



VILA

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

January 9, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **January 14, 2008** will include the following item for your consideration:

Fox Hill Farms: Record Plat for a 39.301 acre parcel zoned "E-1/2AC" Estate District (one-half acre) located on Griffith Lane, south of the terminus of Eagle Bluff Court, approximately 1,500 linear feet from Wild Horse Creek Road (18U32-0015, 19U64-0028, & 19U64-0017).

Planning Commission:

Simon Development, Inc. has submitted a Record Plat for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACK GROUND

1. On January 31, 2006, The City of Chesterfield approved Ordinance 2229 which amended the Zoning Ordinance of the City of Chesterfield by changing the boundaries of an "NU" Non-Urban District to an "E-1/2AC" Estate District (one-half acre) for a 39.301 acre parcel.

PURPOSE

The purpose of the Record Plat is to establish thirty-four (34) single family residential lots on a 39.301 acre tract.

DEPARTMENT INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests approval of the Record Plat.

Respectfully submitted,



Shawn P. Seymour
Project Planner

Respectfully submitted,



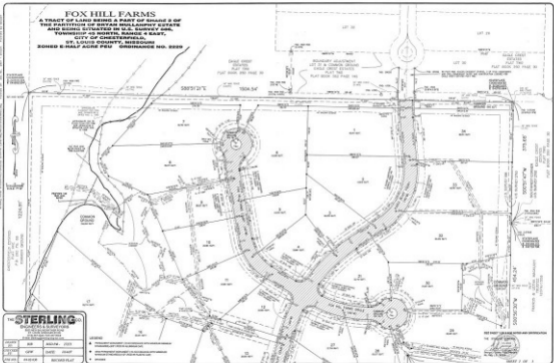
Mara M. Perry, AICP
Senior Planner of Plan Review

Cc. City Administrator
City Attorney
Director of Planning and Public Works

Attachments:
Record Plat

FOX HILL FARMS

A TRACT OF LAND BEING A PART OF SHARD 2 OF THE PARTITION OF BRYAN MULLAHEY ESTATE AND BEING SITUATED IN U.S. SURVEY 206, TOWNSHIP 43 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 BOUND 2 1/2 ACRE PDU ORDINANCE NO. 2229

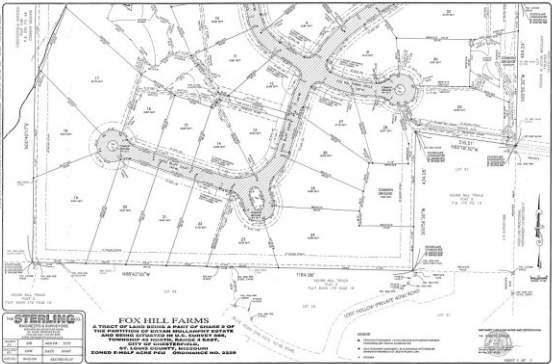


THE STERLING
 SURVEYING & ENGINEERING
 1000 N. GARDEN ST.
 ST. LOUIS, MO. 63102
 (314) 433-1100

PROJECT NO.	202	DATE	10/11/11
CLIENT	WPL	DATE	10/11/11
FILE NO.	11-010	SCALE	AS SHOWN

- LEGEND
- PROPERTY BOUNDARY (AS SHOWN)
 - PROPERTY BOUNDARY (AS SHOWN)
 - PROPERTY BOUNDARY (AS SHOWN)
 - BOUNDARY

SEE EXHIBIT FOR ADDITIONAL INFORMATION
 THE INFORMATION ON THIS PLAN IS BASED ON THE RECORDS OF THE CITY OF CHESTERFIELD, MISSOURI.



THE STERLING
 ENGINEERS & SURVEYORS
 INCORPORATED
 2001 W. 10TH ST., SUITE 100
 ST. LOUIS, MISSOURI 63104
 PHONE: 314-241-1100
 FAX: 314-241-1101
 WWW: WWW.STERLING-ENGINEERS.COM

FOX HILL FARMS
 A TRACT OF LAND BEING A PART OF SHARE 2 OF
 THE PARTITION OF BITAN MULLANPHY ESTATE
 AND BEING SITUATED IN U.S. SURVEY'S 884,
 TOWNSHIP 43 NORTH, RANGE 4 EAST,
 CITY OF GIBBSVILLE,
 ST. LOUIS COUNTY, MISSOURI
 ZONED E-HALF ACRE PDU ORDINANCE NO. 2228

- LEGEND
- UNDEVELOPED LAND
 - DEVELOPED LAND
 - EXISTING ROAD
 - PROPOSED ROAD
 - EASEMENT

