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February 6, 2008

Planning Commission City of Chesterfield 690 Chesterfield Parkway West Chesterfield, MO 63017

The Planning Commission agenda for **February 11, 2008** will include the following item for your consideration:

Spirit Valley Business Park: A Record Plat for a 52.82 acre parcel zoned "PI" Planned Industrial District located south of Olive Street Road and east of Wardenburg, approximately 4,200 feet west of the intersection of Olive Street Road and Chesterfield Airport Road (18652, 18630, 18650, and 18660 Olive Street Road).

Planning Commission:

Stock and Associates, on behalf of Spirit Valley Development, L.L.C., has submitted a Record Plat for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACK GROUND

Spirit Valley Business Park is a 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg. The subject property was rezoned from a "NU" Non-Urban District to a "PI" Planned Industrial District in June of 2007 under the terms and conditions of the City of Chesterfield Ordinance 2373.

PURPOSE

The purpose of the Record Plat is to subdivide a 52.82 acre tract of land into sixteen (16) lots for the Planned Industrial District.

DEPARTMENT INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests approval of the Record Plat.

Spirit Valley Business Park – Record Plat Planning Commission Report February 6, 2008

Respectfully submitted,

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Justin Wyse Project Planner Respectfully submitted,

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Aimee Nassif Senior Planner of Zoning Administration

Cc. City Administrator City Attorney Director of Planning and Public Works

Attachments: Record Plat





 (5) 1/22/08 - REVISED PER CITY OF CHESTERFIELD COMMENTS (4) 12/13/07 - REVISED PER CITY OF CHESTERFIELD COMMENTS (3) 10/31/07 - REVISED PER CITY OF CHESTERFIELD COMMENTS (2) 9/24/07 - ADDED ADDRESSES TO LOTS, CHANGED STREET NAMES PER 911 COMMENTS (1) 9/19/07 - REVISED PER CLIENT COMMENTS 	Judy Naggiar, City Clerk	the City Council for the City of Chesterfield by Ordinance No, on the, 2007, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds. John Nations, Mayor	This is to certify that the Record Plat of was approved by	My commission expires:	On this day of , 2007, before me appeared	STATE OF) STATE OF) OUNTY OF)	By: Print Name:	foregoing Subdivision Plat as shown hereon. IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal t	more or less. The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Boo Page of the St. Louis County Records, does hereby join in and approve	to a stone at the Northwest corner of the aforesaid Parcel 2 of said Albrecht Tract; thence ported State Plane northern line of said tract North 78 degrees 19 minutes 49 seconds East, a distance of 112 ry Surveys (20 CSR the Southwest corner of the aforesaid Lot 5 of the subdivision of the Amelia Boisselier Ex- zimuth between SL-40 and thence along the western line of said Lot 5 North 11 degrees 25 minutes 51 seconds West 1 degrees 24 minutes 44 distance of 728.04 feet to the Point of Beginning and containing 2,300,839 sq. ft. or 52.81	a for 0.1 minutes 21 minutes 24 minutes 49 seconds West, a distance of 117.14 for stone at the Southeast corner of Lot 3 of the aforesaid subdivision of the Amelia Boisselic thence continuing along the western line of the aforesaid Parcel 2 of said Albrecht Tract, eastern line of said Lot 3, North 12 degrees 22 minutes 59 seconds West, a distance of 14	Book 10392, Fage 1830 of the aroresaid St. Louis County Records; thence along the east said Parcel 2 of said Albrecht Tract South 11 degrees 24 minutes 44 seconds East, a dista 1536.29 feet to a found iron rod at the Southeast corner of said tract; thence along the sou of said Parcel 2 of said Albrecht Tract South 78 degrees 12 minutes 13 seconds West, a d 1171 65 feet to the Southwest corner of said tract: thence along the western line of said Pa	Road South 82 degrees 31 minutes 57 seconds East, a distance of 863.64 feet to the point intersection with the western line of a tract of land described as Parcel 1 in a deed to Horn Properties Inc., as recorded in Deed Book 10602, Page 2235 of the St. Louis County Rec thence along said western line South 11 degrees 25 minutes 51 seconds East, a distance of the southern line of the aforesaid Lot 5; thence along said southern line and the prolongat tract of land described as Parcel 2 in a deed to Paul N. Albrecht, Trustee, etal. as recorded for a force 1000 for the formula formula for the formula formula formula formula for the formula for	Attoenting, deceased, being Cause No. 10203 of the Circuit Court of the City (former Cou Louis, Missouri, in the year 1870, a copy of which report is recorded in Book 439 page 4 records of said City, and being more particularly described as follows: BEGINNING at a point on the southern line of Olive Street Road at the point of intersect the western line of Lot 5 of the subdivision of the Amelia Boisselier Estate as recorded in 16, Page 27 of the St. Louis County Records; thence along the southern line of said Olive	Boisselier Estate, in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, to plat thereof recorded in Plat Book 16 page 27 of the St. Louis County Records, and a t in U.S. Survey 153, Township 45 North, Range 3 East, being composed of two parcels, o "Cosmos Tamian Kroenung" and the other marked "Herman Schaeper and Agnes Schaep according to the plat accompanying Commissioner's Report in Partition in Estate of Valer Kroenung Accorded being County No. 16263 of the Circuit Court of the Circuit formation	SQ SQUARE T - TELEPHONE CABLE V.C.P VETRIFIED CLAY PIPE W - WATER (86'W) - RIGHT-OF-WAY WIDTH A tract of land in St. Louis County. Missouri, being part of Lot 5 of the subdivision of Ar	M.H MANHOLE N/F - NOW OR FORMERLY PB PLAT BOOK PG PAGE P.V.C POLYVINYL CHLORIDE PIPE			ESTATE AS RECORDED IN PLAT BOOK 16 PAGE 27 AND PA	
STOCK Associational Associationa Associational Associa	"SPIRIT VALLEY BUSINESS PARK" RECORD PLAT		By:	Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222-D	e SURVEYOR'S CERTIFICATION This is to certify that Stock and Associates Consulting Engineers, Inc. have, during August, 2007, by order of and for the use of Spirit Development, L.L.C., executed a Property Boundary Survey and Subdivision Plat of a tract of land being Part of Lot 5 of the Amelia Boisselier Estate as recorded in Plat Book 16, Page 27 and Part of the Cosmos Tamian Kroenung and Herman Schaeper and Agnes Schaeper Parcels of the Partition in Estate of Valentine Kroenung, all located in U.S. Surveys 133 and 153, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Subdivision 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	Notary Public My commission expires:	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.	DF ST. LOUIS) day of, 2007, before me appeared to me personally known, who, being by me duly sworn, did say that I of SPIRIT VALLEY DEVELOPMENT, L.L.C., a Missounpany and that the seal affixed to the foregoing instrument is the corporate sility company, and the said instrument was signed and sealed in behalf of sannpany, by authority of its Board of Directors; and said ged said instrument to be the free act and deed of said limited liability company.	Dk STATE OF MISSOURI) the) SS.	along the By: 2.42 feet to 2.42 feet to 2.43 feet to 2.44 feet to 2.45 feet to 2.45 feet to 2.45 feet to 2.46 feet to 2.47 feet to 2.48 feet to 2.49 feet to 2.40 feet t	SPIRIT VALLEY DEVELOPMENT, L.L.C., er Estate; being the 121.85 feet	this plat. IN WITNESS THEREOF, I have hereunto set my hand this day of 2007.	t ofMaintenance of all sidewalks located within this subdivision, including those sidewalks within and adjacent to the roadway improvement, maintenance, utility, and sewer easement shall be the responsibility of the property owner of the property on which the sidewalk is located. the City of of 444.89 to Chesterfield is not responsible for maintenance of said sidewalks.tion thereofThis subdivision is hereby subject to the Restrictions and Conditions of Spirit Valley Business Park, as recorded in Deed Book, Page, to be simultaneously recorded with	448 of theTwo (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision 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, in plat Bookve Street	services performed. It is further agreed performed shall not be paid within a performed shall not be paid within a performed real property and shall accrue interest <i>z</i> arked All easements that overlay the Chester the Chesterfield Valley Storm Water E	of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the reservoir located on the St. Louis County's right-of-way, in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the dry/wet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the city of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for services performed. It is further agreed that in the event that said bill or charge for services	The drainage easements as shown on the Missouri for public use forever. The Chesterfield Valley Storm Water I of Chesterfield, Missouri, their success	The Roadway improvement, maintenance, utility and sewer easements as shown on this plat are hereby dedicated to the City of Chesterfield, Missouri, St. Louis County, Missouri, Missouri-American Water Company, Laclede Gas Company, AmerenUE, AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities. The 22-feet wide ingress/egress easement as shown on this plat is hereby dedicated to St. Louis County, Missouri.	nitary Sewer Easements as shown Sewer District for the purpose of y sewer facilities, together with the provements for the excavation and ement of said sanitary sewer facil	ART OF MART	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 subdivided in the