



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: April 13, 2020

From: Annisa Kumerow, Planner **AK**

Location: A 1.00 acre area of land located south of Olive Boulevard east of its intersection with Monterra Drive.

Description: **Oak Creek Meadows Plat 2 (Record Plat):** A Record Plat for a 1.00 acre area of land zoned “R-2” Residence District located south of Olive Boulevard east of its intersection with Monterra Drive.

PROPOSAL SUMMARY

Arch City Group, LLC, has submitted a request for a Record Plat for a 1.00 acre area of land which proposes 3 total lots, a 30’ landscape buffer, and street trees.

HISTORY OF SUBJECT SITE

The subject site was zoned “R-2” Residence District by St. Louis County prior to the City’s incorporation. In 1997, the eight lots on the east side of Oak Creek Meadows Court, which comprise the original Oak Creek Meadows subdivision, were platted. In 1999, a 26,448 square foot residential lot was added. The proposed development will comprise Plat 2 of the Oak Creek Meadows subdivision. Figure 1 depicts the boundaries of the existing subdivision, as well as the subject site.

The minimum lot size in the “R-2” Residence District is 15,000 square feet (0.34 acres). On February 6th, 2020 the Board of



Figure 1: Subject Site Aerial Image

Adjustment approved a request for the subject site to create a third lot less than 15,000 square feet in area.

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 Preliminary Plat.

RECORD PLAT

The Record Plat for the subdivision contains 3 lots along the rights-of-way of Oak Creek Meadows Court. The 3 lots range between 0.31 acres and 0.34 acres. Figure 2 below depicts the proposed Record Plat.

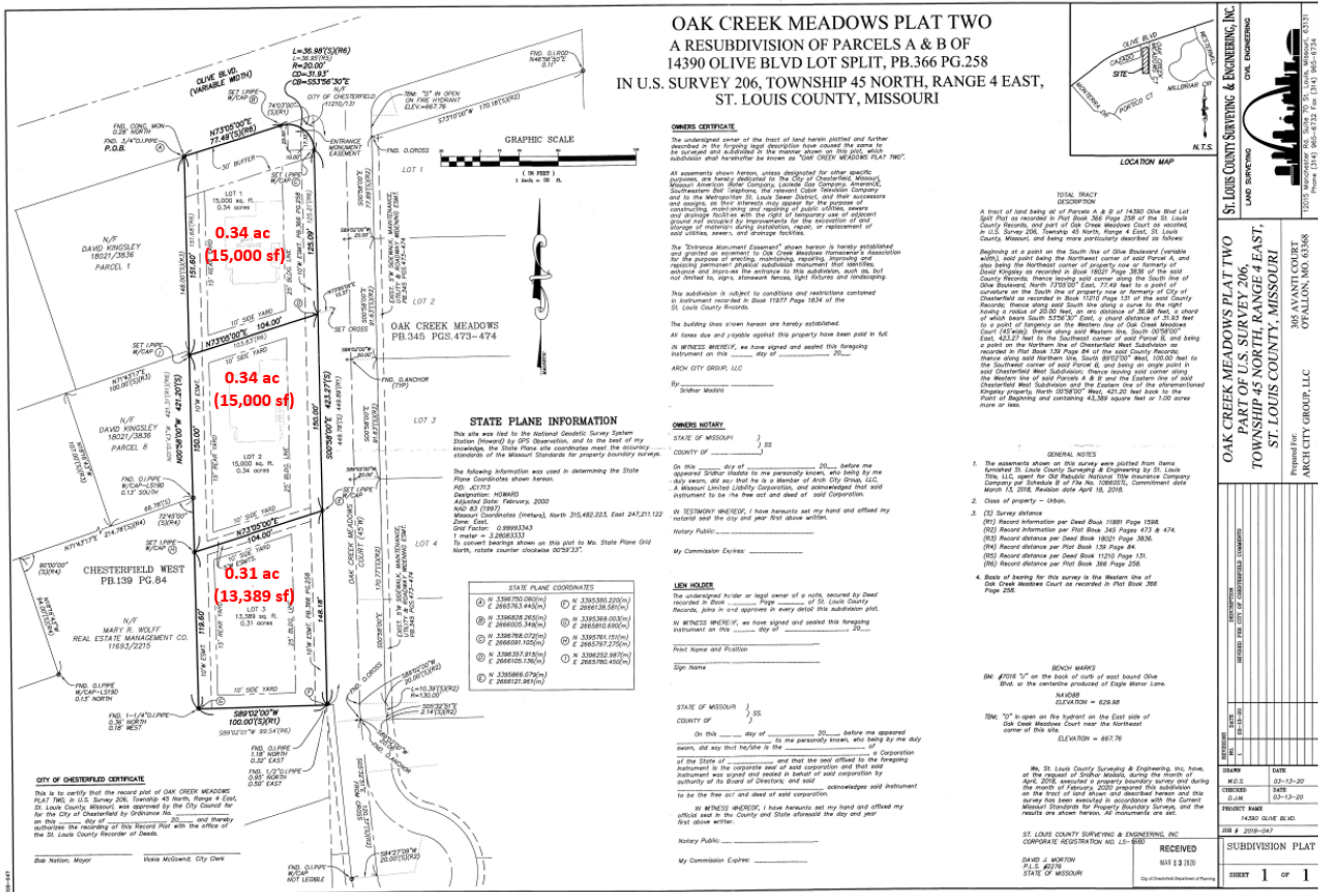


Figure 2: Oak Creek Meadows Plat 2 Record Plat

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code (UDC). Staff recommends approval of the Oak Creek Meadows Plat 2 Record Plat.

MOTION

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

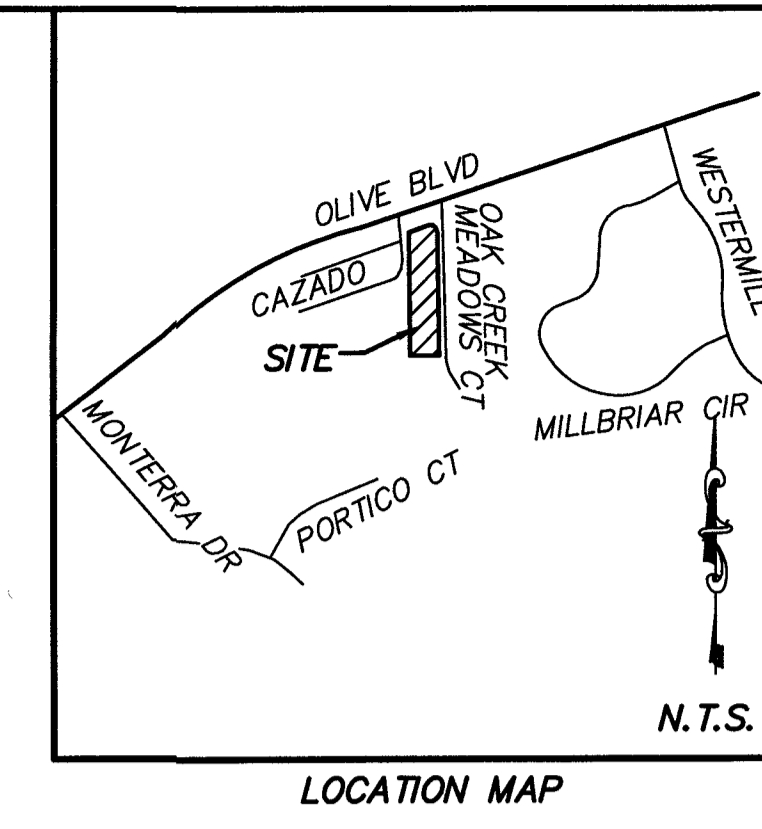
- 1) "I move to approve (or deny) the Oak Creek Meadows Plat 2 Record Plat."
- 2) "I move to approve the Oak Creek Meadows Plat 2 Record Plat with the following conditions..."
(conditions may be added, eliminated, altered or modified)

Attachments: Oak Creek Meadows Plat 2 Record Plat

OAK CREEK MEADOWS PLAT TWO

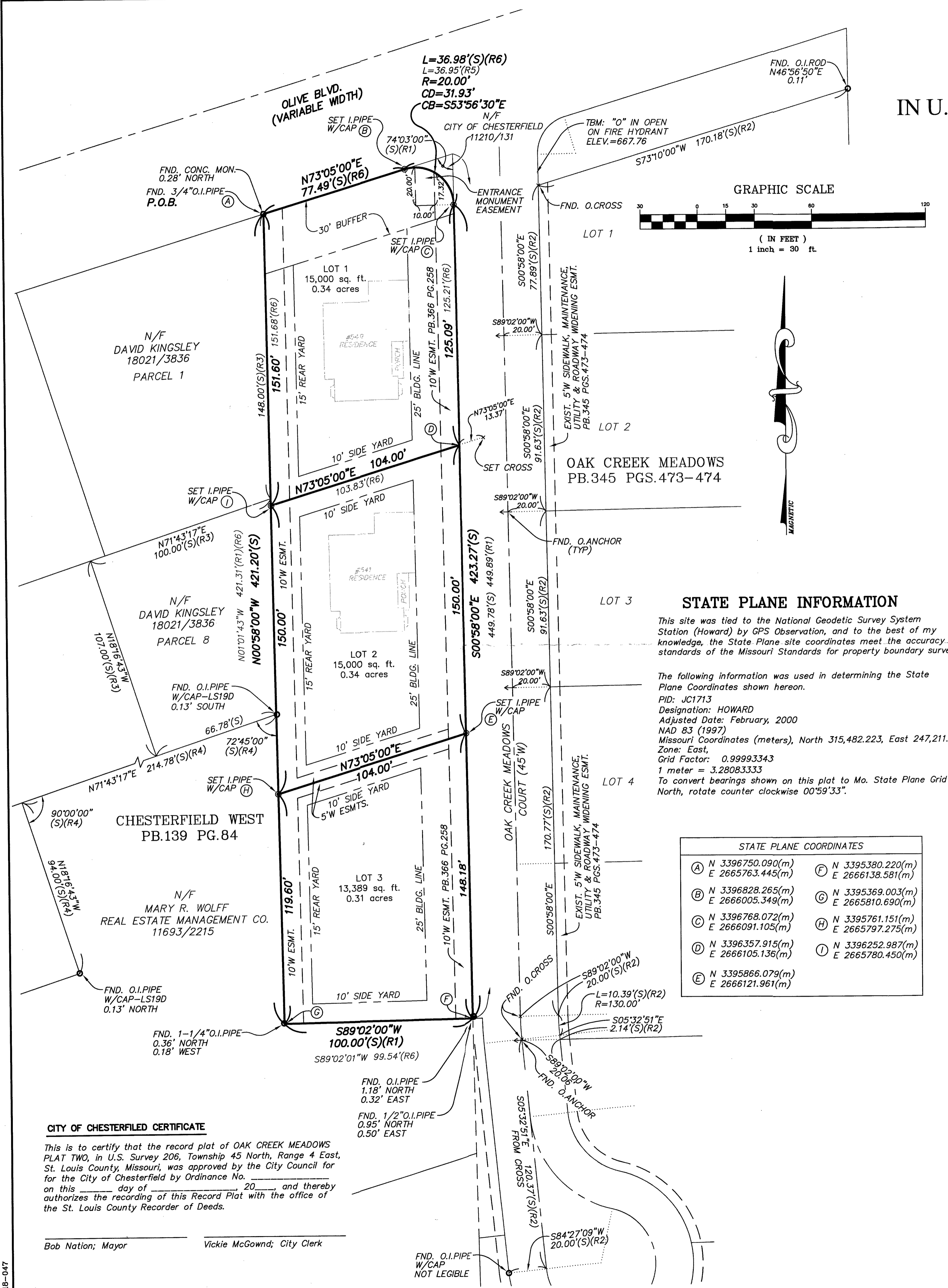
A RESUBDIVISION OF PARCELS A & B OF 14390 OLIVE BLVD LOT SPLIT, PB.366 PG.258

IN U.S. SURVEY 206, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI



ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
 CIVIL ENGINEERING
 LAND SURVEYING

12015 Manchester Rd. Suite 70 St. Louis, Missouri, 63131
 Phone (314) 965-6732 Fax (314) 965-6734



OWNERS CERTIFICATE

The undersigned owner of the tract of land herein platted and further described in the foregoing legal description have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as "OAK CREEK MEADOWS PLAT TWO".

All easements shown hereon, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, American Water Company, Laclede Gas Company, AmerenUE, Southwestern Bell Telephone, the relevant Cable Television Company and to the Metropolitan St. Louis Sewer District, and their successors and assigns, as their interests may appear for the purpose of constructing, maintaining and repairing of public utilities, sewers and drainage facilities with the right of temporary use of adjacent ground not occupied by improvements for the excavation of and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

The "Entrance Monument Easement" shown hereon is hereby established and granted an easement to Oak Creek Meadows Homeowner's Association for the purpose of erecting, maintaining, repairing, improving and replacing permanent physical subdivision monument that identifies, enhance and improves the entrance to this subdivision, such as, but not limited to, signs, stonework fences, light fixtures and landscaping.

This subdivision is subject to conditions and restrictions contained in instrument recorded in Book 11977 Page 1834 of the St. Louis County Records.

The building lines shown hereon are hereby established.
 All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, we have signed and sealed this foregoing instrument on this ____ day of _____, 20__.

ARCH CITY GROUP, LLC

By: Sridhar Madala

OWNERS NOTARY

STATE OF MISSOURI)
) SS
 COUNTY OF _____)

On this ____ day of _____, 20__, before me appeared Sridhar Madala to me personally known, who being by me duly sworn, did say that he is a Member of Arch City Group, LLC, a Missouri Limited Liability Corporation, and acknowledged that said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public: _____

My Commission Expires: _____

LIEN HOLDER

The undersigned holder or legal owner of a note, secured by Deed recorded in Book _____ Page _____ of St. Louis County Records, joins in and approves in every detail this subdivision plat.

IN WITNESS WHEREOF, we have signed and sealed this foregoing instrument on this ____ day of _____, 20__.

Print Name and Position _____

Sign Name _____

STATE OF MISSOURI)
) SS
 COUNTY OF _____)

On this ____ day of _____, 20__, before me appeared _____ to me personally known, who being by me duly sworn, did say that he/she is the _____ of _____

of the State of _____, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said _____ acknowledges 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: _____

STATE PLANE INFORMATION

This site was tied to the National Geodetic Survey System Station (Howard) by GPS Observation, and to the best of my knowledge, the State Plane site coordinates meet the accuracy standards of the Missouri Standards for property boundary surveys.

The following information was used in determining the State Plane Coordinates shown hereon.
 PID: JC1713
 Designation: HOWARD
 Adjusted Date: February, 2000
 NAD 83 (1997)
 Missouri Coordinates (meters), North 315,482,223, East 247,211,122
 Zone: East,
 Grid Factor: 0.99993333
 1 meter = 3.28083333
 To convert bearings shown on this plat to Mo. State Plane Grid North, rotate counter clockwise 00°59'33".

STATE PLANE COORDINATES			
A	N 3396750.090(m) E 2665763.445(m)	F	N 3395380.220(m) E 2666138.581(m)
B	N 3396828.265(m) E 2666005.349(m)	G	N 3395369.003(m) E 2665810.690(m)
C	N 3396768.072(m) E 2666091.105(m)	H	N 3395761.151(m) E 2665797.275(m)
D	N 3396357.915(m) E 2666105.136(m)	I	N 3396252.987(m) E 2665780.450(m)
E	N 3395866.079(m) E 2666121.961(m)		

CITY OF CHESTERFIELD CERTIFICATE
 This is to certify that the record plat of OAK CREEK MEADOWS PLAT TWO, in U.S. Survey 206, Township 45 North, Range 4 East, St. Louis County, Missouri, was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on this ____ day of _____, 20__ and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Naton; Mayor
 Vickie McGownd; City Clerk

TOTAL TRACT DESCRIPTION

A tract of land being all of Parcels A & B of 14390 Olive Blvd Lot Split Plat as recorded in Plat Book 366 Page 258 of the St. Louis County Records, and part of Oak Creek Meadows Court as vacated, in U.S. Survey 206, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the South line of Olive Boulevard (variable width), said point being the Northwest corner of said Parcel A, and also being the Northeast corner of property now or formerly of David Kingsley as recorded in Book 18021 Page 3836 of the said County Records; thence leaving said corner along the South line of Olive Boulevard, North 73°05'00" East, 77.49 feet to a point of curvature on the South line of property now or formerly of City of Chesterfield as recorded in Book 11210 Page 131 of the said County Records; thence along said South line along a curve to the right having a radius of 20.00 feet, an arc distance of 36.98 feet, a chord of which bears South 53°56'30" East, a chord distance of 31.93 feet to a point of tangency on the Western line of Oak Creek Meadows Court (45' wide); thence along said Western line, South 00°58'00" East, 423.27 feet to the Southeast corner of said Parcel B, and being a point on the Northern line of Chesterfield West Subdivision as recorded in Plat Book 139 Page 84 of the said County Records; thence along said Northern line, South 89°02'00" West, 100.00 feet to the Southwest corner of said Parcel B, and being an angle point in said Chesterfield West Subdivision; thence leaving said corner along the Western line of said Parcels A & B and the Eastern line of said Chesterfield West Subdivision and the Eastern line of the aforementioned Kingsley property, North 00°58'00" West, 421.20 feet back to the Point of Beginning and containing 43,389 square feet or 1.00 acres more or less.

GENERAL NOTES

- The easements shown on this survey were plotted from items furnished St. Louis County Surveying & Engineering by St. Louis Title, LLC, agent for Old Republic National Title Insurance Company Company per Schedule B of File No. 106605TL, Commitment date March 13, 2018, Revision date April 16, 2018.
- Class of property - Urban.
- (S) Survey distance
 (R1) Record information per Deed Book 11881 Page 1598.
 (R2) Record information per Plat Book 345 Pages 473 & 474.
 (R3) Record distance per Deed Book 18021 Page 3836.
 (R4) Record distance per Plat Book 139 Page 84.
 (R5) Record distance per Deed Book 11210 Page 131.
 (R6) Record distance per Plat Book 366 Page 258.
- Basis of bearing for this survey is the Western line of Oak Creek Meadows Court as recorded in Plat Book 366 Page 258.

BENCH MARKS

BM: #7016 "U" on the back of curb of east bound Olive Blvd. on the centerline produced of Eagle Manor Lane.

NAVD88
 ELEVATION = 629.98

TBM: "O" In open on fire hydrant on the East side of Oak Creek Meadows Court near the Northeast corner of this site.

ELEVATION = 667.76

We, St. Louis County Surveying & Engineering, Inc. have, at the request of Sridhar Madala, during the month of April, 2018, executed a property boundary survey and during the month of February, 2020 prepared this subdivision on the tract of land shown and described hereon and this survey has been executed in accordance with the Current Missouri Standards for Property Boundary Surveys, and the results are shown hereon. All monuments are set.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
 CORPORATE REGISTRATION NO. LS-1688

DAVID J. MORTON
 P.L.S. #2276
 STATE OF MISSOURI

RECEIVED
 MAR 13 2020
 City of Chesterfield-Department of Planning

OAK CREEK MEADOWS PLAT TWO
PART OF U.S. SURVEY 206,
TOWNSHIP 45 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY, MISSOURI

Prepared For:
 ARCH CITY GROUP, LLC
 305 AVANTI COURT
 OFALLON, MO. 63368

REVISIONS NO.	DATE	DESCRIPTION	REVISED PER CITY OF CHESTERFIELD COMMENTS
1	03-13-20		

DRAWN	DATE
W.D.S.	03-13-20
CHECKED	DATE
D.J.M.	03-13-20
PROJECT NAME	
14390 OLIVE BLVD.	
JOB # 2018-047	
SUBDIVISION PLAT	
SHEET	OF
1	1