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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 6):** Record Plat 6 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 sixth (Record Plat 6) of the 6 total 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.

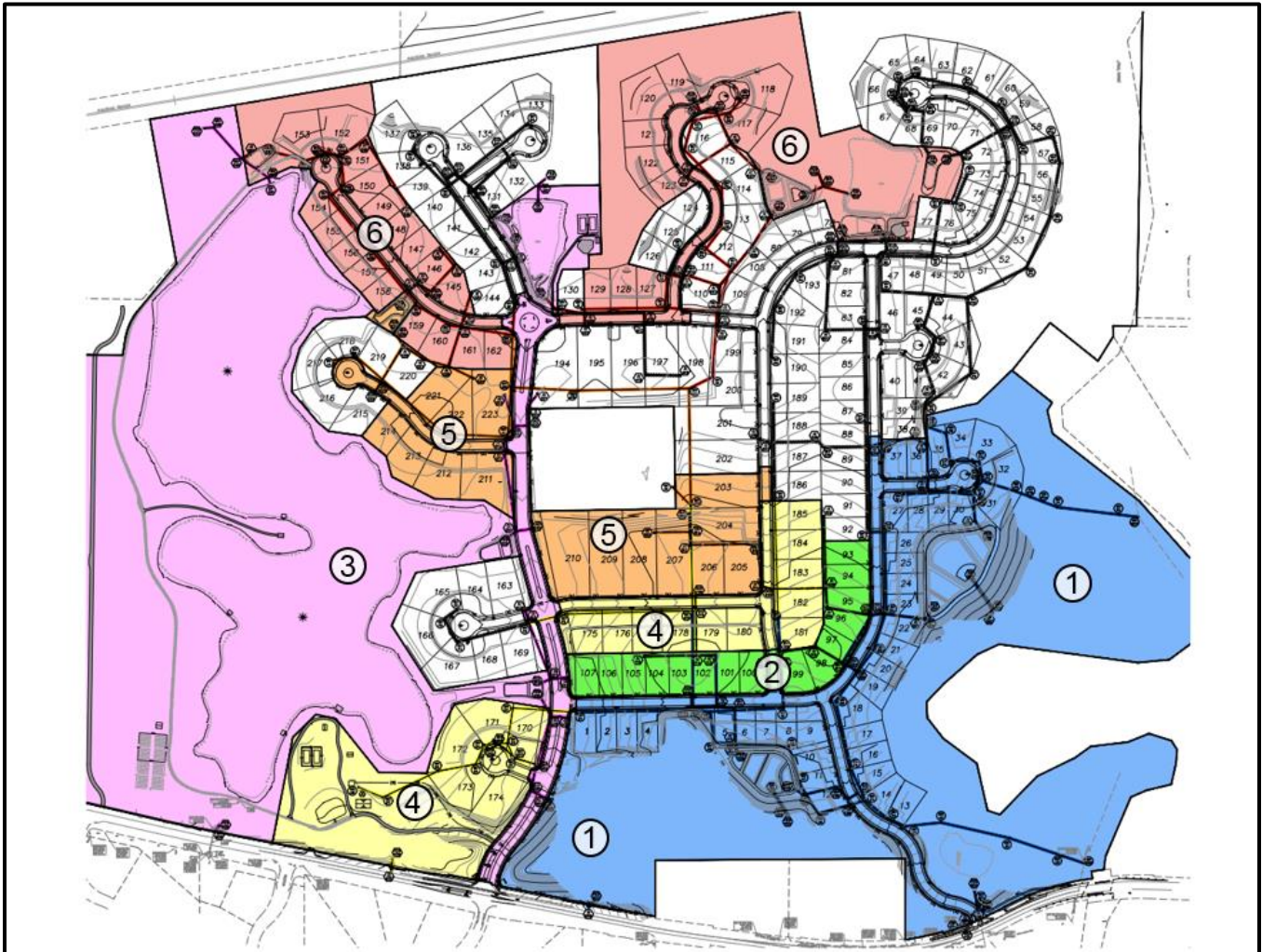


Figure 2: Plats and Associated Improvements

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 6**

Plat 6 includes 28 lots primarily along the northern edge of the site, including amenities located in the northeastern area of the site. Lot sizes range from 11,726 square feet to 25,180 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 6 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 6 of the Fienup Farms development."
- 2) "I move to approve Record Plat 6 of the Fienup Farms development with the following conditions..."  
(Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 6



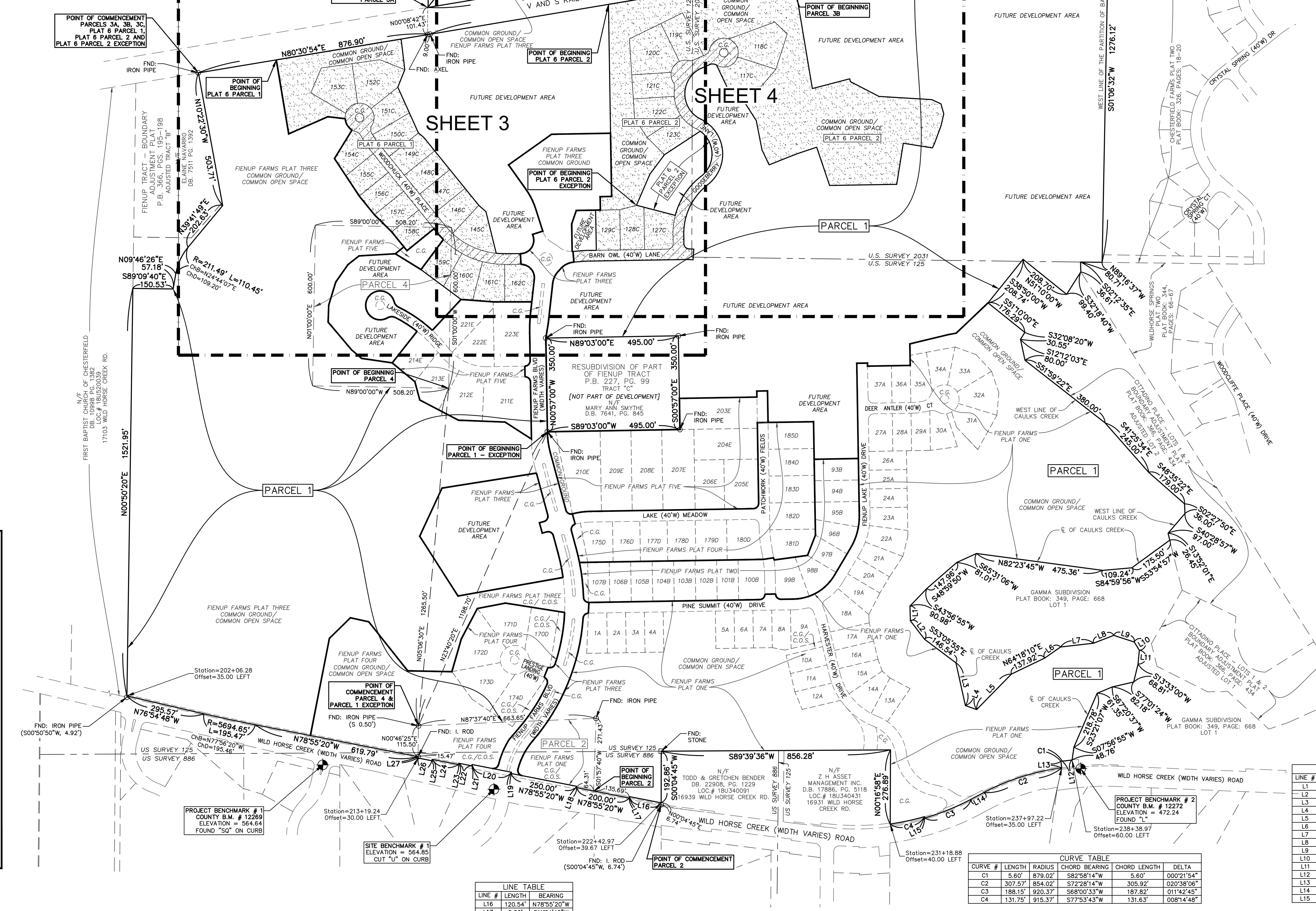
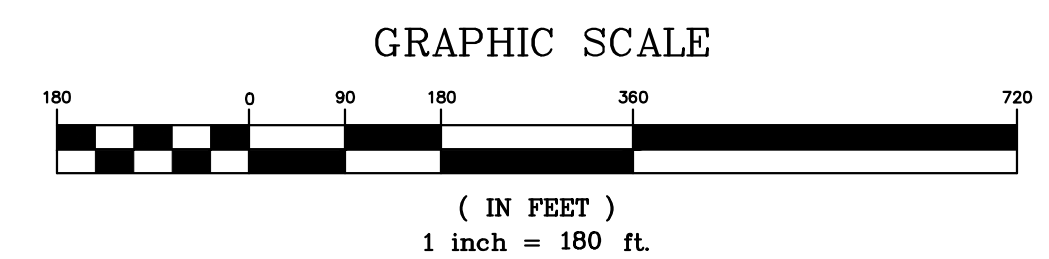
# FIENUP FARMS PLAT SIX

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 U.S. SURVEY 125,  
 ALL LOCATED IN U.S. SURVEYS 125 AND 2031, 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

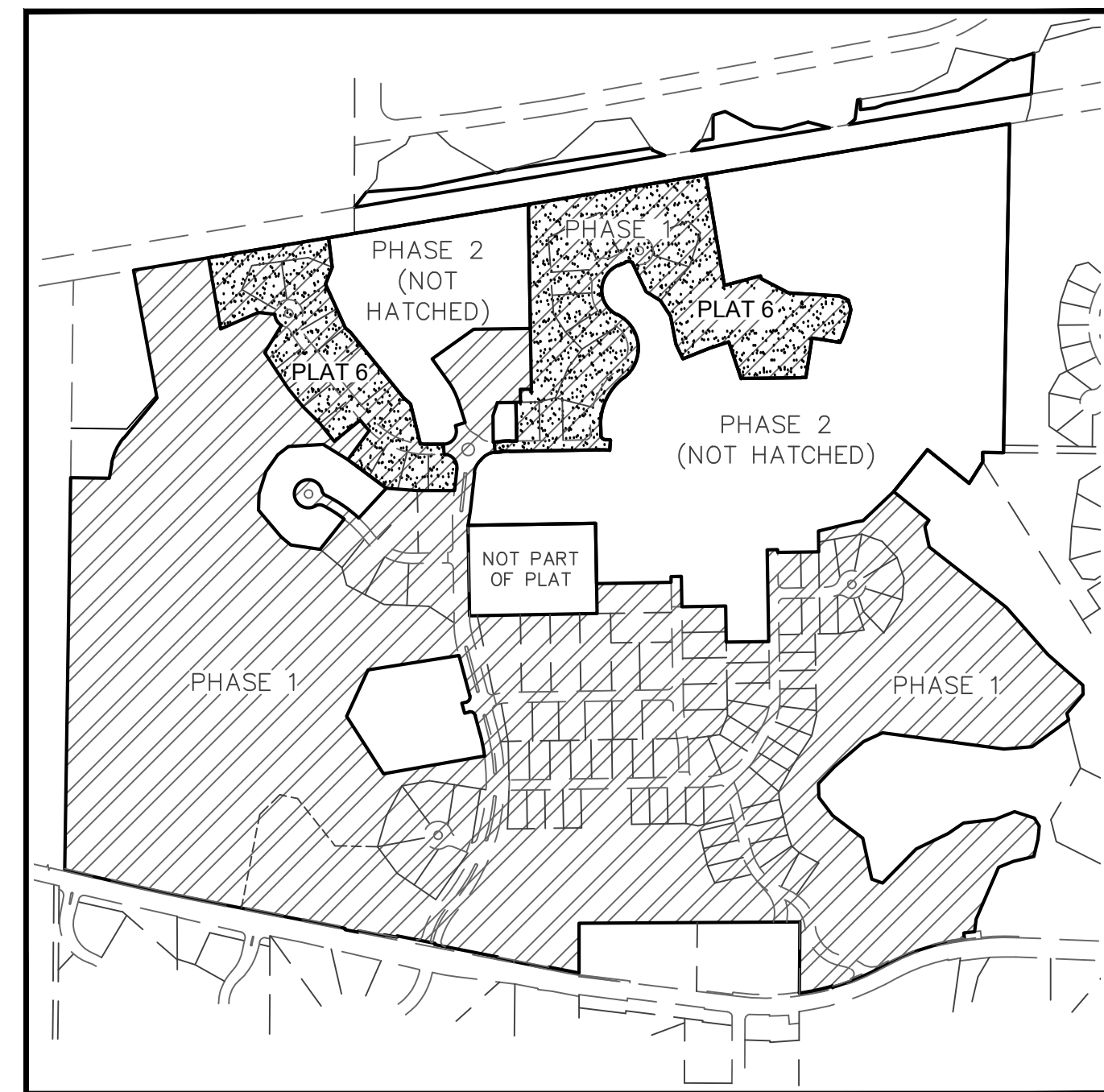
NOTE: SEE SHEET 3 FOR  
 CORRESPONDING STATE PLANE  
 COORDINATES AND ASSOCIATED  
 REFERENCED LABELS.

STATE PLANE COORDINATES		STATE PLANE COORDINATES	
NORTHING	EASTING	NORTHING	EASTING
A	313909.768	240828.885	241542.216
B	313933.010	240971.078	241545.591
C	313898.195	240975.185	241529.899
D	313878.209	240967.159	241461.377
E	313826.153	240990.356	241458.246
F	313820.999	240996.461	241443.649
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H	313736.208	241067.023	241389.480
I	313688.816	241078.535	241385.531
J	313688.360	241087.062	241375.385
K	313688.295	241106.014	241363.242
L	313676.102	241106.668	241346.176
M	313659.114	241121.754	241330.060
N	313633.392	241118.781	241321.848
O	313633.542	241074.856	241310.860
P	313636.451	241038.309	241311.858
Q	313670.565	240992.824	241319.428
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S	313712.543	241011.380	241292.173
T	313716.995	241007.797	241298.026
U	313692.151	240976.932	241303.393
V	313713.566	240959.695	241302.497
W	313733.070	240940.083	241289.825
X	313754.486	240922.846	241289.686
Y	313797.296	240894.802	241275.266
Z	313829.649	240914.917	241266.868
AA	313842.561	240907.183	241265.922
AB	313844.917	240887.513	241274.321
AC	313825.551	240842.760	241264.526
AD	313968.661	241188.769	241292.415
AE	314006.116	241417.429	241291.813
AF	313875.046	241438.899	241297.232
AG	313886.044	241481.502	241297.031
AH	313882.787	241482.343	241297.031
AI	313865.884	241514.656	241298.344
AJ	313862.034	241574.862	241293.893
AK	313857.081	241585.254	241270.344
AL	313845.737	241588.393	241311.123
AM	313832.289	241585.263	241312.002
AN	313812.213	241577.813	241312.552
AO	313807.009	241575.363	

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	33.25'	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'	N71°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

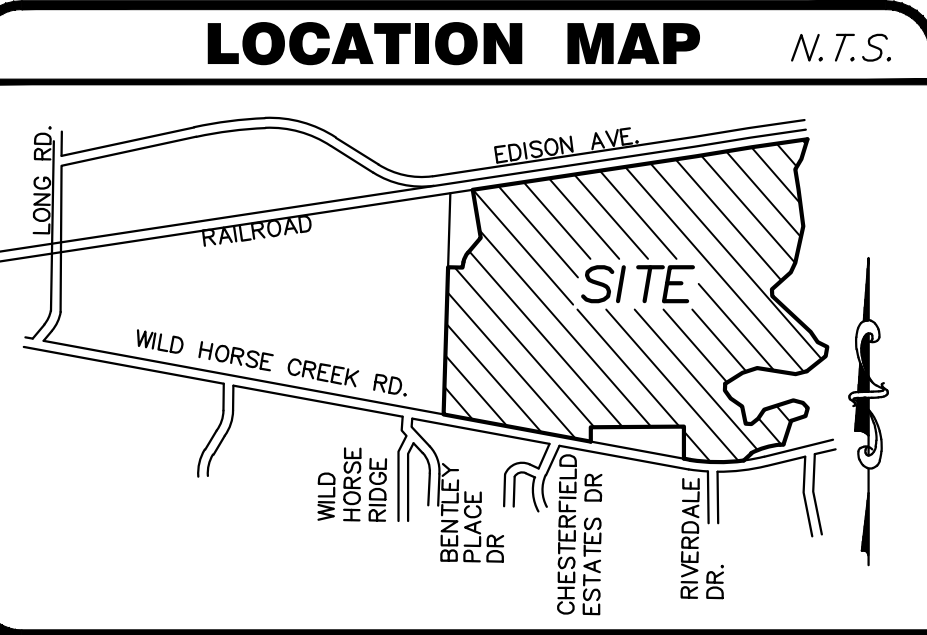
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	8.60'	879.02'	S82°58'14"W	8.60'	0°02'15.4"
C2	307.57'	854.02'	S72°28'14"W	305.92'	0°20'38.06"
C3	188.15'	920.37'	S68°00'33"W	187.82'	0°11'42.45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	0°08'14.48"

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

- 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
  - S.F. = SQUARE FEET
  - 523 = ADDRESS
  - ⊕ = FOUND CROSS
  - ⊙ = FOUND ANCHOR
  - ⊗ = BENCHMARK
  - C.G. = COMMON GROUND
  - C.O. = COMMON OPEN SPACE
  - ESMT. = EASEMENT
  - BLDG. = BUILDING
  - TEMP. = TEMPORARY
- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY = [Hatched pattern]
  - PLAT 6 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  
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DRAWN BY: GFS MSD P# - 18MSD-00097  
 CHECKED BY: JAH DATE: JAN. 8, 2019  
 JOB NO.: 14-06-196 FIENUP FARMS PLAT SIX



**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 4 FOR CERTIFICATION.

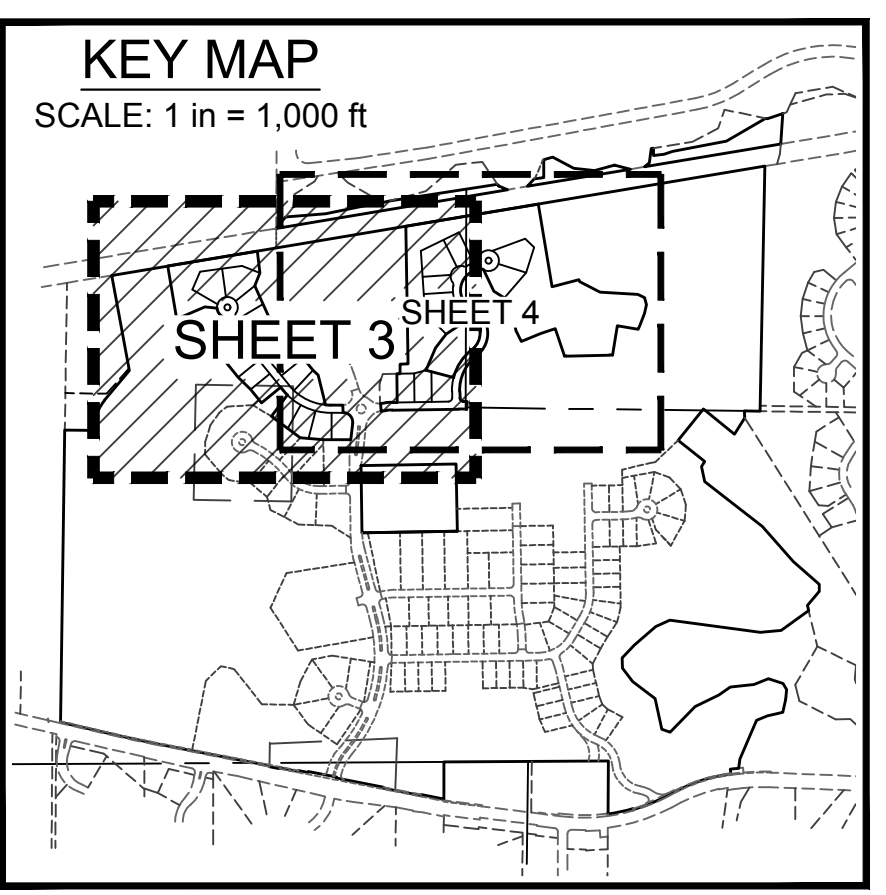
THE STERLING COMPANY  
 MO REG. 307-0

JAMEY A HENSON, P.L.S. - VICE PRESIDENT  
 MO REG. L.S. #2007017963

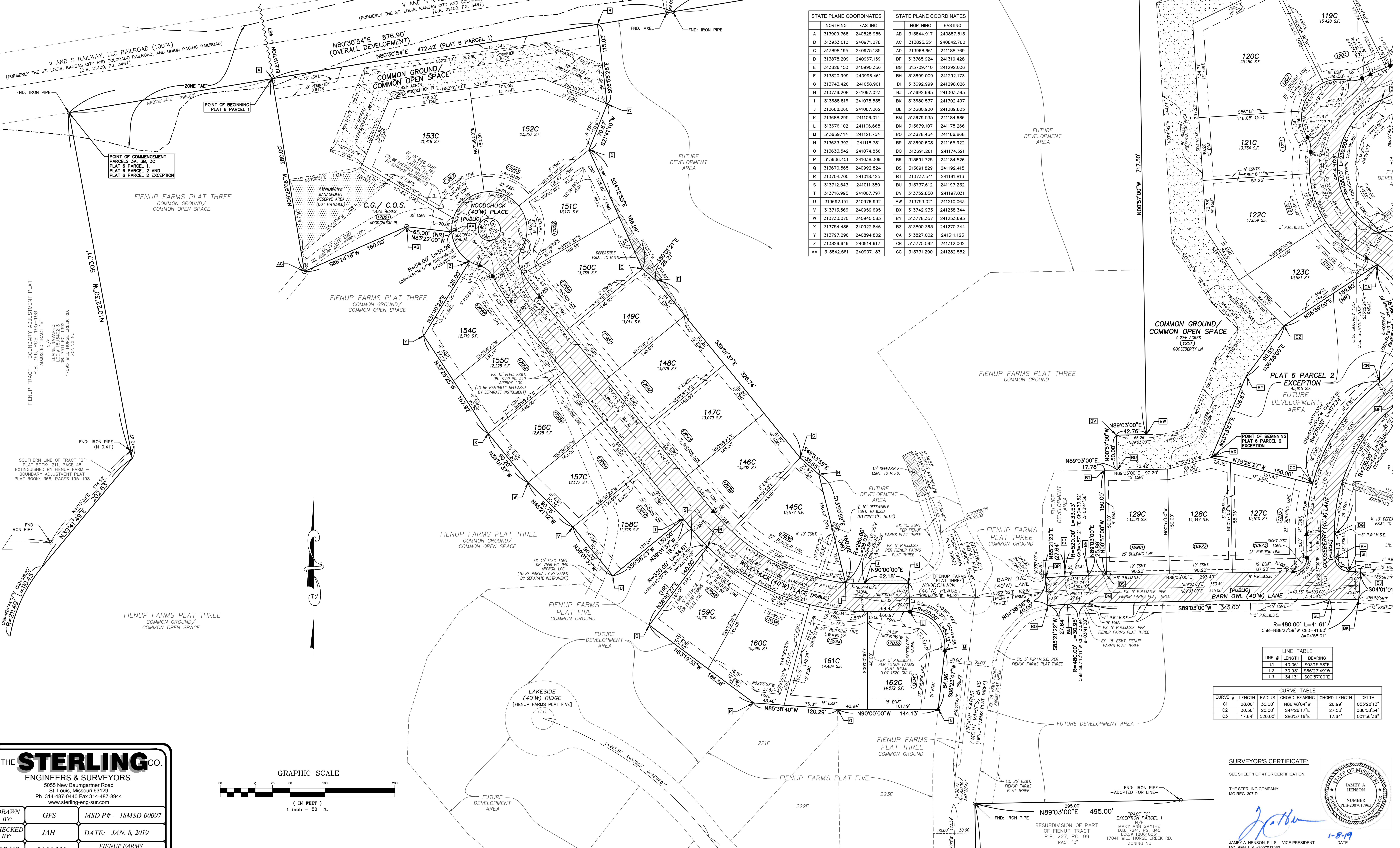
DATE: 1-8-19

**SHEET 2 OF 4**

# FIENUP FARMS PLAT SIX



- 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
  - SET PERMANENT MONUMENT IN PREVIOUS PLAT
  - SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
  - FOUND
  - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - H.O.A. = HOMEOWNERS ASSOCIATION
- HATCHING LEGEND:**
- ▨ PUBLIC RIGHT-OF-WAY
  - ▨ DEFERRIBLE EASEMENT TO M.S.D.
  - ▨ BUFFER/PRESERVATION AREA
  - ▨ STORMWATER MANAGEMENT RESERVE AREA
- SYMBOLS:**
- ① ADDRESS
  - ⊕ FOUND CROSS
  - ⊙ FOUND ANCHOR
  - ⊙ BENCHMARK
  - C.G. = COMMON GROUND
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Z	313829.649	240914.917	CB 313775.592	241312.002
AA	313842.561	240907.183	CC 313731.290	241282.552

**LINE TABLE**

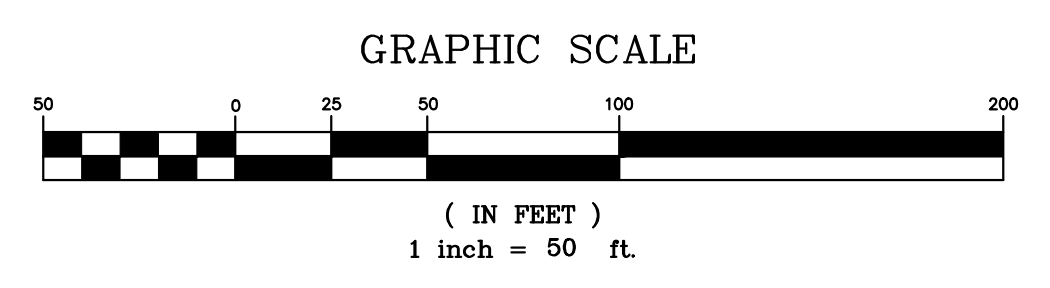
LINE #	LENGTH	BEARING
L1	40.06'	S03°15'58"E
L2	30.33'	S66°27'49"W
L3	34.13'	S00°57'00"E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	28.00'	30.00'	N88°48'04"W	26.99'	05°32'18"E
C2	30.36'	20.00'	S44°26'17"E	27.53'	08°58'34"E
C3	17.64'	520.00'	S86°57'16"E	17.64'	00°15'36"E

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**DRAWN BY:** GFS **MSD P# -** 18MSD-00097  
**CHECKED BY:** JAH **DATE:** JAN. 8, 2019  
**JOB NO.:** 14-06-196 **FIENUP FARMS PLAT SIX**



**SURVEYOR'S CERTIFICATE:**  
SEE SHEET 1 OF 4 FOR CERTIFICATION.  
THE STERLING COMPANY  
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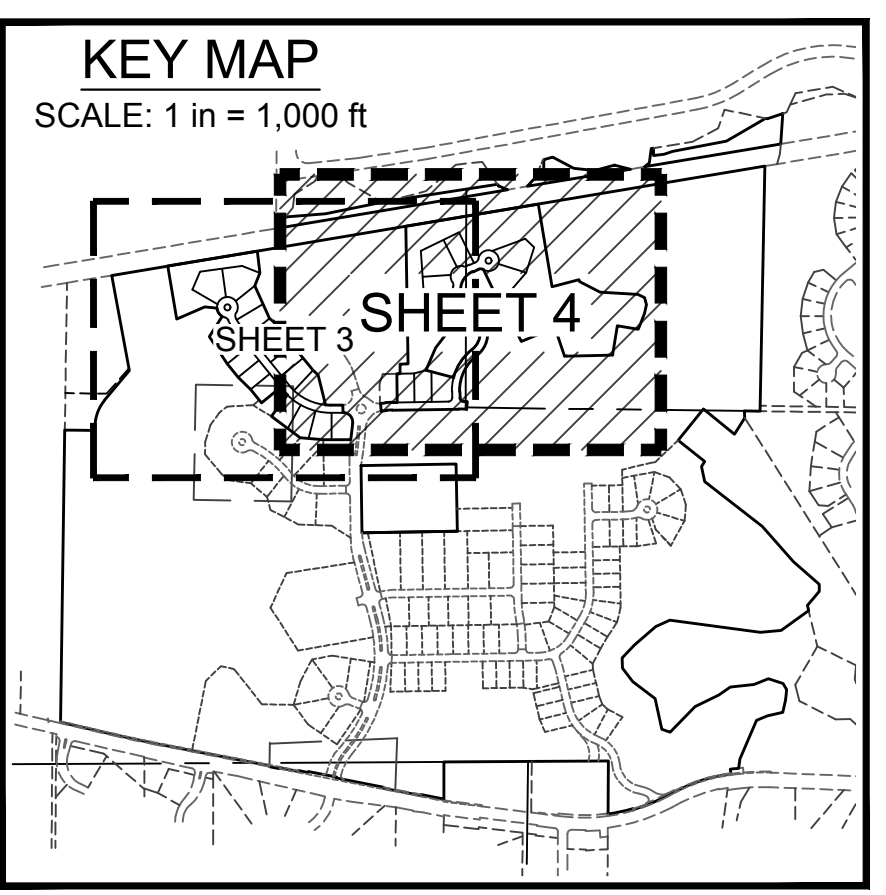
*J. Henson*  
JAMEY A. HENSON  
NUMBER  
RES-2007017963

JAMEY A. HENSON, P.L.S., VICE PRESIDENT  
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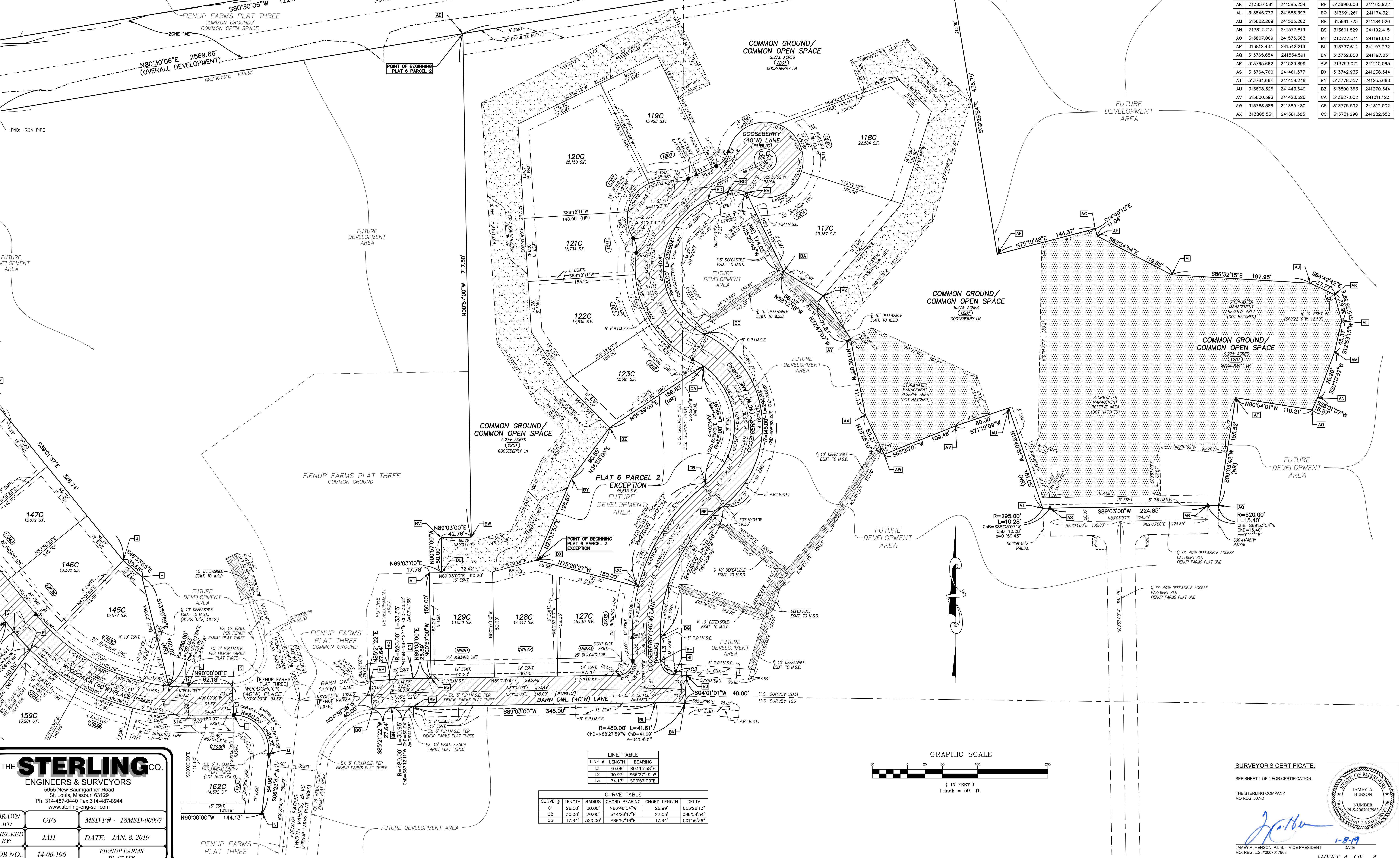
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**SHEET 3 OF 4**

# FIENUP FARMS PLAT SIX



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- 527 ADDRESS
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  - C.G. COMMON GROUND
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  - ESMT. EASEMENT
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  - PMVT. PAVEMENT
  - TEMP. TEMPORARY
  - S.F. SQUARE FEET



**STATE PLANE COORDINATES**

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AP	313812.434	241542.216	BU	313737.612	241197.232
AQ	313765.654	241534.591	BV	313752.850	241197.031
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AS	313764.760	241461.377	BX	313742.933	241238.344
AT	313764.664	241458.246	BY	313778.357	241253.693
AU	313808.326	241443.649	BZ	313800.363	241270.344
AV	313800.596	241420.526	CA	313827.002	241311.123
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**DRAWN BY:** GFS **MSD P# - 18MSD-00097**

**CHECKED BY:** JAH **DATE: JAN. 8, 2019**

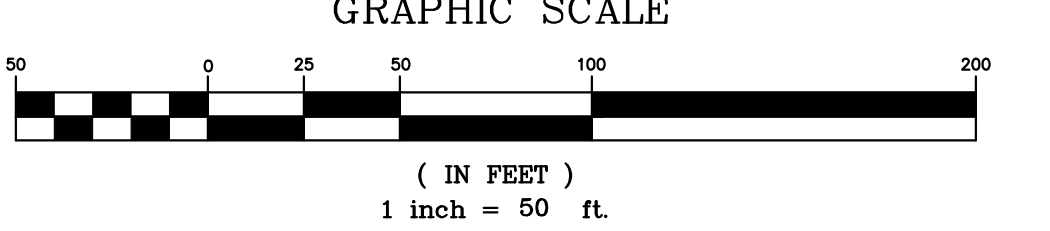
**JOB NO.:** 14-06-196 **FIENUP FARMS PLAT SIX**

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	40.06'	S03°5'58"E
L2	30.93'	S66°27'49"W
L3	34.13'	S00°57'00"E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	28.00'	30.00'	N86°48'04"W	26.99'	05°32'81.3"
C2	30.36'	20.00'	S44°26'17"E	27.53'	08°58'58.34"
C3	17.64'	520.00'	S86°57'16"E	17.64'	00°15'36.36"



**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY  
 MO. REG. 307-C

*J. Henson*  
 JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
 MO. REG. L.S. #2007017963

DATE: 1-8-19

**SHEET 4 OF 4**

