

BILL NO. 3497

ORDINANCE NO. 3287

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR TARA RIDGE SUBDIVISION, A 35.0 ACRE TRACT OF LAND ZONED "PUD" PLANNED UNIT DEVELOPMENT DISTRICT LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD.**

**WHEREAS**, Sterling Company, on behalf of Tara Ridge Development, LLC has submitted for review and approval of a Record Plat for Tara Ridge subdivision located on the north side of Wild Horse Creek Road; and,

**WHEREAS**, the purpose of said Record Plat is to subdivide a 35.0 acre tract of land into 35 lots and common ground; and,

**WHEREAS**, the Planning Commission, having considered the said request, recommended approval by a vote of 6-0; and,

**WHEREAS**, the City Council, having considered said request, voted to approve the Record Plat.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** The Record Plat and escrow agreements for Tara Ridge subdivision, which is made part hereof and attached hereto as "Exhibit 1" is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the Record Plat. The owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

**Section 2.** The Mayor and City Clerk are authorized and directed to evidence the approval of said Record Plat by affixing their signatures and the Official Seal of the City of Chesterfield as required on said documents.

**Section 3.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 16 day of April, 2024.

MaryAnn Mastorakes  
PRESIDING OFFICER

Bob Nation  
Bob Nation, MAYOR

ATTEST:

Vickie McGownd  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 04/16/2024

**SUBDIVISION IMPROVEMENT CONSTRUCTION DEPOSIT AGREEMENT**

THIS CONSTRUCTION DEPOSIT AGREEMENT made and entered into by  
Tara Ridge Development, LLC  
\_\_\_\_\_, herein called DEVELOPER,  
Commerce Bank  
\_\_\_\_\_, herein called ESCROW  
HOLDER (*strike through this party if cash deposited with City*), and the City of Chesterfield,  
Missouri, herein called CITY.

WITNESSETH:

WHEREAS, the DEVELOPER has submitted plans, information and data to the CITY  
for the creation and development of a subdivision to be known as  
Tara Ridge  
\_\_\_\_\_ in accordance with  
Ordinance No. 3189, the governing ordinance for the subdivision, and the Subdivision  
Regulations of the City of Chesterfield, and has requested approval of same; and

WHEREAS, the subdivision plans have been approved and the CITY has reasonably  
estimated and determined that the cost of construction, installation and completion of said  
improvements, all in accordance with the provisions of said governing ordinance and  
Subdivision Regulations, as amended, will be in the sum of  
one million six hundred twenty-three thousand five hundred sixteen and 94/100  
\_\_\_\_\_ DOLLARS  
(\$ 1,623,516.94), lawful money of the United States of America; and

WHEREAS, the DEVELOPER is seeking approval from the CITY of the record plat of  
the aforesaid subdivision as the same is provided in said governing ordinance and Subdivision  
Regulations; and

WHEREAS, the Subdivision Regulations provide inter alias that the commencement of  
said subdivision may be approved by the CITY upon the DEVELOPER submitting satisfactory  
construction and maintenance deposit agreements guaranteeing the construction and maintenance  
Rev. Dec 2019

of the subdivision improvements in accordance with the approved plans, said governing ordinance and Subdivision Regulations.

NOW, THEREFORE, in consideration of the covenants, promises and agreement herein provided;

IT IS HEREBY MUTUALLY AGREED:

1. That the DEVELOPER has established a CONSTRUCTION DEPOSIT in the amount of one million six hundred twenty-three thousand five hundred sixteen and 94/100, DOLLARS (\$ 1,623,516.94) lawful money of the United States of America by: (check one)

- Depositing cash with the City.
- Submitting a Letter of Credit in the form required by the CITY and issued by the ESCROW HOLDER.
- Submitting a \_\_\_\_\_ (type of readily negotiable instrument acceptable to the CITY) endorsed to the City and issued by the ESCROW HOLDER.

Said deposit guarantees the construction, installation and completion of the required subdivision improvements in Tara Ridge Subdivision, all in accordance with the approved plans, the governing ordinance for the subdivision and the Subdivision Regulations of the City of Chesterfield, which are by reference made a part hereof, and in accordance with all ordinances of the CITY regulating same. A cost estimate thereof is attached hereto as "Exhibit A".

2. That the CONSTRUCTION DEPOSIT will be held in escrow by the CITY or the ESCROW HOLDER, as applicable, until such time as releases are authorized by the Department of Planning. The CONSTRUCTION DEPOSIT may be subject to special audit of the CITY from time to time.

3. That the CONSTRUCTION DEPOSIT guarantees the construction, installation and completion of the improvements in the aforesaid subdivision in accordance with the plans and specifications for the said subdivision which have been filed with the CITY, which are made a part hereof by reference as if set forth herein word for word.

4. Pursuant to Revised Statutes of Missouri, 89.410, the amounts set out on Exhibit "A" are identified by separate line item and are subject to release of ninety five percent (95%) of said estimated costs within thirty (30) days of the completion of said specific component of work by DEVELOPER. The Developer shall notify CITY in writing when they consider the specific component ready for release of funds. Accordingly, the CITY may not allow for the reallocation of escrowed funds from one line item to another, without specific written agreement between the DEVELOPER and CITY indicating what specific component or components are being modified. ESCROW HOLDER shall not modify or expend funds from other than the identified line item component without written approval from CITY. Completion is when the particular item has had all documentation and certification filed in a complete and acceptable form and the specific items have been inspected and all identified deficiencies have been corrected and the work has been approved by the City.

5. That in the event the CITY should determine that the ESCROW SUM or any line item thereon as herein provided, is insufficient to complete the said Subdivision Improvements, or the specific line item, the CITY will so notify the DEVELOPER who shall deposit within thirty (30) days of said notice with the ESCROW HOLDER that additional sum of lawful money of the United States of America that will be required to complete the said specific component of the improvement and said additional sum will be subject to the terms of this Escrow Agreement. Failure to provide said sum shall cause for immediate cessation of all work on said subdivision until the additional amount is paid.

6. That the DEVELOPER guarantees that all required utilities and improvements will be installed, constructed and completed within two (2) years from the date of the approval of the said Subdivision Plat and the DEVELOPER shall certify the completion of all said improvements, along with the filing of all documentation and certification, all as provided in the governing ordinance for this subdivision and the Subdivision Regulations of the CITY.

7. That the ESCROW HOLDER, in accordance with paragraph 4 above, shall only release or disburse the ESCROW SUM, or portion thereof, upon receipt and in the amount set forth in a written authorization from the Department of Planning addressed to the ESCROW HOLDER, which authorization may be for the payment of labor and materials used in the construction, installation and completion of the said improvements, as the work progresses, as provided in the Subdivision Regulations or governing ordinance for this subdivision.

8. That in the event the DEVELOPER shall abandon the subdivision or fail to complete the subdivision improvements within two (2) years, from the date of the CITY'S approval of the said subdivision plat or subsequent extension period granted to this DEPOSIT AGREEMENT, whichever shall first occur, the CITY shall present to the ESCROW HOLDER a certified statement from the City Engineer estimating the cost for the completion of the subdivision improvements and require the ESCROW HOLDER to immediately perform on this agreement for completion of the specific components of the project or disburse said funds identified by the City Engineer's estimates directly to the CITY. The CITY may complete, or have completed by outside resources, the said improvements. The ESCROW HOLDER having disbursed the escrow sums therefore as ordered and directed by the CITY, and upon such disbursement shall be relieved of all liability under the terms of this agreement.

9. That in the event of any legal actions taken by the CITY against DEVELOPER or ESCROW HOLDER to enforce the provision of this agreement, the parties agree to pay a reasonable attorney's fee in addition to any other sums due under this agreement

10. That there shall be no assignment by DEVELOPER or ESCROW HOLDER under the terms of this agreement without written approval of the CITY.

11. That if DEVELOPER is unable to meet its obligation hereunder or to provide additional sums to complete the Subdivision improvements as may be determined by the CITY or if the DEVELOPER or ESCROW HOLDER shall go into receivership or file for bankruptcy protection, then in any such event the CITY may declare the DEVELOPER or ESCROW HOLDER (as the case may be) in default and may immediately order the payment of all remaining sums held by ESCROW HOLDER to be paid to the CITY without further legal process, to be used to complete the subdivision improvements as set out under the terms hereof.

12. That the ESCROW HOLDER will immediately inform the City of any changes of address for ESCROW HOLDER or DEVELOPER (known to ESCROW HOLDER) during the period of this Agreement. Failure to do so shall result in a breach of this Agreement and the CITY may declare the DEVELOPER or ESCROW HOLDER (as the case may be) in default and may immediately order the payment of all remaining sums held by ESCROW HOLDER to be paid to the CITY without further legal process, to be used to complete the subdivision improvements as set out under the terms hereof.

13. That no forbearance on the part of the CITY in enforcing any of its rights under this agreement, nor any extension thereof by CITY, shall constitute a waiver of any terms of this Agreement or a forfeiture of any such rights.

14. That the CITY hereby accepts this agreement as a satisfactory ESCROW AGREEMENT under the provisions and requirements of the governing ordinance for this

subdivision and any amendments or revisions thereto and the Subdivision Regulations of the CITY.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the 29<sup>th</sup> day of March, 2024.

ATTEST: (SEAL)                      **DEVELOPER:** Tara Ridge Development, LLC

*JKoers*  
Type Name: James Koers  
Title: Authorized Signer

BY: *Jeff Todt*  
Type Name: Jeff Todt  
Title: Authorized Signer

Firm Address:  
5091 Baumgartner Rd.  
St. Louis, MO 63129

ATTEST: (SEAL)                      **ESCROW HOLDER:** Commerce Bank

*Angie Carter*  
Type Name: Angie Carter  
Title: Authorized Agent

BY: *Jeff Haynes*  
Type Name: Jeff Haynes  
Title: Vice President

Firm Address:  
8001 Forsyth Blvd. 7th Floor  
St. Louis, MO 63105

**CITY OF CHESTERFIELD, MISSOURI**

BY \_\_\_\_\_  
Director of Planning

ATTEST: (SEAL)

APPROVED:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

NB: The signatures of the DEVELOPER and CREDIT HOLDER are to be acknowledged before a Notary Public. In the case of a partnership, all partners must sign. In the case of a corporation, the affidavits of the corporation act must be attached.



**BANK OFFICIAL'S ACKNOWLEDGMENT**

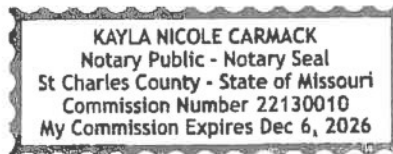
STATE OF MISSOURI     )  
  ) SS  
COUNTY OF ST. LOUIS   )

On this 29th day of March, 2024, before me appeared Jeff Haynes, to me personally known, who, being by me duly sworn, did say that he/she is the Vice President (title) of Commerce Bank (name of bank), a Missouri Bank and Trust Company (corporation, etc.) organized and existing under the laws of the United States of America, and that the seal affixed to the foregoing instrument is the Corporate Seal of said bank, and that said instrument was signed and sealed on behalf of said bank by authority of its Board of Directors, and said Vice President (title) acknowledged said instrument to be the free act and deed of said bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in County and State aforesaid, the day and year first above written.

Kayla Nicole Carmack  
Notary Public

My Commission Expires: 12/06/2026



LLC EXECUTING OFFICIAL'S ACKNOWLEDGEMENT

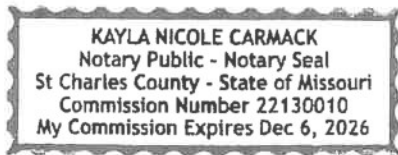
STATE OF MISSOURI     )  
  ) SS  
COUNTY OF ST. LOUIS    )

On this 29<sup>th</sup> day of March, 2024, before me appeared Jeffrey M. Todt (name) to me personally known, who, being by me duly sworn, did say that he/she is the \_\_\_\_\_ authorized agent \_\_\_\_\_ (title or Executing Official) of Tara Ridge Development, LLC, a Missouri Limited Liability Corporation, and that he/she in fact has the authority to execute the foregoing agreement pursuant to the authority given him/her by the Limited Liability Corporation, and that said agreement was signed and sealed by him/her on behalf of the aforesaid L.L.C. by authority of its \_\_\_\_\_ authorized agent \_\_\_\_\_, (President or title of chief officer), Jeffrey M. Todt (name) as \_\_\_\_\_ authorized agent \_\_\_\_\_ (title of Executing Official) of said L.L.C. acknowledges said agreement to be the lawful, free act and deed of said L.L.C.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, this 29<sup>th</sup> day of March, 2024.

Kayla Nicole Carmack  
Notary Public

My Commission Expires: 12/06/2026



# EXHIBIT A

Attach: Subdivision Deposit Spreadsheet

CONSTRUCTION DEPOSIT

SUBDIVISION: Tara Ridge  
 PLAT: 1  
 SUBDIVISION CODE: 336  
 NO. LOTS: 36  
 DATE OF PLAT APPROVAL: TBD

DEVELOPER: ELITE DEVELOPMENT SERVICES

CATEGORY	DATE OF RELEASE	% RELEASE	ORIGINAL BALANCE	TOTAL RELEASED	TOTAL % RELEASED	CURRENT BALANCE	% REMAINING
STREETS			\$423,768.64	\$0.00 \$0.00	0	\$423,768.64	100
SIDEWALKS			\$29,342.72	\$0.00 \$0.00	0	\$29,342.72	100
STREET SIGNS			\$2,424.41	\$0.00 \$0.00	0	\$2,424.41	100
STREET TREES			\$3,879.02	\$0.00 \$0.00	0	\$3,879.02	100
SANITARY SEWER AND PUMP STATIONS			\$81,208.53	\$0.00 \$0.00	0	\$81,208.53	100
STORM SEWER			\$264,580.92	\$0.00 \$0.00	0	\$264,580.92	100
GRADING			\$137,885.00	\$0.00 \$0.00	0	\$137,885.00	100
DETENTION			\$114,507.58	\$0.00 \$0.00	0	\$114,507.58	100
SILTATION CONTROL			\$105,490.51	\$0.00 \$0.00	0	\$105,490.51	100
COMMON GROUND SEED AND ISLAND SODDING			\$27,193.35	\$0.00 \$0.00	0	\$27,193.35	100
MONUMENTATION			\$8,476.51	\$0.00 \$0.00	0	\$8,476.51	100
STREET LIGHTS			\$10,140.65	\$0.00 \$0.00	0	\$10,140.65	100
WATER MAINS			\$322,469.90	\$0.00 \$0.00	0	\$322,469.90	100
MISC. REQ. IMPROVMENTS			\$92,149.20	\$0.00 \$0.00	0	\$92,149.20	100
TOTALS			\$1,823,516.94	\$0.00	0	\$1,823,516.94	100

**SUBDIVISION IMPROVEMENT MAINTENANCE DEPOSIT AGREEMENT**

THIS MAINTENANCE DEPOSIT AGREEMENT made and entered into by  
Tara Ridge Development, LLC  
\_\_\_\_\_, herein called DEVELOPER,  
Commerce Bank  
\_\_\_\_\_, herein called CREDIT  
HOLDER (*strike through this party if cash deposited with City*), and the City of Chesterfield,  
Missouri, herein called CITY.

WITNESSETH:

WHEREAS, the DEVELOPER has submitted plans, information and data to the CITY  
for the creation and development of a subdivision to be known as  
Tara Ridge  
\_\_\_\_\_ in accordance with  
Ordinance No. <sup>3189</sup> \_\_\_\_\_, the governing ordinance for the subdivision, and the Subdivision  
Regulations of the City of Chesterfield, and has requested approval of same; and

WHEREAS, the subdivision plans have been approved and the CITY has reasonably  
estimated and determined that the cost of maintenance of the required improvements, based on  
the cost of construction of said improvements, all in accordance with the provisions of said  
subdivision governing ordinance and Subdivision Regulations, as amended, will be in the sum  
of one hundred sixty-two thousand three hundred fifty-one and 69/100 \_\_\_\_\_ DOLLARS  
(\$ <sup>162,351.69</sup> \_\_\_\_\_), lawful money of the United States of America; and

WHEREAS, the DEVELOPER is seeking approval from the CITY of the record plat of  
the aforesaid subdivision as the same is provided in said governing ordinance and Subdivision  
Regulations; and

WHEREAS, the Subdivision Regulations provide inter alias that the commencement of said subdivision may be approved by the CITY upon the DEVELOPER submitting satisfactory construction and maintenance deposit agreements guaranteeing the construction and maintenance of the subdivision improvements in accordance with the approved plans, said governing ordinance and Subdivision Regulations.

NOW, THEREFORE, in consideration of the covenants, promises and agreement herein provided;

IT IS HEREBY MUTUALLY AGREED:

1. That the DEVELOPER has established a MAINTENANCE DEPOSIT in the amount of one hundred sixty-two thousand three hundred fifty-one and 69/100

DOLLARS (\$ 162,351.69), lawful money of the United States of America by:

(check one)

Depositing cash with the City.

Submitting a Letter of Credit in the form required by the CITY and issued by the CREDIT HOLDER.

Submitting a \_\_\_\_\_ (type of readily negotiable instrument acceptable to the CITY) endorsed to the City.

Said deposit guarantees the DEVELOPER will perform his maintenance obligations regarding subdivision improvements, including, but not limited to; lots, streets, sidewalks, trees, common ground areas, erosion and siltation control, and storm drainage facilities, in Tara Ridge Subdivision, all in accordance with the approved plans, the governing ordinance for the subdivision and the Subdivision Regulations of

the City of Chesterfield, which by reference are made a part hereof, and in accordance with all ordinances of the CITY regulating same.

2. That the MAINTENANCE DEPOSIT will be held in escrow by the CITY or the CREDIT HOLDER, as applicable, until such time as releases are authorized by the Department of Planning.

3. That the DEVELOPER shall be responsible for, and hereby guarantees, the maintenance of the subdivision improvements, including, but not limited to, lots, streets, sidewalks, trees, common ground areas, erosion and siltation control, and storm and drainage facilities, until (1) expiration of twelve (12) months after occupancy permits have been issued on eighty percent (80%) of all of the lots in the subdivision plat(s), or (2) twelve (12) months after completion of the subdivision and acceptance / approval of all required improvements by the CITY, whichever is longer. In the case of landscaping, the maintenance period shall be twenty-four (24) months after installation is approved by the CITY. Maintenance shall include repair or replacement of all defects, deficiencies and damage to the improvements that may exist or arise, abatement of nuisances caused by such improvements, removal of mud and debris from construction, erosion control, grass cutting, removal of construction materials (except materials to be used for construction on the lot or as permitted by site plan), and snow removal. All repairs and replacement shall comply with CITY specifications and standards. Any maintenance of improvements accepted by the CITY for public dedication shall be completed under the supervision of and with the prior written approval of the Director of Planning. The maintenance obligation for required improvements to existing public roads or other existing public infrastructure already maintained by a public governmental entity shall terminate on and after the date such improvements have been inspected and accepted by the

appropriate governmental entity and the deposit for same shall be released. Irrespective of other continuing obligations, the developer's snow removal obligations shall terminate on the date a street is accepted by the CITY for public maintenance.

4. That the maintenance deposit shall be retained by the CITY OR CREDIT HOLDER to guarantee maintenance of the required improvements and, in addition to being subject to the remedies of Section 02-12.G of the Unified Development Code and other remedies of the City Code, shall be subject to the immediate order of the Director of Planning to defray or reimburse any cost to the CITY of maintenance or repair of improvements related to the subdivision which the developer fails or refuses to perform. Except in emergency circumstances or where action is otherwise required before written notice can be provided, the Director of Planning shall provide the developer with a written demand and opportunity to perform the maintenance before having such maintenance performed by the CITY, or its agents. The Director of Planning shall have the authority to require the maintenance deposit to be replaced or replenished by the developer, in any form permitted for an original deposit, where the amount remaining is determined to be insufficient or where the maintenance deposit was drawn upon by the CITY for maintenance.

5. That in determining the amount of MAINTENANCE DEPOSIT that shall continue to be held, portions of the deposit amount that were attributable to improvements that have been accepted by any third-party governmental entity or utility legally responsible for the maintenance of the improvement may be released upon such acceptance of the improvement by the entity. The Director of Planning may approve such further releases if it is determined in his or her discretion, after inspection of the improvements, that the total maintenance amount



retained is clearly in excess of the amount necessary for completion of the maintenance obligation, after all reasonable contingencies are considered.

6. That in the event the CITY should determine that the MAINTENANCE DEPOSIT, or any line item thereon as herein provided, is insufficient, the CITY will so notify the DEVELOPER who shall, within thirty (30) days of said notice, deposit additional sums with the CITY or have the amount of the letter of credit or other banking instrument increased as will be required to maintain the said specific component of the improvement and said additional sum will be subject to the terms of this MAINTENANCE DEPOSIT AGREEMENT. Failure to provide said sum shall be cause for immediate cessation of all work on said subdivision until the additional amount is paid.

7. That the CREDIT HOLDER, in accordance with paragraphs 2, 4 and 5 above, shall only release or disburse the MAINTENANCE DEPOSIT, or portion thereof, upon receipt and in the amount set forth in a written authorization from the said Department of Planning addressed to the Credit Holder, which authorization may be for payment, as provided in the Subdivision Regulations or governing ordinance for this subdivision.

8. That upon expiration of the maintenance obligations established herein, the Director of Planning shall cause a final inspection to be made of the required improvements. Funds shall then be released if there are no defects or deficiencies found and all other obligations including payment of all sums due, are shown to be satisfied on inspection thereof, or at such time thereafter as any defects or deficiencies are cured with the permission of, and within the time allowed by, the Director of Planning. This release shall in no way be construed to indemnify or release any person from any civil liability that may exist for defects or damages

caused by any construction, improvement or development for which any deposit has been released.

9. That there shall be no assignment by DEVELOPER or CREDIT HOLDER under the terms of this agreement without written approval of the CITY.

10. That if DEVELOPER is unable to meet its obligation hereunder or to provide additional sums to guarantee maintenance of the Subdivision improvements as may be determined by the CITY or if the DEVELOPER shall abandon the subdivision or go into receivership or file for bankruptcy protection, then in any such event the CITY may declare the DEVELOPER in default and may immediately order the payment of all remaining sums held in the MAINTENANCE DEPOSIT to be paid to the CITY without further legal process, to be used to complete and maintain the subdivision improvements as set out under the terms hereof.

11. That the CREDIT HOLDER will immediately inform the City of any changes of address for CREDIT HOLDER or DEVELOPER (known to CREDIT HOLDER) during the period of this Agreement. Failure to do so shall result in a breach of this Agreement and the CITY may declare the DEVELOPER or CREDIT HOLDER (as the case may be) in default and may immediately order the payment of all remaining sums held by CREDIT HOLDER to be paid to the CITY without further legal process, to be used to maintain the subdivision improvements as set out under the terms hereof.

12. That no forbearance on the part of the CITY in enforcing any of its rights under this agreement, nor any extension thereof by CITY, shall constitute a waiver of any terms of this Agreement or a forfeiture of any such rights.

13. That the CITY hereby accepts this agreement as a satisfactory MAINTENANCE DEPOSIT AGREEMENT under the provisions and requirements of the governing ordinance

for this subdivision and any amendments or revisions thereto and the Subdivision Regulations of the CITY.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and

seals the 27 day of March, 2024 A.D.

ATTEST: (SEAL)

DEVELOPER: Tara Ridge Development, LLC

[Signature]  
Type Name: James Koers  
Title: Authorized Signer

BY: [Signature]  
Type Name: Jeff Todd  
Title: Authorized Agent

Firm Address:  
5091 Baumgartner Rd.  
St. Louis, MO 63129

ATTEST: (SEAL)

CREDIT HOLDER: Commerce Bank

[Signature]  
Name: Angie Carter  
Title: Authorized Agent

BY: [Signature]  
Name: Jeff Haynes  
Title: Vice President

Firm Address:  
8001 Forsyth Blvd. 7<sup>th</sup> Floor  
St. Louis, MO 63105

**CITY OF CHESTERFIELD, MISSOURI**

BY \_\_\_\_\_  
Director of Planning

ATTEST: (SEAL)

APPROVED:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

NB: The signatures of the DEVELOPER and CREDIT HOLDER are to be acknowledged before a Notary Public. In the case of a partnership, all partners must sign. In the case of a corporation, the affidavits of the corporation act must be attached.

**BANK OFFICIAL'S ACKNOWLEDGMENT**

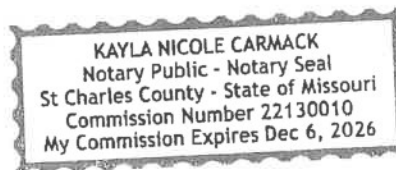
STATE OF MISSOURI     )  
  ) SS  
COUNTY OF ST. LOUIS    )

On this 27th day of March, 2024, before me appeared Jeff Haynes, to me personally known, who, being by me duly sworn, did say that he/she is the Vice President (title) of Commerce Bank (name of bank), a Missouri Bank and Trust Company (corporation, etc.) organized and existing under the laws of the United States of America, and that the seal affixed to the foregoing instrument is the Corporate Seal of said bank, and that said instrument was signed and sealed on behalf of said bank by authority of its Board of Directors, and said Vice President (title) acknowledged said instrument to be the free act and deed of said bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in County and State aforesaid, the day and year first above written.

Kayla Nicole Carmack  
Notary Public

My Commission Expires: 12/06/2026



LLC EXECUTING OFFICIAL'S ACKNOWLEDGEMENT

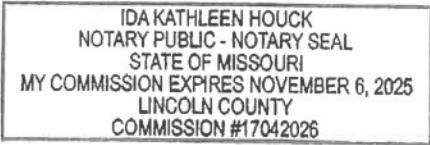
STATE OF MISSOURI     )  
  ) SS  
COUNTY OF ST. LOUIS     )

On this   27th   day of   March  , 2024, before me appeared   Jeffrey M. Todt   (name) to me personally known, who, being by me duly sworn, did say that he/she is the    (title or Executing Official) of   Tara Ridge Development, LLC  , a Missouri Limited Liability Corporation, and that he/she in fact has the authority to execute the foregoing agreement pursuant to the authority given him/her by the Limited Liability Corporation, and that said agreement was signed and sealed by him/her on behalf of the aforesaid L.L.C. by authority of its    (President or title of chief officer),   Jeffrey M. Todt   (name) as    (title of Executing Official) of said L.L.C. acknowledges said agreement to be the lawful, free act and deed of said L.L.C.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, this   27th   day of   March  , 2024.

  
Notary Public

My Commission Expires: 11/06/2025



**MAINTENANCE DEPOSIT**

**SUBDIVISION: Tara Ridge**  
**PLAT: 1**  
**SUB CODE: 336**  
**DEVELOPER: ELITE DEVELOPMENT SERVICES**

NOTE: Deposit is adjusted to account for 10% of entire sewer costs, and 0% of LOMR/Elev. Cert's, if any)

<b>CATEGORY</b>	<b>ORIGINAL BALANCE</b>	<b>DATE OF RELEASE</b>	<b>AMOUNT RELEASED</b>	<b>CURRENT BALANCE</b>
STREETS	\$42,376.86			\$42,376.86
SIDEWALKS	\$2,934.27			\$2,934.27
EMERGENCY ACCESS	\$0.00			\$0.00
STREET SIGNS	\$242.44			\$242.44
STREET TREES	\$387.90			\$387.90
SAN. SEWER	\$8,120.85			\$8,120.85
STORM SEWER	\$26,458.09			\$26,458.09
VALLEY STORMWATER CHAI	\$0.00			\$0.00
GRADING	\$13,788.50			\$13,788.50
DETENTION	\$11,450.76			\$11,450.76
WATER QUALITY	\$0.00			\$0.00
EROSION CONTROL	\$0.00			\$0.00
SILTATION CONTROL	\$10,549.05			\$10,549.05
COMMON GR. SEED	\$2,719.34			\$2,719.34
MONUMENTATION	\$847.65			\$847.65
RETAINING WALL	\$0.00			\$0.00
STREET LIGHTS	\$1,014.06			\$1,014.06
WATER MAINS	\$32,246.99			\$32,246.99
FENCE	\$0.00			\$0.00
MISC. REQUIRED IMP.	\$9,214.92			\$9,214.92
<b>TOTALS</b>	<b>\$162,351.69</b>		<b>\$0.00</b>	<b>\$162,351.69</b>

# TARA RIDGE

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF  
AND PART OF ADJUSTED TRACT 4 OF "BOUNDARY ADJUSTMENT PLAT OF  
"A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST" (PLAT BOOK 338 PAGE 96)  
AND PART OF ADJUSTED TRACT 4 OF "BOUNDARY ADJUSTMENT PLAT OF  
"A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST" (PLAT BOOK 346 PAGE 353),  
ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONED "PUD" PLANNED UNIT DEVELOPMENT ACCORDING TO CITY OF CHESTERFIELD ORDINANCE NO. 3189

## DEVELOPMENT OVERVIEW & SHEET INDEX



**PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):**  
 A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF... AND PART OF ADJUSTED TRACT 4 OF... "A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST" (PLAT BOOK 338 PAGE 96) AND PART OF ADJUSTED TRACT 4 OF "BOUNDARY ADJUSTMENT PLAT OF... "A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST" (PLAT BOOK 346 PAGE 353), ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

**STATEMENT OF STATE PLANE COORDINATE:**  
 THE STATE PLANE COORDINATE SYSTEM USED FOR THIS PROJECT IS THE MISSOURI STATE PLANE COORDINATE SYSTEM. THE DATUM IS THE MEAN SEA LEVEL DATUM. THE PROJECTION IS THE TRANSVERSE MERCATOR PROJECTION. THE SKEW ANGLE IS 90 DEGREES. THE FALSE EASTING IS 1000000 METERS. THE FALSE NORTHING IS 1000000 METERS. THE EARTH CURVATURE CORRECTION IS 0.000000 METERS. THE REFRACTION CORRECTION IS 0.000000 METERS. THE SCALE FACTOR IS 0.9999999999999999. THE DISTORTION IS 0.000000 METERS. THE TOTAL ERROR IS 0.000000 METERS.

**BENCHMARKS:**  
 THE BENCHMARK USED FOR THIS PROJECT IS THE MISSOURI STATE BENCHMARK. THE BENCHMARK IS A BRASS BENCHMARK. THE BENCHMARK IS LOCATED AT THE CORNER OF THE TRACT. THE BENCHMARK IS 1.000000 METERS ABOVE THE MEAN SEA LEVEL DATUM.

**RECORDING INFORMATION:**  
 THIS INSTRUMENT IS SUBJECT TO THE RECORDING ACT OF THE STATE OF MISSOURI. THE INSTRUMENT IS SUBJECT TO THE RECORDING ACT OF THE STATE OF MISSOURI. THE INSTRUMENT IS SUBJECT TO THE RECORDING ACT OF THE STATE OF MISSOURI.

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## CONTRACT CERTIFICATE

I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the county of St. Louis, Missouri, and that the same is a true and correct copy of the original instrument as the same appears in the records of the county of St. Louis, Missouri.

I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the county of St. Louis, Missouri, and that the same is a true and correct copy of the original instrument as the same appears in the records of the county of St. Louis, Missouri.

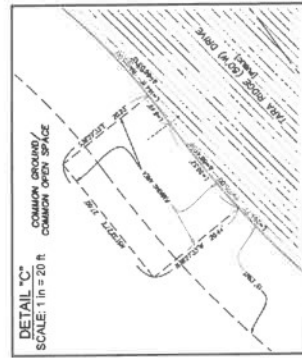
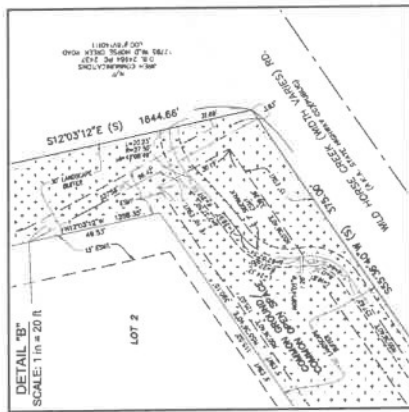
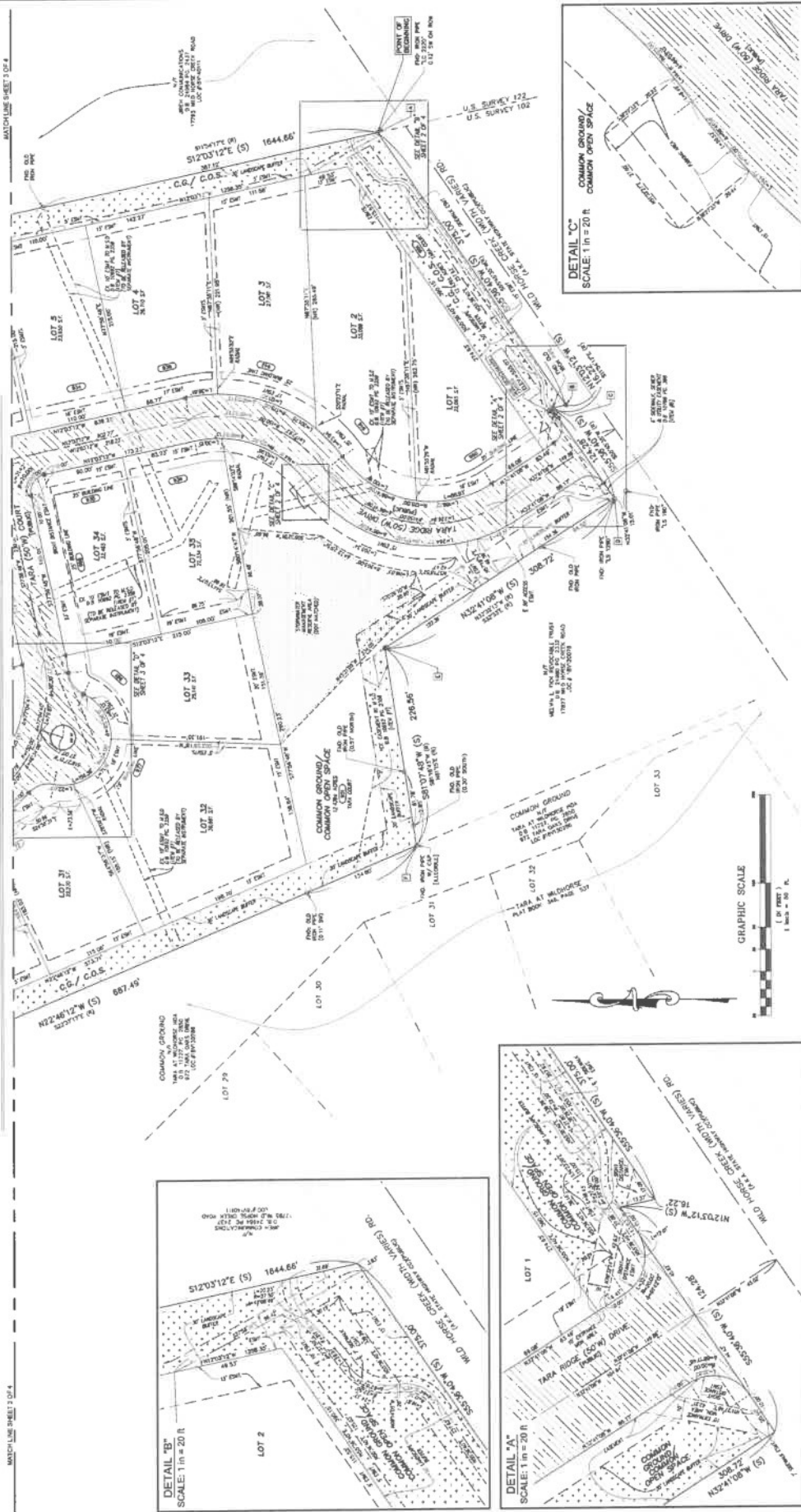
I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the county of St. Louis, Missouri, and that the same is a true and correct copy of the original instrument as the same appears in the records of the county of St. Louis, Missouri.

**THE STERLING ENGINEERS & SURVEYORS**  
 3025 Hwy 240, Chesterfield, MO 63017  
 Ph: 314.241.1111 Fax: 314.241.1111

DATE: M/R 4, 2014  
 JOB NO. 20-07-312  
 TARA RIDGE



# TARA RIDGE



**STERLING ENGINEERS & SURVEYORS**  
 5905 New Hampshire Road  
 Ph: 314-897-5142 Fax: 314-897-5944  
 www.sterling-engineers.com

**SYMBOL LEGEND:**  
 A SET POINT MARKER AS ACCORDING WITH  
 B SET POINT MARKER AS ACCORDING WITH  
 C POINT MARKER AS ACCORDING WITH  
 D POINT MARKER AS ACCORDING WITH  
 E POINT MARKER AS ACCORDING WITH  
 F POINT MARKER AS ACCORDING WITH  
 G POINT MARKER AS ACCORDING WITH  
 H POINT MARKER AS ACCORDING WITH  
 I POINT MARKER AS ACCORDING WITH  
 J POINT MARKER AS ACCORDING WITH  
 K POINT MARKER AS ACCORDING WITH  
 L POINT MARKER AS ACCORDING WITH  
 M POINT MARKER AS ACCORDING WITH  
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 Q POINT MARKER AS ACCORDING WITH  
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 U POINT MARKER AS ACCORDING WITH  
 V POINT MARKER AS ACCORDING WITH  
 W POINT MARKER AS ACCORDING WITH  
 X POINT MARKER AS ACCORDING WITH  
 Y POINT MARKER AS ACCORDING WITH  
 Z POINT MARKER AS ACCORDING WITH

**ABBREVIATION LEGEND:**  
 A COMMON GROUND  
 B COMMON GROUND  
 C COMMON GROUND  
 D COMMON GROUND  
 E COMMON GROUND  
 F COMMON GROUND  
 G COMMON GROUND  
 H COMMON GROUND  
 I COMMON GROUND  
 J COMMON GROUND  
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 T COMMON GROUND  
 U COMMON GROUND  
 V COMMON GROUND  
 W COMMON GROUND  
 X COMMON GROUND  
 Y COMMON GROUND  
 Z COMMON GROUND

**STATE PLANE COORDINATES**

POINT	EASTING	NORTHING
A	25285.54	25706.00
B	25278.97	25701.74
C	25278.80	25705.14
D	25278.43	25709.18
E	25282.86	25746.43
F	25287.10	25739.20
G	25287.10	25739.20

**STATE PLANE COORDINATES**

POINT	EASTING	NORTHING
H	25288.82	25737.84
I	25281.48	25736.37
J	25284.43	25731.35
K	25282.86	25736.08
L	25289.70	25760.47
M	25287.10	25739.20
N	25287.10	25739.20

**KEY MAP**  
 SCALE: 1" = 1000'

**THE STERLING ENGINEERS & SURVEYORS**  
 5905 New Hampshire Road  
 Ph: 314-897-5142 Fax: 314-897-5944  
 www.sterling-engineers.com

DATE: MAR. 4, 2024  
 CHECKED BY: JAH  
 JOB NO.: 20-07-332

DATE: MAR. 4, 2024  
 CHECKED BY: JAH  
 JOB NO.: 20-07-332

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 JOB NO.: 20-07-332

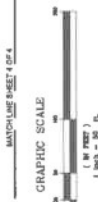
DATE: MAR. 4, 2024  
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# TARA RIDGE

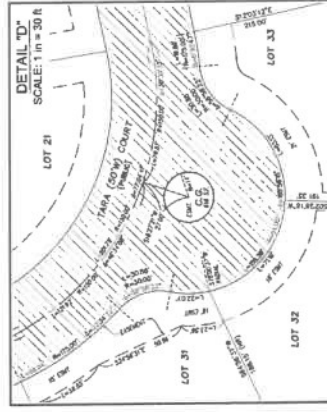
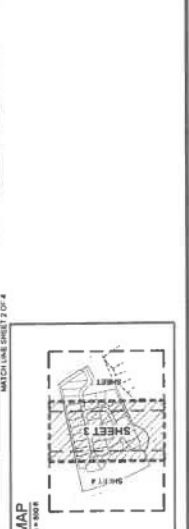


MATCHLINE SHEET 1 OF 4



**SYMBOLS LEGEND:**  
 (S) - SET PLACEMENT OF AROUNDABOUT WITH UNIDIRECTIONAL FLOW  
 (C) - SET PLACEMENT OF AROUNDABOUT WITH BIDIRECTIONAL FLOW  
 (R) - SET PLACEMENT OF AROUNDABOUT WITH ROUNDABOUT WITH UNIDIRECTIONAL FLOW  
 (T) - SET PLACEMENT OF AROUNDABOUT WITH ROUNDABOUT WITH BIDIRECTIONAL FLOW  
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 (B) - SET PLACEMENT OF AROUNDABOUT WITH AROUNDABOUT WITH BIDIRECTIONAL FLOW  
 (D) - SET PLACEMENT OF AROUNDABOUT WITH AROUNDABOUT WITH UNIDIRECTIONAL FLOW  
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 (G) - SET PLACEMENT OF AROUNDABOUT WITH AROUNDABOUT WITH BIDIRECTIONAL FLOW  
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 (J) - SET PLACEMENT OF AROUNDABOUT WITH AROUNDABOUT WITH UNIDIRECTIONAL FLOW  
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 (Y) - SET PLACEMENT OF AROUNDABOUT WITH AROUNDABOUT WITH BIDIRECTIONAL FLOW  
 (Z) - SET PLACEMENT OF AROUNDABOUT WITH AROUNDABOUT WITH UNIDIRECTIONAL FLOW

**ASSOCIATION LEGEND:**  
 (A) - SET PLACEMENT OF AROUNDABOUT WITH UNIDIRECTIONAL FLOW  
 (B) - SET PLACEMENT OF AROUNDABOUT WITH BIDIRECTIONAL FLOW  
 (C) - SET PLACEMENT OF AROUNDABOUT WITH UNIDIRECTIONAL FLOW  
 (D) - SET PLACEMENT OF AROUNDABOUT WITH BIDIRECTIONAL FLOW  
 (E) - SET PLACEMENT OF AROUNDABOUT WITH UNIDIRECTIONAL FLOW  
 (F) - SET PLACEMENT OF AROUNDABOUT WITH BIDIRECTIONAL FLOW  
 (G) - SET PLACEMENT OF AROUNDABOUT WITH UNIDIRECTIONAL FLOW  
 (H) - SET PLACEMENT OF AROUNDABOUT WITH BIDIRECTIONAL FLOW  
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 (X) - SET PLACEMENT OF AROUNDABOUT WITH BIDIRECTIONAL FLOW  
 (Y) - SET PLACEMENT OF AROUNDABOUT WITH UNIDIRECTIONAL FLOW  
 (Z) - SET PLACEMENT OF AROUNDABOUT WITH BIDIRECTIONAL FLOW



**THE STERLING ENGINEERS & SURVEYORS**  
 1100 West Macquarie Road  
 Sydney NSW 2150  
 Ph: (61) 2 9512 1000 Fax: (61) 2 9512 1001  
 www.sterling-engineers.com.au

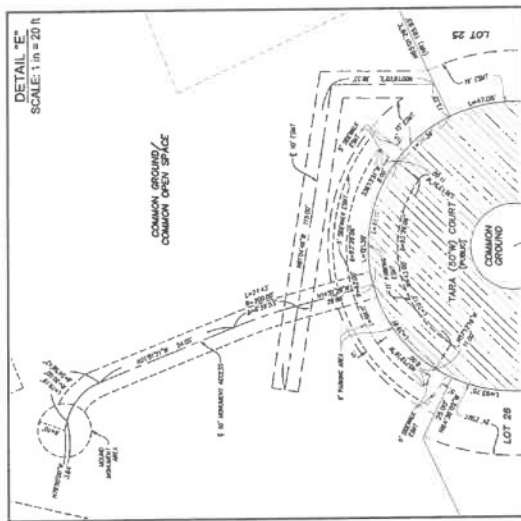
DRAWN BY:	GFS	MSD P4 - 3MSD-0187
CHECKED BY:	JAH	DATE: MAR 4, 2012
JOB NO.:	20-07-212	TARA RIDGE

MATCHLINE SHEET 4 OF 4

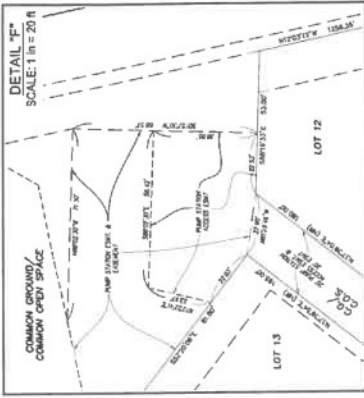
SHEET 3 OF 4

# TARA RIDGE

DETAIL "E"  
SCALE: 1 in = 20 ft



DETAIL "F"  
SCALE: 1 in = 20 ft



STATE PLANE COORDINATES

POINT	NORTHING	EASTING
A	25153.84	32348.47
B	25178.87	32361.27
C	25179.80	32361.74
D	25178.47	32359.18
E	25183.88	32358.81
F	25184.80	32359.20
G	25187.00	32361.47

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
A	25153.84	32348.47
B	25178.87	32361.27
C	25179.80	32361.74
D	25178.47	32359.18
E	25183.88	32358.81
F	25184.80	32359.20
G	25187.00	32361.47



THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 New Hampshire Road  
Ph: 336.437.2424 Fax: 336.437.2444  
www.sterling-engineers.com

DATE: MAR. 4, 2014  
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# Memorandum

## Department of Planning

**To:** Michael O. Geisel, City Administrator

**From:** Justin Wyse, Director of Planning

**Date:** April 16, 2024

**RE:** **Tara Ridge (RP):** A Record Plat for a 35.0-acre tract of land of Tara Ridge Subdivision zoned "PUD" Planned Unit Development located on the north side of Wild Horse Creek Road and across from Savonne Court (18V130099, 18V140065, 18V140098).



### Summary

The Sterling Company, on behalf of Tara Ridge Development, LLC has submitted a Record Plat for a 35.0-acre tract of land zoned "PUD" Planned Unit Development. The Record Plat will establish 35 lots, common grounds, and public roadways. The site is accessed by Wild Horse Creek Road located south of the subject site.

The submitted Record Plat is in the same lot configuration that exists in the recently approved Site Development Plan.

On March 11, 2024, the plat was brought before the Planning Commission. A motion to approve the Record Plat as presented was passed by a vote of 6-0.

Attached to this memo please find legislation, Record Plat and Escrow Agreements.



Figure 1: Subject Site Aerial