

Planning Commission Staff Report

Meeting Date: November 28, 2022

From: Shilpi Bharti, Planner

Location: 17803, 17815 and 17831 Wild Horse Creek Road

Description: **P.Z. 11-2022 Estates at Fire Rock (St. Austin School)**: A request for a change in zoning from a PUD – Planned Unit Development to E-1AC Estate District for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

PROPOSAL SUMMARY

St. Austin School has submitted a request to change the zoning for a tract of land totaling 35.0 acres from a “PUD”—Planned Unit Development into a new “E-1AC”—Estate District. The site was rezoned from “LLR”—Large Lot Residential District to “E-1AC” in 2021. In the same year, a concurrent petition was submitted to rezone the property from “E-1AC” to “PUD”—Planned Unit Development to allow 35 single family homes. The current applicant is requesting to rezone the property back to “E-1AC” residential district to allow School as a permitted use since school is not a permitted use under the existing “PUD” zoning district.



Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

Pre-1988—Subject site zoned “NU”—Non-Urban.

1990—Conditional Use Permit issued for 17803 Wild Horse Creek Rd. to allow bulk sale of sand, gravel, mulch and similar supplies (C.U.P. 09-1990).

1997—17831 Wild Horse Creek Rd. rezoned from “NU” to “R1” as part of the Tara at Wildhorse subdivision (Ordinance 1316).

1999—17815 and 17831 Wild Horse Creek Rd. rezoned from “NU” and “R1”, respectively, to a new “LLR” District to accommodate a proposed private school use (Ordinance 1518).

2015—17803 Wild Horse Creek Rd. rezoned from “NU” to “LLR”, incorporating the site into a new 35.097-acre tract of land for a proposed accessory dormitory use for a private school (Ordinance 2847).

2021 – The three parcels (17803, 17815 and 17831 Wild Horse Creek Road) were rezoned from “LLR” to “E-1AC” and then from “E-1AC” to “PUD” to develop 35 single family homes. The Site Development application was withdrawn and the site was not developed.

LAND USE AND ZONING

The land use and zoning for the properties surrounding the subject site are as follows:

Direction	Zoning	Land Use
North	“M3”—Planned Industrial	Golf Course
South	“E2”—Estate District	Single-Family Residential
East	“NU”—Non-Urban District	Church or Other Place of Worship
West	“R1”—Residence District	Single Family Residential

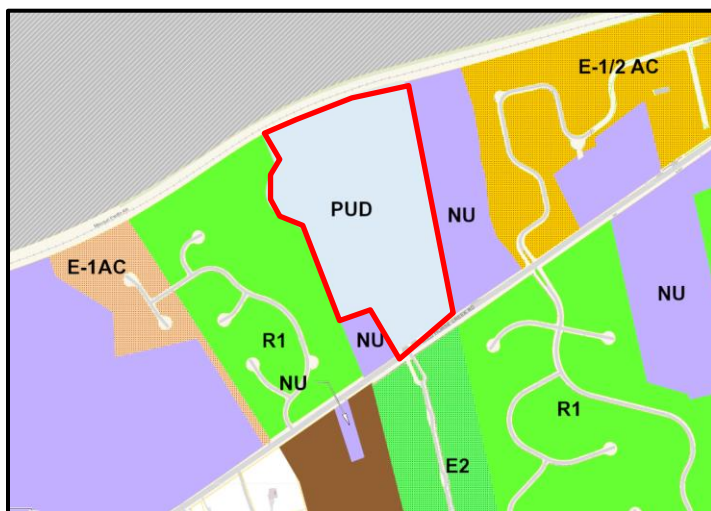


Figure 2: Zoning Map



Figure 3: Future Land Use Map

COMPREHENSIVE PLAN

The City’s Comprehensive Plan designates this site as within the Suburban Neighborhood character area on the Future Land Use Map. This area is characterized primarily by single-family detached homes typically oriented toward the interior of the site and buffered from surrounding development by transitional uses, topography, preserved open space or landscape areas. The Comprehensive Plan also outlines specific policies for this character area.

Plan Policies:

- Encourage preservation of existing residential neighborhood’s identity.

- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices.
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development.

E-1AC ESTATE DISTRICT

As per City of Chesterfield Unified Development Code, the purpose of the E-1AC Estate District is to provide for the enhancement of residential development while preserving the community character of the area with well-buffered, well-landscaped neighborhoods, and to allow for such other residentially related uses which are compatible with the character of the district. Below are the design standards for E-1AC District.

E-1AC Design Standards	
Min. Lot Size	1 acre
Max. Height	50'
Front (ROW) Setback	25'
Side Setback	25'
Between Structures	40'
Landscape Buffers	Required

Permitted uses in this E-1AC District will be: Churches and other places of worship; Dwelling, single-family; Educational facility (Kindergarten, Primary, Junior high, Senior high, College/university; Golf courses; Home occupation; Public utility facility; Sewage treatment facility; Wildlife reservation, forest and conservation.

PUBLIC HEARING

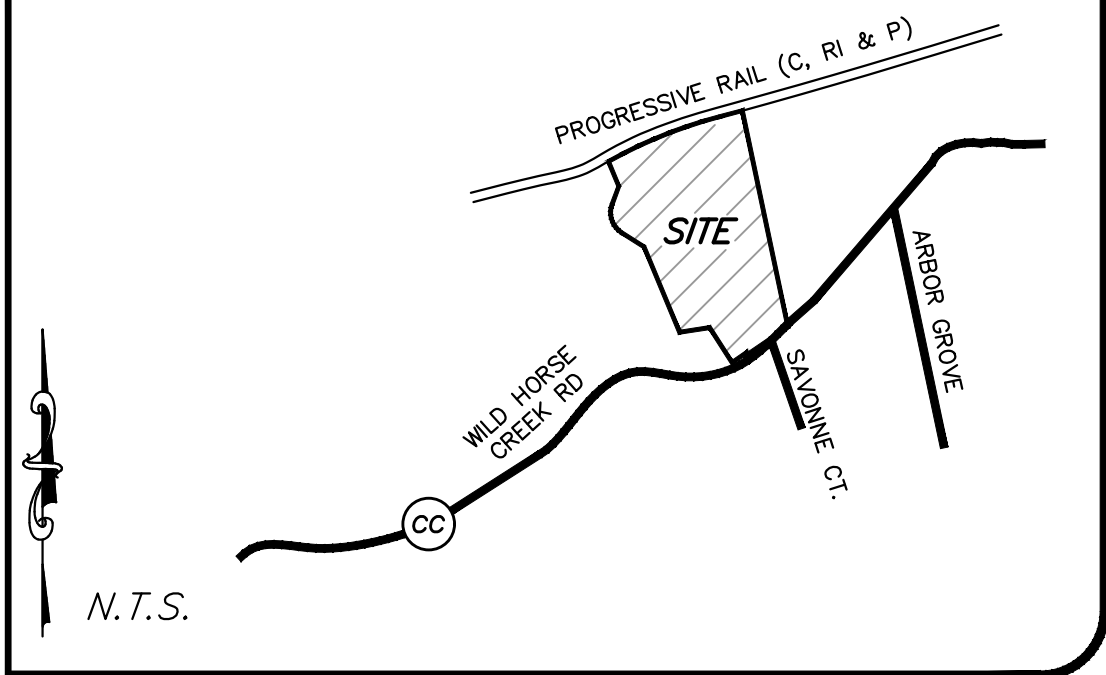
A Public Hearing for this request was held on November 14, 2022 at which the Planning Commission raised no issues.

REQUEST

Staff has completed review of this petition and has no further comments or outstanding issues on the zoning request before the Commission. The petition has met all filing requirements and procedures of the City of Chesterfield.

Attachments: Outboundary Survey

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 (18V140069), 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

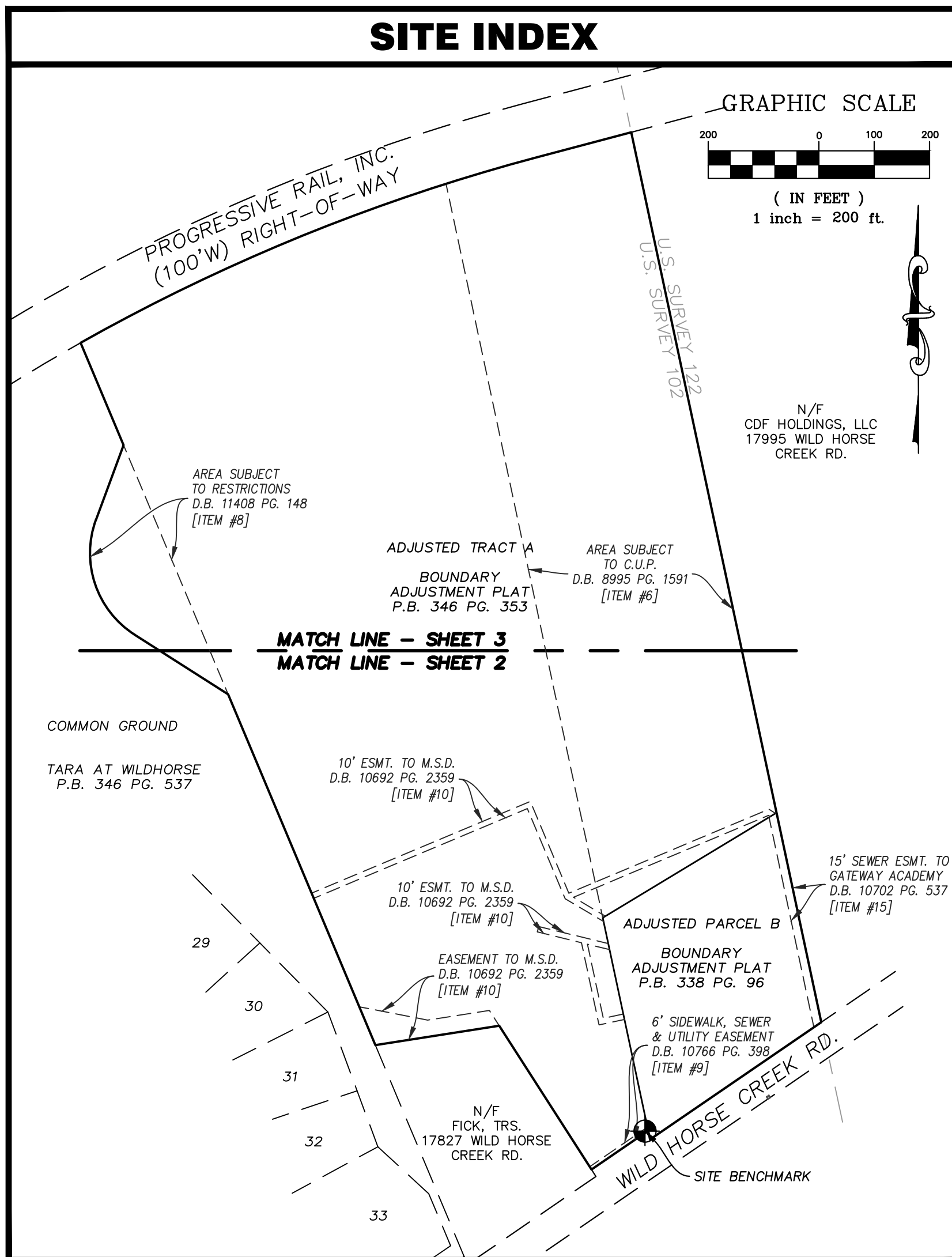
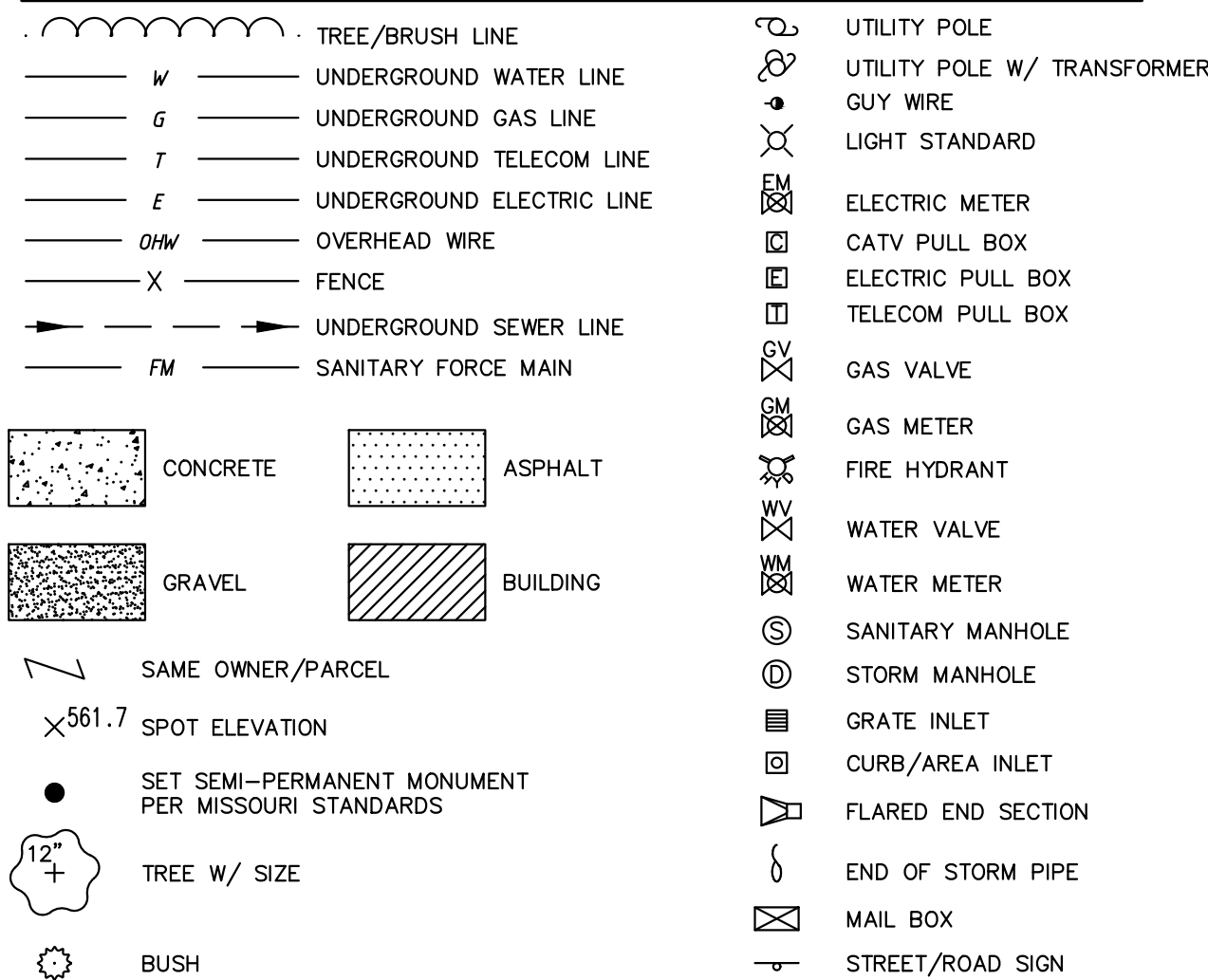
AC.	- ACRES	FL.	- FLOWLINE
ASPH.	- ASPHALT	FND.	- FOUND
B.M.	- BENCHMARK	L.S.	- LOW SILL
BTM.	- BOTTOM	M.H.	- MANHOLE
CL.	- CENTER LINE	N/F.	- NOW OR FORMERLY
CMP.	- CORRUGATED METAL PIPE	NO.	- NUMBER
CONC.	- CONCRETE	P.B.	- PLAT BOOK
COR.	- CORNER	PG.	- PAGE
D.B.	- DEED BOOK	PL.	- PROPERTY LINE
DIST.	- 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:**
- 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.
 - 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

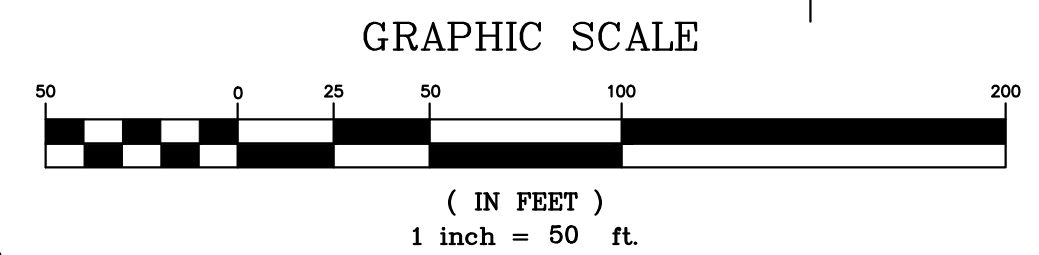
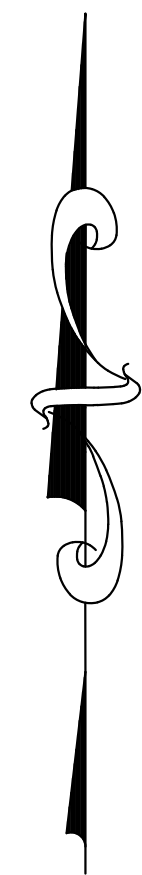
VIRGINIA W. HUMISTON, P.L.S. DATE _____
MO. REG. L.S. #2006916645

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	SHEET	
M.S.D.	P# N/A		1	OF	3
DIGITAL FILE LOCATION	SERVER=STERLING-2 #202 ALTA.DWG				



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

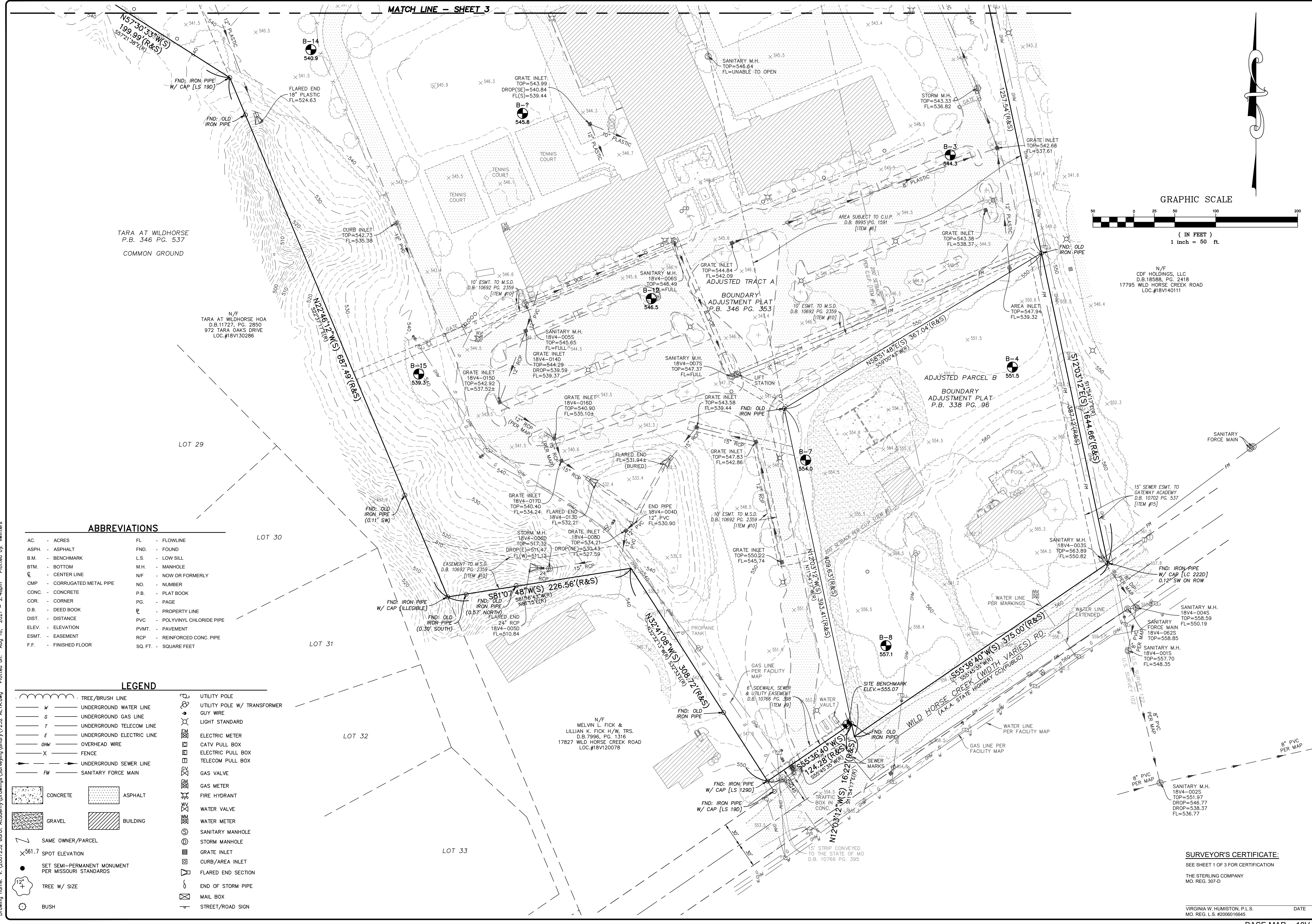
ABBREVIATIONS

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
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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
(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.

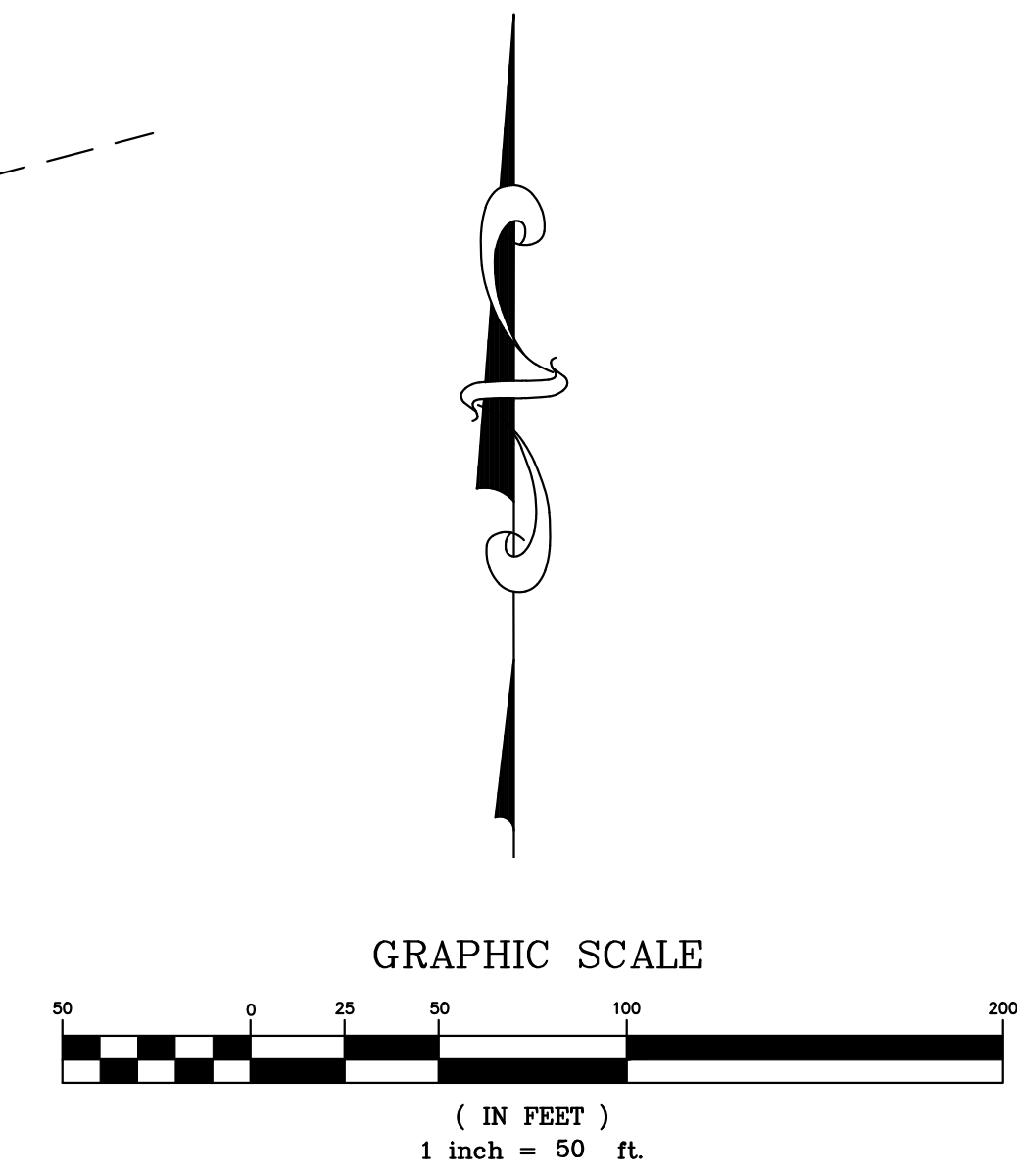
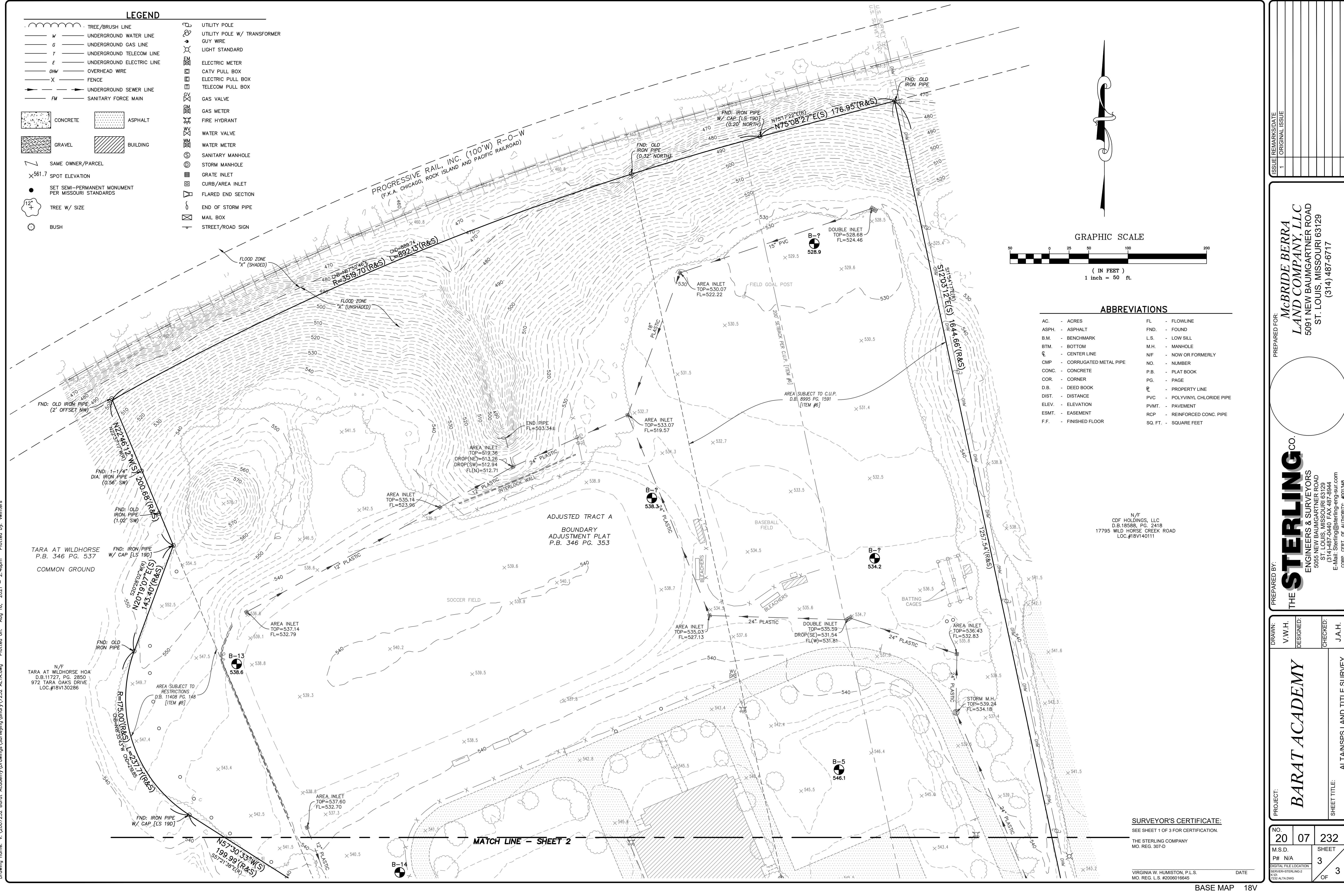
SHEET TITLE: **ALTANSPS LAND TITLE SURVEY**

NO.	20	07	232
M.S.D.	P# N/A		
SHEET	2		
DATE	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
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CMP - CORRUGATED METAL PIPE	NO. - NUMBER
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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\7232 ALTA.dwg Plotted on: Aug 16, 2021 - 2:48pm Plotted by: winters

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

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

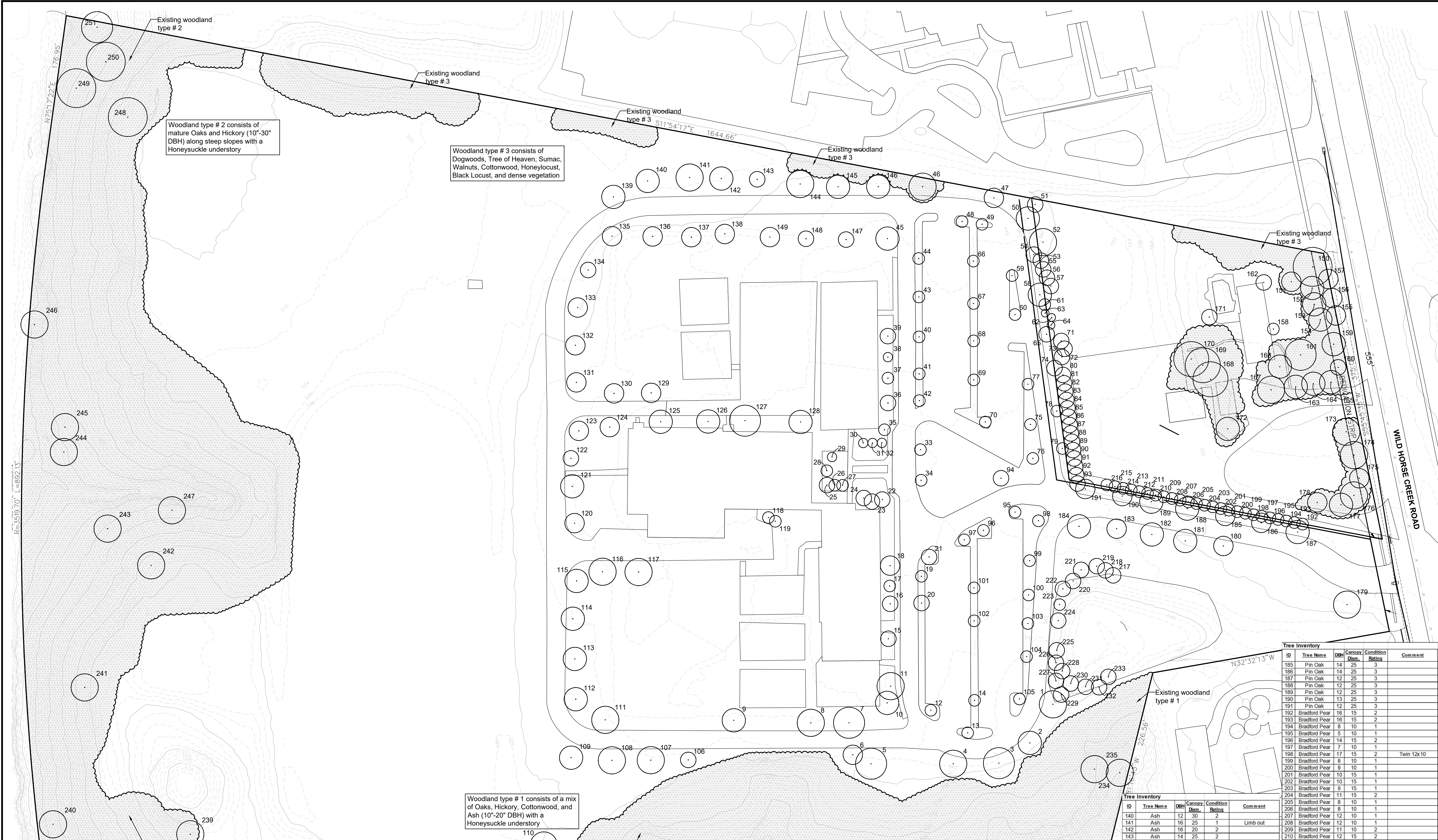
PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com
Corp. Cert. of Authority: #00346

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

PROJECT:
BARAT ACADEMY

SHEET TITLE:
ALTANSPS LAND TITLE SURVEY

NO.	20	07	232
M.S.D.			SHEET
#	N/A		3
DIGITAL FILE LOCATION	SERVER=STERLING-2		OF
			3



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		Multistem
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	36	2			Vines, basal decay
236	Ash	42	3			Offsite, old fence
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			Monarch
246	Oak	30	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		25' 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		