



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:	Subdivision Record Plat
Meeting Date:	January 22, 2018
From:	Cassie Harashe, AICP, Project Planner
Location:	Approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway.
Description:	<b>Grand Reserve Record Plat:</b> A Record Plat for a 12.6 acre tract of land zoned "R- 3" Residence District for a 0.722 acre portion and "R-4" Residence District for an 11.883 acre portion and located east of the intersection of Olive Boulevard and Chesterfield Parkway.

# PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc., on behalf of Conturix Investment Group, LLC, has submitted a request for a Subdivision Plat for a 12.6 acre tract which proposes thirty four (34) new lots, various areas of common ground, and two interior streets.

# HISTORY OF SUBJECT SITE

In March of 2016, the City of Chesterfield approved <u>Ordinance 2949</u> which zoned the subject site, shown in Figure 1 on the following page, from an "NU" Non-Urban District to the "R-3" Residence District for a 0.722 acre portion and "R-4" Residence District for an 11.883 acre portion. The entire subject site is 12.6 acres in size, and 34 residential lots are proposed on the Record Plat. The Preliminary Plat was approved in October of 2017 by Staff in accordance with the Unified Development Code (UDC).

# **STAFF ANALYSIS**

Staff would like to note this some key features of this project:

- Future Lots 1-3 are not included in this plat at the entrance from the subdivision from Olive Boulevard, but were a part of the original zoning. There is currently one home located in this area and is part of a Life Estate, so the current resident may continue to reside there. When this portion of land is to be developed common ground will be dedicated and landscape buffers planted then.
- The development will have public streets with cul-de-sac islands. These islands are dedicated as common ground and to be maintained by the Homeowner's Association.

• There is a temporary construction easement located on an existing cross access easement with St. John's United Church of Christ which connects to their parking lot on Olive Boulevard. This cross access easement is for emergency access.

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. The record plat substantially conforms to the approved Preliminary Plat.



Figure 1: Aerial Photo

#### 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 the Governing Ordinance. Staff recommends approval of the Record Plat for the Grand Reserve development.

#### MOTION

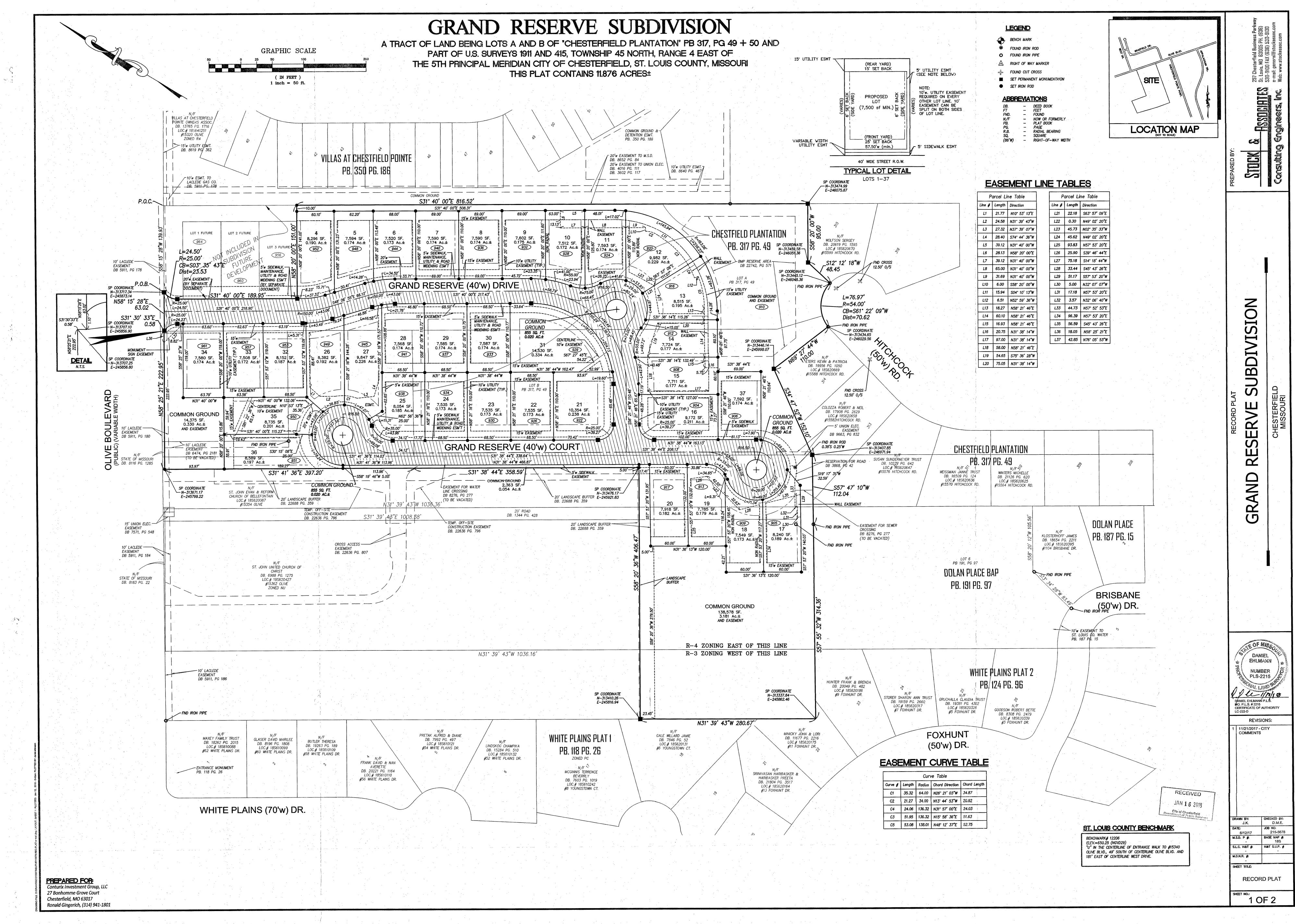
The following options are provided to the Planning Commission for consideration relative to this application:

1) "I move to approve (or deny) the Record Plat for the Grand Reserve development."

# 2) "I move to approve the Record Plat for the Grand Reserve development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Justin Wyse, Director of Planning and Development Services

Attachments: Record Plat



# **OWNER'S CERTIFICATION**

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and resubdivided in the manner shown on this plat, which boundary adjustment plat shall hereafter be known as:

#### "GRAND RESERVE SUBDIVISION"

All Common Ground and easements, except Wall Easement, shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, AmerenUE, Southwestern Bell d.b.a. AT&T of Missouri, Metropolitan ST. Louis Sewer District, the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

Grand Reserve Drive and Grand Reserve Court, 40 feet wide along with widenings and roundings at the street intersections, which for better identification is shown the City of Chesterfield, Missouri for public use forever.

The "Wall Easment" shown hereon is for the purpose of protecting modular "wall system." Encroachments are allowed within this area, however any encroachment shall require design approval by the project geotechnical engineer, wall designer and project civil engineer prior to construction. Maintenance of the retaining wal shall be the sole responsibility of the Grand Reserve Subdivision Homeowners Association.

The Common Ground Easements, cul-de-sac islands, as shown hereon, 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 and installed within a cul-de-sac island without authorization by the City of Chesterfield through issuance of a Special Use Permit.

The 5-foot Sidewalk Maintenance, Utility and Road Widening Easements shown here on are hereby dedicated to the City of Chesterfield, Missouri, for public use forever.

Building lines as shown on this plat are hereby established. This subdivision is subject to the conditions and restrictions as recorded in Book \_\_\_\_\_, Page \_\_\_\_, of the St.

Louis County Recorder's Office. Common Ground Area as shown hereon, has been conveyed to the Trustees of this Subdivision by General

Warranty deed recorded in Book \_\_\_\_\_, Page \_\_\_\_\_of the St. Louis County Recorder's Office.

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

Permanent and/or semi permanent monuments, as required, will be set as shown, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete paving on the prolongation of the side lot line within twelve (12) months after the recording of this plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. 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 W	ITNESS THEREOF, I have	e hereunto se	et my hand this	day of		_, 20
	Conturix Investment Gro a Missouri limited liability					
•	Ву:				*	
· .	· · · · · · · · · · · · · · · · · · ·					
	PRINT NAME					
	PRINT TITLE					
STAT	TE OF MISSOURI	)				
		) SS.		•		•

COUNTY OF ST. LOUIS

On this \_\_\_\_\_ day of \_ in the year \_ \_\_\_\_before me, Public in and for said state, personally appeared , of Conturix Investment Group, LLC, a Missouri limited liability company, known to me to be the person who executed this Record Plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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:

PREPARED FOR: Conturix Investment Group, LLC 27 Bonhomme Grove Court Chesterfield, MO 63017

Ronald Gingerich, (314) 941-1801

24

# **GRAND RESERVE SUBDIVISION**

A TRACT OF LAND BEING LOTS A AND B OF "CHESTERFIELD PLANTATION" PB 317, PG 49 + 50 AND PART OF U.S. SURVEYS 1911 AND 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI THIS PLAT CONTAINS 11.876 ACRES±

PROPERTY DESCRIPTION

A tract of land being part of Lots A and B of the Chesterfield Plantation, a subdivision filed for record in Plat Book 317, pages 49 and 50 of the St. Louis County records and part of U.S. Surveys 1911 and 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly describe3d as follows:

COMMENCING at the Northeast corner of Lot A of Chesterfield Plantation, a subdivision filed for record in Plat Book 314, pages 49 and 50 of the St. Louis County records, said point also being on the southeastern right-of-way of Olive Blvd.; thence along said right-of-way line, South 58 degrees 15 minutes 28 seconds East, 139.93 feet to the POINT OF BEGINNING of the herein described tract, said point also being located on a curve to the left; having a radius of 25.00 feet; thence departing said right-of-way line the following courses and distances: along said curve with an arc length of 24.50 feet and a chord which bears South 03 degrees 35 minutes 43 seconds East, 23.53 feet to a point of tangency; South 31 degrees 40 minutes 00 seconds East, 189.95 feet and North 58 degrees 20 minutes 00 seconds East, 151.00 feet to the northeastern line of said Lot A; thence along said northeastern line, South 31 degrees 40 minutes 00 seconds East, 816.52 feet to the northeast corner of Lot 315 of above said Chesterfield Plantation; thence along the northern and western line lines of said Lot 315, South 58 degrees 20 minutes 00 seconds West 95.00 feet and South 12 degrees 12 minutes 18 seconds West, 48.45 feet to a found iron pipe located at the northwestern corner of said Lot 315 said point also being located on the northern right-of-way of Hitchcock Drive, variable width, said point also being located on a non-tangential curve to the left having a radius of 54.00 feet; thence along said curve with an arc length of 76.97 and a chord which bears South 61 degrees 22 minutes 09 seconds West, 70.62 feet to a found iron pipe located at the southeastern corner of Lot 314 of said Chesterfield Plantation; thence along the northeastern line of said Lot 314, North 69 degrees 27 minutes 44 seconds West, 110.00 feet to the northern corner thereof; thence along the northern lines of Lots 314 and Lot 313 of said Chesterfield Plantation, South 34 degrees 47 minutes 52 seconds West, 152.10 feet; thence along the northwestern line said Lot 313 and its direct southwesterly prolongation, South 57 degrees 47 minutes 10 seconds West, 112.04 feet to a found iron pipe located on the northern line of Lot 6 of Dolan Place Boundary Adjustment Plat, as recorded in Plat Book 191, Page 97 of above said records; thence along the northern line and the northern line of Lot 23 and 22 of White Plains Plat 1, a subdivision according to the plat thereof as recorded in Plat Book 118, Page 26 of above said records, South 57 degrees 55 minutes 32 seconds West, 314.36 feet to the northeastern line of said White Plains Plat 1; thence along the eastern line of said White Plains Plat 1, North 31 degrees 39 minutes 43 seconds West, 280.67 feet; thence departing said eastern line, North 58 degrees 20 minutes 36 seconds East, 406.47 feet to the northeastern line of a tract of land as conveyed to St. Johns Evangelical & Reformed Church of Christ by instrument recorded in Book 6988, page 1275 of above said records; thence along said northeastern line, North 31 degrees 38 minutes 44 seconds West, 358.59 feet and South 31 degrees 41 minutes 36 seconds East, 397.20 feet to the southeastern right-of-way of Olive Boulevard; thence along said right-of-way line, North 58 degrees 25 minutes 21 seconds East, 222.95 feet; South 31 degrees 30 minutes 33 seconds East, 0.58 feet and North 58 degrees 15 minutes 28 seconds East, 63.02 feet the Point of Beginning, containing 517,301 square feet or 11.876 acres more or less.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-31 GRID FACTOR = 0.99990765 NORTH (Y) = 312625.342 EAST (X) = 244719.740

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

STATION: SL-31, ADJUSTED IN 2012

Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during 2017 using Trimble GPS receivers, 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 Plat Book 317, Pages 49 & 50. The grid bearing along the North line on this plat is found to be South 32 degrees 09 minutes 21 seconds East. The measured bearing labeled along the same line is South 31 degrees 40 minutes 00 seconds East 816.52 feet. The grid bearing from SL-31 to the most Northwest corner is North 49 degrees 05 minutes 27 seconds East 1619.169 meters with the scale factor applied.

# LENDER CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book , Page\_\_\_\_\_ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

By:	
	Print Name:

Print Title:

STATE OF ) SS. COUNTY OF

My commission expires:

On this \_\_\_\_ day of \_ , 20 , before me appeared , to me personally known, who, being by me duly sworn, did say that he is the

, known to me to be the person who executed the within instrument in behalf of said acknowledged to me that executed same for the purposes therein stated.

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

**GENERAL NOTES:** 

1) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Rate Map Number 29189C0170K with an effective date of 02/04/2015.

2) The basis of bearings for this survey is Plat Book 317, Page 49 - 50.

3) PRESENT ZONING: 'R-3' & 'R-4' RESIDENCE DISTRICT

Minimum structure setbacks R-4:

Front - Zero (0) feet from Property line

Side - Six (6) feet from Property Line

Rear - Fifteen (15) feet from Property Line

Right-of-Way - Twenty (20) feet from front yard

Height:

No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.

4) Source of record title are Deed Book 22636, page 3391, Deed Book 22636, page 3331, Deed Book 22636, page 791, Deed Book 22636, Page 3371 and Deed book 22634, page 1322.

5) Monuments to be set: 23 permanent and 90 semipermanent.

This is to certify that the "Grand Reserve Subdivision" Plat, was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

**Bob Nation; Mayor** 

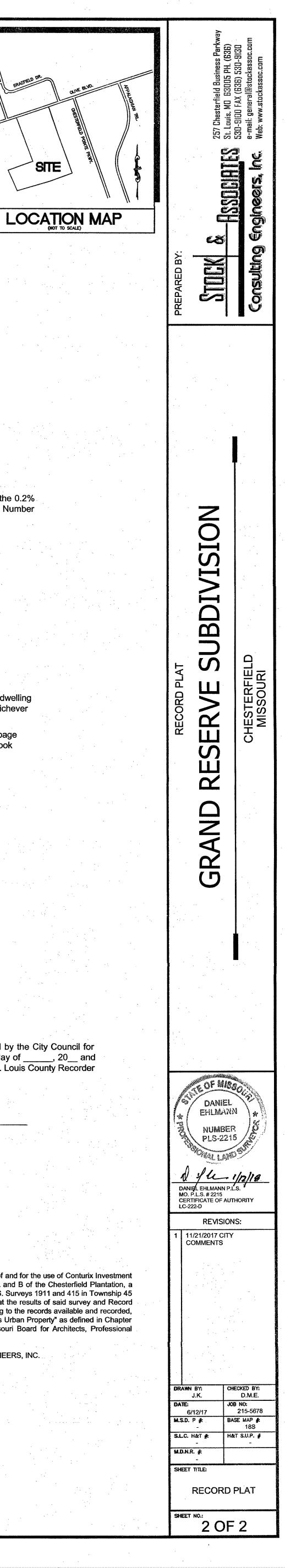
Engineers, Professional Land Surveyors, and Landscape Architects.

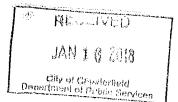
Vicki Hass, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2017, by order of and for the use of Conturix Investment Group, LLC, executed a Property Boundary Survey and Record Plat of a tract of land being part of Lots A and B of the Chesterfield Plantation, a subdivision filed for record in Plat Book 317, pages 49 and 50 of the St. Louis County records and part of U.S. Surveys 1911 and 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, 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

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





#### EASEMENT DEED

#### TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, Conturix Investment Group, LLC. 27 Bonhomme Grove Ct. Chesterfield, MO 63017, owner of a tract of land as described in a deed recorded in Book 22634, Page 1322 of the County of St. Louis, State of Missouri Records (together, the "Grantor"), hereby gives, grants, extends, and conveys to the, City of Chesterfield, St. Louis Metropolitan Sewer District, Missouri-American Water Company, Ameren Missouri, Southwestern Bell Telephone Company d.b.a AT&T Missouri, Spire Inc. (f.k.a. Laclede Gas Company) and Charter Communications (Spectrum), their successors and assigns as their interests may appear (collectively, "Grantees"), the permanent right and easement for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities in and upon the strip or strips of ground depicted on the attached exhibits marked Exhibit "A" and made a part hereof ("Easement Area"), and to use such additional ground adjacent to the easements so granted as may be required for the construction, improvement, repair, replacement or maintenance of said Improvements.. Grantees may from time to time enter upon said premises to construct, reconstruct, repair and maintain the aforesaid Improvements, and may assign its rights herein.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances thereto, said easements hereby granted are irrevocable and shall continue forever.

Grantor hereby covenants to Grantees that Grantor is lawfully seized of and possesses the real estate described in <u>Exhibit "A"</u> and have a good and lawful right to convey it, or any part thereof, that it is free from all encumbrances, and that Grantor shall forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS	WHEREOF, this Utility	Easement Deed	has been	executed	on this
day of	, 20				

Grantor:	CONTURIX INVESTMENT	GROUP, LLC.
----------	---------------------	-------------

Name:	

Its: \_\_\_\_\_

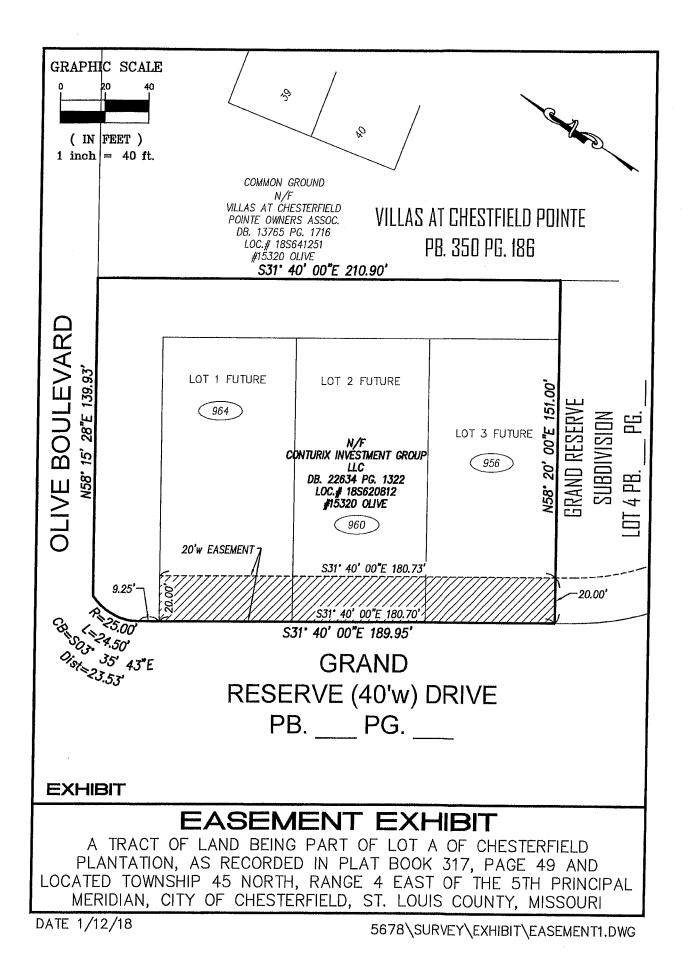
STATE OF MISSOURI ) ) SS. COUNTY OF SAINT LOUIS )

On this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_, before me appeared \_\_\_\_\_\_, to me personally known, who being by me duly sworn did say that he is the \_\_\_\_\_\_\_ of CONTURIX INVESTMENT GROUP, LLC, a Missouri limited liability company, and that said instrument was signed and sealed in behalf of said limited liability company by authority of its Board of Directions and he acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS 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:



RECEIVED

JAN 1 0 2018

City of Christonfield Department of Public Services

#### SIDEWALK MAINTENANCE, UTILITY AND ROAD WIDENING EASEMENT

. (

This Indenture, made and entered into this \_\_\_\_day of \_\_\_\_\_, 20\_\_, by and between Conturix Investment Group, LLC., 27 Bonhomme Grove Ct. Chesterfield, MO 63017 (Grantor) and The City of Chesterfield, Missouri, 690 Chesterfield Parkway West, Chesterfield, MO 63017, (Grantee).

WITNESSETH, that Grantor, owner of a parcel of real estate situated in the County of St. Louis and State of Missouri and legally described in a deed to Grantor as recorded in Deed Book 22634, Page 1322 of the St. Louis County, Missouri Records (the "Grantor Parcel"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by Grantee, the receipt of which are hereby acknowledged, does by these presents: (1) dedicate to Grantee a permanent easement to construct, repair, improve, replace and maintain roadways, sidewalks, utilities and sewers (collectively the "Improvements") in, over, upon and across that portion of the Grantor Parcel where indicated by cross-hachure on Exhibit A attached hereto and incorporated herein by reference the easement; and (2) dedicate to Grantee a permanent SIDEWALK MAINTENANCE, UTILITY AND ROAD WIDENING EASEMENT, over, upon and across that portion of the Grantor Parcel, where indicated by hachure on said Exhibit A, to construct, repair, improve, replace and maintain the Improvements (and equipment related thereto) in the Right-of-Way and on the real property adjoining the Western boundary of the Grantor Parcel.

Grantor does hereby covenant with Grantee that Granter has good and lawful title to the SIDEWALK MAINTENANCE, UTILITY AND ROAD WIDENING EASEMENT, that it has a good and lawful right to grant the SIDEWALK MAINTENANCE, UTILITY AND ROAD WIDENING EASEMENT, and that Grantor shall forever warrant and defend the title to the SIDEWALK MAINTENANCE, UTILITY AND ROAD WIDENING EASEMENT. against the lawful claims of all persons whomsoever.

To have and to hold said SIDEWALK MAINTENANCE, UTILITY AND ROAD WIDENING EASEMENT t to the City of Chesterfield, Missouri, and to its successors and assigns forever. Granter is not conveying fee simple title to Grantee, nor shall anything in this instrument be so construed.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

CONTURIX INVESTMENT GROUP, LLC

(Print name & title)

STATE OF MISSOURI ) ) SS. COUNTY OF ST. LOUIS )

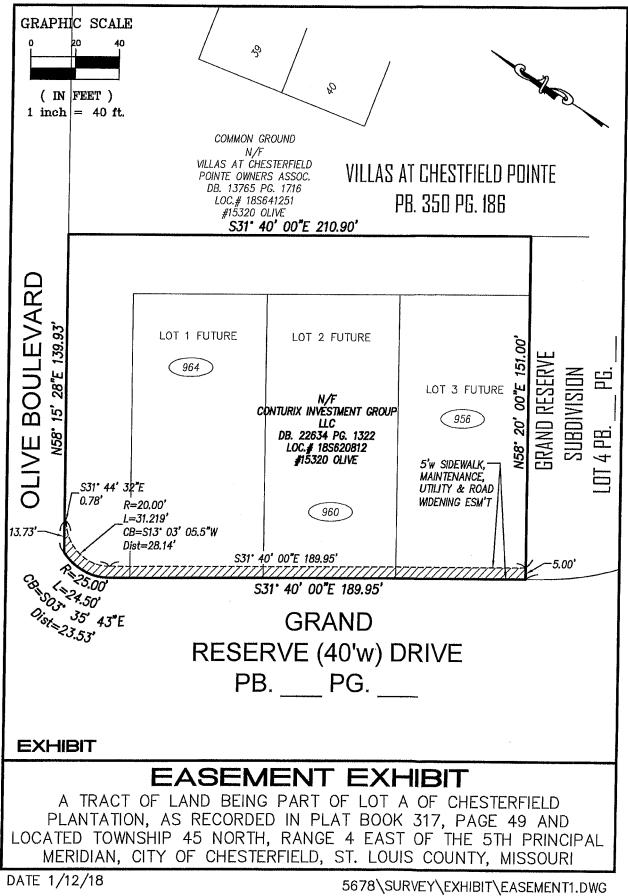
On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, \_\_\_\_\_\_ \_\_\_\_, a Notary Public in and for said state, personally appeared \_\_\_\_\_\_, \_\_\_\_\_, of Conturix Investment Group, LLC, a Missouri limited liability company, known to me to be the person who executed this SIDEWALK

MAINTENANCE, UTILITY AND ROAD WIDENING EASEMENT on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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.

My commission expires:\_\_\_\_\_

**Notary Public** 



JAN 1 ( 2013

.....

City of Chesterfield Department of Public Services

#### ROADWAY RELEASE PART OF A 20-FOOT WIDE ROAD, DB 1344, PG 428

**WHEREAS:** A private road was established by a deed recorded in Deed Book 1344, Page 428 of the St. Louis County, Missouri Records.

**WHEREAS:** CONTURIX INVESTMENT GROUP, LLC, has acquired a parcel of land by Deed Book 22636, Page 791 through which the above said roadway extends to another parcel of land acquired by CONTURIX INVESTMENT GROUP, LLC, deed book 22636, page 3371.

**WHEREAS:** At the time of the field survey of the property no physical evidence of a roadway was found within the 20-foot wide strip of land.

**WHEREAS:** The strip of ground crosses the existing St. Johns United Church of Christ cemetery along with other improvements on the church property making the use of the strip of land as a road not feasible.

**NOW, THERFORE:** Since the 20-foot roadway seems to have been abandoned long ago and is unusable as a road, CONTURIX INVESTMENT GROUP, LLC does hereby vacate their interest in the portion of the said roadway easement shown Hatched */////* on the attached Exhibit "A", without reservation.

IN WITNESS WHEREOF, we hereby set our hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

CONTURIX INVESTMENT GROUP, LLC

(Print name & title)

٢.

#### STATE OF MISSOURI ) ) SS. COUNTY OF ST. LOUIS )

w.

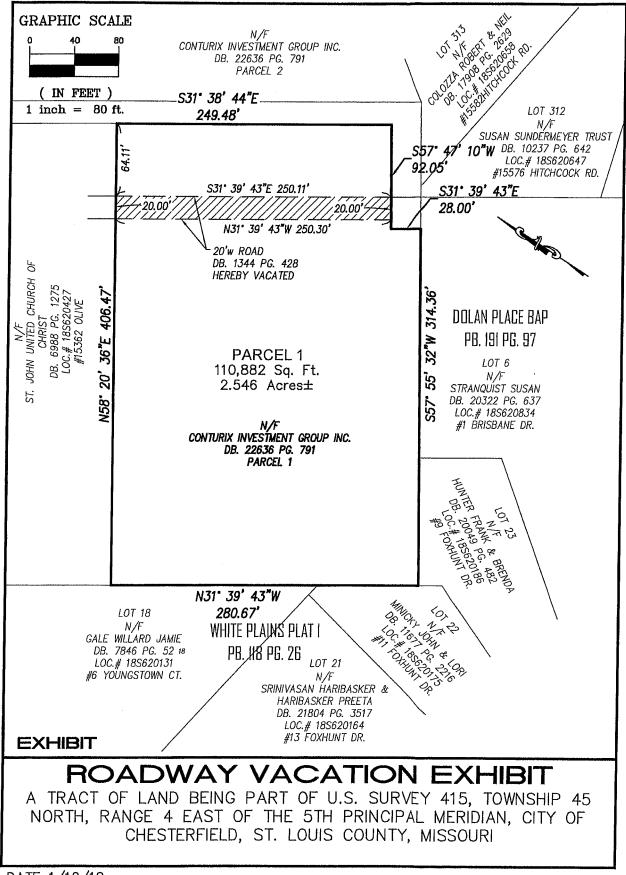
On this \_\_\_\_\_ day of \_\_\_\_\_\_ in the year \_\_\_\_\_ before me, \_\_\_\_\_\_ \_\_\_\_, a Notary Public in and for said state, personally appeared \_\_\_\_\_\_

Missouri limited liability company, known to me to be the person who executed this Roadway Vacation on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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.

My commission expires:\_\_\_\_\_

Notary Public



DATE 1/12/18

5678\SURVEY\EXHIBIT\ROAD.DWG