



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

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 5):** Record Plat 5 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.

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 fifth (Record Plat 5) 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.

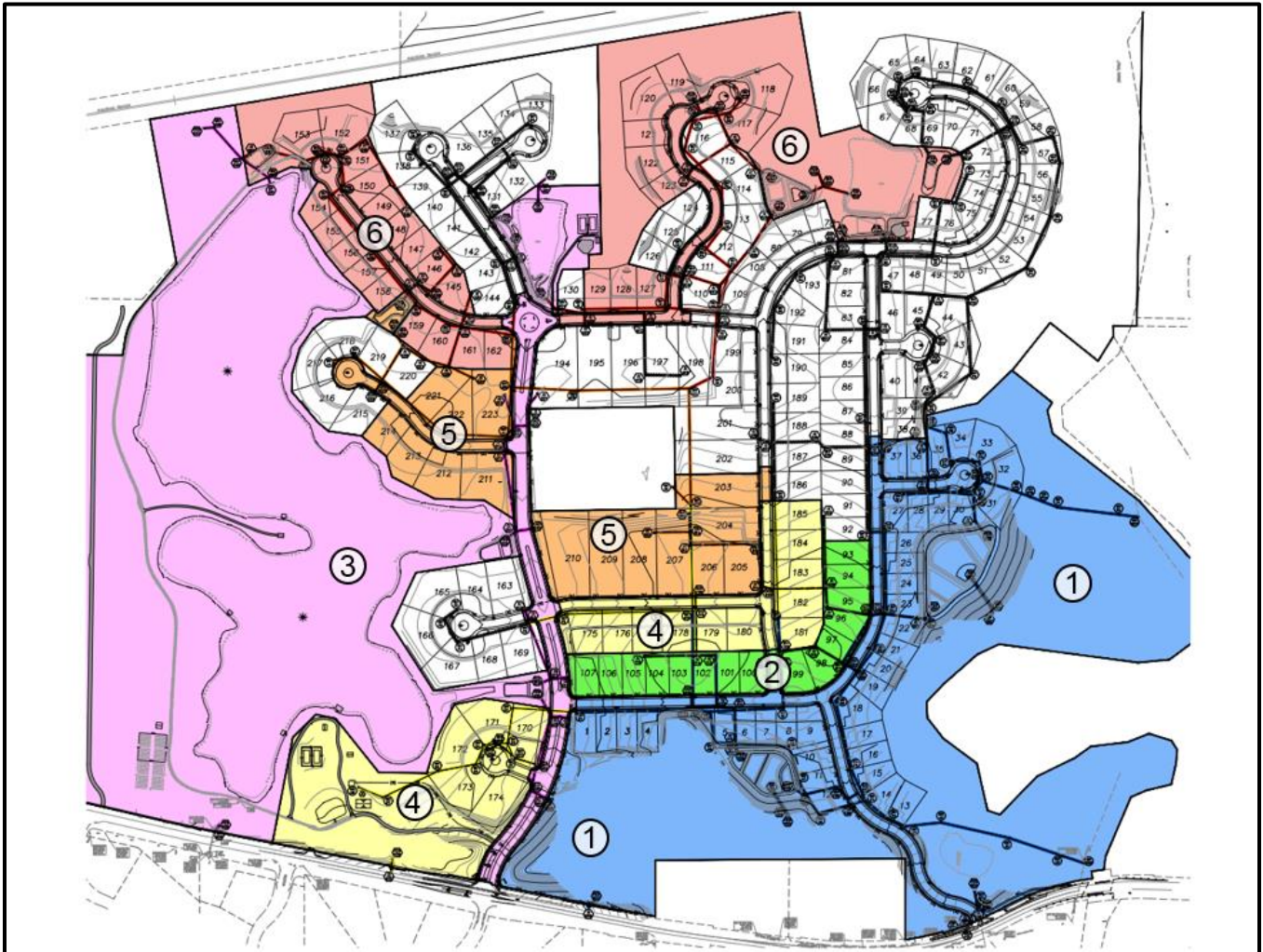


Figure 2: Plats and Associated Improvements

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 5

Plat 5 includes 15 lots and is located primarily in the center of the development. The lot sizes range from 16,186 square feet to 41,744 square feet which are the largest of phase 1.

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 5 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 5 of the Fienup Farms development."
- 2) "I move to approve Record Plat 5 of the Fienup Farms development with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 5

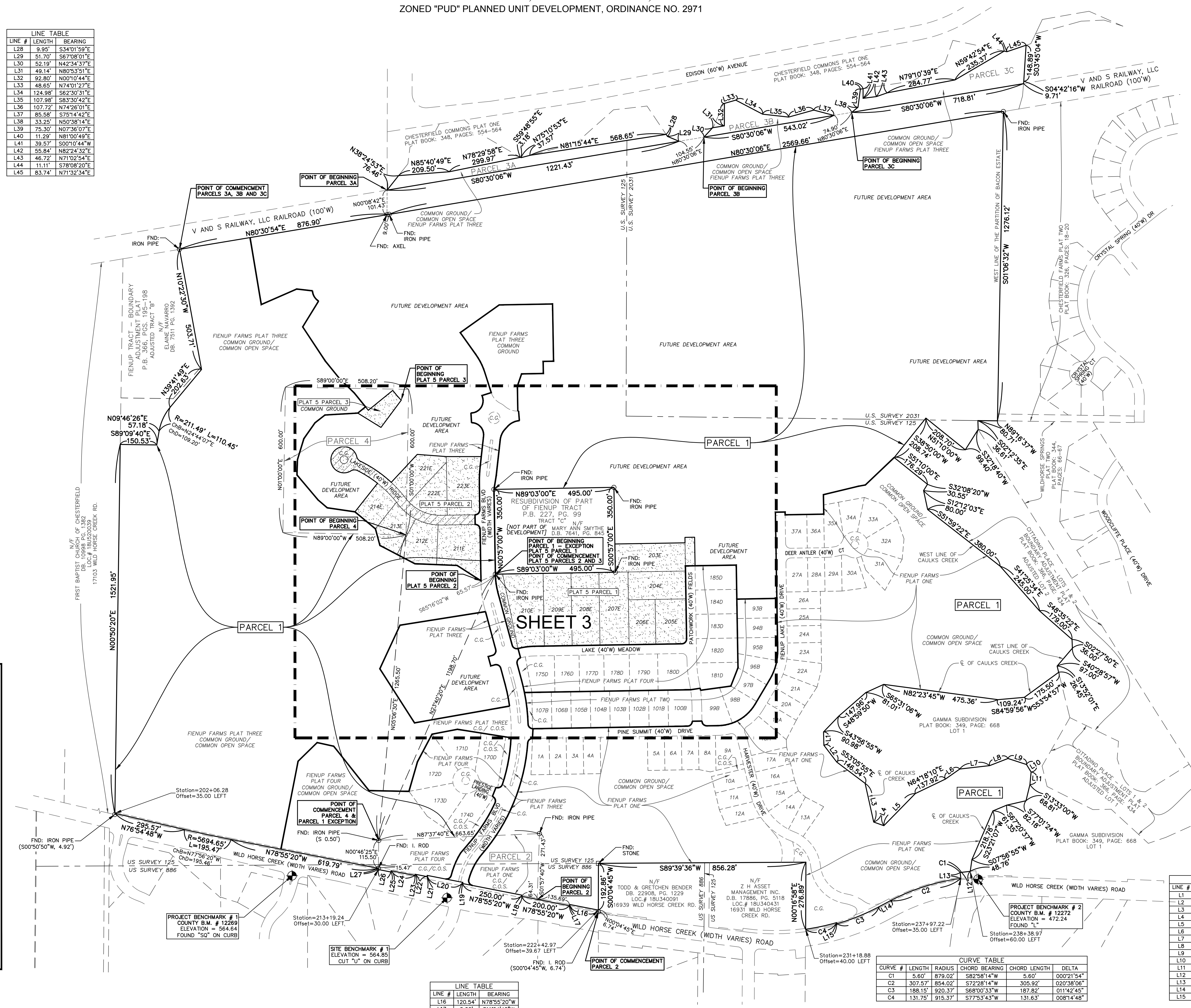
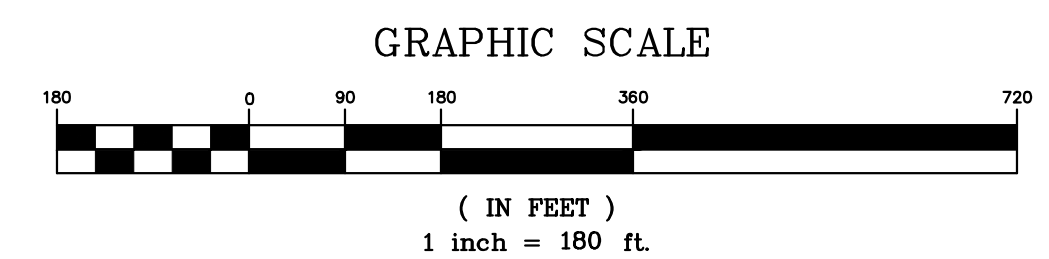
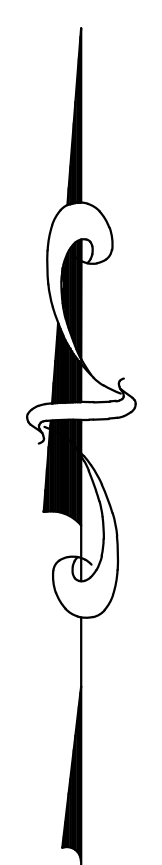
FIENUP FARMS PLAT FIVE

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, AND PART OF A TRACT OF LAND LOCATED U.S. SURVEY 125, ALL LOCATED IN U.S. SURVEY 125, 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

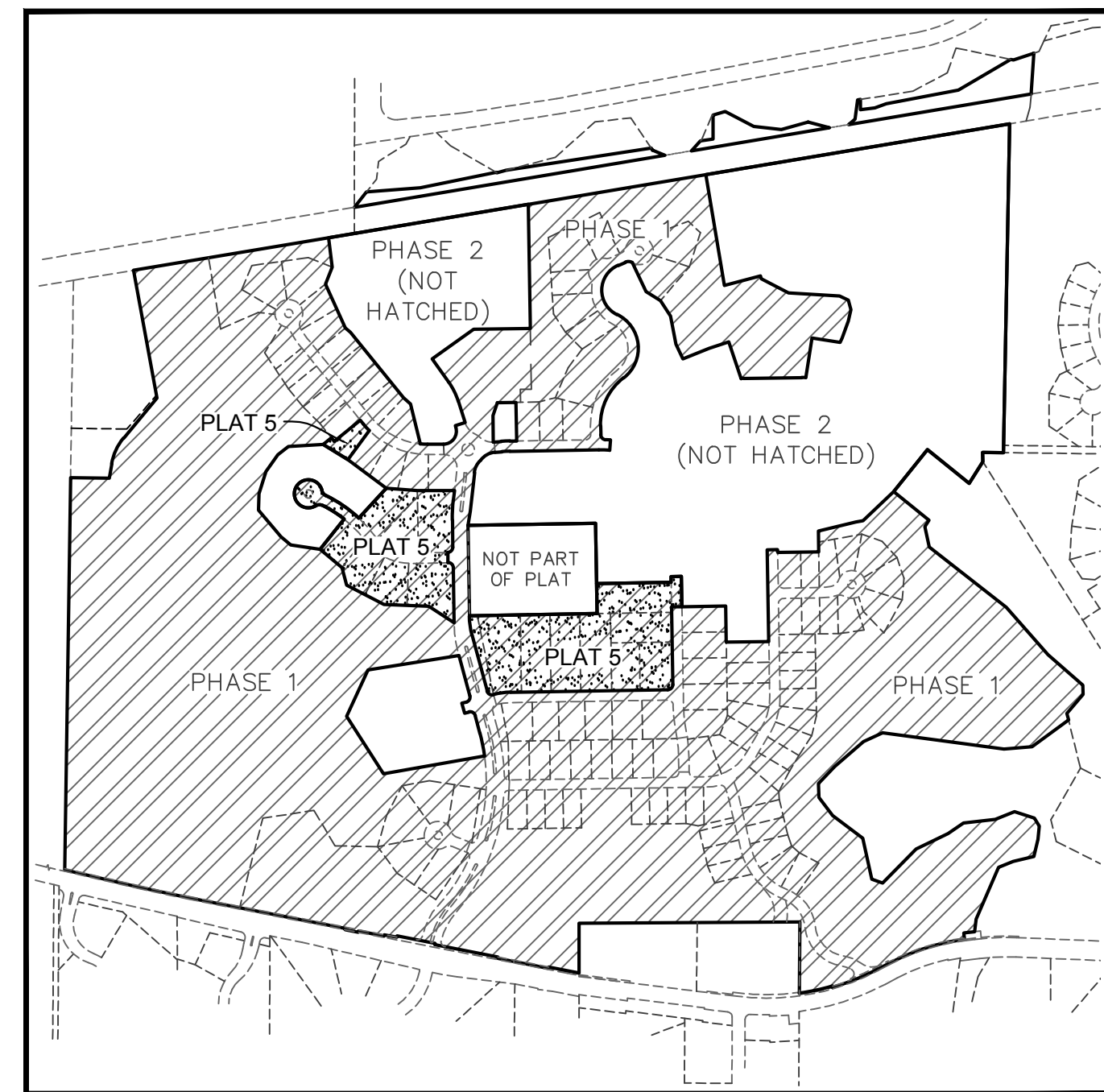
NOTE: SEE SHEET 3 FOR CORRESPONDING STATE PLANE CORNERS AND ASSOCIATED REFERENCED LABELS.

STATE PLANE COORDINATES	NORTHING	EASTING
A	313485.499	241136.043
B	313487.485	241286.893
C	313522.988	241286.426
D	313524.149	241374.629
E	313530.973	241374.539
F	313531.133	241386.729
G	313495.238	241387.201
H	313495.078	241375.011
I	313403.317	241376.220
J	313397.142	241370.205
K	313394.693	241184.236
L	313391.946	241164.210
M	313386.271	241156.756
N	313462.579	241139.116
O	313484.880	241136.051
P	313477.200	241171.864
Q	313496.647	241087.965
R	313498.976	241034.828
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U	313564.472	240959.715
V	313600.272	240988.146
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X	313616.838	240954.629
Y	313633.961	240962.192
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AB	313636.451	241038.309
AC	313633.542	241074.856
AD	313633.392	241118.781
AE	313621.954	241117.459
AF	313598.554	241116.266
AG	313566.446	241116.689
AH	313560.271	241110.674
AI	313548.081	241110.835
AJ	313542.066	241117.010
AK	313704.700	241018.425
AL	313670.565	240992.824
AM	313688.608	240963.702
AN	313696.463	240973.462
AO	313692.151	240976.932
AP	313716.995	241007.797
AQ	313712.543	241011.380

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	83.22'	N50°38'14"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

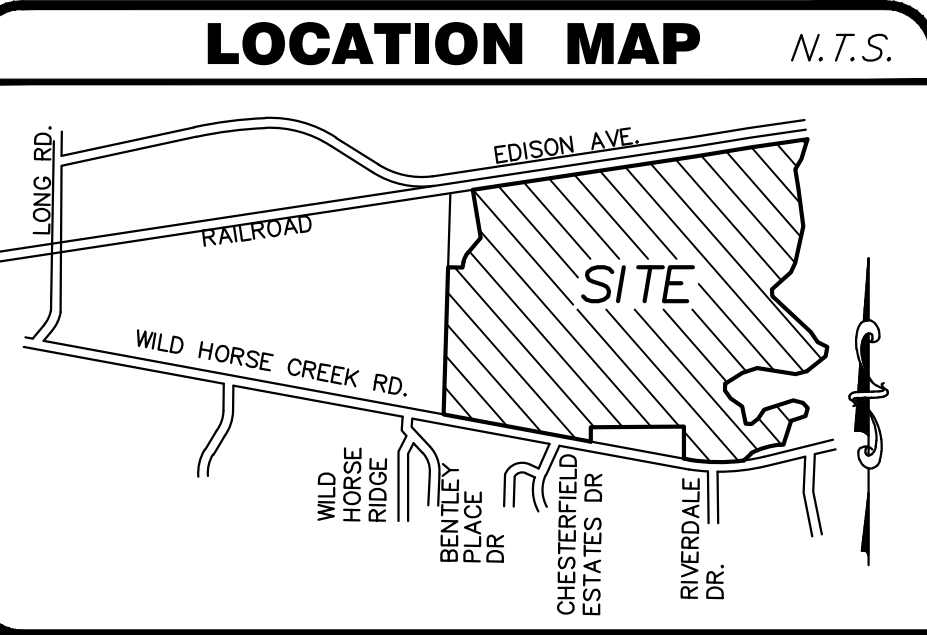
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	9.60'	879.02'	S82°58'14"W	9.60'	0°02'15.4"
C2	307.57'	854.02'	S72°28'14"W	305.92'	0°20'38.06"
C3	188.15'	920.37'	S68°00'33"W	187.82'	0°11'42.45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	0°08'14.48"

- LEGEND:**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" IRON 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
 - FND. = FOUND
 - PVMT. = PAVEMENT
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS ASSOCIATION
 - 523 = ADDRESS
 - ⊕ = FOUND CROSS
 - ⊙ = FOUND ANCHOR
 - ⊗ = BENCHMARK
 - C.C. = COMMON GROUND
 - C.O. = COMMON OPEN SPACE
 - ESMT. = EASEMENT
 - BLDG. = BUILDING
 - TEMP. = TEMPORARY
 - S.F. = SQUARE FEET

- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY = [Hatched pattern]
 - PLAT 5 LIMITS = [Hatched pattern]
 - PHASE 1 LIMITS = [Hatched pattern]

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-00096
CHECKED BY: JAH DATE: JAN. 8, 2019
JOB NO.: 14-06-196 FIENUP FARMS PLAT FIVE



SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-C

JAMEY A. HENSON
NUMBER PLS-200707963
DATE 1-8-19

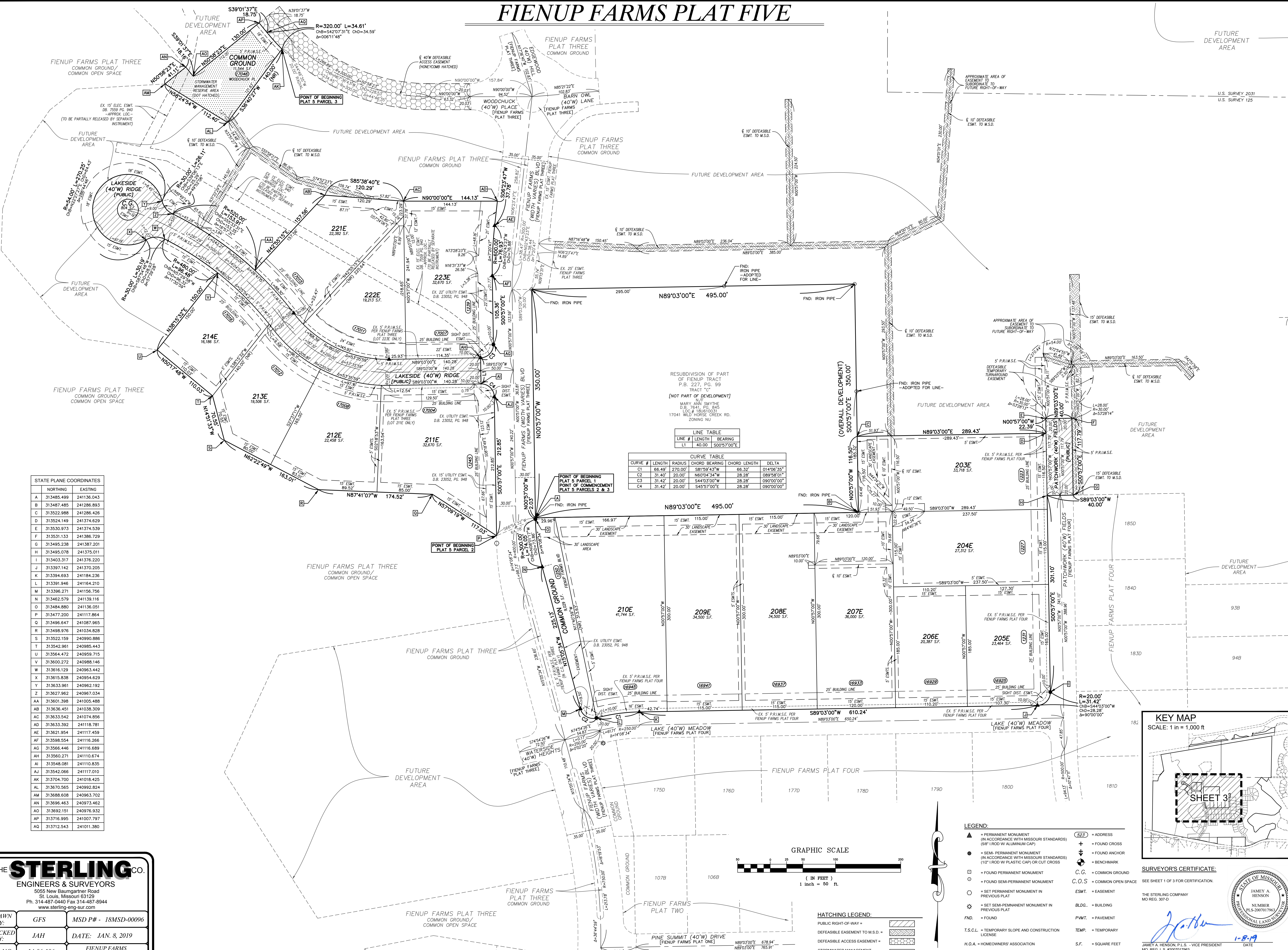
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.S. #200707963

SHEET 2 OF 3

FIENUP FARMS PLAT FIVE

FUTURE DEVELOPMENT AREA

U.S. SURVEY 2031
U.S. SURVEY 125



STATE PLANE COORDINATES

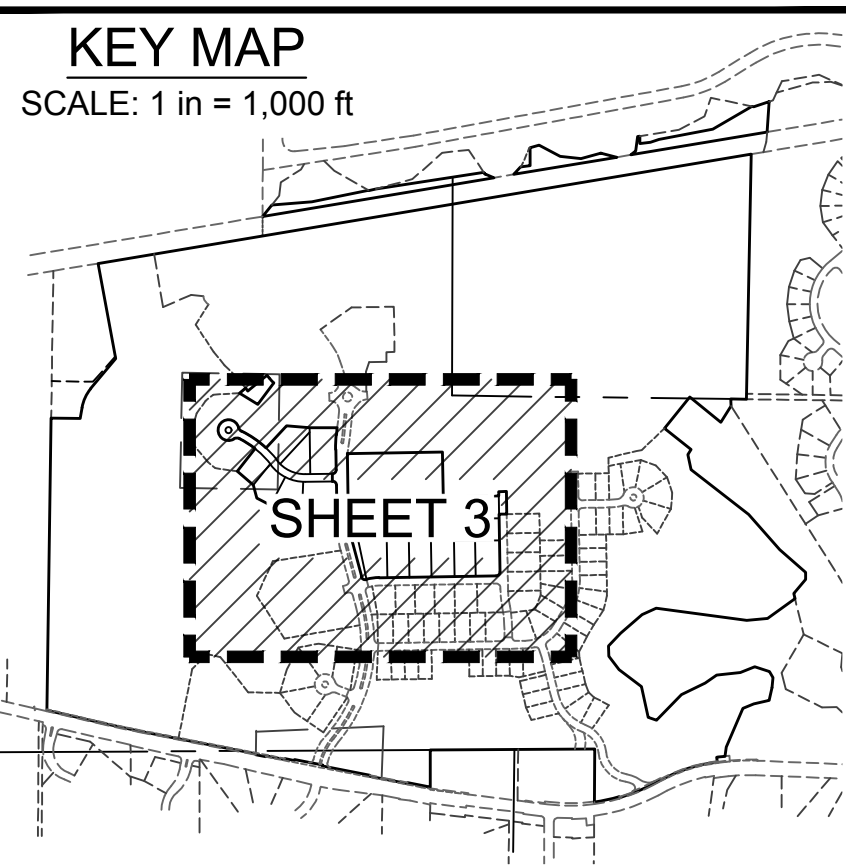
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LINE TABLE

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CURVE TABLE

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C2	31.40	20.00'	N80°04'34"W	28.28'	089°58'01"
C3	31.42	20.00'	S44°03'00"W	28.28'	090°00'00"
C4	31.42	20.00'	S45°57'00"E	28.28'	090°00'00"



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SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
MO. REG. LS. #007017963

JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

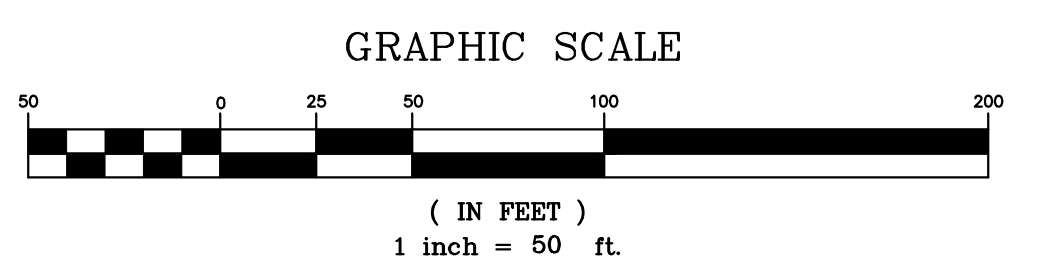
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SHEET 3 OF 3

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HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY =	[Hatched pattern]
DEFESABLE EASEMENT TO M.S.D. =	[Hatched pattern]
DEFESABLE ACCESS EASEMENT =	[Hatched pattern]
STORMWATER MANAGEMENT RESERVE AREA =	[Hatched pattern]

LEGEND:

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