



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Shawn Seymour, Senior Planner
Date: 09/19/2011
RE: **P.Z. 03-2011 Arbors at Wild Horse Creek (17560 Wild Horse Creek, LLC.)**: A request for a zoning map amendment from a "NU" Non-Urban District to a "E-1 AC" Estate District (one acre) of 23.422 acres in size and located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

Summary

McBride & Sons are requesting a zoning map amendment from the City of Chesterfield, to change the zoning of a tract of land currently zoned "NU" Non-Urban District to "E-1 AC" Estate District (one acre). A Public Hearing was held on August 25, 2011 and at that time the Planning Commission and City Staff did not have any outstanding issues.

The purpose of this zoning map amendment is to establish a developable residential density for this site prior to obtaining PUD. This petition is the first in a two (2) petition proposed development in an attempt to obtain PUD zoning entitlements for a residential subdivision of twenty-two single family homes.

At the September 12, 2011 meeting of the Planning Commission this petition for a zoning map amendment was further reviewed. With no issues being raised at the public hearing and no outstanding issues being found at the September 11, 2011 meeting, the Planning Commission voted to recommend approval by a count of 7 – 0 for the change of zoning request.

Attached please find a copy of Staff's report and a boundary plat of the site.

Respectfully submitted,

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



VIIA

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Planning Commission Vote Report

Subject: Zoning Map Amendment Vote Report

Meeting Date: September 12, 2011

From: Shawn Seymour, AICP
Senior Planner

Location: On the south side of Wild Horse Creek Road west of its intersection with Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

Petition: P.Z. 03-2011 Arbors at Wild Horse Creek (17560 Wild Horse Creek, LLC)

Proposal Summary

McBride & Sons are requesting a zoning map amendment from the City of Chesterfield, to change the zoning of a tract of land currently zoned "NU" Non-Urban District. The requested amendment would change the zoning to "E-1 AC" Estate District (one acre) and permit the property to be developed for single family residential purposes. The property was originally zoned "NU" Non-Urban District by St. Louis County and has been primarily used for agricultural purposes.

The petitioners are requesting to zone the property "E-1 AC" Estate District (one acre) as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single family residential subdivision. The second step as planned by the petitioner is an additional petition for a zoning map amendment to obtain "PUD" Planned Unit Development zoning. This second step is proposed in an additional petition, P.Z. 04-2011 Arbors at Wild Horse Creek.

By obtaining the “E-1 AC” district zoning designation for the property, a residential density will be established. This density will then be utilized as the maximum permitted density following approval of the second petition and establishment of the “PUD”.

Note, this request for a zoning map amendment from “NU” to “E-1 AC” is a request for a change of zoning to a straight zoning district where no change or modification to the Zoning Ordinance is being made. As such, no Attachment A is necessary.

Site Area History

St. Louis County zoned the subject site “NU” Non-Urban District in 1965. The property has been utilized for agricultural purposes throughout the duration of initial zoning to current.

In 2001 and 2002, the City of Chesterfield received several petitions for zoning map amendments for this site. All petitions were submitted with the goal of developing the site for residential purposes. P.Z. 08/09-2001 was a request for a zoning map amendment to the “E3” Estate Residence District (one-half acre) and a “PEU” Planned Environmental Unit. These petitions were subsequently deemed inactive post public hearing. P.Z. 33-2001 was a further attempt to obtain the “E3” zoning designation. This petition was deemed inactive prior to the scheduling of a public hearing. In 2002, petitions P.Z. 10-2002 and P.Z. 28-2002 were submitted in final attempts to obtain “E3” zoning entitlements, but were withdrawn and deemed inactive respectively. In all four petitions, the petitioner was unable to meet complete submittal requirements or was unable to meet staff’s review of minimum design standards.

Zoning Analysis

The property was zoned “NU” Non-Urban District by St. Louis County in 1965 and has been used for agricultural activities since that time. Adjacent properties to the north, west and south are developed as residential. To the east exists a church and an additional agricultural property. The residential developments in this area of Ward 4 contain a standard density of one (1) unit per acre. This has been accomplished both through minimum lots sizes of one (1) acre in some developments and the utilization of special procedures, not unlike PUD zoning, to subdivide lots into less than one (1) acre in size and maintaining significant amounts of undeveloped common ground.

The Arbors at Wild Horse is a proposed single family residential subdivision of 23 acres in size. The petitioners, McBride & Sons, wish to change the zoning of this property to permit the construction of twenty-two (22) homes. McBride & Sons has chosen to seek PUD zoning in order to develop lots of less than one (1) acre in size for the purpose of maintaining as much of the natural landscape and topography of the site as possible; while still being able to develop the twenty-two homes as to complement the surrounding residential density. The granting of PUD zoning entitlements requires a two (2) step process. As the property is currently zoned “NU”, a zoning map amendment is required to obtain an appropriate residential density for the site. As stated above, the

prevailing density for this use in this area of Ward 4 is one (1) unit per acre. The petitioners have submitted petition P.Z. 03-2011, a request for a zoning map amendment from an “NU” district to an “E-1 AC” district. Approval of this request would permit at a maximum one (1) residential unit per acre, or more specifically on this site, twenty-three (23) units.

The second step of this process is an additional zoning map amendment to obtain PUD zoning. This request has been made with the submittal of petition P.Z. 04-2011, a request for a zoning map amendment from an “E-1 AC” district to a “PUD” district. As part of the PUD approval, an Attachment A is affixed to the ordinance approving the zoning change which further details the requirements of the PUD and provides for the development standards of the site. As part of the Attachment A for the Arbors at Wild Horse, modified lot dimensional requirements will be provided, as well as modified buffer and existing tree canopy standards.

Surrounding Land Use and Zoning

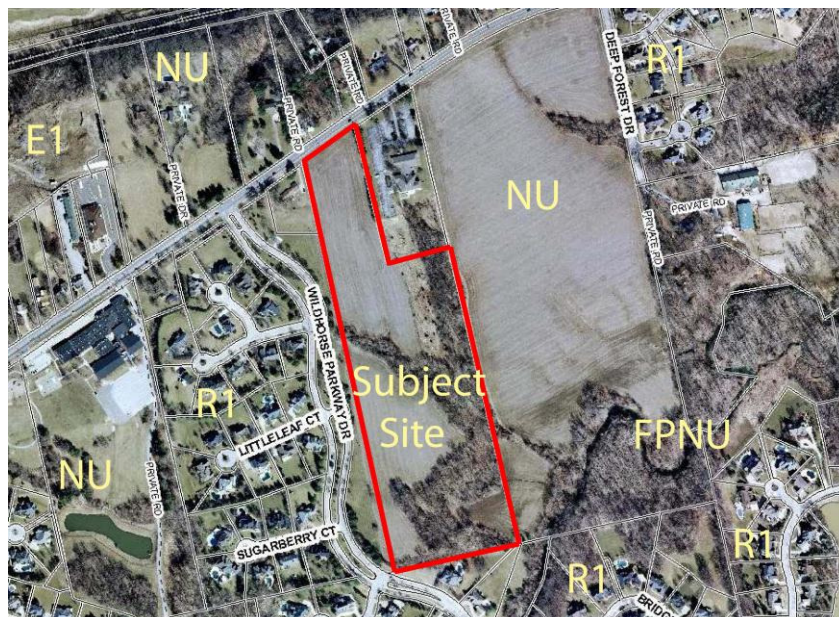
The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are single-family residences and are zoned “NU” Non-Urban District.

South: The adjacent properties to the south are single-family homes and are zoned “R1” Residence District.

East: The adjacent properties to the east are a church and an unimproved field used for agricultural purposes. Both properties are zoned “NU” Non-Urban District.

West: The properties located to the west are single-family residential and are zoned “R1” Residence District.





View looking SW at Site.



View looking SE at Site.



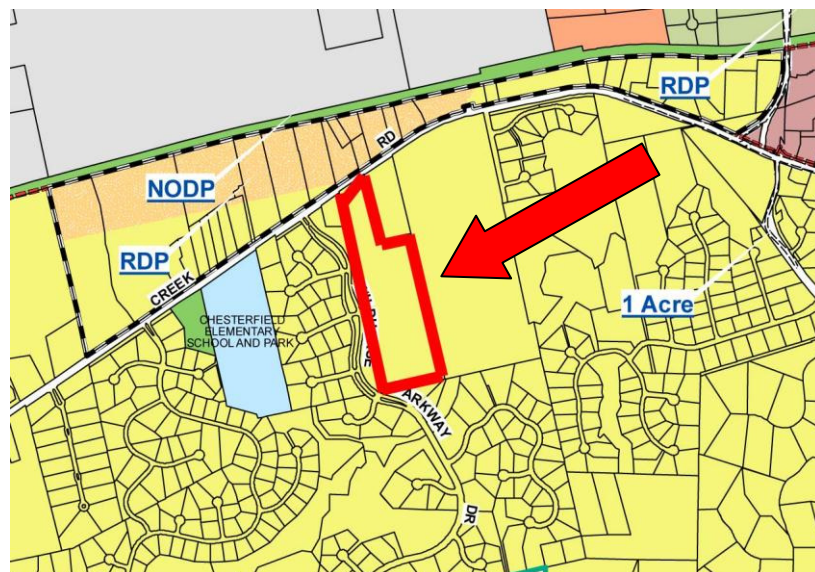
View looking east across site at creek.



View looking at south end of site.

Comprehensive Plan Analysis

The Comprehensive Plan Land Use Map depicts this property as Residential Single Family. As such, the proposed land use of a residential subdivision would be consistent with this Land Use Map designation.



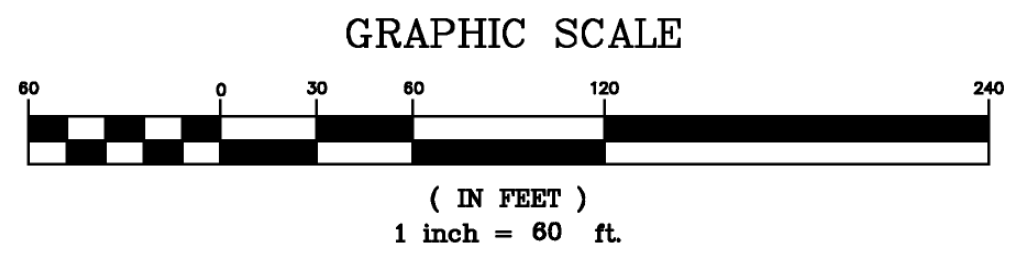
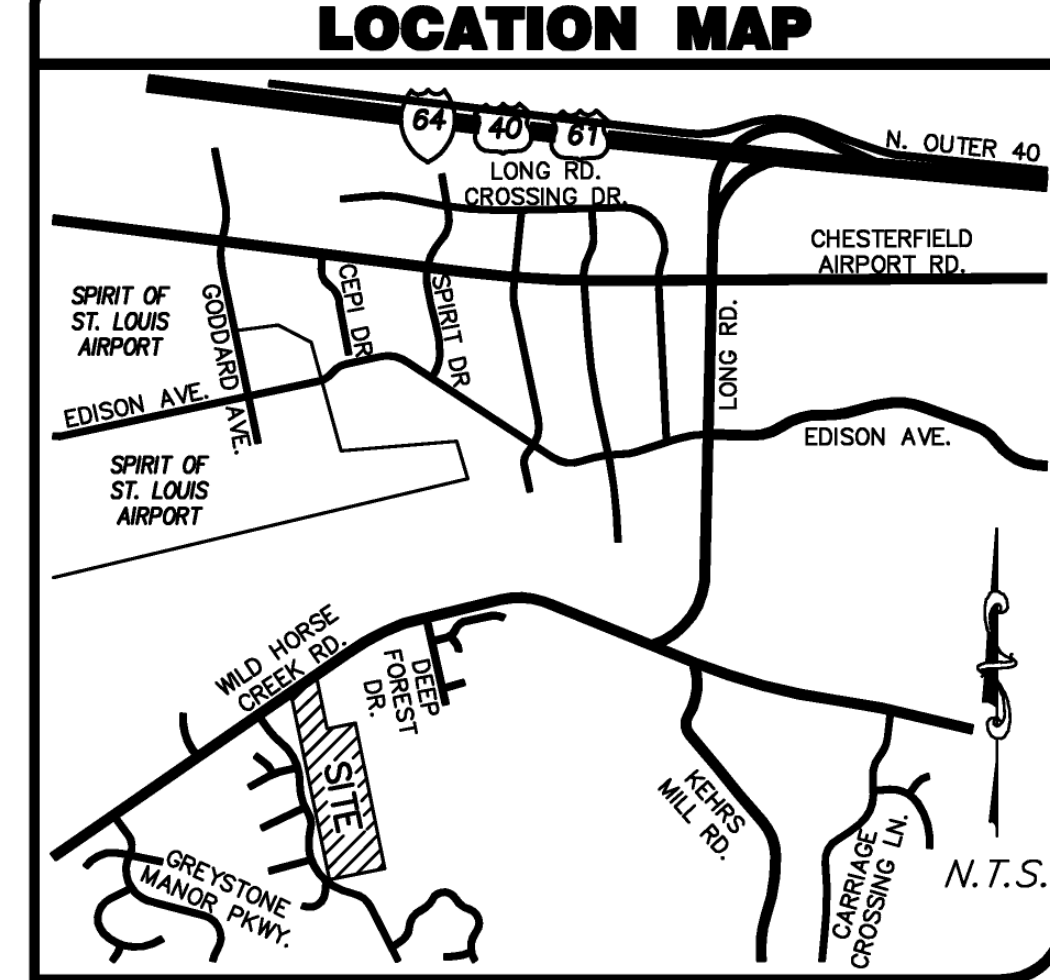
Issues

A Public Hearing was held on July 25, 2011. Staff had one (1) outstanding issue, that being obtaining comment letters from outside agencies. Since that time, staff has received all necessary letters and therefore this issue is closed.

The Planning Commission requested that language be added to the Attachment A to require that the Architectural Review Board review the elevations of the proposed single-family homes at the time of site plan review. Although this particular petition does not require the drafting of an Attachment A; per zoning map amendment P.Z. 04-2011 which accompanies this petition's request, the appropriate language has been added to the PUD Attachment A and this issue is also considered to be closed.

Request

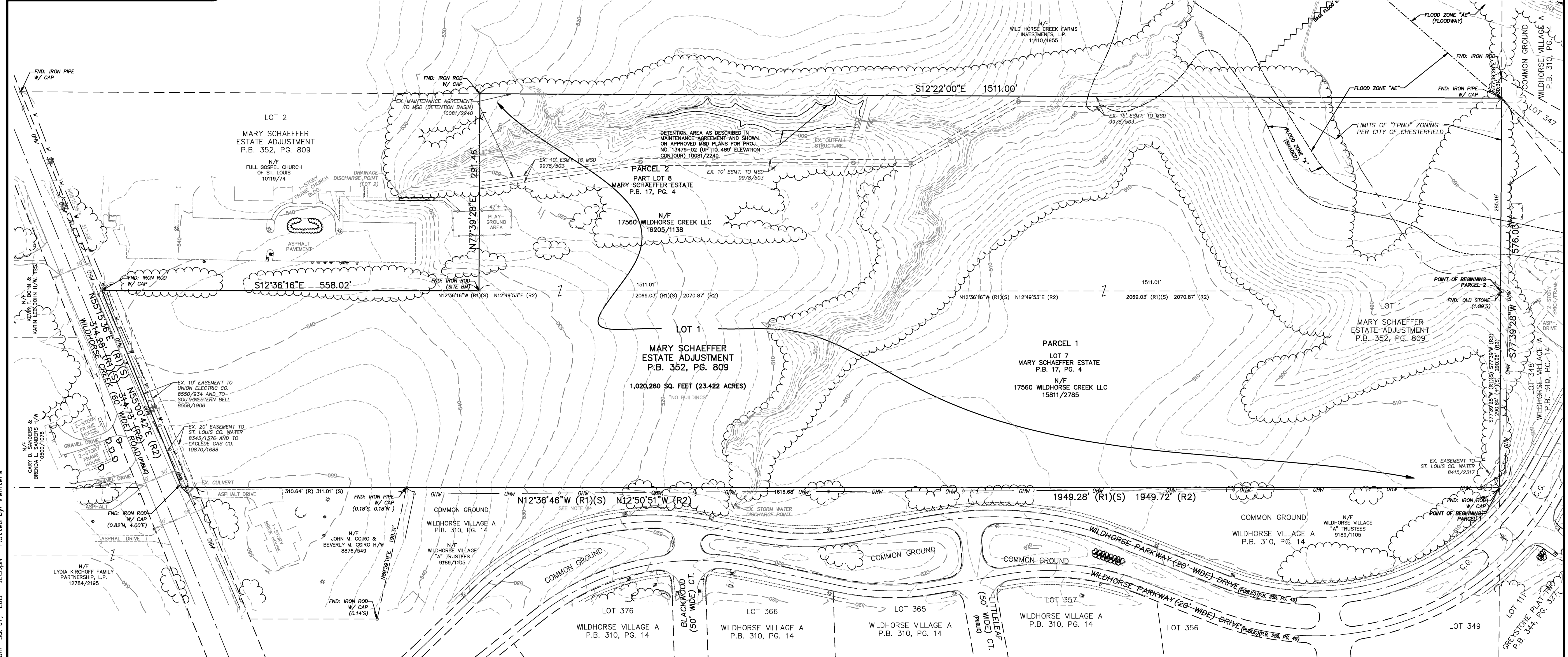
Staff has reviewed the requested zoning map amendment by McBride & Sons as it pertains to the proposed development, the Arbors at Wild Horse Creek. The request for a zoning map amendment from an "NU" Non-Urban District to an "E-1 AC" Estate District (one acre) meets all requirements of the City of Chesterfield. Staff requests action on P.Z. 03-2011 Arbors at Wild Horse Creek (17560 Wild Horse Creek, LLC.).



ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 1 of "MARY SCHAEFFER ESTATE ADJUSTMENT" (P.B. 352, PG. 809) LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LEGEND	
	TREE LINE
	OVERHEAD ELECTRIC
	UNDERGROUND WATER
	FENCE LINE
	LIGHT STANDARD
	UTILITY POLE
	POLE (NON-UTILITY)
	SIGN
	STORM INLET
	GUY WIRE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	GAS VALVE



SURVEYOR'S NOTES:

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.1 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE APPEARS.
- BASIS OF BEARINGS ADOPTED FROM RECORD PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: GENERAL WARRANTY RECORDED IN DEED BOOK 1581, PAGE 2785 AND DEED BOOK 16205 PAGE 1138 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF SAID RECORDS.
- ALL BEARINGS AND DISTANCES ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE. (R) INDICATES RECORD BEARING AND DISTANCES PER PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF SAID RECORDS. (S) INDICATES RECORD BEARING AND DISTANCES PER GENERAL WARRANTY DEED RECORDED AS DEED BOOK 1581, PAGE 2785 OF SAID RECORDS.
- TOTAL AREA OF SURVEYED PARCEL: 1,020,280 SQUARE FEET (23.422 ACRES).
- THIS TRACT IS PART OF THE FOLLOWING DISTRICTS:
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
FIRE: MONARCH FIRE PROTECTION DISTRICT
SCHOOL: ROCKWOOD R-6 SCHOOL DISTRICT
- CONTOURS ARE NAVD 1988 VERTICAL DATUM AND SHOWN AT INTERVALS OF 2 FEET BASED ON PHOTOGRAMMETRIC MAPPING WITH 1 FOOT ACCURACY PROVIDED BY SUREDEX CORPORATION FROM AERIAL PHOTOGRAPHY TAKEN ON MARCH 17, 2011.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NO. KEE-11-98983 WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2011. THE NOTES REGARDING SCHEDULE B, SECTION 2, OF THE ABOVE COMMITMENT ARE OUTLINED AS "TITLE NOTES" SHOWN HEREON.
- EXISTING OVERHEAD LINES CROSS THE SUBJECT TRACT AT THE SOUTHWEST CORNER. NO EASEMENT IS IDENTIFIED IN THE TITLE COMMITMENT TO COVER THESE FACILITIES.
- THERE EXISTS A PLAYGROUND AREA, WITH EQUIPMENT, LOCATED ON THE NORTH LINE OF PARCEL 2. THE AREA IS SHOWN HEREON AND APPEARS TO BE PART OF THE ADJOINING PROPERTY'S EASEMENTS. NO EASEMENT TO COVER THESE FACILITIES IS KNOWN TO THE SURVEYOR.

ZONING NOTE:

SUBJECT TRACT IS CURRENTLY ZONED "NU" NON-URBAN AND "FPNU" FLOOD PLAIN NON-URBAN DISTRICT ZONES ACCORDING TO THE CITY OF CHESTERFIELD, MISSOURI. THE AREA LOCATED IN THE "FPNU" DISTRICT IS SHOWN HEREON.

THE RESTRICTIONS FOR "NU" NON-URBAN DISTRICT ZONING ARE AS FOLLOWS:

LAND USE: CHURCHES, GARDENS, NURSERIES, FARMING, SINGLE FAMILY DWELLINGS, FORESTS, WILDLIFE RESERVATIONS, GOLF COURSES, HOME OCCUPATIONS, HUNTING AND FISHING, LIBRARIES, PUBLIC UTILITY FACILITIES, MUSEUMS/LENS AND CREMATORIUMS, PARKS, PLAYGROUNDS, SCHOOLS AND VARIOUS ACCESSORY LAND USES.

BUILDING HEIGHT: NOT TO EXCEED THAT PERMITTED IN "AIR NAVIGATION SPACE REGULATIONS" MINIMUM LOT AREA: VARIES BY USE. 3 ACRES FOR SINGLE-FAMILY DWELLINGS.
FRONT YARD SETBACK: 50 FEET FROM ROADWAY RIGHT-OF-WAY.
SIDE AND REAR YARD SETBACK: 20 FEET FROM ANY PROPERTY LINE.

THE RESTRICTIONS FOR "FPNU" FLOODPLAIN DISTRICT ZONING ARE AS FOLLOWS:

LAND USE: NON-COMMERCIAL AND NON-INDUSTRIAL BOAT DOCKS, FARMING, GOLF COURSES, HUNTING AND FISHING, WILDLIFE PRESERVATION, LOCAL PUBLIC UTILITY FACILITIES, PUBLIC PARKS, SCENIC AREAS, SWIMMING POOLS AND OTHER CONDITIONAL USES.

BUILDING HEIGHT: NOT TO EXCEED THAT PERMITTED IN UNDERLYING ZONING DISTRICT.
MINIMUM LOT AREA: NOT LESS THAN THAT REQUIRED BY THE UNDERLYING ZONING DISTRICT.
FRONT YARD SETBACK: 25 FEET FROM ROADWAY RIGHT-OF-WAY.
SIDE AND REAR YARD SETBACK: STRUCTURES MUST BE AT LEAST 30 FEET FROM LIMITS OF 100-YEAR FLOODPLAIN, OTHERWISE NONE.

UTILITY NOTES:

- GAS SERVICE (LACLEDE GAS COMPANY): A GAS MAIN IS LOCATED ALONG THE SOUTH SIDE OF WILDHORSE CREEK ROAD, PLOTTED HEREON FROM MAP INFORMATION PROVIDED BY LACLEDE GAS COMPANY. A GAS MAIN, NOT PLOTTED HEREON, ALSO RUNS ALONG THE WEST SIDE OF WILD HORSE PARKWAY.
- WATER SERVICE (MISSOURI AMERICAN WATER COMPANY): A 42-INCH WATER MAIN IS LOCATED ALONG THE SOUTH SIDE OF WILDHORSE CREEK ROAD, PLOTTED HEREON FROM LOCATION OF MARKS IN THE FIELD THROUGH MISSOURI ONE-CALL (AKA DIG-IT). A 36-INCH MAIN ALSO RUNS THROUGH THE EAST LINE OF WILDHORSE PARKWAY. SERVICE HEREON FROM MAP INFORMATION PROVIDED BY MISSOURI AMERICAN WATER COMPANY.
- ELECTRIC SERVICE (AMEREN UTE): SERVICE IS OVERHEAD ALONG THE SOUTH SIDE OF WILDHORSE CREEK ROAD AND ADJACENT TO THE WEST AND SOUTH PROPERTY LINES OF THE SUBJECT TRACT, ALONG THE EAST AND NORTH PROPERTY LINES OF WILDHORSE VILLAGE A. FACILITIES ARE SHOWN HEREON FROM AERIAL MAPPING.
- CABLE SERVICE (CHARTER COMMUNICATIONS): SERVICE APPEARS TO BE OVERHEAD WITH USE OF AMEREN UTE POLES ALONG THE SOUTH SIDE OF WILDHORSE CREEK ROAD AND ADJACENT TO WEST AND SOUTH LINES OF PARCEL.
- TELEPHONE SERVICE (AT&T): SERVICE APPEARS TO BE OVERHEAD AS STATED WITH CABLE ABOVE.
- SEWER SERVICE (METROPOLITAN ST. LOUIS SEWER DISTRICT): STORM AND SANITARY FACILITIES ARE AS SHOWN HEREON.

TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NO. KEE-11-98983 WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2011. THE NOTES REGARDING SCHEDULE B, SECTION 2, OF THE ABOVE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-5: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM 6: BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AND POWERS OF TRUSTEES ACCORDING TO PLAT BOOK 17 PAGE 4 AND PLAT BOOK 352 PAGE 809 AND ANY SUBSEQUENT AMENDMENTS. NO EASEMENTS OR BUILDING LINES ARE SHOWN ON THESE PLATS. NO SUBSEQUENT AMENDMENTS FOUND.

ITEM 7: LEASE AGREEMENT ACCORDING TO INSTRUMENT RECORDED JANUARY 5, 1935 IN BOOK 1222 PAGE 449 OF THE ST. LOUIS COUNTY RECORDS. PLOTS NORTH AND DOES NOT AFFECT SUBJECT TRACT.

ITEM 8: EASEMENT GRANTED TO UNION ELECTRIC LIGHT AND POWER COMPANY ACCORDING TO INSTRUMENT RECORDED DECEMBER 19, 1934 IN BOOK 1284 PAGE 804 OF THE ST. LOUIS COUNTY RECORDS. PLOTS NORTH AND DOES NOT AFFECT SUBJECT TRACT.

ITEM 9: EASEMENT GRANTED TO UNION ELECTRIC LIGHT AND POWER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 2295 PAGE 282 OF THE ST. LOUIS COUNTY RECORDS. PLOTS NORTH AND DOES NOT AFFECT SUBJECT TRACT.

ITEM 10: EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 1907 PAGE 1967 OF THE ST. LOUIS COUNTY RECORDS. PLOTS WEST AND DOES NOT AFFECT SUBJECT TRACT.

ITEM 11: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8343 PAGE 1378 AND BOOK 8415 PAGE 2317 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH LINE AND SOUTHWEST CORNER OF PARCEL 1 RESPECTIVELY AS NOTED AND SHOWN HEREON.

ITEM 12: EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8550 PAGE 934 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 10 FEET OF PARCEL 1 AS NOTED AND SHOWN HEREON.

ITEM 13: EASEMENT GRANTED TO SOUTHWESTERN BELL ACCORDING TO INSTRUMENT RECORDED IN BOOK 8559 PAGE 1908 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 10 FEET OF PARCEL 1 AS NOTED AND SHOWN HEREON.

ITEM 14: EASEMENT GRANTED TO LACLEDE GAS COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 10870 PAGE 1688 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 20 FEET OF PARCEL 1 AS NOTED AND SHOWN HEREON.

ITEM 15: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8381 PAGE 1925 OF THE ST. LOUIS COUNTY RECORDS. PLOTS EAST AND DOES NOT AFFECT SUBJECT TRACT.

TITLE NOTES (CONTINUED):

ITEM 16: EASEMENT GRANTED TO MSD ACCORDING TO INSTRUMENT RECORDED IN BOOK 9978 PAGE 503 (AFFECTS PARCEL 2 IN THE AREA NOTED AND SHOWN HEREON) AND BOOK 10081 PAGE 2237 (PLOTS EAST AND DOES NOT AFFECT SUBJECT TRACT) OF THE ST. LOUIS COUNTY RECORDS.

ITEM 17: MAINTENANCE AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 10081 PAGE 2240 OF THE ST. LOUIS COUNTY RECORDS. MAINTENANCE AGREEMENT AFFECTS A DETENTION BASIN AND STORM WATER DRAINAGE, LOCATED APPROXIMATELY IN THE AREA NOTED HEREON. THE LOCATION OF THE BASIN IS SHOWN HEREON UP TO THE 478 FOOT ELEVATION CONTOUR AS DEPICTED ON THE APPROVED MSD PLANS UNDER MSD #P 13479-02 FOR THE ASSOCIATED IMPROVEMENTS. THIS DETENTION AND STORM WATER DRAINAGE WAS CREATED BY AND FOR THE BENEFIT OF WHAT IS NOW LOT 2 OF THE BOUNDARY ADJUSTMENT OWNED BY THE FULL GOSPEL CHURCH AT THE TIME OF THESE IMPROVEMENTS AND THIS MAINTENANCE AGREEMENT; THE CHURCH OWNED ALL OF LOT 8 OF THE "MARY SCHAEFFER ESTATE" THE SUBSEQUENT BOUNDARY ADJUSTMENT AND SALE OF PART OF THE ORIGINAL LOT 8, NOW PUTS THE FACILITIES ASSOCIATED WITH THIS AGREEMENT OUTSIDE OF PROPERTY OWNED BY THE CHURCH AND NO EASEMENT IS KNOWN TO HAVE BEEN RETAINED BY THE CHURCH FOR THESE IMPROVEMENTS. IT IS UNKNOWN TO THE SURVEYOR WHAT AFFECTS THIS AGREEMENT ULTIMATELY HAS, OR MAY HAVE, ON THE SUBJECT PROPERTY.

ITEM 18: SEWER DEDICATION ACCORDING TO INSTRUMENT RECORDED IN BOOK 11103 PAGE 444 OF THE ST. LOUIS COUNTY RECORDS. PLOTS EAST AND DOES NOT AFFECT SUBJECT TRACT.

ITEM 19: RIGHT OF WAY OF ROADWAYS AS ESTABLISHED AND USED. NONE FOUND ON SUBJECT TRACT.

FLOOD ZONE NOTE:

SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), EXCEPT THOSE AREAS IDENTIFIED HEREON IN FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE" AND FLOOD ZONE "AE" (FLOODWAY) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS (SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29180C01201 EFFECTIVE AUGUST 2, 1995. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED. ZONE "AE" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS IN ZONE AE.

PROPERTY DESCRIPTION - PARCEL 1:

PART OF LOT 1, BEING THE WEST PORTION OF MARY SCHAEFFER ESTATE ADJUSTMENT, A BOUNDARY ADJUSTMENT PLAT, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

PART OF LOT 7 IN THE MARY SCHAEFFER ESTATE SUBDIVISION IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD STONE AT THE SOUTHWEST CORNER OF LOT 7 IN "MARY SCHAEFFER ESTATE SUBDIVISION", THENCE NORTH 12 DEGREES 50 MINUTES 51 SECONDS WEST ALONG THE WEST LINE THEREOF 1849.72 FEET TO AN IRON PIPE IN THE SOUTH LINE OF WILD HORSE CREEK ROAD, 50 FEET WIDE; THENCE NORTH 55 DEGREES 00 MINUTES 42 SECONDS EAST ALONG SAID SOUTH LINE 314.73 FEET TO AN IRON PIPE IN THE EAST LINE OF SAID LOT 7; THENCE SOUTH 12 DEGREES 49 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE 2070.87 FEET TO AN OLD STONE AT THE SOUTHWEST CORNER OF LOT 7; THENCE SOUTH 77 DEGREES 39 MINUTES WEST, 290.96 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION - PARCEL 2:

PART OF LOT 1, BEING THE EAST PORTION OF MARY SCHAEFFER ESTATE ADJUSTMENT, A BOUNDARY ADJUSTMENT PLAT, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

A TRACT OF LAND BEING PART OF LOT 8 IN MARY SCHAEFFER ESTATE SUBDIVISION PLAT BOOK 17, PAGE 4 IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF SAID MARY SCHAEFFER SUBDIVISION, FROM WHICH AN OLD STONE BEARS SOUTH 12 DEGREES 36 MINUTES 18 SECONDS EAST A DISTANCE OF 1.83 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 8, NORTH 12 DEGREES 36 MINUTES 18 SECONDS WEST A DISTANCE OF 1511.01 FEET TO A POINT; THENCE LEAVING SAID WEST LINE OF LOT 8, NORTH 77 DEGREES 39 MINUTES 28 SECONDS EAST, A DISTANCE OF 291.46 FEET TO A POINT IN THE EAST LINE OF SAID LOT 8; THENCE ALONG THE SAID EAST LINE, SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 1511.01 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 8; THENCE ALONG THE SOUTH LINE OF LOT 8, SOUTH 77 DEGREES 39 MINUTES 28 SECONDS WEST, A DISTANCE OF 285.19 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION - OVERALL TRACT:

ALL OF LOT 1, OF "MARY SCHAEFFER ESTATE ADJUSTMENT", A SUBDIVISION ACCORDING TO THE PLAT THEREON RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

BENCHMARK INFORMATION:

COUNTY BENCHMARK: 11-1 ELEVATION = 541.50' (NAVD 88)
"STANDARD TABLET" STAMPED 96-76 S.L.C. SET IN WEST END OF NORTH HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD, 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL, 75' EAST OF GRAVEL DRIVE AT #7531 WILD HORSE CREEK ROAD.

SITE BENCHMARK: ELEVATION = 533.17'
"IRON ROD" SET IN GRASS AT SOUTHWEST CORNER OF CHURCH PROPERTY AT #7530 WILD HORSE CREEK ROAD; 240 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING, 102 FEET SOUTHWEST OF SOUTHWEST CORNER OF ASPHALT PARKING LOT AND 96 FEET NORTHWEST OF SOUTHWEST CORNER OF FENCE FOR PLAYGROUND.

SURVEYOR'S CERTIFICATE:

Order Number: 11-01-002
The Sterling Company
5055 New Baumgartner Road
St. Louis, Missouri 63129
(314) 487-0440

To: McBride Wild Horse, LLC, TITLE PARTNERS AGENCY, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A), 6(B), 7(A), 8, 11(D), 13 AND 15-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 23, 2011.

THE STERLING COMPANY
MO. REG. 307-D

GEORGE J. GOWER, PLS. DATE
MO. REG. L.S. #2336

DRAWN: [Blank] CHECKED: [Blank]

DESIGNED: [Blank]

PROJECT: 17560 WILD HORSE CREEK ROAD

SHEET: 1 OF 1

TITLE: ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: **McBride & Son Homes**
16081 Swingle Ridge Road, Ste. 300
Chesterfield, MO 63017
(636) 537-2000

ISSUE REMARKS/DAT: 4/29/11

NO. 11 01 002
P# N/A
SHEET 1 OF 1
DIGITAL FILE LOCATION: 2011-03-23-17560-WH-CR-01-002.dwg
By: [Blank]

DATE: [Blank]

Drawing name: G:\GIS\KPR\1101002 Wildhorse Creek 23 Ac-Vtg\1101002.dwg Plotted on: Jul 07, 2011 - 12:55pm Plotted by: Vinters