



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: November 13, 2019

From: Andrew Stanislav, Planner *AS*

Location: A 20.26 acre area of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive.

Description: **Alexander Woods (Record Plat):** A Record Plat for a 20.26 acre area of land zoned “R-4” Residence District and “R-2” Residence District located north and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Drive.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc., on behalf of Payne Family Homes, has submitted a request for a Record Plat for a 20.26 acre area of land which proposes 37 total lots, various areas of common ground, and two interior streets that both provide access to the subdivision.

HISTORY OF SUBJECT SITE

The subject site was zoned “R-2” Residence District by St. Louis County prior to the City’s incorporation and platted in 1955 as the current West County Acres subdivision. In 1999, the City of Chesterfield amended the zoning of the southwestern portion of the site to “PC” Planned Commercial District, per Ordinance 1558.

City of Chesterfield Ordinance 3015 was approved by City Council on August 6, 2018, to permit a change of zoning from “R-2” Residence District and “PC” Planned Commercial District to “R-4” Residence District for the subject site with the exception of approximately 36,500 square feet on the north end of the site to remain in the “R-2” Residence District.

A Preliminary Plat for the Alexander Woods development was approved by the City on February 7, 2019, which included a landscape plan, tree preservation plan, and tree stand delineation.

On April 25, 2019, the City of Chesterfield approved the Improvement Plans for the development. The grading permit remains valid until the expiration of April 25, 2024. If work on this project will continue beyond that date, a permit extension request may be submitted. Figure 1 below depicts the boundaries of the Alexander Woods subdivision.



Figure 1: Subject Site Aerial Image

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.

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 the plat. The estimates should include but not be 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.

RECORD PLAT

The Record Plat for the subdivision contains 37 lots along the rights-of-way of Nardin Drive and the extension of Chesterfield Ridge Center Drive with common ground surrounding the lots. The 35 lots within the “R-4” Residence District range between 10,605 square feet and 17,695 square feet, and the

two (2) lots on the north side of the development zoned “R-2” Residence District are 16,740 square feet and 19,823 square feet. Figure 2 below depicts the proposed Record Plat.

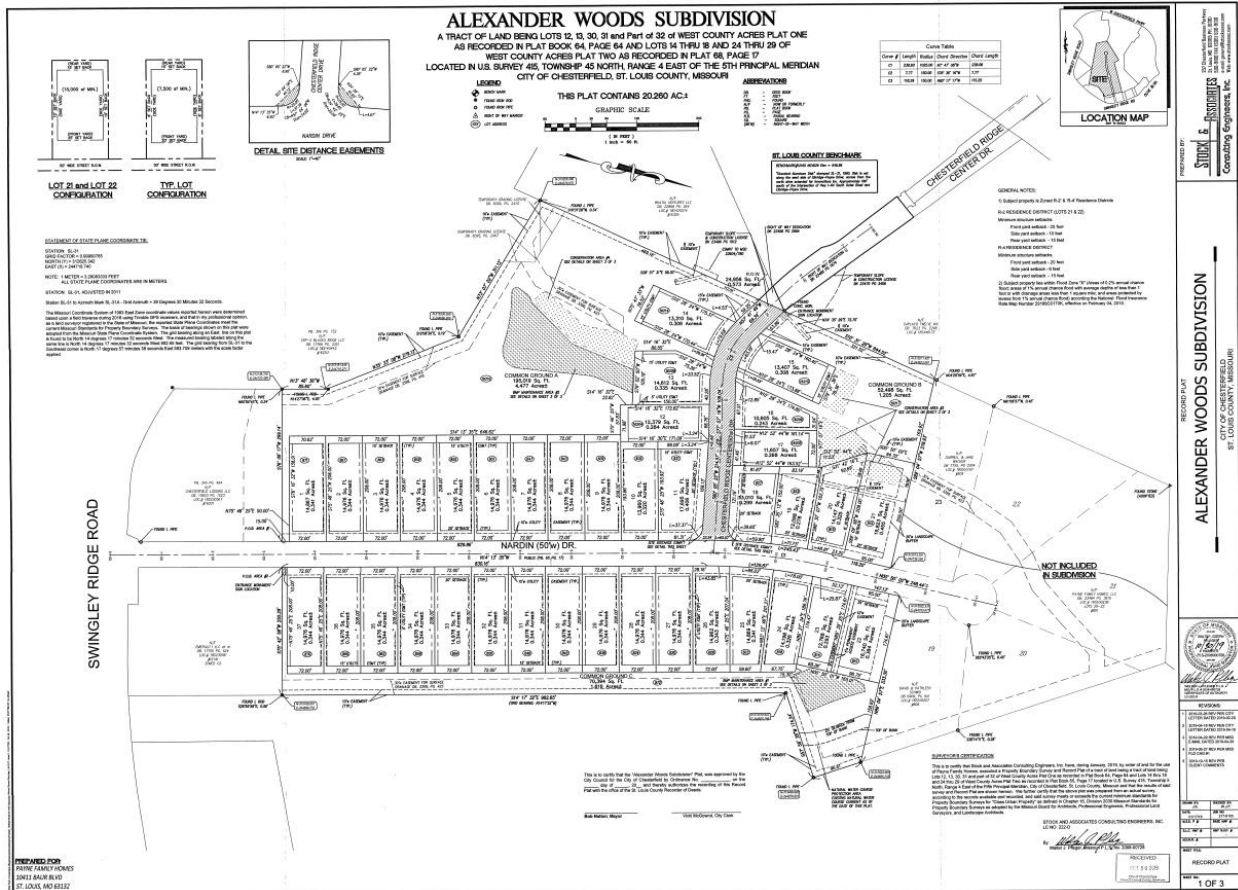


Figure 2: Alexander Woods Record Plat

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 Alexander Woods Record Plat.

MOTION

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

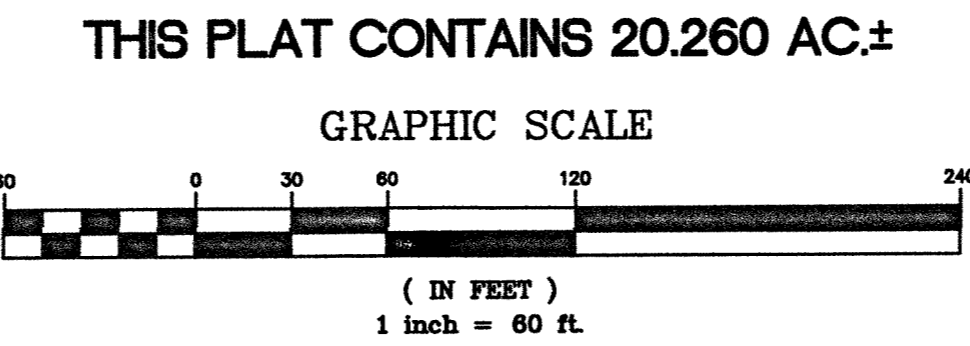
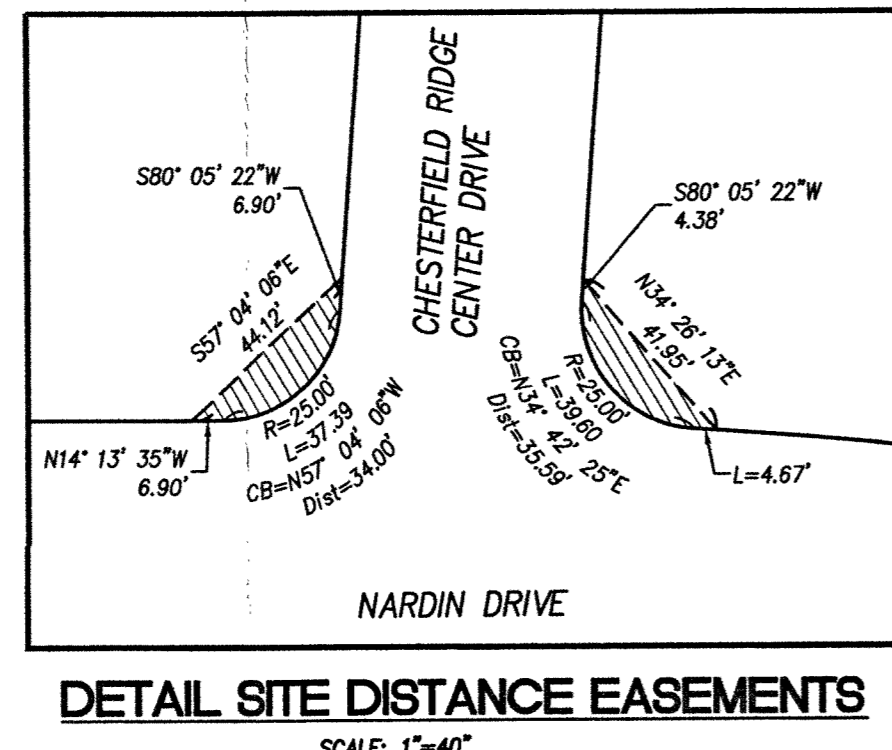
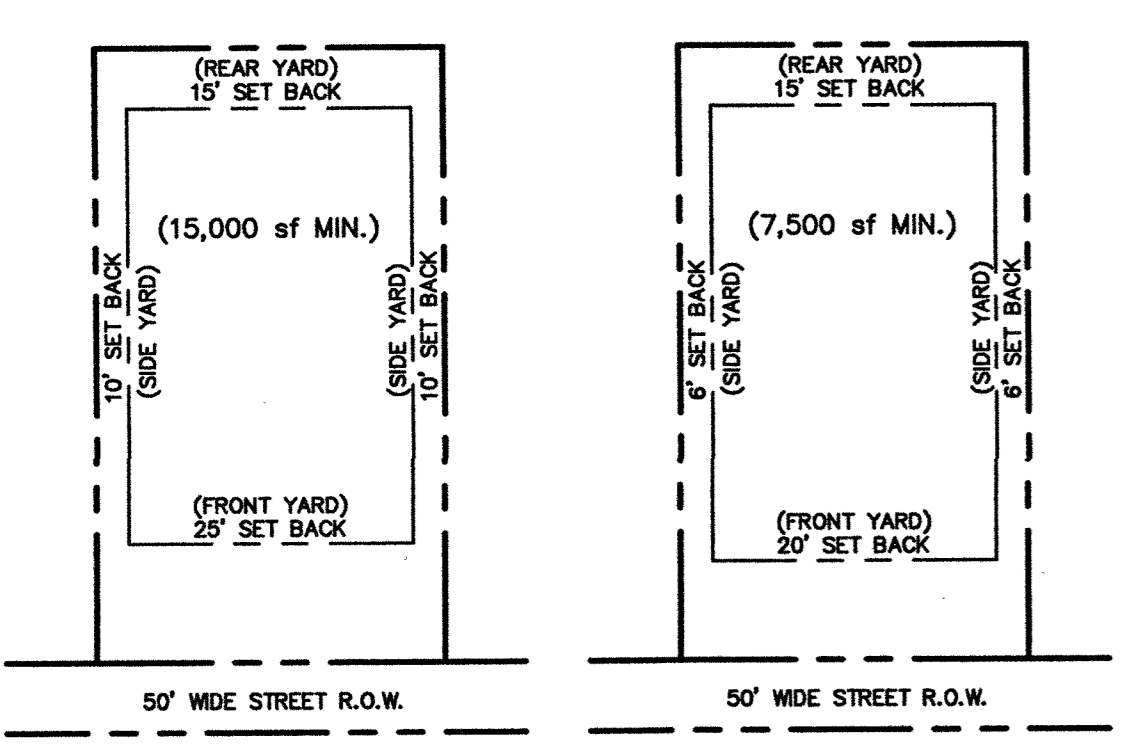
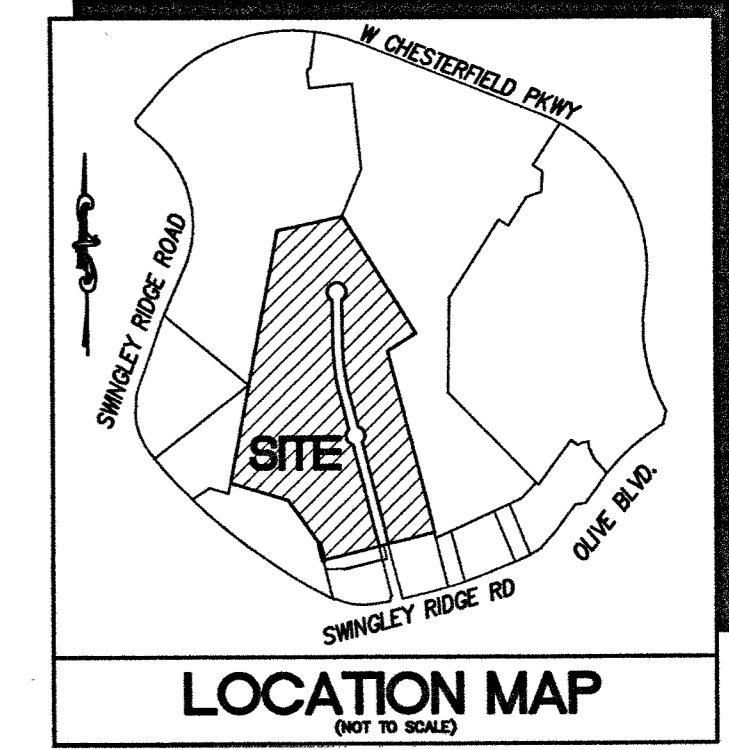
- 1) “I move to approve (or deny) the Alexander Woods Record Plat.”
- 2) “I move to approve the Alexander Woods Record Plat with the following conditions...” (conditions may be added, eliminated, altered or modified)

Attachments: Alexander Woods Record Plat

ALEXANDER WOODS SUBDIVISION

A TRACT OF LAND BEING LOTS 12, 13, 30, 31 and Part of 32 of WEST COUNTY ACRES PLAT ONE AS RECORDED IN PLAT BOOK 64, PAGE 64 AND LOTS 14 THRU 18 AND 24 THRU 29 OF WEST COUNTY ACRES PLAT TWO AS RECORDED IN PLAT 68, PAGE 17 LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Curve #	Length	Radius	Chord Direction	Chord Length
C1	238.80	1025.00	N7° 47' 08"W	238.06
C2	7.77	150.00	S78° 35' 10"W	7.77
C3	118.29	150.00	N80° 17' 17"W	115.25



- LEGEND**
- BENCH MARK
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - △ RIGHT OF WAY MARKER
 - ⊙ LOT ADDRESS

- ABBREVIATIONS**
- DB DEED BOOK
 - FEEL FEEL
 - FND FOUND
 - N/F NOW OR FORMERLY
 - PLAT PLAT BOOK
 - PC PAGE
 - R/B RIGHT BEARING
 - SQ SQUARE
 - ST. OF-WAY WIDTH

LOT 21 and LOT 22 CONFIGURATION

TYP. LOT CONFIGURATION

STATEMENT OF STATE PLANE COORDINATE TIE

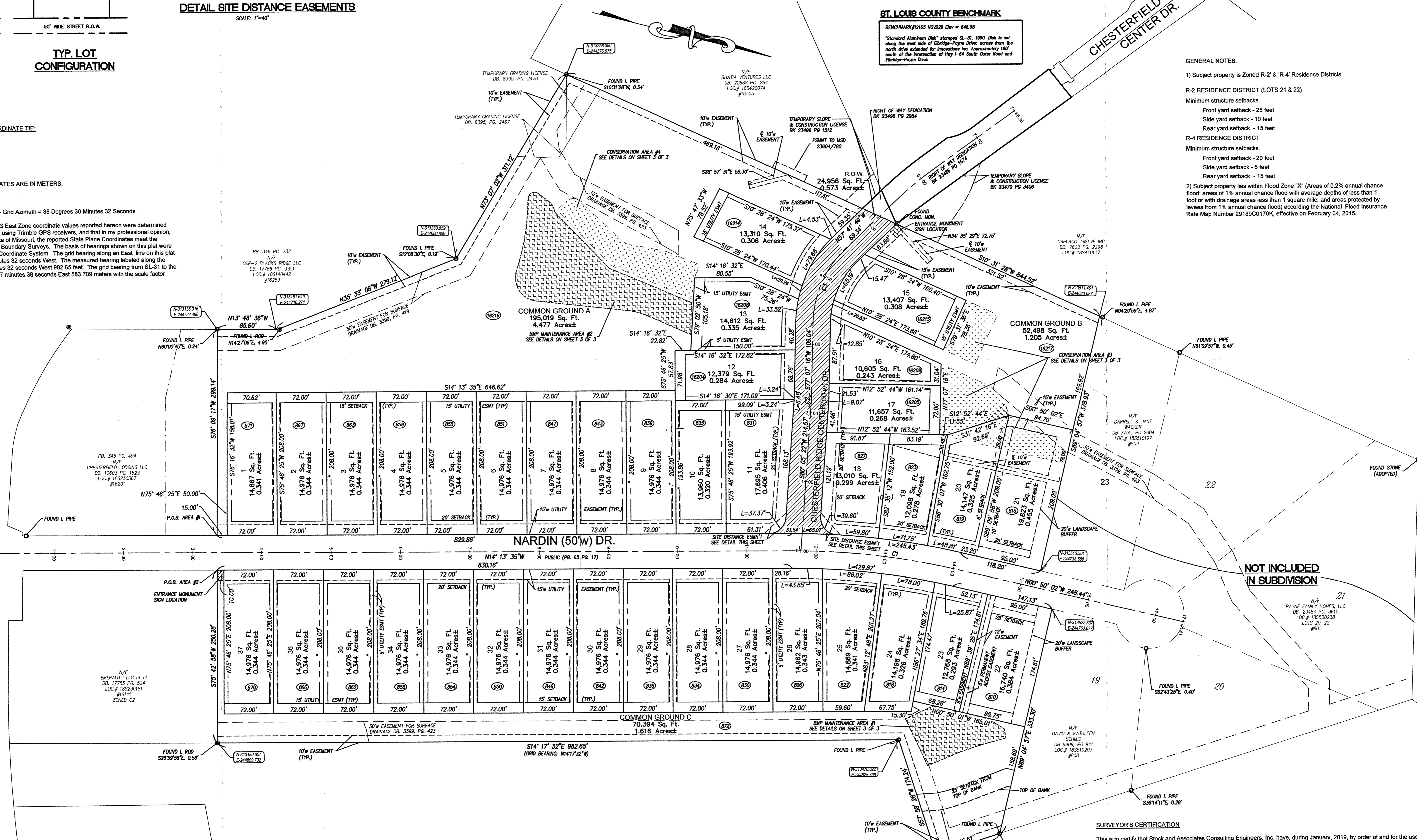
STATION: SL-31
 GRID FACTOR = 0.99990765
 NORTH (Y) = 312825.342
 EAST (X) = 244719.740

NOTE: 1 METER = 3.28083333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-31, ADJUSTED IN 2011
 Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during 2018 using Trimble GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys. The basis of bearings shown on this plat were adopted from the Missouri State Plane Coordinate System. The grid bearing along an East line on this plat is found to be North 14 degrees 17 minutes 32 seconds West. The measured bearing labeled along the same line is North 14 degrees 17 minutes 32 seconds East 982.65 feet. The grid bearing from SL-31 to the Southeast corner is North 17 degrees 57 minutes 39 seconds East 593.709 meters with the scale factor applied.

SWINGLEY RIDGE ROAD



GENERAL NOTES:

- Subject property is Zoned R-2 & R-4 Residence Districts
 - R-2 RESIDENCE DISTRICT (LOTS 21 & 22)
 Minimum structure setbacks:
 Front yard setback - 25 feet
 Side yard setback - 10 feet
 Rear yard setback - 15 feet
 - R-4 RESIDENCE DISTRICT
 Minimum structure setbacks:
 Front yard setback - 20 feet
 Side yard setback - 6 feet
 Rear yard setback - 15 feet
- 2) Subject property lies within Flood Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C0170K, effective on February 04, 2015.

This is to certify that the "Alexander Woods Subdivision" Plat, was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the day of _____, 20____, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor
 Vicki McGownd, City Clerk

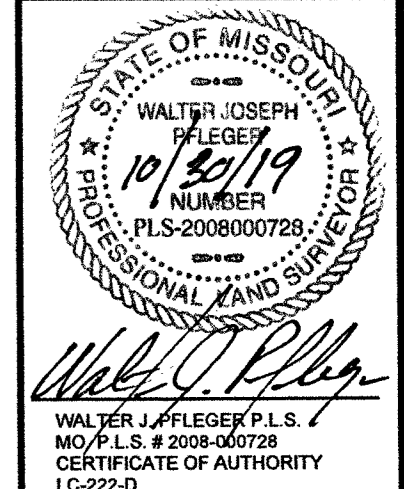
SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during January, 2019, by order of and for the use of Payne Family Homes, LLC, executed a Property Boundary Survey and Record Plat of a tract of land being a tract of land being Lots 12, 13, 30, 31 and part of 32 of West County Acres Plat One as recorded in Plat Book 64, Page 64 and Lots 14 thru 18 and 24 thru 29 of West County Acres Plat Two as recorded in Plat Book 68, Page 17 located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Record Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, 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 Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC NO. 222-D
 By: *Walter J. Pfeifer*
 Walter J. Pfeifer, Missouri P.L.S. No. 2008-00728

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

RECORD PLAT
ALEXANDER WOODS SUBDIVISION
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI



- REVISIONS:**
- 2019-03-28 REV PER CITY LETTER DATED 2019-02-20
 - 2019-04-18 REV PER CITY LETTER DATED 2019-04-10
 - 2019-04-29 REV PER MSD EMAIL DATED 2019-04-29
 - 2019-06-27 REV PER MSD FLD CHG #1
 - 2019-10-15 REV PER CLIENT COMMENTS

DATE	BY	CHECKED BY
01/17/19	J.K.	W.J.P.
M.S.D. #		BASE MAP #
S.L.C. HAT #		HAT S.U.P. #
S.D.M.R. #		

RECEIVED
 OCT 9 2019
 City of Chesterfield

PREPARED FOR:
 PAYNE FAMILY HOMES
 10411 BAUR BLVD
 ST. LOUIS, MO 63132

ALEXANDER WOODS SUBDIVISION

A TRACT OF LAND BEING LOTS 12, 13, 30, 31 and Part of 32 of WEST COUNTY ACRES PLAT ONE AS RECORDED IN PLAT BOOK 64, PAGE 64 AND LOTS 14 THRU 18 AND 24 THRU 29 OF WEST COUNTY ACRES PLAT TWO AS RECORDED IN PLAT 68, PAGE 17 LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LOTS 1 THROUGH 21 AND COMMON GROUND DESCRIPTION
(AREA #1-West Side of Nardin Ave.)

A tract of land being all of Lots 30, 31 and 32 of West County Acres Plat 1, a subdivision thereof as recorded in Plat Book 64, Page 64 and all of Lots 24 through 29 of West County Acres Plat 2, a subdivision thereof as recorded in Plat Book 68, Page 17, both of the St. Louis County records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a the southeastern corner of above said Lot 32, said point also being located on the western right-of-way line of Nardin Drive, 50 feet wide as established by the above said West County Acres Plats, thence along the southern line of said Lot 32, South 76 degrees 09 minutes 17 seconds West, 299.14 feet to the southwest corner thereof; thence along the western lines of above said West County Acres Plats 1 and 2 the following courses and distances: North 13 degrees 48 minutes 36 seconds West, 85.60 feet; North 35 degrees 33 minutes 08 seconds West, 279.12 feet; North 73 degrees 07 minutes 02 seconds West, 311.12 feet and North 10 degrees 31 minutes 28 seconds East, 844.52 feet to the northwestern corner of above said Lot 24; thence along the north line of said Lot 24, North 89 degrees 04 minutes 57 seconds East, 378.93 feet to the western right-of-way line of above said Nardin Drive; thence along said right-of-way line the following courses and distances: South 00 degrees 50 minutes 02 seconds East, 118.20 feet to a point of curvature to the left having a radius of 1,050.00 feet; thence along said curve with an arc length of 245.43 feet and a chord which bears, South 07 degrees 31 minutes 49 seconds East, 244.87 feet to a point of tangency and South 14 degrees 13 minutes 35 seconds East, 829.86 feet to the POINT OF BEGINNING. Containing 573,850 square feet or 13.174 acres, more or less.

LOTS 22 THROUGH 37 AND COMMON GROUND DESCRIPTION
(AREA #2-East Side of Nardin Avenue)

A tract of land being all of Lots 12 and 13 of West County Acres Plat 1, a subdivision thereof as recorded in Plat Book 64, Page 64 and all of Lots 14 through 18 of West County Acres Plat 2, a subdivision thereof as recorded in Plat Book 68, Page 17, both of the St. Louis County records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a the southwestern corner of above said Lot 12, said point also being located on the eastern right-of-way line of Nardin Drive, 50 feet wide as established by the above said West County Acres Plats, thence along said right-of-way line the following courses and distances: North 14 degrees 13 minutes 35 seconds West, 830.18 feet to a point of curvature to the right having a radius of 1,000.00 feet; along said curve with an arc length of 233.74 feet and a chord which bears, North 07 degrees 31 minutes 49 seconds West, 233.21 feet and North 00 degrees 50 minutes 02 seconds West, 147.13 feet to the northwestern corner of above said Lot 18; thence along the north line of said Lot 18, North 89 degrees 04 minutes 57 seconds East, 333.30 feet to the eastern line of above said West County Acres Plat 2; thence along the eastern lines of said West County Acres Plats 1 and 2 the following courses and distances: South 31 degrees 57 minutes 51 seconds East, 96.61 feet; South 57 degrees 58 minutes 28 seconds West, 174.24 feet and South 14 degrees 17 minutes 32 seconds East, 982.65 feet to the southeastern corner of above said Lot 12; thence along the south line of said Lot 12, South 75 degrees 42 minutes 58 seconds West, 250.28 feet to the POINT OF BEGINNING. Containing 308,667 square feet or 7.086 acres, more or less.

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 resubdivided in the manner shown on this plat, which subdivision plat shall hereafter be known as:

"ALEXANDER WOODS SUBDIVISION"

Building lines as shown on this plat are hereby established.

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

Chesterfield Ridge Center Drive, Fifty (50) feet wide, and its roundings, which for better identification are shown cross hatched on this plat, is hereby dedicated to City of Chesterfield, St. Louis County, Missouri for public use forever.

All Common Ground and easements, shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Spire Missouri, Inc., AmerenUE, Southwestern Bell d.b.a. AT&T of Missouri, Metropolitan St. Louis Sewer District, the relevant Cable Company, their respective successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

The BMP Maintenance Areas as shown on this plat, which for better identification are shown [hatched] are for the stormwater management features, also known as BMPs (Best Management Practices). The BMP Maintenance Areas hereby established are irrevocable and shall continue forever subject to a "Maintenance Agreement" dated 17th day of April, 2019 as recorded in the Recorder of Deeds Book 23496, Page 1054, or as amended thereafter. The Alexander Woods Homeowners Association shall be obligated to maintain, repair, construct, improve and operate the BMP Maintenance Areas in accordance with above said Maintenance Agreement and the approved Stormwater Management Facilities Report #19MSD-00031.

The Conservation Areas as shown on this plat, which for better identification are shown [hatched] are established as protection areas for vegetation landscaping only and shall be preserved in their revegetated natural state. Structures of any size, whether temporary or permanent, including trails, are not permitted in the Conservation Areas. Landscaping as approved by the City of Chesterfield during site plan review shall be maintained and preserved in accordance with the applicable Ordinances of the City of Chesterfield, by the Alexander Woods Homeowners' Association.

The Sight Distance Easements as shown hereon are hereby dedicated to the City of Chesterfield, Missouri, for public use forever, to ensure and protect the clear and unobstructed view of motorists on and entering the adjacent roadway. The grade of the land within the Sight Distance Easements shall not be changed without the prior approval of the City of Chesterfield. No signs, fences or poles shall be erected within any Sight Distance Easement except for those required and maintained by the City of Chesterfield. No trees or shrubs shall be planted in any Sight Distance Easement. Grass or other plantings within the Sight Distance Triangles shall be maintained in accordance with applicable ordinances of the City of Chesterfield.

The Landscape Buffer Areas are established as protected areas for natural vegetation and vegetative landscaping only. Structures of any size, whether temporary or permanent, are not permitted within the Landscape Buffer Areas. Trails, public sidewalks, public roadways, private roadways, fences, and utilities shall be allowed within the perimeter buffers. Natural vegetation and vegetative landscaping as approved by the city of Chesterfield during site plan review is required to be maintained and preserved by the Alexander Woods Homeowners' Association in accordance with applicable ordinances of the City of Chesterfield, Missouri.

The Alexander Woods Homeowners' Association may erect subdivision signs/monuments, landscaping and irrigation within the common ground/common open space and areas labeled "entrance monument area", which shall be maintained by the Homeowners' Association, and its successors and assigns. Easements are hereby granted to the Alexander Woods Homeowners' Association, its successors and assigns for the purpose of constructing, maintaining, improving, repairing, replacing, landscaping, irrigation and lighting subdivision monument signs, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and temporary storage of materials during construction, maintenance, improvement, repair and replacement of said entrance monument items. All improvements, landscaping, planning, irrigation and lighting within the entrance monument areas shall be done in accordance with the applicable ordinances of the City of Chesterfield. Subdivision signs/monuments, landscaping, and irrigation within the entrance monument areas shall not be modified without authorization, approval, and permit by the City of Chesterfield, Missouri.

No clearing, grading, excavation, construction, or disturbance of any kind is permitted within Fifty (50) feet of Bonhomme Creek and Caulks Creek or within Twenty Five (25) feet of other natural watercourses, in accordance with the City of Chesterfield Natural Watercourse Protection Requirements.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Alexander Woods dated _____ and recorded herewith with the Recorder's Office.

Common Ground Area as shown hereon, shall be conveyed to the Alexander Woods Homeowners Association by Special Warranty deed dated _____ and recorded herewith with the Recorder's Office.

Permanent and/or semi permanent monuments, as required, will be set at all lot corners within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-18 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2019.

By: _____

Print Name: _____

Print Title: _____

STATE OF MISSOURI)
) SS.

COUNTY OF ST. LOUIS)

On this _____ day of _____ in the year 20____ before me, _____ a Notary Public in and for said state, personally appeared _____ known to me to be the person who executed the within Record Plat and acknowledged to me that (he/she) 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: _____

LENDER CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this _____ day of _____, 20____

By: _____

Print Name: _____

Print Title: _____

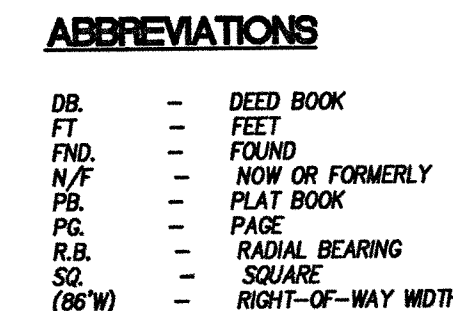
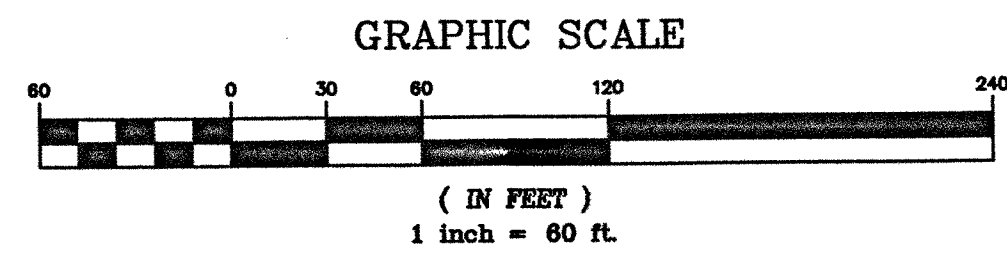
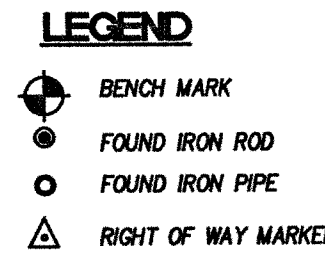
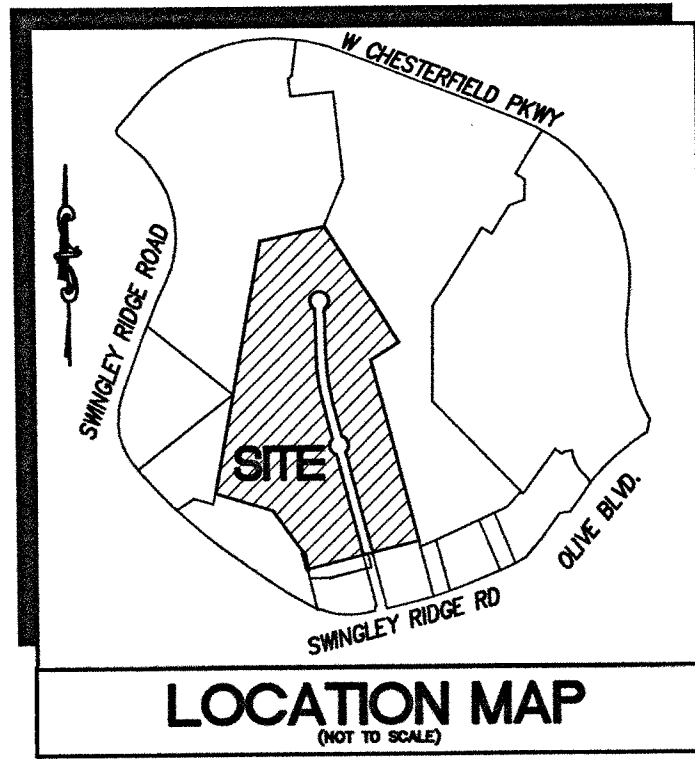
STATE OF _____)
) SS.

COUNTY OF _____)

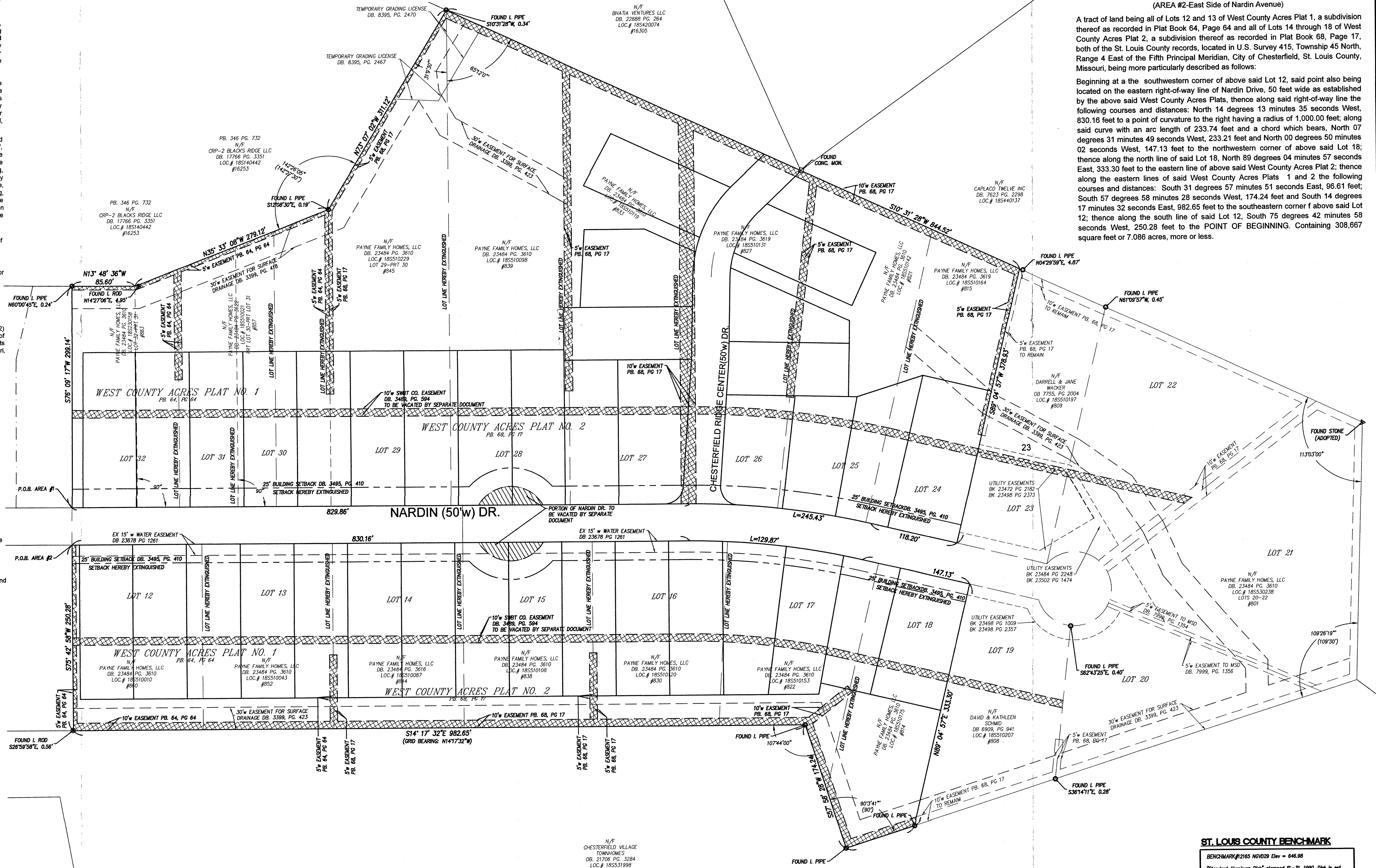
On this _____ day of _____, 20____ before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of _____ known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes 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.

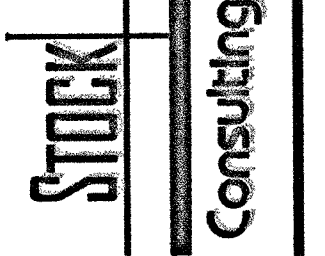
PREPARED FOR:
PAYNE FAMILY HOMES
10411 BAUR BLVD
ST. LOUIS, MO 63132



NOTE:
THE EASEMENTS AS ESTABLISHED ON LOTS 12, 13, 30, 31, & 32 OF WEST COUNTY ACRES PLAT ONE, PB 64 PG 64 & LOTS 14, 15, 16, 17, 18, 24, 25, 26, 27, 28, & 29 OF WEST COUNTY ACRES PLAT TWO, PB 67 PG 17 ALONG WITH THE SOUTHWESTERN BELL TELEPHONE EASEMENTS BY DB 3489, PG 594 ARE TO BE VACATED BY SEPARATE DOCUMENT SHOWN [hatched]



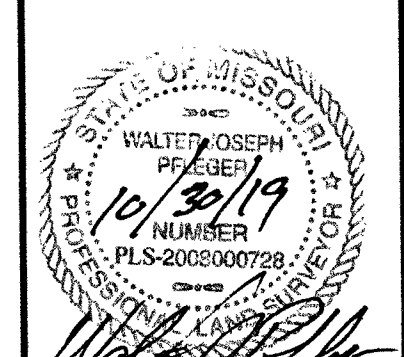
PREPARED BY:



RECORD PLAT

ALEXANDER WOODS SUBDIVISION

CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



REVISIONS:

1	2019-03-28 REV PER CITY LETTER DATED 2019-02-20
2	2019-04-18 REV PER CITY LETTER DATED 2019-04-10
3	2019-04-29 REV PER MSD E-MAIL DATED 2019-04-29
4	2019-06-27 REV PER MSD FLD CHG #1
5	2019-10-16 REV PER CLIENT COMMENTS

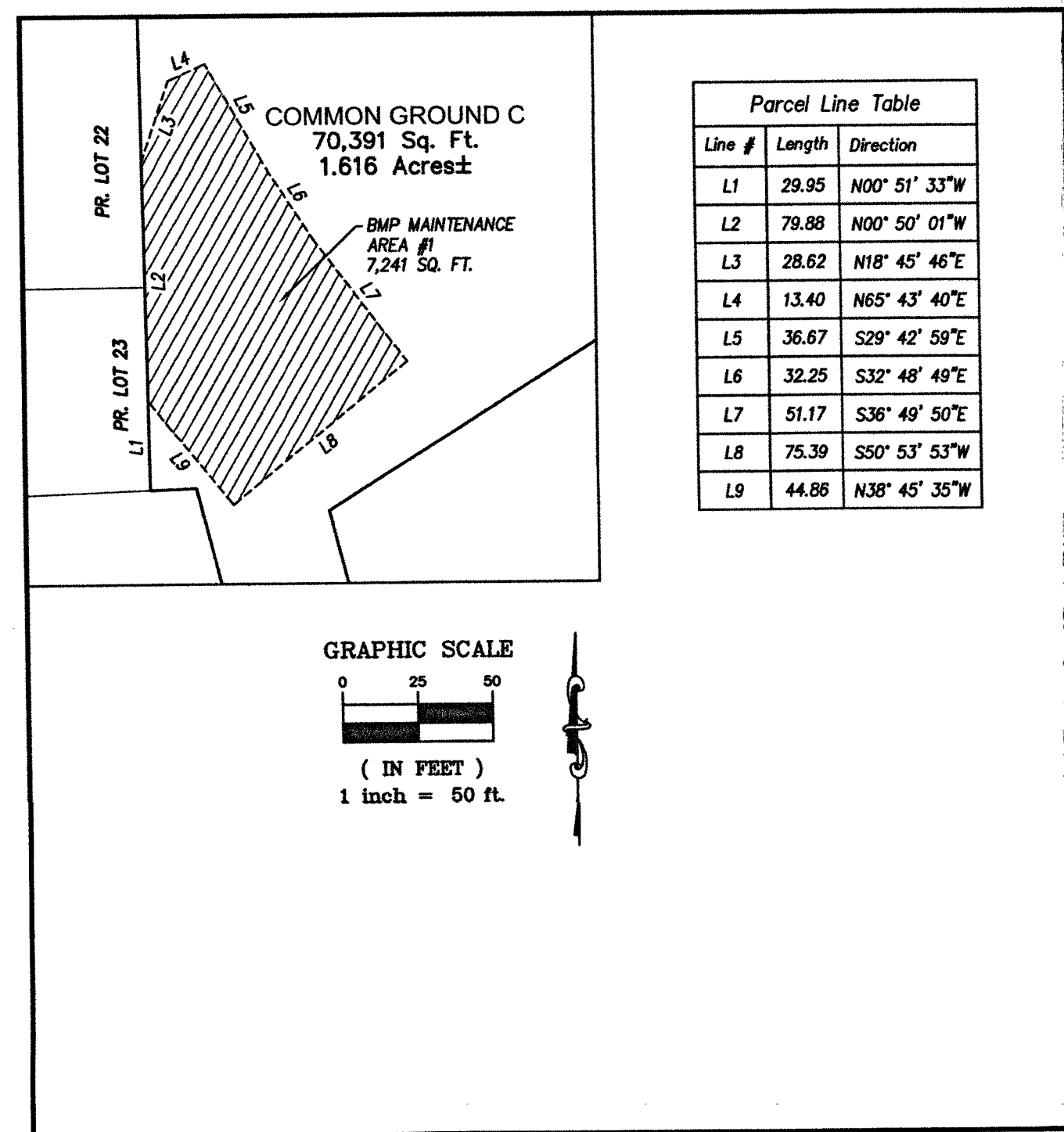
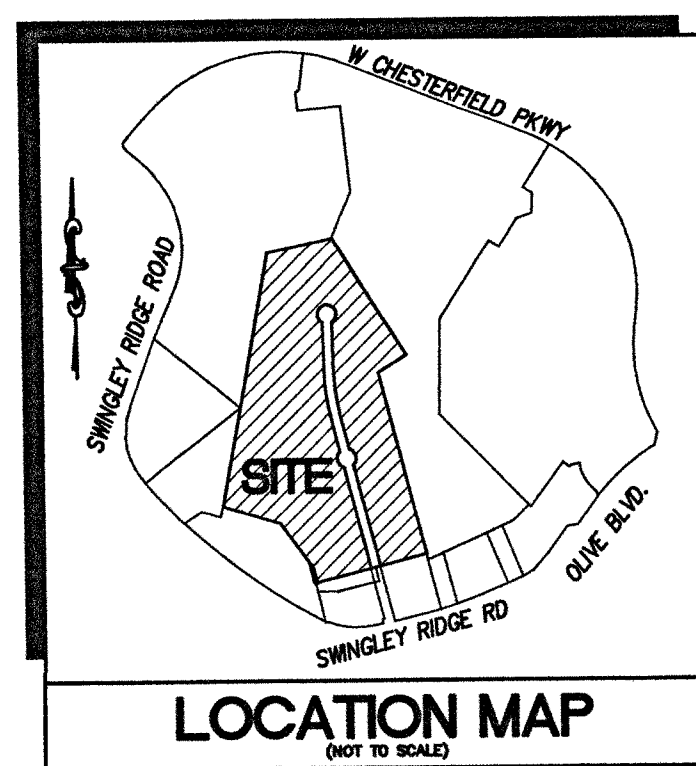
DRAWN BY:	W.J.P.	CHECKED BY:	W.J.P.
DATE:	01/17/19	JOB NO.:	217-6103
SCALE: P.P.		BASE MAP #:	
SLC. HWT #:		HWT SUP. #:	
SLC.R. #:			

RECORD PLAT
SHEET NO. 2 OF 3

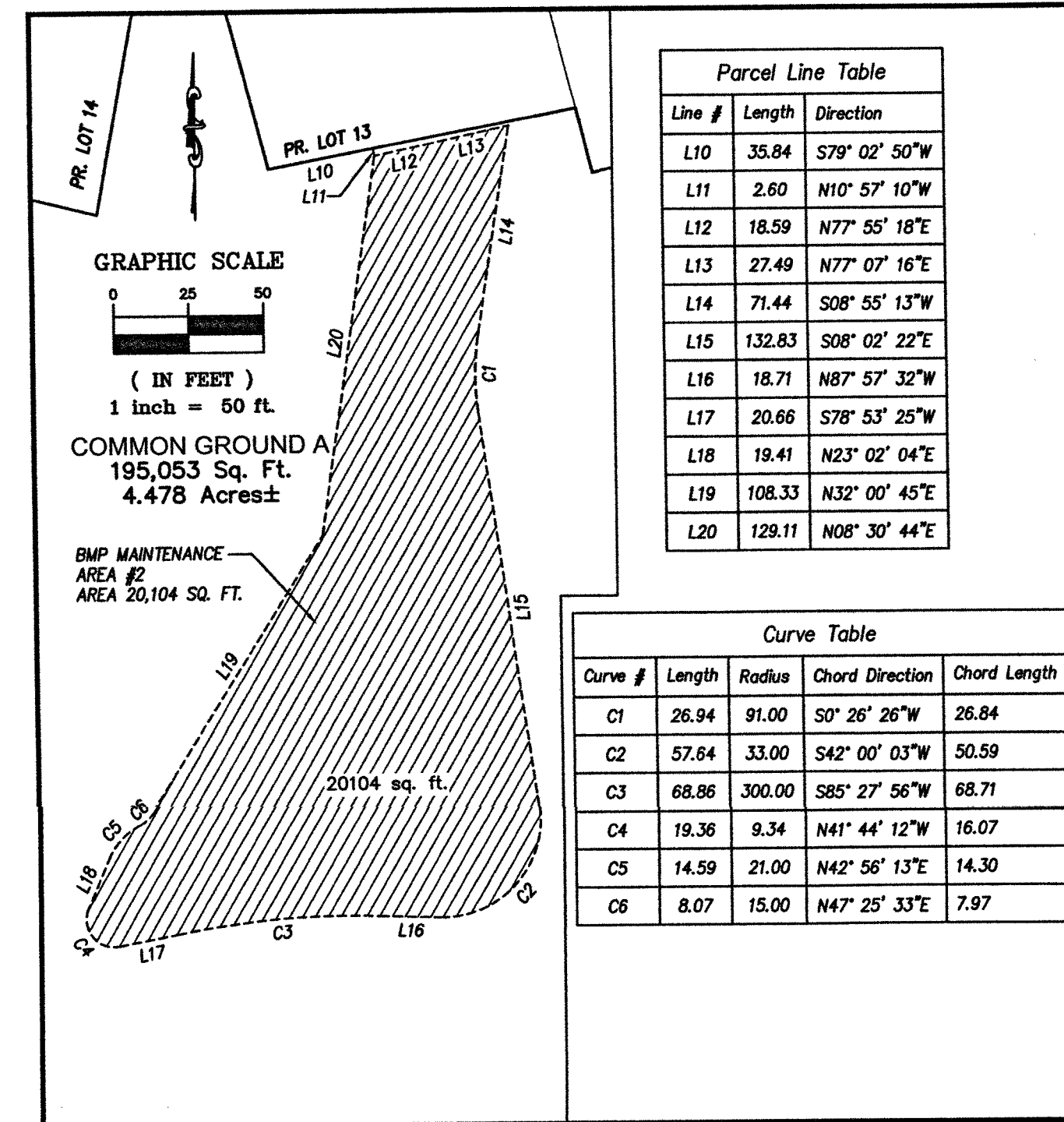
ST. LOUIS COUNTY BENCHMARK
BENCHMARK #12165 NVD29 = 646.90
"Standard Aluminum Disk" stamped 32-31, 1980. Disk is set along the west side of Eldridge-Payne Drive, across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy-44 South Outer Road and Eldridge-Payne Drive.

ALEXANDER WOODS SUBDIVISION

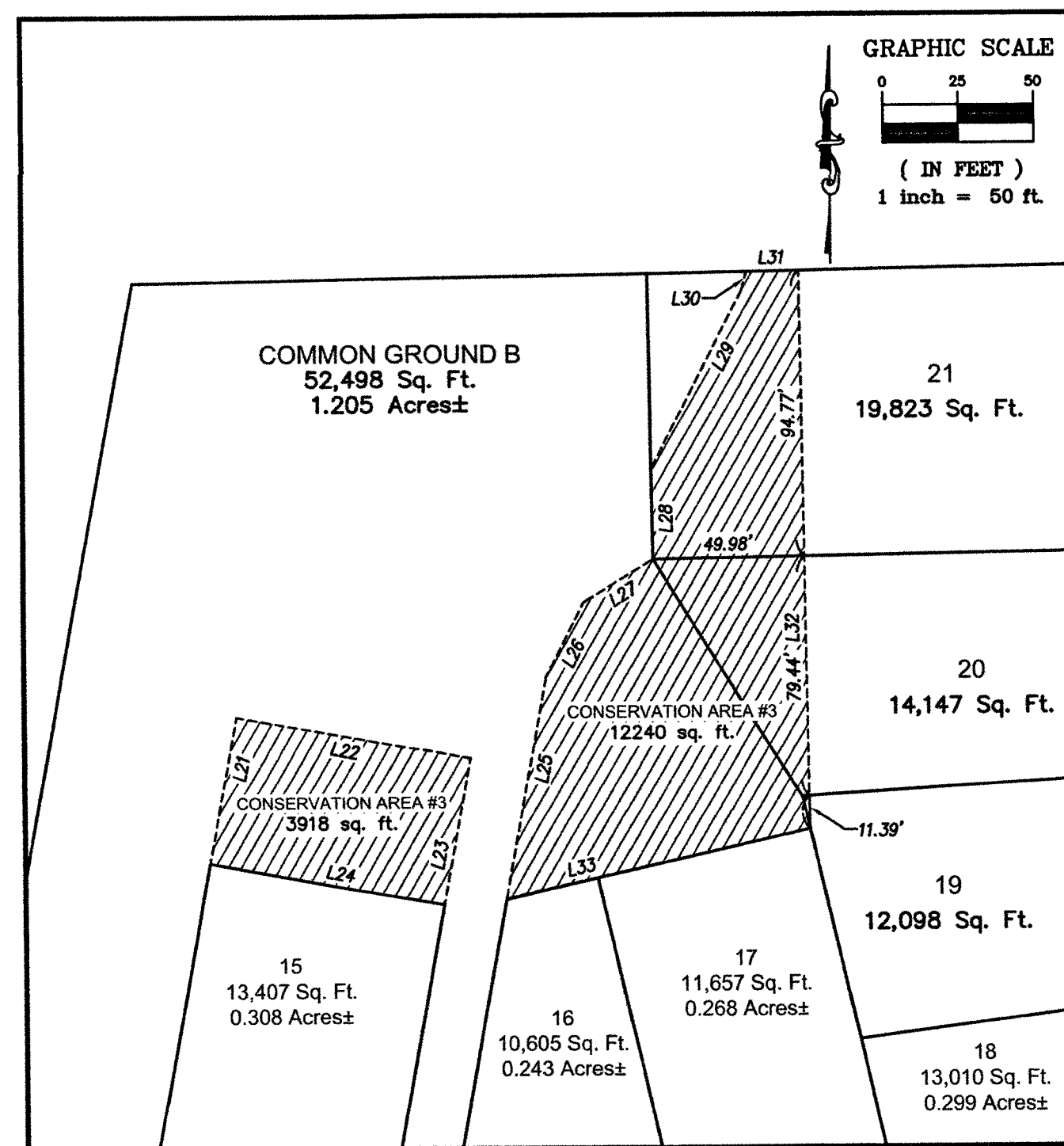
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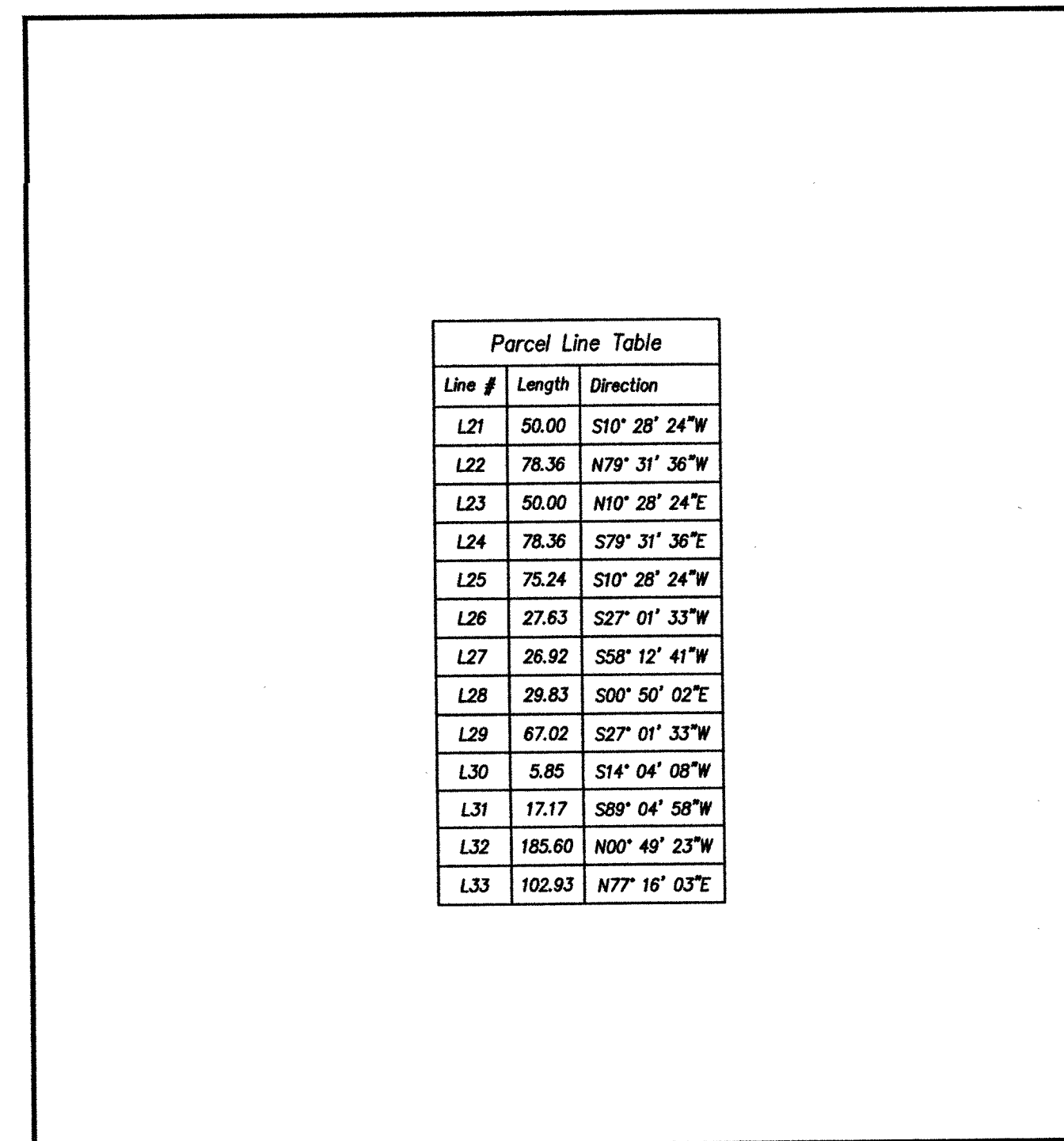
BMP MAINTENANCE AREA #1 DETAIL



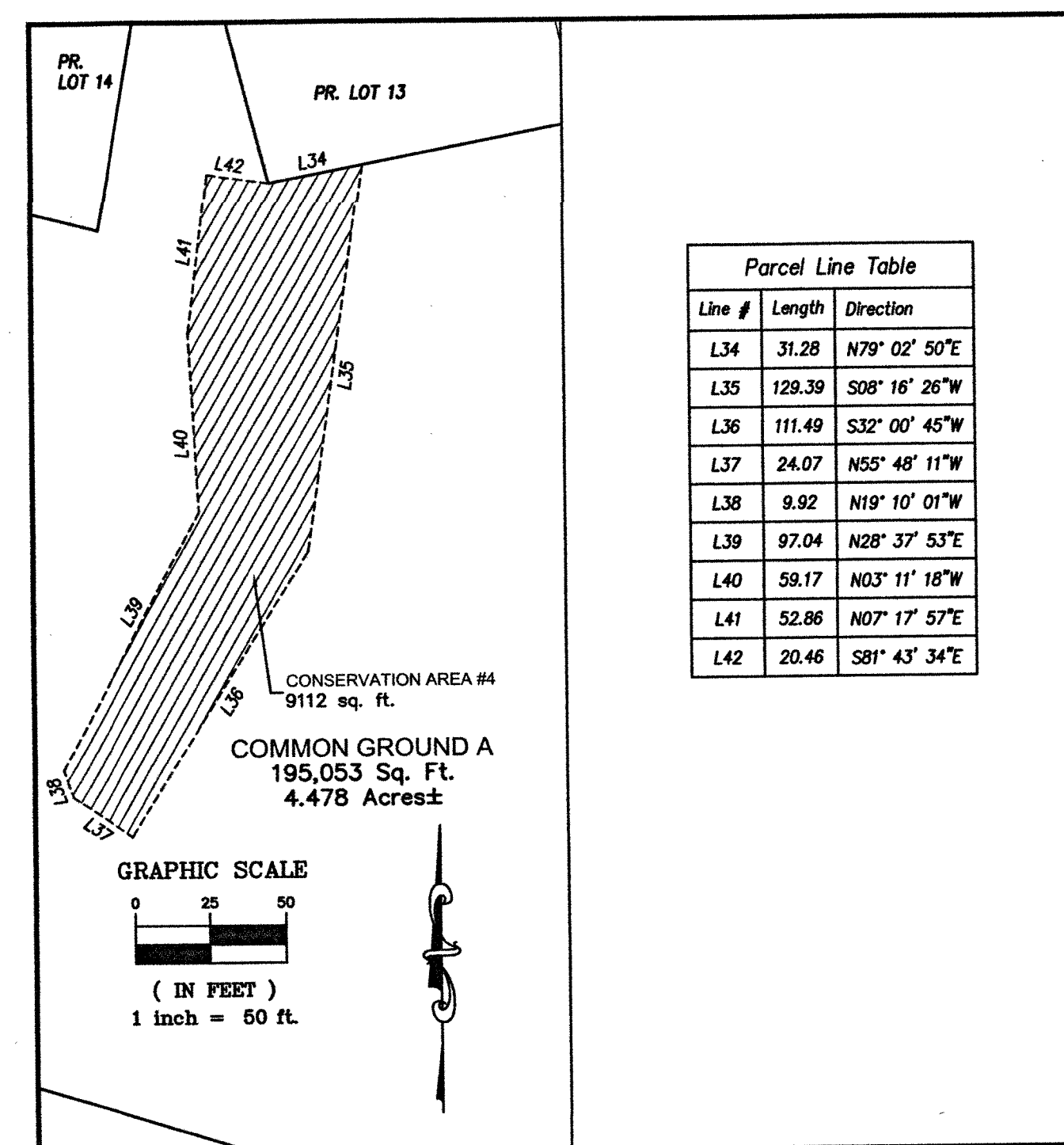
BMP MAINTENANCE AREA #2 DETAIL



CONSERVATION AREA #3 DETAIL



CONSERVATION AREA #3 DETAIL



CONSERVATION AREA #4 DETAIL

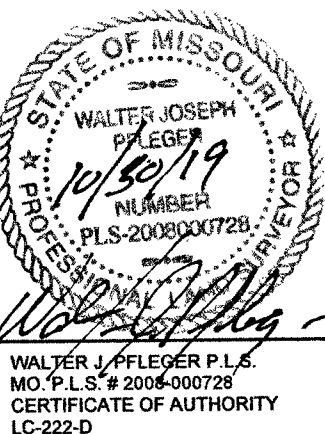
PREPARED FOR:
PAYNE FAMILY HOMES
10411 BAUR BLVD
ST. LOUIS, MO 63132

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 P.O. Box 660
Submittal Plate (SD) 308-5800
www.stockandassociates.com

RECORD PLAT
ALEXANDER WOODS SUBDIVISION
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



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- 2019-06-27 REV PER MSD FLD CHG #1
- 2019-10-15 REV PER CLIENT COMMENTS

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 01/17/19	JOB NO.: 217-6103
M.S.D. P. #	BASE MAP #
S.L.C. HNT #	HNT SUP. #

SHEET TITLE:
RECORD PLAT
SHEET NO.:
3 OF 3