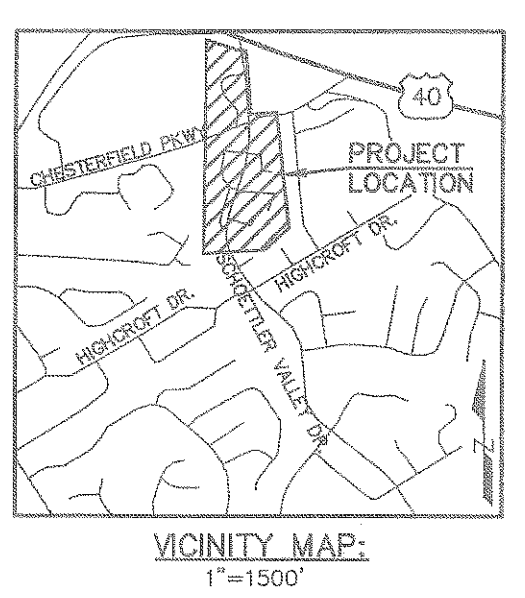
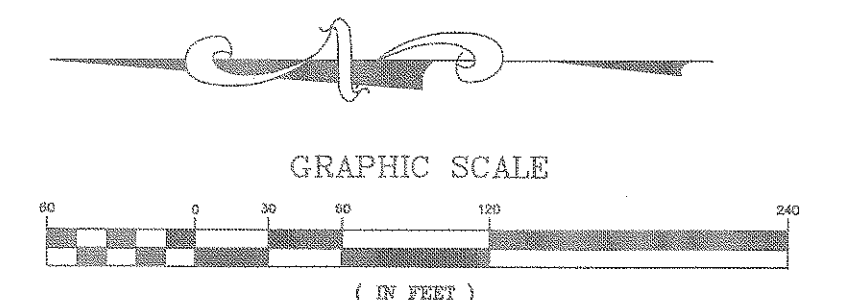
21. Provide comments/approvals from the appropriate Fire District, the Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

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.

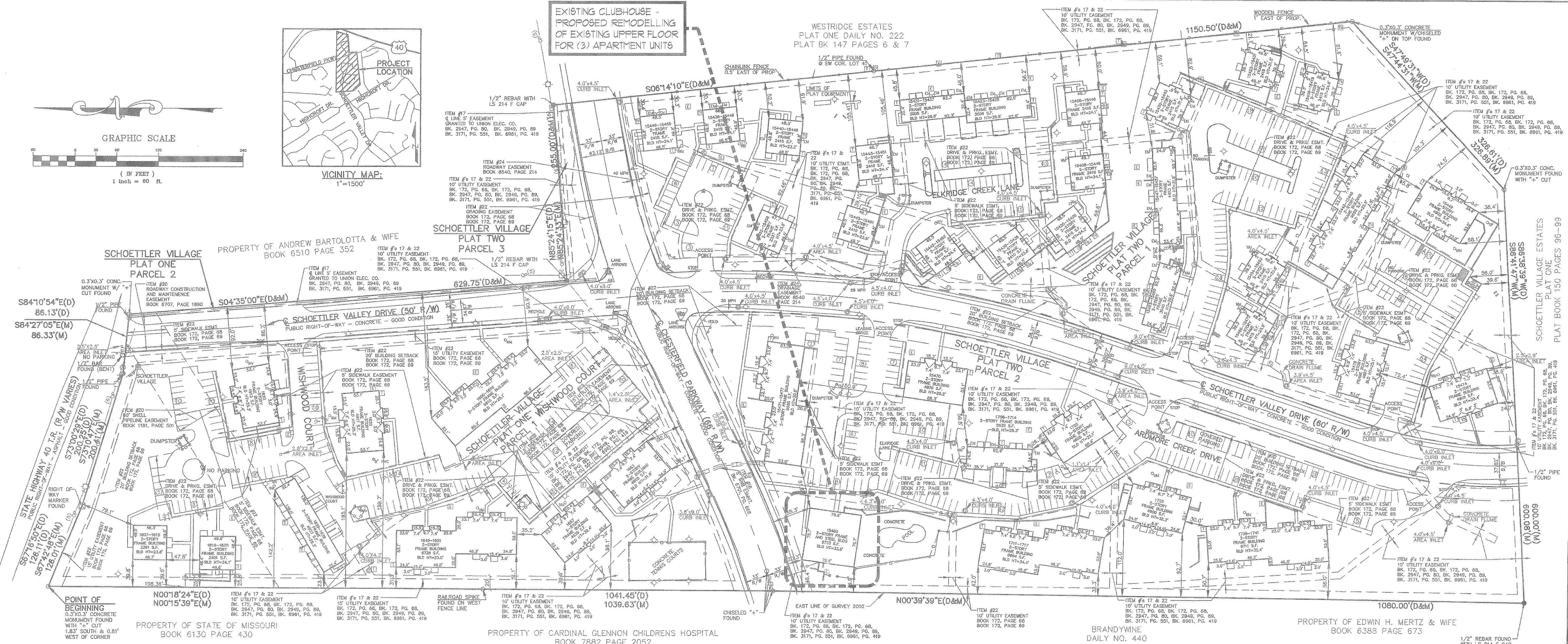
VI. ENFORCEMENT

- 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.



EXISTING CLUBHOUSE - PROPOSED RENOVELLING OF EXISTING UPPER FLOOR FOR (3) APARTMENT UNITS

WESTRIDGE ESTATES PLAT ONE DAILY NO. 222 PLAT BK 147 PAGES 6 & 7



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 SPEECH 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
124 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 SCHOETTLE VALLEY DRIVE, CHESTERFIELD, MISSOURI
- 1607 WISDOM COURT, CHESTERFIELD, MISSOURI
- 1729 & 1544 ARDMORE CREEK DRIVE, CHESTERFIELD, MISSOURI
- 15480 ELK RIDGE LANE, CHESTERFIELD, MISSOURI

- NOTES:**
- PER CITY OF CHESTERFIELD, MISSOURI ZONING REGULATIONS, SCHOETTLE VALLEY 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 SCHOETTLE VALLEY PLAT TWO PARCELS 1, 2 AND 3 ARE ZONED "R-6" - RESIDENCE DISTRICT.
 - "R-6A" & "R-6" ZONING REQUIREMENTS:
FRONT: 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 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 HOUSING ARRANGEMENTS 1 1/2 SPACES SHALL BE PROVIDED FOR EVERY LIVING UNIT.
LOADING SPACE: NO REQUIREMENTS FOR THIS DISTRICT.
 - THERE EXIST 562 REGULAR PARKING SPACES AND 8 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
 - 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.
 - ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY, CHESTERFIELD PARKWAY AND SCHOETTLE VALLEY DRIVE.
 - BASES OF BEARINGS USED FOR THIS SURVEY WAS THE PREVIOUS SURVEY PERFORMED BY KAW VALLEY ENGINEERING, PROJECT NO. 00552883.
 - BUILDING SETBACKS ARE SHOWN AS PER PLAT RECORDED IN PLAT BOOK 172 AT PAGES 68 AND 69.
 - TOTAL OF ALL BUILDING AREAS IS 177,479 SQUARE FEET.
 - THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - 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.

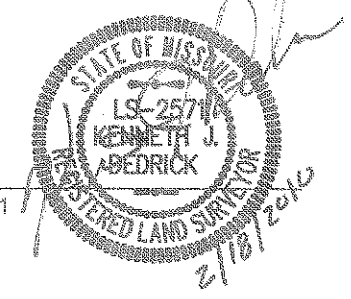
SURVEY REFERENCE:
TITLE INSURANCE COMMITMENT NUMBER 02010100
EFFECTIVE DATE: DECEMBER 29, 2009
CHICAGO TITLE INSURANCE COMPANY

- EASEMENTS TO UNION ELECTRIC COMPANY ACCORDING TO THE INSTRUMENTS FILED IN BOOK 2947 AT PAGE 80, BOOK 2949 AT PAGE 89, BOOK 3171 AT PAGE 551, AND BOOK 6981 AT PAGE 419, AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENTS AND AFFECTING ONLY THOSE PORTIONS OF LAND AS SHOWN ON THE SURVEY (PLOTTED AND SHOWN)
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY ACCORDING TO THE INSTRUMENT FILED IN BOOK 6701 AT PAGE 685, AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT, AFFECTING ONLY THOSE PORTIONS OF LAND AS SHOWN ON THE SURVEY. (PLOTTED AND SHOWN)
- EASEMENT AND COVENANT TO PROVIDE APPROPRIATE RECREATION FACILITIES AS SHOWN IN THE INSTRUMENT FILED IN BOOK 6598 AT PAGE 1898, AFFECTING ONLY THOSE PORTIONS OF LAND AS SHOWN ON THE SURVEY. (PLOTTED AND SHOWN)
- RIGHT-OF-WAY GRANTED TO SHELLE PIPE LINE COMPANY ACCORDING TO THE INSTRUMENT FILED IN BOOK 1181 AT PAGE 501; AGREEMENT FOR ROAD CONSTRUCTION FILED IN BOOK 6707 AT PAGE 1890; AFFECTING ONLY THOSE PORTIONS OF LAND AS SHOWN ON THE SURVEY. (PLOTTED AND SHOWN)
- TERMS AND PROVISIONS OF SEWER MAINTENANCE AGREEMENTS FILED IN BOOK 6597 AT PAGE 1882 AND IN BOOK 6929 AT PAGE 999, AFFECTING ONLY THOSE PORTIONS OF LAND AS SHOWN ON THE SURVEY. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- BUILDING LINES AND EASEMENTS AS SHOWN ON PLAT FILED IN PLAT BOOK 172 AT PAGES 68 AND 69 AND AFFECTING ONLY THOSE PORTIONS OF LAND AS SHOWN ON THE SURVEY AS FOLLOWS:
A) 15 FOOT UTILITY EASEMENT; (PLOTTED AND SHOWN)
B) 20 FOOT BUILDING SETBACK LINES; (PLOTTED AND SHOWN)
C) 5 FOOT SIDEWALK EASEMENTS; (PLOTTED AND SHOWN)
D) DRIVE AND PARKING EASEMENTS; (PLOTTED AND SHOWN)
E) 10 FEET UTILITY EASEMENTS; AND (PLOTTED AND SHOWN)
F) GRADING EASEMENT; (PLOTTED AND SHOWN)
- EASEMENTS TO ST. LOUIS COUNTY, MISSOURI TAKEN IN CAUSE NO. 589174 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE REPORT OF COMMISSIONERS FILED IN BOOK 8540 AT PAGE 214 AND AFFECTING ONLY THOSE PORTIONS OF LAND AS SHOWN ON THE SURVEY. (PLOTTED AND SHOWN)

SURVEYOR'S CERTIFICATE:
TO MAXUS PROPERTIES, INC., FEDERAL HOME LOAN MORTGAGE CORPORATION, NORTHMARK 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.

KENNETH J. DEDRICK
MISSOURI PROFESSIONAL LAND SURVEYOR NUMBER 2571



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.

DESCRIPTION:

ALL OF THAT PROPERTY SHOWN ON SCHOETTLE VALLEY PLAT ONE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI AS PER PLAT THEREOF RECORDED IN PLAT BOOK 172 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS AND ALL OF THAT PROPERTY SHOWN ON SCHOETTLE VALLEY PLAT TWO, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 172 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, WHICH PROPERTY IS TOGETHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO THE STATE OF MISSOURI FOR WIDENING STATE HIGHWAY 40 I.R. AS DESCRIBED IN BOOK 6120 PAGE 329 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO A POINT IN THE EAST LINE OF U.S. SURVEY 2002; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID PARCEL CONVEYED TO THE STATE OF MISSOURI, SOUTH 67 DEGREES 16 MINUTES 59 SECONDS EAST, 128.11 FEET, SOUTH 73 DEGREES 00 MINUTES 29 SECONDS EAST, 200.25 FEET AND SOUTH 84 DEGREES 10 MINUTES 54 SECONDS EAST, 88.13 FEET TO A POINT IN THE WEST LINE OF PROPERTY NOW OR FORMERLY OF ANDREW BARTOLOTTA AND WIFE AS DESCRIBED IN BOOK 6510 PAGE 352 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 4 DEGREES 39 MINUTES EAST 629.76 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID BARTOLOTTA PROPERTY, NORTH 85 DEGREES 24 MINUTES 25 SECONDS EAST 255 FEET TO A POINT; THENCE SOUTH 6 DEGREES 14 MINUTES 10 SECONDS EAST 1150.50 FEET TO A POINT; THENCE SOUTH 47 DEGREES 49 MINUTES 31 SECONDS WEST 326.61 FEET TO A POINT; THENCE SOUTH 86 DEGREES 38 MINUTES 39 SECONDS WEST 800 FEET TO A POINT IN THE AFORESAID EAST LINE OF U.S. SURVEY 2002; SAID POINT ALSO A POINT IN THE EAST LINE OF PROPERTY NOW OR FORMERLY OF EDWIN H. MERTZ AND WIFE AS DESCRIBED IN BOOK 6388 PAGE 673 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE OF U.S. SURVEY 2002 BEING ALSO ALONG SAID EAST LINE OF MERTZ PROPERTY AND ALSO THE EAST LINE OF PROPERTY NOW OR FORMERLY OF HOWERSHELL DEVELOPMENT COMPANY, NORTH 0 DEGREES 39 MINUTES 39 SECONDS EAST 1080 FEET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO HARRY J. LAWRENCE AND WIFE BY DEED RECORDED IN BOOK 2280 PAGE 234 OF THE ST. LOUIS COUNTY RECORDS; THENCE CONTINUING NORTHWARDLY ALONG SAID EAST LINE OF U.S. SURVEY 2002 BEING ALSO ALONG THE EAST LINE OF SAID LAWRENCE PROPERTY, NORTH 0 DEGREES 18 MINUTES 24 SECONDS EAST, 1041.45 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS TAKEN FOR RIGHT-OF-WAYS OF PUBLIC ROAD BY ST. LOUIS COUNTY, MISSOURI ACCORDING TO CAUSE NO. 589174 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, A CERTIFIED COPY OF THE REPORT OF COMMISSIONERS OF WHICH IS RECORDED IN BOOK 8540 PAGE 214.

14700 W. 114TH TERRACE LENEXA, KANSAS 66215 913-884-5150 FAX 913-884-5877 WWW.KAWVALLEYENGINEERING.COM KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS KAW VALLEY ENGINEERING IS AUTHORIZED TO PREPARE SURVEY SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY #002571. ISSUED 12/27/10	KENNETH J. DEDRICK SURVEYOR MO # 002571	0 02/18/10 INITIAL SUBMITTAL	REV DATE DESCRIPTION	CSB DWN CHK
SCHOETTLE VALLEY 1644 SCHOETTLE VALLEY DRIVE CHESTERFIELD, MISSOURI	ALTA/ACSM LAND TITLE SURVEY	PROJ. NO. C1055209	DATE 02/18/10	DRAWN BY CSB
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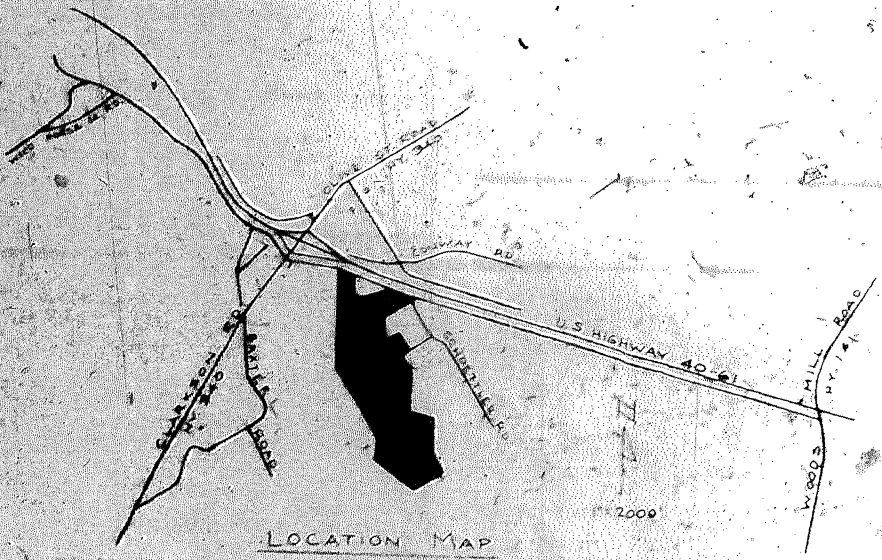
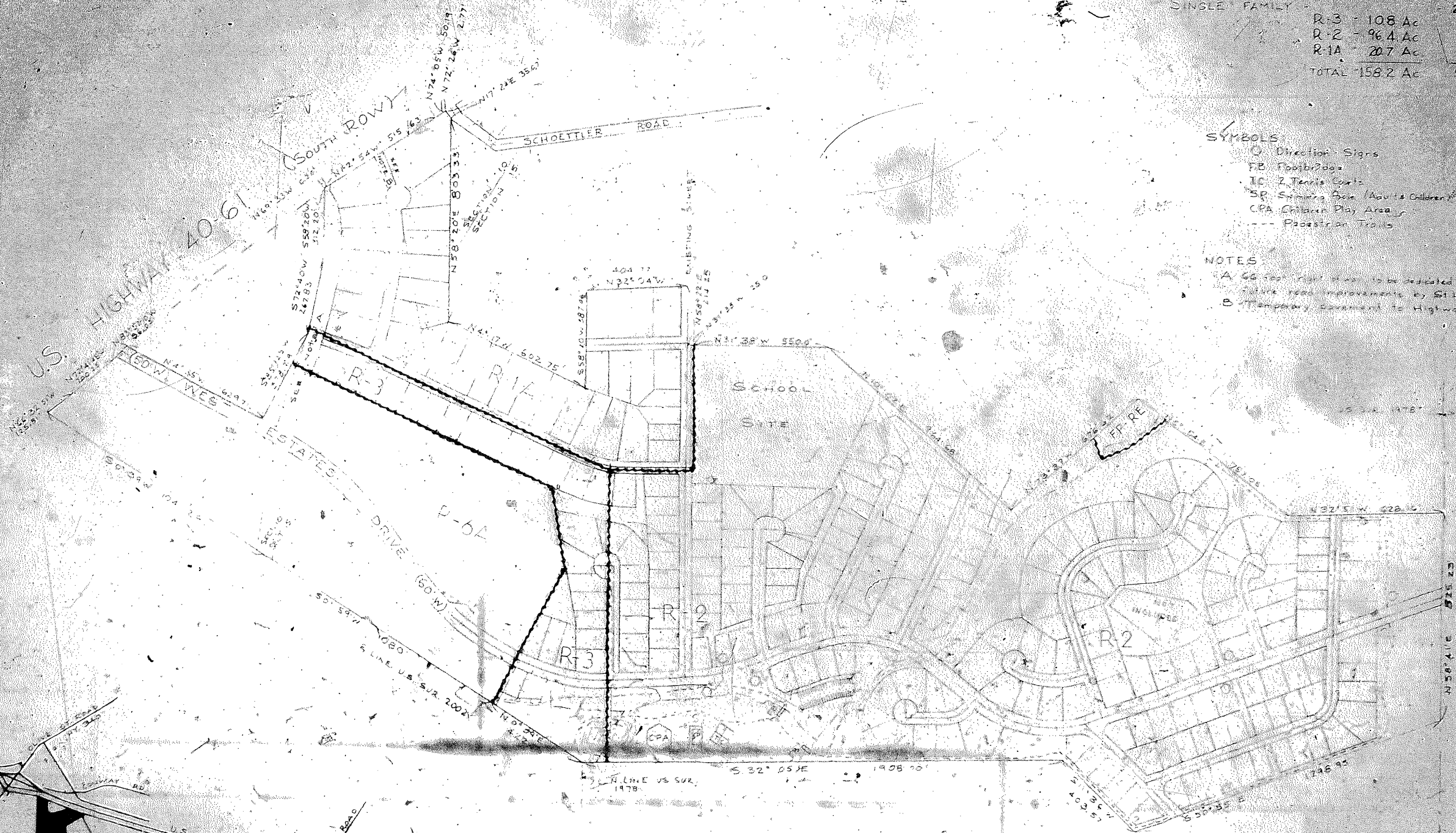
THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

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 Floor 2000
 - 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



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

3/3/72
RCP
5/3/72
115

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