

BILL NO. 2272

ORDINANCE NO. 2093

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR SYCAMORE PLACE PLAT IV, A 1.16-ACRE PORTION OF A LARGER 14.01-ACRE TRACT OF LAND ZONED "R-3" RESIDENCE DISTRICT WITH A PLANNED ENVIRONMENT UNIT (PEU), LOCATED ON THE SOUTHEAST CORNER OF SYCAMORE DRIVE AND TERRIMILL TERRACE, WEST OF THE MEADOWBROOK COUNTRY CLUB.

WHEREAS, Marler Surveying and Wind Engineering, on behalf of McKelvey Homes, has submitted for review and approval the Record Plat for Sycamore Place Plat IV located on located on the southeast corner of Sycamore Drive and Terrimill Terrace, west of the Meadowbrook Country Club; and

WHEREAS, the petitioner has submitted a Record Plat for 1.16-acres creating 3 lots for single-family detached dwellings, in the "R-3" Residence District with a PEU; and

WHEREAS, the Planning Commission having reviewed the same and has recommended approval there of.

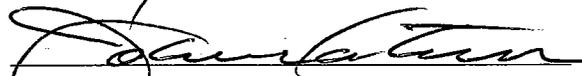
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for Sycamore Subdivision Place Plat IV, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

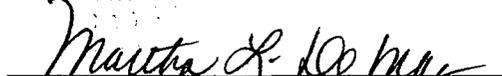
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 3rd day of May, 2004.


MAYOR

ATTEST:


CITY CLERK

SYCAMORE PLACE

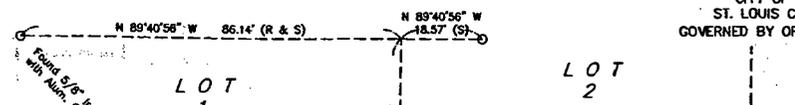
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SECTION 21, TOWNSHIP
CITY OF
ST. LOUIS C
GOVERNED BY OF



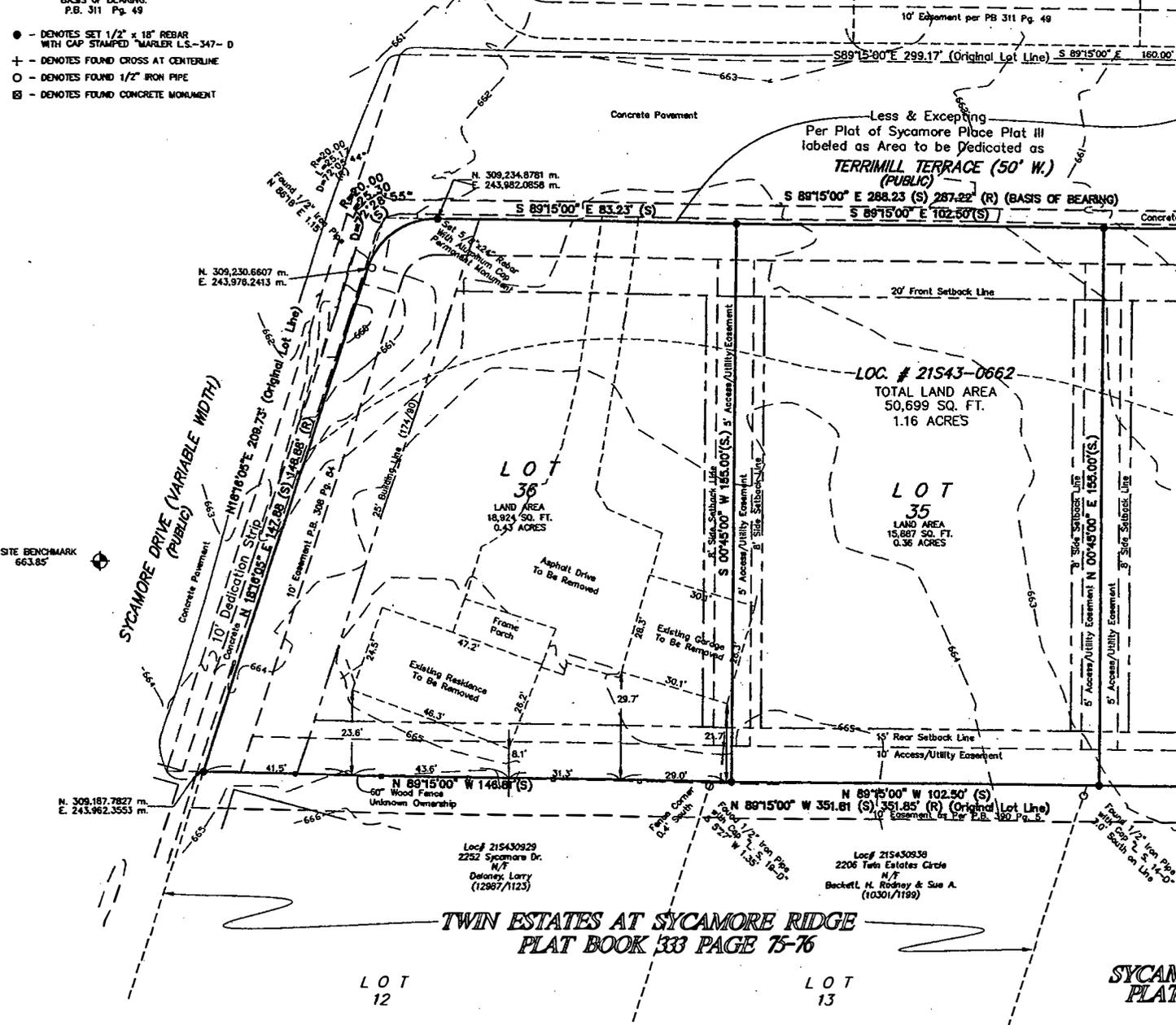
0 20 40

SCALE:
1 Inch = 20 ft.
BASIS OF BEARING:
P.B. 311 Pg. 49

- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- + - DENOTES FOUND CROSS AT CENTERLINE
- - DENOTES FOUND 1/2" IRON PIPE
- ⊠ - DENOTES FOUND CONCRETE MONUMENT



**SYCAMORE PLACE PL
PLAT BOOK 311 PAGE 49**



SITE BENCHMARK
663.85'

Loc# 215430929
2292 Sycamore Dr.
N/T
Delaney, Larry
(12897/1125)

Loc# 215430338
2206 Twin Estates Circle
N/T
Beckett, H. Rodney & Sue A.
(10301/1199)

**TWIN ESTATES AT SYCAMORE RIDGE
PLAT BOOK 333 PAGE 75-76**

BENCHMARK
M.S.D. BENCHMARK 12-160 665.89' - "50" ON THE NORTHWEST CORNER OF THE CONCRETE PAD FOR A TELEPHONE BOX ON THE NORTHEAST CORNER OF KEHR'S MILL ROAD AND WENDMILL DRIVE, 35' EAST OF THE CENTERLINE OF KEHR'S MILL ROAD & 31' NORTH OF THE CENTERLINE OF WENDMILL DRIVE.

SITE BENCHMARK
SITE BENCHMARK 663.85' - "L" AT THE SOUTH EDGE OF CONCRETE DRIVE AT THE FACE OF WALK ON THE WEST SIDE OF SYCAMORE AT # 2203 TERRIMILL TERRACE.

- SCHEDULE B - PART 2**
- ITEM 10 - TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 276 PAGE 42 AND PLAT BOOK 290 PAGE 4. ENFORCEMENT STATUS OF PROVISIONS, UNKNOWN AT PRESENT TIME.
 - ITEM 11 - EASEMENT GRANTED FOR WATER PIPE BY INSTRUMENT RECORDED IN PLAT BOOK 285 PAGE 29, DOES NOT ENCUMBER, BUT MAY BENEFIT THE SUBJECT PARCEL.
 - ITEM 12 - BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLAT RECORDED IN PLAT BOOK 174 PAGE 90, AS SHOWN ON SURVEY.
 - ITEM 13 - EASEMENT PLAT RECORDED IN PLAT BOOK 306 PAGE 54, AS SHOWN ON SURVEY.

FLOOD ZONE NOTES
BY GRAPHIC PLOTTING ONLY, THE SUBJECT AREA FALLS WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). INFORMATION WAS INVESTIGATED FROM FIRM (FLOOD INSURANCE RATE MAP) NUMBER 23189C0252 H. COMMUNITY NUMBER 290826 (CITY OF CHESTERFIELD)

ZONING
ZONED - R3 PEU (PLANNED ENVIRONMENT UNIT)
20' FRONT SETBACK LINE
8' SIDE SETBACK LINE
15' REAR SETBACK LINE

NOTE:
The underground utilities have been plotted from and considered approximate only. The verification of the shown or not shown on this drawing shall be the responsibility of the owner prior to grading or construction of improvements.