

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE DIVISION OF AN APPROXIMATELY 22-ACRE PARCEL OF GROUND, LOCATED AT 18601 ST. ALBANS ROAD, INTO TWO LOTS, BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND TO BE HEREAFTER KNOWN AS "18601 ST. ALBANS ROAD LOT SPLIT PLAT".

WHEREAS, the owner of said property is seeking the division of this NU Non-Urban Residence District designated parcel of ground, which would allow for it to be divided into two (2) lots of record, as set forth by the Subdivision and Development Regulations adopted by the City of Wildwood (Chapter 420.110 Lot Split Procedure); and

WHEREAS, the division of this parcel of ground will create two (2) lots and result in the newly subdivided properties having sizes that are equal to 5.99 acres and 15.6 acres in their overall areas; and

WHEREAS, these subject properties will meet the established requirements for minimum lot area, along with the required yard areas [i.e., building setback distances], as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance; and

WHEREAS, the resulting parcels of ground also comply with all the provisions of Chapter 420.150 Residential Subdivision Design Standards of the Subdivision and Development Regulations of the City of Wildwood with regard to lot widths, dimensions, and access management requirements, as reviewed by both the City of Wildwood and the Missouri Department of Transportation (MoDOT); and

WHEREAS, the configuration of this proposed lot division is intended to accommodate the development of at least one (1) new single family dwelling upon the smaller-sized parcel of ground; and

WHEREAS, the Department of Planning has required all utilities and other service jurisdictions to provide comments relative to the plat, and its pertinent components, with each of them having provided response letters in this regard and offered no objections to this subdivision action; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

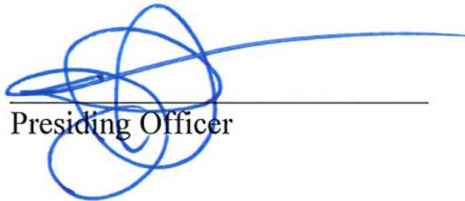
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood hereby authorizes and approves this Ordinance in association with the division of the parcel of ground that are identified as two (2) lots, which are part the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 4, Township 44 North, Range 3 East, and to hereafter be known as the “18601 St. Albans Road Lot Split Plat”. These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owner’s request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Lot Split Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Lot Split Plat in the Office of the St. Louis County Recorder of Deeds within one hundred twenty (120) days of its approval by the City Council, or their action shall be null and void.

Section Three. This Ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and the petitioner(s) or representative returns recorded copies of the plat to the Department of Planning.

This Bill was passed and approved this 15th day of July, 2024, by the Council of the City of Wildwood after having been read by title or in full two times prior to passage.



Presiding Officer



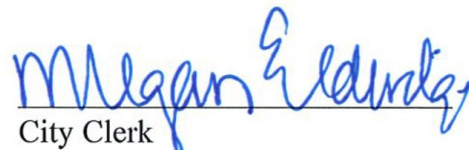
Joseph Garritano, Mayor

ATTEST:

ATTEST:



City Clerk



City Clerk

ROAD
 THE SOUTHWEST 1/4
 SOUTHWEST 1/4 OF
 RANGE 3 EAST,
 TOWNSHIP 44 NORTH,
 RANGE 3 EAST,
 WILDCRACK, MISSOURI
 DISTRICT

SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, WILDCRACK, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

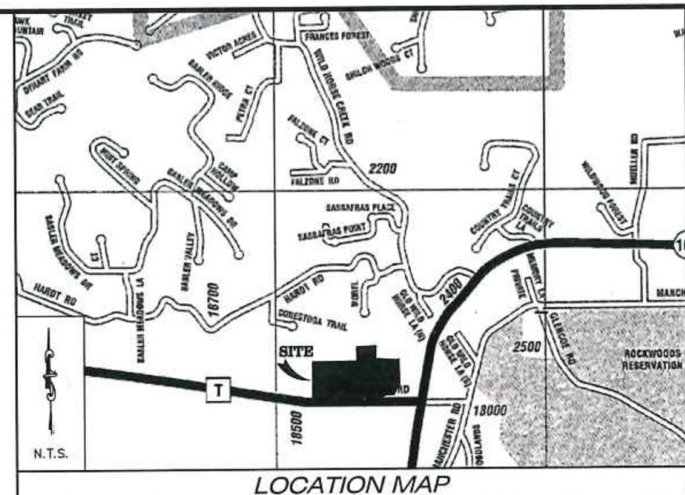
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, WILDCRACK, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, WILDCRACK, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, WILDCRACK, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, WILDCRACK, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, WILDCRACK, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



ORIGINAL SUBMISSION DATE	12/08/2023
ADDRESS/ISSUED CITY COMMENTS	03/20/2024

DEVELOPMENT NOTES:

- SITE ADDRESS:**
18601 ST. ALBANS ROAD
WILDWOOD, MISSOURI 63038
LOCATOR NO: 24X530074
- OWNER INFORMATION:**
MIHK-3 LLC
14151 CLAYTON ROAD
CHESTERFIELD, MO 63017
DEED BOOK 20308, PAGE 2089
- PREPARED FOR:** MIKE & ED GERSHENSON
- AREA OF TRACT:** PARENT TRACT: 940,491 SQ. FT. OR 24.59 ACRES ±
NEW PARCEL 1: 260,949 SQ. FT. OR 5.99 ACRES ±
NEW PARCEL 2: 684,136 SQ. FT. OR 15.60 ACRES ±
- PRESENT ZONING:** "NU" - NON-URBAN DISTRICT (CITY OF WILDWOOD)

"NU" - NON-URBAN DISTRICT DIMENSIONAL REQUIREMENTS	
FRONT YARD SETBACK:	50 FEET
SIDE YARD SETBACK:	30 FEET
REAR YARD SETBACK:	30 FEET
MINIMUM SITE AREA:	5 ACRES
MINIMUM LOT WIDTH:	N/A
MAXIMUM LOT COVERAGE:	N/A
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0255 K DATED FEBRUARY 4, 2015, THIS DEVELOPMENT IS LOCATED ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.
- BASIS OF BEARINGS:** GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), EAST ZONE.
- THD DESIGN GROUP HAS USED EXCLUSIVELY THE TITLE COMMITMENT POLICY SUPPLIED BY INTEGRITY TITLE SOLUTIONS, LLC, COMMITMENT NO. STL-70130-22, HAVING AN EFFECTIVE DATE OF APRIL 27, 2022. THE RESULTS OF THE SCHEDULE B, SECTION II ARE LISTED BELOW.

COMMITMENT NO. STL-70130-22	
ITEMS 1-10 : ARE NOT OF A SURVEY NATURE.	
ITEM 11:	SUBJECT TO RIGHT OF WAY EASEMENT GIVEN TO UNION ELECTRIC POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1110 PAGE 449 AND CONTINUED IN SUPPLEMENT RIGHT OF WAY EASEMENTS RECORDED IN BOOK 4547 PAGE 108, 4547 PAGE 110 AND 4547 PAGE 122 DOES NOT EFFECT SUBJECT PROPERTY.
ITEM 12:	SUBJECT TO AN EASEMENT FOR UTILITIES IN FAVOR OF UNION ELECTRIC COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2447, AT PAGE 459 DOES NOT EFFECT SUBJECT PROPERTY.
Items 13-14: ARE NOT OF A SURVEY NATURE.	
- ST. LOUIS COUNTY BENCHMARK SL-95A NAVD 88**
PUBLISHED ELEVATION: 810.33 FEET

STANDARD DNR ALUMINUM DISK STAMPED SL-95A SITUATED IN AN AREA WITH MANY SMALL TREES AND BRUSH SOUTHEAST OF AND AT THE TOP OF SLOPE SOUTHEAST OF THE EASTBOUND LANES OF NEW MANCHESTER ROAD (ALSO KNOWN AS HIGHWAY 100), BUT MOST EASILY ACCESSED AT A POINT APPROXIMATELY 18 FEET WEST OF A GUARD RAIL BLOCKING THE WESTERN END OF OLD WILD HORSE CREEK ROAD WHERE IT EXTENDS NORTHWESTERLY FROM OLD MANCHESTER ROAD; ROUGHLY 25 FEET SOUTHWEST OF A UTILITY POLE WITH OVERHEAD WIRES THAT CROSS NEW MANCHESTER ROAD, AND 2 FEET EAST OF A WITNESS POST.
- ALL MONUMENTS WILL BE SET WITHIN SIX (6) MONTHS OF THE RECORDING OF THIS PLAT WITH ST. LOUIS COUNTY. TWO PERMANENT MONUMENTS (24 INCH LONG IRON RODS WITH ALUMINUM CAPS) TO BE SET AS SHOWN HEREON.
- CURRENT USE:** SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF ED GERSHENSON / MIHK-3, LLC, WE HAVE DURING THE MONTH OF MAY 2022, EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF SEPTEMBER, 2023, PREPARED A LOT SPLIT PLAT FOR 18601 ST. ALBANS ROAD, BEING A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH CHAPTER 16 "MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (40CSR30 16.010-16.110)" THIS SURVEY IS BASED ON RECORD SOURCES. THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE FOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

BRIAN J. FISCHER (LS-002584) _____ DATE _____

SYMBOL LEGEND	
* FOUND CROSS	⊙ SET IRON ROD
○ FOUND IRON PIPE	⊕ BENCHMARK

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 148 CHESTERFIELD INDUSTRIAL BLVD, STE. E, CHESTERFIELD, MO 63005
 TEL: 636-294-2927
 FAX: 636-294-2927
 WEB: THDDSGROUP.COM
 Corporate Certificate of Authority #2011004412

A LOT SPLIT PLAT FOR
18601 ST. ALBANS ROAD
 A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI



Date: 12/8/2023
 Brian J. Fischer
 License No. LS-002584
 Professional Land Surveyor

PROJECT NUMBER: 22-5024

DATE: 04/29/2024

DRAWN BY: GAH

PROVIDERS
ROCKWOOD
METRO WEST
PRIVATE SEPTIC
PRIVATE WELL
SPIRE
AT&T
AMEREN U.E.
CHARTER COMMUNICATIONS
WILD HORSE CREEK
63038
MISSOURI COUNTY - WILDWOOD PRECINCT #6
WARD 1

