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Planning Commission Staff Report

Project Type: Subdivision Record Plat

Meeting Date: January 11, 2016

From: Jonathan Raiche, AICP

Senior Planner

Location: North of Wild Horse Creek Road and west of its intersection of Long

Road and east of its intersection with Savonne Court

Applicant: Pulte Homes of St. Louis, LLC

Description: Bur Oaks, Record Plat: A Subdivision Plat for a 21.88 acre tract of land

"E-1/2AC" Estate District with a "WH" Wild Horse Creek Road Overlay District designation located on the north side of Wild Horse Creek Road and west of its intersection of Long Road and east of its intersection with

Savonne Court.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. on behalf of Pulte Homes of St. Louis, LLC has submitted a request for a Subdivision Plat for a 21.88 acre tract which proposes thirty-five (35) new lots, various areas of common ground, and one interior street.

HISTORY OF SUBJECT SITE

On February 2, 2015, the City of Chesterfield approved Ordinance 2831, which zoned the subject site, as seen in Figure 1 on the following page, from an "NU" Non-Urban District to an "E-1/2AC" Estate District with a "WH" Wild Horse Creek Road Overlay District designation. The Site Development Plan was subsequently approved by the Planning Commission on April 27, 2015. After that initial approval, an Amended Site Development Plan for the purpose of finalizing revisions to the proposed storm water infrastructure was approved administratively on November 24, 2015.



Figure 1 Aerial Photo

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish thirty-five (35) lots within the Bur Oaks development. The majority of the Mary Schaeffer estate has been demolished as permitted with the Site Development Plan. As required during the Site Development Plan process, the original smoke house was successfully donated to Faust Park. In recognition of the historical significance of this estate, the developer is also required to install a historic marker that will be located along the proposed trail near the historic estate.

DEPARTMENTAL INPUT

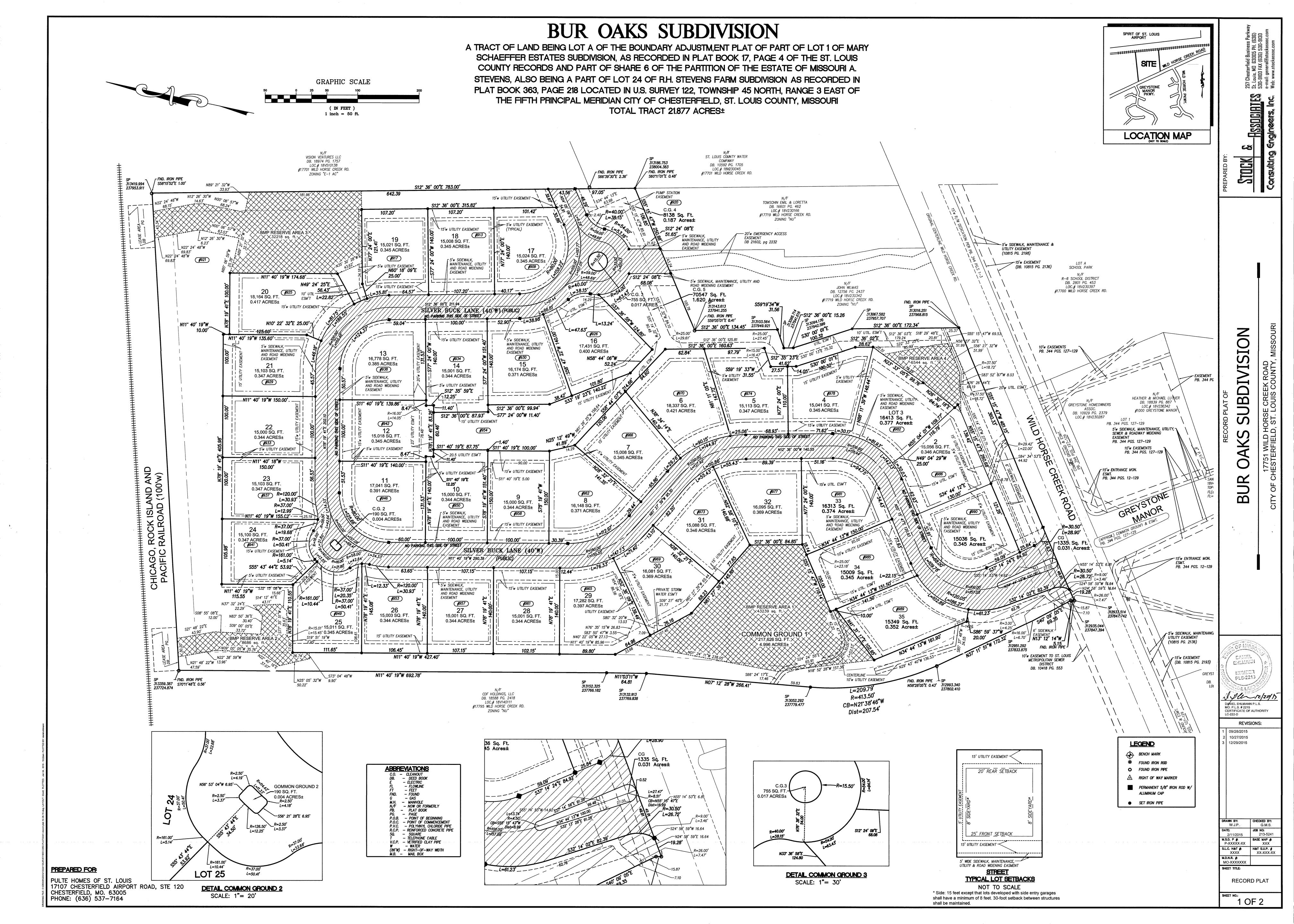
Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2831. Staff recommends approval of the Record Plat for the Bur Oaks development. The record plat also substantially conforms to the approved Site Development Plan.

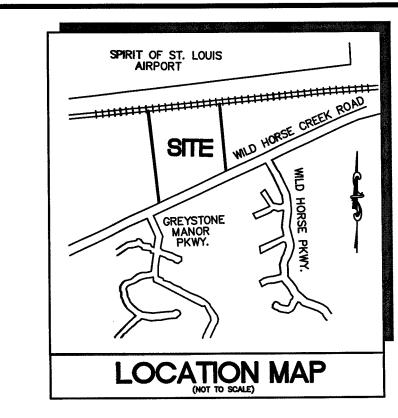
MOTION The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Record Plat for the Bur Oaks development."
- 2) "I move to approve the Record Plat for the Bur Oaks development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat





OWNER CERTIFICATE

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyors' certificate have caused the same to be surveyed and sub-divided in the manner shown on this plat, which subdivision shall hereafter be known as:

"BUR OAKS SUBDIVISION"

Silver Buck Lane (40' wide) as shown hatched hereon along with its roundings and cul de sac, as shown on this plat is hereby dedicated to the City of Chesterfield for public use forever.

All Utility Easements and the 5' Wide Sidewalk, Maintenance, Utility and Road Widening Easement, shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, American Water Company, Ameren UE Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communication, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities. It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

The 5' Wide Sidewalk, Maintenance, Utility and Road Widening Easement, shown on this plat is hereby dedicated to the City of Chesterfield for public use forever.

Private Storm Water Easements (PSWE) as shown on this plat, is hereby given, granted, extended and conveyed to the Trustees of the aforementioned subdivision for exclusive right to build and maintain stormwater detention basins and sewers including stormwater improvements and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned stormwater detention basins and sewers, including stormwater improvements, and may assign their rights in this easement to the state, county, city or other political subdivision of the state. The easement hereby granted shall be perpetual, and further shall run with the real estate.

BMP Reserve areas as shown on this plat is are for the storrmwater management features, also known as BMPs (Best Management Practice). The BMP Reserved areas hereby established are irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated 7th day of July, 2015, as recorded in the Recorder of Deed's Book 21808, Page 3572, or as amended thereafter.

The Pump Station Easement as shown hereon is hereby dedicated to the Metropolitan St. Louis Sewer District to build and maintain a lift and/or pump station, sewer or sewers, including stormwater improvements, ingress and egress, roadway, appurtenances, fencing, gates and necessary service and/or utility lines, on the strip or strips of ground as shown hereon, and the use of additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned lift and/or pump station, sewer or sewers, including stormwater improvements, ingress and egress, roadway, appurtenances, fencing, gates, and necessary service and/or utility lines, and may assign it rights in this easement to the State, County, City or other political subdivision of the State. The easement hereby granted is irrevocable and shall continue forever.

The areas shown as Common Ground on this plat, have been conveyed to the Homeowners Association of this Subdivision by General Warranty deed recorded in Book ______, Page _____of the St. Louis County

All common ground located within cul-de-sac islands and divided street islands or median strips, are hereby dedicated to the Trustees of the aforementioned subdivision for landscape maintenance. However, no above ground structure, other than required street lights or other public utilities in accordance with the approved improvement plans may be constructed or installed within the cul-de-sac islands, divided street island, or median strip, without authorization by the City of Chesterfield Department of Public Servicesw through the issuance of a Special Use Permit.

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this

Permanent and/or semi-permanent monuments, as required to aid in later recovery, shall be set within twelve months of the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinance of the City of Chesterfield, Missouri will be set.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 20__.

Pulte Homes of St Louis, L.L.C. a Nevada limited liability company

PRINT NAME PRINT TITLE

COUNTY OF ____ On this ____ day of _____, 20__, before me appeared _ to me personally known, who, being by me duly sworn, did say that he/she is the

of Pulte Homes of St. Louis, LLC, a Nevada limited liability company, and that said instrument was signed and sealed in behalf of said limited liability company, and said __ acknowledged said instrument to be the free act and deed of said limited liability

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

Notary Public My commission expires:_____

Total Tract Description

A tract of land being part of Lot 1 of the Mary Schaefer Estate Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records, and part of Share 6 of the Partition of the Estate of Missouri A. Stevens, also being a part of Lot 24 of R.H. Stevens Farm Subdivision, and located in U.S., Survey 122, Township 45 North, Range 3 East, of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at a point at the Southerly most common corner of a tract of land conveyed to John H. Wilmas by instrument recorded in Deed Book 1151, Page 884 of the St. Louis County Recorder's office, and a tract of land conveyed to Harold H. and Ethel M. Wilmas by instrument recorded in Deed Book 6441, Page 91 of the above said recorder's office, said point also being on the Northerly line of Wild Horse Creek Road, 60 feet wide; thence continuing along said Northerly line South 55 degrees 15 minutes 47 seconds West, (South 55 degrees 55 minutes West, record) 481.15 feet; thence departing said Northerly line the following courses and distances: North 13 degrees 12 minutes 14 seconds West, 5.15 feet; thence North 40 degrees 09 minutes 05 seconds West, 69.35 feet; thence North 37 degrees 11 minutes 51 seconds West, 172.32 feet to a point on a curvature to the right having a radius of 413.50 feet; thence along last said curve an arc distance of 209.79 feet, the chord of which bears North 21 degrees 38 minutes 46 seconds West, a chord length of 207.54 feet to a point; thence North 07 degrees 12 minutes 28 seconds West, 266.41 feet; thence North 11 degrees 03 minutes 11 seconds West, 64.81 feet; thence North 11 degrees 40 minutes 19 seconds West, 692.78 feet to a point in the common line of Chicago, Rock Island, and Pacific Railroad, and a tract conveyed to Ethel M. Wilmas by instrument recorded in Deed Book 11773, Page 1847 of the above said recorder's office; thence along above said common line North 74 degrees 47 minutes 19 seconds East, 777.36 feet to the Northerly most common corner of above said Ethel M. Wilmas tract, and a tract of land conveyed to Ralph D. and Cynthia A. Severson by instrument recorded In Deed Book 8333, Page 1621 of said recorder's office; thence departing last said Southeasterly line and along the Southwesterly line of said Severson tract South 12 degrees 36 minutes 00 seconds East, 783.00 feet to the common corner of above said Ethel M. Wilmas tract, a tract of land conveyed to St. Louis County Water Company per instrument recorded in Deed Book 10592, Page 1705 of said recorder's office, and a tract of land conveyed to Emil R. and Loretta J. Tomschin by instrument recorded in Deed Book 7200. Page 2445 of said recorder's office; thence along the Northwesterly line of above said Tomschin tract and the Northwesterly line of above said John H. Wilmas tract South 55 degrees 15 minutes 47 seconds West, (South 55 degrees 15 minutes West record) 250.88 feet to the Northwestern corner of a tract of land described in a deed to John and Maria Wilmas as recorded in Deed Book 12756, Page 2437; thence along the Western line of said tract South 12 degrees 36 minutes 00 seconds East, 134.45 feet; thence departing lastly said line the following courses and distances: South 59 degrees 19 minutes 34 seconds West, 31.56 feet, South 12 degrees 36 minutes 00 seconds East, 15.26 feet and South 30 degrees 00 minutes 01 seconds East, 100.32 feet to the aforesaid Western line of the John and Maria Wilmas tract; thence along said line, South 12 degrees 36 minutes 00 seconds East, 172.34 feet to the Point of Beginning and containing 952,958 square feet or 21.877 acres, more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 9, 2015.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-38 GRID FACTOR = 0.99991748 NORTH (Y) = 314628.240 EAST (X) = 239963.055

NOTE: 1 METER = 3.28083333 FEET ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-38 ADJUSTED IN 2011

Station SL-38 to SL-38A grid Azimuth = 266 Degrees 49 Minutes 04 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse using Trimble GPS receivers and total stations, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Book 15291, Page 574 . The grid bearing along the North line on this plat is found to be North 75 degrees 10 minutes 41 seconds East. The measured bearing labeled along the same line is North 74 degrees 47 minutes 19 seconds East, 777.36 feet. The grid bearing from SL-38 to the most Northeast corner on this plat is South 58 degrees 58 minutes 42 seconds East 2344.465 meters with the scale factor applied.

GENERAL NOTES:

1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. MO-054528, with an effective date of January 29, 2014 aT 12:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

2) The subject property is Zoned "E-1/2AC" Estate District with a "WH" Wild Horse Creek Road overlay district Ord. 2831.

E 1/2AC Minimum yard requirements; general.

(a) Front yard. 25' from internal street right-of-way

(b) Side: 15 feet except that lots developed with side entry garages shall have a minimum of 8 feet. 30-foot setback between structures shall be maintained.

3.) Subject property lies within Flood Zone "X" (areas determined to be outside the 500-year flood) according to the National Flood Insurance Rate Map Number 29189C0145K with an Effective Date of February 4, 2015.

4) The basis of bearings for this plat is the Boundary Adjustment Plat recorded in Plat Book 363, Page 218 of the St. Louis County, Missouri Recorder's Office.

5) Subject property is approximately 2,000 feet from the Spirit of St. Louis Airport Runway 26L and therefore aircraft noise will be noticeable at the site on a daily basis.

6) There are 20 permanent monuments and 118 semi permanent monuments to be set with this plat.

7) Silver Buck Lane is subject to a parking restriction which restricts parking to one side of the street as

This is to certify that "Bur Oaks Subdivision" was approved by the City Council for the City of Chesterfield by Ordinance No. ____, on the ____ day of _____ authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deed

Bob Nation, Mayor

Vickie Hass, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during December, 2014, by order of and for the use of Pulte Homes of St. Louis, L.L.C., executed a Property Boundary Survey and Record Plat of Lot A of a Boundary Adjustment Plat as recorded in Plat Book 363, Page 218, Located In U.S. Survey 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and that the results of said survey and Record Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222-D

By: // // // // Daniel Ehlmann, Missouri P.L.S. No. 2215

213-5241 BASE MAP # P-XXXXX-XX S.L.C. H&T # H&T S.U.P. # MO-XXXXXXX

RECORD PLAT

2 OF 2

PREPARED FOR:

PULTE HOMES OF ST. LOUIS 17107 CHESTERFIELD AIRPORT ROAD, STE 120 CHESTERFIELD, MO. 63005 PHONE: (636) 537-7164

ASSOCIATES

DANIEL CHLMANN NUMBER PLS-2215 Vy ll-17/29/1 DAMIEL EHLMANN P.L.S. MO. P.L.S. # 2215

CERTIFICATE OF AUTHORITY

09/28/2015

10/27/2015 12/29/2015

REVISIONS: