



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: May 10, 2021

From: Chris Dietz, Planner *CD*

Location: 15320 Olive Blvd.

Description: **Grand Reserve, Plat 2:** A Record Plat for a 0.729-acre tract of land zoned “R-4” located east of the intersection of Olive Boulevard and Grand Reserve Drive (18S641691).

PROPOSAL SUMMARY

Stock and Associates has submitted a Record Plat for three (3) lots and common ground to be incorporated into the Grand Reserve subdivision. These lots have been platted separately from the initial Record Plat for the Grand Reserve subdivision but substantially conform with the Preliminary Plat for the Grand Reserve subdivision.

HISTORY OF SUBJECT SITE

The site was zoned “NU”—Non-Urban District prior to City of Chesterfield’s incorporation as part of a 12.6-acre subdivision known as Chesterfield Plantation. In 2016, the site was rezoned “R4”—Residence District as part of a larger development that would become known as Grand Reserve. In 2017, the City approved a Preliminary Plat showing these lots as Lots 1, 2 and 3. When the Grand Reserve Record Plat was approved, this property was not included as part of the subdivision as it was part of a Life Estate that allowed the previous owner to continue to reside there.

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish three (3) new lots for development along Grand Reserve Drive along with common ground along Olive Blvd. and along the northeast boundary of the plat. Sidewalk and Utility easements are shown on each of the three lots. The common ground also shows a sign easement for the freestanding “Grand Reserve” sign at the entrance to the subdivision. All

roadways and common ground sidewalks for this development have already been installed with the development of the Grand Reserve subdivision. The Record Plat substantially conforms to the approved Preliminary Plat.



Figure 1: Proposed Grand Reserve, Plat 2 (lots not drawn to scale/approximated)

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2949. Staff recommends approval of the Record Plat of Grand Reserve, Plat 2.

MOTION

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

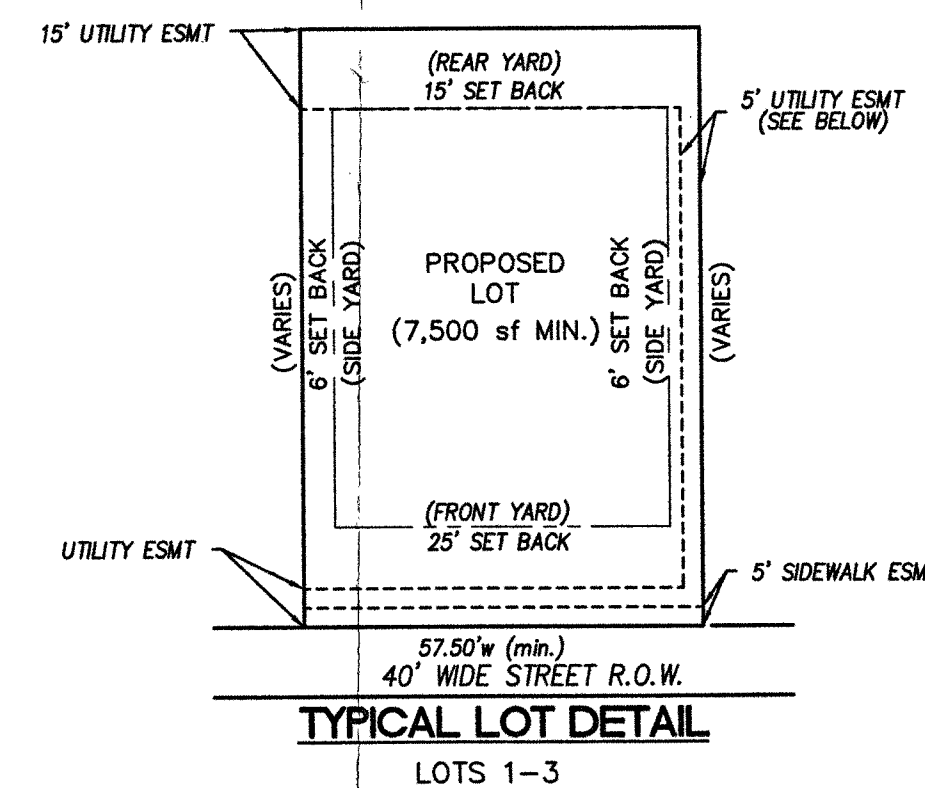
- 1) "I move to approve (or deny) the Record Plat of Grand Reserve, Plat 2."
- 2) "I move to approve the Record Plat of Grand Reserve, Plat 2 with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

GENERAL NOTES:

- Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Rate Map Number 29189C0170K with an effective date of 02/04/2015.
- The basis of bearings for this survey is Plat Book 317, Page 49 - 50.
- PRESENT ZONING: "R-4" RESIDENCE DISTRICT

Minimum structure setbacks R-4:
 Front - Zero (0) feet from Property Line
 Side - Six (6) feet from Property Line
 Rear - Fifteen (15) feet from Property Line
 Right-of-Way - Twenty (20) feet from front yard
 Height:
 No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
- Source of record title are Deed Book 23664, Page 2081.
- Monuments to be set: 4 permanent and 8 semipermanent.



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 boundary adjustment plat shall hereafter be known as:

"GRAND RESERVE PLAT TWO"

All Common Ground and easements, shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, American Water Company, LaCade Gas Company, AmerenUE, Southwestern Bell d.b.a. AT&T of Missouri, Metropolitan ST. Louis Sewer District, the relevant Cable Company, their 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.

Building lines as shown on this plat are hereby established.

This subdivision is subject to the conditions and restrictions as recorded in Book _____ Page _____ of the St. Louis County Recorder's Office.

Common Ground Area as shown hereon, has been conveyed to the Trustees of this Subdivision by General Warranty deed recorded in Book _____ Page _____ of the St. Louis County Recorder's Office.

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

Approved Cluster Box Units shall be provided and shall be maintained as required by the United States Postal Service

Permanent and/or semi permanent monuments, as required, will be set as shown, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete paving on the prolongation of the side lot line within twelve (12) months after the recording of this 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, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 20____.

Strategically Acquired Real Estate Investment Fund IV, LP
a Delaware limited Partnership

By: _____

PRINT NAME _____

PRINT TITLE _____

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

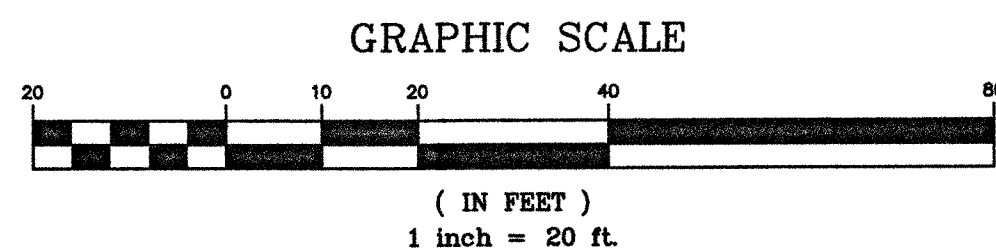
On this _____ day of _____ in the year _____ before me, _____ a Notary Public in and for said state, personally appeared _____ of Strategically Acquired Real Estate Investment Fund IV, LP, a Delaware limited Partnership, known to me to be the person who executed this Record Plat in behalf of said limited Partnership and acknowledged to me that he 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.

My commission expires: _____ Notary Public

GRAND RESERVE PLAT TWO

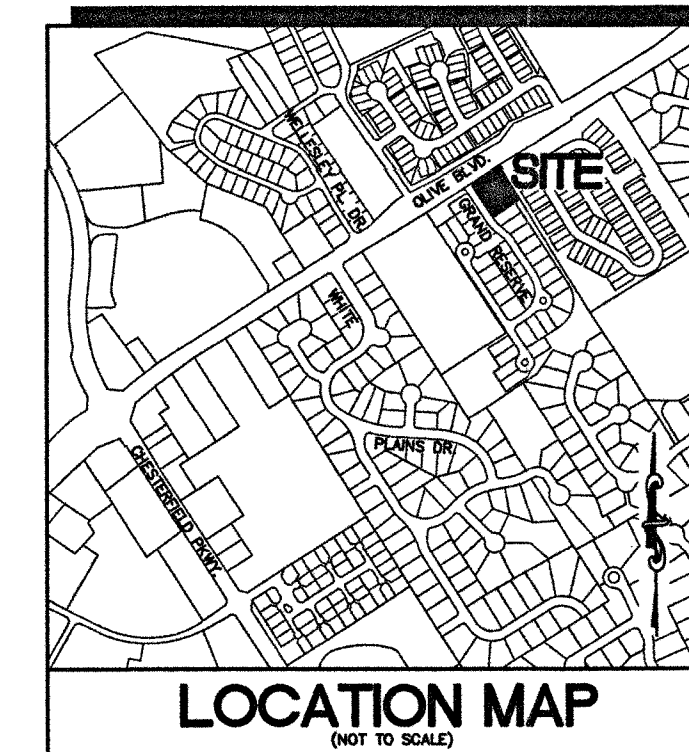
A TRACT OF LAND BEING SHOWN AS FUTURE DEVELOPMENT OF GRAND RESERVE SUBDIVISION AS RECORDED IN PLAT BOOK 366 PAGE 65, AND BEING PART OF LOT A OF CHESTERFIELD PLANTATION AS RECORDED IN PLAT BOOK 317 PAGE 39, LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 0.729 A.C.±



TOTAL TRACT DESCRIPTION

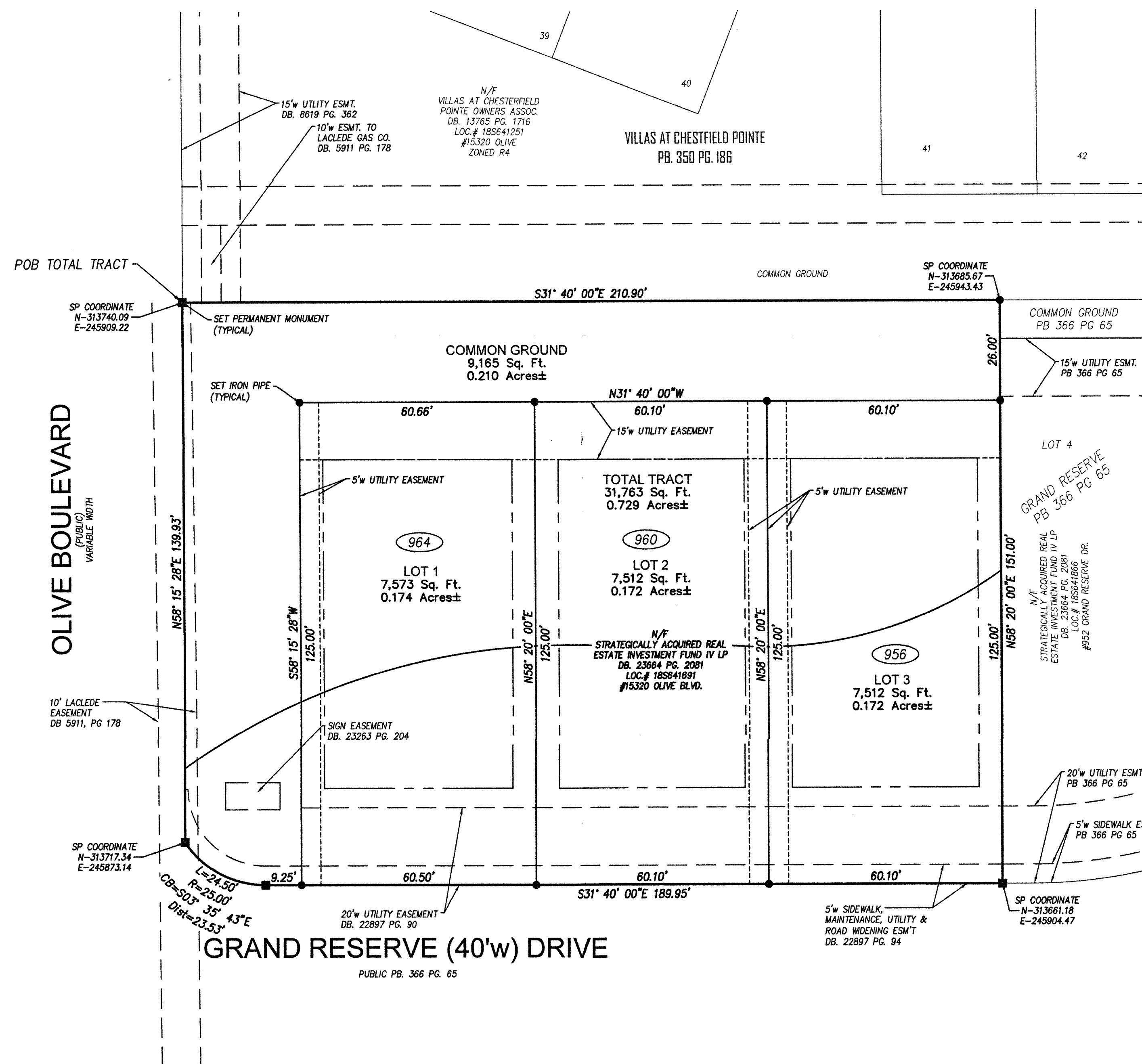
A tract of land being part of Lot A of the Chesterfield Plantation, a subdivision filed for record in Plat Book 317, pages 49 and 50 of the St. Louis County records being part of U.S. Surveys 1911 and 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly describe3d as follows:

BEGINNING at the Northeast corner of Lot A of Chesterfield Plantation, a subdivision filed for record in Plat Book 314, pages 49 and 50 of the St. Louis County records, said point also being on the southeastern right-of-way of Olive Blvd., variable width; thence along said right-of-way line, South 58 degrees 15 minutes 28 seconds West, 139.93 feet to a point being located on a curve to the left; having a radius of 25.00 feet; thence departing said right-of-way line the following courses and distances: along said curve with an arc length of 24.50 feet and a chord which bears South 03 degrees 35 minutes 43 seconds East, 23.53 feet to a point of tangency; South 31 degrees 40 minutes 00 seconds East, 189.95 feet and North 58 degrees 20 minutes 00 seconds East, 151.00 feet to the northeastern line of said Lot A; thence along said northeastern line North 31 degrees 40 minutes 00 seconds West, 210.90 feet to the Point of Beginning and containing 31,763 square feet or 0.729 acres more or less.



ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12206
ELEV=650.25 (NOV029)
"U" IN THE CENTERLINE OF ENTRANCE WALK TO #15340 OLIVE BLVD., 49' SOUTH OF CENTERLINE OLIVE BLVD. AND 181' EAST OF CENTERLINE WEST DRIVE.



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.

My commission expires: _____ Notary Public

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-31
GRID FACTOR = 0.99990785
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 2012

Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

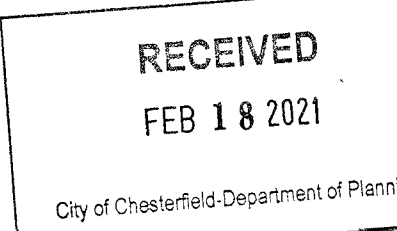
The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during 2017 using Trimble GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 317, Pages 49 & 50. The grid bearing along the North line on this plat is found to be South 32 degrees 09 minutes 21 seconds East. The measured bearing labeled along the same line is South 31 degrees 40 minutes 00 seconds East 816.52 feet. The grid bearing from SL-31 to the most Northeast corner is North 49 degrees 05 minutes 27 seconds East 1619.169 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2020, by order of and for the use of Strategically Acquired Real Estate Investment Fund IV, LP, executed a Property Boundary Survey and Record Plat of a tract of land being part of Lot A of the Chesterfield Plantation, a subdivision filed for record in Plat Book 317, pages 49 and 50 of the St. Louis County records and part of U.S. Surveys 1911 and 415 in 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, according to the records available and recorded, and said survey meets or exceeds the current 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 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. Pfelegz*
Walter J. Pfelegz, Missouri P.L.S. No. 2008-000728



This is to certify that the "Grand Reserve Plat Two" 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

ABBREVIATIONS

- DB. - DEED BOOK
- FT. - FEET
- FND. - FOUND
- N/F. - NOW OR FORMERLY
- PB. - PLAT BOOK
- PC. - PAGE
- R.B. - RADIAL BEARING
- SQ. - SQUARE
- (86'W) - RIGHT-OF-WAY WIDTH
- (XX) - RIGHT-OF-WAY WIDTH

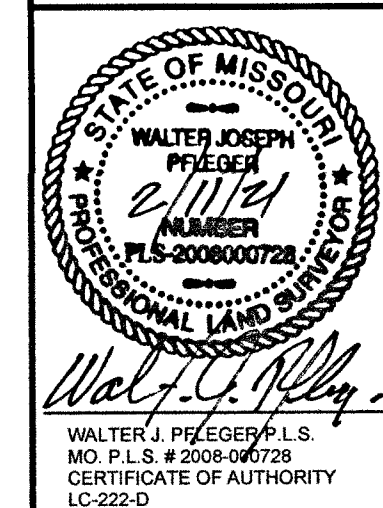
LEGEND

- ⊙ BENCH MARK
- ⊙ FOUND IRON ROD
- ⊙ FOUND IRON PIPE
- ⊕ RIGHT OF WAY MARKER
- ⊕ FOUND CUT CROSS
- SET PERMANENT MONUMENTATION
- SET IRON ROD

PREPARED FOR:
HARDESTY COMPANIES
232 CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MO. 63005
PH: 636-530-9777

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RECORD PLAT
GRAND RESERVE PLAT TWO
CHESTERFIELD, MO.



REVISIONS:

DATE	JOB NO.
10/26/20	215-5678
M.S.D. P. #	BASE MAP #
P-XXXXXX-XX	XXX
S.L.C. HMT #	HMT S.U.P. #
XXXX	XX-XXXX-XX
M.D.N.R. #	
MO-XXXXXXX	
SHEET TITLE:	
	RECORD PLAT
SHEET NO.:	
	SHEET #1