



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: October 28, 2019

From: Annisa Kumerow, Planner *AK*

Location: A 223 acre tract of land located north of Wild Horse Creek Road and east of Long Road.

Description: **Fienup Farms (Record Plat 8):** Record Plat 8 of the 4 Record Plats that create Phase 2 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

PROPOSAL SUMMARY

Wild Horse Residential, LLC has submitted a request for four Record Plats over the 223 acres zoned “PUD” Planned Unit Development located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road. The four Record Plats would establish the remaining 97 of the 223 total lots within the Fienup Farms development. This request is for the first (Record Plat 8) of the 4 Record Plats that create Phase 2 of the 223 acre development.

HISTORY OF SUBJECT SITE

The subject property was zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

On August 21, 2017, the City of Chesterfield approved Ordinances 2970 and 2971, which zoned the subject site from an “NU” Non-Urban District to an “E-1 AC” Estate District and “PUD” Planned Unit Development, respectively, as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. In conjunction with the “PUD” Planned Unit Development zoning request, a Preliminary Plan was prepared and approved during the zoning process.

On Monday, February 12, 2018, the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for Fienup Farms were approved by the City of Chesterfield Planning Commission by a vote of 8-0.

On July 31, 2018, the City of Chesterfield approved the Improvement Plans for the development. The grading permit remains valid until the expiration of June 6, 2023. If work on this project will continue beyond that date, a permit extension request may be submitted.

On March 3, 2019, the City of Chesterfield approved the six Record Plats of Phase I that established 111 of the 223 total lots within the Fienup Farms development.

On May 20, 2019, the City of Chesterfield approved Record Plat 7 which established an additional 15 lots within the Fienup Farms development.



Figure 1: Subject Site Aerial

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 Site Development Plan.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plats. The deposits include the improvements and/or portion of improvements necessary to support the required items in each plat. The estimates should include but are not limited to streets, sidewalk, storm sewer, sanitary sewer, detention, grading, sediment and erosion control, monuments, streetlights, street signs, water mains, street trees, common ground

seeding/island sodding, retaining walls, fences, emergency access, barricades and end-of-pavement markers, temporary turn-around, and amenities (trails, playgrounds, restrooms, etc.).

Figure 2 below outlines all plats included in both phases of the Fienup Farms development, along with the associated improvements for each plat. Table 1 below identifies each of the four Phase 2 plats, the number of lots contained in each plat, and a description of that plat.

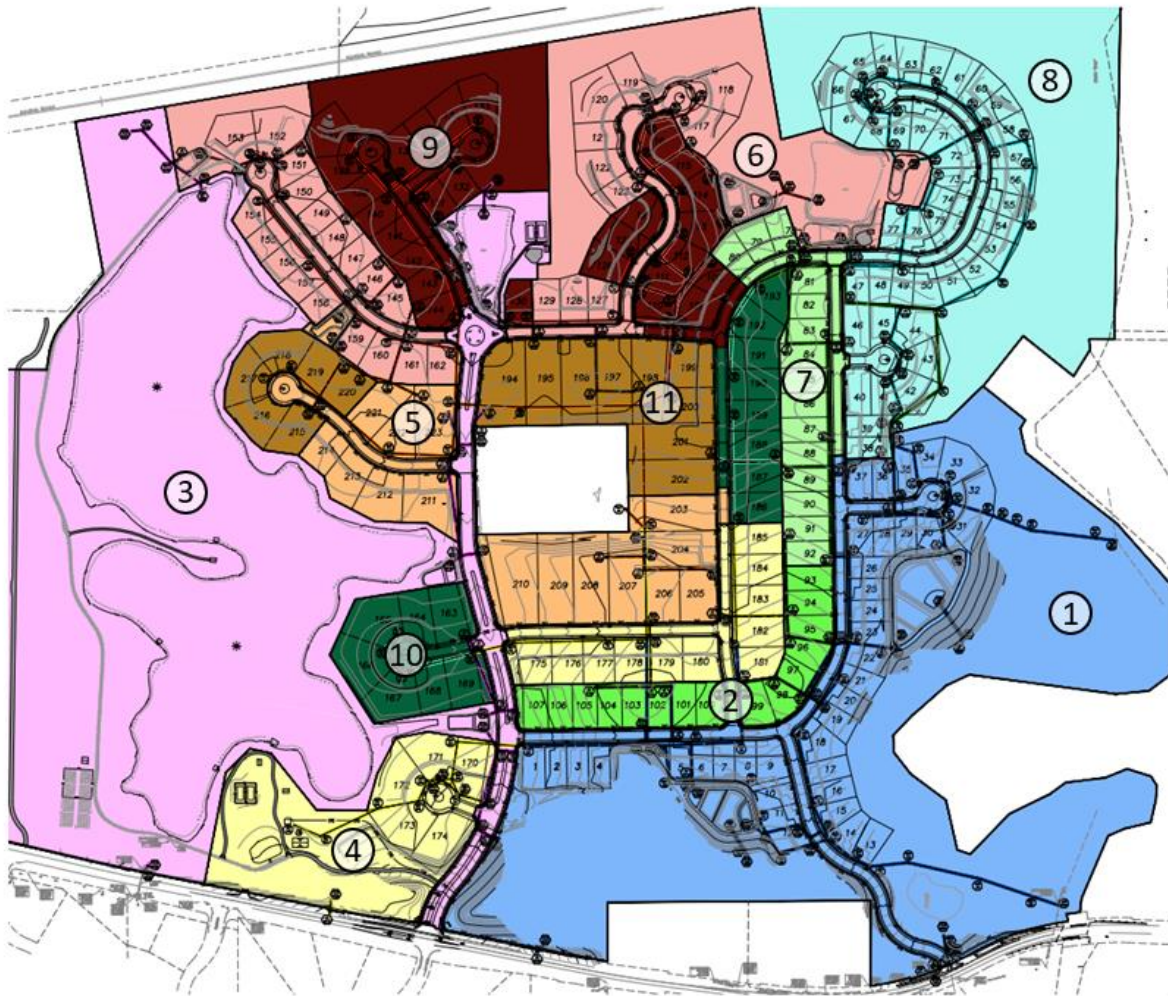


Figure 2: Plats and Associated Improvements

Record Plat	Lots	Description
Plat 8	40	Includes the most amount of lots for the overall development
Plat 9	27	Northern lots bordered by Plat 6 on both sides
Plat 10	15	East and west of the site center
Plat 11	15	Primarily in the center of the site

Table 1: Plat Description

In any case where the establishment of common land (including pedestrian walkways and cul-de-sac islands), private streets, street lighting, drainage facilities, such as detention basins and drainage pipe and ditches, or any other improvement that requires continuous maintenance, a trust indenture shall be recorded simultaneously with the Record Plat. The indenture shall provide for proper maintenance and supervision by the trustees who are selected to act in accordance with the terms of such indenture and the applicable provisions of this Unified Development Code. A trust indenture has been submitted and shall be recorded simultaneously with the Record Plats.

RECORD PLAT 8

Plat 8 contains 40 lots located in the northeastern quadrant of the 223 acre site, with 16.20 acres of common ground surrounding those lots. The lot sizes range from 9,463 square feet to 17,270 square feet.

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code. Staff recommends approval of Record Plat 8 of the Fienup Farms development.

MOTION

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

- 1) "I move to approve (or deny) Record Plat 8 of the Fienup Farms development."
- 2) "I move to approve Record Plat 8 of the Fienup Farms development with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 8

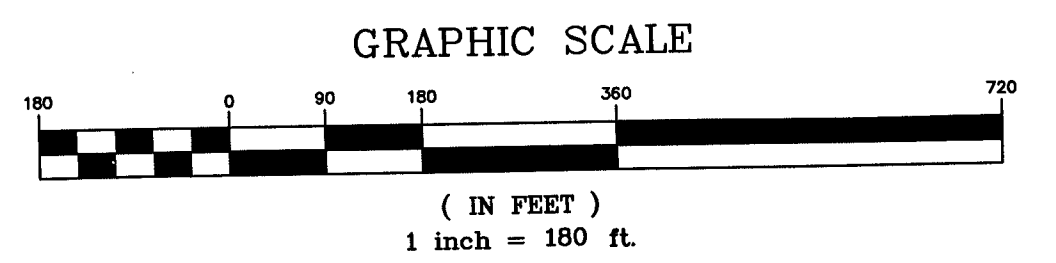
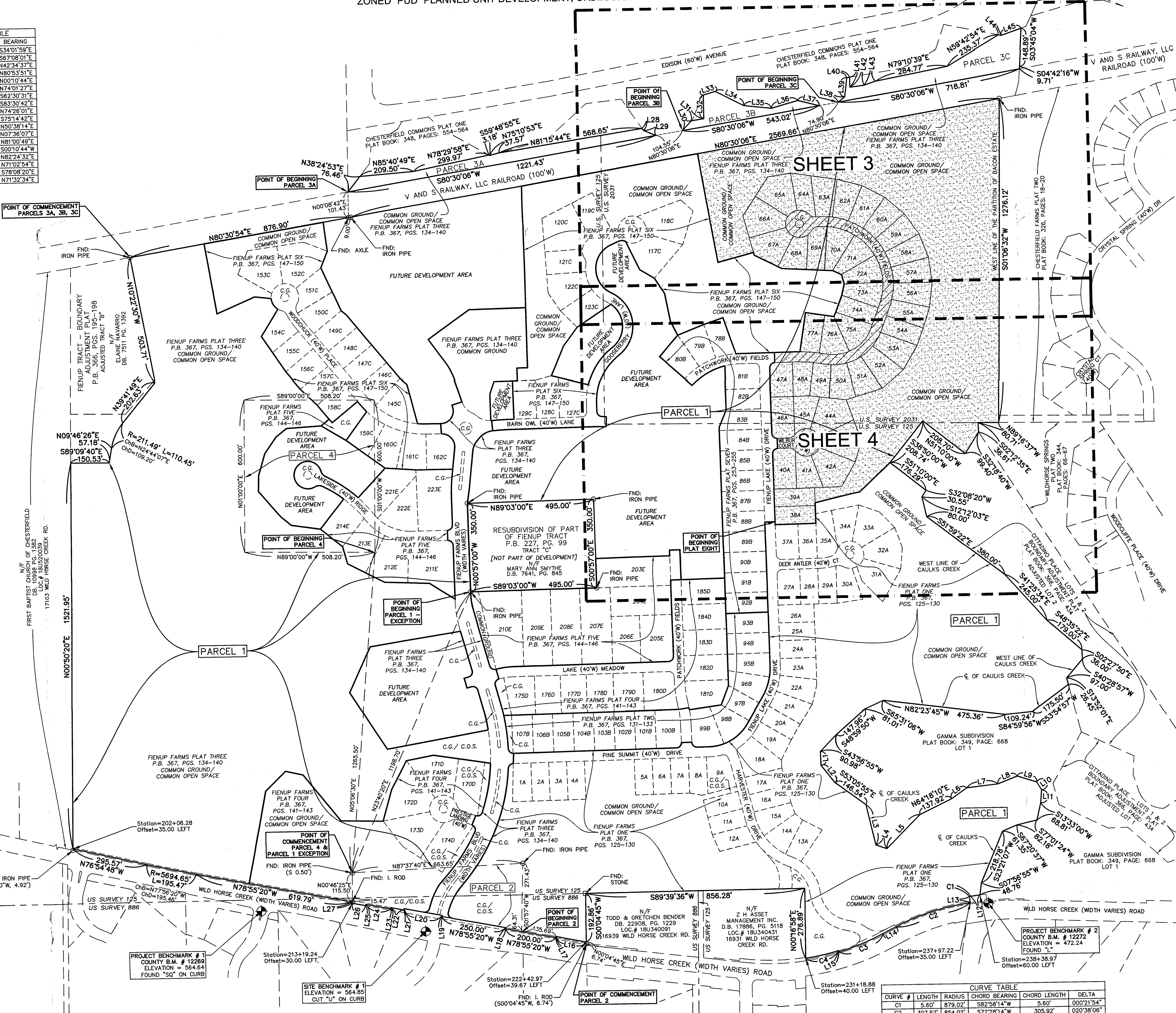
FIENUP FARMS PLAT EIGHT

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT
 RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 AND 2031,
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.
 ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

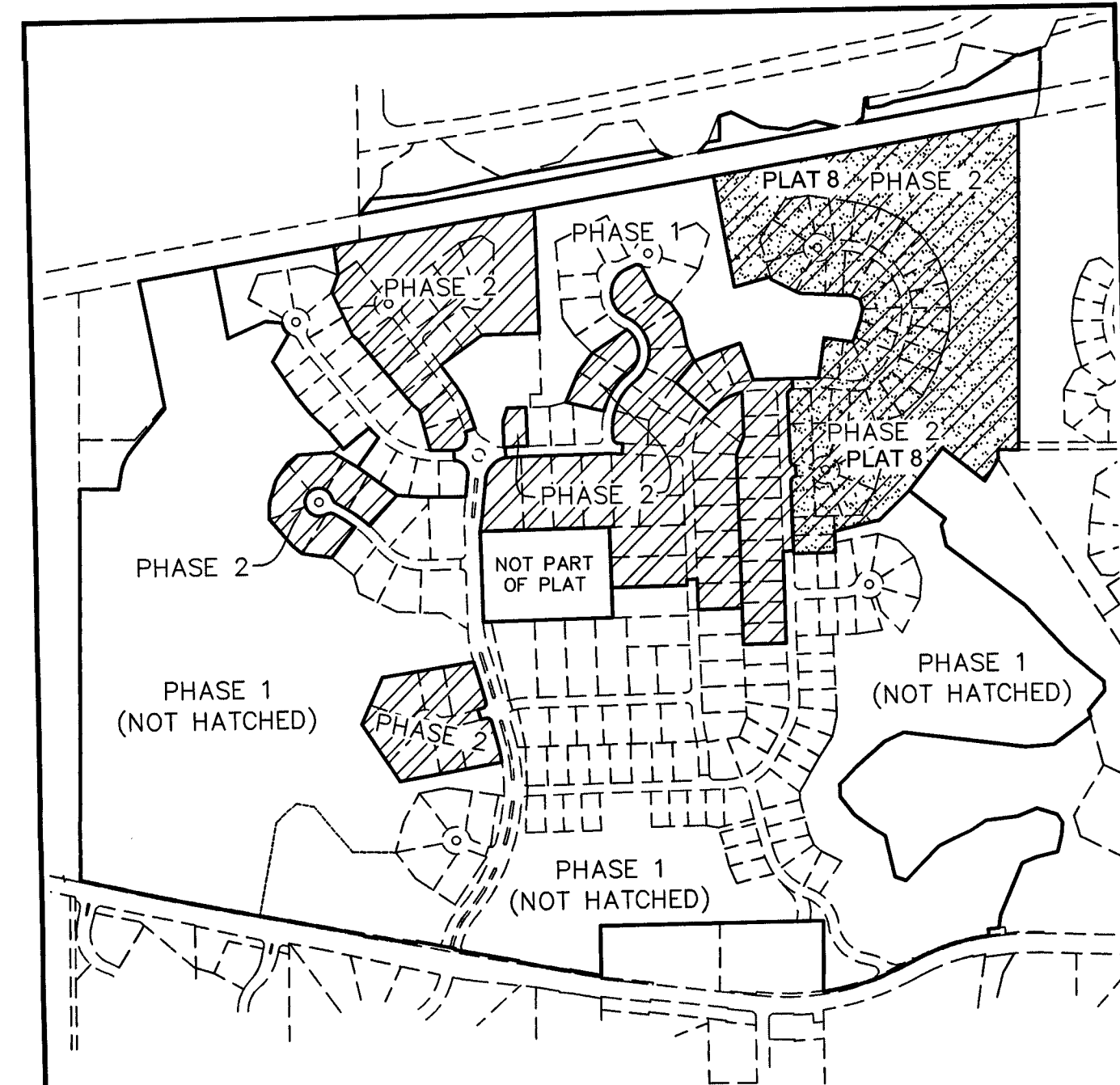
NOTE: SEE SHEETS 3 AND 4 FOR
 CORRESPONDING STATE PLANE
 CORNERS AND ASSOCIATED
 REFERENCED LABELS.

STATE PLANE COORDINATES	NORTHING	EASTING
A	313558.936	241500.663
B	313644.082	241499.542
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D	313682.447	241505.396
E	313668.462	241499.221
F	313746.956	241498.187
G	313753.132	241504.202
H	313765.322	241504.041
I	313765.654	241529.899
J	313765.654	241534.591
K	313812.434	241542.216
L	313807.009	241575.363
M	313812.213	241577.813
N	313832.269	241585.263
O	313845.737	241588.393
P	313857.081	241574.892
Q	313862.034	241574.892
R	313865.884	241574.892
S	313882.787	241482.343
T	313886.044	241481.502
U	313875.046	241438.999
V	314006.116	241417.429
W	314064.994	241778.875
X	313876.166	241743.423
Y	313876.550	241743.423
Z	313865.410	241737.535
AA	313839.862	241678.124
AB	313879.916	241678.124
AC	313830.445	241638.062
AD	313596.096	241601.820
AE	313594.575	241593.247
AF	313584.136	241548.916
AG	313559.579	241549.240

LINE #	LENGTH	BEARING
L28	9.95'	S34°01'59"E
L29	51.70'	S87°08'01"E
L30	52.19'	N42°29'37"E
L31	48.14'	N80°53'51"E
L32	92.80'	N00°10'44"E
L33	48.65'	N74°02'27"E
L34	124.98'	S82°30'31"E
L35	107.89'	S83°30'42"E
L36	107.72'	N74°28'01"E
L37	85.58'	S75°14'42"E
L38	33.25'	N50°38'14"E
L39	78.30'	N07°38'07"E
L40	11.89'	N81°30'49"E
L41	39.57'	S00°10'44"W
L42	55.84'	S82°24'50"E
L43	46.72'	N71°38'24"E
L44	11.11'	S78°38'20"E
L45	83.74'	N71°32'34"E



DEVELOPMENT PHASE DETAIL
 SCALE: 1 in = 600 ft

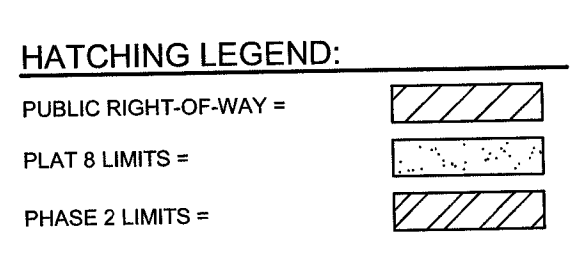


LINE #	LENGTH	BEARING
L1	54.83'	S01°35'57"E
L2	87.39'	S37°24'53"E
L3	163.27'	S12°31'43"E
L4	44.57'	S70°22'17"E
L5	165.44'	N44°28'07"E
L6	72.15'	N54°56'38"E
L7	123.88'	N83°32'31"E
L8	81.25'	N68°53'18"E
L9	80.37'	S72°03'00"E
L10	36.22'	S31°18'48"E
L11	51.83'	S05°05'09"W
L12	36.53'	S83°03'11"W
L13	25.00'	S07°12'43"E
L14	92.12'	S82°18'11"W
L15	5.22'	N00°30'40"E

LINE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	5.67'	879.02'	S82°58'14"W	5.60'	00°21'54"
C2	307.57'	854.02'	S72°28'14"W	309.92'	00°38'06"
C3	188.15'	920.37'	S68°00'33"W	187.82'	01°14'45"
C4	131.75'	915.37'	S77°53'45"W	131.63'	00°01'48"

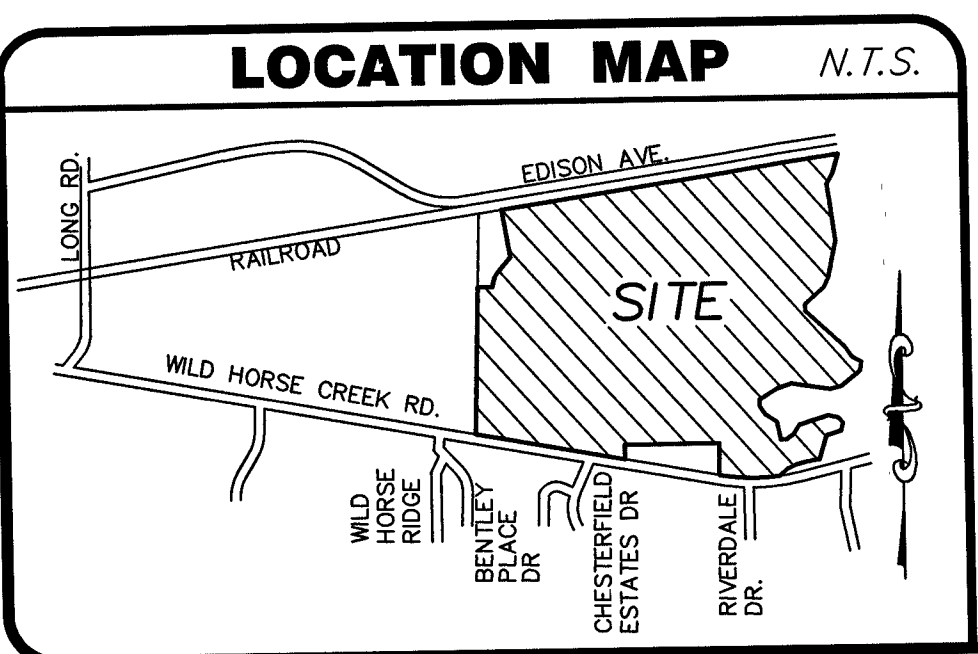
LINE #	LENGTH	BEARING
L16	120.54'	N78°55'20"W
L17	5.00'	S11°04'40"W
L18	5.00'	N11°04'40"E
L19	5.00'	N11°04'40"E
L20	150.00'	N78°55'20"W
L21	5.00'	S11°04'40"W
L22	50.00'	N78°55'20"W
L23	5.00'	S11°04'40"W
L24	100.00'	N78°55'20"W
L25	5.00'	S11°04'40"W
L26	52.58'	N78°55'20"W
L27	5.08'	N00°46'25"E

- LEGEND:
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" IRON W/ ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" IRON W/ PLASTIC CAP) OR CUT CROSS
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - FND. = FOUND
 - P.M.T. = PAVEMENT
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS ASSOCIATION
 - ⊕ = ADDRESS
 - + = FOUND CROSS
 - ⊙ = FOUND ANCHOR
 - ⊙ = BENCHMARK
 - C.G. = COMMON GROUND
 - C.O. = COMMON OPEN SPACE
 - ESMT. = EASEMENT
 - BLDG. = BUILDING
 - TEMP. = TEMPORARY
 - S.F. = SQUARE FEET



THE STERLING CO.
 ENGINEERS & SURVEYORS
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 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com

DRAWN BY: GFS MSD P# - MULTIPLE
 CHECKED BY: JAH DATE: SEPT. 10, 2019
 JOB NO.: 14-06-196 FIENUP FARMS PLAT EIGHT



SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

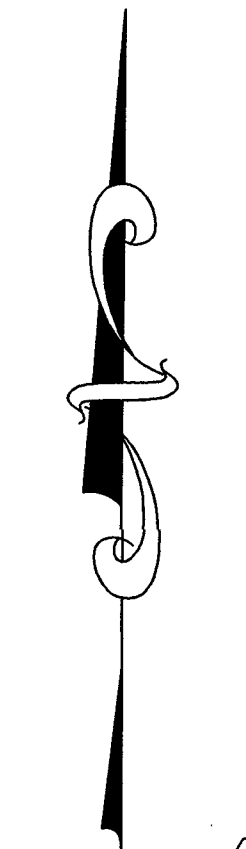
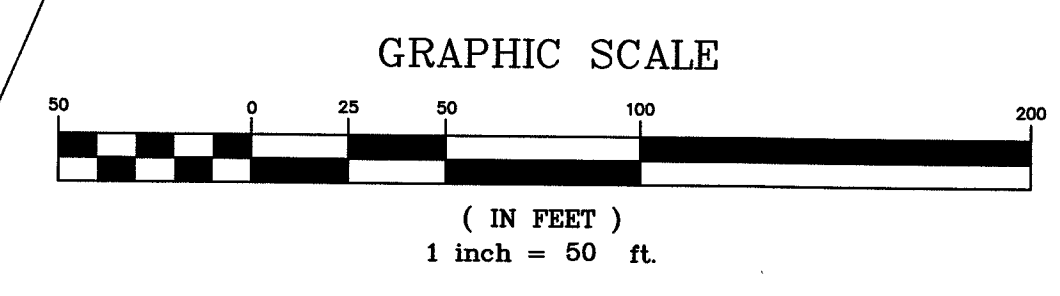
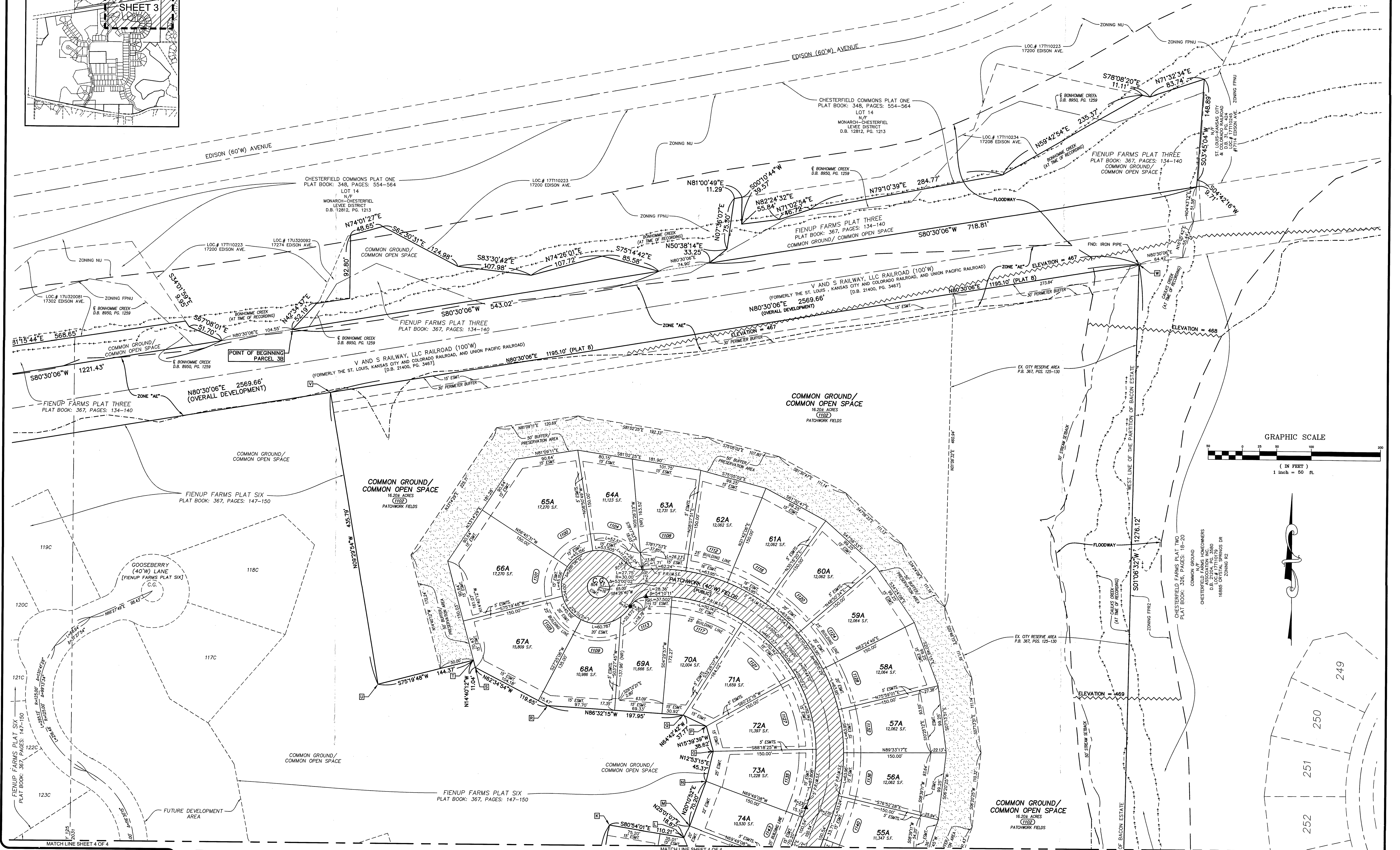
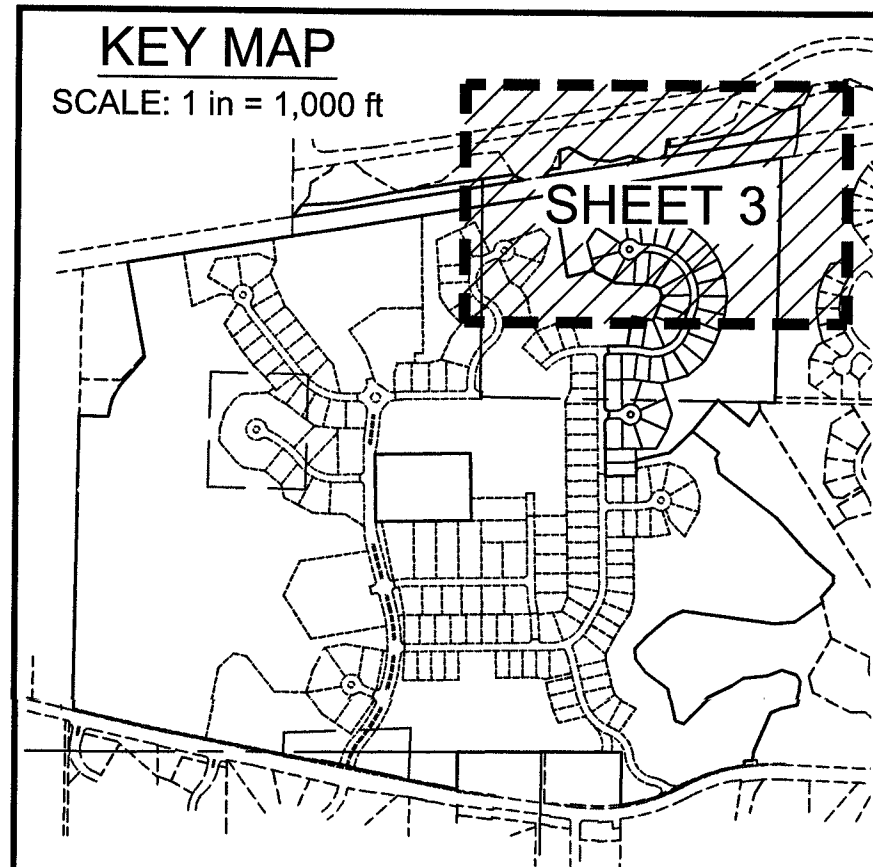
THE STERLING COMPANY
 MO REG. 30-D

JAMES A. HENSON
 MEMBER
 PLS-200701796

JANEY A. HENSON, P.L.S. - VICE PRESIDENT DATE 9-12-19
 MO REG. L.S. #20170783 SHEET 2 OF 4

Drawing name: V:\1406196\Fienup\Drawings\Engineering\Information\HatchLegend.dwg Plot date: 09/12/2019 10:28:06 AM Plotter: HP DesignJet 5000

FIENUP FARMS PLAT EIGHT



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AI 314064.994	241776.875

STATE PLANE COORDINATES	
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AK 314006.116	241417.429
AL 314064.994	241776.875

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AM 313875.046	241438.899
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STATE PLANE COORDINATES	
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BC 313875.046	241438.899
BD 314006.116	241417.429
BE 314064.994	241776.875

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	[Hatching symbol]
BUFFER/PRESERVATION AREA	[Hatching symbol]

ABBREVIATION LEGEND:

BLDG.	BUILDING
CG	COMMON GROUND
CHD	CHORD DISTANCE
C.D.S.	CHORD DISTANCE
COM	COMMON OPEN SPACE
D.B.	DEED BOOK
ESMT	EASEMENT
EX	EXISTING
FND.	FOUND
NF	NOW OR FORMERLY
IND.	NON-INDUSTRIAL
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRVMT.	PRIVATE
REC'D	RECORDED
RET.	RETAINING
SI	SURVEYOR
S.F.	SQUARE FEET
T.C.L.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	WIDTH

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS 611' IRON W/ ALUMINUM CAPS
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS 1 1/2" IRON W/ PLASTIC CAP OR CUT CROSS
○	SET PERMANENT MONUMENT IN PREVIOUS PLAT.
○	SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
□	FOUND PERMANENT MONUMENT
□	FOUND SEMI-PERMANENT MONUMENT
+	FOUND CROSS
+	FOUND ANCHOR
⊕	BENCHMARK
⊕	ADDRESS

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-0

J. A. Henson
9-12-19
JAMES A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.S. #2007017963

DATE: 9-12-19

STATE OF MISSOURI
JAMES A. HENSON
PLS-2007017963
MISSOURI LAND SURVEYOR

MATCH LINE SHEET 4 OF 4

SHEET 3 OF 4

