


Planning Commission Public Hearing Report

Meeting Date: October 25, 2021

From: Chris Dietz, Planner 

Location: 17803, 17815 and 17831 Wild Horse Creek Road

Description: **P.Z. 12-2021 Estates at Fire Rock (McBride Berra Land Co., LLC):** A request for a change in zoning from an E-1AC Estate District to a PUD—Planned Unit Development for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

PROPOSAL SUMMARY

McBride Berra Land Company, LLC has submitted a request to change the zoning for a tract of land totally 35.0 acres from an “E-1AC”—Estate One Acre District to a “PUD” Planned Unit Development District. The petitioner is requesting to zone the property “PUD” Planned Unit Development as part of a two-step zoning process. The first step in this process is to request a change of zoning to a conventional “E” District in order to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy this first step, the Petitioner has submitted P.Z. 11-2021 concurrently with the “PUD” request.



Figure 1: Subject Site

“PUD” DISTRICT REGULATIONS

The Unified Development Code Section 405.03.040.K states that the purpose of the PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed-use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

The Unified Development Code requires that any zoning petition requesting a zoning map amendment to the PUD district meet four (4) General Requirements in order to fulfill the basic application requirements for a PUD. Below is a list of these requirements and a description of how the request complies with each of them.

- 1. All property that is at least four (4) contiguous acres shall be eligible for the PUD District designation.**

In total, all three (3) lots to be included in this new PUD would amount to a total of 35 acres.

- 2. All property to be zoned PUD or an existing PUD Zoning District being amended shall be under single ownership, or if under multiple ownership, then by written consent of all owners who agree to be bound by the PUD District designation and regulations.**

All parcels included in this request are currently under single ownership.

- 3. The detailed standards set forth herein are minimum requirements, and it is the intent of this Section that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements. Satisfying the minimum standards set forth herein does not per se indicate that an application is entitled to a zoning change and notice is hereby given to that effect.**

- 4. All utilities shall be installed underground.**

Per UDC requirements, all utilities shall be installed underground.

Once it has been determined that these four General Requirements have been met, the application is accepted and the petition is scheduled for public hearing before the Planning Commission.

Next, the project is reviewed against the **Minimum Design Requirements** for a PUD District. There are four (4) minimum design requirements that must be met in order for the project to qualify to ask for a change of zoning to the PUD District. These four (4) items are listed below, along with a description of how the request complies with each of them.

- 1. Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "LLR" Large Lot Residential District to a residential zoning district.**

P.Z. 11-2021 satisfies the requirement that a petition for a change of zoning to a residential district that ultimately establishes the maximum development density be submitted.

- 2. Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.**

The PUD request currently proposes 35.0% open space.

- 3. Provision of perimeter buffer of at least thirty (30) feet in width.**

The Preliminary Development Plan includes a 30-foot perimeter buffer along all sides of the property.

4. Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.

Information pertaining to the Comprehensive Plan land use designation is included in the Staff Report for P.Z. 11-2021 and the PUD purpose statement from the Unified Development Code is cited at the outset of this section.

In addition to these requirements above, the Unified Development Code lists twelve (12) **Design Features** suggested to be used by developers when applying for PUD District zoning. Section 405.03.040.K of the Unified Development Code also states the following: **“Satisfaction of all or any of these design features is not mandatory, but the approval of “PUD” zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a “PUD” can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements”**. Below is a list of the suggested Design Features from the City Code:

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
- Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public rights-of-way, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Utilization of mixed-use buildings;
- Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;
- Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;
- Provision of affordable housing;
- Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
- Inclusion of community facilities and the access thereto.

These desirable design features are meant to guide developers and explain the high-quality standards that the City would like to attain and that are utilized to consider requests for PUD Zoning. No single proposal is expected to include each of these items; however, some of these and similar concepts should be easily identifiable in any PUD petition.

PRELIMINARY PLAN

A Preliminary Development Plan has been submitted in conjunction with this PUD request, as required by Code. The Plan depicts 35 single-family residential lots within a 35-acre tract of land, bringing the overall density of the site to one house per acre. Each lot will have a minimum width of 110' and a minimum area of 22,000 square feet. Each lot will have structure setbacks of 25' from right-of-way, 8' from the sides and 25' from the rear. A minimum of 20' will remain between structures. There will be a 25' setback for any building or parking area located on common ground.

A single vehicular entrance to the proposed subdivision is shown along Wild Horse Creek Road, aligning with the subdivision access across the street. Sidewalks are shown along either side of each internal street which is proposed as public right-of-way.

Blake Mound—listed as a structure of historic interest as determined by the Chesterfield Historic Landmark and Preservation Committee—is also shown on the Plan. The applicant has included this earthen structure on the plan in order to preserve its place, while providing an educational monument for the mound. 12.5 acres will be dedicated to common ground, which will include the mound itself, a mulch trail around the mound, pavilion and a parking area intended for residents within the subdivision visiting the mound.

The applicant is proposing to retain 88% of the existing tree canopy that currently exists today. A 50' landscape buffer is proposed along Wild Horse Creek Rd. with 30' landscape buffers along the side and rear of the property. Specifically, the west and north boundaries of this site include wooded area with significant topographical changes that are shown to remain, beyond the 30' landscape buffer.

REQUEST

A Public Hearing further addressing the request will be held at the October 25, 2021 City of Chesterfield Planning Commission meeting. This petition will ultimately come before the Planning Commission for vote once all outstanding comments are addressed.

For additional information on the site history, surrounding land uses, and Comprehensive Plan land use designation, please refer to the Staff Report for P.Z. 11-2021, which was submitted in conjunction with this request 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. Staff has attached a copy of the Public Hearing Notice, Narrative Statement and Preliminary Development Plan Packet for further consideration.

Attachments: Public Hearing Notice
 Narrative Statement
 Preliminary Development Plan Packet



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 October 25, 2021 at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 11-2021 Estates at Fire Rock (McBride Berra Land Co., LLC): A request for a change in zoning from Non-Urban (NU) District and Large Lot Residential (LLR) to E-1 AC Estate District for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

And

P.Z. 12-2021 Estates at Fire Rock (McBride Berra Land Co., LLC): A request for a change in zoning from E1-AC Estate District to a Planned Unit Development (PUD) for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road to permit 35 single-family homes (18V130099, 18V140065, & 18V140098).

PROPERTY DESCRIPTION

A tract of land being all of Adjusted Parcel B of "Boundary Adjustment Plat of 'A Tract of Land in U.S. Survey 102, Township 45 North – Range 3 East, St. Louis County, Missouri'" according to the plat thereof recorded in Plat Book 338 Page 96 of the St. Louis County, Missouri Records and part of Adjusted Tract A of "Boundary Adjustment Plat of 'A Tract of Land in U.S. Survey 102, in Township 45 North – Range 3 East, St. Louis County, Missouri'" according to the plat thereof recorded in Plat Book 346 Page 353 of said records, all located in U.S. Survey 102, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Chris Dietz at 636.537.4745 or via e-mail at cdietz@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.





ESTATES AT FIRE ROCK ZONING NARRATIVE STATEMENT

a. General Description of the Proposal:

McBride Homes (“McBride”) is proud to have the opportunity to unveil its newest project to the City of Chesterfield, Estates at Fire Rock. McBride is proposing to develop the approximately 35 acres of property along Wild Horse Creek Road and is requesting an E-1AC Planned Unit Development zoning, from the current LLR and NU zoning, in order to permit the development. The project consists of 35 residential home sites on approx. 35 acres, yielding a density of 1 home per acre. Each lot will be a minimum of 110’ wide and 22,000 sq. ft. in size, which is consistent with the nearby Wilmas Farm subdivision. This project will contain 12.5 acres of common ground, including a private trail, pavilion, signage and parking for our residents to visit Blake Mound. McBride will be constructing its luxury home product lines on the property, most of which will feature enhanced architectural features and luxury finishes. McBride researched the densities, site development characteristics and architectural elements of the homes in surrounding subdivisions in order to create a project that is compatible with the surrounding communities. In addition, McBride has made every effort to preserve many of the existing trees located on the site, reaching an 88% existing tree preservation.

b. List of requested uses:

McBride is requesting single-family detached residential use for the entire site. The site will also contain common ground (including common ground amenities) and public streets.

c. Proposed Land Uses and development standards, density and height limitations, yard requirements (compatible with nearby uses and Comprehensive Plan):

McBride is requesting a single-family detached residential land use for the site. The development standards are noted throughout this application and identified on the plan. The proposed density is 1 dwelling per acre, as the plan includes 35 lots on approx. 35 acres. The site is surrounded by residential land uses and the plan is compatible with those uses.

Maximum building height will be less than fifty feet which is consistent with the E-1AC district and the PUD.

The minimum front yard setback will be twenty feet (25’). The minimum rear yard setback will be twenty-five feet (25’), and the minimum side yard setback will be eight feet (8’), however twenty feet (20’) will be maintained between structures.

The project is consistent with the City’s Comprehensive Plan and is expressly consistent with the Comprehensive Plan goal of supporting desired development and growth, and implements the following strategies set forth in the Comprehensive Plan:

Improve development design: The Comprehensive Plan promotes creating a harmonious and compatible design in new development and stresses following standards that apply to particular areas. The layout of this plan and the housing proposed for this area are very compatible with the design in the communities that have been recently created and existing in the area.

Chesterfield destination brand identity: Similar to the new neighborhoods McBride has created along Wild Horse Creek Road in the recent past, McBride will install significant enhanced landscaping along Wild Horse Creek Road which has become a signature identity for the Chesterfield neighborhoods along Wild Horse Creek Road. No lots will be adjacent to Wild Horse Creek Road, maintaining the look and feel of the area.

Strengthen neighborhoods and expand housing choice: Creating this new community on this vacant ground will enhance the area as well as provide additional luxury housing options to allow for the expected growth in the City.

Ensure connectivity in new development: The internal sidewalks and trail will provide safe pedestrian access within the community.

Support healthy living: The sidewalks and the trails through the common ground areas will help to support a healthy lifestyle by providing much needed and desired walking and biking opportunities for the residents. The plan also includes a pavilion that will provide more gathering space and entertainment area for the residents of this community.

Promote Tree preservation: This plan provides a large tree preservation area of 9.6 acres of the site, with 88% of existing tree preservation. This plan helps the City's goal of supporting natural habitats, improving water quality, and moderating negative effects of sun, rain and wind.

The Land Use Plan in the Comprehensive Plan defines this area as Suburban Neighborhood. This category is defined by the City as the area to provide uniform housing densities and homes oriented to the interior of the site to provide large buffers and landscaping. This plan certainly achieves this goal and vision by the City and provides a new development that reinforces existing development patterns in the area.

d. List of Permitted uses for each tract:

As stated above, McBride is requesting a single-family detached residential land use for the entire site.

e. Exceptions or variations from the requirement of the Zoning Ordinance:

McBride is requesting a modification from the City's ordinances with regard to the side-yard setbacks. This plan includes an 8' minimum side yard setback, with 20' between structures, rather than the required 15' side yard setback. This modification will allow McBride to build luxury homes with a 3-car garage, and to create a more clustered

development, keeping homes a significant distance from Wild Horse Creek Road and from existing neighboring homes, allowing for a significant buffer around the perimeter of the site, and preserving Blake Mound, which will achieve the goals of the City's Code for preserving trees and creating more open space. This side yard setback is in line with existing neighborhoods in the general vicinity of this project.

f. Table Showing Number of Acres in the proposed development and each proposed land use including public facilities:

This site contains approx. 35 acres and will be entirely devoted to residential land use. The public streets will consist of 3.2 acres. The common ground contains 12.5 acres.

g. Proposed dedication or reservation of land for public use, including streets and easements.

The project includes 3.2 acres of public streets and all of the necessary utility easements. Additionally, McBride is planning on a 15-foot wide dedication strip along Wild Horse Creek Road.

h. Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential, adverse effects.

The site design features one access point on Wild Horse Creek Road that will provide proper access for this small new residential development.

i. Phases for Construction:

McBride anticipates that the entire site will be developed in one phase, anticipated to begin in the Spring of 2022 and forecasted for completion during the Fall of 2022. This is McBride's best estimate at this time and is subject to market conditions.

j. Landscaping and Tree Preservation:

McBride is proposing to preserve 88% of the existing trees located on the site, which is considerably more than the City's 30% tree preservation requirement. The preservation of these trees will be an important characteristic of the overall community and is also identified by the City's Zoning Code as a key design feature.

In addition to the planned tree preservation, McBride intends to install extensive landscaping throughout the community. McBride is proposing enhanced landscape buffers along perimeters of the development, including Wild Horse Creek Road. The planned buffer is to be 30 feet wide along the perimeter of the site. The buffer area along the northern property line (adjacent to Wild Horse Creek Road) is a minimum of 50 feet in width, which includes the required perimeter landscape buffer and common open space. All of the foregoing buffer areas are located on common open space and not located within any lots.

Furthermore, the Zoning Code requires 30% of the total site acreage to be kept as open space, and the Estates at Fire Rock plan exceeds this goal by including 35% of the site as open space as a key feature of this project.

k. Character of and rationale for the PUD:

The City's zoning code states that the purpose of a PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new development; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space. Therefore, McBride had three primary considerations when it designed this project.

First, McBride wanted the project to compliment the existing communities in the area. After a careful study of the surrounding area, McBride determined that one-acre density was consistent with the area. While the one-acre density does not yield as many homes for McBride, McBride felt it would be important to neighboring property owners that one-acre density be maintained (note - many communities in the area exceed 1-acre density), so McBride designed the plan with 1-acre density. The City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD, and the proposed E-1AC PUD zoning is consistent and compatible with the communities in the vicinity of the project.

Some of the neighboring subdivisions are zoned R-1 and/or E-1 PUD and E ½ WH Overlay, containing the same (or more intense) density, lot size and type of zoning as the Estates at Fire Rock project. And, since the City's Comprehensive Plan appears to classify this area as "Suburban Neighborhood," this proposal is entirely consistent with the Comprehensive Plan.

Second, the site contains many mature trees that McBride is seeking to preserve with its 88% existing tree mass preservation. This natural feature will enhance the desirability of the location which contributes to the sustainability of the community. The environmental benefits of preserving these trees are numerous. The natural vegetation will cleanse and filter storm water and recharge the groundwater. The preservation of the trees along Wild Horse Creek Road will preserve the natural sightlines along the road and provide a nice buffer for the community. The current view of the property from Wild Horse Creek Road will remain largely unchanged by the new Estates at Fire Rock development. McBride also placed great care in preserving Blake Mound which is located on the site. The existence and desire to maintain and preserve this archaeological site was brought to McBride's attention and McBride has developed a plan around the site with great emphasis on its historical presence and preservation. The preservation of these natural features is a design feature required by the City's Zoning Code.

PUD zoning is necessary for the Estates at Fire Rock project in order to allow for flexibility in some of the design standards in the E-1AC zoning category while preserving

many of the natural features of the site. Most notably, the lots sizes will be less than one-acre; however, the lot sizes will all exceed 22,000 square feet. The overall density of the site is actually one-acre density because the project consists of only 35 lots on 35 acres.

The design and construction of homes with an architectural vernacular that exceeds the typical building designs is also noted as a design feature in the PUD section of the City's Zoning Code. This design feature is achieved by offering McBride's luxury housing products on this site. McBride believes that the proposed luxury home products to be offered will be marketable and help keep area real estate values high. Brick and stone elements are included on most of the elevations, three car garage options will be offered, and each home will have a fully sodded yard and landscaping package.

The City's Zoning Code identifies environmentally conscious building techniques as a design feature of the PUD. McBride is committed to this concept as well. McBride is proposing to offer several sustainable and environmentally conscious options in its homes, including: energy efficient appliances, low-e windows, low-flow toilets, low-flow faucets and high efficiency HVAC systems.

l. Description of Amenities or Recreational Facilities:

The highlights of this project are the 88% existing tree preservation and the preservation and perpetual maintenance of the historical archaeological site of Blake Mound. The 12.5 acres of common ground areas is easily accessible to all residents and will contain a private trail and pavilion, along with signage and a parking area near the area of the Blake Mound for use by our residents. There will be a 25-foot minimum structure and parking setback for any structure or parking area outside of a residential lot. Landscaping buffers will surround the site. All of the common areas, amenities and landscape buffers will be maintained by the homeowners' association.

All of the project's amenities and recreational areas will be connected by the trail and/or internal sidewalk system, both of which will connect to Wildhorse Creek Road. This interconnectivity will allow every future homeowner to easily walk to each recreational area within the project.

McBride is also planning a 50-foot wide landscape buffer along Wild Horse Creek Road, which will create an impressive sense of arrival to the community. This entrance will compliment the other community entrances in this area and have a cohesive design. Also, the enhanced landscaping, deep buffers and plantings along Wild Horse Creek Road are compliant with the design features contained in the PUD section of the City's Zoning Code.

m. Description of any Lands to be Dedicated for Public Facilities:

See Section "g" above.

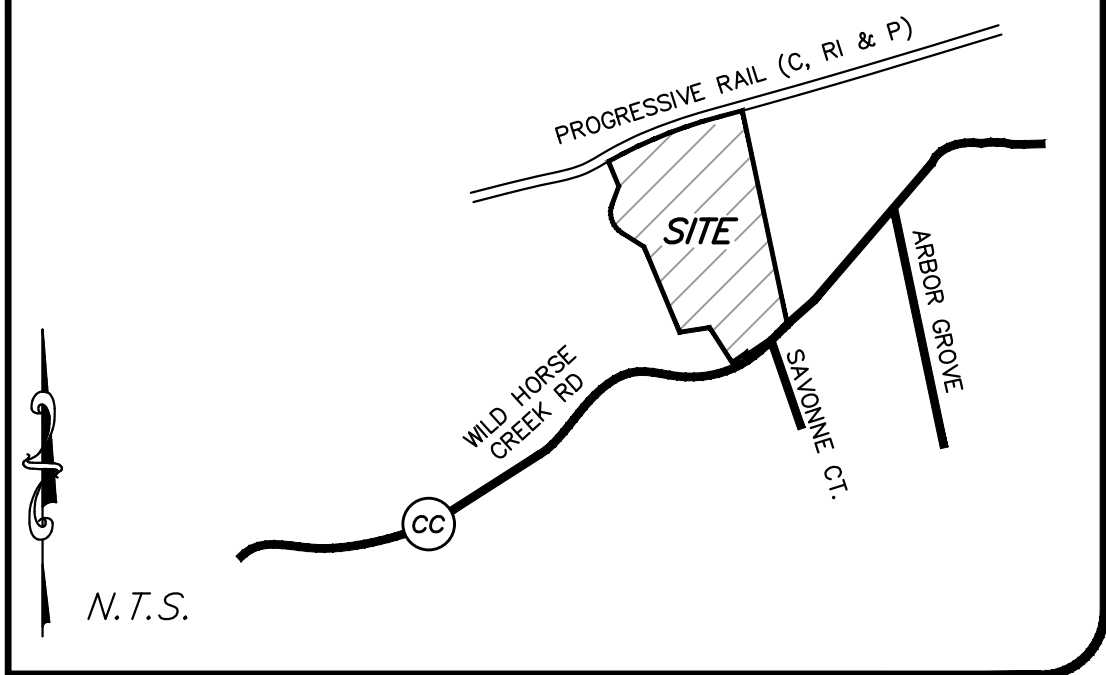
n. Phasing:

See Section “i” above.

o. Phasing and time schedule for Lands to be Dedicated for Public Facilities:

McBride anticipates that the lands to be dedicated for public facilities anticipated for this project will be developed in one phase, as discussed in Section “i” above.

LOCATION MAP



STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JULY 28, 2021 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF M051 AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 302843.569 METERS AND EAST (X) = 253367.387 METERS.

COMBINED GRID FACTOR = 0.999913964 (1 METER = 3.28083333 FEET)

PROJECT BENCHMARKS:

PROJECT BENCHMARK #1:
ST. LOUIS COUNTY BM 11127 ELEVATION = 583.28' (NAVD 88)
STANDARD DNR ALUMINUM DISK STAMPED SL-39A SITUATED IN A GRASSY AREA NORTHWEST OF WILD HORSE CREEK ROAD 240 FEET MORE OR LESS SOUTHWEST OF THE CENTERLINE OF TARA OAKS DRIVE AND SITUATED SOUTH AND WEST OF A PRIVATE ROAD KNOWN AS TUMA LANE, ROUGHLY 24 FEET NORTHWEST OF THE CENTERLINE OF WILD HORSE CREEK ROAD, 67 FEET SOUTHWEST OF A UTILITY POLE, AN 043 FEET SOUTH OF THE EASTERMOST CORNER OF A PASTURE FENCE SITUATED NORTHWEST OF TUMA LANE.

PROJECT BENCHMARK #2:
ST. LOUIS COUNTY BM 11126 ELEVATION = 550.05' (NAVD 88)
STANDARD DNR ALUMINUM DISK STAMPED SL-136 SITUATED IN A GRASSY TREE LAWN SOUTHEAST OF WILD HORSE CREEK ROAD 300 FEET MORE OR LESS SOUTHWEST OF THE CENTERLINE OF GREYSTONE MANOR PARKWAY, ROUGHLY 28 FEET SOUTHEAST OF THE CENTERLINE OF WILD HORSE CREEK ROAD, 18 FEET NORTHWEST OF A SIDEWALK, AND 28 FEET NORTH OF A UTILITY POLE.

SITE BENCHMARK:

SITE BENCHMARK: ELEVATION = 555.07' (NAVD 88)
"CROSS" CUT IN CONCRETE WALK AT EAST SIDE OF ENTRANCE DRIVE TO GATEWAY ACADEMY AT 17815 WILD HORSE CREEK ROAD, 47 FEET NORTH OF THE CENTERLINE OF WILD HORSE CREEK ROAD, 7 FEET EAST OF THE SOUTHEAST CORNER OF CONCRETE WATER VAULT NEXT TO ENTRANCE MONUMENT, 6 FEET WEST OF THE EAST END OF WALK. LOCATION SHOWN HEREON ON SHEET 2.

ALTA/NSPS LAND TITLE SURVEY
TWO TRACTS OF LAND LOCATED IN U.S. SURVEY 102
TOWNSHIP 45 NORTH, RANGE 3 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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 327.41 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: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: TRUSTEES DEED UNDER FORECLOSURE TO MIDLAND STATES BANK, RECORDED IN DEED BOOK 24300 PAGE 3117 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- PARCEL ADDRESSES AND ASSESSOR PARCEL ID NUMBERS: 17803 WILD HORSE CREEK ROAD (18V140065), 17815 WILD HORSE CREEK ROAD (18V140059), AND 17831 WILD HORSE CREEK ROAD (18V130099).
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- TOTAL AREA OF SURVEYED PARCELS: 1,527,037 SQUARE FEET (35,056 ACRES).
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (SHADED) AND IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0145K, EFFECTIVE FEBRUARY 4, 2015. FLOOD ZONE "X" SHADED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SUBJECT TRACT IS LOCATED IN THE "LRL" LARGE LOT RESIDENTIAL DISTRICT BY THE CITY OF CHESTERFIELD, MISSOURI. SEE "ZONING NOTE" HEREON FOR DETAILS.

NOTE: NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR. ZONING INFORMATION IS SHOWN HEREON BASED UPON INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF CHESTERFIELD, MISSOURI.
- CONTOURS ARE NAVD 1988 VERTICAL DATUM AND SHOWN AT INTERVALS OF 2 FEET. TOPOGRAPHIC FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON MEASUREMENTS TAKEN ON SITE USING CONVENTIONAL SURVEYING EQUIPMENT.
- THERE IS WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK AT THIS SITE.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NOR WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK AT THIS SITE.
- UTILITIES ARE SHOWN HEREON BASED ON A COMBINATION OF MARKS MADE BY THE UTILITY COMPANIES AND VISIBLE AT THE TIME OF THE SURVEY, VISIBLE SURFACE UTILITIES, AND UTILITY MAPS PROVIDED BY THE UTILITY COMPANIES. UNDERGROUND UTILITIES NOT MARKED BY THEIR RESPECTIVE UTILITY COMPANIES AT THE TIME OF THIS SURVEY MAY BE PRESENT BUT NOT LOCATED BY THE SURVEYOR OR SHOWN ON THIS SURVEY. THE CONTRACTOR SHOULD VERIFY THE PRESENCE OF ADDITIONAL UTILITIES BEFORE ANY CONSTRUCTION IS PERFORMED ON THIS SITE.
- 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, COMMITMENT NO. 21-289827-KEE WITH AN EFFECTIVE DATE OF MAY 10, 2021 AT 8:00 AM. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENT ARE LISTED IN THE "TITLE NOTES" SECTION HEREON.
- THERE IS ONE VISIBLE ENCROACHMENT OBSERVED ON SUBJECT PROPERTY BEING THE PROPANE TANK OVER THE SOUTHWEST PROPERTY LINE AS NOTED AND SHOWN HEREON.

ABBREVIATIONS

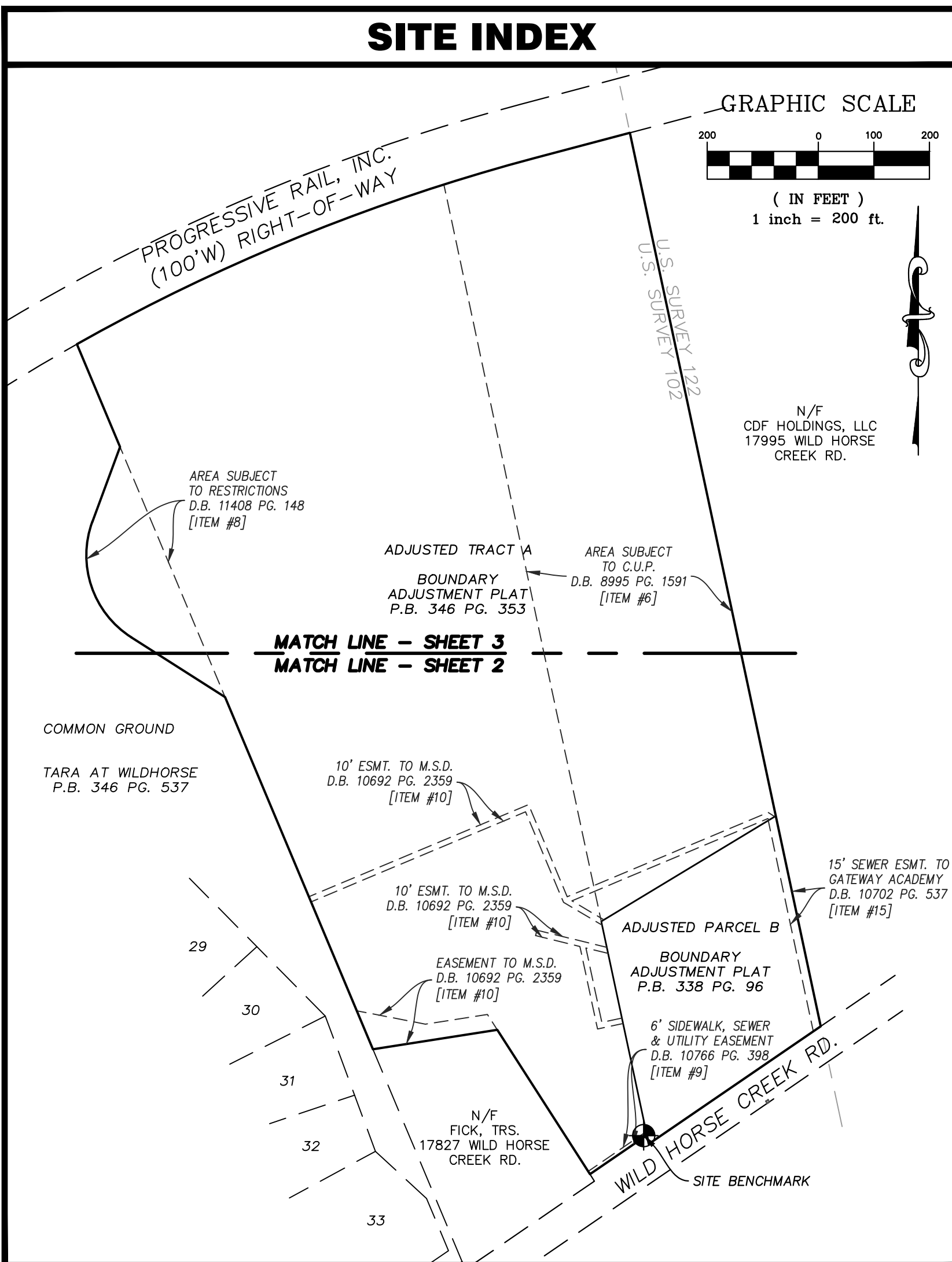
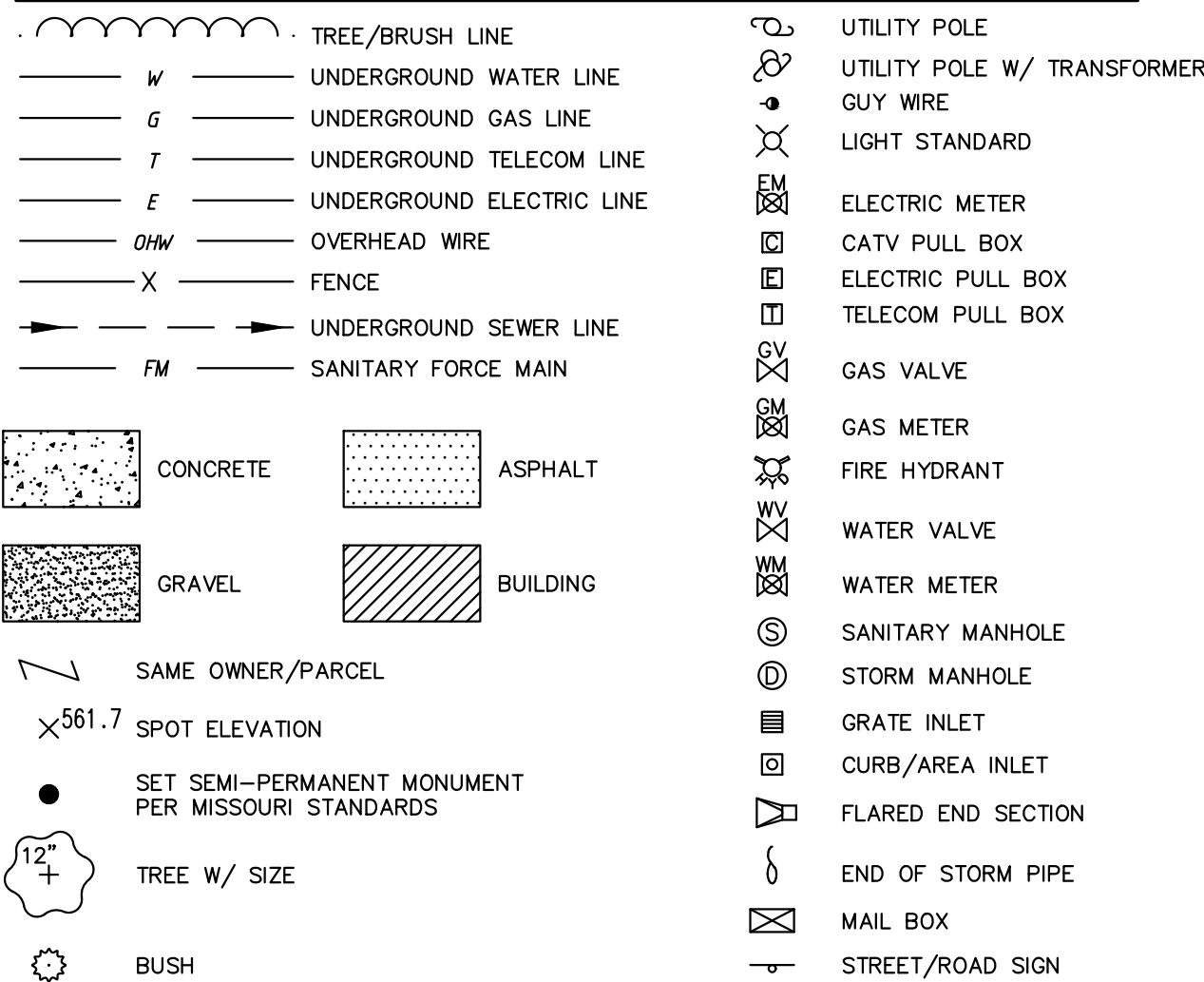
AC.	- ACRES	FL.	- FLOWLINE
ASPH.	- ASPHALT	FND.	- FOUND
B.M.	- BENCHMARK	L.S.	- LOW SILL
BTM.	- BOTTOM	M.H.	- MANHOLE
CL.	- CENTER LINE	N/F.	- NOW OR FORMERLY
CMP.	- CORRUGATED METAL PIPE	NO.	- NUMBER
CONC.	- CONCRETE	P.B.	- PLAT BOOK
COR.	- CORNER	PG.	- PAGE
D.B.	- DEED BOOK	PL.	- PROPERTY LINE
DIST.	- DISTANCE	PVC.	- POLYVINYL CHLORIDE PIPE
ELEV.	- ELEVATION	PVMT.	- PAVEMENT
ESMT.	- EASEMENT	RCP.	- REINFORCED CONC. PIPE
F.F.	- FINISHED FLOOR	SQ. FT.	- SQUARE FEET

TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 21-289827-KEE WITH AN EFFECTIVE DATE OF MAY 10, 2021 AT 8:00 AM. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENT ARE AS FOLLOWS:

- ITEMS 1-5: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 6: CONDITIONAL USE PERMIT BY THE CITY OF CHESTERFIELD RECORDED IN BOOK 8995 PAGE 1591 OF THE ST. LOUIS COUNTY RECORDS. DOCUMENT IS A CONDITIONAL USE PERMIT (C.U.P.) FOR BULK SALE OF SAND, GRAVEL, MULCH, RAILROAD TIES AND SIMILAR MATERIALS, AND CREATES LARGE BUILDING SETBACK AREAS WHICH CURRENTLY CONTAIN BUILDINGS. AFFECTS SUBJECT PROPERTY IN THE AREA NOTED AND SHOWN HEREON. CURRENT STATUS OF SAID C.U.P. IS UNKNOWN TO SURVEYOR.
- ITEM 7: TERMS AND PROVISIONS OF THE SEWER AGREEMENT, INCLUDING A PROVISION FOR ASSESSMENTS, CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 10387 PAGE 2308. BLANKET IN NATURE, AFFECTING ALL OF THE PORTION OF TRACT THAT IS NOT PART OF THE RESTRICTED AREA SHOWN IN ITEM 8 BELOW. DOCUMENT IS A MAINTENANCE AGREEMENT TO MAINTAIN STORM SEWER FACILITIES PER MSD PROJECT NO. P-0020088.
- ITEM 8: COVENANTS AND RESTRICTIONS CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 11409 PAGE 148 OF THE ST. LOUIS COUNTY RECORDS. DOCUMENT RESTRICTS USE OF THE LAND, STATING THAT IT SHOULD PERPETUALLY REMAIN OPEN SPACE, AREA SUBJECT TO THIS RESTRICTION IS NOTED AND SHOWN HEREON.
- ITEM 9: PERMANENT SIDEWALK, SEWER AND UTILITY EASEMENT CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 10766 PAGE 398 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS SUBJECT PROPERTY IN THE AREA NOTED AND SHOWN HEREON.
- ITEM 10: EASEMENT GRANTED TO MSD FOR SEWER PURPOSES RECORDED IN BOOK 10692 PAGE 2359 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS SUBJECT PROPERTY IN THE AREAS NOTED AND SHOWN HEREON.
- ITEM 11: BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AND POWERS OF TRUSTEES ACCORDING TO PLAT BOOK 338 PAGE 96 AND; BOOK 346 PAGE 353 AND ANY SUBSEQUENT AMENDMENTS. NO BUILDING LINES OR EASEMENTS ARE CREATED BY SAID PLATS.
- ITEM 12: TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 43 AND PLAT BOOK 351 PAGE 44. THE SITE DEVELOPMENT PLAN AFFECTS ALL OF ADJUSTED TRACT A AND SHOWS PROPOSED IMPROVEMENTS ON THE SITE, SOME OF WHICH NOW APPEAR TO EXIST.
- ITEM 13: TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN RECORDED IN PLAT BOOK 346 PAGE 655 AND PLAT BOOK 346 PAGE 636. THE SITE DEVELOPMENT PLAN AFFECTS ALL OF ADJUSTED TRACT A AND SHOWS PROPOSED IMPROVEMENTS ON THE SITE, SOME OF WHICH NOW APPEAR TO EXIST.
- ITEM 14: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN BOOK 3652 PAGE 45 OF THE ST. LOUIS COUNTY RECORDS. PLOTS NORTH AND DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 15: EASEMENT GRANTED TO GATEWAY ACADEMY, INC. BY INSTRUMENT RECORDED IN BOOK 10762 PAGE 537 OF THE ST. LOUIS COUNTY RECORDS. EASEMENT AFFECTS SUBJECT TRACT AND IS FOR THE BENEFIT OF GATEWAY ACADEMY PARCEL.
- ITEM 16: SEWER DEDICATION WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 11406 PAGE 1420 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS SUBJECT PROPERTY. DOCUMENT GRANTS SEWERS CONSTRUCTED FOR GATEWAY ACADEMY PER MSD PROJECT NO. P-20088 TO MSD.
- ITEM 17: RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND/OR MONTH TO MONTH TENANCIES. NO COMMENT BY SURVEYOR.

LEGEND



RECORD DESCRIPTION (PER TITLE):

ADJUSTED TRACT "A" OF THE BOUNDARY ADJUSTMENT PLAT ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF ST. LOUIS, MISSOURI, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 10766 PAGE 395.

ADJUSTED PARCEL "B" OF THE BOUNDARY ADJUSTMENT PLAT ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY RECORDS.

OVERALL PROPERTY DESCRIPTION:

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 OF SAID RECORDS, ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED PARCEL B, SAID CORNER BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD (WIDTH VARIES) AND THE NORTHEAST LINE OF ABOVE SAID U.S. SURVEY 102; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A LINE BEING 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID WILD HORSE CREEK ROAD, SOUTH 55°36'40" WEST, 375.00 FEET; NORTH 12°03'12" WEST, 16.22 FEET; AND ALONG A LINE BEING 45 FEET NORTH OF AND PARALLEL TO SAID CENTERLINE, SOUTH 55°36'40" WEST, 124.28 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO TRUSTEE OF THE MELVIN L. FICK AND LILLIAN K. FICK, JOINT REVOCABLE LIVING TRUST AGREEMENT BY DOCUMENT RECORDED IN DEED BOOK 7996 PAGE 1316 OF THE ABOVE SAID RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID FICK TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 32°41'08" WEST, 308.72 FEET AND SOUTH 81°07'48" WEST, 226.56 FEET TO A POINT ON THE WEST LINE OF ABOVE SAID ADJUSTED TRACT A; THENCE LEAVING SAID NORTH LINE OF FICK TRACT AND ALONG THE WEST LINE OF SAID ADJUSTED TRACT A THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 22°46'12" WEST, 687.45 FEET; NORTH 57°03'33" WEST, 199.99 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, WHOSE CHORD BEARS NORTH 18°35'43" WEST, 219.85 FEET, AN ARC DISTANCE OF 237.71 FEET TO A POINT OF TANGENCY; NORTH 20°19'07" EAST, 143.40 FEET; AND NORTH 22°46'12" WEST, 200.68 FEET TO THE NORTHWEST CORNER OF SAID ADJUSTED TRACT A, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (100 FEET WIDE); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 3519.70 FEET, WHOSE CHORD BEARS NORTH 67°52'46" EAST, 899.74 FEET, AN ARC DISTANCE OF 892.13 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 75°08'27" EAST, 176.95 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID ADJUSTED TRACT A; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID ADJUSTED TRACT A AND ITS PROLONGATION, BEING THE EAST LINE OF SAID ADJUSTED PARCEL B, SOUTH 12°03'12" EAST, 1644.66 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,527,037 SQUARE FEET, OR 35,056 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2021 UNDER ORDER NUMBER 20-07-232.

ZONING NOTE:

ACCORDING TO ZONING INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF CHESTERFIELD, MISSOURI, THE PARCELS ARE IN THE "LRL" LARGE LOT RESIDENCE DISTRICT. THE RESTRICTIONS FOR "LRL" RESIDENCE DISTRICT ZONING ARE AS FOLLOWS:

MINIMUM LOT AREA: SINGLE-FAMILY DWELLING - 3 ACRES
LOT WIDTH: MINIMUM LOT WIDTH MEASURED AT FRONT BUILDING LINE SETBACK SHALL BE AT LEAST TWO-HUNDRED (200) FEET.
BUILDING HEIGHT: MAXIMUM HEIGHT SHALL BE FIFTY (50) FEET FOR ALL RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES.
FRONT YARD SETBACK: 75 FEET FROM ANY ROAD RIGHT-OF-WAY.
SIDE YARD SETBACK: 50 FEET FROM ANY PROPERTY LINE.
REAR YARD SETBACK: 50 FEET FROM ANY PROPERTY LINE.

SUBDIVISION REQUIREMENTS:
1. ALL PUBLIC AND PRIVATE STREETS SHALL HAVE STANDARD RIGHT-OF-WAY WIDTHS AND SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARD SPECIFICATIONS. HOWEVER, STREET DESIGN FOR INTERIOR STREETS WITHIN LARGE-LOT SUBDIVISIONS IS NOT REQUIRED TO MEET THE HORIZONTAL CURVATURE AND VERTICAL PROFILE STANDARDS OF THE CITY.
2. PAVEMENT AND RIGHT-OF-WAY WIDTHS SHALL BE AS SPECIFIED BY THE UDC OR AS DIRECTED BY THE DEPARTMENT.
LARGE-LOT SUBDIVISIONS ARE NOT REQUIRED TO PROVIDE SIDEWALKS OR STREET LIGHTS ON INTERIOR STREETS.

NATURAL RESOURCE PROTECTION. NATURAL FEATURES SHOULD BE PRESERVED AT NOT LESS THAN THE FOLLOWING LEVELS:

- FLOODPLAINS: NOT LESS THAN EIGHTY PERCENT (80%) OF DESIGNATED SPECIAL FLOOD HAZARD AREAS SHALL BE PRESERVED AND SHALL REMAIN UNDISTURBED.
- STEEP SLOPES: NOT LESS THAN SEVENTY PERCENT (70%) OF ALL AREAS EXCEEDING A THIRTY-PERCENT SLOPE SHALL BE PROTECTED AND SHALL REMAIN UNDISTURBED.

NOTE: NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR. ZONING INFORMATION IS SHOWN HEREON BASED UPON INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF CHESTERFIELD, MISSOURI.

SURVEYOR'S CERTIFICATE:

THE STERLING COMPANY
ORDER NUMBER: 20-07-232
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129

TO: McBRIDE BERRA LAND COMPANY, LLC, TITLE PARTNERS AGENCY, 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A), 7(A), 8, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 13, 2021.

WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (2 CSR 90-60, EFFECTIVE AS OF THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY"

THE STERLING COMPANY
MO. REG. 307-D

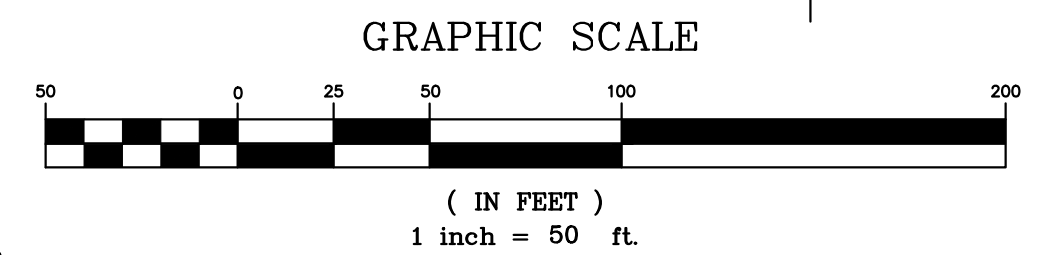
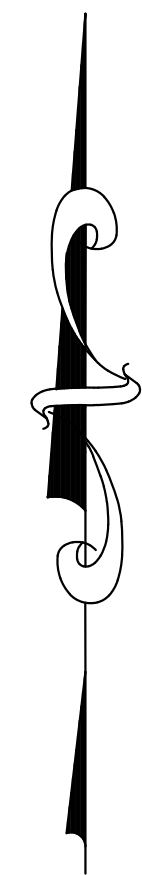
VIRGINIA W. HUMISTON, P.L.S. DATE _____
MO. REG. L.S. #2006916645

ISSUE	REMARKS/DATE
1	ORIGINAL ISSUE

PREPARED FOR:
McBRIDE BERRA LAND COMPANY, LLC
5051 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com
Corp. Cert. of Authority: #00346

DRAWN:	V.W.H.	DESIGNED:		CHECKED:	J.A.H.	
PROJECT:	BARAT ACADEMY				SHEET TITLE:	ALTA/NSPS LAND TITLE SURVEY
NO.	20	07	232			
M.S.D. #	N/A	SHEET		1		
DIGITAL FILE LOCATION SERVER=STERLING-2 #202 ALTA.DWG				OF		
				3		



TARA AT WILDHORSE
P.B. 346 PG. 537
COMMON GROUND

N/F
TARA AT WILDHORSE HOA
D.B.11727, PG. 2850
972 TARA OAKS DRIVE
LOC.#18V130286

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

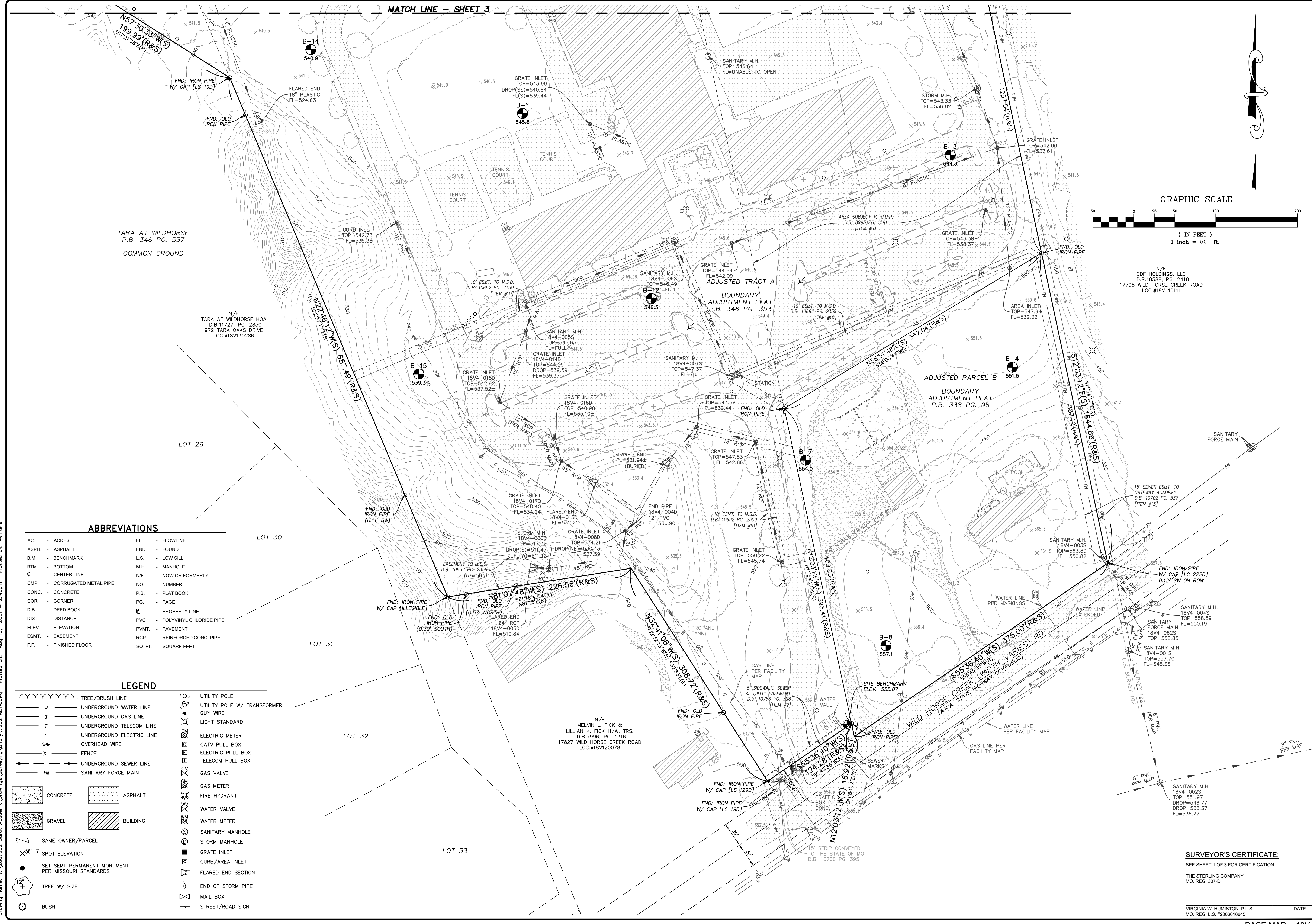
ABBREVIATIONS

AC.	- ACRES	FL	- FLOWLINE
ASPH.	- ASPHALT	FND.	- FOUND
B.M.	- BENCHMARK	L.S.	- LOW SILL
BTM.	- BOTTOM	M.H.	- MANHOLE
C.	- CENTER LINE	N/F	- NOW OR FORMERLY
CMP	- CORRUGATED METAL PIPE	NO.	- NUMBER
CONC.	- CONCRETE	P.B.	- PLAT BOOK
COR.	- CORNER	PG.	- PAGE
D.B.	- DEED BOOK	R	- PROPERTY LINE
DIST.	- DISTANCE	PVC	- POLYVINYL CHLORIDE PIPE
ELEV.	- ELEVATION	PVMT.	- PAVEMENT
ESMT.	- EASEMENT	RCP	- REINFORCED CONC. PIPE
F.F.	- FINISHED FLOOR	SQ.FT.	- SQUARE FEET

LEGEND

	TREE/BRUSH LINE		UTILITY POLE
	UNDERGROUND WATER LINE		UTILITY POLE W/ TRANSFORMER
	UNDERGROUND GAS LINE		GUY WIRE
	UNDERGROUND TELECOM LINE		LIGHT STANDARD
	UNDERGROUND ELECTRIC LINE		ELECTRIC METER
	OVERHEAD WIRE		CATV PULL BOX
	FENCE		ELECTRIC PULL BOX
	UNDERGROUND SEWER LINE		TELECOM PULL BOX
	SANITARY FORCE MAIN		GAS VALVE
	CONCRETE		GAS METER
	ASPHALT		FIRE HYDRANT
	GRAVEL		WATER VALVE
	BUILDING		WATER METER
	SAME OWNER/PARCEL		SANITARY MANHOLE
	SPOT ELEVATION		STORM MANHOLE
	SET SEMI-PERMANENT MONUMENT PER MISSOURI STANDARDS		GRATE INLET
	TREE W/ SIZE		CURB/AREA INLET
	BUSH		FLARED END SECTION
			END OF STORM PIPE
			MAIL BOX
			STREET/ROAD SIGN

Drawing name: v:\2007232\Barat Academy\Drawings\Surveying\Bndry\232 ALTA.dwg Plotted on: Aug 16, 2021 - 2:48pm Plotted by: winters



ISSUE REMARKS/DATE

1	ORIGINAL ISSUE
---	----------------

PREPARED FOR:

**McBRIDE BERRA
LAND COMPANY, LLC**
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com
Corp. Cert. of Authority: #00346

PROJECT: **BARAT ACADEMY**

DRAWN: V.W.H. DESIGNED: CHECKED: J.A.H.

SHEET TITLE: **ALTANSPS LAND TITLE SURVEY**

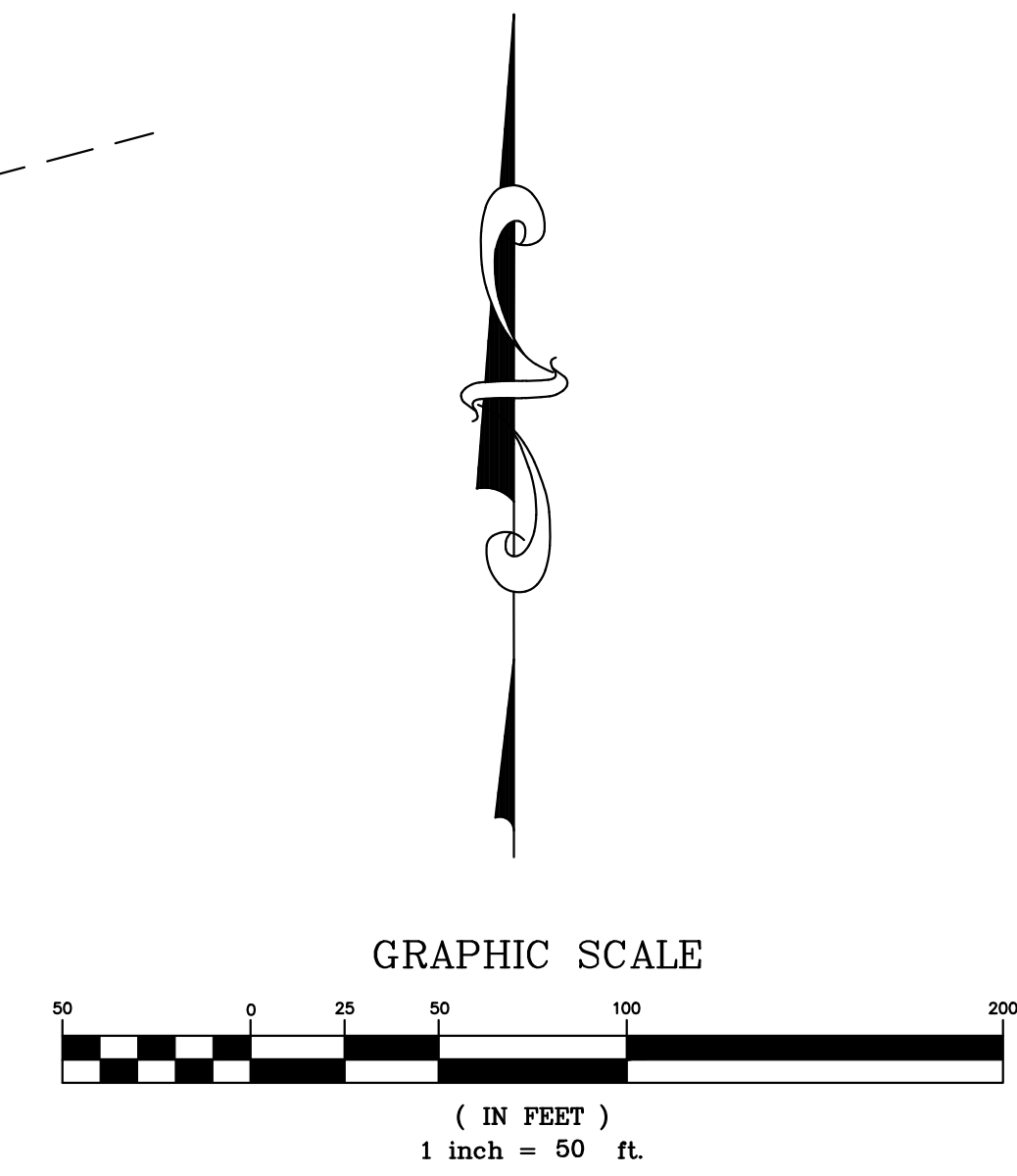
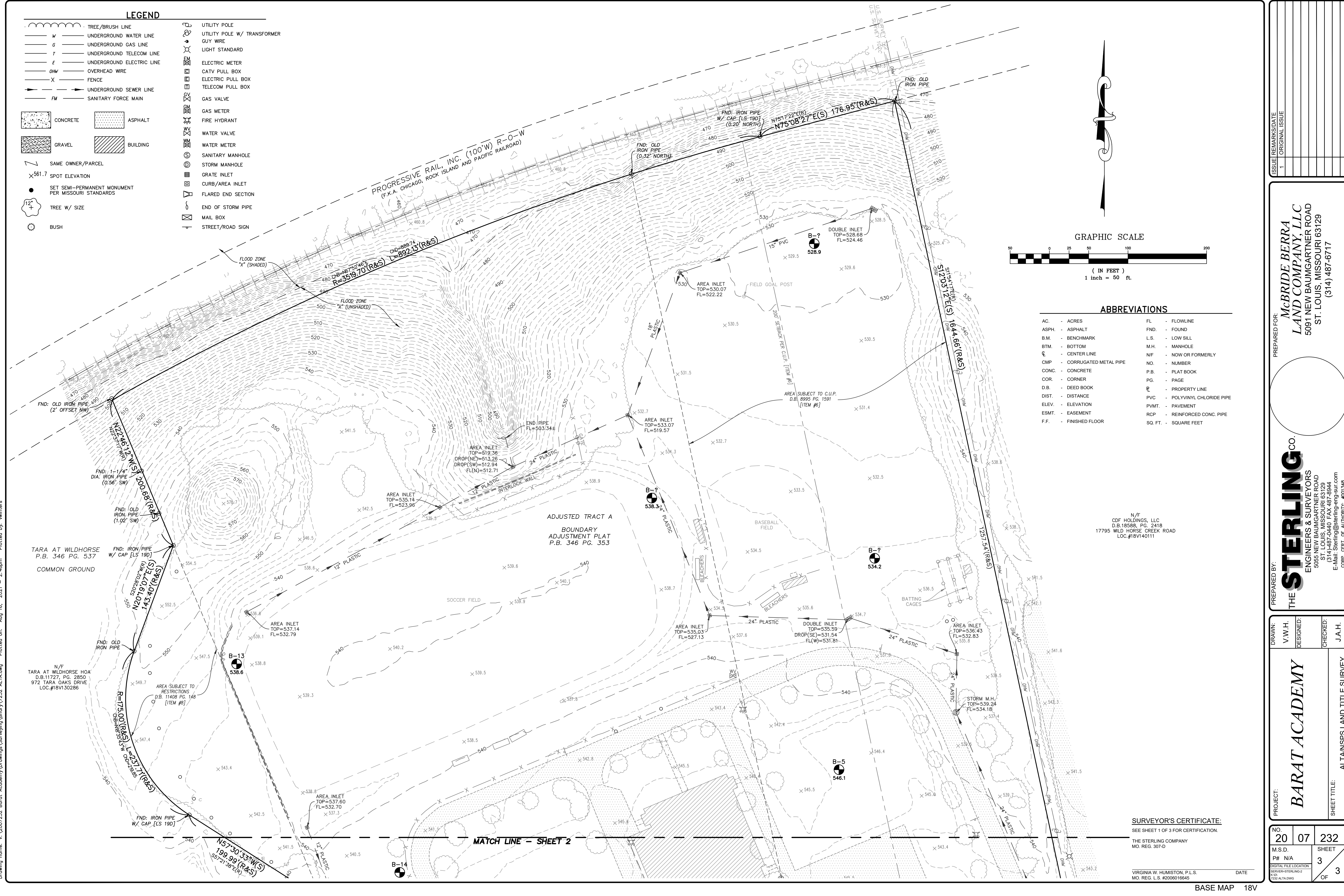
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M.S.D.	P# N/A	SHEET 2	
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DATE	OF 3		

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 3 FOR CERTIFICATION
THE STERLING COMPANY
MO. REG. 307-D

VIRGINIA W. HUMISTON, P.L.S. DATE

LEGEND

- TREE/BRUSH LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELECOM LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD WIRE
- FENCE
- UNDERGROUND SEWER LINE
- SANITARY FORCE MAIN
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- GUY WIRE
- LIGHT STANDARD
- ELECTRIC METER
- CATV PULL BOX
- ELECTRIC PULL BOX
- TELECOM PULL BOX
- GAS VALVE
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY MANHOLE
- STORM MANHOLE
- GRATE INLET
- CURB/AREA INLET
- FLARED END SECTION
- END OF STORM PIPE
- MAIL BOX
- STREET/ROAD SIGN
- CONCRETE
- ASPHALT
- GRAVEL
- BUILDING
- SAME OWNER/PARCEL
- SPOT ELEVATION
- SET SEMI-PERMANENT MONUMENT PER MISSOURI STANDARDS
- TREE W/ SIZE
- BUSH



ABBREVIATIONS

AC. - ACRES	FL - FLOWLINE
ASPH. - ASPHALT	FND. - FOUND
B.M. - BENCHMARK	L.S. - LOW SILL
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ELEV. - ELEVATION	PVMT. - PAVEMENT
ESMT. - EASEMENT	RCP - REINFORCED CONC. PIPE
F.F. - FINISHED FLOOR	SQ. FT. - SQUARE FEET

N/F
CDF HOLDINGS, LLC
D.B. 18588, PG. 2418
17795 WILD HORSE CREEK ROAD
LOC. #18V140111

Drawing name: v:\2007232\Barat Academy\Drawings\Surveying\Bndry\232 ALTA.dwg Plotted on: Aug 16, 2021 - 2:48pm Plotted by: winters

ISSUE REMARKS/DATE

1	ORIGINAL ISSUE
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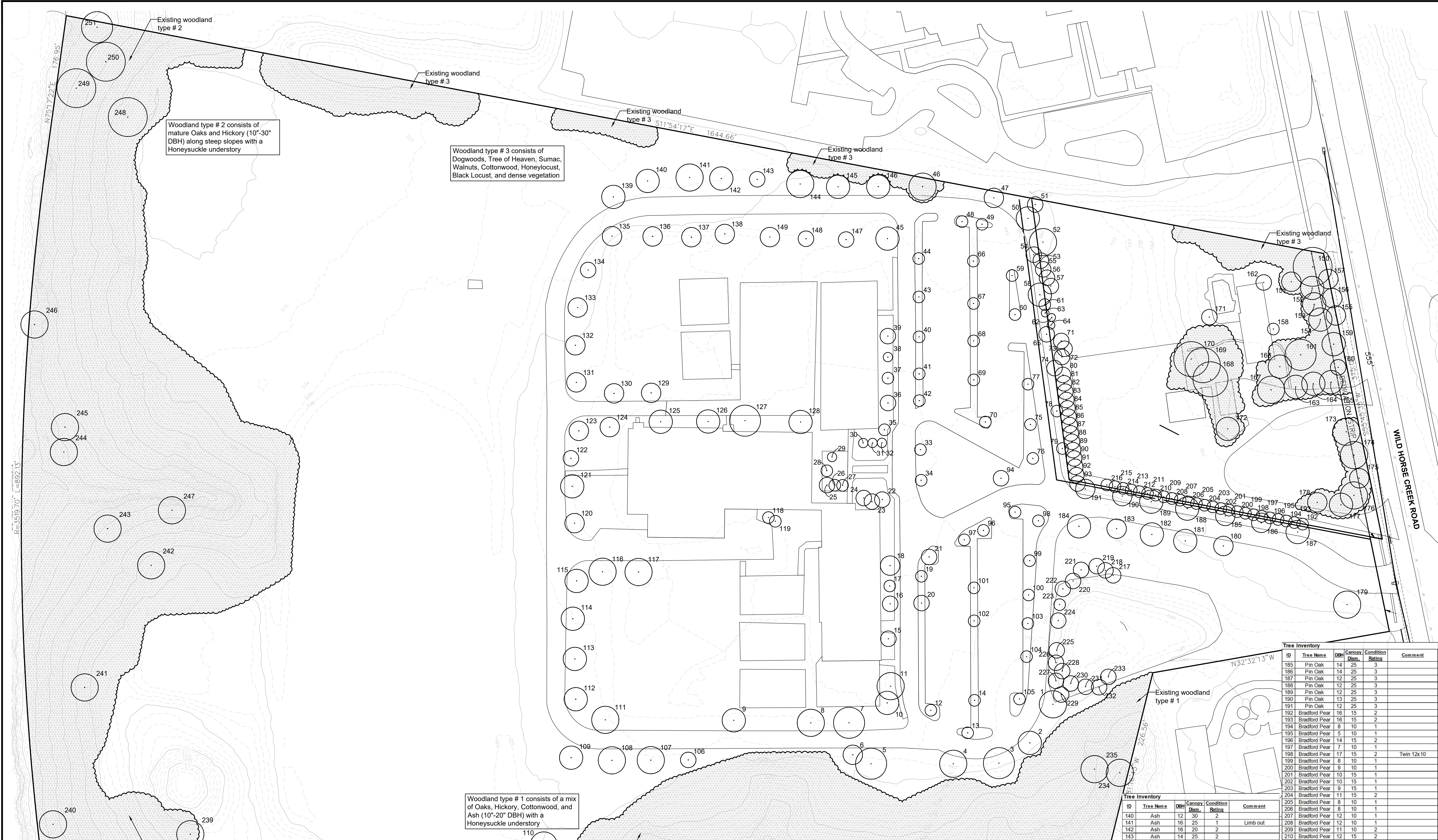
PREPARED FOR:
**McBRIDE BERRA
LAND COMPANY, LLC**
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
E-Mail: Sterling@sterling-eng-sur.com
Corp. Cert. of Authority: #00346

PROJECT:	BARAT ACADEMY	SHEET TITLE:	ALTANSPS LAND TITLE SURVEY
DRAWN:	V.W.H.	DESIGNED:	
CHECKED:	J.A.H.		
NO.	20 07 232	SHEET	3
M.S.D.		OF	3
P#	N/A		

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 3 FOR CERTIFICATION.
THE STERLING COMPANY
MO. REG. 307-D

VIRGINIA W. HUMISTON, P.L.S. DATE
MO. REG. L.S. #2006016645



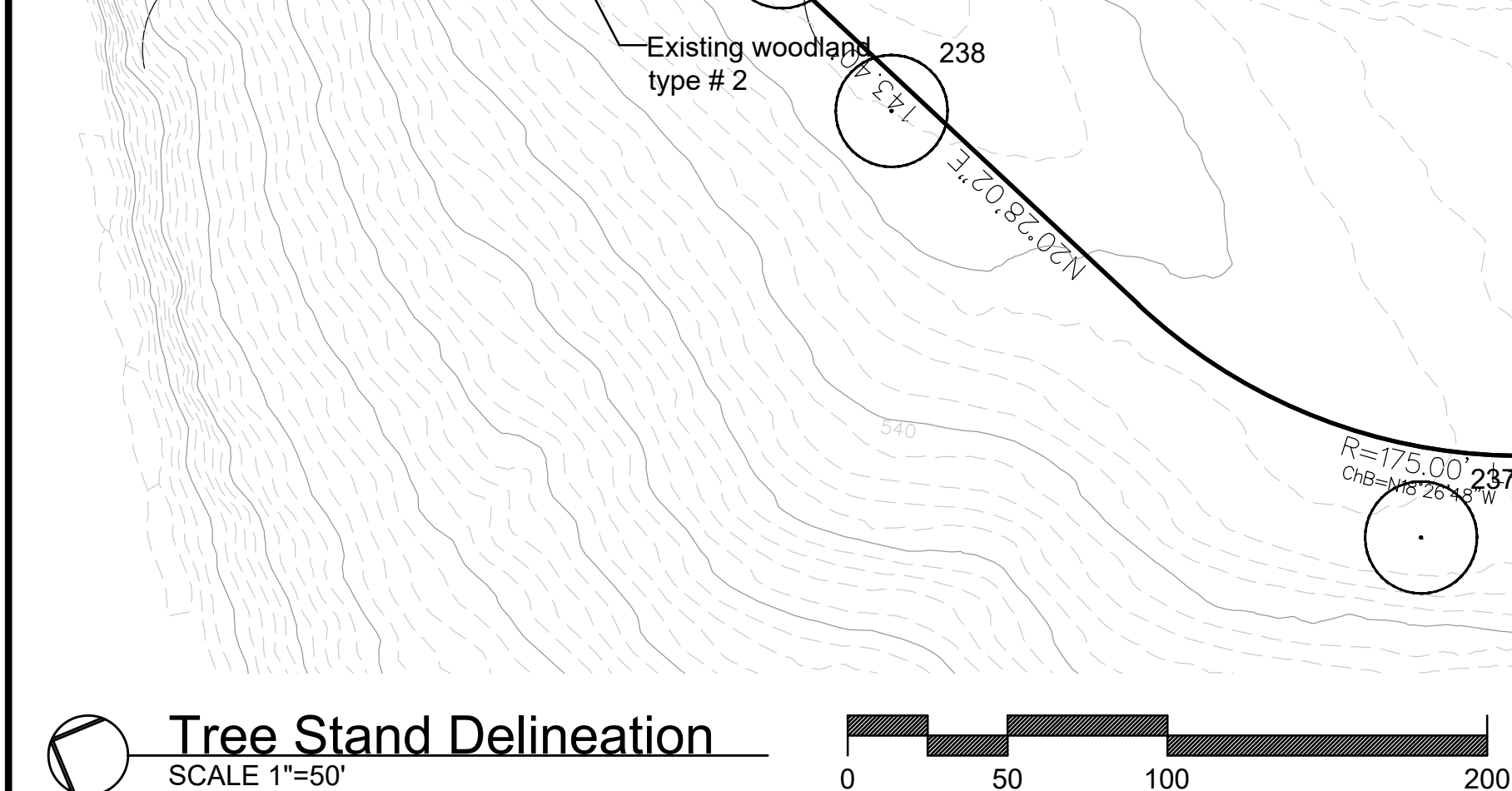
Woodland type # 2 consists of mature Oaks and Hickory (10"-30" DBH) along steep slopes with a Honeysuckle understory

Woodland type # 3 consists of Dogwoods, Tree of Heaven, Sumac, Walnuts, Cottonwood, Honeylocust, Black Locust, and dense vegetation

Woodland type # 1 consists of a mix of Oaks, Hickory, Cottonwood, and Ash (10"-20" DBH) with a Honeysuckle understory

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
185	Pin Oak	14	25	3		
186	Pin Oak	14	25	3		
187	Pin Oak	12	25	3		
188	Pin Oak	12	25	3		
189	Pin Oak	12	25	3		
190	Pin Oak	13	25	3		
191	Pin Oak	12	25	3		
192	Bradford Pear	16	15	2		
193	Bradford Pear	16	15	2		
194	Bradford Pear	8	10	1		
195	Bradford Pear	5	10	1		
196	Bradford Pear	14	15	2		
197	Bradford Pear	7	10	1		
198	Bradford Pear	17	15	2		Twin 12x10
199	Bradford Pear	8	10	1		
200	Bradford Pear	8	10	1		
201	Bradford Pear	10	15	1		
202	Bradford Pear	10	15	1		
203	Bradford Pear	9	15	1		
204	Bradford Pear	11	15	2		
205	Bradford Pear	8	10	1		
206	Bradford Pear	8	10	1		
207	Bradford Pear	12	10	1		
208	Bradford Pear	12	10	1		
209	Bradford Pear	11	10	2		
210	Bradford Pear	12	15	2		
211	Bradford Pear	7	10	1		
212	Bradford Pear	9	10	2		
213	Bradford Pear	10	15	2		
214	Bradford Pear	12	15	2		
215	Bradford Pear	10	10	1		
216	Bradford Pear	7	10	2		
217	Amur Maple	11	22	3		Vines, basal decay
218	Amur Maple	11	22	3		Offsite, old fence line
219	Amur Maple	11	22	2		
220	Amur Maple	11	20	2		
221	Amur Maple	12	22	2		
222	Amur Maple	11	22	2		
223	Amur Maple	11	20	1		
224	Amur Maple	12	20	1		
225	Amur Maple	12	20	2		
226	Amur Maple	11	22	2		
227	Amur Maple	11	20	2		
228	Amur Maple	11	22	1		
229	Amur Maple	12	20	1		
230	Amur Maple	12	20	2		
231	Amur Maple	11	22	1		
232	Amur Maple	12	20	2		
233	Amur Maple	11	20	2		
234	Cottonwood	36	2			Vines, basal decay
235	Cottonwood	30	3			Vines, basal decay
236	Ash	42	3			Offsite, old fence line
237	Cottonwood	42	3			Offsite
238	Cottonwood	27	2			Offsite, deadwood
239	Hickory	30	2			Double trunk, decay
240	Oak	28	3			Monarch
241	Oak	30	2			Twin, vines
242	Oak	30	3			Poor structure
243	Oak	30	2			Unusual crown
244	Oak	34	3			Limb damage, decay
245	Oak	30	3			Limb damage, creek
246	Oak	56	3			Monarch
247	Black Cherry	25	3			Monarch
248	Linden	30	3			Monarch
249	Oak	28	3			Monarch
250	White Oak	28	3			Monarch
251	Sugar Maple	30	40	3		Monarch

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
140	Ash	12	30	2		Limb out
141	Ash	16	25	1		
142	Ash	16	20	2		
143	Ash	14	25	2		
144	Ash	14	25	2		
145	Ash	12	25	2		
146	Ash	16	25	2		
147	Ash	12	25	2		
148	Ash	12	35	2		
149	Ash	14	40	2		
150	Silver Maple	48	60	3		Vines, Powerline
151	Bradford Pear	16	35	2		
152	Silver Maple	20	40	2		
153	Oak	16	30	3		
154	Oak	30	50	3		Monarch
155	Osage Orange	24	25	1		Multistem, ROW
156	Elm	7	15	2		ROW
157	Elm	8	15	2		ROW
158	Holly	6	5	2		At house
159	Silver Maple	39	50	2		
160	Silver Maple	23	50	2		
161	Sweetgum	30	60	3		Monarch
162	Blue Spruce	14	30	2		20' h
163	River Birch	15	20	3		Multistem 10x10
164	River Birch	14	20	3		18' h
165	River Birch	20	20	3		
166	Sweetgum	29	60	3		Monarch
167	Sweetgum	36	60	3		
168	Oak	48	60	4		Monarch
169	Oak	34	60	4		Monarch
170	Ash	40	60	3		Monarch
171	Spruce	12	30	3		20' h
172	White Pine	26	35	3		Monarch, 30' h
173	White Pine	24	25	3		Monarch
174	White Pine	22	25	3		Monarch
175	White Pine	22	25	3		Monarch
176	White Pine	24	25	3		Monarch
177	White Pine	23	25	3		Monarch
178	White Pine	21	25	3		Monarch
179	Black Walnut	28	50	3		Powerlines
180	Pin Oak	16	25	3		
181	Pin Oak	16	25	3		
182	Pin Oak	16	25	3		
183	Pin Oak	16	25	3		
184	Pin Oak	15	25	3		



Tree Stand Delineation
SCALE 1"=50'

Tree Stand Delineation Narrative
This project site comprises a total of 35.1 acres and has a total of 406,247 s.f. of tree canopy which excludes offsite tree canopy area. The Tree Stand Delineation map was completed by field inspection.

Tree Condition Rating:
Excellent 4
Good 3
Fair 2
Poor 1
Dead 0

Total Site Area = 1,527,037 s.f. (35.1 acres)
Woodland Tree Area = 332,137 s.f. (7.6 acres)
Individual Tree Area = 74,110 s.f. (1.7 acres)
Total Existing Tree Canopy Area = 406,247 s.f. (9.3 acres)

Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW-5033A

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
1	Pin Oak	20	30	3		
2	Pin Oak	18	20	2		
3	Pin Oak	22	50	3		
4	Pin Oak	18	30	2		Powerlines
5	Pin Oak	18	20	2		
6	Linden	6	25	1		Multistem 6x6x6
7	Pin Oak	19	45	3		
8	Pin Oak	20	30	3		
9	Pin Oak	20	30	3		
10	Linden	14	30	3		Multistem 6x6x6
11	Linden	14	30	3		Multistem 6x6x6
12	Crabapple	11	10	1		Half dead
13	Crabapple	11	20	3		
14	Crabapple	6	6	1		Half dead
15	Hornbeam	12	20	3		
16	Hornbeam	12	20	3		
17	Hornbeam	11	20	3		
18	Hornbeam	12	20	3		
19	Crabapple	6	8	1		Half dead
20	Crabapple	7	8	1		Half dead
21	Crabapple	11	6	1		Half dead
22	Ginkgo	11	15	3		
23	Ginkgo	5	10	3		
24	Ginkgo	8	15	3		
25	Ginkgo	9	15	3		
26	Ginkgo	4	12	3		
27	Ginkgo	5	12	3		
28	Ginkgo	4	10	3		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
29	Ginkgo	6	12	3		
30	Ginkgo	4	10	3		
31	Ginkgo	4	10	3		
32	Ginkgo	5	12	3		
33	Crabapple	6	12	3		
34	Crabapple	4	10	3		
35	Norway Spruce	10	10	4		18' h
36	Maple	9	20	4		
37	Maple	7	20	4		
38	Maple	5	12	1		
39	Maple	6	15	3		
40	Crabapple	5	15	3		
41	Crabapple	5	15	3		
42	Crabapple	3	10	2		
43	Linden	6	15	3		
44	Crabapple	5	15	3		
45	Ash	12	28	2		
46	Ash	7	18	2		
47	Ash	11	25	2		
48	Crabapple	6	12	3		
49	Crabapple	6	10	3		
50	Ash	11	20	2		
51	Bradford Pear	11	15	2		
52	Bradford Pear	11	15	1		
53	Bradford Pear	6	15	1		
54	Bradford Pear	9	15	1		
55	Bradford Pear	7	15	1		
56	Bradford Pear	7	15	1		
57	Bradford Pear	8	15	1		
58	Ash	10	16	2		
59	Crabapple	4	10	3		
60	Crabapple	5	10	1		
61	Bradford Pear	10	15	1		
62	Bradford Pear	8	8	1		
63	Bradford Pear	8	8	1		
64	Bradford Pear	8	8	1		
65	Ash	7	20	1		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
66	Crabapple	5	12	3		
67	Crabapple	5	12	3		
68	Crabapple	5	12	3		
69	Crabapple	4	6	2		
70	Crabapple	4	10	3		
71	Bradford Pear	10	15	2		
72	Bradford Pear	10	15	2		
73	Bradford Pear	10	15	2		
74	Ash	6	20	2		
75	Crabapple	4	10	3		
76	Crabapple	6	12	3		
77	Crabapple	5	12	3		
78	Ash	7	20	2		
79	Ash	7	20	2		
80	Bradford Pear	8	10	1		
81	Bradford Pear	8	10	1		
82	Bradford Pear	6	5	1		
83	Bradford Pear	8	12	1		
84	Bradford Pear	5	5	1		
85	Bradford Pear	6	10	1		
86	Bradford Pear	6	10	1		
87	Bradford Pear	6	10	1		
88	Bradford Pear	6	10	1		
89	Bradford Pear	6	10	1		
90	Bradford Pear	8	10	1		
91	Bradford Pear	6	10	1		
92	Bradford Pear	5	10	1		
93	Bradford Pear	7	10	1		
94	Pin Oak	12	24	1		Half dead
95	Crabapple	10	12	3		
96	Crabapple	10	12	3		
97	Crabapple	10	12	3		
98	Crabapple	6	12	3		
99	Crabapple	8	15	3		
100	Crabapple	7	15	3		
101	Crabapple	8	12	3		
102	Crabapple	8	15	3		

ID	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment
103	Crabapple	8	12	3		
104	Crabapple	6	15	3		
105	Crabapple	8	15	3		
106	Pin Oak	11	30	3		
107	Pin Oak	16	30	3		
108	Pin Oak	17	30	3		
109	Pin Oak	17	30	3		
110	Norway Spruce	8	10	3		Twin 10x7
111	Pin Oak	20	40	3		
112	Pin Oak	17	35	2		
113	Pin Oak	17	3			

Estates at Fire Rock

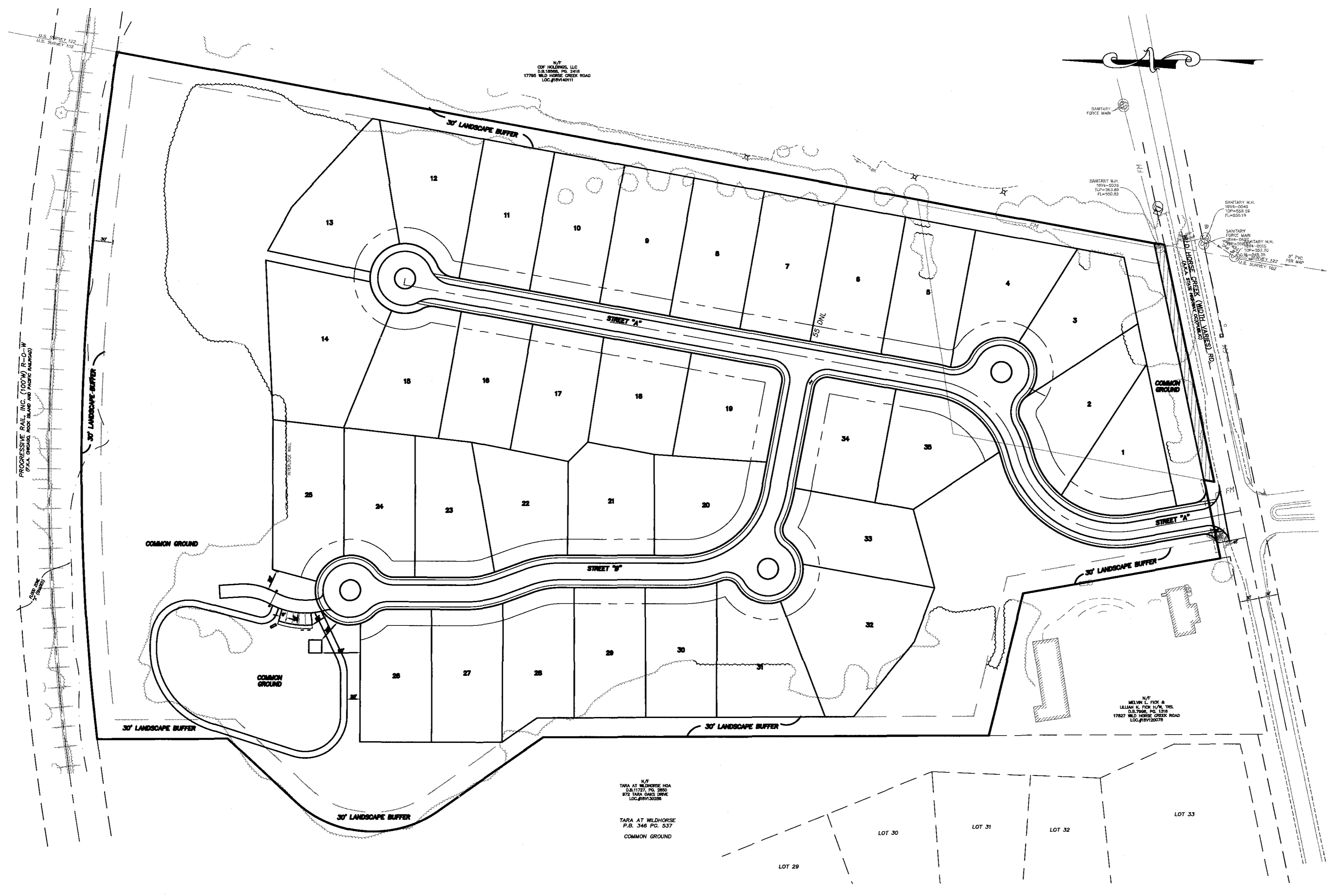
A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 OF SAID RECORDS, ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

Preliminary Plan



PROJECT ZIP CODE 63126

EXISTING	LEGEND	PROPOSED
546	CONTOURS	(---) 538.0
5536	SPOT ELEVATIONS	
	CENTER LINE	
	BUILDINGS, ETC.	
	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2" G	GAS MAIN & SIZE	(2" G)
6" W	WATER MAIN & SIZE	(6" W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OWW)
	FLOW LINE	
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
LI	LIGHT STANDARD	
ST	STREET SIGN	
P.S.	PARKING STALLS	
YL	YARD LIGHT	



SHEET INDEX

- 1.1 COVER SHEET
- 2.1 DEMOLITION PLAN
- 3.1 SITE / GRADING PLAN
- 4.1 SITE PLAN
- 5.1 NATURAL RESOURCES MAP
- 6.1 SITE SECTIONS
- 7.1 SIGHT DISTANCE STUDY

- GENERAL NOTES:**
- THIS SITE IS IN THE FOLLOWING DISTRICTS: METROPOLITAN ST. LOUIS SEWER DISTRICT, MONARCH FIRE PROTECTION DISTRICT, ROCKWOOD R-6 SCHOOL DISTRICT, Ward 4.
 - THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS: MISSOURI AMERICAN WATER COMPANY, AMEREN UE, AT&T, Laclede Gas Company, Charter Communications.
 - SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
 - STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. REVIEW OF THE PROPOSED STEEP SLOPE WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
 - GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY LIDAR.
 - STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
 - NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD.
 - ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.

- EXISTING OWNERS:** Midland States Bank, 17803 Wild Horse Creek Rd., Chesterfield, MO 63129.
- OWNER UNDER CONTRACT:** McBride Barra Land Co. LLC, 5091 NEW BAUMGARTNER RD., ST. LOUIS, MO 63129.
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
 - MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.
 - SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS.
 - LANDSCAPE EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN LANDSCAPE EASEMENTS. TREES SHALL BE ALLOWED WITHIN THE LANDSCAPE EASEMENTS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE RESIDENT OR A HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES, AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.
 - THIS PROJECT IS APPROXIMATELY 2,000 FEET AWAY FROM SPIRIT'S RUNWAY 26L AND THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - ANY MONUMENT SIGNS PROPOSED FOR THE DEVELOPMENT REQUIRES A SEPARATE APPROVAL PROCESS THRU THE CITY.

SITE INFORMATION

LOCATOR NUMBERS: 18V140065, 18V130099, 18V14098

SITE ADDRESS: 17815, 17803 AND 17831 WILD HORSE CREEK RD.

EXISTING ZONING: LLR AND N.U.

PROPOSED ZONING: E-1 WITH PUD (PLANNED UNIT DEVELOPMENT)

GROSS AREA OF SITE: 35.03 ACRES

DENSITY CALCULATIONS: 35.03 AC X 43,560 SQ.FT./AC. = 1,525,800 SQ.FT. / 43,560 SQ.FT./LOT = 35 LOTS ALLOWED

MAXIMUM NUMBER OF UNITS ALLOWED: 35

NUMBER OF UNITS PROPOSED: 35

LOT DEVELOPMENT REQUIREMENTS:

FRONT YARD SETBACK 25'

SIDE YARD SETBACK 8' (MIN. 20' BETWEEN STRUCTURES)

REAR YARD SETBACK 25'

NUMBER OF PARKING SPACES REQUIRED: TWO PER UNIT = 68 SPACES

NUMBER OF PARKING SPACES PROVIDED: 68

PROPOSED STREETS SHALL BE PUBLIC 50' W. R.O.W. WITH 26' W. P.V.M.T. AND BUILT TO THE CITY OF CHESTERFIELD STANDARDS.

RIGHT OF WAY AREA = 3.2 ACRES

WOOD R/W DEDICATION = 0.13 ACRES

COMMON GROUND = 12.50 ACRES WHICH EQUALS 35% OF THE SITE

FLOOD MAP: FEMA PANEL 28189C0145K DATED: FEB. 4, 2015

TOTAL EX TREE AREA = 10.9 ACRES

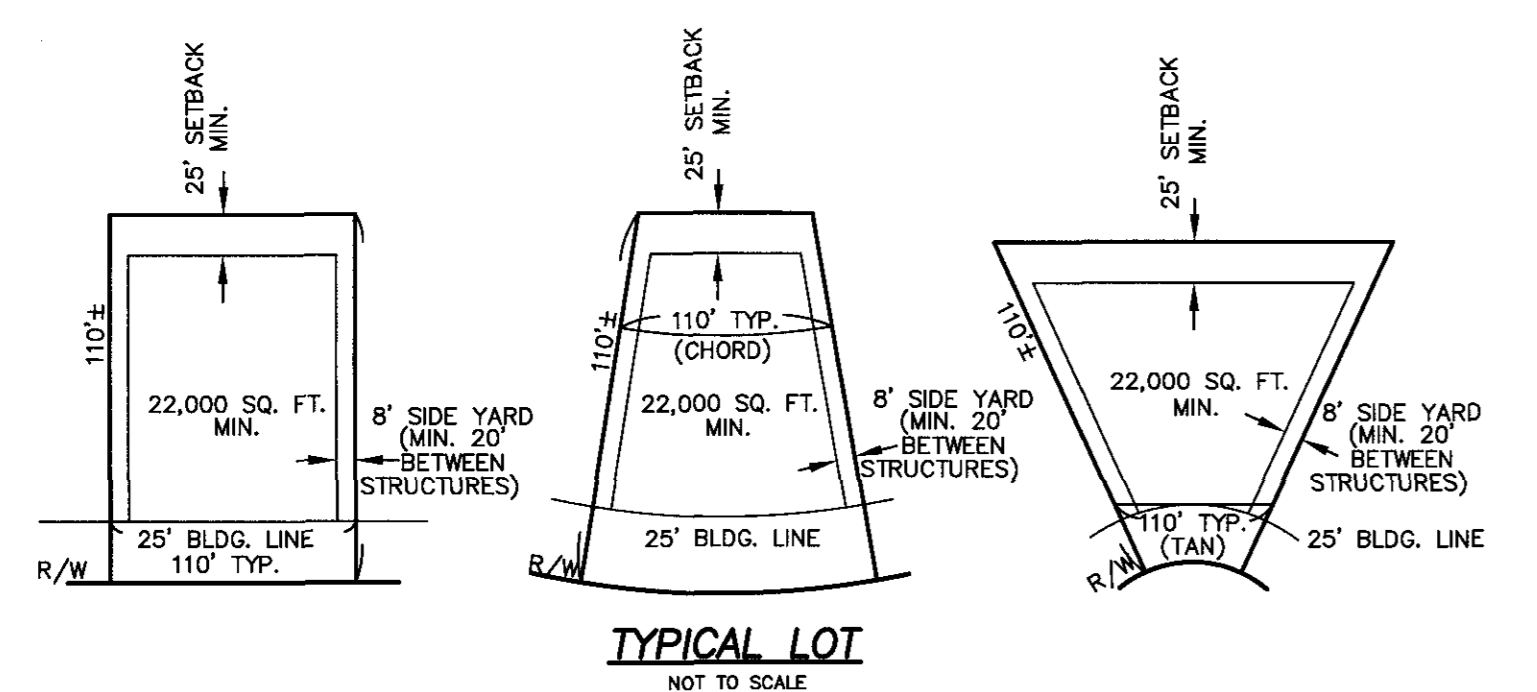
TOTAL TREE AREA TO REMAIN = 9.6 ACRES WHICH EQUALS 88% OF EXISTING TREE MASS

LOT DATA:

MINIMUM LOT:	22,014 Sq. Ft.
MAXIMUM LOT:	36,751 Sq. Ft.
AVERAGE LOT:	23,908 Sq. Ft.

LARGEST TO SMALLEST

AREA	AREA
14	36,751 Sq. Ft.
32	34,432 Sq. Ft.
13	28,429 Sq. Ft.
12	25,560 Sq. Ft.
25	25,095 Sq. Ft.
31	24,890 Sq. Ft.
15	24,696 Sq. Ft.
11	24,041 Sq. Ft.
10	24,023 Sq. Ft.
9	23,988 Sq. Ft.
8	23,935 Sq. Ft.
7	23,882 Sq. Ft.
6	23,829 Sq. Ft.
5	23,776 Sq. Ft.
4	23,723 Sq. Ft.
33	23,609 Sq. Ft.
24	23,500 Sq. Ft.
35	22,855 Sq. Ft.
27	22,811 Sq. Ft.
23	22,457 Sq. Ft.
28	22,399 Sq. Ft.
29	22,348 Sq. Ft.
30	22,337 Sq. Ft.
19	22,318 Sq. Ft.
17	22,298 Sq. Ft.
18	22,253 Sq. Ft.
21	22,207 Sq. Ft.
22	22,188 Sq. Ft.
16	22,142 Sq. Ft.
20	22,112 Sq. Ft.
26	22,088 Sq. Ft.
1	22,073 Sq. Ft.
2	22,042 Sq. Ft.
3	22,014 Sq. Ft.



FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 28189C0295K AND 28189C0315K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PROPERTY DESCRIPTION
A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 OF SAID RECORDS, ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED PARCEL B, SAID CORNER BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD (WIDTH VARIES) AND THE NORTHEAST LINE OF ABOVE SAID U.S. SURVEY 102; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A LINE BEING 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID WILD HORSE CREEK ROAD, SOUTH 55°30'40" WEST, 378.00 FEET; NORTH 12°02'12" WEST, 16.22 FEET; AND ALONG A LINE BEING 45 FEET NORTH OF AND PARALLEL TO SAID CENTERLINE, SOUTH 55°38'40" WEST, 124.28 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO TRUSTEE OF THE MELVIN L. FICK AND LILLIAN M. FICK, JOINT REVOCABLE LIVING TRUST AGREEMENT BY DOCUMENT RECORDED IN DEED BOOK 7996 PAGE 1316 OF THE ABOVE SAID RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID FICK TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 32°10'08" WEST, 308.72 FEET AND SOUTH 81°07'48" WEST, 226.56 FEET TO A POINT ON THE WEST LINE OF ABOVE SAID ADJUSTED TRACT A; THENCE LEAVING SAID NORTH LINE OF FICK TRACT AND ALONG THE WEST LINE OF SAID ADJUSTED TRACT A THE FOLLOWING COURSES AND DISTANCES: NORTH 22°46'12" WEST, 687.49 FEET; NORTH 57°30'33" WEST, 199.99 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, WHOSE CHORD BEARS NORTH 18°34'43" WEST, 219.85 FEET, AN ARC DISTANCE OF 237.71 FEET TO A POINT OF TANGENCY; NORTH 20°19'07" EAST, 143.40 FEET; AND NORTH 22°46'12" WEST, 200.68 FEET TO THE NORTHWEST CORNER OF SAID ADJUSTED TRACT A, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (100 FEET WIDE); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 3519.70 FEET, WHOSE CHORD BEARS NORTH 67°52'46" EAST, 887.14 FEET, AN ARC DISTANCE OF 692.13 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 75°08'27" EAST, 176.95 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID ADJUSTED TRACT A; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID ADJUSTED TRACT A AND ITS PROLONGATION, BEING THE EAST LINE OF SAID ADJUSTED PARCEL B, SOUTH 12°31'21" EAST, 184.66 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,527.037 SQUARE FEET, OR 35.036 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2021 UNDER ORDER NUMBER 20-07-232.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER, 2021, AT THE REQUEST OF MCBRIDE BARRA LAND COMPANY, LLC, PREPARED A PRELIMINARY PLAN OF "ESTATES AT FIRE ROCK" SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 OF SAID RECORDS, ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY
JAMEY A. HENSON
PLS. 2007017963
MSD Base Map 18V
MSD P #
Highway & Traffic #

REVISIONS

NO.	DATE	DESCRIPTION
1	9-30-2021	INITIAL SUBMITTAL

McBride Barra Land Company LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129

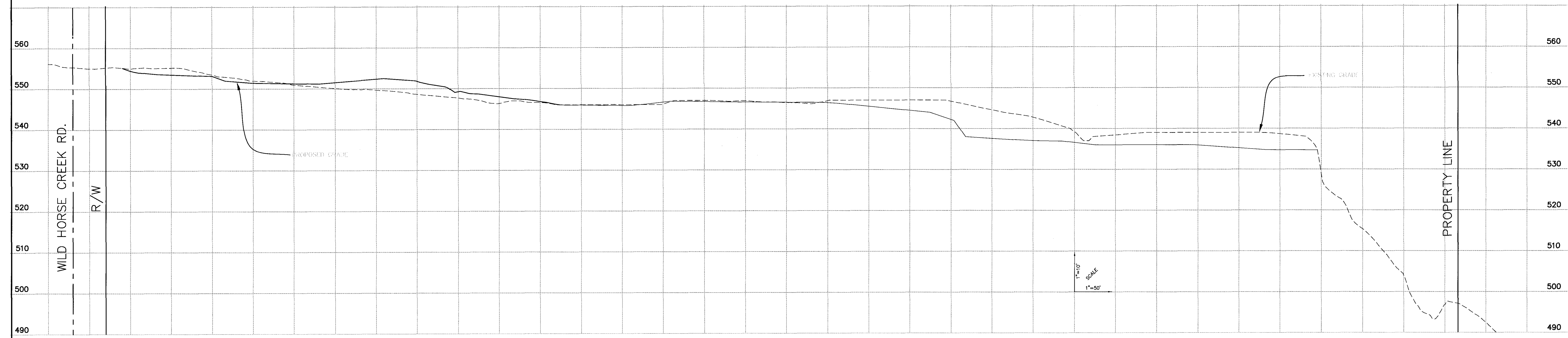
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-0440 Fax: 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001-948

Estates at Fire Rock
17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO
COVER SHEET

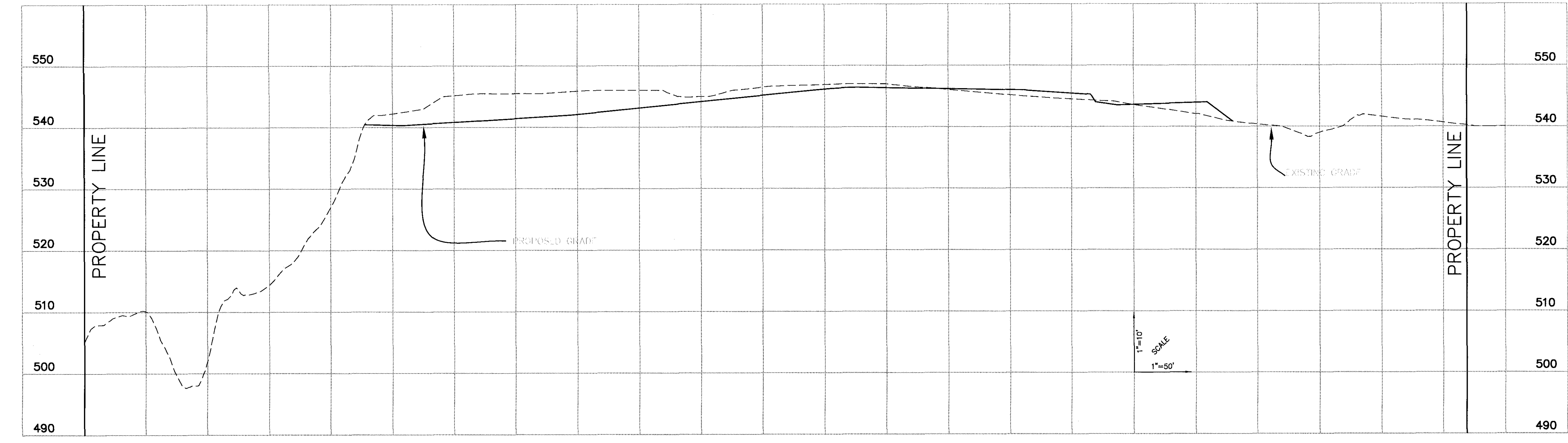
PRELIMINARY PLAN
Date: 9-30-2021
Michael G. Boarding
License No. E-28643
Professional Engineer

Job Number: 20-07-232
Date: Sept. 30, 2021
Designed MF Sheet
Drawn: EA 1.1
Checked: PRE

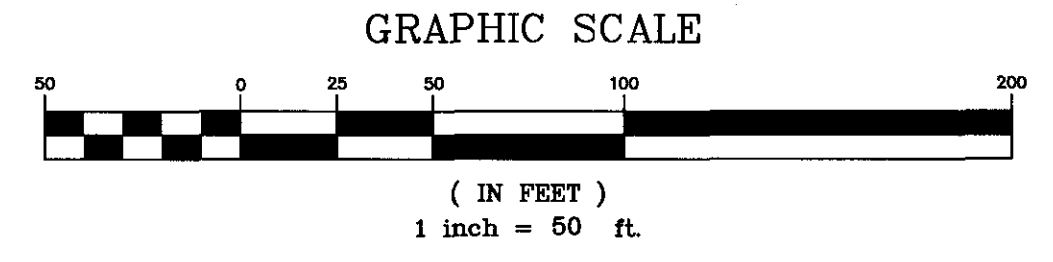
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SECTION A



SECTION B



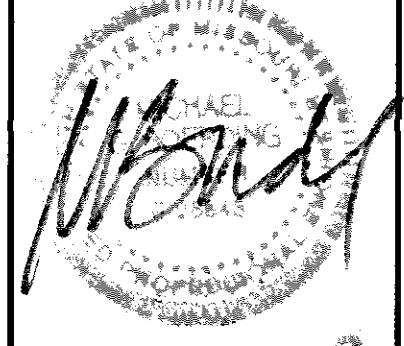
ISSUE	REMARKS/DATE
1	9-2-2021, INITIAL SUBMITTAL

McBride Berra Land Company, LLC
 5081 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 N. 2nd Street, F-2nd
 St. Louis, Missouri 63129
 Ph: 314-487-0440 Fax: 314-487-8644
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

Estates at Fire Rock
 17603 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO
 SITE SECTIONS

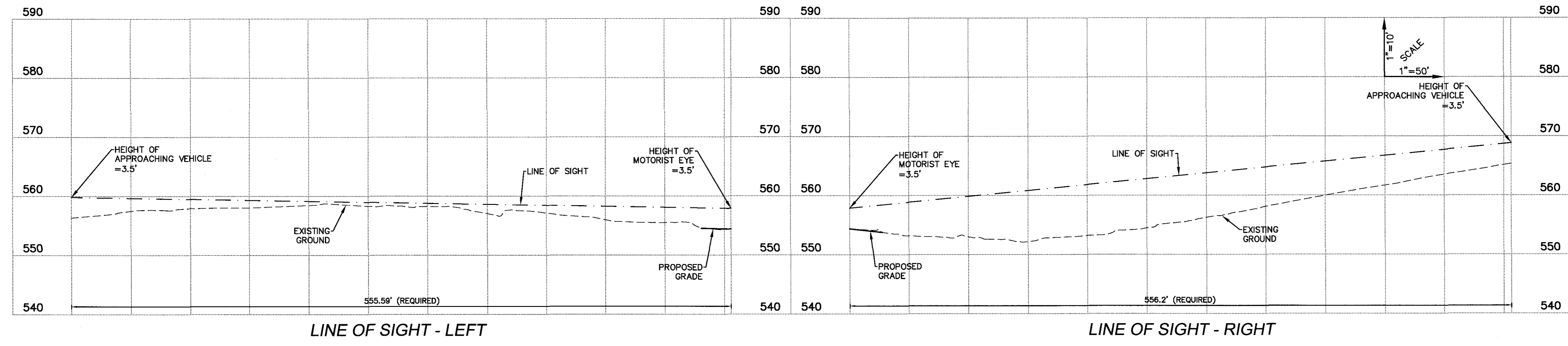
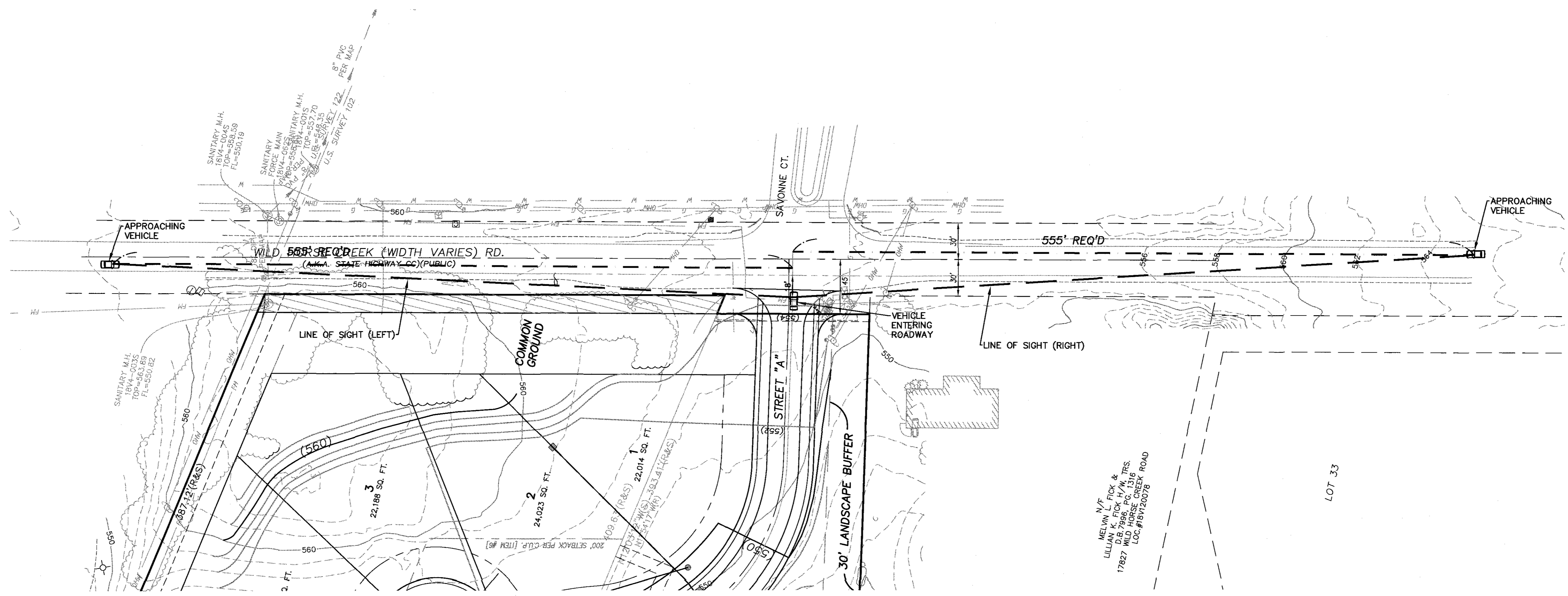
The Professional Engineer's seal and signature are subject to the provisions of the Missouri State Board of Professional Engineers and Surveyors. The Professional Engineer shall be responsible for the accuracy of the information provided in this drawing. The Professional Engineer shall be responsible for the accuracy of the information provided in this drawing. The Professional Engineer shall be responsible for the accuracy of the information provided in this drawing.



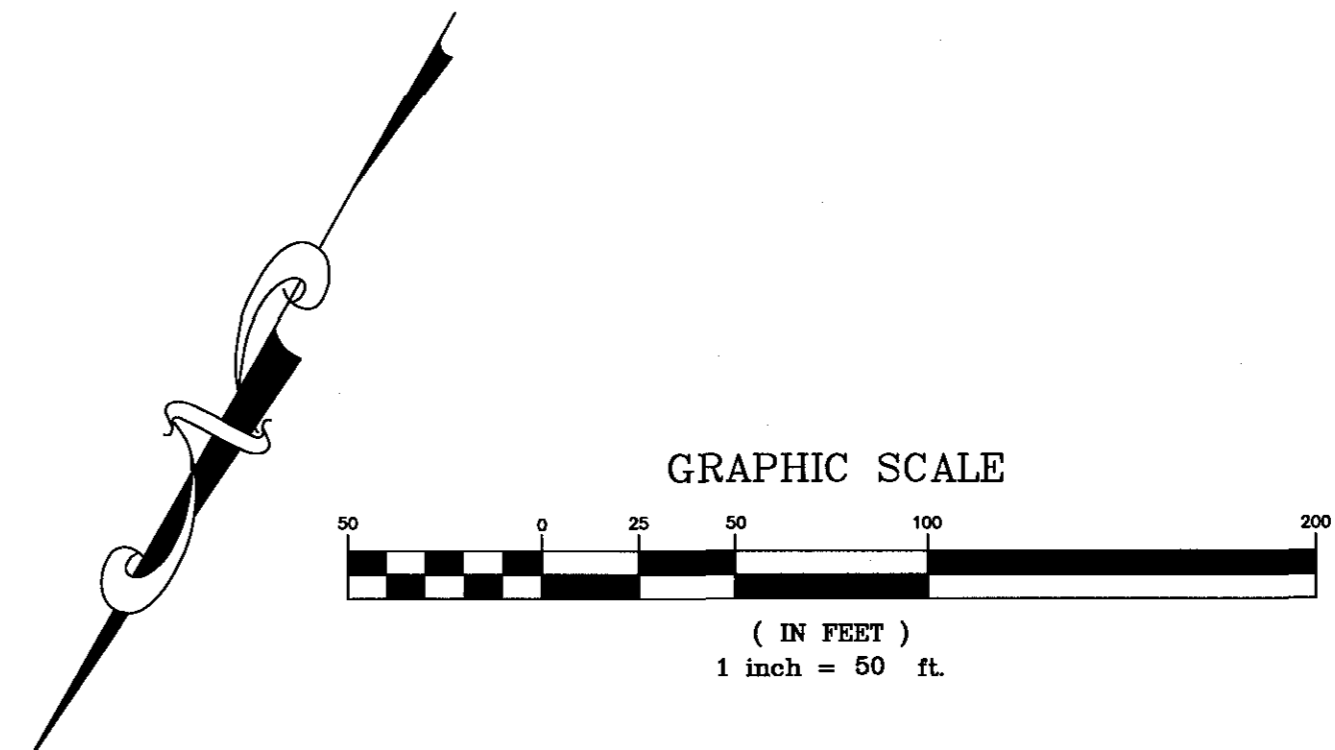
PRELIMINARY PLAN
 Date: 9-30-2021
 Michael G. Boarding
 License No. E-28643
 Professional Engineer

Job Number: 20-07-232
 Date: Sept. 30, 2021
 Designed: MF
 Drawn: EA
 Checked: PRE

MSD Base Map 18V
 MSD P #
 Highway & Traffic #



- NOTES:**
1. POSTED SPEED LIMIT: 45 M.P.H.
 2. DESIGN SPEED: 50 M.P.H.
 3. REQUIRED MINIMUM SIGHT DISTANCE: 555 FT.



MSD Base Map 18V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	9-2-2021, INITIAL SUBMITTAL

McBride Berra Land Company LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129

THE STERLING CO.
ENGINEERS & SURVEYORS
1502 New Baumgartner Road
St. Louis, MO 63129
Ph: 314-487-0440 Fax: 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Estates at Fire Rock
17803 & 17815 WILD HORSE CREEK RD., WILDWOOD, MO
SIGHT DISTANCE STUDY

(Signature)
PRELIMINARY PLAN
Date: 9-30-2021
Michael G. Boerding
License No. E-298643
Professional Engineer

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