



Conceptual Review Application Form & Submittal Requirements

5401 Independence Road
Weldon Spring, MO 63304

FOR OFFICE USE ONLY

Application Number: _____ Application Date: _____
Fee Paid: _____ Concept Review Meeting Date: _____

CONCEPTUAL REVIEW APPLICATION FORM

Project Name: _____

Location: _____

Property Details:

Current Zoning: _____ Gross Acreage/Square Footage: _____

Current Land Use: _____

Proposed Land Use: _____

Applicant Information:

Contact: _____ Phone: _____

Company: _____

Address: _____

E-mail: _____

Owner Information:

Contact: _____ Phone: _____

Company: _____

Address: _____

E-mail: _____

Applicant Questions: Please attach a list of any specific questions that you would like to have addressed during Conceptual Review.

Purpose: The purpose of Conceptual Review is to hold an informal meeting to develop a better understanding of the site's potential, discuss ideas for the site, walk the site, and to ultimately prepare a conceptual design for the site. Developers will obtain upfront insights regarding which site features city staff and local officials want to conserve as well as impacts they want to avoid.

CONCEPTUAL REVIEW SUBMITTAL REQUIREMENTS

In addition to this completed Conceptual Review Application form, the five main requirements for the Concept Review Submittal are as follows:

1. **Site Context Maps (5 copies; 1 electronic PDF version on CD or emailed)**
2. **Existing Resources and Site Analysis Maps (5 copies; 1 electronic PDF version on CD or emailed) and provide ten (10) 8"x10" handouts**
3. **Yield Plan (5 copies; 1 electronic PDF version on CD or emailed)**
4. **Adjacent Landowner Address List & Address Labels**
5. **Submit Conceptual Review Application Fee (\$1,200 plus \$25 per acre above 0)**

1. ☐ **Site Context Map** Pages 6-13 - Map: Alta Pg 7

a. Drawn based on property size:

➤ If less than 100 acres, then:

1" = 40'

☐ Scale: one inch = 200 feet

☐ Map should extend 1,000 feet outward of parcel

➤ If equal to or greater than 100 acres, then:

☐ Scale: one 1 inch = 400 feet

☐ Map should extend 2,000 feet outward of parcel

b. Shall include following data for entire map area (including the proposed site):

☐ Topography

☐ Stream valleys

☐ Wetlands

☐ Woodlands over one-half (1/2) acre in size (from aerial photographs)

☐ Wildlife migration routes

☐ Ridge lines

☐ Public roads and trails

☐ Utility easements and rights-of-way

☐ Public lands

☐ Land protected under conservation easements

☒ Existing development patterns

2. ☐ **Existing Resources and Site Analysis Map** Pages 14-31 - Map: Alta Pg 15

☐ Scale: one 1 inch = 200 feet

☐ Vertical aerial photograph with the site boundaries clearly marked

6.98 Acres ☐ Total acreage of the tract

- ☐ Contour lines which shall generally be at 20-foot intervals. Slopes between 15 and 25% and those exceeding 25% shall be clearly indicated
- ☐ **Location and delineation of ponds, streams, ditches, drains, and natural drainage swales, 100-year floodplains, and wetlands.** Any additional areas of wetlands discovered via testing, visual inspection, or the presence of wetlands vegetation shall also be shown.
- ☐ **Vegetative cover** conditions on the property according to general cover type, including cultivated land, permanent grassland, meadow, pasture, old field, hedgerow, woodland, wetland, and the actual canopy line of existing trees and woodlands. Vegetative types shall be described by plant community, relative age, and condition.
- ☐ **Soil** series, types, and phases, as mapped by the United States Department of Agriculture, Natural Resources Conservation Service in the published soil survey for the county, and accompanying data published for each soil relating to its suitability for construction (and, in non-public sewer areas, for septic suitability).
- ☐ **Ridge lines and watershed boundaries.**
- ☐ A **view analysis** showing the location and extent of views into the property from public or private roads and from public parks.
- ☐ **Geologic formations** on the proposed development parcel, including rock outcroppings, cliffs, sinkholes, and fault lines, based on available published information or more detailed data obtained by the applicant.
- ☐ **All existing human-made features**, including but not limited to streets, driveways, farm roads, horse trails, buildings, foundations, walls, wells, drainage fields, dumps utilities, fire hydrants, and storm and sanitary sewers.
- ☐ Locations of all **historically significant sites or structures** on the tract, including but not limited to stone walls, earthworks, and graves.
- ☐ Locations of **trails** that have been in public use (pedestrian, equestrian, bicycle, etc.).
- ☐ All **easements and other encumbrances of property** that are or have been filed of record with the Recorder of Deeds of the County or which have been established by use over an extended period.

3. ☐ **Yield Plan** Pages 32-41 - Map: Site Plan Pg 34

- a. A Yield Plan is a sketch map-based approach to determine the potential maximum number of dwellings units that could possibly be built on a given property. Please note, the purpose of the Yield Plan is to determine overall potential density for a site only and is not intended

to confer any legal or equitable right to any specific number of dwelling units on any given tract of land.

b. Yield Plans shall meet the following requirements:

- ☐ Shall be prepared as conceptual layout plans in accordance with the standards of the City of Weldon Spring Subdivision Regulations, containing proposed lots, streets, rights-of-way, and other pertinent features.
- ☐ Each lot shall contain at least the minimum area of buildable land that is required for all lots in the zoning district where the property is located and shall conform to all dimensional requirements of the zoning district where the property is located. Undevelopable lands (see very end of application for definition) may not be counted towards any total lot area.
- ☐ Each lot shall conform to all dimensional requirements of the zoning district where the property is located.
- ☐ Yield Plans shall be drawn to scale but do not need to be based on a field survey.
- ☐ Yield Plans shall depict a lot layout and design reflecting a development pattern that could reasonably and realistically be developed, taking into account the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances, and suitable soils if public sewage disposal will not be provided.
- ☐ The density of sites not served by central sewage disposal shall not be less than that mandated by state and/or county laws and be further determined by evaluating the number of homes that could be supported by individual septic systems on conventional lots.

4. ☐ **List of Adjacent Landowners** Pages 42-48 - Condensed List: Pg 43

- a. A list of adjacent landowners "property owners within one hundred eighty-five (185) feet of the boundary of the premises shall be invited to Conceptual Review due to the fact that the process tends to flow more smoothly when adjacent landowners are invited to participate in the process at an early stage. The applicant shall provide the city with a list of adjacent land owners and the city will mail them notice of Conceptual Review.

ADDITIONAL INFORMATION REGARDING CONCEPTUAL REVIEW

Conceptual Review Procedure

- a. **Convene at City Hall.** The applicant and city attendees will meet at City Hall at the date and time scheduled by the City.

- b. **Applicant Presents Maps.** At the beginning of the meeting, the applicant will present the Context Map, the Existing Resources and Site Analysis Map, and the Yield Plan.
- c. **Site Visit.** After the Conceptual Review application has been reviewed, attendees will conduct a site visit on the property. The applicant will be responsible for pointing out the location of various features on the property. The intent of the site visit is to get city representatives acquainted with the property, to verify data on the Existing Resources and Site Analysis Map, and for the attendees to work together to identify primary and secondary conservation areas (i.e., features to be designed around and preserved), and any additional site opportunities and/or constraints such as potential linkages to natural or cultural features on adjacent properties.
- d. **Conceptual Review Design Session.** After the site visit, a Conceptual Review Design Session is required. The Conceptual Review Design Session can take place following the site visit, or due to the length of time required, can be scheduled for another date at the applicant's discretion. Regardless of the date, attendees will convene at City Hall and, based on the Existing Resources and Site Analysis Map and the outcome of the site visit, conduct a Conceptual Review Design Session. At this meeting interested parties will participate in a cursory version of the Four-Step Subdivision Design Process. The purpose of the Conceptual Review Design Session is to help the applicant establish an overall design approach that respects the site's special and/or noteworthy features while providing for the density permitted under the zoning ordinance.
- e. **Please note,** depending on the outcome of the initial Conceptual Review meeting, additional meetings may be required.

What Applicant Must Bring to Conceptual Review

- ☐ **Applicant Representatives.** Applicant representatives at Conceptual Review shall include at a minimum the applicant or the applicant's representative. It is strongly recommended that the person who will be responsible for preparing the Sketch Plan (the next phase of the subdivision process) attend Conceptual Review. A representative for the applicant is required to point out the location of various features on the property during the site visit.
- ☐ **Design Materials.** Applicant must bring white tracing paper (enough to cover the Existing Resources and Site Analysis Map) and various colored permanent markers to meeting.

Definition of Undevelopable Lands: Wetlands, lands within the one hundred (100)-year floodplain, and lands that have a slope(s) greater than twenty-five (25%) percent (these lands are also considered Primary Conservation Areas.)

Please see ARTICLE 410: SUBDIVISION REGULATIONS of the City's Municipal Code that **was adopted in March 2009** for more detailed information on the Mayor Subdivision Conceptual Review as well as other subdivision processes and procedures.

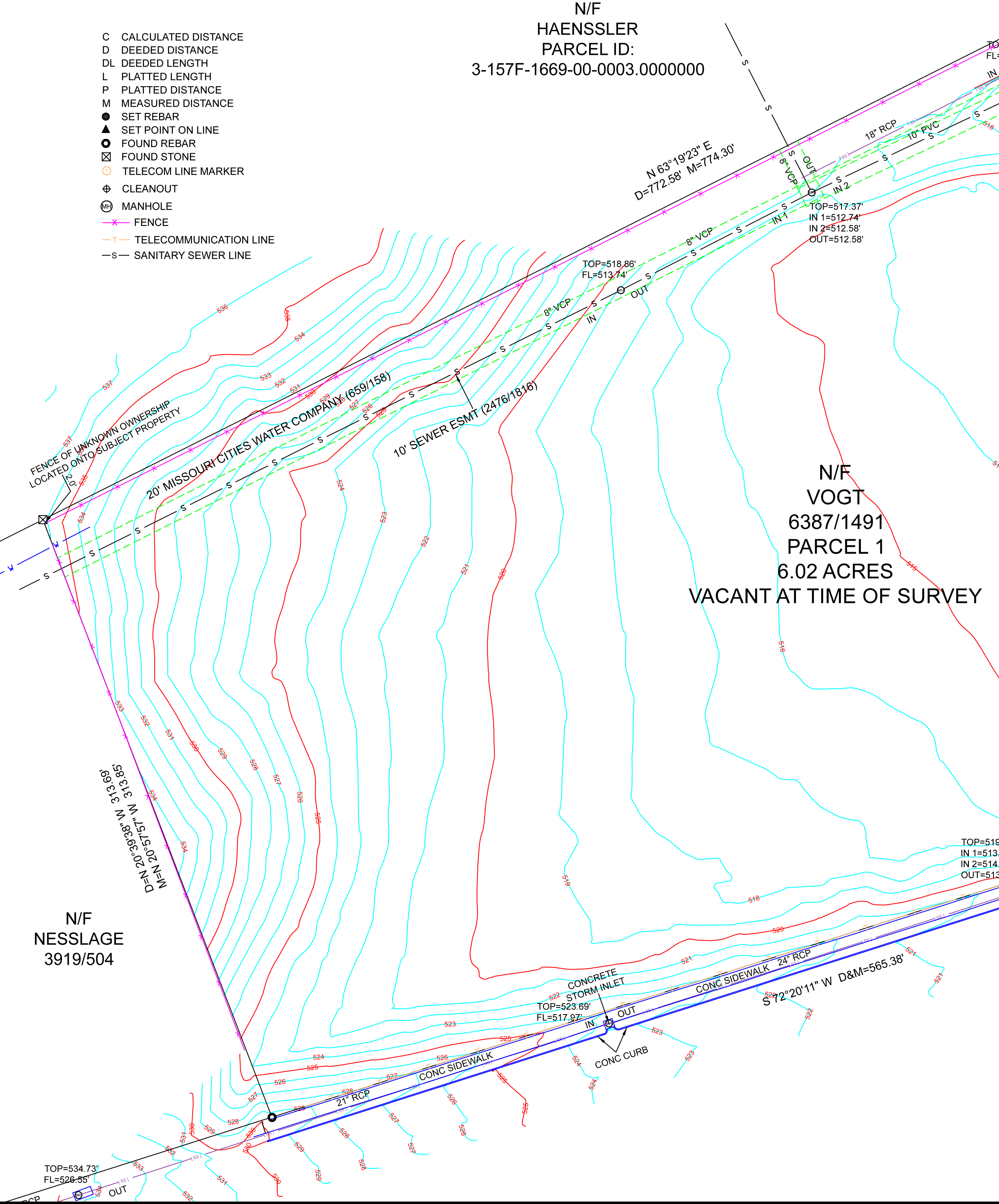
Divider 1: Site Context Map & Supporting Documents

PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST CHARLES COUNTY, MISSOURI

TITLE DESCRIPTION:

PARCEL 1:
A TRACT OF LAND BEING PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 239-240 OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE SAID NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 60.08 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO LARRY D. AND BARBARA J. NESSLAKE ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 3919 PAGE 504 OF THE SAID RECORDS AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE SAID EAST LINE OF THE NESSLAKE PROPERTY, NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 313.69 FEET TO A POINT ON THE SOUTHEAST LINE OF PROPERTY CONVEYED TO HAENSSLER FAMILY L.P. ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 1876 PAGE 1682 OF THE SAID RECORDS; THENCE ALONG THE SOUTHEAST LINE OF THE HAENSSLER FAMILY L.P. PROPERTY, NORTH 63 DEGREES 19 MINUTES 23 SECONDS EAST 772.58 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO FAITH CHURCH ST. LOUIS ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6262 PAGE 2303 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 45 DEGREES 11 MINUTES 14 SECONDS EAST 56.89 FEET, AND SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST 121.86 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO SIEDENTOP PROFESSIONAL PARK PARTNERSHIP, LLC ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 5108 PAGE 799 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE SIEDENTOP PROFESSIONAL PARK PARTNERSHIP, LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 40 DEGREES 10 MINUTES 11 SECONDS WEST 31.02 FEET, SOUTH 18 DEGREES 15 MINUTES 38 SECONDS WEST 45.79 FEET, SOUTH 15 DEGREES 22 MINUTES 57 SECONDS WEST 58.54 FEET, SOUTH 23 DEGREES 35 MINUTES 36 SECONDS WEST 64.67 FEET, SOUTH 21 DEGREES 14 MINUTES 18 SECONDS WEST 65.68 FEET, AND SOUTH 05 DEGREES 21 MINUTES 33 SECONDS WEST 65.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, 60 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN BOOK 3186 PAGE 1690 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 72 DEGREES 26 MINUTES 16 SECONDS EAST 1030.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 4.06 FEET, AND SOUTH 72 DEGREES 20 MINUTES 11 SECONDS WEST 565.38 FEET TO THE POINT OF BEGINNING, ACCORDING TO CALCULATIONS BY BAX ENGINEERING COMPANY DURING SEPTEMBER, 2019.

PARCEL 2:
A TRACT OF LAND BEING PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 239-240 OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE SAID NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 60.08 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO LARRY D. AND BARBARA J. NESSLAKE ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 3919 PAGE 504 OF THE SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE NESSLAKE PROPERTY, NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 313.69 FEET TO A POINT ON THE SOUTHEAST LINE OF PROPERTY CONVEYED TO HAENSSLER FAMILY L.P. ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 1876 PAGE 1682 OF THE SAID RECORDS; THENCE ALONG THE SOUTHEAST LINE OF THE HAENSSLER FAMILY L.P. PROPERTY, NORTH 63 DEGREES 19 MINUTES 23 SECONDS EAST 772.58 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO FAITH CHURCH ST. LOUIS ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6262 PAGE 2303 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 45 DEGREES 11 MINUTES 14 SECONDS EAST 56.89 FEET, AND SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST 121.86 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 22 DEGREES 49 MINUTES 08 SECONDS EAST 38.36 FEET, SOUTH 43 DEGREES 54 MINUTES 18 SECONDS EAST 80.36 FEET, SOUTH 26 DEGREES 37 MINUTES 36 SECONDS EAST 32.38 FEET, AND SOUTH 28 DEGREES 44 MINUTES 03 SECONDS EAST 180.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, 60 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN BOOK 3186 PAGE 1690 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 72 DEGREES 26 MINUTES 16 SECONDS EAST 1030.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 275.78 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO MARY JANE VOGT, TRUSTEE OF THE CARL S. SIEDENTOP AND EMMA K. SIEDENTOP REVOCABLE LIVING TRUSTS ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6387 PAGE 1491 OF THE SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE VOGT PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 05 DEGREES 21 MINUTES 33 SECONDS EAST 65.13 FEET, NORTH 21 DEGREES 14 MINUTES 18 SECONDS EAST 65.68 FEET, NORTH 18 DEGREES 15 MINUTES 38 SECONDS EAST 45.79 FEET, AND NORTH 40 DEGREES 10 MINUTES 11 SECONDS EAST 31.02 FEET TO THE POINT OF BEGINNING, ACCORDING TO CALCULATIONS BY BAX ENGINEERING COMPANY DURING SEPTEMBER, 2019.



SURVEYORS NOTES:

- BASIS OF BEARING ADOPTED FROM THE SUBJECT PROPERTY DEED AS RECORDED IN DEED BOOK 6387 PAGE 1491 OF THE ST CHARLES COUNTY RECORDS.
- UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET NUMBER 213011592 & 213011593. ADDITIONAL LINES AND UTILITIES MAY BE LOCATED ON THE SUBJECT PROPERTY.
- PARKING SPACE; 0 REGULAR SPACES
0 HANDICAP SPACES
0 TOTAL SPACES
- BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
- NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON OCTOBER 28TH, 2021 COMMITMENT NO NCS-1056500-MAD. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-II AS FOLLOWS:
ITEM 1 - 8. STANDARD EXCEPTIONS AND NOT OF A SURVEY NATURE
ITEM 9: THE EFFECTS IF ANY, OF THE SURVEY RECORDED IN SURVEY RECORD BOOK 10, PAGE 76.
ITEM 10: EASEMENT GRANTED TO MISSOURI EDISON COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 442, PAGE 389 AND CORRECTED IN BOOK 462, PAGE 619 - ALL DO NOT AFFECT SUBJECT PROPERTY.
ITEM 11: EASEMENT GRANTED TO MISSOURI CITIES WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 659, PAGE 1586 - PLOTTED AND NOTED.
ITEM 12: SUPPLEMENTAL RIGHT OF WAY EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 1515, PAGE 9 OF THE ST. CHARLES COUNTY RECORDS - DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 13: EASEMENT GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO INSTRUMENT RECORDED IN BOOK 2476, PAGE 1816 - PLOTTED AND NOTED.
ITEM 14: DEDICATION OF ROADWAY, TEMPORARY CONSTRUCTION EASEMENTS AND PERMANENT DRAINAGE EASEMENTS TO THE CITY OF WELDON SPRING AS RECORDED IN BOOK 3186, PAGE 1690 OF THE ST. CHARLES COUNTY RECORDS - PLOTTED AND NOTED.
ITEM 15: EASEMENT GRANTED TO DUCKETT CREEK SANITARY SEWER DISTRICT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7007, PAGE 307 - PLOTTED AND NOTED.
ITEM 16: TERMS AND PROVISIONS OF THE EASEMENT AGREEMENT ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 7038, PAGE 2257 - PLOTTED AND NOTED.
ITEM 17: ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. §5499A, ET SEQ.) AND/OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §5181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
ITEM 18: CHARGES AND ASSESSMENTS BY TRUSTEES OF SAID SUBDIVISION, SEWER SERVICE CHARGES, SEWER LATERAL CHARGES, ROADWAY MAINTENANCE ASSESSMENTS AND/OR PUBLIC WATER SUPPLY DISTRICT CHARGES AND ASSESSMENTS, IF ANY.
ITEM 19: TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY.

SURVEYORS CERTIFICATE

To: FIRST AMERICAN TITLE INSURANCE COMPANY BOLDT CAPITAL LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7A, 7B, 8, 9, 11, & 13 OF TABLE A THEREOF. FIELDWORK WAS PERFORMED ON NOVEMBER 5TH, 2021. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 200-16) OF THE MISSOURI CODE OF STATE REGULATIONS. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

DATE OF PLAT OR MAP: 11/9/2021

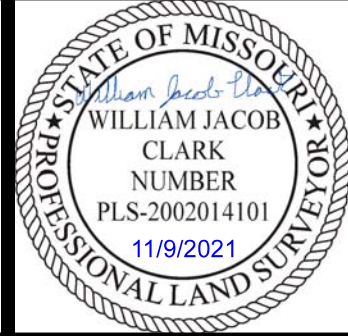
William Jacob Clark DATE: 11/9/2021

WILLIAM JACOB CLARK PLS 2002014101
STATE OF MISSOURI

CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005000229

PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX
WWW.CARDINALSURVEYING.COM
INBOX@CARDINALSURVEYING.COM
DRAWN BY: BSR/LNC CHECKED BY: WJC
FIELDWORK BY: TAO/KTC
JOB #2111051 FB 642:21
SIEDENTOP ROAD, WELDON SPRING, MO 63304

REVISIONS
12/8/21 - TOPOGRAPHY
12/9/21 - SEWER INFO





Siedntop Rd, Weldon Springs MO - Topographic Exhibit

February 1, 2022
Exhibit 6





1:

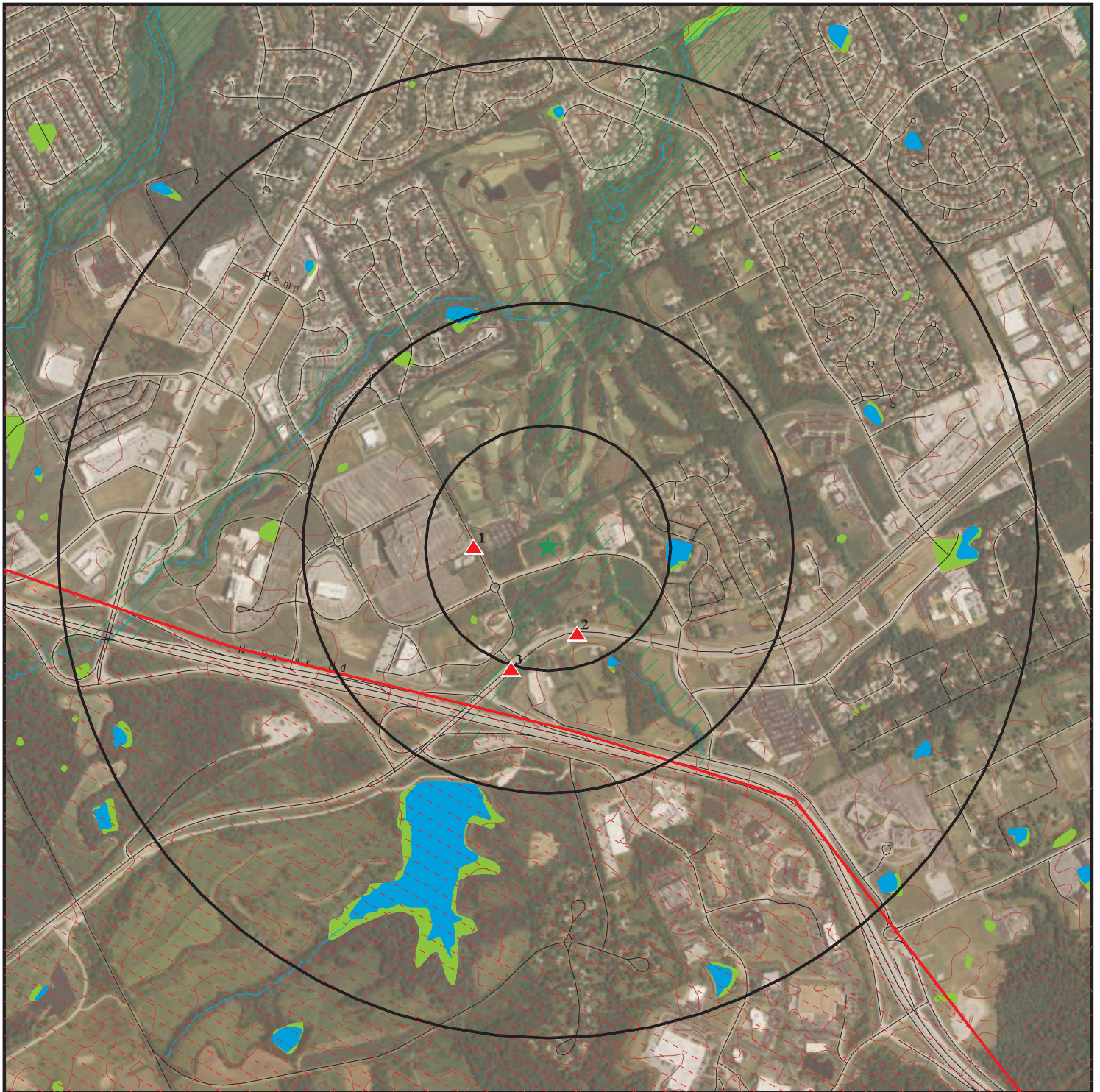
137.5

275 ft

Legend

-  3-0160-1796-00-0001.50
-  3-0160-1796-00-0001.52

OVERVIEW MAP - 6808540.2S



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

⚙ Manufactured Gas Plants

🏠 National Priority List Sites

🏠 Dept. Defense Sites

🏠 Indian Reservations BIA

🌊 Special Flood Hazard Area (1%)

🌊 0.2% Annual Chance Flood Hazard

🌿 National Wetland Inventory

🌿 State Wetlands

0 1/4 1/2 1 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Weldon Springs - Senior Living Facility
ADDRESS: 302 Siedentop Road
Saint Charles MO 63304
LAT/LONG: 38.716662 / 90.687051

CLIENT: Horner & Shifrin Inc.
CONTACT: Bridgett Jacquot
INQUIRY #: 6808540.2s
DATE: January 05, 2022 11:05 am

9/48

DETAIL MAP - 6808540.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏠 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- 🌊 Special Flood Hazard Area (1%)
- 🌊 0.2% Annual Chance Flood Hazard
- 🌿 National Wetland Inventory
- 🌿 State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Weldon Springs - Senior Living Facility
 ADDRESS: 302 Siedentop Road
 Saint Charles MO 63304
 LAT/LONG: 38.716662 / 90.687051

CLIENT: Horner & Shifrin Inc.
 CONTACT: Bridgett Jacquot
 INQUIRY #: 6808540.2s
 DATE: January 05, 2022 11:06 am

10/48



St Charles County Government GIS Services

Siedntop Rd, Weldon Springs MO - Aerial Exhibit 1998

February 1, 2022

Exhibit 5





1:

137.5

275 ft

Legend

-  3-0160-1796-00-0001.50
-  3-0160-1796-00-0001.52





St Charles County Government GIS Services

Siedntop Rd, Weldon Springs MO - Aerial Exhibit 2012

February 1, 2022
Exhibit 5



1:

137.5 275 ft

Legend

- 3-0160-1796-00-0001.50
- 3-0160-1796-00-0001.52





Siedntop Rd, Weldon Springs MO - Aerial Exhibit 2020

February 1, 2022
Exhibit 5





1:

137.5

275 ft

Legend

-  3-0160-1796-00-0001.50
-  3-0160-1796-00-0001.52

ST. CHARLES
COUNTY
13148

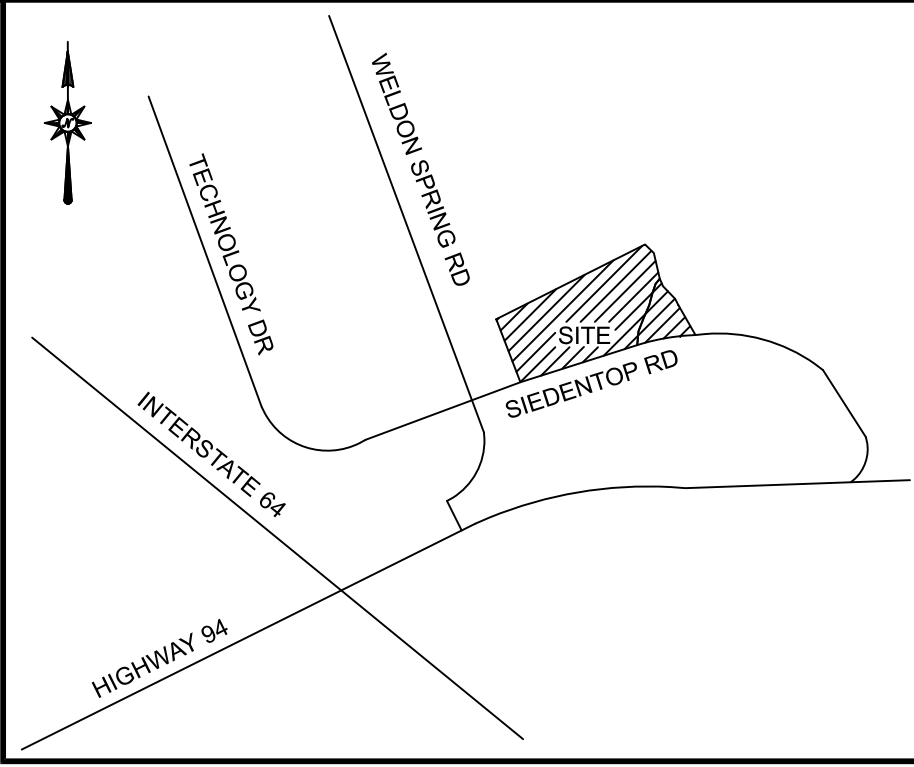
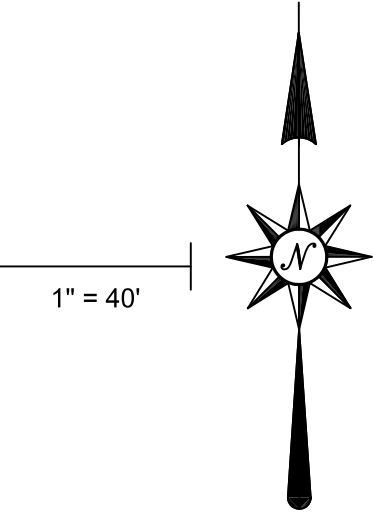
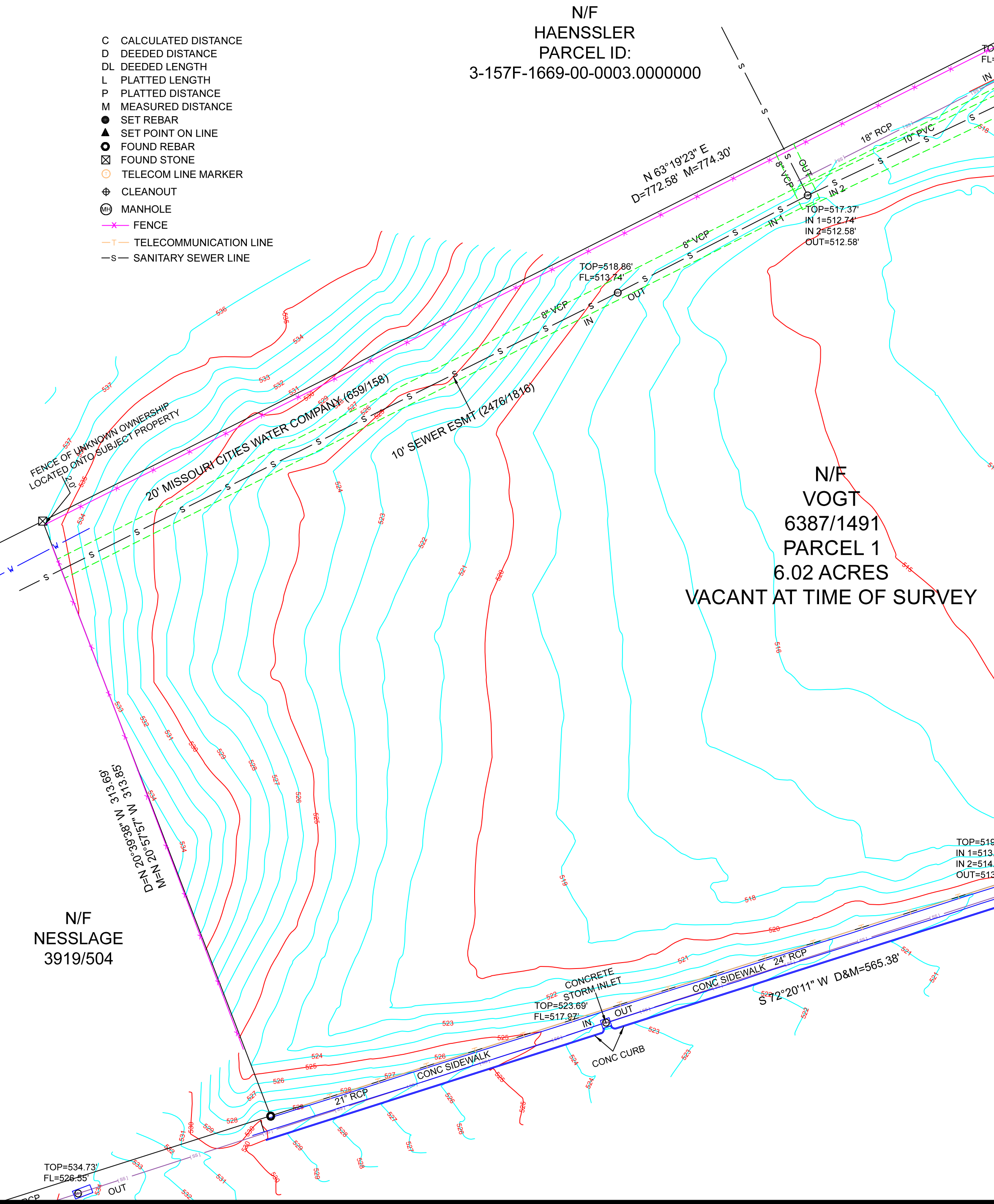
Divider 2: Existing Resources, Site Analysis Map, & Supporting Documents

PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST CHARLES COUNTY, MISSOURI

TITLE DESCRIPTION:

PARCEL 1:
A TRACT OF LAND BEING PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 239-240 OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE SAID NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 60.08 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO LARRY D. AND BARBARA J. NESSLAGE ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 3919 PAGE 504 OF THE SAID RECORDS AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE SAID EAST LINE OF THE NESSLAGE PROPERTY, NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 313.69 FEET TO A POINT ON THE SOUTHEAST LINE OF PROPERTY CONVEYED TO HAENSSLER FAMILY L.P. ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 1876 PAGE 1682 OF THE SAID RECORDS; THENCE ALONG THE SOUTHEAST LINE OF THE HAENSSLER FAMILY L.P. PROPERTY, NORTH 63 DEGREES 19 MINUTES 23 SECONDS EAST 772.58 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO FAITH CHURCH ST. LOUIS ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6262 PAGE 2303 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 45 DEGREES 11 MINUTES 14 SECONDS EAST 56.89 FEET, AND SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST 121.86 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO SIEDENTOP PROFESSIONAL PARK PARTNERSHIP, LLC ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 5108 PAGE 799 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE SIEDENTOP PROFESSIONAL PARK PARTNERSHIP, LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 40 DEGREES 10 MINUTES 11 SECONDS WEST 31.02 FEET, SOUTH 18 DEGREES 15 MINUTES 38 SECONDS WEST 45.79 FEET, SOUTH 15 DEGREES 22 MINUTES 57 SECONDS WEST 58.54 FEET, SOUTH 23 DEGREES 35 MINUTES 36 SECONDS WEST 64.67 FEET, SOUTH 21 DEGREES 14 MINUTES 18 SECONDS WEST 65.68 FEET, AND SOUTH 05 DEGREES 21 MINUTES 33 SECONDS WEST 65.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, 60 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN BOOK 3186 PAGE 1690 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 72 DEGREES 26 MINUTES 16 SECONDS EAST 1030.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 4.06 FEET, AND SOUTH 72 DEGREES 20 MINUTES 11 SECONDS WEST 565.38 FEET TO THE POINT OF BEGINNING, ACCORDING TO CALCULATIONS BY BAX ENGINEERING COMPANY DURING SEPTEMBER, 2019.

PARCEL 2:
A TRACT OF LAND BEING PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 239-240 OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE SAID NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 60.08 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO LARRY D. AND BARBARA J. NESSLAGE ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 3919 PAGE 504 OF THE SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE NESSLAGE PROPERTY, NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 313.69 FEET TO A POINT ON THE SOUTHEAST LINE OF PROPERTY CONVEYED TO HAENSSLER FAMILY L.P. ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 1876 PAGE 1682 OF THE SAID RECORDS; THENCE ALONG THE SOUTHEAST LINE OF THE HAENSSLER FAMILY L.P. PROPERTY, NORTH 63 DEGREES 19 MINUTES 23 SECONDS EAST 772.58 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO FAITH CHURCH ST. LOUIS ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6262 PAGE 2303 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 45 DEGREES 11 MINUTES 14 SECONDS EAST 56.89 FEET, AND SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST 121.86 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 22 DEGREES 49 MINUTES 08 SECONDS EAST 38.36 FEET, SOUTH 43 DEGREES 54 MINUTES 18 SECONDS EAST 80.36 FEET, SOUTH 26 DEGREES 37 MINUTES 36 SECONDS EAST 32.38 FEET, AND SOUTH 28 DEGREES 44 MINUTES 03 SECONDS EAST 180.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, 60 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN BOOK 3186 PAGE 1690 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 72 DEGREES 26 MINUTES 16 SECONDS EAST 1030.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 275.78 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO MARY JANE VOGT, TRUSTEE OF THE CARL S. SIEDENTOP AND EMMA K. SIEDENTOP REVOCABLE LIVING TRUSTS ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6387 PAGE 1491 OF THE SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE VOGT PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 05 DEGREES 21 MINUTES 33 SECONDS EAST 65.13 FEET, NORTH 21 DEGREES 14 MINUTES 18 SECONDS EAST 65.68 FEET, NORTH 18 DEGREES 15 MINUTES 38 SECONDS EAST 45.79 FEET, AND NORTH 40 DEGREES 10 MINUTES 11 SECONDS EAST 31.02 FEET TO THE POINT OF BEGINNING, ACCORDING TO CALCULATIONS BY BAX ENGINEERING COMPANY DURING SEPTEMBER, 2019.



SURVEYORS NOTES:

- BASIS OF BEARING ADOPTED FROM THE SUBJECT PROPERTY DEED AS RECORDED IN DEED BOOK 6387 PAGE 1491 OF THE ST CHARLES COUNTY RECORDS.
- UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET NUMBER 213011592 & 213011593. ADDITIONAL LINES AND UTILITIES MAY BE LOCATED ON THE SUBJECT PROPERTY.
- PARKING SPACE; 0 REGULAR SPACES
0 HANDICAP SPACES
0 TOTAL SPACES
- BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
- NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON OCTOBER 28TH, 2021 COMMITMENT NO NCS-1056500-MAD. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-II AS FOLLOWS:
ITEM 1 - 8. STANDARD EXCEPTIONS AND NOT OF A SURVEY NATURE
ITEM 9: THE EFFECTS IF ANY, OF THE SURVEY RECORDED IN SURVEY RECORD BOOK 10, PAGE 76.
ITEM 10: EASEMENT GRANTED TO MISSOURI EDISON COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 442, PAGE 389 AND CORRECTED IN BOOK 462, PAGE 619 - ALL DO NOT AFFECT SUBJECT PROPERTY.
ITEM 11: EASEMENT GRANTED TO MISSOURI CITIES WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 659, PAGE 1586 - PLOTTED AND NOTED.
ITEM 12: SUPPLEMENTAL RIGHT OF WAY EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 1515, PAGE 9 OF THE ST. CHARLES COUNTY RECORDS - DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 13: EASEMENT GRANTED TO DUCKETT CREEK SANITARY DISTRICT ACCORDING TO INSTRUMENT RECORDED IN BOOK 2476, PAGE 1816 - PLOTTED AND NOTED.
ITEM 14: DEDICATION OF ROADWAY, TEMPORARY CONSTRUCTION EASEMENTS AND PERMANENT DRAINAGE EASEMENTS TO THE CITY OF WELDON SPRING AS RECORDED IN BOOK 3186, PAGE 1690 OF THE ST. CHARLES COUNTY RECORDS - PLOTTED AND NOTED.
ITEM 15: EASEMENT GRANTED TO DUCKETT CREEK SANITARY SEWER DISTRICT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7007, PAGE 307 - PLOTTED AND NOTED.
ITEM 16: TERMS AND PROVISIONS OF THE EASEMENT AGREEMENT ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 7038, PAGE 2257 - PLOTTED AND NOTED.
ITEM 17: ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. §5499A, ET SEQ.) AND/OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §5181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
ITEM 18: CHARGES AND ASSESSMENTS BY TRUSTEES OF SAID SUBDIVISION, SEWER SERVICE CHARGES, SEWER LATERAL CHARGES, ROADWAY MAINTENANCE ASSESSMENTS AND/OR PUBLIC WATER SUPPLY DISTRICT CHARGES AND ASSESSMENTS, IF ANY.
ITEM 19: TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY.

SURVEYORS CERTIFICATE

To: FIRST AMERICAN TITLE INSURANCE COMPANY BOLDT CAPITAL LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7A, 7B, 8, 9, 11, & 13 OF TABLE A THEREOF. FIELDWORK WAS PERFORMED ON NOVEMBER 5TH, 2021. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 200-16) OF THE MISSOURI CODE OF STATE REGULATIONS. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

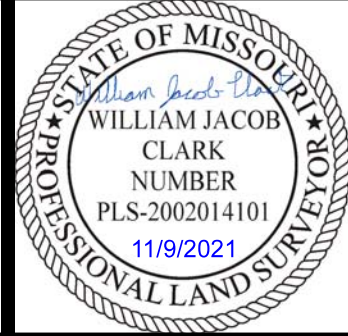
DATE OF PLAT OR MAP: 11/9/2021

William Jacob Clark PLS 200214101
DATE: 11/9/2021

WILLIAM JACOB CLARK PLS 200214101
STATE OF MISSOURI
CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005000229

PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX
WWW.CARDINALSURVEYING.COM
INBOX@CARDINALSURVEYING.COM
DRAWN BY: BSR/LNC CHECKED BY: WJC
FIELDWORK BY: TAO/KTC
JOB #2111051 FB 642:21
SIEDENTOP ROAD, WELDON SPRING, MO 63304

REVISIONS
12/8/21 - TOPOGRAPHY
12/9/21 - SEWER INFO



EXECUTIVE SUMMARY

Horner & Shifrin, Inc. (H&S) has performed a Phase I Environmental Site Assessment (ESA) for the approximately 6.02-acre and 0.92-acre parcels located at Siedentop Road in Weldon Springs, MO (hereinafter collectively referred to as the “subject property”). The Phase I ESA was conducted in order to identify any recognized environmental conditions (RECs) using appropriate inquiry into the previous ownership and uses of the site consistent with good commercial or customary practice as defined in CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act; 1980, 42 USC 9601 (35) (B)). Please refer to **Exhibit 1** for a location map of the subject property.

Property Description – Pin Numbers 3-0160-1796-00-0001.50 & 3-0160-1796-00-0001.52

The subject property is approximately 6.94 acres and is comprised of two parcels. Please see **Exhibit 2** for the land survey title map. The subject property is currently a vacant agricultural field. The immediate surrounding land use includes a golf course on the north, forested area to the west, a church to the east and an apartment complex to the south. Please see **Exhibit 3** for an aerial map.



Findings

1. The subject property was not listed on any of the databases searched by the Environmental Data Resources (EDR). Please see the full EDR report in **Appendix A**.

Data Gap

Conclusions

The EDR report did not identify any spills on the subject property. The subject property was not listed in any of the databases searched by EDR.

Historical use of the subject property was an agricultural field. Hay and beans were the main crop grown on site. No hazardous material was produced on site.

In conclusion, the ESA of the subject property was performed in conformance with the scope and limitations of the ASTM Standard Practice. This assessment has revealed no evidence of “recognized environmental conditions,” as defined by the ASTM, in connection with the subject property. Therefore, it can be concluded no further action is required.

Definition of a Recognized Environmental Condition (REC)

RECs are the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

1. INTRODUCTION

H&S has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 and the scope of work proposed by H&S in a letter to Chris Buday at Boldt dated December 27, 2021, for Siedentop Rd in Weldon Springs, Missouri (the “subject property”).

1.1. Purpose

The goal of this ESA is to identify whether recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), or de minimis conditions are present on the subject property. RECs are the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not RECs nor CRECs (Section 1.1.1, Section 3.2.22, and Section 3.2.78 E 1527-13, ASTM International [ASTM] 2013). CRECs are recognized environmental conditions resulting from a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. A CREC is also considered a REC (Section 3.2.18, E 1527-13, ASTM 2013). HRECs are a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (Section 3.2.42 E 1527-13, ASTM 2013).

1.2. Scope of Work

The scope of work, based on ASTM E 1527-13 Environmental Site Assessments: Phase I Environmental Site Assessment Process, is to identify whether RECs or CRECs are present on the subject property. This Phase I ESA was conducted in a four-phase process, including: records review; site reconnaissance; interviews; and

preparation of a report.

In addition to the site visit, readily available resources including soil surveys, site maps, aerial photographs, U.S. Geological Survey (USGS) topographic maps, and regulatory records were reviewed.

The sampling and analysis of asbestos, radon, mold, lead paint, lead-in-water, soil or groundwater samples, were beyond the scope of this evaluation.

2. SUBJECT PROPERTY CHARACTERISTICS

2.1. Site Ownership and Location

According to the St. Charles County Assessor, the subject property located at Siedentop Rd in Weldon Springs, MO 63304 is owned by Ronald and Jeanette Vogt. The APN is 3-0160-1796-00-0001.50 and 3-0160-1796-00-0001.52. The pin identification map is included as **Exhibit 4**.

2.2. Subject Property Description

The subject property is 6.94 acres and located on Siedentop Rd. in Weldon Springs, Missouri and doesn't have any structures on the subject property. Both parcels are currently vacant agricultural fields that have never been developed on.

2.3. Adjacent Properties

The subject property is bounded on the north by a tree line. There is also a golf course to the north, forested area to the west, a church to the east, a vacant field to the south and an apartment complex to the southeast. Crooked Creek flows between the two parcels. Siedentop Road runs along the south side of the subject property.

2.4. Historical Information

HISTORICAL AERIAL PHOTOGRAPHY

A review of aerial photography from 1998 through 2020 was conducted. Please see **Exhibit 5** for the historical aerial photography. The following describes what is shown on the historical aerials:

- **1998 & 2000:** The subject property is a vacant lot with a tree line running diagonal along the northern portion of the lot. Siedentop Rd has not been constructed yet.
- **2003:** By 2003, the tree line that was running through the site has been removed.
- **2012, 2015, & 2020:** By 2012 Siedentop Rd has been constructed to the south of the site. The church adjacent to the site has also been built. The subject property has remained the same since 2003.

3. ENVIRONMENTAL SETTINGS

3.1. Topography

The United States Geological Survey (USGS), Weldon Springs, Missouri Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 530 feet above mean sea level (MSL). The subject property surficial

drainage flows overland by sheet flow into Crooked Creek to the east. Please refer to **Exhibit 6** for the topographic map.

3.2. Soils Conditions

According to the U.S. Department of Agriculture, Natural Resource Conservation Service Web Soil Survey, the soils on the subject property are Keswick silt loam, 9 to 14 percent slopes, Weller silt loam, 5 to 9 percent slopes and Dockery silt loam, 1 to 3 percent slopes. The Keswick is eroded, and the Dockery silt loam is frequently flooded. Please see **Exhibit 7** for the soils map and information.

3.3. Surface Water and Groundwater Characteristics

According to the USGS watershed boundary dataset, the subject property is located within the Peruque Creek sub-watershed of the Mississippi River watershed.

3.4. Wetlands

A review of the U.S. Fish & Wildlife Wetland maps did not reveal any wetlands mapped on the subject property.

3.5. Floodplains

A review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps revealed the subject property is located in a Zone X, an area of minimal flood hazard.

4. SITE RECONNAISSANCE

The subject property was inspected by Xavier Diggs of H&S on January 10, 2022. The weather at the time of the site visit was mostly sunny/partly cloudy. The subject property was a vacant agricultural field. There were no structures or buildings on site. Crooked Creek ran between the two parcels. All outside areas of the subject property were accessible at the time of the site inspection and there were no physical or visual obstructions of the subject property.

An ESA questionnaire was distributed to Boldt and is made part of this report. No potential environmental concerns were identified during the onsite reconnaissance.

Solid Waste Disposal

No solid waste is currently being generated at the subject property.

Sewage Discharge and Disposal

There were three sewage manholes with a visible pipe running from one of the manholes on the subject property.

Surface Water Drainage

Stormwater runoff from the site flows overland by sheet flow into Crooked Creek to the east of the site.

Source of Heating and Cooling

There is no heating and cooling systems observed on the subject property.



Subject Property from the east

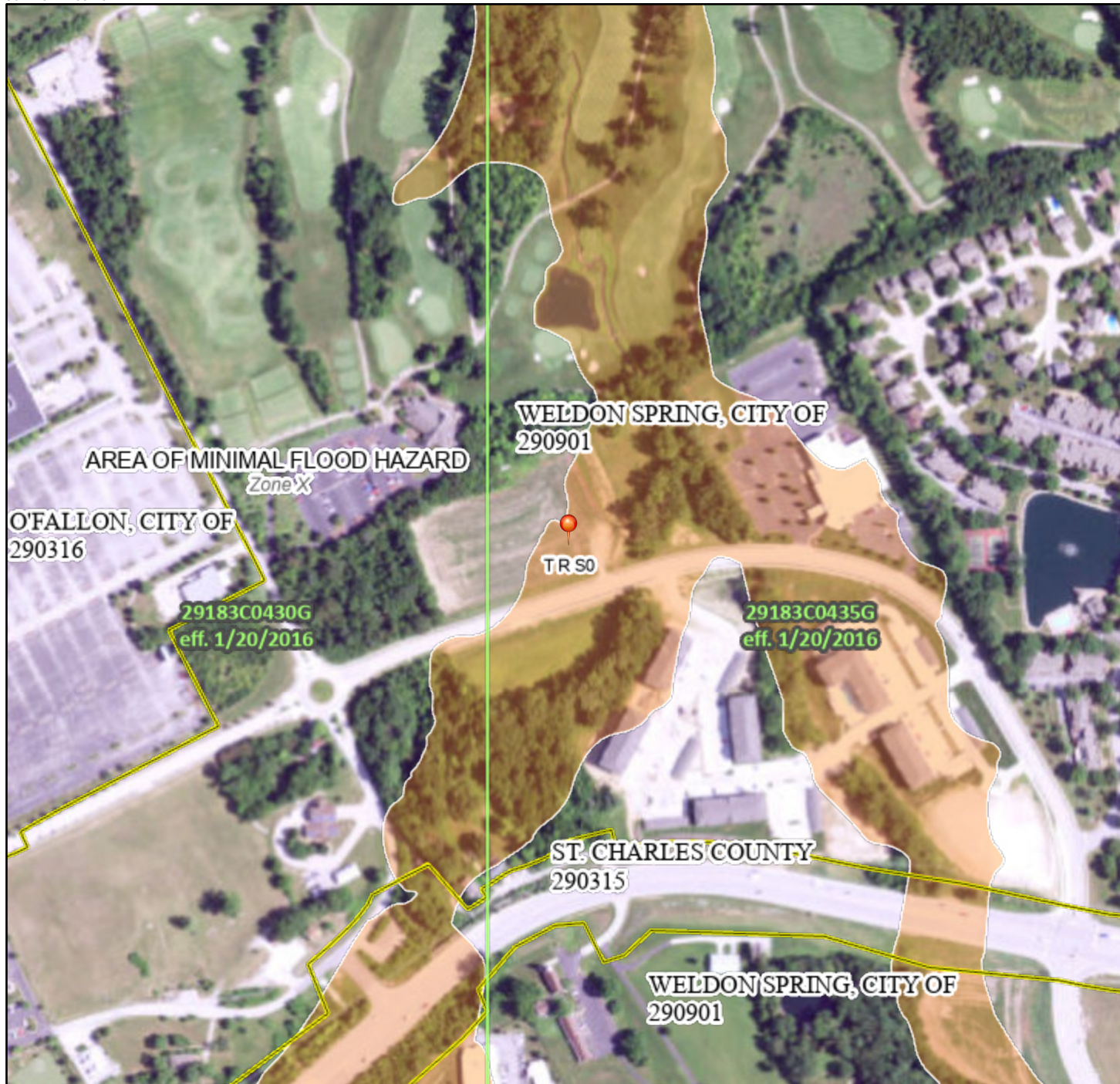


Subject Property from the west

National Flood Hazard Layer FIRMette



90°41'31"W 38°43'14"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

90°40'54"W 38°42'46"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/6/2022 at 7:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.




21748

MAP LEGEND




















Area of Interest (AOI)







Area of Interest (AOI)

Soils


-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Charles County, Missouri
Survey Area Data: Version 22, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 17, 2018—Oct 24, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	2.8	58.2%
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	2.0	41.8%
Totals for Area of Interest		4.8	100.0%

Map Unit Descriptions

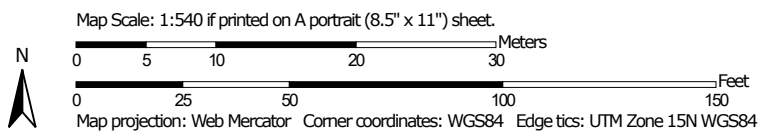
The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

Soil Map—St. Charles County, Missouri

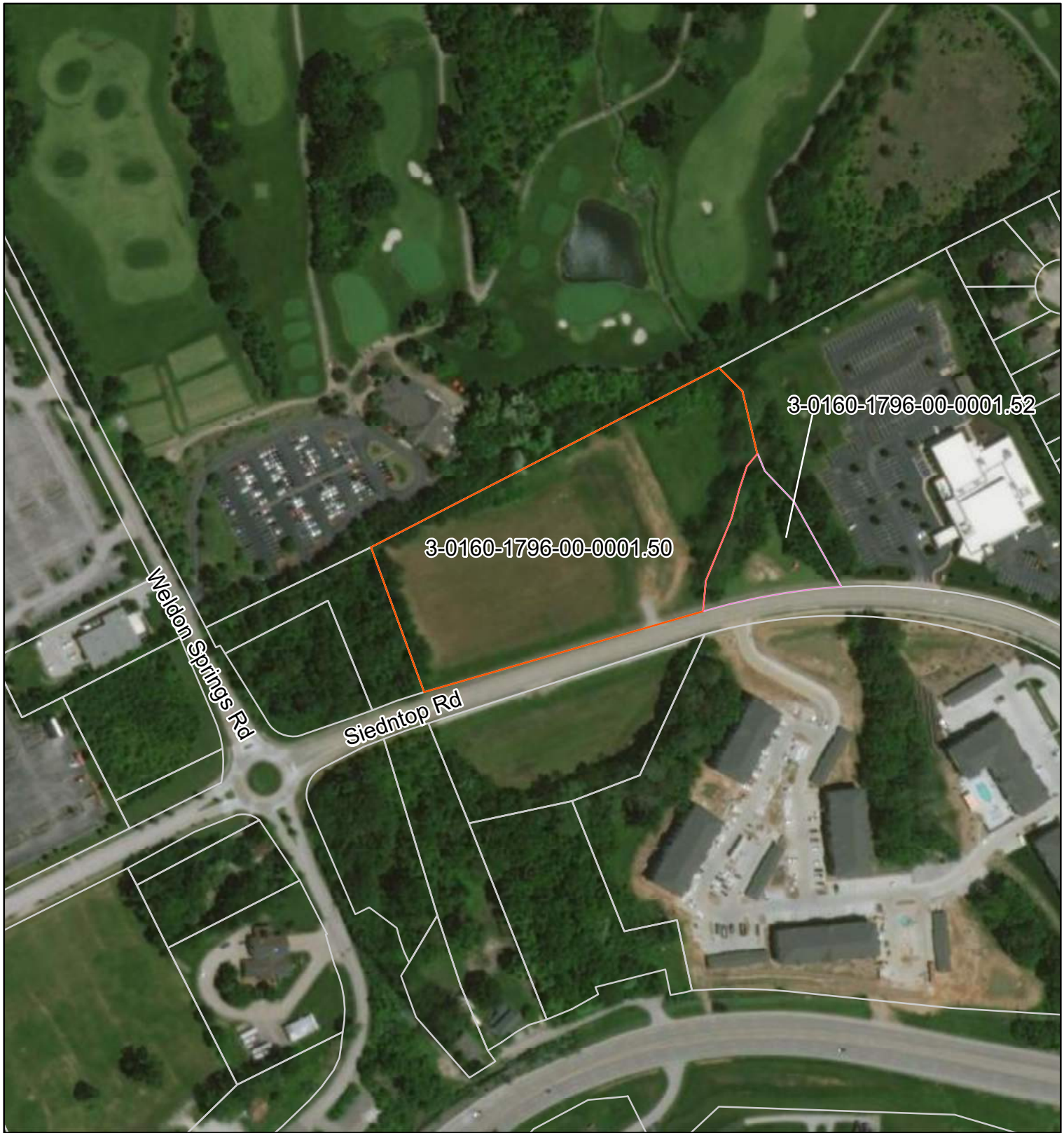


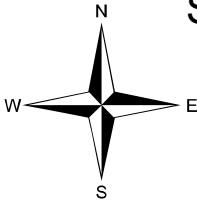
**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
60260	Weller silt loam, 5 to 9 percent slopes	0.0	2.7%
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	0.7	97.3%
Totals for Area of Interest		0.8	100.0%






0 150 300 600 Feet

Siedntop Rd, Weldon Springs MO - PIN ID Map

February 1, 2022
Exhibit 4

Legend

- Parcels
- 3-0160-1796-00-0001.50
- 3-0160-1796-00-0001.52





First American

Schedule BI & BII (Continued)

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company
National Commercial Services**

Issuing Office's ALTA® Registry ID:

Commitment/File No: NCS-1056500-MAD

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. The lien of the general taxes for the year 2021, and thereafter.

General, state, county and city taxes and assessments for the year 2020 in the amount of \$19.21 are PAID. Parcel No. T041500001 (Parcel 1)

General, state, county and city taxes and assessments for the year 2020 in the amount of \$3.23 are PAID. Parcel No. T101500002 (Parcel 2)

8. General and/or Special Taxes by the City of Weldon Spring, if any.

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9. The effects if any, of the survey recorded in Survey Record [Book 10, Page 76](#).
10. Easement granted to Missouri Edison Company according to instrument recorded in [Book 442, Page 389](#) and corrected in [Book 462, Page 619](#).
11. Easement granted to Missouri Cities Water Company according to instrument recorded in [Book 659, Page 1586](#).
12. Supplemental Right of Way Easement granted to Union Electric Company according to the instrument recorded in [Book 1515, Page 9](#) of the St. Charles County Records.
13. Easement granted to Duckett Creek Sanitary District according to instrument recorded in [Book 2476, Page 1816](#).
14. Dedication of Roadway, Temporary Construction Easements and Permanent Drainage Easements to The City of Weldon Spring as recorded in [Book 3186, Page 1690](#) of the St. Charles County Records.
15. Easement granted to Duckett Creek Sanitary Sewer District according to instrument recorded in [Book 7007, Page 307](#). **Will not hinder our parking lot design - confirmed by Duckett Creek District**
16. Terms and provisions of the Easement Agreement according to the instrument recorded in [Book 7038, Page 2257](#).
17. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) and/or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
18. Charges and assessments by Trustees of said Subdivision, sewer service charges, sewer lateral charges, roadway maintenance assessments and/or public water supply district charges and assessments, if any.
19. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.

NOTE: If any requirements shown on Schedule B-Section I of this Commitment are not complied with, then the requirement or the matters constituting the requirement will be shown as an exception or exceptions on the Policy or Policies provided the Company elects to issue such Policy or Policies.

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First American

Exhibit A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company
National Commercial Services

Issuing Office's ALTA® Registry ID:

Commitment/File No: NCS-1056500-MAD

PARCEL 1:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT [BOOK 50, PAGES 239-240](#) OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE SAID NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 60.08 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO LARRY D. AND BARBARA J. NESSLAGE ACCORDING TO THE DEED THEREOF RECORDED IN [BOOK 3919 PAGE 504](#) OF THE SAID RECORDS AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE SAID EAST LINE OF THE NESSLAGE PROPERTY, NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 313.69 FEET TO A POINT ON THE SOUTHEAST LINE OF PROPERTY CONVEYED TO HAENSSLER FAMILY L.P. ACCORDING TO THE DEED THEREOF RECORDED IN [BOOK 1876 PAGE 1682](#) OF THE SAID RECORDS; THENCE ALONG THE SOUTHEAST LINE OF THE HAENSSLER FAMILY L.P. PROPERTY, NORTH 63 DEGREES 19 MINUTES 23 SECONDS EAST 772.58 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO FAITH CHURCH ST. LOUIS ACCORDING TO THE DEED THEREOF RECORDED IN [BOOK 6262 PAGE 2303](#) OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 45 DEGREES 11 MINUTES 14 SECONDS EAST 56.89 FEET; AND SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST 121.86 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO SIEDENTOP PROFESSIONAL PARK PARTNERSHIP, LLC ACCORDING TO THE DEED THEREOF RECORDED IN [BOOK 5108 PAGE 799](#) OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE SIEDENTOP PROFESSIONAL PARK PARTNERSHIP, LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 40 DEGREES 10 MINUTES 11 SECONDS WEST 31.02 FEET; SOUTH 18 DEGREES 15 MINUTES 38 SECONDS WEST 45.79 FEET; SOUTH 15 DEGREES 22 MINUTES 57 SECONDS WEST 58.54 FEET; SOUTH 23 DEGREES 35 MINUTES 36 SECONDS WEST 64.67 FEET; SOUTH 21 DEGREES 14 MINUTES 18 SECONDS WEST 65.68 FEET; AND SOUTH 05 DEGREES 21 MINUTES 33 SECONDS WEST 65.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, 60 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN [BOOK 3186 PAGE 1690](#) OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 72 DEGREES 26 MINUTES 57 SECONDS WEST 4.06 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17 DEGREES 26 MINUTES 16 SECONDS EAST 1030.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 4.06 FEET; AND SOUTH 72 DEGREES 20 MINUTES 11 SECONDS WEST 565.38 FEET TO THE POINT OF BEGINNING, ACCORDING TO CALCULATIONS BY BAX ENGINEERING COMPANY DURING SEPTEMBER, 2019.

PARCEL 2:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT [BOOK 50, PAGES 239-240](#) OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE SAID NORTHWEST CORNER OF LOT C OF "VOGT SUBDIVISION", NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 60.08 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO LARRY D. AND BARBARA J. NESSLAGE ACCORDING TO THE DEED THEREOF RECORDED IN [BOOK 3919 PAGE 504](#) OF THE SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE NESSLAGE PROPERTY, NORTH 20 DEGREES 39 MINUTES 38 SECONDS WEST 313.69 FEET TO A POINT ON THE SOUTHEAST LINE OF PROPERTY CONVEYED TO HAENSSLER FAMILY L.P. ACCORDING TO THE DEED THEREOF RECORDED IN [BOOK 1876 PAGE 1682](#) OF THE SAID RECORDS; THENCE ALONG THE SOUTHEAST LINE OF THE HAENSSLER FAMILY L.P. PROPERTY, NORTH 63 DEGREES 19 MINUTES 23 SECONDS EAST 772.58 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO FAITH CHURCH ST. LOUIS ACCORDING TO THE DEED THEREOF RECORDED IN [BOOK 6262 PAGE 2303](#) OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 45 DEGREES 11 MINUTES 14 SECONDS EAST 56.89 FEET; AND SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST 121.86 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 22 DEGREES 49 MINUTES 08 SECONDS EAST 38.36 FEET; SOUTH 43 DEGREES 54 MINUTES 18 SECONDS EAST 80.96 FEET; SOUTH 26 DEGREES 37 MINUTES 36 SECONDS EAST 32.39 FEET; AND SOUTH 29 DEGREES 44 MINUTES 03 SECONDS EAST 160.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, 60 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN [BOOK 3186 PAGE 1690](#) OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIEDENTOP ROAD, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 80 DEGREES 13 MINUTES 56 SECONDS WEST 274.94 FEET AND WHOSE RADIUS POINT BEARS SOUTH 02 DEGREES 05 MINUTES 53 SECONDS EAST 1030.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 275.76 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO MARY JANE VOGT, TRUSTEE OF THE CARL G SIEDENTOP AND EMMA K SIEDENTOP REVOCABLE LIVING TRUSTS ACCORDING TO THE DEED THEREOF RECORDED IN [BOOK 6387 PAGE 1491](#) OF THE SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE VOGT PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 05 DEGREES 21 MINUTES 33 SECONDS EAST 65.13 FEET; NORTH 21 DEGREES 14 MINUTES 18 SECONDS EAST 65.68 FEET; NORTH 23 DEGREES 35 MINUTES 36 SECONDS EAST 64.67 FEET; NORTH 15 DEGREES 22 MINUTES 57 SECONDS EAST 58.54 FEET; NORTH 18 DEGREES 15 MINUTES 38 SECONDS EAST 45.79 FEET; AND NORTH 40 DEGREES 10 MINUTES 11 SECONDS EAST 31.02 FEET TO THE POINT OF BEGINNING, ACCORDING TO CALCULATIONS BY BAX ENGINEERING COMPANY DURING SEPTEMBER, 2019.

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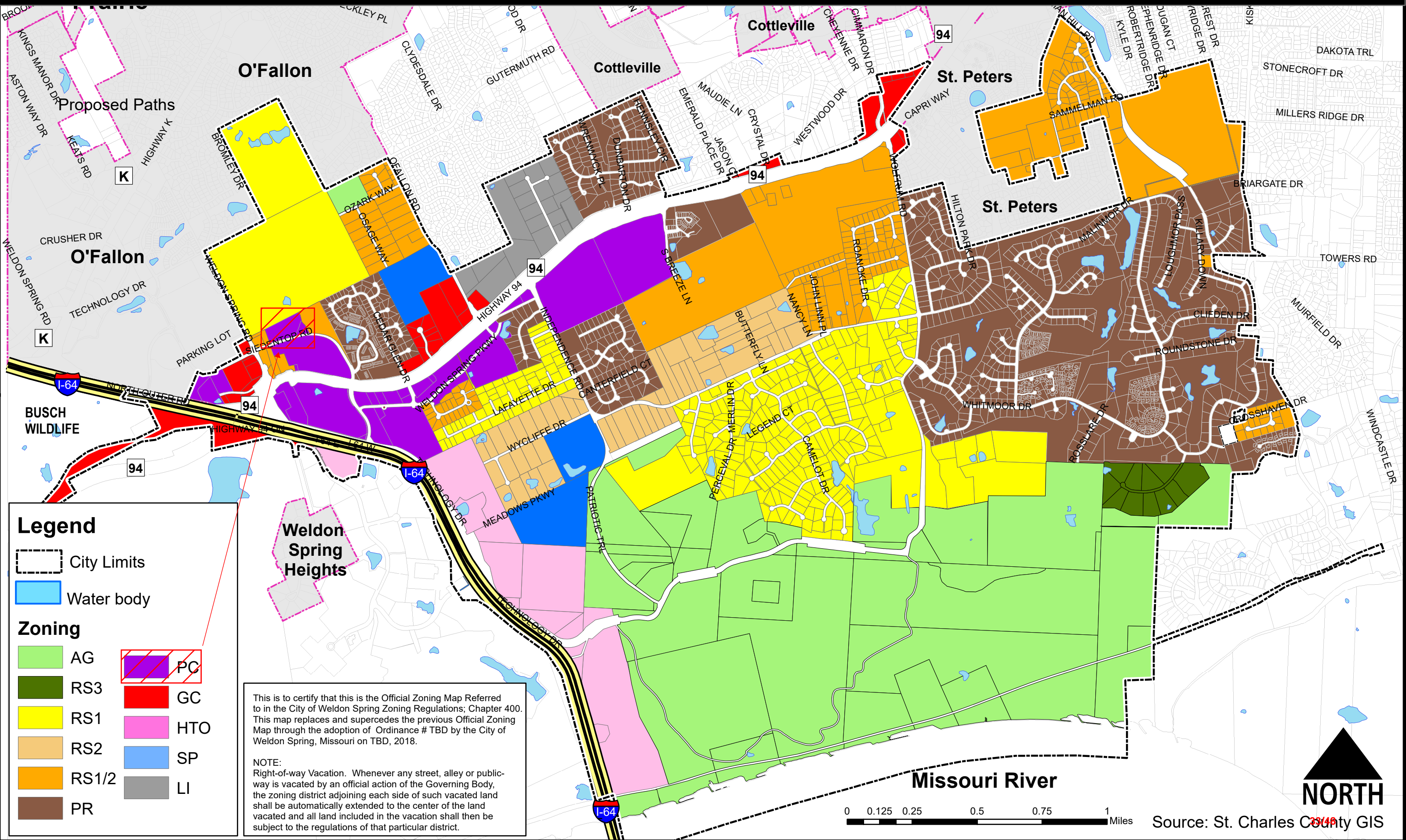
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Divider 3: Yield Plan & Supporting Documents

City of Weldon Spring, MO Official Zoning District Map

June 26, 2018



Legend

City Limits

Water body

Zoning

AG

RS3

RS1

RS2

RS1/2

PR

PC

GC

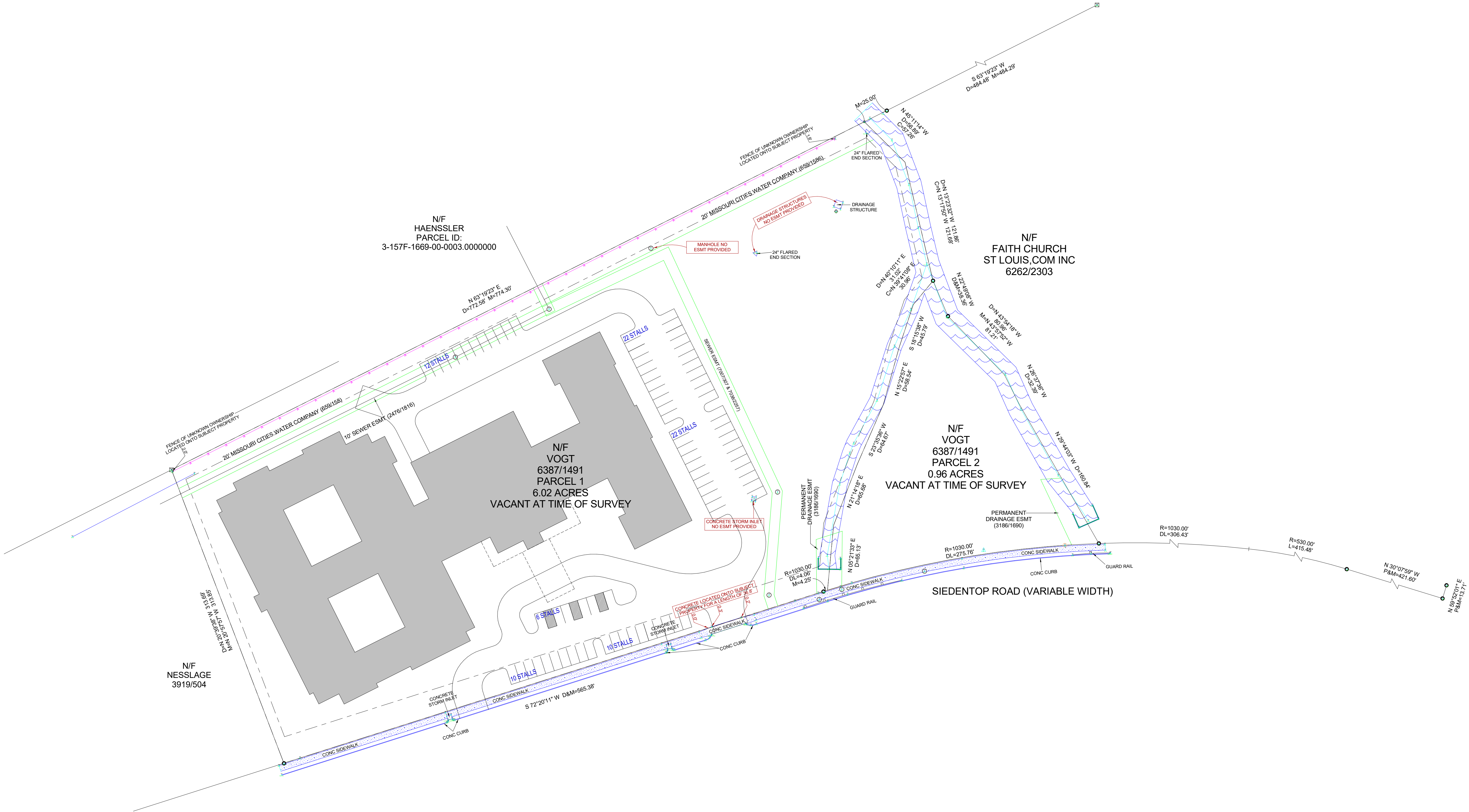
HTO

SP

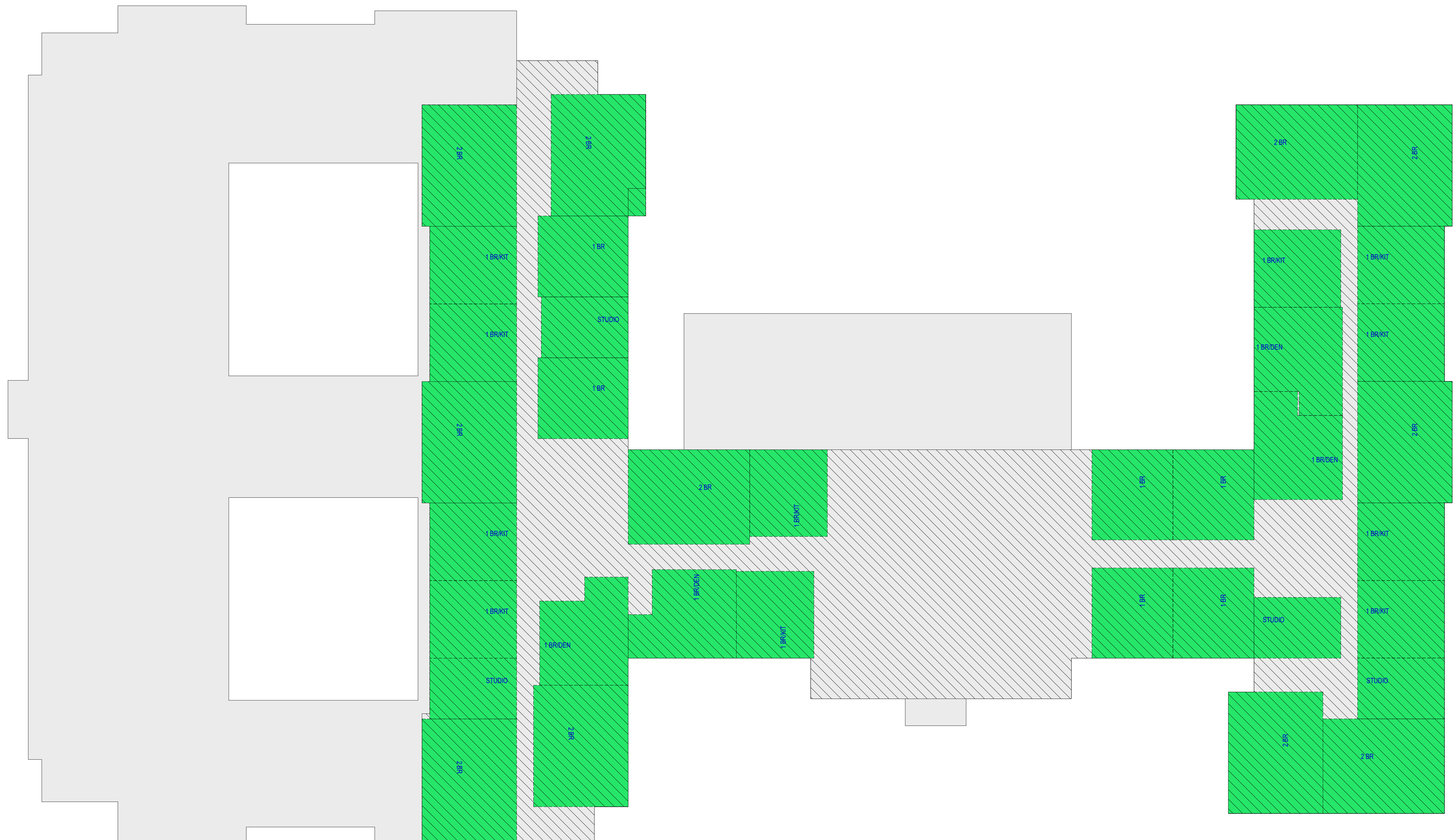
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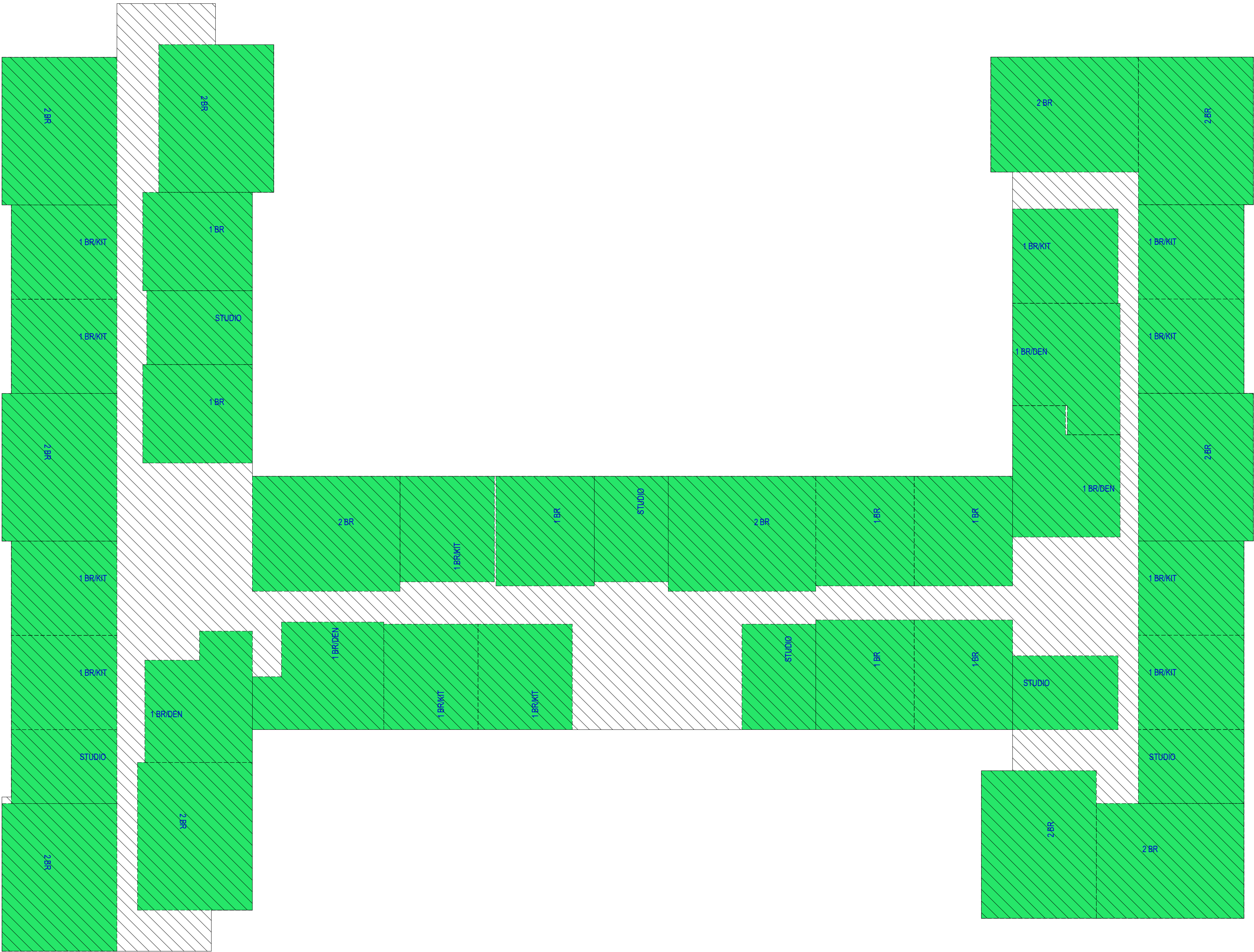
This is to certify that this is the Official Zoning Map Referred to in the City of Weldon Spring Zoning Regulations; Chapter 400. This map replaces and supercedes the previous Official Zoning Map through the adoption of Ordinance # TBD by the City of Weldon Spring, Missouri on TBD, 2018.

NOTE:
Right-of-way Vacation. Whenever any street, alley or public-way is vacated by an official action of the Governing Body, the zoning district adjoining each side of such vacated land shall be automatically extended to the center of the land vacated and all land included in the vacation shall then be subject to the regulations of that particular district.



1 SCHEMATIC SITE PLAN - OPTION 2
Z100 1" = 50'-0"





03 - THIRD FLOOR
1/16" = 1'-0"

Weldon Springs Senior Living Facility Statistics – Conceptual Review Submittal

- Project FAR: 0.434 – Acceptable
 - [Gross Floor Area SF/Total Site SF = 132000 /304049 = 0.474]
- Parking Count
 - Minimum Required – 66
 - $[(\text{Beds}/5) + \text{Staff Count} = (170/5) + 32 = 66]$

Based on Ordinance No. 21-10:

K. Health Care And Social Assistance:

4. [Nursing And Personal Care] **Assisted Living, Residential Care, & Skilled Nursing Facilities** (Uses Within NAICS Code 623): One (1) parking space [per two (2) patient] for every five (5) beds plus one (1) space for every one (1) employee on the maximum shift.

- Supplied – 82
 - Count from preliminary site plan
- Unit Count

Unit Count:

Studio - Kitchenette
Conversion
Double
Triple
Studio - microwave / no range / no dishwasher
1 bed - microwave / no range / no dishwasher
1 bed
1 bed + den
2 bed

Weldon: Counts		
IL/AL	MC	Beds
0	19	19
0	9	9
0	6	12
0	2	6
13	0	13
28	0	28
17	0	17
8	0	8
29	0	58

Weldon Zoning	
Count / Unit	
0.66	
0.66	
0.66	
0.66	
0.66	
0.66	
1	
1	
1	

Weldon Zoning	
Total Count	
12.54	
5.94	
3.96	
1.32	
8.58	
18.48	
17	
8	
29	

Total

95 36 176

Grand Totals - Rooms

131.0

5 acre min parcel size

6.98 acres - our parcel

15 dwelling units per acre

units w/o cooking count as 2/3

Max units per City

104.7

Unit calculation based on Ordinance No. 21-10:

E. Nursing and Residential Care Facilities [Nursing homes and residential care facilities] may be allowed in the "PR," and "PC" zoning districts based on the following criteria:

1. Shall be on a site of at least five (5) acres.
2. The density of development (for apartment-type units) within a **Nursing and Residential Care Facility** shall not exceed ~~twenty (20)~~ **fifteen (15)** dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.

SECTION 3: That Section 405.225 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 405.225 Performance Standards for Conditional Uses

E. Nursing and Residential Care Facilities ~~[Nursing homes and residential care facilities]~~ may be allowed in the "PR," and "PC" zoning districts based on the following criteria:

1. Shall be on a site of at least five (5) acres.
2. **The density of development (for apartment-type units) within a Nursing and Residential Care Facility shall not exceed ~~[twenty (20)] fifteen (15)~~ dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.**
3. **Nursing and Residential Care Facilities** shall be primarily residential in character; however, **for Assisted Living, Congregate Care, Residential Care, & Skilled Nursing Facilities**, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
4. ~~[The maximum floor area ratio, as defined in Chapter 402, shall be two-tenths (0.2). For example, if a five (5) acre site was developed at a FAR of two-tenths (0.2) it may have a single story building with forty three thousand five hundred sixty (43,560) square feet of gross floor area or a two (2) story building on the same lot with twenty one thousand seven hundred eighty (21,780) square feet of gross floor area for each level, etc.]~~ **An accessible elevator is required for structures with two or more floors.**
5. **In compliance with** other additional reasonable requirements designed to protect the safety and general welfare of adjoining landowners and other residents of the City.

SECTION 4: That Section 405.295 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 405.295 Minimum Required Off-Street Parking Spaces

B. General Parking Requirements.

3. Residential Uses.

- e. ~~[Assisted living]~~ **Senior housing** facilities: one (1) space per dwelling unit.

[f. Congregate care facilities: one and one half (1 1/2) spaces per resident.]

K. Health Care And Social Assistance.

4. ~~[Nursing And Personal Care]~~ **Assisted Living, Residential Care, & Skilled Nursing Facilities (Uses Within NAICS Code 623): One (1) parking space** ~~[per two (2) patient]~~ **for every five (5) beds plus one (1) space for every one (1) employee on the maximum shift.**

5. Congregate Care Facility: One (1) parking space per dwelling unit.

~~[5]~~ **6. All Other Health Services: One (1) parking space per two hundred fifty (250) square feet of floor area.**

~~[6]~~ **7. All Other Social Service Uses: One (1) parking space per three hundred (300) square feet of floor area.**

SECTION 5: That Section 405.430(A) of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 405.430 Design Standards

A. The Architectural Review Commission shall use the following design standards when reviewing land use permit applications in any applicable zoning district for permanent buildings. For purposes of this Section 430.430, residential buildings shall include single-family, single-family attached villas, and multi-family dwellings; commercial buildings shall include retail, office and related uses allowed in the "MED" Medical District, "GC" General Commercial District and "PC" Planned Commercial District; institutional buildings shall include private schools, hospitals, ~~[nursing homes]~~ skilled nursing facilities, and similar institutional uses in any applicable zoning district; industrial buildings shall include manufacturing, warehousing and similar industrial uses allowed in "LI" Light Industrial District; major recreational buildings shall include ice rinks, indoor soccer facilities and buildings housing similar uses allowed in the "LI" Light Industrial District; and agricultural buildings shall include barns, kennels and similar buildings, whether principal or accessory, used for agricultural, livestock or large animal support or other accessory uses when located in the "AG" Agricultural District or "RS-3" Single-Family Residential District.

SECTION 6: That Section 410.135 of the Municipal Code is hereby amended as followed (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ typeface):

Section 410.135 Definition of Minor Subdivision

Any subdivision containing not more than two (2) lots fronting on an existing street or access easement, not involving the creation of a commercial access

Explanation for Conditional Use

Weldon Spring is a community of over 5,500 people, 16% of whom are over the age of 65. Unfortunately, there are no licensed long-term care facilities in this city. Most of the existing facilities in St. Charles County are to serve the populations of Wentzville, St. Peters and O'Fallon. Over half of the existing and approved facilities are located in St. Louis on the other side of the Missouri River where Weldon Spring residents seldom go.

A recent extensive study completed by VisionLTC concluded that, within a 15-minute driving distance, there remains an unmet need for 471 general use assisted living units plus 459 memory care units, resulting in a total unmet need for 930 units.

The COVID-19 pandemic has also caused significant concern and increased demand for assisted living services. There are even more reasons for a Special Exception which will be explained in detail in the full application, plus an illustration of the actual market area to be service around Weldon Spring.

Divider 4: List of Adjacent Landowners

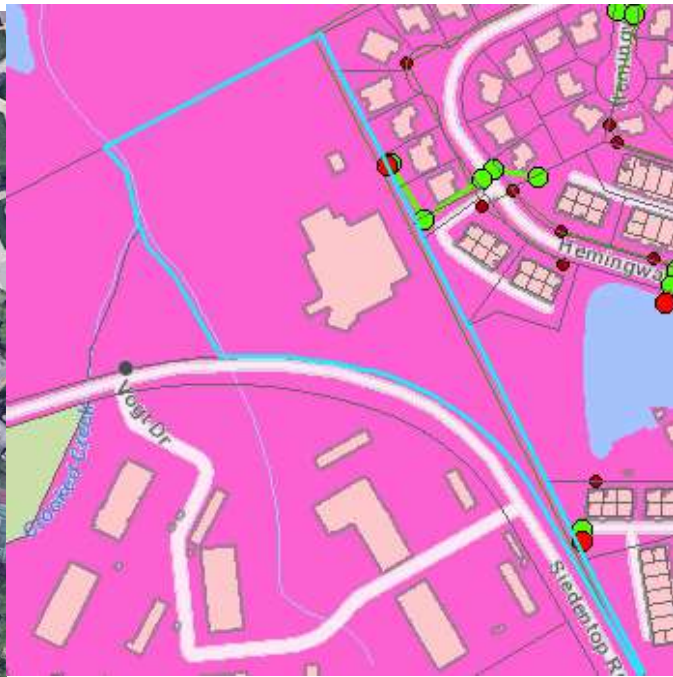
Weldon Springs Senior Living Facility List of Neighbors – Conceptual Review Submittal

- **Faith Church of Weldon Spring - (314) 635-2000**
300 Siedentop Rd, Weldon Spring, MO 63304
- **The Trace Apartments - (636) 487-6677**
1100 Vogt Dr, Weldon Spring, MO 63304
- **Persimmon Woods Golf Club - (636) 926-7227**
6401 Weldon Spring Pkwy, Weldon Spring, MO 63304
- **NESSLAGE LARRY D*NESSLAGE BARBARA J REVOC TRUST**
38.716258, -90.688330
- **REYNOLDS GRACE E TRUST** *[May be outside of 185 ft]*
38.715994, -90.688899



Faith Church of Weldon Spring - (314) 635-2000

300 Siedentop Rd, Weldon Spring, MO 63304



300 SIEDENTOP RD

Account	T101500001
Owner	FAITH CHURCH ST LOUIS.COM INC
Site Address	300 SIEDENTOP RD
Mailing Address	13001 GRAVOIS RD, ST LOUIS MO, 63127
Property Type	CHURCH (EX)
Property Category	Public
Municipality	Town of Weldon Spring
Fire District	Cottleville
School District	Francis Howell
Parcel Acreage Estimate (for full parcel details, please use the Assessor's site here)	7.57

Assessed Value

Total Market Value	1,318,996.00
Residential Assessed Value	0.00
Residential Improvement Value	0.00
Residential Land Value	0.00
Commercial Assessed Value	0.00
Commercial Improvement Value	0.00
Commercial Land Value	1,318,996.00
Agricultural Assessed Value	0.00
Agricultural Improvement Value	0.00
Agricultural Land Value	0.00

Garage Stalls	0.00
Legal Description	PT SUR 1796
Situs Number	300
Situs Name	SIEDENTOP RD
Situs Zip	63304
Lot Number	1
Lot Split	5100000
Lot Size	7.5700 AC
Base Area (Sq Ft)	
Total Area (Sq Ft)	
Neighborhood Code	5110

Parcel ID	3-0160-1796-00-0001.5100000
Last Updated from Source	1/27/2022, 12:00 PM

The Trace Apartments - (636) 487-6677

1100 Vogt Dr, Weldon Spring, MO 63304



1100 VOGT DR

Account	T201500003	Assessed Value	
Owner	TRACE APARTMENTS LLC	Total Market Value	22,356,423.00
Site Address	1100 VOGT DR	Residential Assessed Value	4,247,720.00
Mailing Address	7701 FORSYTH BLVD STE 900, ST LOUIS MO, 63105	Residential Improvement Value	21,109,999.00
Property Type	9 OR MORE UNITS (R)	Residential Land Value	1,246,424.00
Property Category	Residential	Commercial Assessed Value	0.00
Municipality	Town of Weldon Spring	Commercial Improvement Value	0.00
Fire District	Cottleville	Commercial Land Value	0.00
School District	Francis Howell	Agricultural Assessed Value	0.00
Parcel Acreage Estimate (for full parcel details, please use the Assessor's site here)	15.58	Agricultural Improvement Value	0.00
		Agricultural Land Value	0.00

Additional Parcel Details

Subdivision	VOGT SUB	Garage Stalls	0.00
Year Built	2,020	Legal Description	VOGT SUB LOT B
Style		Situs Number	1100
Architecture Type	COM	Situs Name	VOGT DR
Occupancy Code	352	Situs Zip	63304
		Lot Number	8
		Lot Split	
		Lot Size	15.5803 AC
		Base Area (Sq Ft)	202,569.00
		Total Area (Sq Ft)	202,569.00
		Neighborhood Code	5110
		Quality Code	0
		TIF District	
		Parcel ID	3-0160-C759-00-000B.0000000
		Last Updated from Source	1/27/2022, 12:00 PM

Persimmon Woods Golf Club - (636) 926-7227

6401 Weldon Spring Pkwy, Weldon Spring, MO 63304



6365 WELDON SPRING RD

Account	587760A000
Owner	HAENSSLER FAMILY LP
Site Address	6365 WELDON SPRING RD
Mailing Address	1224 ALLEN AVE, ST CHARLES MO, 63301
Property Type	MULTI-USAGE (XCAR)
Property Category	Commercial
Municipality	Town of Weldon Spring
Fire District	Cottleville
School District	Francis Howell
Parcel Acreage Estimate (for full parcel details, please use the Assessor's site here)	125.14

Assessed Value

Total Market Value	3,142,097.00
Residential Assessed Value	318,299.00
Residential Improvement Value	49,085.00
Residential Land Value	1,626,170.00
Commercial Assessed Value	469,390.00
Commercial Improvement Value	1,426,842.00
Commercial Land Value	40,000.00
Agricultural Assessed Value	0.00
Agricultural Improvement Value	0.00
Agricultural Land Value	0.00

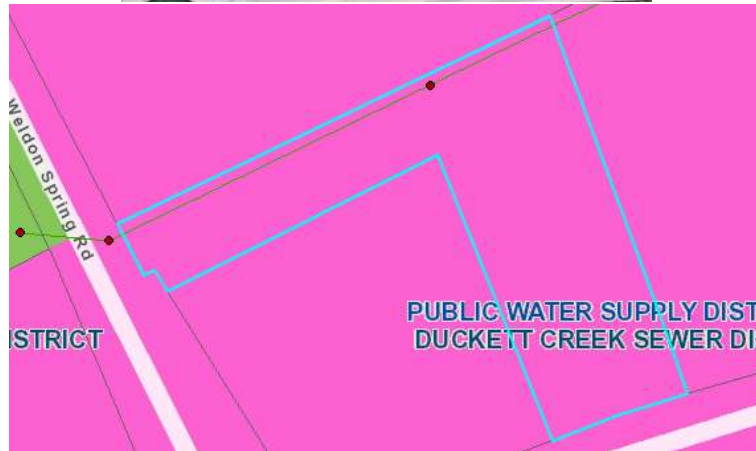
Additional Parcel Details

Subdivision	
Year Built	1,998
Style	314 - COUNTRY CLUB
Architecture Type	COM
Occupancy Code	314

Garage Stalls	0.00
Legal Description	PT SUR 1669
Situs Number	6365
Situs Name	WELDON SPRING RD
Situs Zip	63304
Lot Number	3
Lot Split	
Lot Size	103.1300 AC
Base Area (Sq Ft)	9,558.00
Total Area (Sq Ft)	9,558.00
Neighborhood Code	5110
Quality Code	0
TIF District	
Parcel ID	3-157F-1669-00-0003.0000000

NESSLAGE LARRY D*NESSLAGE BARBARA J REVOC TRUST

38.716258, -90.688330

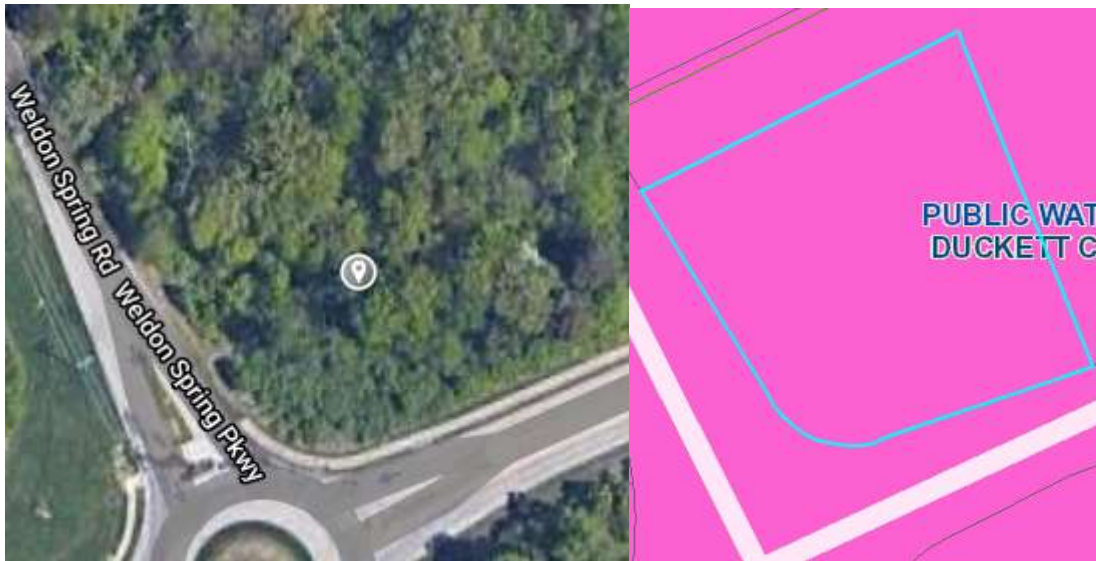


SIEDENTOP RD

Account	T041500002	Legal Description	PT SUR 1796 TOWN OF WELDON SPGS PT LTS 3 & 4
Owner	NESSLAGE LARRY D*NESSLAGE BARBARA J REVOC TRUST	Situs Number	
Site Address	SIEDENTOP RD	Situs Name	SIEDENTOP RD
Mailing Address	18 WELDON SPRING HEIGHTS DR, WELDON SPRING MO, 63304-5623	Situs Zip	63304
Property Type	VACANT RESIDENTIAL (R)	Lot Number	6
Property Category	Vacant	Lot Split	1000000
Municipality	Town of Weldon Spring	Lot Size	1.3300 AC
Fire District	Cottleville	Base Area (Sq Ft)	
School District	Francis Howell	Total Area (Sq Ft)	
Parcel Acreage Estimate (for full parcel details, please use the Assessor's site here)	1.33	Neighborhood Code	5110
		Quality Code	
		TIF District	
		Parcel ID	3-0160-1796-00-0006.1000000
		Last Updated from Source	1/27/2022, 12:00 PM
Assessed Value		Sale Information	
Total Market Value	59,850.00	Previous Owner	NESSLAGE LARRY D*NESSLAGE BARBARA J
Residential Assessed Value	11,372.00	Previous Owner Sale Code	
Residential Improvement Value	0.00	Previous Owner Sale Price	0.00
Residential Land Value	59,850.00	Previous Owner Sale Date	7/6/2004, 6:00 PM
		Previous Owner Book/Page	03919-000504

REYNOLDS GRACE E TRUST

38.715994, -90.688899

**SIEDENTOP DR**

Account	T041500003
Owner	REYNOLDS GRACE E TRUST
Site Address	SIEDENTOP DR
Mailing Address	PO BOX 83776, PHOENIX AZ, 85071
Property Type	VACANT RESIDENTIAL (R)
Property Category	Vacant
Municipality	Town of Weldon Spring
Fire District	Cottleville
School District	Francis Howell
Parcel Acreage Estimate (for full parcel details, please use the Assessor's site here)	0.86
Assessed Value	
Total Market Value	51,600.00
Residential Assessed Value	9,804.00
Residential Improvement Value	0.00
Residential Land Value	51,600.00
Garage Stalls	0.00
Legal Description	PT SUR 1796
Situs Number	
Situs Name	SIEDENTOP DR
Situs Zip	63304
Lot Number	8
Lot Split	2000000
Lot Size	0.8600 AC
Base Area (Sq Ft)	
Total Area (Sq Ft)	
Neighborhood Code	5110
Quality Code	
TIF District	
Parcel ID	3-0160-1796-00-0008.2000000
Last Updated from Source	1/27/2022, 12:00 PM