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

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## Planning Commission Staff Report

**Project Type:** Record Plat

**Meeting Date:** January 14, 2019

**From:** Mike Knight, Planner *JK*

**Location:** A 223 acre tract of land located north of Wild Horse Creek Road and east of Long Road.

**Description:** **Fienup Farms (Record Plat 1):** Record Plat 1 of the 6 Record Plats that create Phase 1 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

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### **PROPOSAL SUMMARY**

Wild Horse Residential, LLC has submitted a request for six Record Plats over the 223 acres zoned “PUD” Planned Unit Development located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road. The six Record Plats would establish 111 of the 223 total lots within the Fienup Farms development. This request is for the first (Record Plat 1) of the 6 Record Plats that create Phase 1 of the 223 acre development.

### **HISTORY OF SUBJECT SITE**

The subject property was zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

On August 21, 2017, the City of Chesterfield approved Ordinances 2970 and 2971, which zoned the subject site from an “NU” Non-Urban District to an “E-1 AC” Estate District and “PUD” Planned Unit Development, respectively, as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. In conjunction with the “PUD” Planned Unit Development zoning request, a Preliminary Plan was prepared and approved during the zoning process.

On Monday, February 12, 2018, the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for Fienup Farms were approved by the City of Chesterfield Planning Commission by a vote of 8-0.

On July 31, 2018, the City of Chesterfield approved the Improvement Plans for the development. The grading permit remains valid until the expiration of June 6, 2023. If work on this project will continue beyond that date, a permit extension request may be submitted.



Figure 1: Subject Site Aerial

## **STAFF ANALYSIS**

A Record Plat is the instrument which dedicates lots, easements, and road right-of-way for future roads within a development or portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. The Record Plats must substantially conform to the approved Site Development Plan.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plats. The deposits include the improvements and/or portion of improvements necessary to support the required items in each plat. The estimates should include but not be limited to streets, sidewalk, storm sewer, sanitary sewer, detention, grading, sediment and erosion control, monuments, streetlights, street signs, water mains, street trees, common ground

seeding/island sodding, retaining walls, fences, emergency access, barricades and end-of-pavement markers, temporary turn-around, and amenities (trails, playgrounds, restrooms, etc.).

Below in Figure 2 is an image that outlines all 6 plats included in Phase 1 along with the associated improvements for each plat. Table 1 below Figure 2 identifies each plat, provides the number of lots contained in each plat, followed by a brief description of that plat.

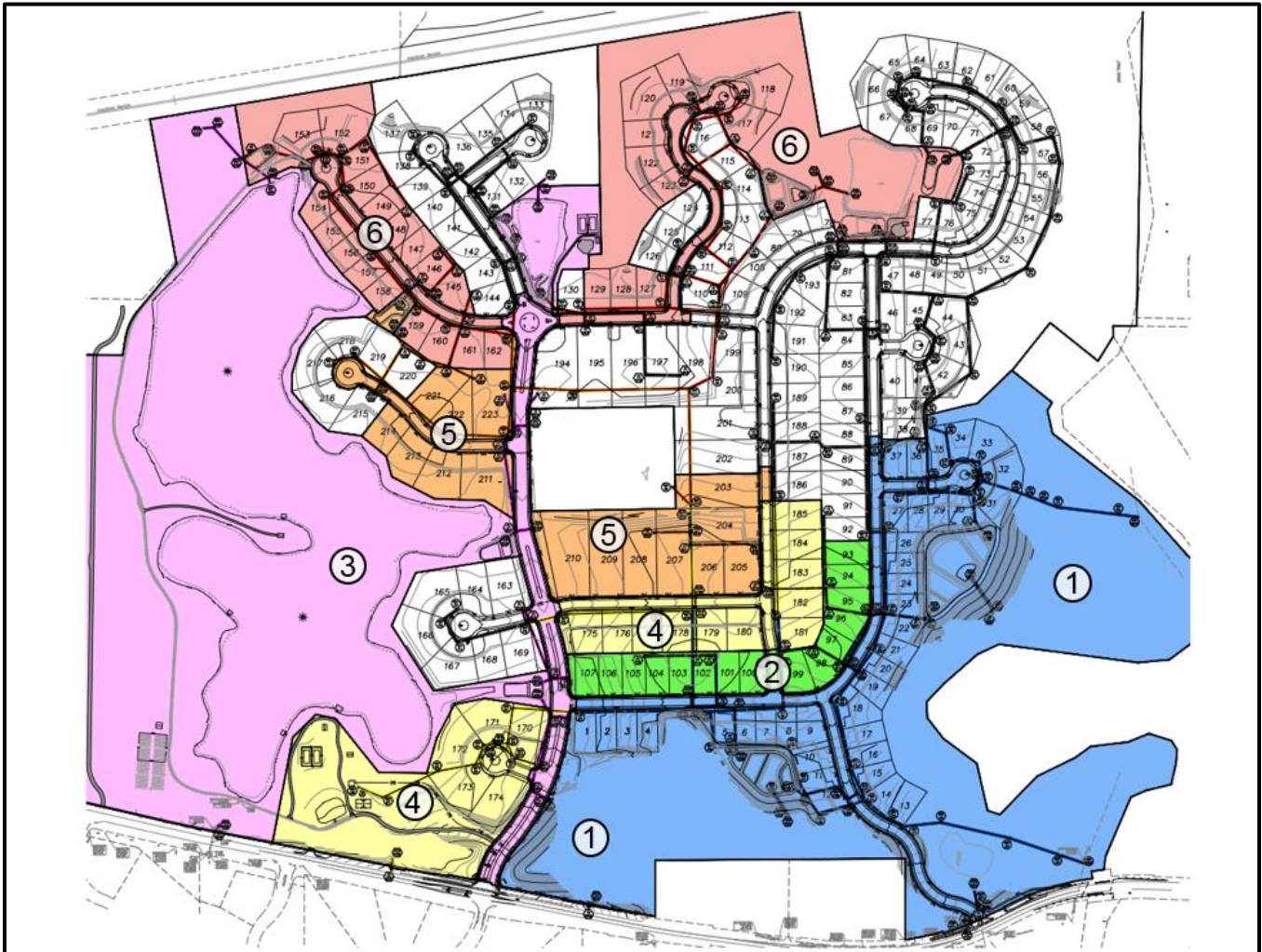


Figure 2: Plats and Associated Improvements

Record Plat	Lots	Description
Plat 1	37	Southeastern lots including east entrance
Plat 2	15	Directly north of Plat 1 with lots ranging from 15,300 - 18,634 SF
Plat 3	0	Includes Fienup Farms BLVD/west entrance, the entire lake, and western and northern amenities
Plat 4	16	Southwestern and southcentral lots including some amenities close to the west entrance
Plat 5	15	Primarily in the center of the site with the largest lots of phase 1 from 16,186 - 41,744 SF
Plat 6	28	Northern edge of phase 1 including amenities in the northeast

Table 1: Plat Description

In any case where the establishment of common land (including pedestrian walkways and cul-de-sac islands), private streets, street lighting, drainage facilities, such as detention basins and drainage pipe and ditches, or any other improvement that requires continuous maintenance, a trust indenture shall be recorded simultaneously with the record plat. The indenture shall provide for proper maintenance and supervision by the trustees who are selected to act in accordance with the terms of such indenture and the applicable provisions of this Unified Development Code. A trust indenture has been submitted and shall be recorded simultaneously with the record plats.

### **RECORD PLAT 1**

Plat 1 contains 37 lots primarily in the southeastern quadrant of the 223 acre site, common ground surrounding those lots, and Harvester Drive including the eastern entranceway. Lots within Plat 1 range from 9,722 square feet to 16,870 square feet.

### **STAFF RECOMMENDATION**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code. Staff recommends approval of Record Plat 1 of the Fienup Farms development.

### **MOTION**

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

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

Attachments: Record Plat 1



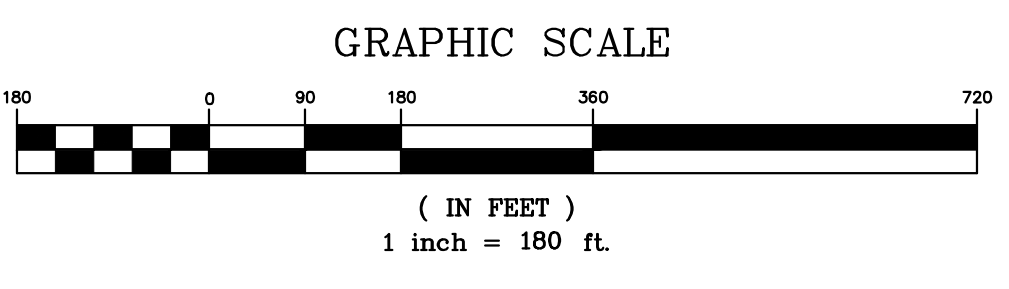
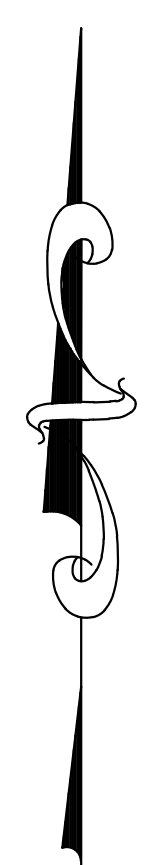
# FIENUP FARMS PLAT ONE

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, TOGETHER WITH PART OF A TRACT OF LAND LOCATED IN U.S. SURVEYS 125 AND 886, ALL LOCATED IN U.S. SURVEYS 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.  
ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

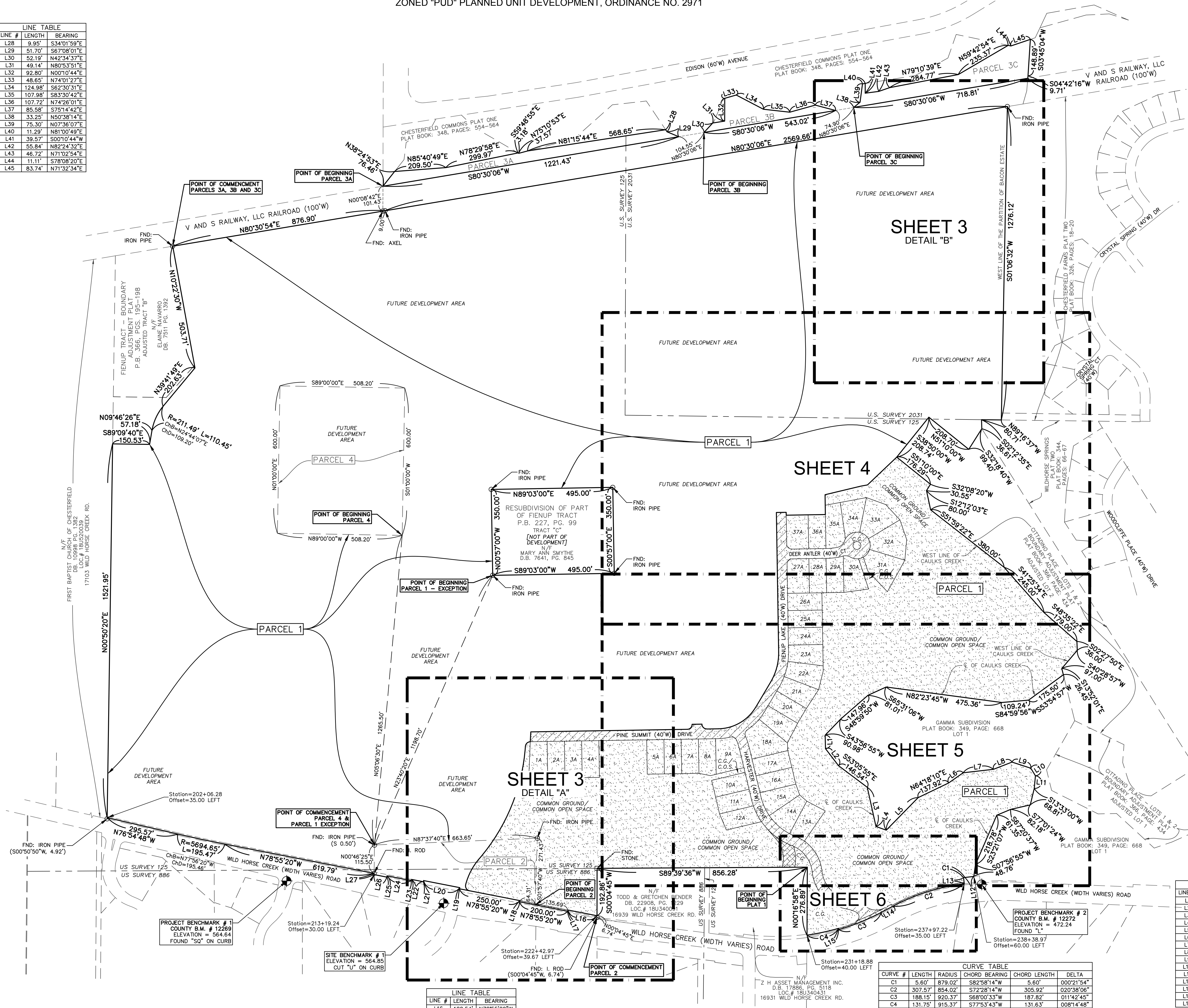
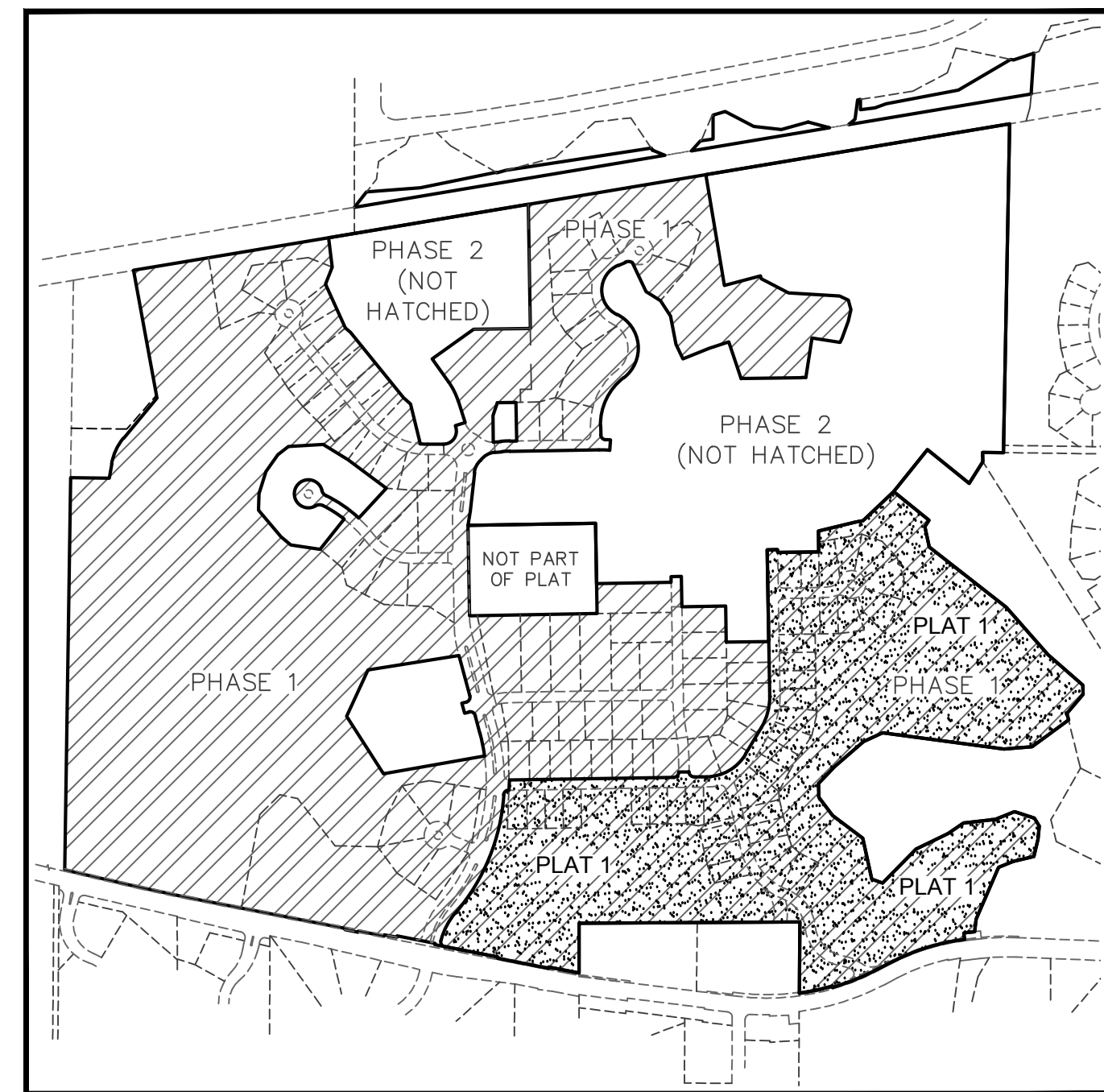
NOTE: SEE SHEETS 3 THROUGH 6 FOR CORRESPONDING STATE PLANE CORNERS AND ASSOCIATED REFERENCED LABELS.

STATE PLANE COORDINATES		STATE PLANE COORDINATES		
NORTHING	EASTING	NORTHING	EASTING	
A	313122.090	241525.363	241564.496	
B	313121.432	241264.390	AU 313220.860	241600.119
C	313062.654	241264.108	AV 313172.248	241610.747
D	313069.835	241228.081	AW 313167.641	241623.527
E	313068.341	241227.783	AX 313207.862	241663.233
F	313080.257	241168.004	AY 313225.959	241701.172
G	313081.751	241168.020	AZ 313238.646	241719.744
H	313094.176	241105.970	BB 313242.646	241759.848
I	313101.712	241101.268	BC 313243.924	241803.125
J	313133.909	241118.271	BD 313234.471	241808.824
K	313273.184	241175.964	BE 313218.743	241807.370
L	313278.839	241181.963	BF 313198.372	241802.387
M	313291.040	241182.672	BG 313192.832	241777.962
N	313293.598	241376.954	BH 313185.668	241760.682
O	313299.773	241382.968	BI 313184.533	241734.044
P	313299.934	241395.158	BJ 313109.851	241731.938
Q	313293.919	241401.334	BK 313108.561	241720.880
R	313294.108	241415.646	BL 313108.358	241719.185
S	313320.789	241461.996	BM 313100.796	241720.116
T	313352.146	241480.748	BN 313073.017	241631.115
U	313389.068	241490.708	BO 313065.645	241617.044
V	313562.275	241488.427	BP 313045.983	241563.894
W	313562.436	241500.617	BQ 313037.704	241524.658
X	313558.936	241500.663		
Y	313559.575	241549.240		
Z	313584.136	241548.916		
AA	313594.575	241593.247		
AB	313596.096	241601.620		
AC	313630.495	241638.062		
AD	313596.661	241679.801		
AE	313588.794	241674.821		
AF	313564.945	241679.892		
AG	313493.315	241770.898		
AH	313437.159	241820.112		
AI	313400.934	241860.904		
AJ	313389.971	241851.338		
AK	313367.550	241842.069		
AL	313359.717	241843.974		
AM	313328.363	241800.642		
AN	313325.574	241767.465		
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AP	313335.081	241601.422		
AQ	313305.611	241567.290		
AR	313285.713	241547.977		
AS	313269.007	241548.387		

LINE #	LENGTH	BEARING
L28	9.95'	S34°01'59"E
L29	51.70'	S67°08'01"E
L30	52.19'	N42°34'37"E
L31	49.14'	N80°53'51"E
L32	92.80'	N00°10'44"E
L33	48.65'	N74°01'27"E
L34	124.98'	S62°30'31"E
L35	107.98'	S83°30'42"E
L36	107.72'	N74°26'01"E
L37	85.58'	S75°14'42"E
L38	53.25'	N50°36'14"E
L39	75.30'	N07°36'07"E
L40	11.29'	N81°00'49"E
L41	39.57'	S00°10'44"W
L42	55.84'	N82°24'32"E
L43	46.72'	N71°02'54"E
L44	11.11'	S78°08'20"E
L45	83.74'	N73°32'34"E



DEVELOPMENT PHASE DETAIL  
SCALE: 1 in = 600 ft



LINE #	LENGTH	BEARING
L16	120.54'	N78°55'20"W
L17	5.00'	S11°04'40"W
L18	5.00'	N11°04'40"E
L19	5.00'	N11°04'40"E
L20	150.00'	N78°55'20"W
L21	5.00'	S11°04'40"W
L22	50.00'	N78°55'20"W
L23	5.00'	S11°04'40"W
L24	100.00'	N78°55'20"W
L25	5.00'	S11°04'40"W
L26	52.58'	N78°55'20"W
L27	5.08'	N00°48'25"E

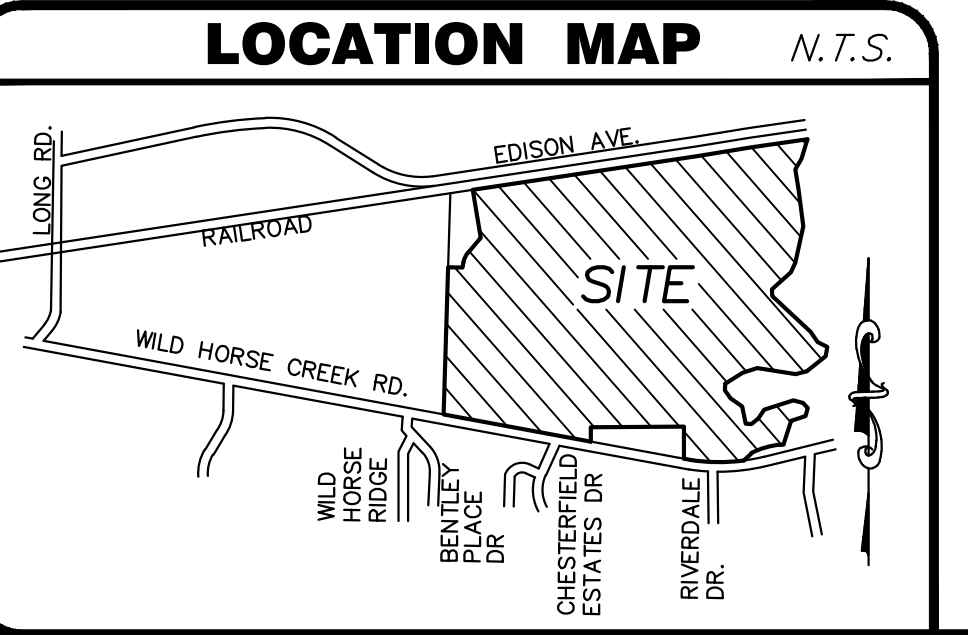
LINE #	LENGTH	BEARING
L1	54.83'	S01°35'57"E
L2	87.39'	S37°24'53"E
L3	163.27'	S12°31'43"E
L4	44.57'	S70°22'17"E
L5	188.44'	N44°26'07"E
L6	72.15'	N54°56'38"E
L7	123.88'	N83°32'31"E
L8	81.23'	N69°43'16"E
L9	80.37'	S72°03'00"E
L10	36.22'	S31°16'48"E
L11	51.85'	S05°05'09"W
L12	36.53'	S83°09'11"W
L13	25.00'	S07°12'43"E
L14	52.12'	S62°09'11"W
L15	5.22'	N00°30'40"E

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	5.60'	879.02'	S82°58'14"W	5.60'	0°02'15.4"
C2	307.57'	854.02'	S72°28'14"W	305.92'	0°20'38.06"
C3	188.15'	920.37'	S68°00'33"W	187.82'	0°11'42'45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	0°08'14'48"

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" I.R.O.D. W/ ALUMINUM CAP)
  - = 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
  - FND. = FOUND
  - P.W.M.T. = PAVEMENT
  - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - H.O.A. = HOMEOWNERS ASSOCIATION
  - ① = ADDRESS
  - + = FOUND CROSS
  - ⊕ = FOUND ANCHOR
  - ⊙ = BENCHMARK
  - C.G. = COMMON GROUND
  - C.O.S. = COMMON OPEN SPACE
  - EMT. = EASEMENT
  - BLDG. = BUILDING
  - TEMP. = TEMPORARY
  - S.F. = SQUARE FEET
- HATCHING LEGEND:**
- [Diagonal lines] = PUBLIC RIGHT-OF-WAY
  - [Cross-hatch] = RIGHT-OF-WAY DEDICATION TO ST. LOUIS COUNTY
  - [Diagonal lines] = RIGHT-OF-WAY DEDICATION TO THE CITY OF CHESTERFIELD
  - [Dotted] = PLAT 1 LIMITS
  - [Dotted] = PLAT 2 LIMITS

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com

DRAWN BY: GFS MSD P# - 18MSD-00093  
CHECKED BY: JAH DATE: JAN. 8, 2019  
JOB NO.: 14-06-196 FIENUP FARMS PLAT ONE



**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 6 FOR CERTIFICATION.

THE STERLING COMPANY  
MO. REG. NO. 307-0

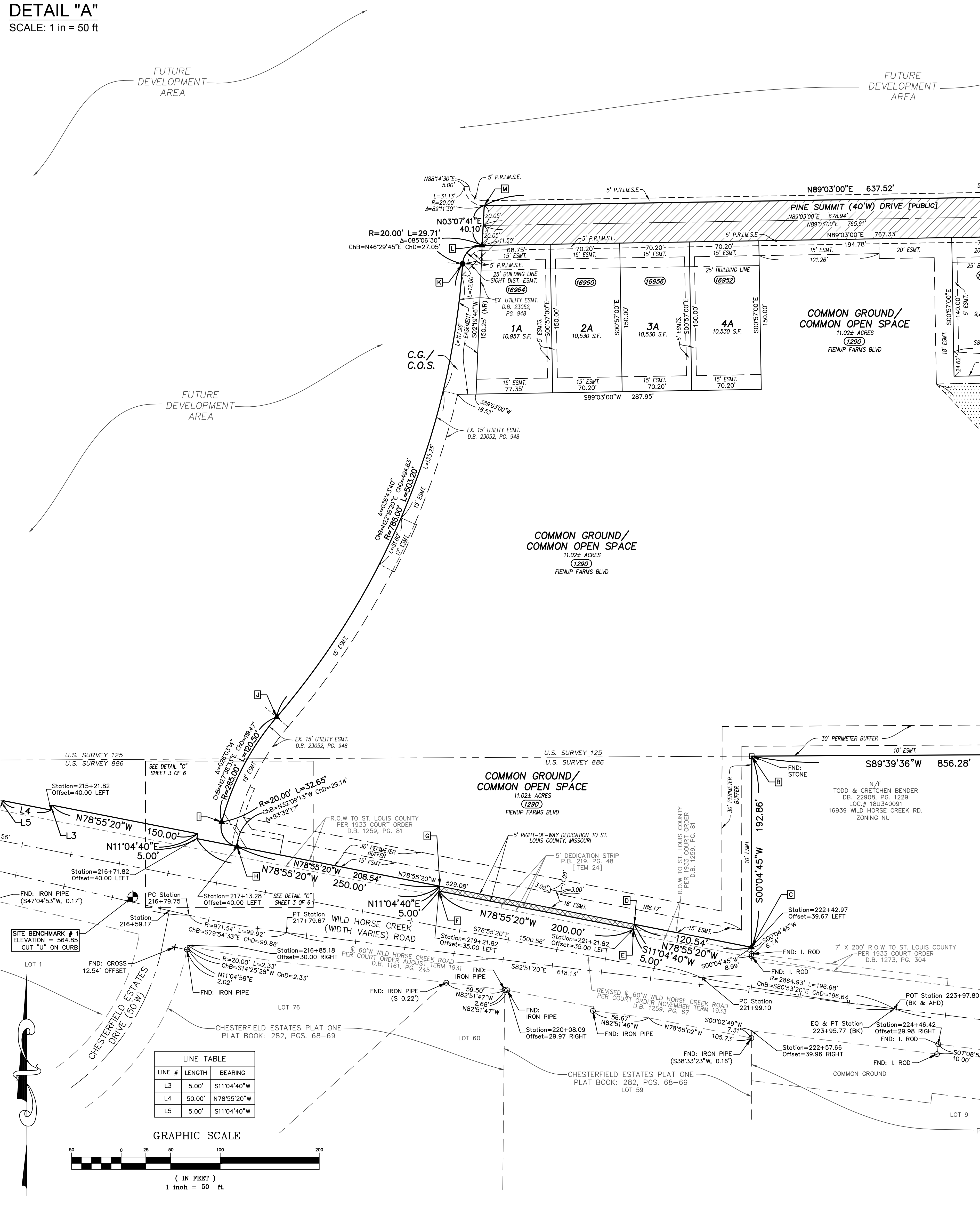
JAMEY A. HENSON  
NUMBER: PLS-2007017963  
DATE: 1-8-19

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. NO. L.S. #200717963

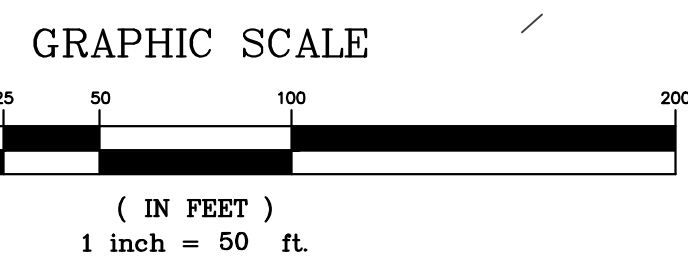
SHEET 2 OF 6

FIENUP FARMS PLAT ONE

DETAIL "A" SCALE: 1 in = 50 ft



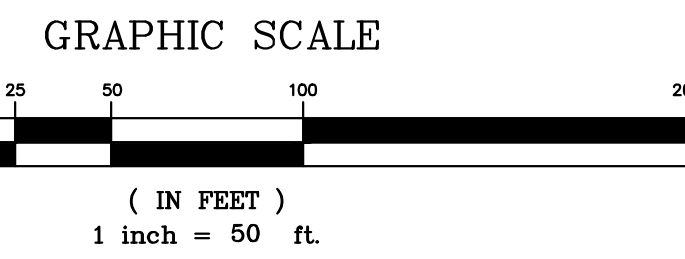
LINE TABLE with columns for LINE #, LENGTH, BEARING.



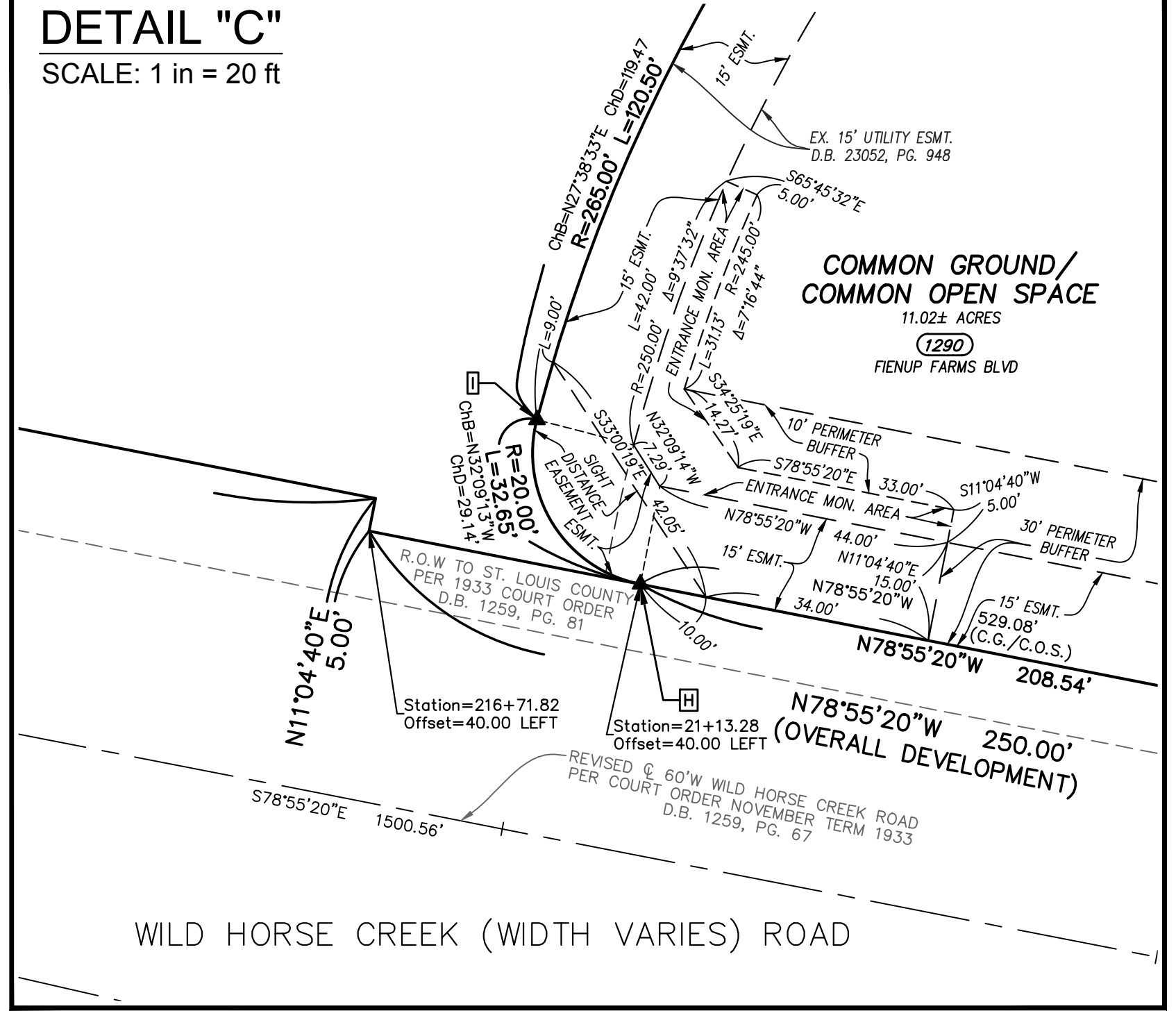
STATE PLANE COORDINATES table with columns for NORTHING, EASTING, and lot letters A through M.

STERLING CO. ENGINEERS & SURVEYORS logo and contact information.

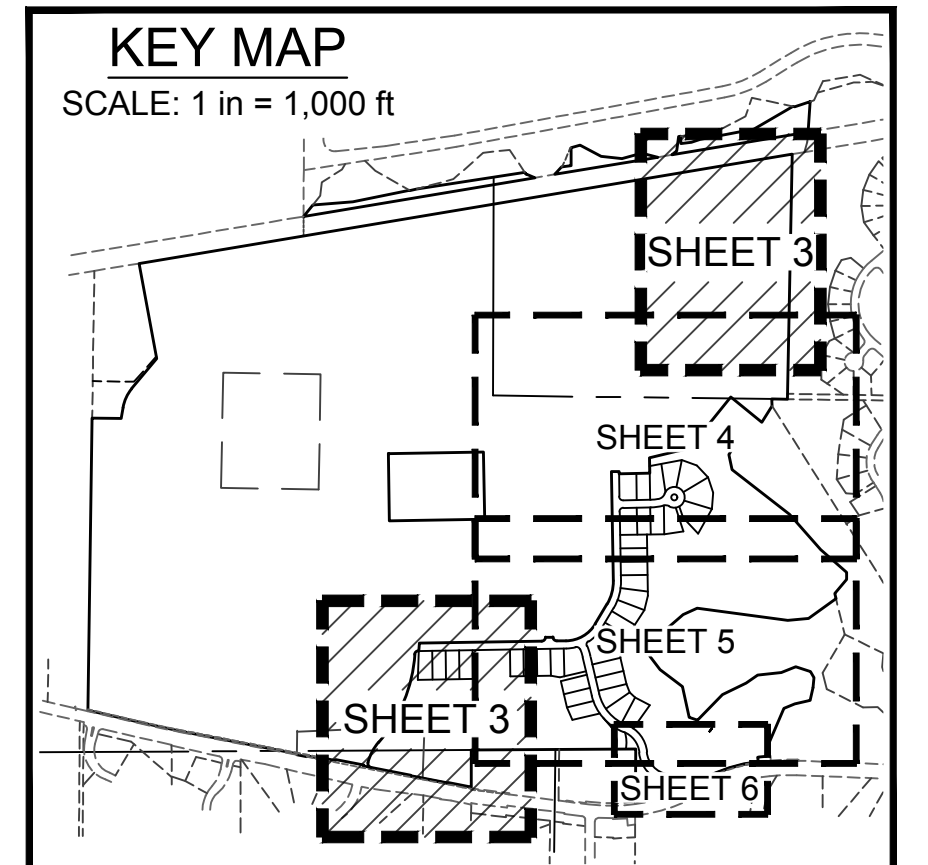
DETAIL "B" SCALE: 1 in = 50 ft



DETAIL "C" SCALE: 1 in = 20 ft

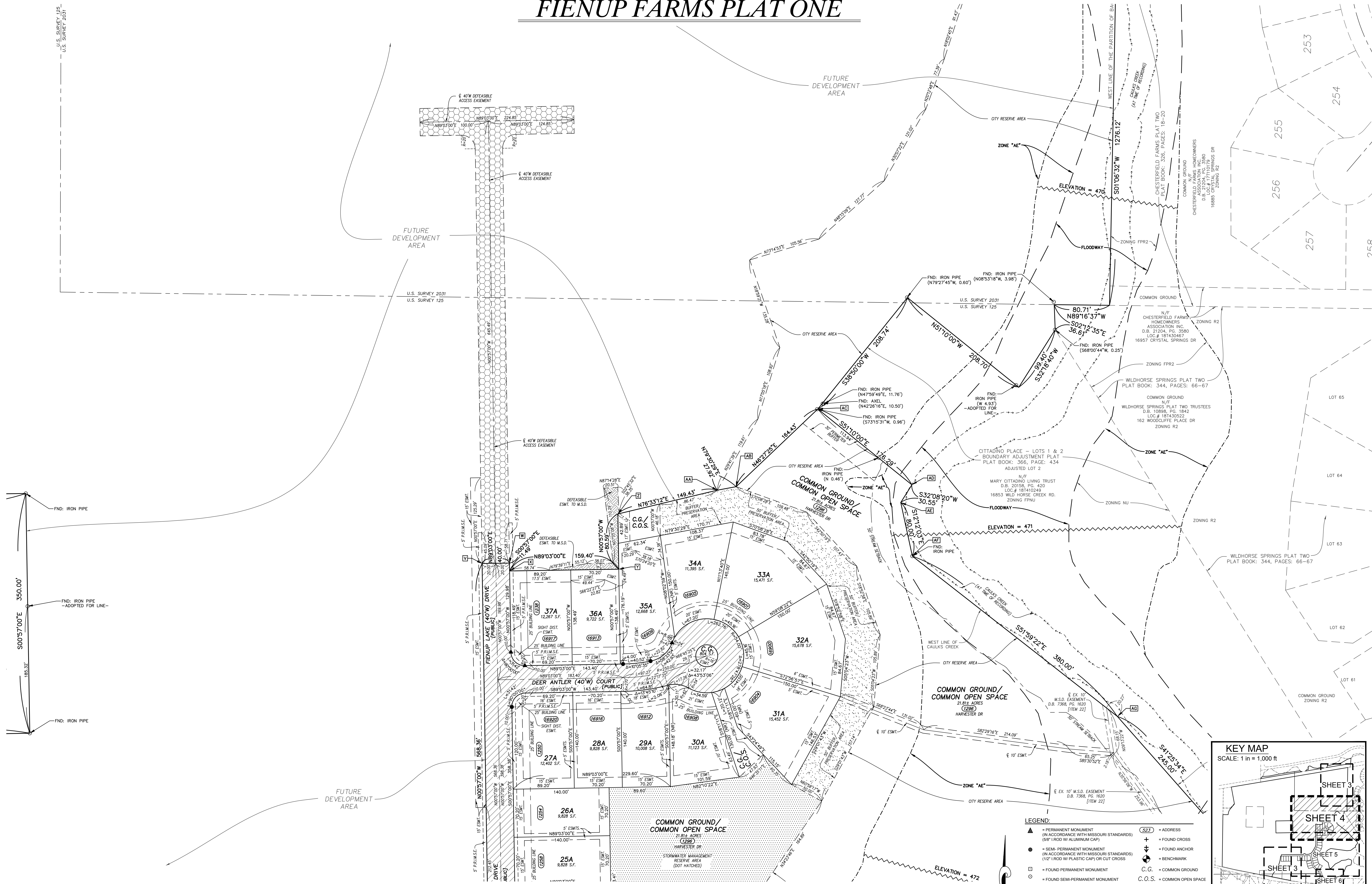


LEGEND, HATCHING LEGEND, and SURVEYOR'S CERTIFICATE information.



SURVEYOR'S CERTIFICATE and professional seal information.

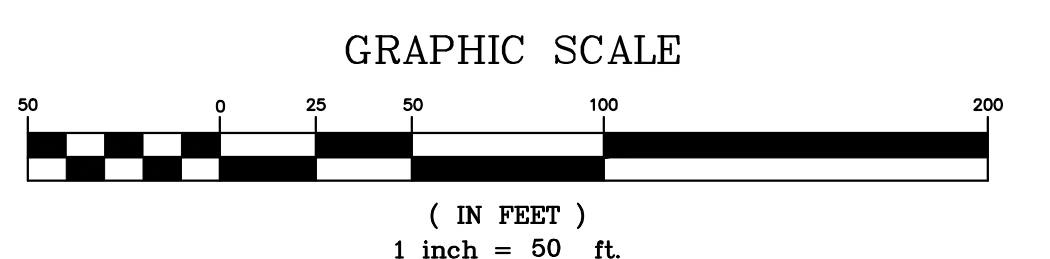
# FIENUP FARMS PLAT ONE



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 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph. 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - 18MSD-00093
CHECKED BY:	JAH	DATE: JAN. 8, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT ONE

STATE PLANE COORDINATES		
V	313562.275	241488.427
W	313562.436	241500.617
X	313558.936	241500.663
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**LEGEND:**

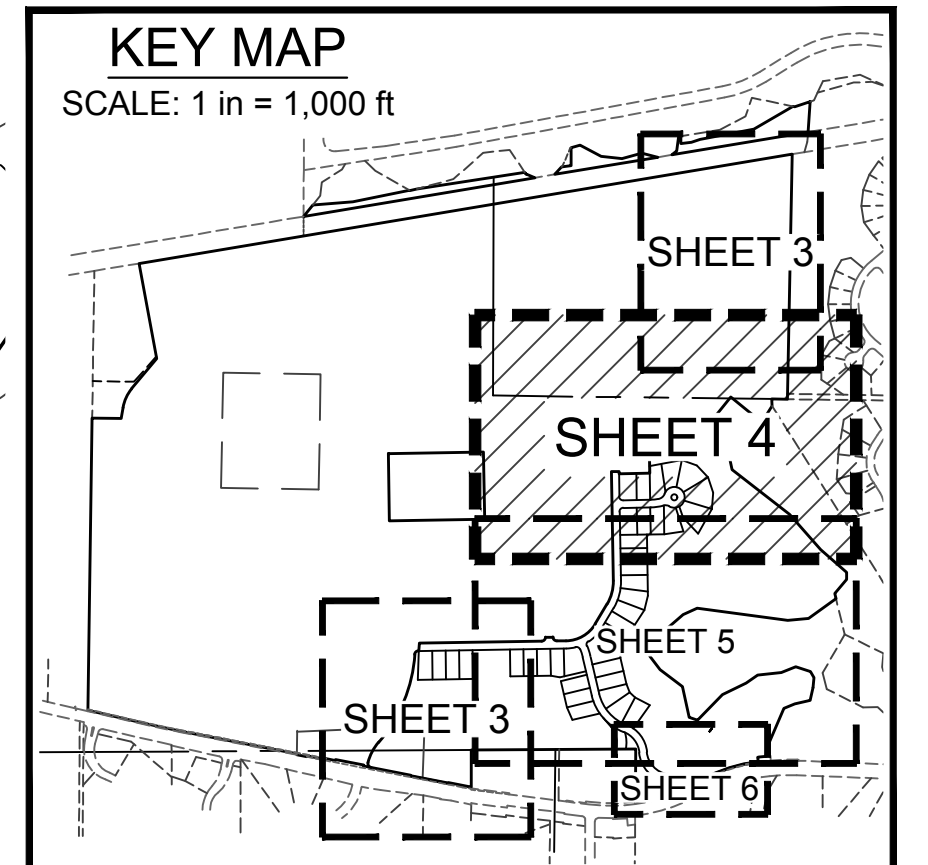
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- P.W.M. = PAVEMENT
- T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
- H.O.A. = HOMEOWNERS' ASSOCIATION

**HATCHING LEGEND:**

- Public Right-of-Way = [Hatched Pattern]
- Right-of-Way Dedication to the City of Chesterfield = [Hatched Pattern]
- Buffer/Preservation Area = [Hatched Pattern]
- Feasible Access Easement = [Hatched Pattern]
- Defeasible Easement to M.S.D. = [Hatched Pattern]
- Stormwater Management Reserve Area = [Hatched Pattern]

**ADDRESS:** 5237

- + = FOUND CROSS
- ⊕ = FOUND ANCHOR
- ⊙ = BENCHMARK
- C.G. = COMMON GROUND
- C.O.S. = COMMON OPEN SPACE
- ESMT. = EASEMENT
- BLDG. = BUILDING
- TEMP. = TEMPORARY
- S.F. = SQUARE FEET



**SURVEYOR'S CERTIFICATE:**  
 SEE SHEET 1 OF 6 FOR CERTIFICATION.

THE STERLING COMPANY  
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JAMEY A. HENSON  
 NUMBER  
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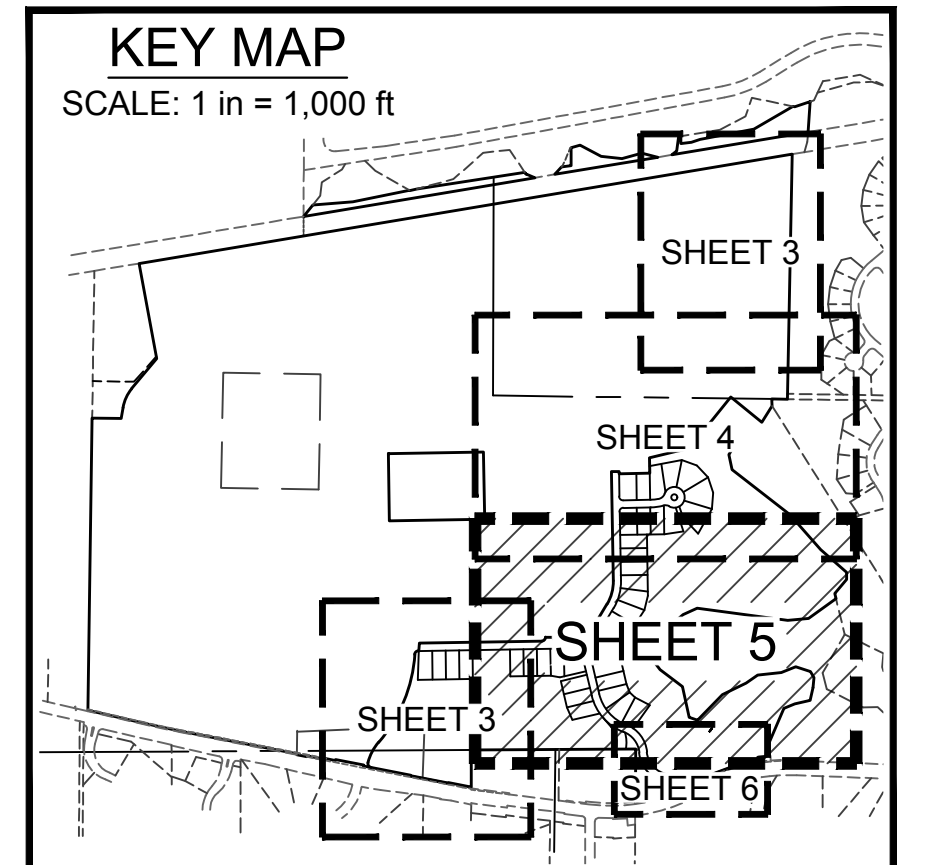
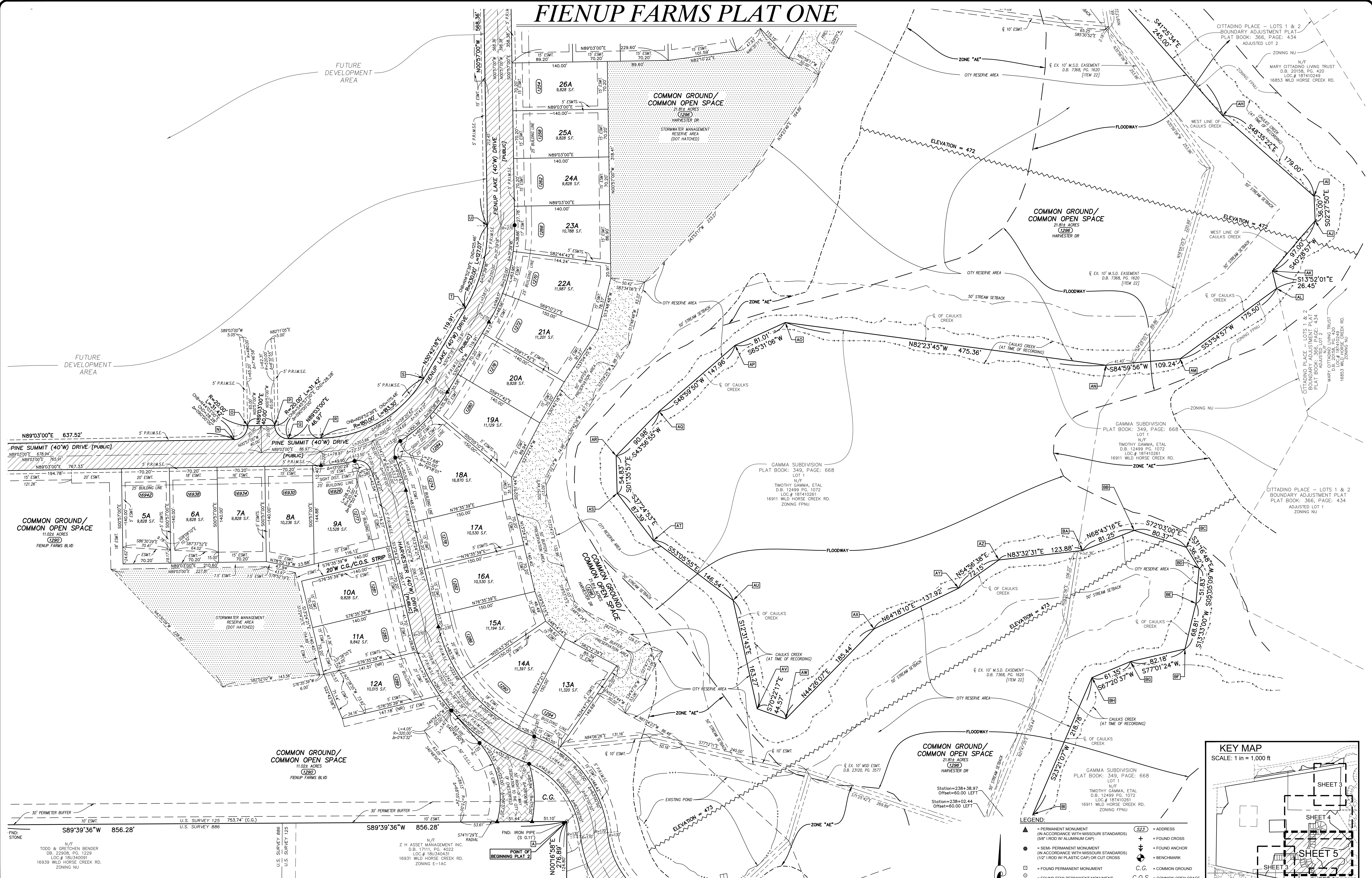
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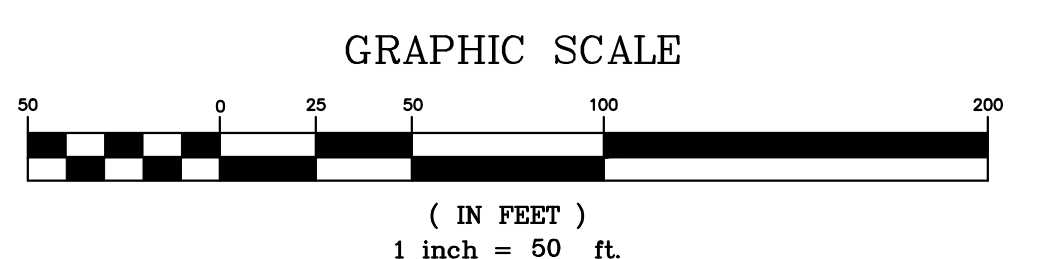
**SHEET 4 OF 6**



# FIENUP FARMS PLAT ONE



- LEGEND:**
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  - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS)
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  - P.W.M. = PAVEMENT
  - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - H.O.A. = HOMEOWNERS' ASSOCIATION
  - RIGHT-OF-WAY =
  - RIGHT-OF-WAY DEDICATION TO THE CITY OF CHESTERFIELD =
  - BUFFER/PRESERVATION AREA =
  - DEFERRABLE ACCESS EASEMENT =
  - DEFERRABLE EASEMENT TO M.S.D. =
  - STORMWATER MANAGEMENT RESERVE AREA =
  - (with address) = ADDRESS
  - + = FOUND CROSS
  - ⊕ = FOUND ANCHOR
  - ⊕ (with cross) = BENCHMARK
  - C.G. = COMMON GROUND
  - C.O.S. = COMMON OPEN SPACE
  - ESMT. = EASEMENT
  - BLDG. = BUILDING
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STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES		
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N	313293.598	241376.954	AK	313367.550	241842.069	AV	313172.248	241610.747
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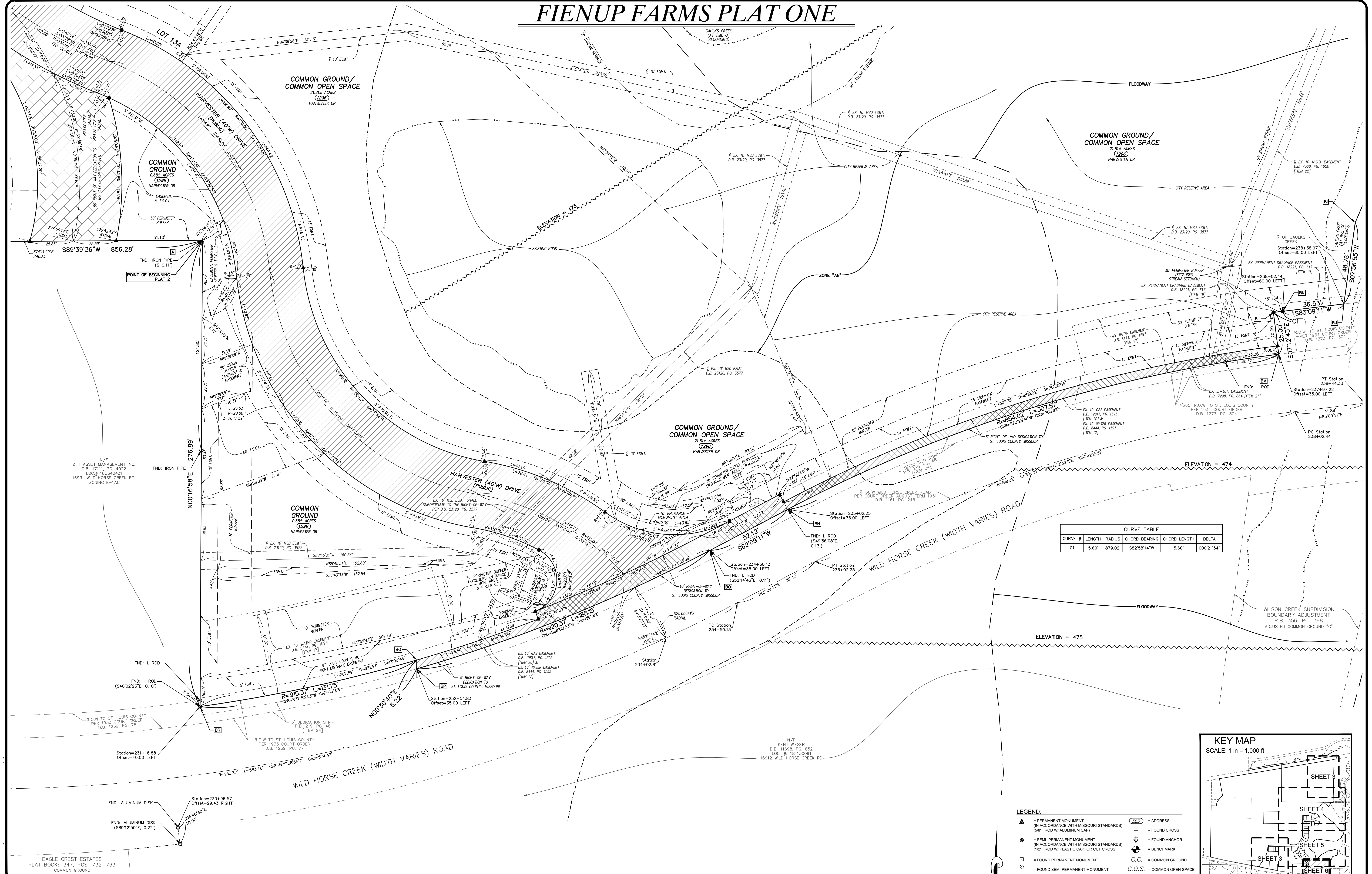
**SURVEYOR'S CERTIFICATE:**  
 SEE SHEET 1 OF 6 FOR CERTIFICATE.  
 THE STERLING COMPANY  
 MO REG. 307-0

JAMEY A. HENSON  
 NUMBER: RES-200707963  
 JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
 MO. REG. L.S. #20071963

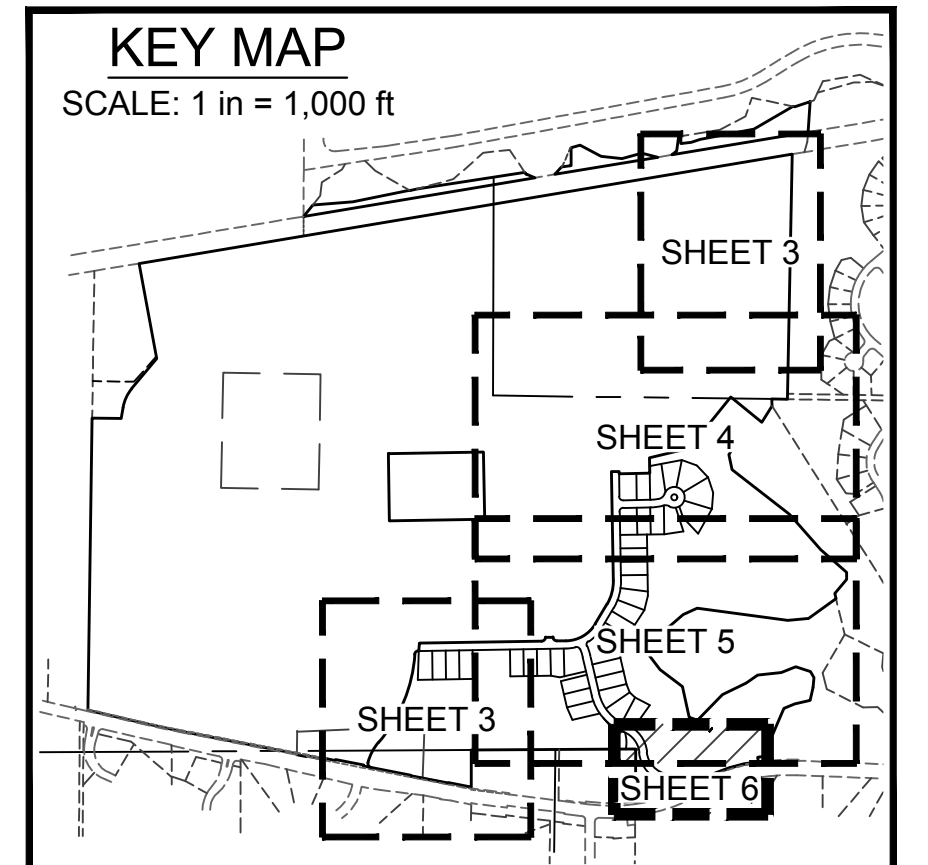
DATE: 1-8-19

**SHEET 5 OF 6**

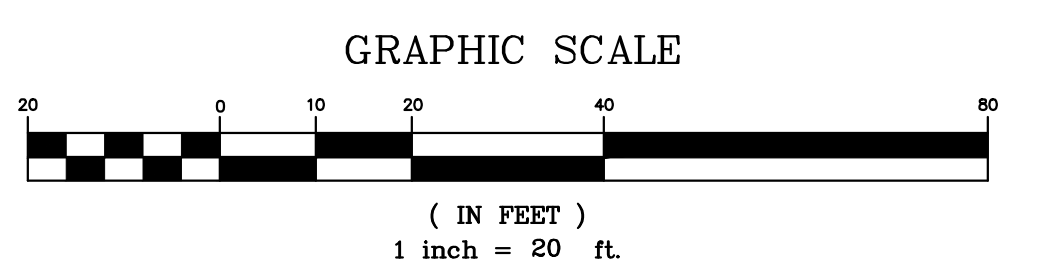
# FIENUP FARMS PLAT ONE



CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	5.60'	879.02'	S82°58'14"W	5.60'	000°21'54"



- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS)
  - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS)
  - = FOUND PERMANENT MONUMENT
  - = FOUND SEMI-PERMANENT MONUMENT
  - FND. = FOUND
  - P.W.M. = PAVEMENT
  - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - H.O.A. = HOMEOWNERS' ASSOCIATION
  - RIGHT-OF-WAY =
  - RIGHT-OF-WAY DEDICATION TO THE CITY OF CHESTERFIELD =
  - BUFFER/PRESERVATION AREA =
  - DEFERRABLE ACCESS EASEMENT =
  - DEFERRABLE EASEMENT TO M.S.D. =
  - STORMWATER MANAGEMENT RESERVE AREA =
  - 5237 = ADDRESS
  - + = FOUND CROSS
  - ⊕ = FOUND ANCHOR
  - ⊙ = BENCHMARK
  - C.G. = COMMON GROUND
  - C.O.S. = COMMON OPEN SPACE
  - ESMT. = EASEMENT
  - BLDG. = BUILDING
  - TEMP. = TEMPORARY
  - S.F. = SQUARE FEET



	NORTHING	EASTING
A	313122.090	241525.363
BI	313124.563	241734.044
BJ	313108.851	241731.938
BK	313108.561	241720.880
BL	313108.358	241719.185
BM	313100.796	241720.116
BN	313073.017	241631.115
BO	313065.645	241617.044
BP	313044.392	241563.894
BQ	313045.983	241563.914
BR	313037.704	241524.658

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph. 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com

**DRAWN BY:** GFS **MSD P# -** 18MSD-00093  
**CHECKED BY:** JAH **DATE:** JAN. 8, 2019  
**JOB NO.:** 14-06-196 **FIENUP FARMS PLAT ONE**

**SURVEYOR'S CERTIFICATE:**  
 SEE SHEET 1 OF 6 FOR CERTIFICATION.  
 THE STERLING COMPANY  
 MO. REG. NO. 307-0

*J. Henson*  
 JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
 MO. REG. LS. #2007017963  
 DATE: 1-8-19

**STATE OF MISSOURI**  
 JAMEY A. HENSON  
 P.L.S. #2007017963  
 MISSOURI LAND SURVEYOR

**SHEET 6 OF 6**