



VILA.

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Planning Commission Staff Report

Meeting Date: October 12, 2022

From: Mike Knight, Assistant City Planner *mk*

Location: East of Burkhardt Place and south of Wild Horse Creek Road

Description: **Wildhorse Village (Lot 1) Record Plat:** A Record Plat for an 8.7 acre tract of land zoned PC&R Planned Commercial and Residence District located both east of Burkhardt Place and south of Wild Horse Creek Road.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. has submitted a Record Plat for Planning Commission review. This request depicts the creation of a 72 lot development within the 8.7 acre tract of land platted as Lot 1 of Wildhorse Village. The subject site is zoned "PC&R" Planned Commercial and Residence District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3161. The Record Plat for the entire Wildhorse Village Development was approved by the City of Chesterfield City Council on November 15, 2021.

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, necessary 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 72 new lots for development and Common Ground. On August 10, 2021 the Amended Site Development Section Plan was approved for Lot 1 of Wildhorse Village. The proposed Record Plat is in the same lot configuration that exists on the approved Amended Site Development Section Plan. All of the lots are currently undeveloped, but the infrastructure (roadways, sanitary sewers, stormwater management, electric) are currently being constructed within the development.



Figure 1: Location of Subject Site within the overall Wildhorse Village Development

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 3161. Staff recommends approval of the Record Plat for Lot 1 of Wildhorse Village.

MOTION

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

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

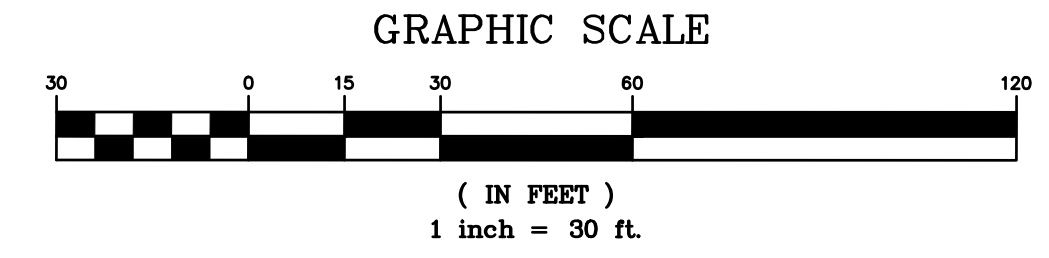
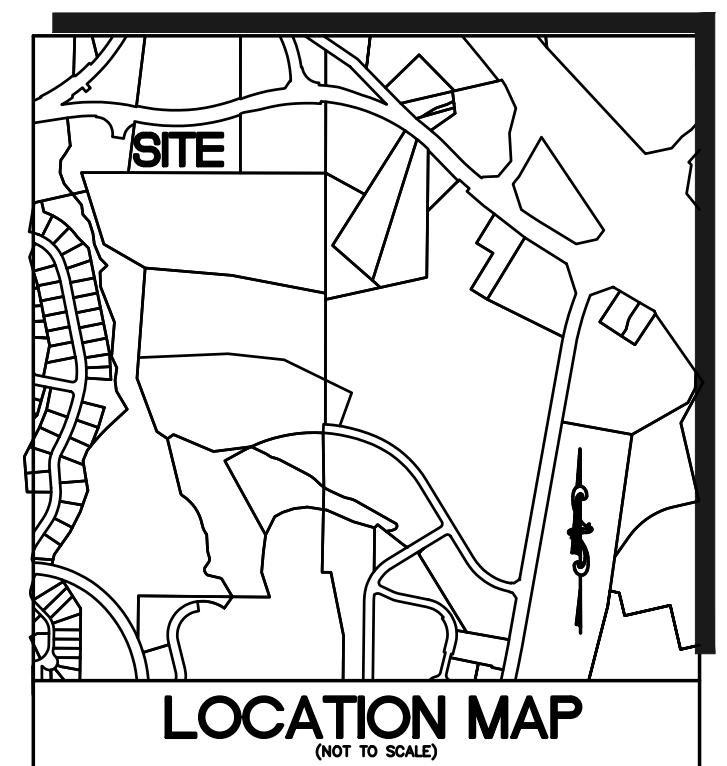
Attachments: Record Plat

THE TOWNES AT WILDHORSE VILLAGE

A TRACT OF LAND BEING LOT 1 OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PAGE 579
LOCATED IN U.S. SURVEYS 415 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12048
NAD83 Elev = 557.81
5' on top of curb at end of rounding along the north
curb line of the eastern extension of Burkhardt Place on
the east side of Chesterfield Village Parkway, 0.2 mile
north of Lyda Hills Drive.



- LEGEND**
- BENCH MARK
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - RIGHT OF WAY MARKER
- ABBREVIATIONS**
- DB - DEED BOOK
 - FEET - FEET
 - FOUND - FOUND
 - NOV OR FORMERLY - NOW OR FORMERLY
 - PLAT BOOK - PLAT BOOK
 - PAGE - PAGE
 - R.O. - RIGHT OF WAY
 - SQ. - SQUARE
 - (86'W) - RIGHT-OF-WAY WIDTH

A tract of land being Lot 1 of Wildhorse Village a subdivision according to the plat thereof as recorded in Plat Book 369 Page 579, and Right of Way Vacation #1 of Document 202208290223, all of the St. Louis County records, located in U.S. Surveys 415 and 2031 in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the south line of U.S. Survey 2031 and the east right of way line of Burkhardt Place, variable with, as recorded in Deed Book 23588 page 3665 of the St. Louis County records, being on a curve to the right having a radius of 345.00 feet; thence along said east right of way line, with said curve an arc distance of 180.86 feet, and a chord which bears North 06 degrees 06 minutes 29 seconds West, 178.79 feet to the south right of way line of Wild Horse Creek road, variable width; thence North 07 degrees 22 minutes 28 seconds East, 9.88 feet to a curve to the right having a radius of 84.61 feet, and along said curve an arc distance of 89.68 feet, and a chord which bears North 38 degrees 52 minutes 37 seconds East, 85.54 feet, along said south right of way line, to the southeast line of Right of Way Dedication #1, to St. Louis County Missouri, as recorded in Deed Book 24862 Page 3774 of said records; thence North 57 degrees 50 minutes 19 seconds East, 2.34 feet to a curve to the right having a radius of 95.00 feet, and along said curve an arc distance of 24.21 feet and a chord which bears North 75 degrees 08 minutes 22 seconds East, 24.14 feet, along said southeast line of Right of Way Dedication #1, to the north line of Right of Way Vacation #1 of Document # 202208290223 of said records, being on a curve to the right having a radius of 95.00 feet; thence the following courses along the north line of said Right of Way Vacation #1, with said curve an arc distance of 28.03 feet, and a chord which bears North 89 degrees 06 minutes 24 seconds East, 27.93 feet, to a compound curve to the left having a radius of 991.50 feet; along said curve an arc distance of 395.99 feet, and a chord which bears South 87 degrees 54 minutes 18 seconds East, 393.36 feet, and North 78 degrees 50 minutes 50 seconds East, 68.45 feet to the west corner of Right of Way Dedication #2, to St. Louis County Missouri, as recorded in Deed Book 24862 Page 3774 of said records; thence leaving said north line, North 78 degrees 50 minutes 50 seconds East, 52.73 feet, to a curve to the right having a radius of 907.00 feet; along said curve an arc distance of 93.30 feet and a chord which bears North 71 degrees 21 minutes 25 seconds East, 93.26 feet, along the south line of said Right of Way Dedication #2, to the above said south right of way line of Wild Horse Creek Road, being on a curve to the right having a radius of 907.00 feet; thence along said south right of way line of Wild Horse Creek Road, with said curve, an arc distance of 80.72 feet, and a chord which bears North 76 degrees 51 minutes 13 seconds East, 80.69 feet, to a curve to the right having a radius of 80.00 feet; thence leaving said south right of way line the following courses and distance: along said curve to the right an arc distance of 97.12 feet and a chord which bears South 61 degrees 59 minutes 57 seconds East, 91.27 feet to a compound curvature to the right having a radius of 113.00 feet; along said curve an arc length of 34.20 feet and a chord which bears South 18 degrees 32 minutes 55 seconds East, 34.07 feet; South 09 degrees 52 minutes 41 seconds East, 20.50 feet; South 02 degrees 47 minutes 57 seconds East, 73.24 feet to a curve to the right having a radius of 473.50 feet; along said curve an arc distance of 61.12 feet and a chord which bears South 09 degrees 53 minutes 55 seconds West, 61.07 feet; South 04 degrees 47 seconds West, 177.33 feet to a non tangent curve to the left having a radius of 231.00 feet; along said curve an arc distance of 85.90 feet and a chord which bears South 80 degrees 25 minutes 38 seconds West, 85.57 feet; thence South 71 degrees 40 minutes 10 seconds West, 512.61 feet to a curve to the left having a radius of 531.00 feet; along said curve an arc distance of 67.23 feet and a chord which bears South 08 degrees 02 minutes 33 seconds West, 67.18 feet, and South 64 degrees 24 minutes 55 seconds West, 43.70 feet, to the east right of way line of said Burkhardt Place, being on a curve to the left having a radius of 985.00 feet; thence along said east right of way line, with said curve an arc distance of 218.39 feet and a chord which bears North 33 degrees 44 minutes 24 seconds West, 217.95 feet to a curve to the right having a radius of 345.00 feet; and along said curve an arc distance of 114.10 feet and a chord which bears North 30 degrees 36 minutes 03 seconds West, 113.58 feet to the POINT OF BEGINNING. Containing 378,128 square feet or 8.681 acres, more or less.



- GENERAL NOTES:**
- Subject property is Zoned:
 - *PC&R: Planned Commercial & Residence District Per Ordinance No. 3161
 - 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 29189C0164K and 29189C0165K with an effective dates of 02/04/2015.
 - Basis of Bearing: Wildhorse Village as recorded in Plat Book 369 Page 579 of the St. Louis County records.
 - Stock and Associates Consulting Engineers, Inc. used exclusively St. Louis Title LLC, an agent for Old Republic National Title Insurance Company, Commitment No. 138445TL Rev 5, with an effective date of November 19, 2019, at 8:00 AM and Old Republic National Title Insurance Company, Commitment No. 14458STL, with an effective date of March 10, 2020 at 8:00 a.m., for research of encumbrances and easements. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - This plat is comprised of 72 Lots and one Common Ground area.

This is to certify that "The Townes at Wildhorse Village" 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 Subdivision Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor
Vickie McGownd, City Clerk

STATEMENT OF STATE PLANE COORDINATE TIE:
STATION: SL-31
GRID FACTOR = 0.99993368
NORTH (Y) = 312625.342
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 2020 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 (20 CSR 200.0-10). The basis of bearings shown on this plat were adopted from Wildhorse Village as recorded in Plat Book 369 Page 579. The grid bearing along the east line on this plat is found to be South 4 degrees 36 minutes 24 seconds East. The measured bearing labeled along the same line is South 4 degrees 35 minutes 47 seconds East 177.33 feet. The grid bearing from SL-31 to the most southwest corner is North 46 degrees 51 minutes 10 seconds West 1478.677 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during April, 2021, by order of and for the use of Wildhorse Village LP, executed a Property Boundary Survey and Subdivision Plat of a tract of land located in U.S. Surveys 415 and 2031, 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 Subdivision 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 Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pfeleger, Missouri P.L.S. No. 2008-000728

PREPARED FOR:
WILDHORSE VILLAGE, LP
C/O CRG AND CLAYCO
7800 FORSYTH BOULEVARD
ST. LOUIS, MO 63105
PHONE 314-429-5100
ATTN: MR. JEFF TEGETHOFF OPERATING PARTNER
MR. JARED HEGBAN PROJECT EXECUTIVE, CORPORATE

PREPARED BY: **STOCK & ASSOCIATES**
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9001 FAX: (636) 500-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SUBDIVISION PLAT
THE TOWNES AT WILDHORSE VILLAGE
16555 BURKHARDT PLACE
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

WALTER J. PFELEGER P.L.S.
NO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1	08/24/2021-REVISED LAYOUT
2	12/20/2021-ADDED RECORDED PLAT INFORMATION
3	09/08/2022-ADDED ROW VACATION
4	10/03/22-REVISED EASEMENT SCRIPT

DRAWN BY: NPW	CHECKED BY: W.J.P.
DATE: 5-21-21	JOB NO: 2020-0774-1
M.S.D.#: 21MSD-0255	SCALE MAP: #
S.L.C. HAT: #	HAT SCALE: #
M.D.N.R. #:	

SHEET TITLE:
SUBDIVISION PLAT

SHEET NO:
SHEET #1 OF 2

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Subdivision Plat shall be known as:

"THE TOWNES AT WILDHORSE VILLAGE"

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 Declaration of Covenants, Conditions, Easements and Restrictions for THE TOWNES AT WILDHORSE VILLAGE dated _____ and recorded as Document # _____ with the Recorder's Office.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to Wildhorse Village LP assignees and successors, Missouri American Water Company, Ameren UE Company, Ameren Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communications their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements 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, sewer or sewers, storm water improvements and drainage facilities.

Amber Drive, 26 feet wide, Yellowwood Drive, 26 feet wide, Honey Locust Drive, 26 feet wide, Mistflower Court, Aster Drive, 26 feet wide, and Indigo Court 26 feet wide as shown hereon hatched (XXXXXX) are hereby established as a Permanent Private Street for Ingress/Egress, Cross Access and as an Easement, reserved by the present and future owners of The Townes at Wildhorse Village Subdivision and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Burkhardt Place and Wildhorse Lake Boulevard. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots in The Townes at Wildhorse Village Subdivision and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate. These easements are hereby dedicated to Missouri American Water Company, Ameren UE Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communications their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements 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, sewer or sewers, storm water improvements and drainage facilities. The internal roadways within this subdivision are to be private and to remain private forever, never to be accepted for maintenance by the City of Chesterfield.

The Utility and Pedestrian Access easements as shown hereon hatched (XXXXXX) is hereby dedicated to the Missouri-American Water Company, Spire (f.k.a. Laclede Gas Company), Union Electric Company, d.b.a. Ameren Missouri, Southwestern Bell Telephone Company, d.b.a. AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer storm water improvements 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, storm water improvements and drainage facilities. Also the nonexclusive right, privilege and easement to use drives and walks as may now or from time to time hereafter be situated on the property of the owner for ingress and egress across the site by pedestrians. Said easement shall be perpetual, and further, shall run with the real estate of the owner. The owner agrees not to obstruct the aforesaid easement by means of a fence or other barrier, and further, to keep a path open and useable on their property, so that there will be continuing access for the public through the real estate of the owner. The Utility and Pedestrian Access easements is dedicated to Wildhorse Village LP assigns and successors, to construct, repair and maintain a sidewalk in and upon the indicated area situated in the City of Chesterfield, St. Louis County, State of Missouri, 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

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this boundary adjustment plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

The Common Ground as shown hereon and shall be conveyed to The Townes at Wildhorse Village, Homeowners Association by Special Warranty deed upon the recording of this plat with the St. Louis County Recorder's office.

The Sign Easement as shown hereon and shall be is hereby established as a permanent Sign easement to Wildhorse Village, LP Homeowners Association for the purpose of installing, maintaining, operation, repair and removing of the Monument Sign.

There area no setbacks and the structures may be built to the property lines.

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

Wildhorse Village, LP

By: _____

Mr. Jeff Tegethoff

Manager of the General Partner

STATE OF MISSOURI)

COUNTY OF ST. LOUIS) SS

On this _____ day of _____ in the year 20____ before me, _____

a Notary Public in and for said state, personally appeared Mr. Jeff Tegethoff, the Manager of the General Partner, of Wildhorse Village LP, known to me to be the person who executed the foregoing instrument in behalf of said Limited Partnership and said _____ acknowledged said instrument to be the free act and deed of said corporation.

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

Notary Public _____

My commission expires: _____

LENDER'S 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 consent to the foregoing Subdivision Plat as shown hereon.

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

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)

COUNTY OF _____) SS

On this _____ day of _____, 20____ before me appeared _____ to me

personally known, who, being by me first duly sworn, did say that he/she is the _____ of _____, a national banking association, and that said instrument was signed in behalf of said national banking association, by authority of its _____ and said _____ acknowledged said instrument to be the free act and deed of said national banking association.

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

Notary Public _____

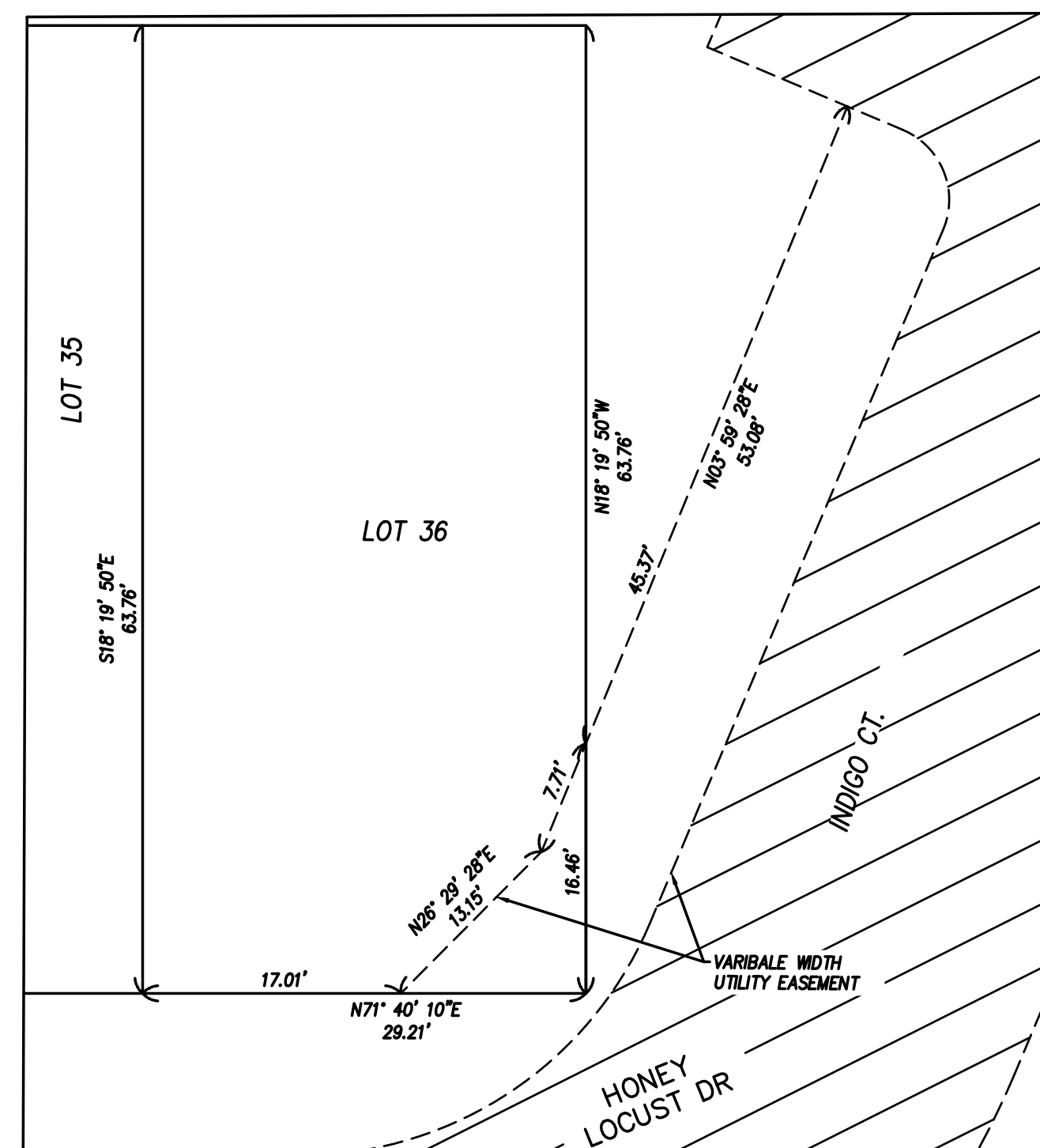
My commission expires: _____

PREPARED FOR: WILDHORSE VILLAGE, LP C/O CRG AND CLAYCO 7800 FORSYTH BOULEVARD ST. LOUIS, MO 63105 PHONE 314-429-5100 ATTN: MR. JEFF TEGETHOFF OPERATING PARTNER MR. JARED HEGEMAN PROJECT EXECUTIVE, CORPORATE

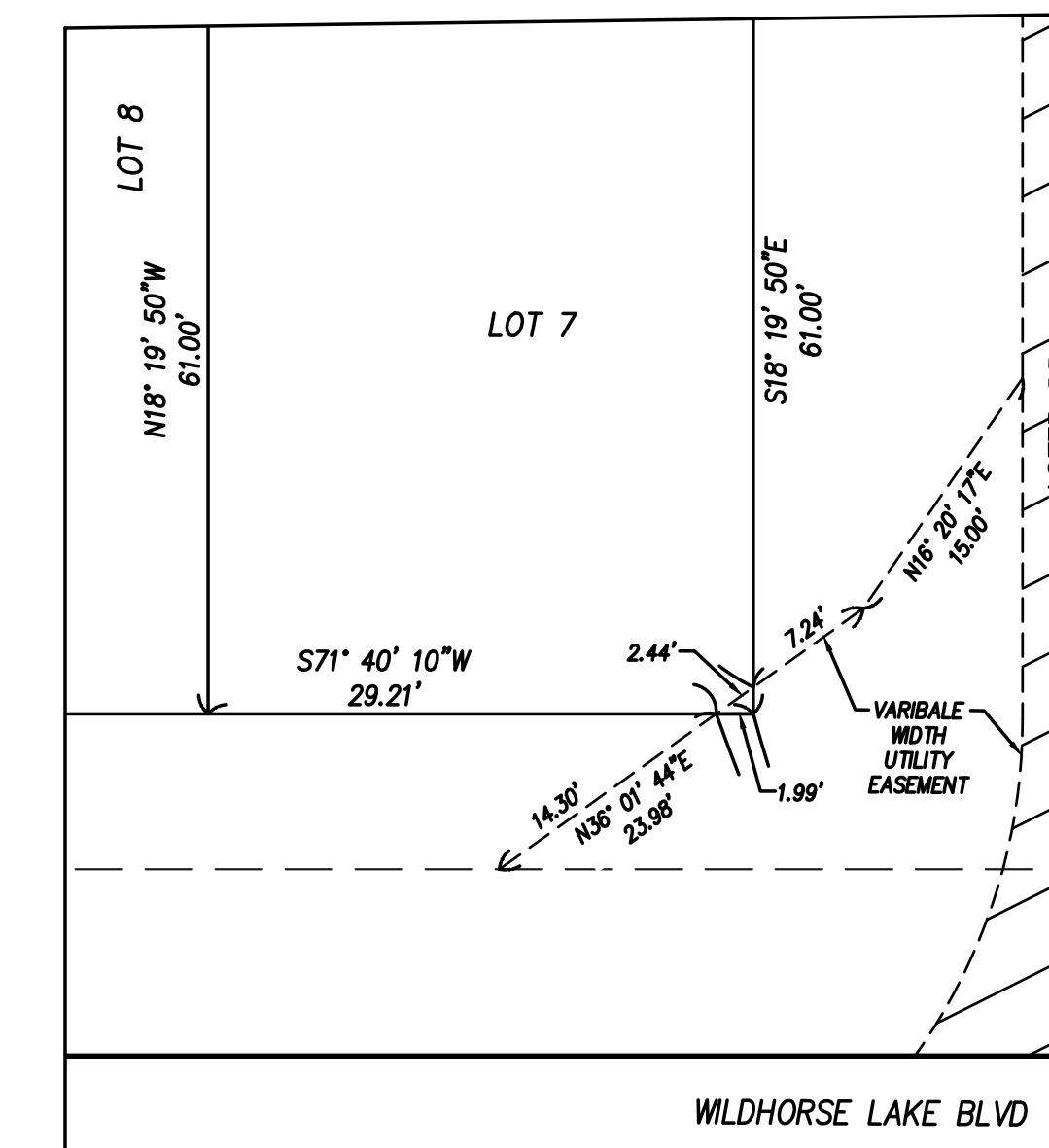
THE TOWNES AT WILDHORSE VILLAGE A TRACT OF LAND BEING LOT 1 OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PAGE 579 LOCATED IN U.S. SURVEYS 415 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length. Rows C1 through C16.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length. Rows C17 through C29.



LOT 36 EASEMENT DETAIL NTS



LOT 7 EASEMENT DETAIL NTS



PREPARED BY:



SUBDIVISION PLAT

THE TOWNES AT WILDHORSE VILLAGE 16555 BURKHARDT PLACE CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

WALTER J. PRUEGER P.L.S. MISSOURI LICENSE # 2008-000708 CERTIFICATE OF AUTHORITY LC-22310

REVISIONS table with columns: No., Date, Description.

Drawn by, Checked by, Date, Job No., M.S.D. #, Scale Map #, S.L.C. Map #, M.A.N.R. #, Sheet Title, Sheet No. table.

