



V.I.L.D

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

September 5, 2007

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

The Planning Commission agenda for **September 10, 2007** will include the following item for your consideration:

The Reserve at Chesterfield Village Plat 1: Record Plat for a 28.1 acre parcel zoned "R-8" Residential 500 sq. ft. District, "R-5" Residential 6,000 sq. ft. District, and "FPR-5" Flood Plain Residence District within a "PEU" Planned Environment Unit located on the east side of Baxter Rd. north of August Hill Dr. and south of Wild Horse Creek Rd.

Planning Commission:

Hayden Homes, Inc. on behalf of Gunhay, LLC 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

1. St. Louis County approved Ordinance 6816 which changed zoning of the site from the "R-1", "R-2", "R-3", "R-4", "R-5", "FPR-5", "R-6", and "R-8" Residential Districts to Planned Environment Unit "PEU." This Ordinance was amended by 10,240, 12,717, and 12,755.
2. On December 19, 1994, The City of Chesterfield approved Ordinance 977 which amended the St. Louis County Ordinance 12,755 by deleting a requirement to dedicate five (5) acres to Rockwood School District for a potential school site.
3. On August 19, 1996, The City of Chesterfield approved Ordinance 2021 which repealed City of Chesterfield Ordinance 977 an amendment to St. Louis County Ordinance 12,755 which incorporated a series of amendments to the original ordinance into one (1) new ordinance showing all prior amendments to St. Louis County Ordinances.

PURPOSE

The purpose of the Record Plat is to establish sixty-five (65) lots on a 28.136 acre tract; thirty (30) lots for single family attached and detached residential lots and thirty-five (35) for multi-family residential lots.

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.

Respectfully submitted,



Shawn P. Seymour
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

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

Attachments:
Record Plat

RECORD PLAT
THE RESERVE AT CHESTERFIELD VILLAGE - PLAT ONE

A TRACT OF LAND BEING PART OF LOTS 1, 2, 3 & 4 OF THE
SUBDIVISION OF THE JOHN LONG ESTATE IN U.S. SURVEY 415
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

We, Volz Incorporated, have during the month of April 2007, by order of Gunbay, L.L.C., made a Survey of and prepared a Subdivision for "A tract of land being part of Lots 1, 2, 3 and 4 of the Subdivision of the John Long Estate in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri", and the results of said Survey and Subdivision are represented on this plat. This Survey and Subdivision were executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, and The Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property. Monumentation shown on this plat will be set upon completion of construction.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 20th day of August, 2007.

VOLZ INCORPORATED



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 manner shown on this plat, which subdivisions shall hereafter be known as "THE RESERVE AT CHESTERFIELD VILLAGE - PLAT ONE"

Pine Copse Path, fifty feet wide, Willow Weald Path, fifty feet wide, Oak Stand Path, fifty feet wide, Maple Rise Path, fifty feet wide, together with the eyebrow and all roundings located at the street intersections, which for better identification are shown hachured hereon, are hereby dedicated to the City of Chesterfield, Missouri, for public use forever.

The Permanent Sight Distance Easements as shown hereon are hereby dedicated to St. Louis County, Missouri, for public use, forever.

All common ground easements, such as cul-de-sac islands and divided street islands or median strips, are hereby dedicated to the Trustees of the aforementioned subdivision for landscape maintenance. However, no above ground structures, other than required street lights or other public utilities in accordance with the approved improvement plans may be constructed or installed within a cul-de-sac island, divided street island, or median strip, without authorization by the City of Chesterfield through the issuance of a Special Use Permit.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, AmerenUE, Laclede Gas Company, AT&T, Charter Communications, Missouri-American Water Company, The Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers 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 Entrance Monument Easements as shown hereon are hereby dedicated to the Trustees of the aforementioned subdivision, its successors and assigns, for the purpose of erecting subdivision signs/monuments and landscape maintenance, and become the sole ownership and maintenance responsibility of the Trustees, and its successors and assigns.

The Retaining Wall Easements shown hereon are hereby dedicated to the Trustees of the aforementioned subdivision, its successors and assigns, for the purpose of improving, constructing, maintaining, and repairing of the retaining walls, 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 retaining walls.

The Recreational Trail Easement shown hereon is hereby dedicated to the City of Chesterfield for public use forever, and for the purpose of improving, constructing, maintaining, and repairing of the recreational trail, 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 recreational trail.

Building setback lines, side yard lines and rear yard lines as shown on this plat are hereby established.

Two permanent monuments for each block created (indicated as ▲) and semi-permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

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

This Subdivision is subject to the conditions and restrictions filed in conjunction with this plat and recorded this _____ day of _____, 2007, as Daily Number _____ of the St. Louis County Records.

The Common Ground shown hereon, has been conveyed to the Trustees of this Subdivision by a General Warranty Deed recorded this _____ day of _____, 2007, as Daily Number _____ of the St. Louis County Records.

IN WITNESS WHEREOF, we have signed and sealed the foregoing this _____ day of _____, 2007.

GUNHAY, L.L.C.

Signature _____ Signature _____

Printed Name, Title _____ Printed Name, Title _____

Date _____ Date _____

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

On this _____ day of _____, 2007, before me appeared _____, to me personally known, who being by me duly sworn, did say that he is the _____ of Gunbay, L.L.C., a Missouri limited liability company and that said instrument was signed on behalf of said limited liability company by authority of its members and that said acknowledged said instrument to be the free act and deed of said limited liability company.

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

My commission expires: _____

Signature _____ Printed Name _____

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

On this _____ day of _____, 2007, before me appeared _____, to me personally known, who being by me duly sworn, did say that he is the _____ of Gunbay, L.L.C., a Missouri limited liability company and that said instrument was signed on behalf of said limited liability company by authority of its members and that said acknowledged said instrument to be the free act and deed of said limited liability company.

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

My commission expires: _____

Signature _____ Printed Name _____

The undersigned holder or legal owner of notes secured by deed of trust recorded in Book _____, Page _____ of the St. Louis County Records, joins in and approves in every detail this Subdivision Plat.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this _____ day of _____, 2007.

_____, its successors and assigns.

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 2007, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted executed this instrument.

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

My commission expires: _____

Signature _____ Printed Name _____

This is to certify that this plat of "The Reserve at Chesterfield Village - Plat One" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2007 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

John Nations, MAYOR _____ Martha DeMay, CITY CLERK _____

VOLZ
INCORPORATED

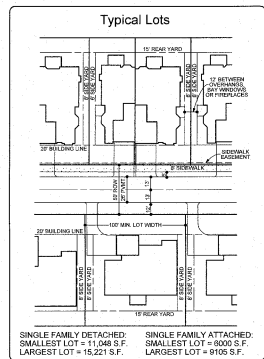
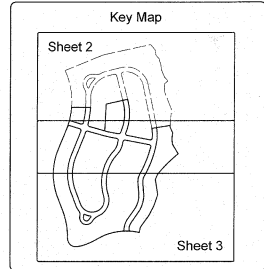
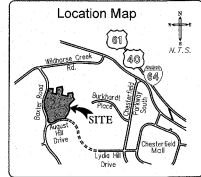
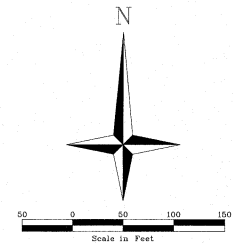
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

8210.2
Sheet 1 of 3
The Reserve at
Chesterfield Village

RECORD PLAT THE RESERVE AT CHESTERFIELD VILLAGE - PLAT ONE

A TRACT OF LAND BEING PART OF LOTS 1, 2, 3 & 4 OF THE
SUBDIVISION OF THE JOHN LONG ESTATE IN U.S. SURVEY 415
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CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

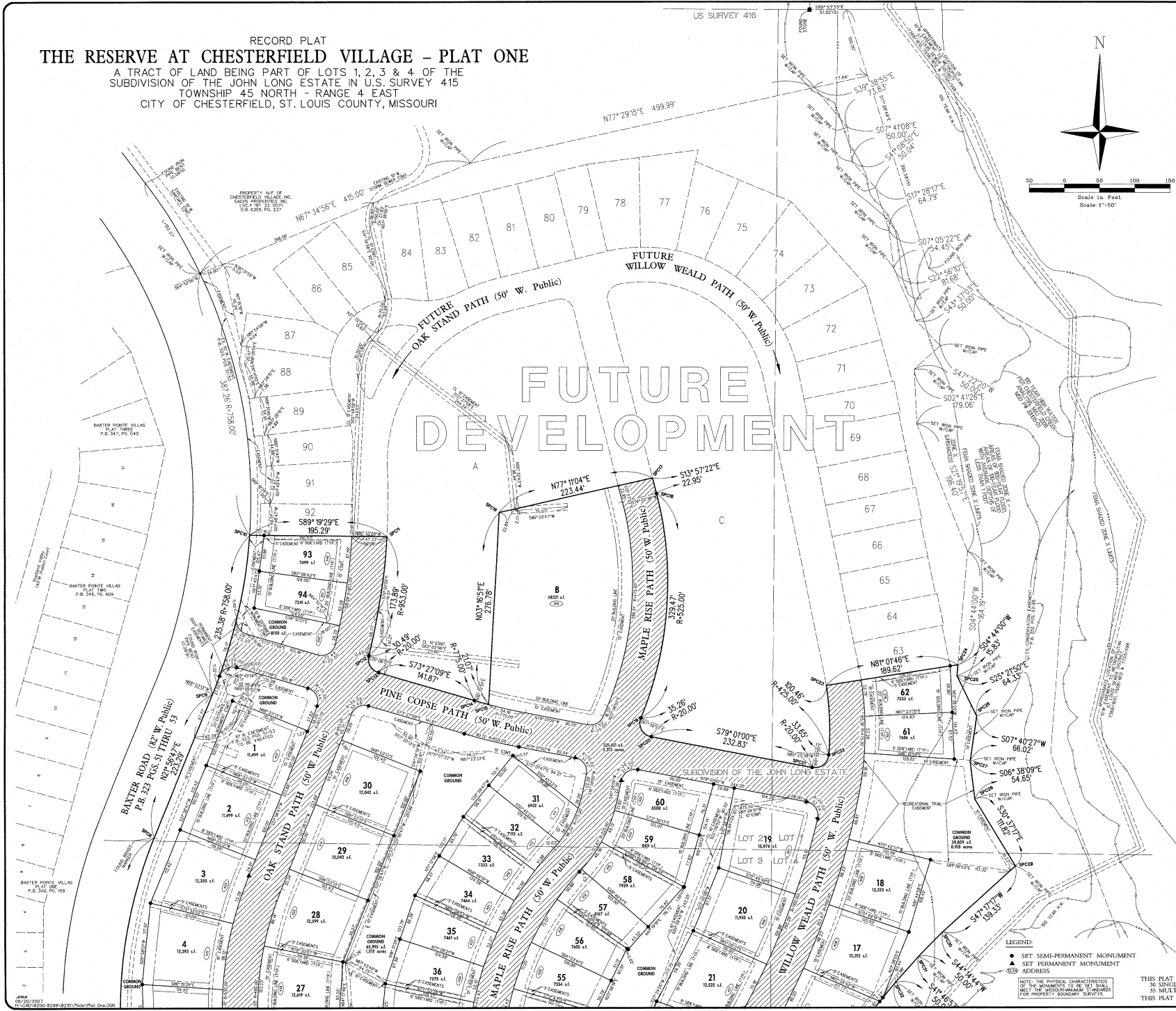
US SURVEY 415



ZONED: R-8 P.E.U. AND R-5 & FFR-6 P.E.U.
THIS SITE IS IN THE FOLLOWING DISTRICTS:
THE METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
CHARTER COMMUNICATIONS (CABLE TV)
MISSOURI-AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMERICA US
AT&T
PROPERTY LOCATOR ID: 167610021
ZIP CODE: 63005

Richard W. Noelke
Richard W. Noelke
Professional Land Surveyor
Mo. P.L.S. 11417

VOLZ INCORPORATED
LAND SURVEYORS, ENGINEERS - LAND PLANNERS
35 MULTI-FAMILY UNIT LOTS
THIS PLAT CONTAINS 38.16 ACRES



LEGEND:
● SET SEMI-PERMANENT MONUMENT
▲ SET PERMANENT MONUMENT
□ ADDRESS

NOTE: THE METROPOLITAN SUBDIVISIONS OF THE MONUMENTS TO BE SET SHALL MEET THE MISSOURI BOARD'S STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS PLAT CONTAINS 65 LOTS
30 SINGLE-FAMILY LOTS
35 MULTI-FAMILY UNIT LOTS
THIS PLAT CONTAINS 38.16 ACRES

08/20/2007
167610021-0220-02 BY: P. H. G. FOR: Phil. G. H. G.

