

Memorandum

Department of Public Works



TO: Michael O. Geisel, PE
City Administrator

cc: James A. Eckrich, PE
Director of Public Works / City Engineer

Justin Wyse, AICP, PTP
Director of Planning

FROM: Zachary S. Wolff, PE *ZSW*
Assistant City Engineer

DATE: December 28, 2021

RE: Public Street Acceptance
Fienup Farms – Plats 2 and 7

Public Works staff recently conducted inspections of Plats 2 and 7 of the Fienup Farms subdivision. As part of these inspections we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as a public street:

- | | |
|---------------------------------|--|
| (1) Patchwork Fields (Plat 2): | Approximately 132 feet; from 40 feet north of Pine Summit Drive to a point 172 feet north of Pine Summit Drive
Book 367 Pages 131-133 |
| (2) Patchwork Fields (Plat 7): | Approximately 415 feet; from 375 feet west of Fienup Lake Drive to 40 feet east of Fienup Lake Drive
Book 367 Pages 253-255 |
| (3) Fienup Lake Drive (Plat 7): | Approximately 645 feet; from Patchwork Fields to 645 feet south of Patchwork Fields
Book 367 Pages 253-255 |

A draft ordinance and a map showing the locations of the above referenced streets and the associated record plat exhibits are attached. Please note that these are the first of multiple street acceptance recommendations that will be required for Fienup Farms. As you may recall, the Fienup Farms subdivision includes 11 plats. All but one plat includes public streets. All streets in Fienup Farms have been completed and are in use; however, at this time, not all of the responsible parties have addressed deficiencies. While it may seem premature to accept portions of streets now when the remainder of streets are not yet ready for acceptance it would be unfair to withhold acceptance and escrow fund releases from responsible parties that have addressed all required deficiencies. Please let me know if you have questions or need additional information.

Action Recommended

I recommend forwarding the acceptance of the above-referenced streets and associated sidewalks to the Planning and Public Works Committee for its consideration. If the Planning and Public Works Committee recommends approval, the matter should be forwarded to City Council for consideration.

III.B.

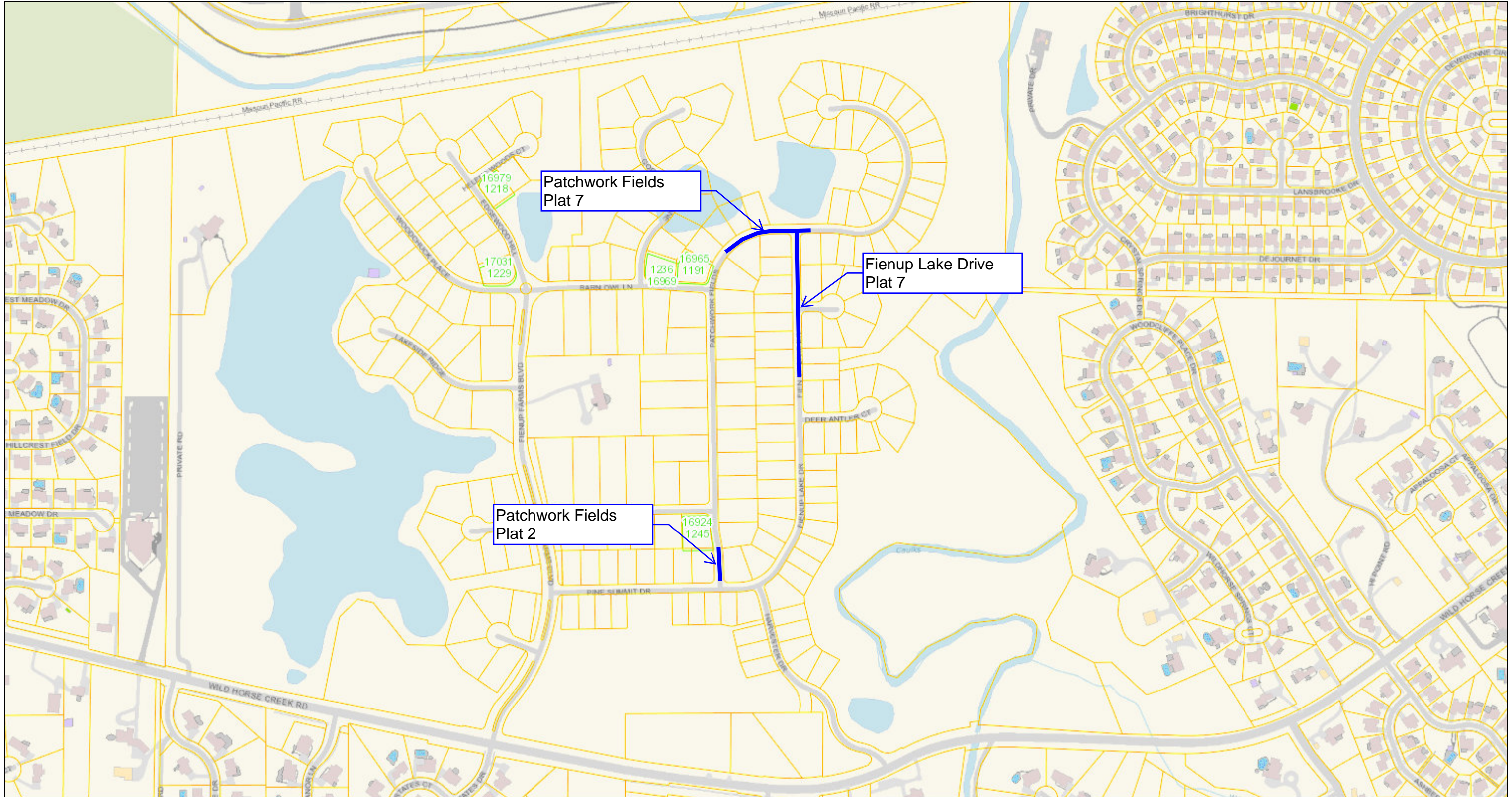
ATTEST:

CITY CLERK

FIRST READING HELD: _____

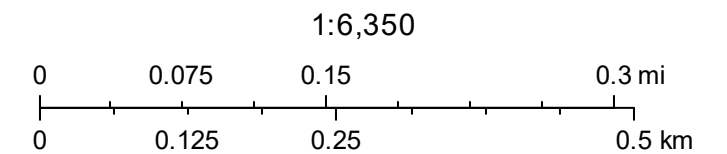
Fienup Farms Public Street Acceptance

III.B.



12/28/2021, 11:47:50 AM

- Parcels
- Preliminary Parcels

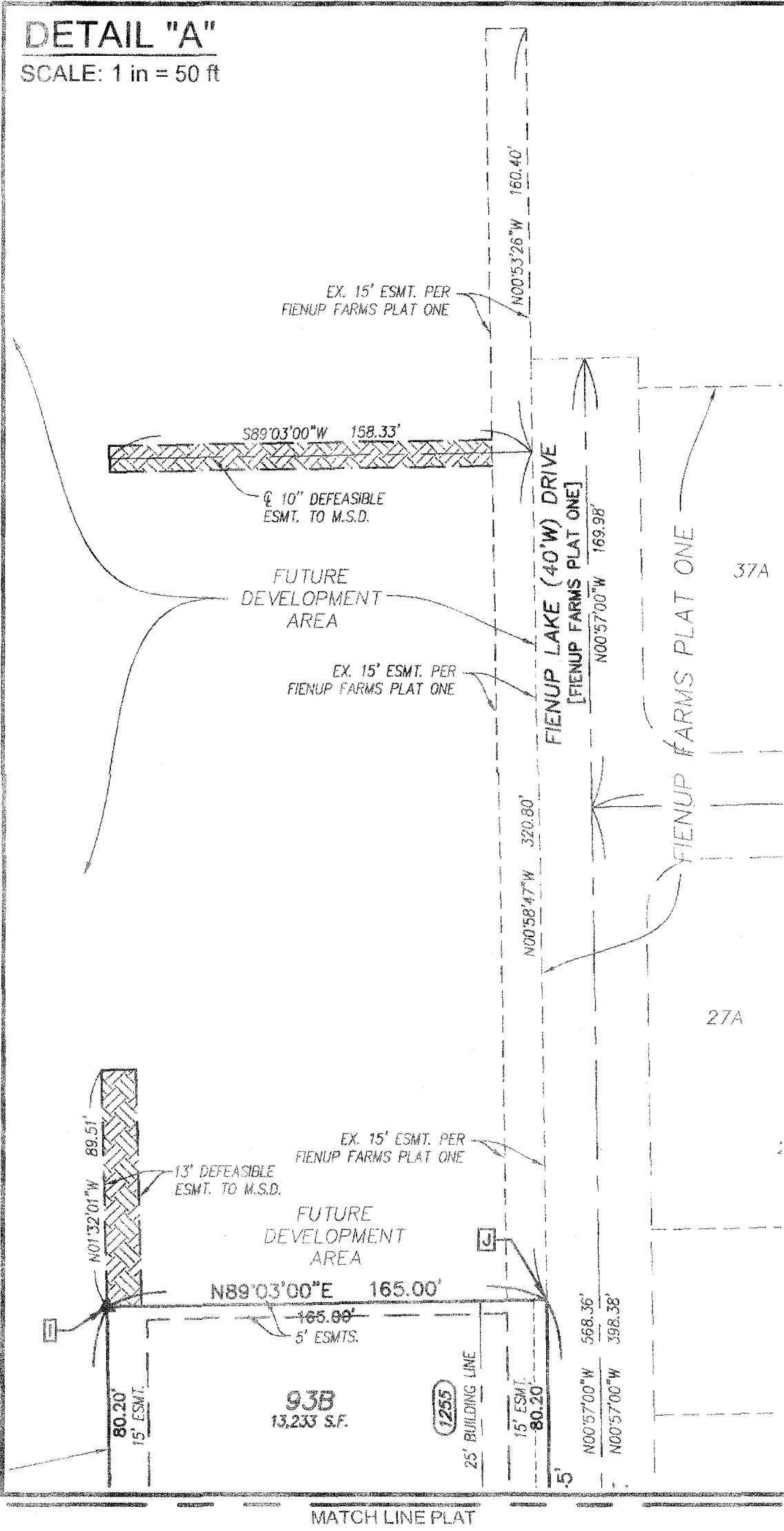


Esri, Inc., City of Chesterfield, Missouri

FIENUP FARMS PLAT TWO

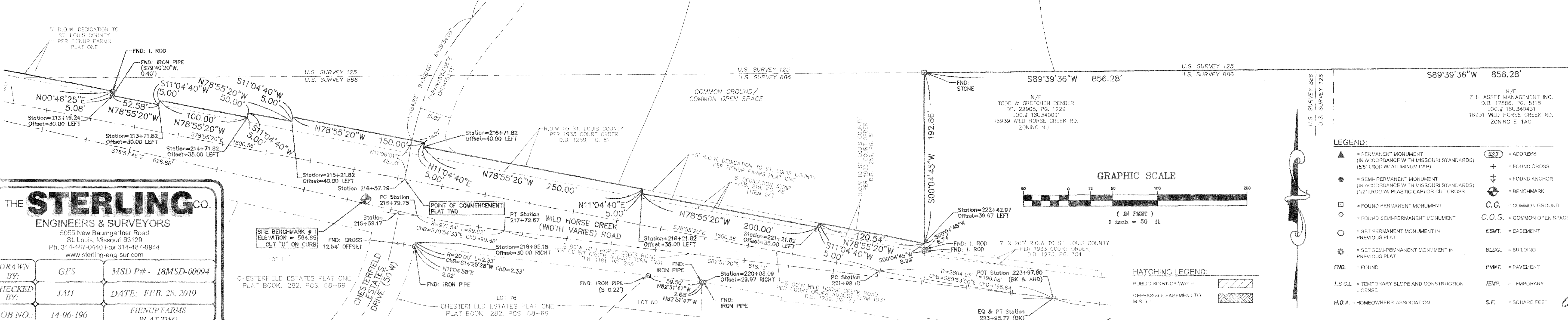
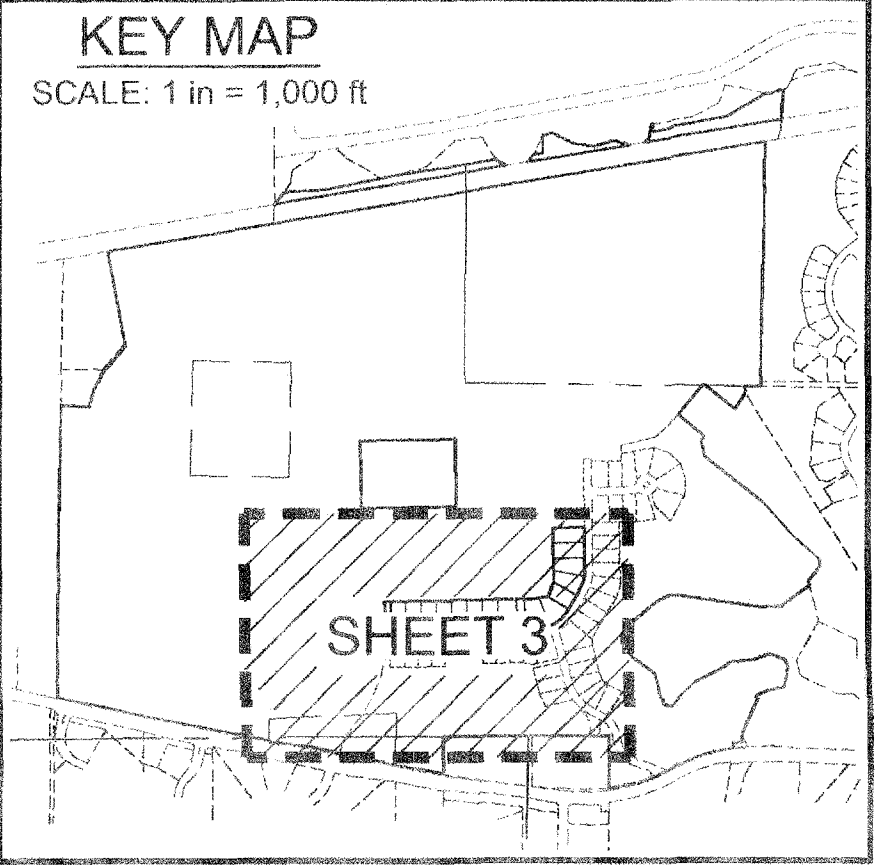
11.B.

STATE PLANE COORDINATES	
NORTHING	EASTING
A	313291.040
B	313296.969
C	313306.621
D	313309.373
E	313341.183
F	313338.670
G	313343.765
H	313366.794
I	313453.149
J	313453.811
K	313389.068
L	313352.146
M	313320.789
N	313294.106
O	313293.619
P	313299.934
Q	313299.773
R	313293.598



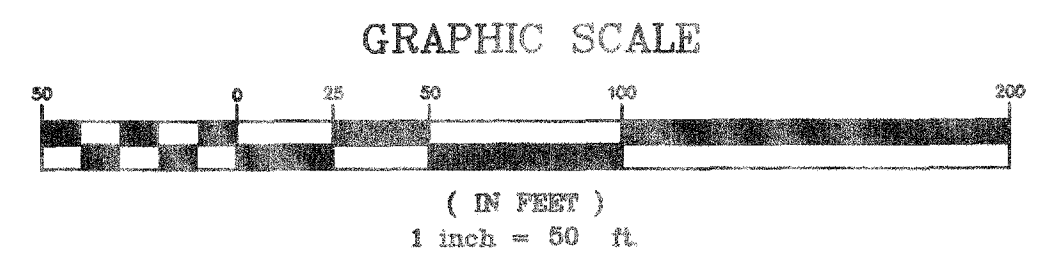
LINE TABLE		
LINE #	LENGTH	BEARING
L1	46.97	S89°03'00"W
L2	40.00	S89°03'00"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	31.13'	20.00'	N45°21'15"W	28.08'	089°11'30"
C2	31.42'	20.00'	N45°57'00"W	28.28'	090°00'00"
C3	31.42'	20.00'	S44°03'00"W	28.28'	090°00'00"



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
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www.sterling-eng-survey.com

DRAWN BY:	GFS	MSD P# - 18MSD-00094
CHECKED BY:	JAH	DATE: FEB. 28, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT TWO

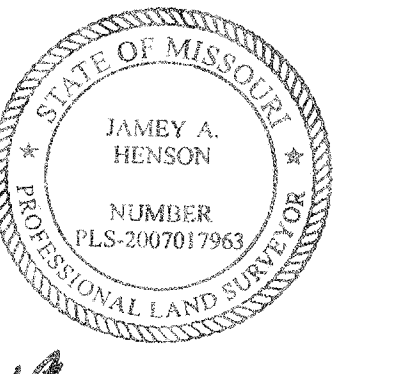


- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I.R.O.D. W/ PLASTIC CAP) OR CUT CROSS
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - = SET PERMANENT MONUMENT IN PREVIOUS PLAT
 - = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
 - FND. = FOUND
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS' ASSOCIATION
 - 323 = ADDRESS
 - + = FOUND CROSS
 - ⊕ = FOUND ANCHOR
 - ⊕ = BENCHMARK
 - = COMMON GROUND
 - C.O.S. = COMMON OPEN SPACE
 - ESMT. = EASEMENT
 - BLDG. = BUILDING
 - P.V.M.T. = PAVEMENT
 - TEMP. = TEMPORARY
 - S.F. = SQUARE FEET

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
NO REG. 307-D

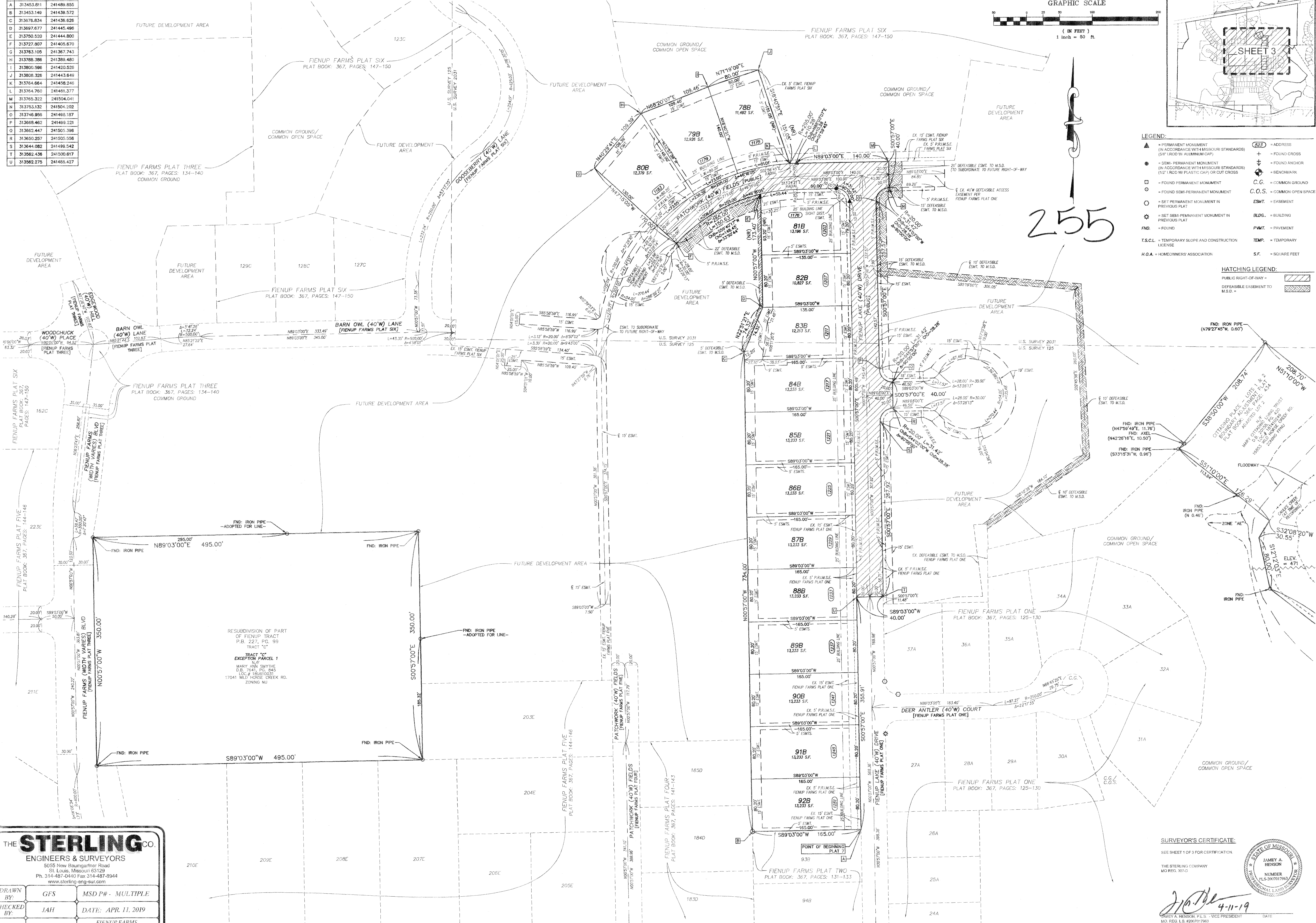
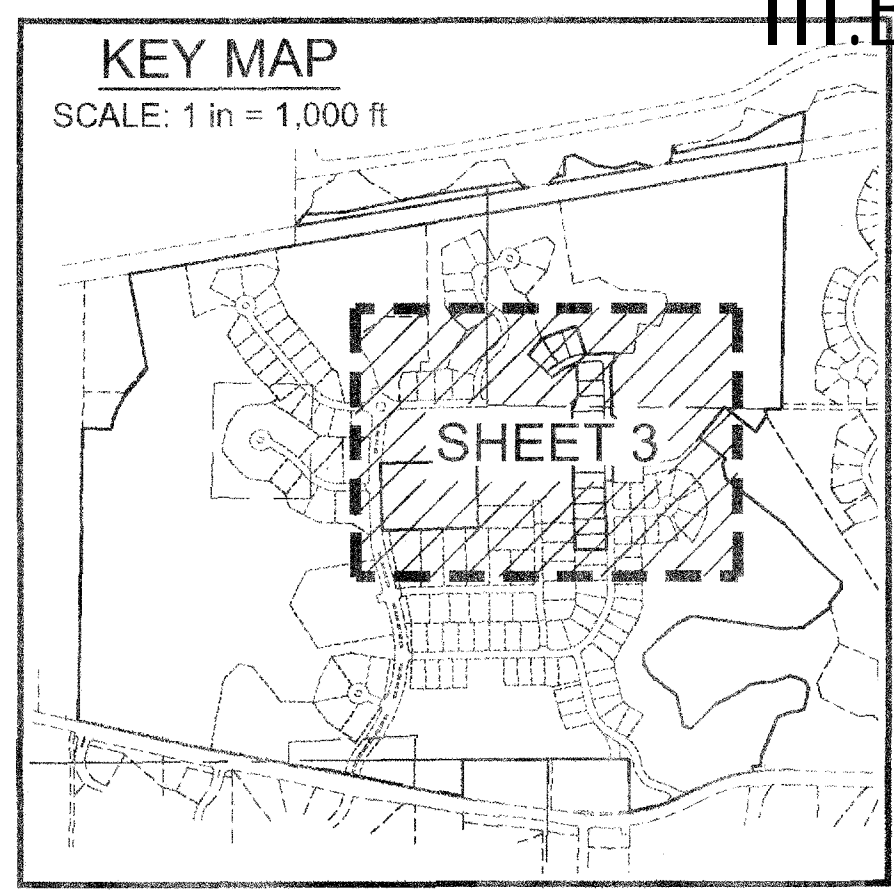
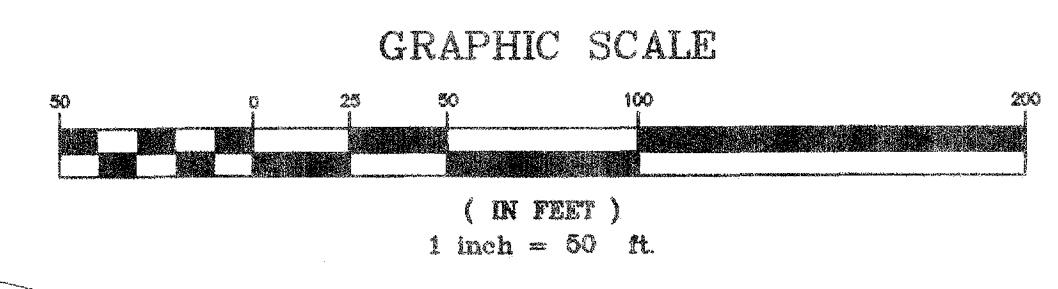
JAMIE A. HENSON
NUMBER PLS-207017963
DATE 2-27-19
MO. REG. L.S. #2007017963



FIENUP FARMS PLAT SEVEN

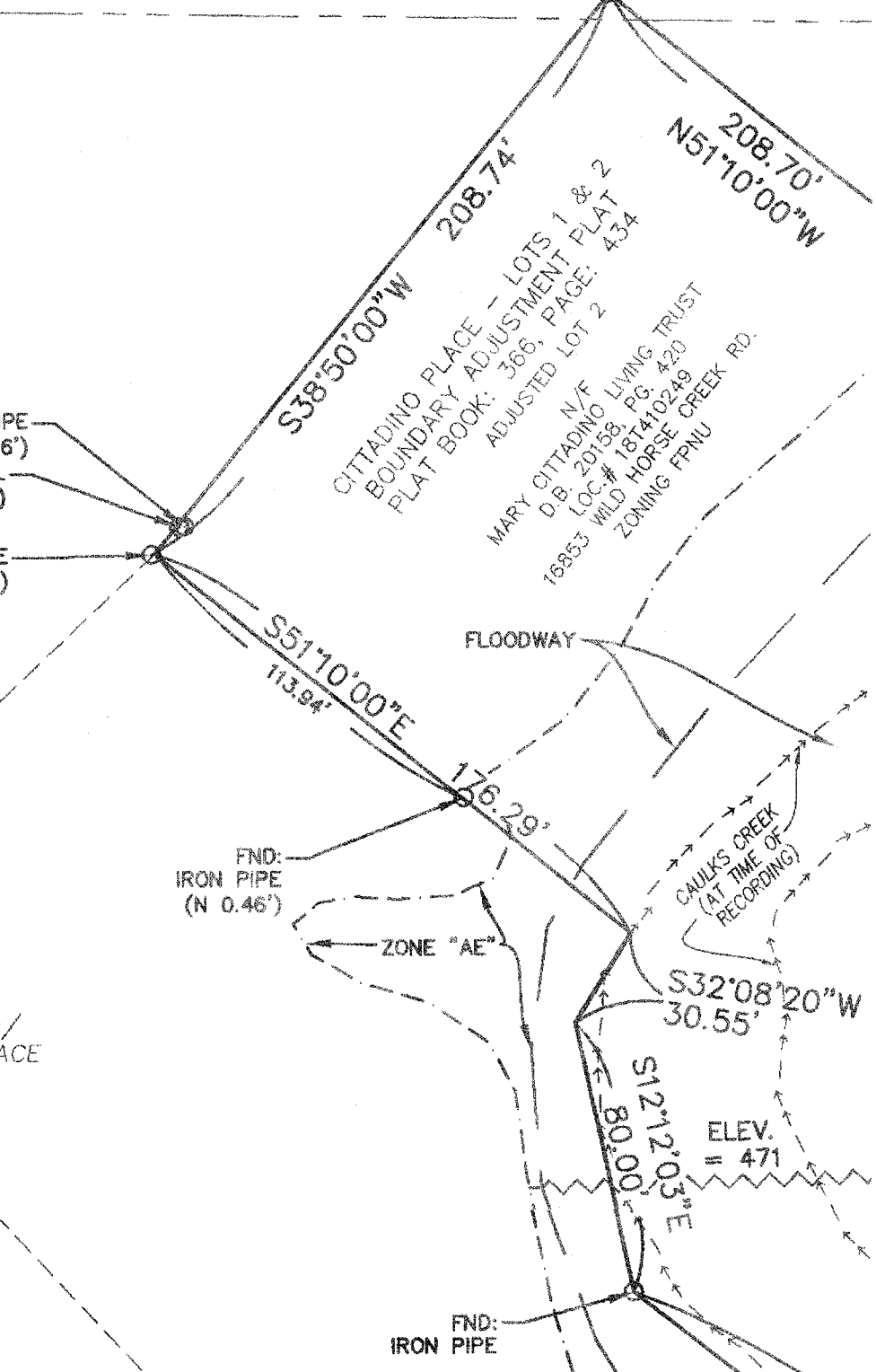
III.B

STATE PLANE COORDINATES		
	NORTHING	EASTING
A	313453.611	241489.855
B	313453.149	241439.572
C	313678.834	241436.626
D	313697.677	241445.496
E	313750.520	241444.800
F	313727.807	241405.670
G	313763.105	241367.743
H	313788.386	241389.480
I	313800.596	241420.526
J	313808.326	241443.649
K	313764.664	241458.246
L	313764.760	241461.377
M	313765.322	241504.041
N	313753.132	241504.202
O	313746.956	241468.187
P	313665.462	241469.221
Q	313662.447	241505.396
R	313650.257	241505.596
S	313644.082	241499.542
T	313562.436	241500.617
U	313562.275	241468.427



- LEGEND:**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" IRON ROD W/ ALUMINUM CAP)
 - SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" IRON W/ PLASTIC CAP) OR CUT CROSS
 - FOUND PERMANENT MONUMENT
 - FOUND SEMI-PERMANENT MONUMENT
 - SET PERMANENT MONUMENT IN PREVIOUS PLAT
 - SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
 - FND. = FOUND
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS ASSOCIATION
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 - E.S.M.T. = EASEMENT
 - BLDG. = BUILDING
 - P.W.M.T. = PAVEMENT
 - TEMP. = TEMPORARY
 - S.F. = SQUARE FEET

- HATCHING LEGEND:**
- Public Right-of-Way
 - DEFENSIBLE EASEMENT TO M.S.D.



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DRAWN BY:	GFS	MSD P# - MULTIPLE
CHECKED BY:	JAH	DATE: APR. 11, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT SEVEN

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THE STERLING COMPANY
MO REG. 307-D

J. A. Henson 4-11-19
JAMIE A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. LS. #2067017963

STATE OF MISSOURI
JAMIE A. HENSON, P.L.S.
NUMBER: MS-20701963
EXPIRES: 12/31/2019

SHEET 3 OF 3