



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:** **Grand Reserve Record Plat:** 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 [Ordinance 2949](#) 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)

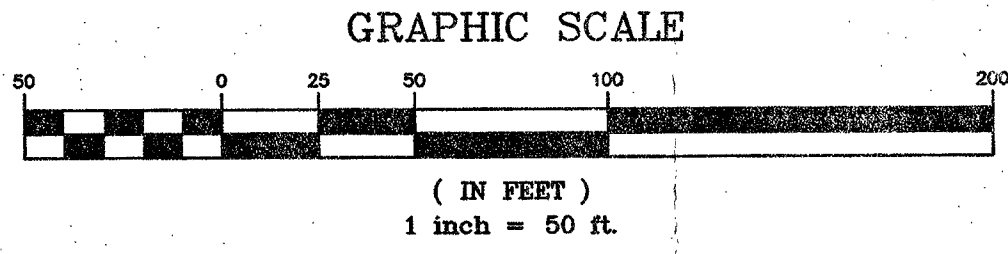
CC: Justin Wyse, Director of Planning and Development Services

Attachments: Record Plat

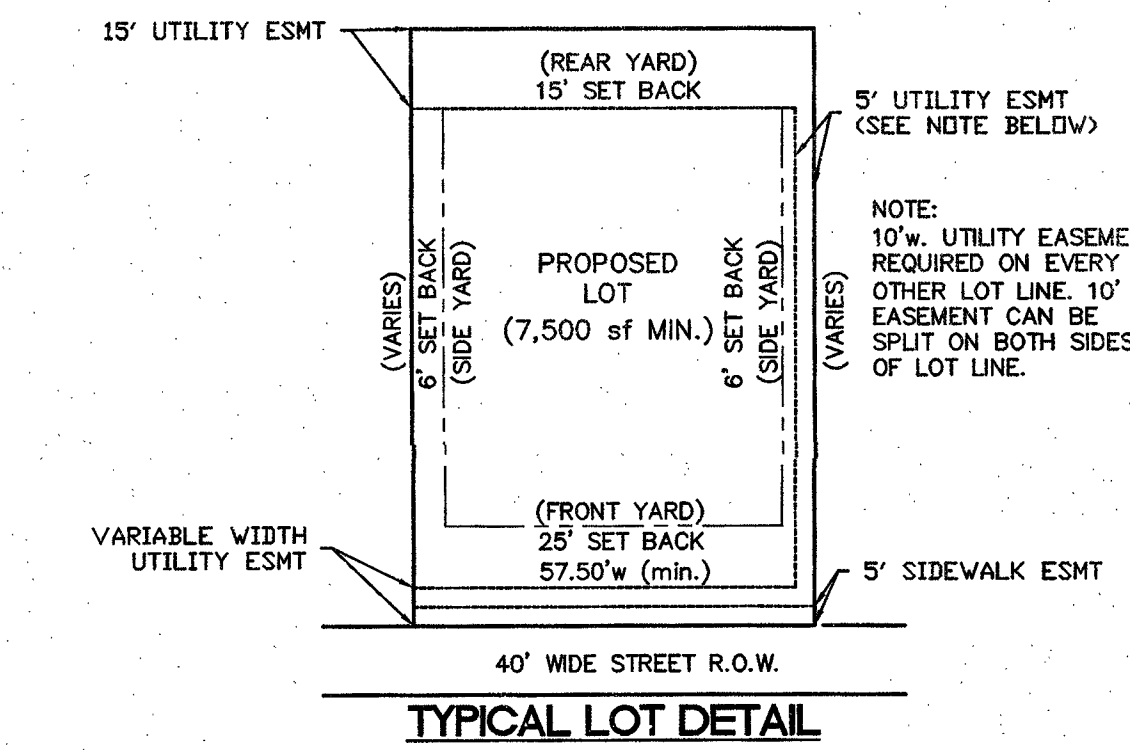
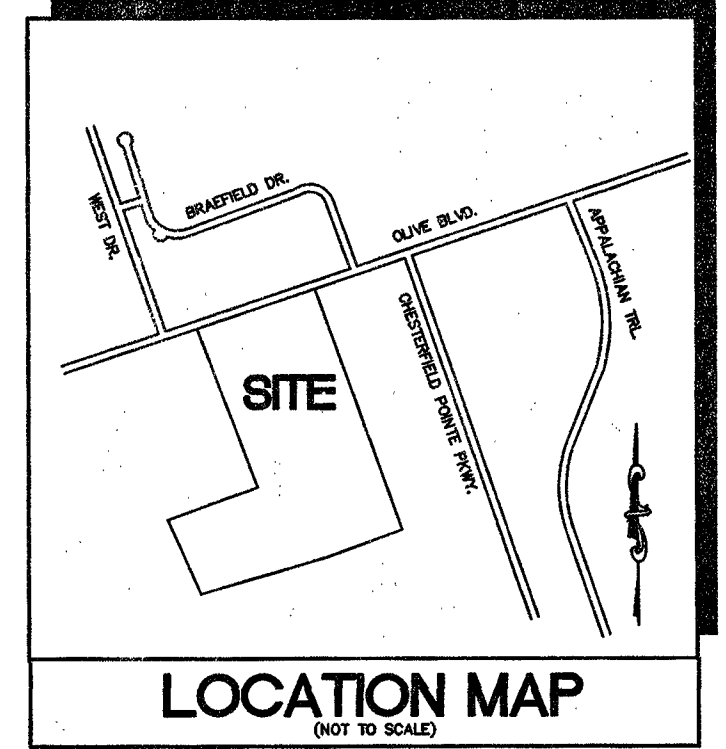


# GRAND RESERVE SUBDIVISION

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:

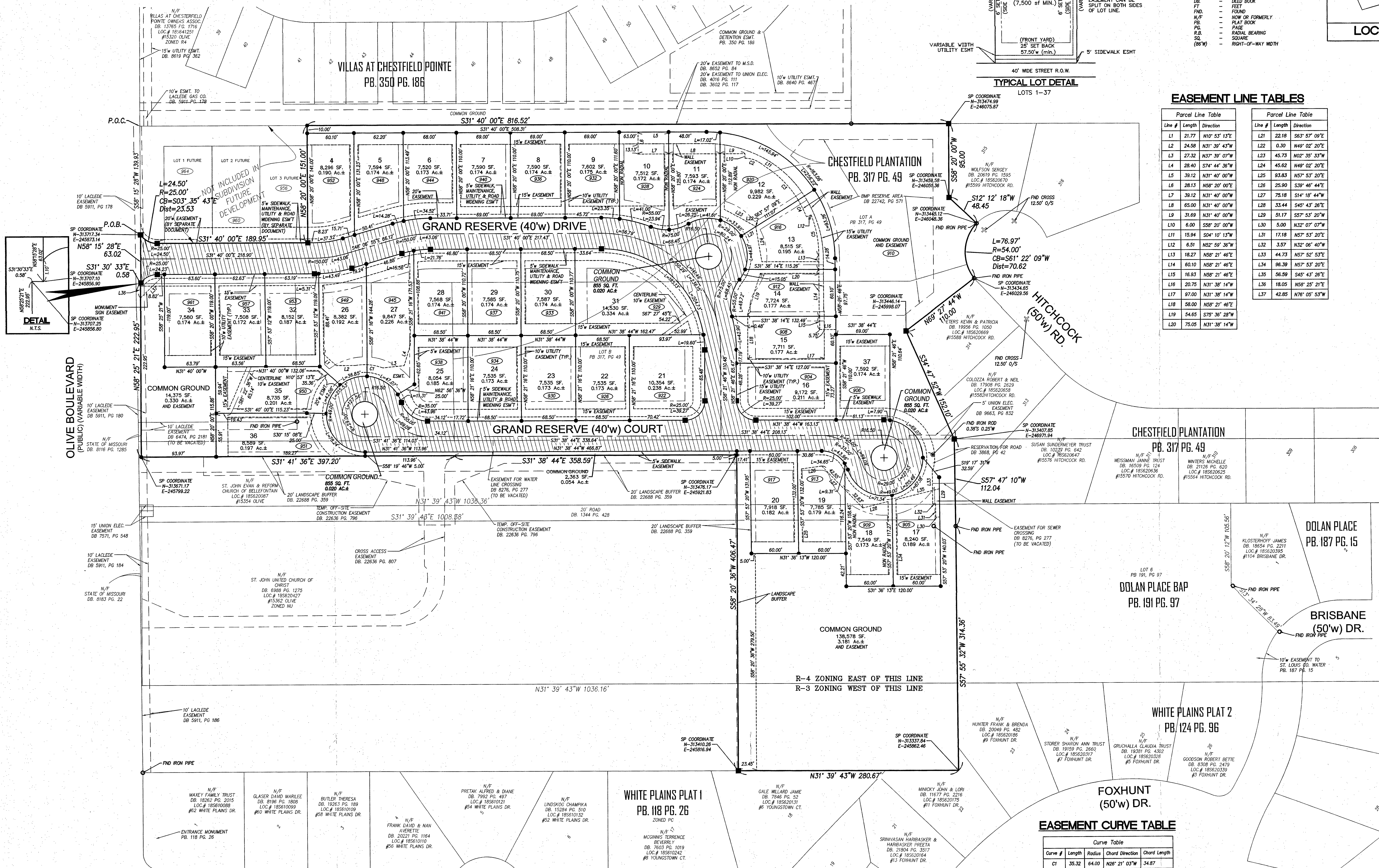


- LEGEND**
- BENCH MARK
  - FOUND IRON ROD
  - △ FOUND IRON PIPE
  - RIGHT OF WAY MARKER
  - ⊕ FOUND CUT CROSS
  - SET PERMANENT MONUMENTATION
  - SET IRON ROD
- ABBREVIATIONS**
- DB. = DEED BOOK
  - FT. = FEET
  - FND. = FOUND
  - N/P. = NOW OR FORMERLY
  - PL. = PLAT BOOK
  - PG. = PAGE
  - R.B. = RADIAL BEARING
  - SQ. = SQUARE
  - (89°) = RIGHT-OF-WAY WIDTH



**EASEMENT LINE TABLES**

Line #	Length	Direction
L1	21.77	N10° 53' 13"E
L2	24.58	N31° 39' 43"W
L3	27.32	N37° 39' 07"W
L4	28.40	S74° 44' 36"W
L5	39.12	N31° 40' 00"W
L6	28.13	N58° 20' 00"E
L7	39.12	N31° 40' 00"W
L8	65.00	N31° 40' 00"W
L9	31.69	N31° 40' 00"W
L10	6.00	S58° 20' 00"W
L11	15.94	S04° 10' 13"W
L12	6.51	N52° 59' 36"W
L13	18.27	N58° 21' 46"E
L14	60.10	N58° 21' 46"E
L15	16.83	N58° 21' 46"E
L16	20.75	N31° 38' 14"W
L17	97.00	N31° 38' 14"W
L18	58.00	N58° 21' 46"E
L19	54.65	S75° 38' 28"W
L20	75.05	N31° 38' 14"W



**EASEMENT CURVE TABLE**

Curve #	Length	Radius	Chord Direction	Chord Length
C1	35.32	64.00	N28° 21' 03"W	34.87
C2	21.27	34.00	N13° 44' 53"W	20.92
C4	24.06	136.32	N31° 57' 00"E	24.03
C3	51.95	136.32	N15° 58' 36"E	51.63
C5	53.08	138.01	N48° 12' 37"E	52.75

**ST. LOUIS COUNTY BENCHMARK**  
BENCHMARK # 12206  
ELEV. = 650.25 (MVD029)  
1/2" IN THE CENTERLINE OF ENTRANCE WALK TO #15340 OLIVE BLVD. 49' SOUTH OF CENTERLINE OLIVE BLVD. AND 181' EAST OF CENTERLINE WEST DRIVE.

RECEIVED  
JAN 16 2019  
City of Chesterfield  
Department of Public Works

PREPARED FOR:  
Conturx Investment Group, LLC  
27 Bonhomme Grove Court  
Chesterfield, MO 63017  
Ronald Gingerich, (314) 941-1801

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63016 PH: (636) 530-5100 FAX: (636) 530-1000  
E-mail: general@stockand.com Web: www.stockand.com

RECORD PLAT  
**GRAND RESERVE SUBDIVISION**  
CHESTERFIELD MISSOURI

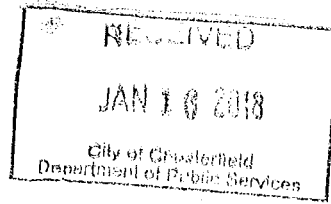
STATE OF MISSOURI  
DANIEL EHLMANN  
NUMBER PLS-2215  
DANIEL EHLMANN P.L.S.  
NO. PLS. 2215  
CERTIFICATE OF AUTHORITY LC-2250

REVISIONS:  
1 11/21/2017 - CITY COMMENTS

DRAWN BY: J.K. CHECKED BY: D.M.E.  
DATE: 8/12/17 JOB NO: 214-078  
M.S.D. P. # BASE MAP # 185  
S.L.C. HAY # HAY SLIP #  
M.D.N.R. #  
SHEET TITLE  
RECORD PLAT  
SHEET NO. 1 OF 2







### 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 Exhibit "A" 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.

By: \_\_\_\_\_

Name: \_\_\_\_\_

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

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

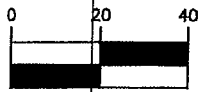
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared  
\_\_\_\_\_, to me personally known, who being by me duly sworn did say that  
he is the \_\_\_\_\_ of CONTURIX INVESTMENT GROUP, LLC, a Missouri  
limited liability company, and that said instrument was signed and sealed in behalf 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:  
\_\_\_\_\_

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

COMMON GROUND  
N/F  
VILLAS AT CHESTERFIELD  
POINTE OWNERS ASSOC.  
DB. 13765 PG. 1716  
LOC.# 18S641251  
#15320 OLIVE

VILLAS AT CHESTERFIELD POINTE  
PB. 350 PG. 186

S31° 40' 00"E 210.90'

OLIVE BOULEVARD

N58° 15' 28"E 139.93'

LOT 1 FUTURE

964

LOT 2 FUTURE

N/F  
CONTURIX INVESTMENT GROUP  
LLC  
DB. 22634 PG. 1322  
LOC.# 18S620812  
#15320 OLIVE

960

LOT 3 FUTURE

956

N58° 20' 00"E 151.00'

GRAND RESERVE  
SUBDIVISION

LOT 4 PB. \_\_\_ PG. \_\_\_

20'w EASEMENT

9.25'

20.00'

S31° 40' 00"E 180.73'

S31° 40' 00"E 180.70'

20.00'

S31° 40' 00"E 189.95'

R=25.00'  
L=24.50'  
CB=S03° 35' 43"E  
Dist=23.53'

GRAND  
RESERVE (40'w) DRIVE  
PB. \_\_\_ PG. \_\_\_

EXHIBIT

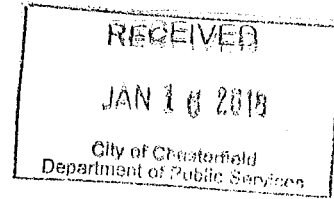
EASEMENT EXHIBIT

A TRACT OF LAND BEING PART OF LOT A OF CHESTERFIELD PLANTATION, AS RECORDED IN PLAT BOOK 317, PAGE 49 AND LOCATED TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE 1/12/18

5678\SURVEY\EXHIBIT\EASEMENT1.DWG





## 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 Grantor 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. Grantor 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.

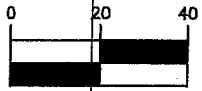
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the  
County and State aforesaid, the day and year first above written.

\_\_\_\_\_

Notary Public

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

COMMON GROUND  
N/F  
VILLAS AT CHESTERFIELD  
POINTE OWNERS ASSOC.  
DB. 13765 PG. 1716  
LOC.# 185641251  
#15320 OLIVE

VILLAS AT CHESTERFIELD POINTE  
PB. 350 PG. 186

S31° 40' 00"E 210.90'

OLIVE BOULEVARD

N58° 15' 28"E 139.93'

LOT 1 FUTURE

LOT 2 FUTURE

LOT 3 FUTURE

964

N/F  
CONTURIX INVESTMENT GROUP  
LLC  
DB. 22634 PG. 1322  
LOC.# 185620812  
#15320 OLIVE

956

5'w SIDEWALK,  
MAINTENANCE,  
UTILITY & ROAD  
WIDENING ESM'T

N58° 20' 00"E 151.00'

GRAND RESERVE  
SUBDIVISION

LOT 4 PB. \_\_\_ PG. \_\_\_

S31° 44' 32"E  
0.78'  
R=20.00'  
L=31.219'  
CB=S13° 03' 05.5"W  
Dist=28.14'

S31° 40' 00"E 189.95'

S31° 40' 00"E 189.95'

R=25.00'  
L=24.50'  
CB=S03° 35' 43"E  
Dist=23.53'

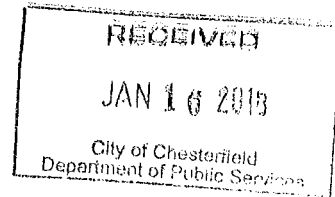
GRAND  
RESERVE (40'w) DRIVE  
PB. \_\_\_ PG. \_\_\_

EXHIBIT

EASEMENT EXHIBIT

A TRACT OF LAND BEING PART OF LOT A OF CHESTERFIELD PLANTATION, AS RECORDED IN PLAT BOOK 317, PAGE 49 AND LOCATED TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI





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, THEREFORE:** 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)

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

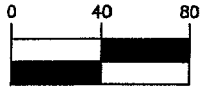
On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, \_\_\_\_\_  
\_\_\_\_\_, a Notary Public in and for said state, personally appeared \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_, of Conturix Investment Group, LLC, a  
Missouri limited liability company, known to me to be the person who executed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

**GRAPHIC SCALE**



( IN FEET )

1 inch = 80 ft.

N/F  
 CONTURIX INVESTMENT GROUP INC.  
 DB. 22636 PG. 791  
 PARCEL 2

S31° 38' 44"E  
 249.48'

LOT 313  
 N/F  
 COLOZZA ROBERT & NEIL  
 DB. 17908 PG. 2629  
 LOC.# 18S620658  
 #15582 HITCHCOCK RD.

S57° 47' 10"W  
 92.05'

LOT 312  
 N/F  
 SUSAN SUNDERMEYER TRUST  
 DB. 10237 PG. 642  
 LOC.# 18S620647  
 #15576 HITCHCOCK RD.

S31° 39' 43"E  
 28.00'

64.11'

S31° 39' 43"E 250.11'

20.00'

N31° 39' 43"W 250.30'

20'w ROAD  
 DB. 1344 PG. 428  
 HEREBY VACATED

N/F  
 ST. JOHN UNITED CHURCH OF  
 CHRIST  
 DB. 6988 PG. 1275  
 LOC.# 18S620427  
 #15362 OLIVE

N58° 20' 36"E 406.47'

PARCEL 1  
 110,882 Sq. Ft.  
 2.546 Acres±

N/F  
 CONTURIX INVESTMENT GROUP INC.  
 DB. 22636 PG. 791  
 PARCEL 1

DOLAN PLACE BAP  
 PB. 191 PG. 97

LOT 6  
 N/F  
 STRANQUIST SUSAN  
 DB. 20322 PG. 637  
 LOC.# 18S620834  
 #1 BRISBANE DR.

S57° 55' 32"W 314.36'

LOT 23  
 N/F  
 HUNTER FRANK & BRENDA  
 DB. 20049 PG. 482  
 LOC.# 18S620186  
 #9 FOXHUNT DR.

LOT 18  
 N/F  
 GALE WILLARD JAMIE  
 DB. 7846 PG. 52 18  
 LOC.# 18S620131  
 #6 YOUNGSTOWN CT.

N31° 39' 43"W  
 280.67'  
 WHITE PLAINS PLAT I  
 PB. 118 PG. 26

LOT 21  
 N/F

SRINIVASAN HARIBASKER &  
 HARIBASKER PREETA  
 DB. 21804 PG. 3517  
 LOC.# 18S620164  
 #13 FOXHUNT DR.

LOT 22  
 N/F  
 MINICKY JOHN & LORI  
 DB. 11677 PG. 2216  
 LOC.# 18S620175  
 #1 FOXHUNT DR.

**EXHIBIT**

**ROADWAY VACATION EXHIBIT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI