

BILL NO. 3515

ORDINANCE NO. 3305

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF PRESTIGE LANDING, LAKE MEADOW, WATERSIDE HEIGHTS, AND PORTIONS OF PATCHWORK FIELDS IN FIENUP FARMS AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Fienup Farms; and

WHEREAS, the streets in Fienup Farms were intended to be public streets and were therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield; and

WHEREAS, Prestige Custom Homes, Inc. have completed required street improvements in Plats 4 and 10 of Fienup Farms.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Prestige Landing: Approximately 126 feet; from Fienup Farms Boulevard to the cul-de-sac of Prestige Landing
Book 367 Pages 141-143

(2) Lake Meadow: Approximately 712 feet; from Fienup Farms Boulevard to Patchwork Fields
Book 367 Pages 141-143

(3) Waterside Heights: Approximately 209 feet; from Fienup Farms Boulevard to the cul-de-sac of Waterside Heights
368 Pages 13-15

(4) Patchwork Fields: Approximately 510 feet; from a point 172 feet north of Pine Summit Drive to a point 341 feet north of Lake Meadow
Book 367 Pages 141-143

and

Approximately 455 feet; from a point 341 feet north of Lake Meadow to a point 37 feet south of Barn Owl Lane
Book 368 Pages 13-15

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 3rd day of September, 2024.

Bob Nations
PRESIDING OFFICER

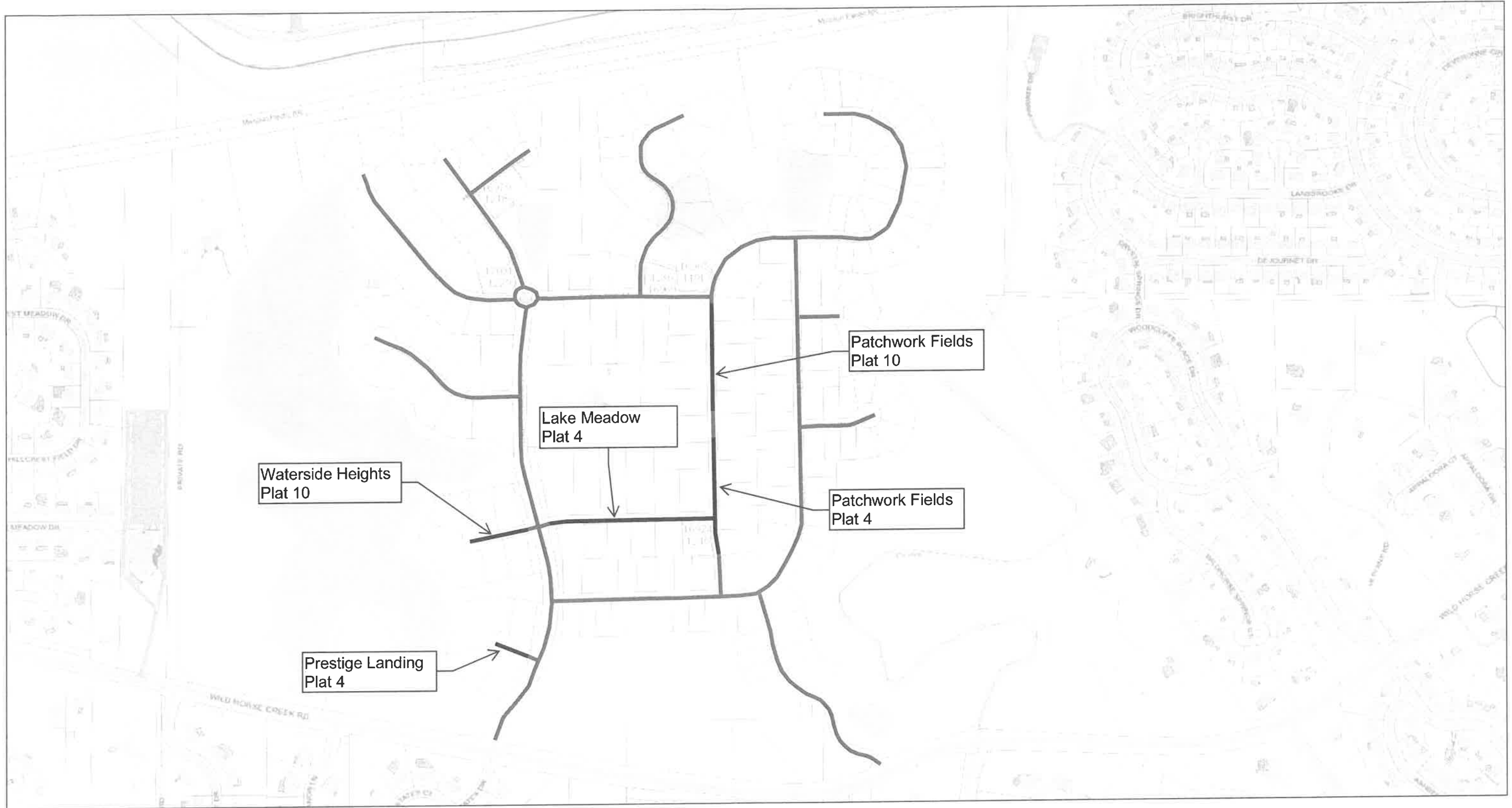
Bob Nations
MAYOR

ATTEST:

Vickie McJannet
CITY CLERK

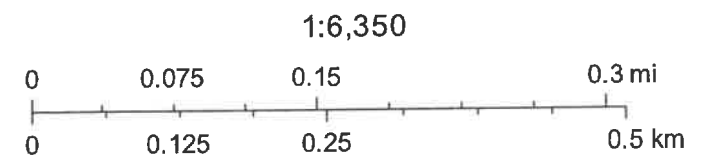
FIRST READING HELD:
8-19-2024

Fienup Farms Public Street Acceptance



12/28/2021, 11:47:50 AM

- Parcels
- Preliminary Parcels
- Previously Accepted Streets
- Streets Recommended for Acceptance



Esri, Inc., City of Chesterfield, Missouri

FIENUP FARMS PLAT TEN

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 2051, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

ZONED "PUD" PLANNED UNIT DEVELOPMENT (CORRIDOR NO. 201)

PROBIBITORY DESCRIPTION - CORRIDOR DEVELOPMENT:
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 2051, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING PLAT TEN OF FIENUP FARMS PLAT TEN.

REQUIREMENTS:
1. THE TRACT SHALL BE USED FOR THE PURPOSES OF A PLANNED UNIT DEVELOPMENT (PUD) AS SET FORTH IN THE CITY OF CHESTERFIELD ORDINANCES, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
2. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD ZONING ORDINANCES, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
3. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
4. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
5. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
6. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

COMMISSIONER'S CERTIFICATE:
I, the undersigned, being duly sworn, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in the office of the Recorder of Deeds for the City of Chesterfield, Missouri.

REQUIREMENTS:
7. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
8. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
9. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
10. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
11. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
12. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
13. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
14. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
15. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
16. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

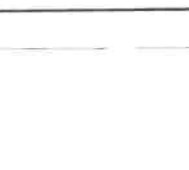
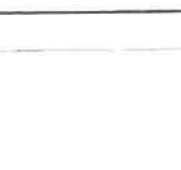
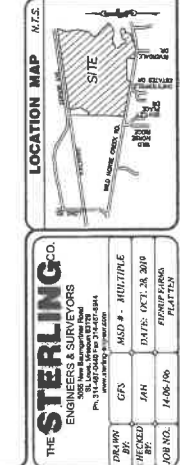
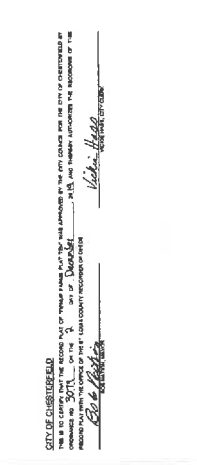
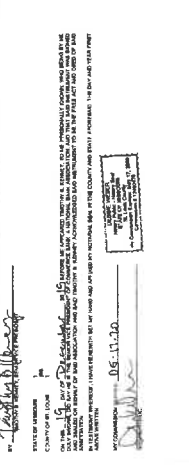
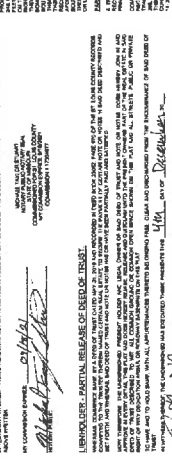
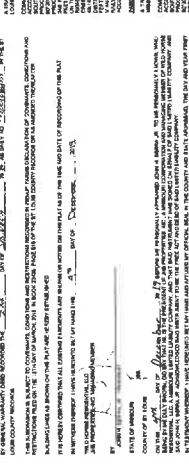
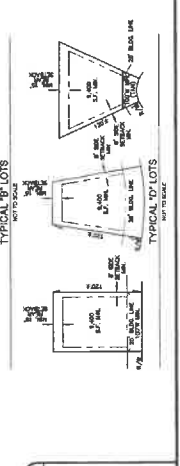
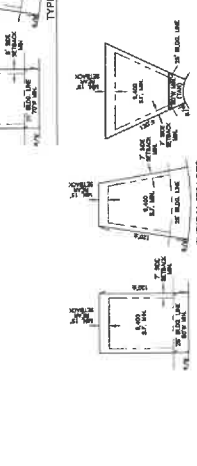
REQUIREMENTS:
17. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
18. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
19. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
20. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.

REQUIREMENTS:
21. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL, AND THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHESTERFIELD PLANNING COMMISSION AND CITY COUNCIL.



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FIENUP FARMS PLAT TEN

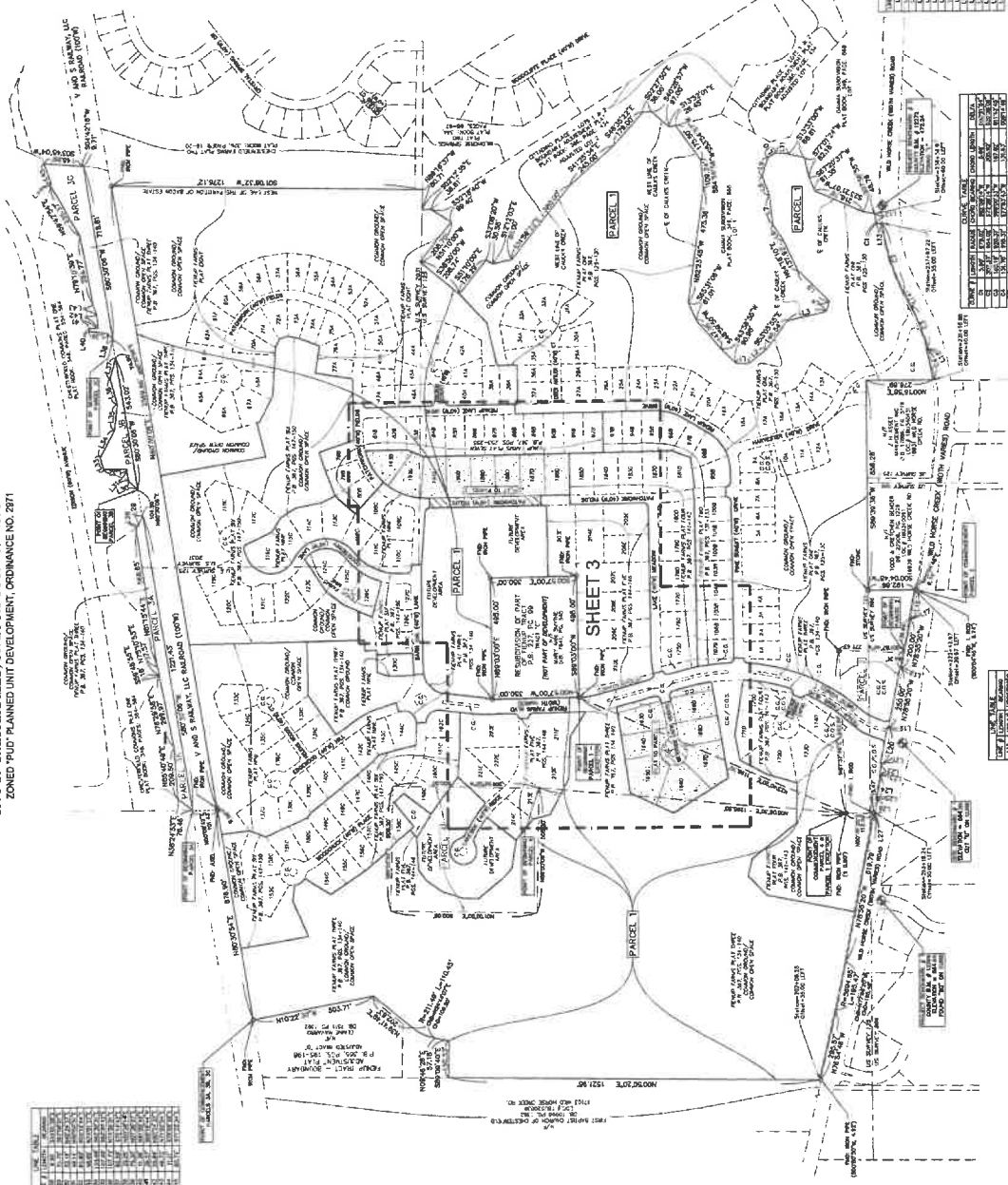
 A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT

 RECORDED IN PLAT BOOK 86, PAGES 19 AND 20, RECORDS OF THE COUNTY CLERK OF ST. LOUIS COUNTY, MISSOURI.

 TOWNSHIP FOUR NORTH, RANGE TWENTY EAST, OF THE FIFTH PRINCIPAL MERIDIAN.

 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

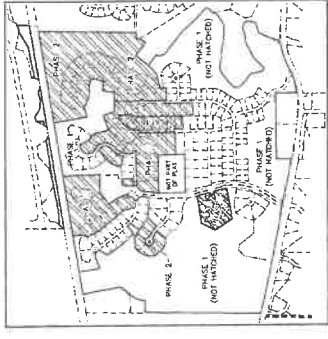
 ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2871



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DEVELOPMENT PHASE DETAIL
SCALE: 1" = 100' FT.



- LEGEND
- ▲ PROPOSED IMPROVEMENTS
 - EXISTING IMPROVEMENTS
 - EXISTING LOT LINES
 - EXISTING PARCELS
 - EXISTING EASEMENTS
 - EXISTING UTILITY LINES
 - EXISTING RIGHT-OF-WAY
 - EXISTING ADJACENT PARCELS
 - EXISTING ADJACENT EASEMENTS
 - EXISTING ADJACENT UTILITY LINES
 - EXISTING ADJACENT RIGHT-OF-WAY
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 - EXISTING ADJACENT EASEMENTS
 - EXISTING ADJACENT UTILITY LINES
 - EXISTING ADJACENT RIGHT-OF-WAY

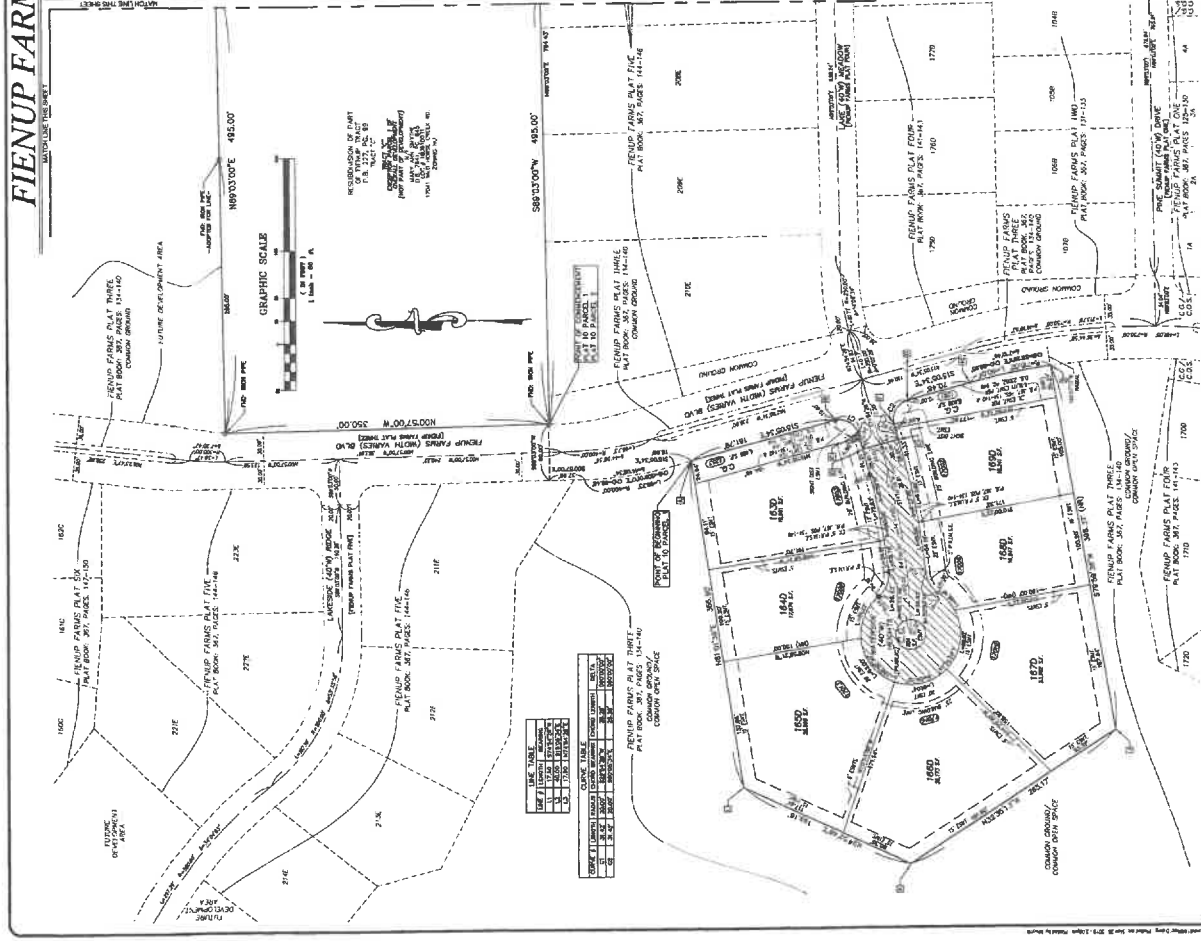
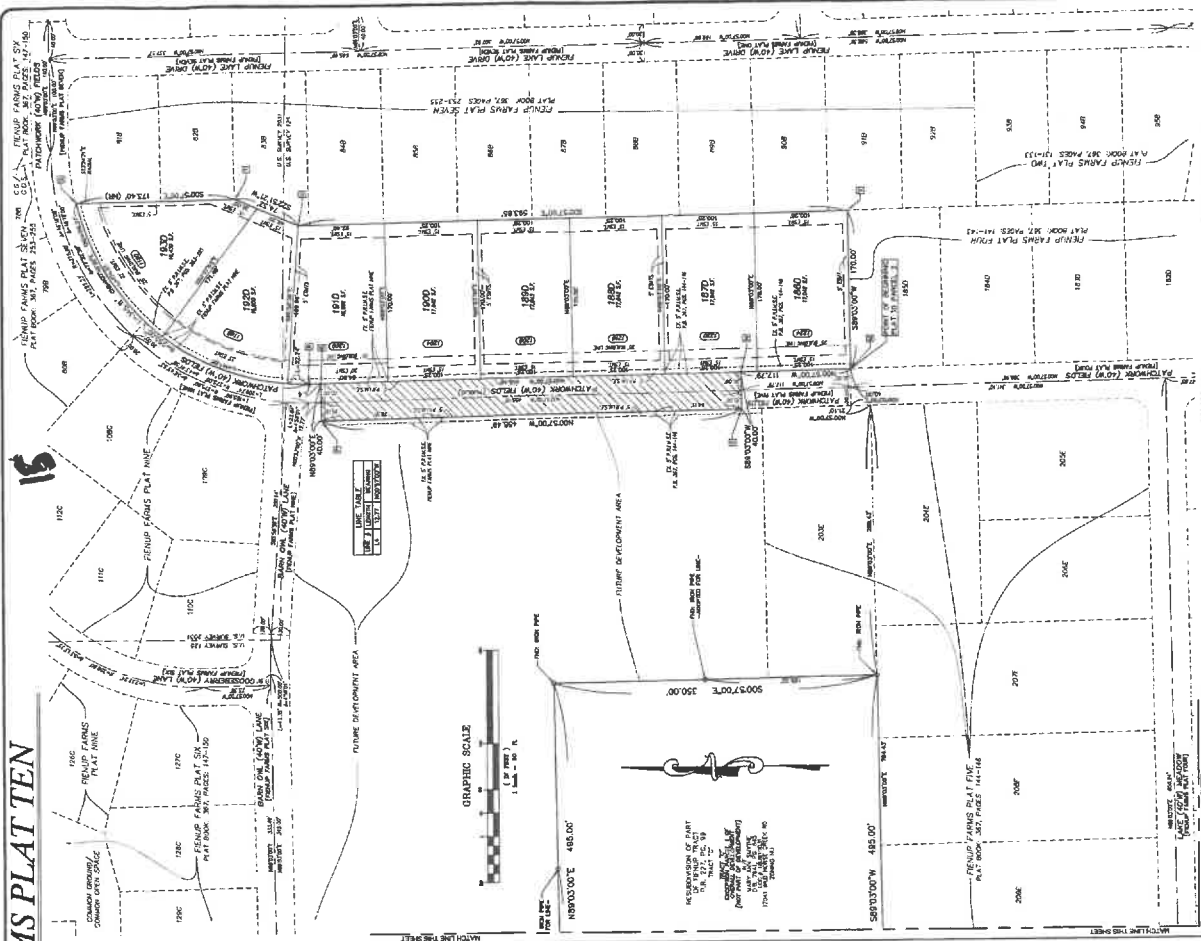


THE STERLING CO.
 ENGINEERS & SURVEYORS
 3151 S. STATE ST. ST. LOUIS, MO 63104
 PH: 314-241-1100 FAX: 314-241-1101

DESIGNER	GFS	DATE	OCT. 28, 2019
BY	JAH	PROJECT	FIENUP FARMS
DATE	04-06-196	JOB NO.	1901250

FIENUP FARMS PLAT TEN

15



APPROPRIATION LEGEND:

- 1. BOUNDARY
- 2. EASEMENT
- 3. RIGHT-OF-WAY
- 4. COMMON AREA
- 5. CONVEYANCE
- 6. ENCUMBRANCE
- 7. UNDEVELOPED AREA
- 8. UNDEVELOPED AREA
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- 18. UNDEVELOPED AREA
- 19. UNDEVELOPED AREA
- 20. UNDEVELOPED AREA

SYMBOLS LEGEND:

- 1. BOUNDARY
- 2. EASEMENT
- 3. RIGHT-OF-WAY
- 4. COMMON AREA
- 5. CONVEYANCE
- 6. ENCUMBRANCE
- 7. UNDEVELOPED AREA
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- 20. UNDEVELOPED AREA

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/28/2019	ISSUED FOR PERMITS
2	10/28/2019	ISSUED FOR PERMITS
3	10/28/2019	ISSUED FOR PERMITS
4	10/28/2019	ISSUED FOR PERMITS
5	10/28/2019	ISSUED FOR PERMITS
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20	10/28/2019	ISSUED FOR PERMITS

STERLING ENGINEERS & SURVEYORS

REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS

1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202

PH: 303.733.8888 FAX: 303.733.8889

PROJECT NO. 14-001-196

DATE: OCT. 28, 2019

BY: [Signature] DATE: [Signature]

SCALE: AS SHOWN

PROJECT: FIENUP FARMS PLAT TEN

SHEET 3 OF 3