



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Public Hearing and Vote Report

Meeting Date: January 08, 2018

From: Mike Knight, Project Planner

Location: A 2.61 acre tract of land located north of Edison Avenue and northeast of the intersection of Chesterfield Commons East Road and Edison Avenue.

Petition: **P.Z. 21-2017 Clock Tower Plaza (Kommerz LC):** A request to amend City of Chesterfield Ordinance 2,442 to revise development restrictions in a “PC” Planned Commercial district for 2.61 acres located north of Edison Avenue and northeast of the intersection of Chesterfield Commons East Road and Edison Avenue. (17T240243).

SUMMARY

Kommerz LC is requesting a text amendment to City of Chesterfield Ordinance 2,442 with respect to the hours of operation for the Clock Tower Plaza subdivision. This amendment would revise the development restrictions in a “PC” Planned Commercial district for a 2.61 acre tract of land located north of Edison Avenue and northeast of the intersection of Chesterfield Commons East Road and Edison Avenue.

The request is solely for a text amendment within the development restrictions of Ordinance 2,442 in regards to the restrictions on hours of operation. There are no other requests being made to the Attachment A or development conditions, and the preliminary plan will remain the same.

SITE HISTORY

The subject site was zoned “C-8” Planned Commercial by St. Louis County prior to the incorporation of the City of Chesterfield.

In 2006, the City of Chesterfield approved Ordinance 2,247 changing the zoning from a “C-8” Planned Commercial District to a “PC” Planned Commercial district. This ordinance stated that the hours of operation for restaurant and retail sales shall have hours of operation from 7AM to 9:30PM seven days/week.

Ordinance 2,442 was approved in 2008, allowing for the addition of recreational uses and establishment of hours of operation for said use to be 7AM to 9:30PM.

Finally, in 2012 Ordinance 2,725 amended Ordinance 2,442 and 16 nearby ordinances within the Chesterfield Valley to add the following provision: The permitted hours of operation for retail establishments only may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit. The current request would remove the existing Hours of Operation language and replace it with the language below.

Hours of operation for restaurants, retail sales, and recreational uses are proposed as follows:

Normal Hours

6 a.m. to 11 p.m., Sunday – Thursday

6 a.m. to 12 midnight, Friday and Saturday

Seasonal Hours (from the day after Thanksgiving through December 23)

6 a.m. to 12 midnight, Sunday – Thursday

6 a.m. to 1 a.m., Friday and Saturday

Four Promotions per Calendar Year

(By permit only; same as “Seasonal Hours” – limit to three (3) days per promotion)



Figure 1: Subject Site Aerial

SURROUNDING LAND USE AND ZONING

Direction	Current Zoning	Comprehensive Plan	Adjacent Subdivision
North	C8	Mixed Commercial Use	Petropolis
South	NU	Park/Recreation	No Subdivision Ward 4
East	M3	Mixed Commercial Use	Storage Masters
West	PC	Mixed Commercial Use	Chesterfield Commons East

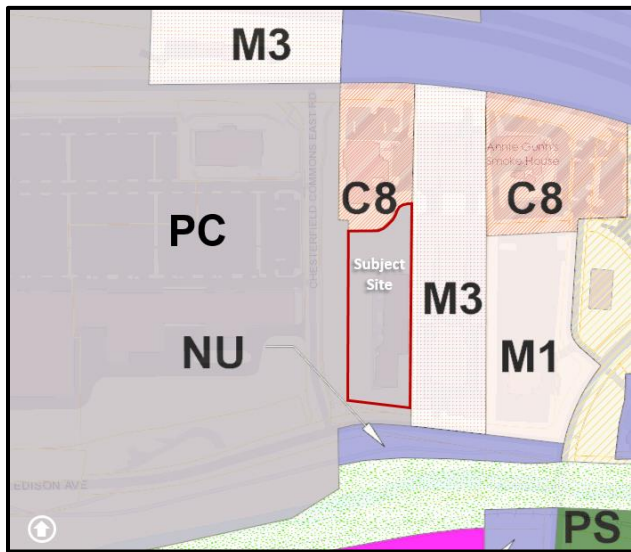


Figure 2: Current Zoning

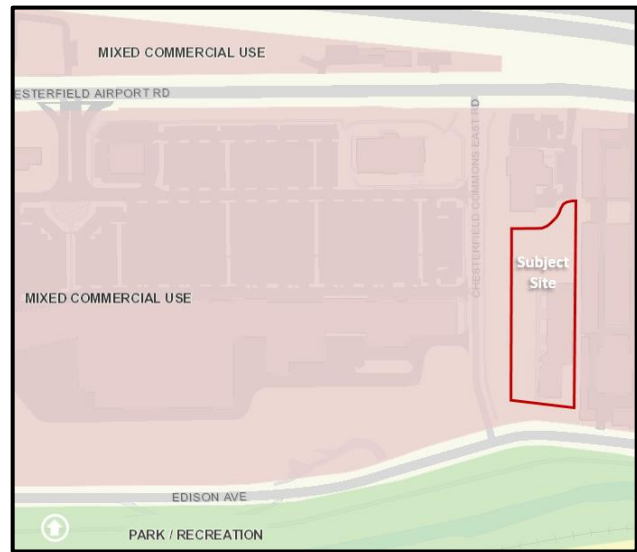


Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates the area is within the Mixed Commercial Use. As seen from the figures and table above, the subject site is surrounded by Mixed Commercial Use in every direction except to the south where it is designated Park/Recreation within the City of Chesterfield’s Comprehensive Land Use Plan. This subject site is located within the Chesterfield Valley Sub Area within the Comprehensive Plan. The Residential Development Policy 2.2 specifically states that residential development should be limited to areas outside of the Chesterfield Valley. Policy 3.5 identifies specific projects for the Chesterfield Valley and it states that regional retail and low-intensity industrial developments should be located in the Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.

Clock Tower Plaza fully conforms to the Comprehensive Plan as it is a planned district that contains mixed commercial uses.

STAFF ANALYSIS

The Petitioner is requesting a text amendment to the current governing Ordinance 2,442 with respect to the hours of operation for the Clock Tower Plaza. The ordinance currently imposes the following hours of operation for the development.

- b) Hours of operation for restaurants, retail sales, and recreational uses shall be limited to will be as follows: 7:00 a.m. to 9:30 p.m. seven days/week.**

As previously mentioned, in 2012 Ordinance 2,725 amended Ordinance 2,442 and 16 nearby ordinances to add the following provision:

Section 1. The permitted hours of operation for retail establishments only may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

The petitioner is requesting to remove the Holiday Hours provision of ordinance 2,725 and modify the current hours of operation for restaurants, retail uses, and recreational uses to the language below:

Normal Hours

6 a.m. to 11 p.m., Sunday-Thursday
6 a.m. to 12 midnight, Friday and Saturday

Seasonal Hours

(From the day after Thanksgiving through December 23)
6 a.m. to 12 midnight, Sunday-Thursday
6 a.m. to 1 a.m., Friday and Saturday

Four Promotions per Calendar Year

(By permit only; same as "Seasonal Hours" – limit to three (3) days per promotion)

The petitioner chose these hours as they are similar to the neighboring Chesterfield Commons East subdivision. As discussed in the narrative, the applicant believes that the current Normal Hours provision and Holiday Hours provision impose hours of operation on the development that are less favorable than their adjacent neighbor Chesterfield Commons East under governing Ordinance 2,128, putting Clock Tower plaza at an unfair disadvantage when trying to solicit and retain tenants for the development.

Although the applicant is requesting language similar to the Chesterfield Common East Subdivision, it is not identical. The Hours of Operation restriction for Chesterfield Commons East only applies for the retail use and the proposed Clock Tower Plaza would be restricting the restaurant, retail, and recreational uses.

The image below identifies the neighboring subdivisions and their current hours of operation. Also seen on the image is the closest residential property to the subject site. The nearest residential property is located approximately 500 feet to the south of closest property line and has an elevation gain of about 80 feet.

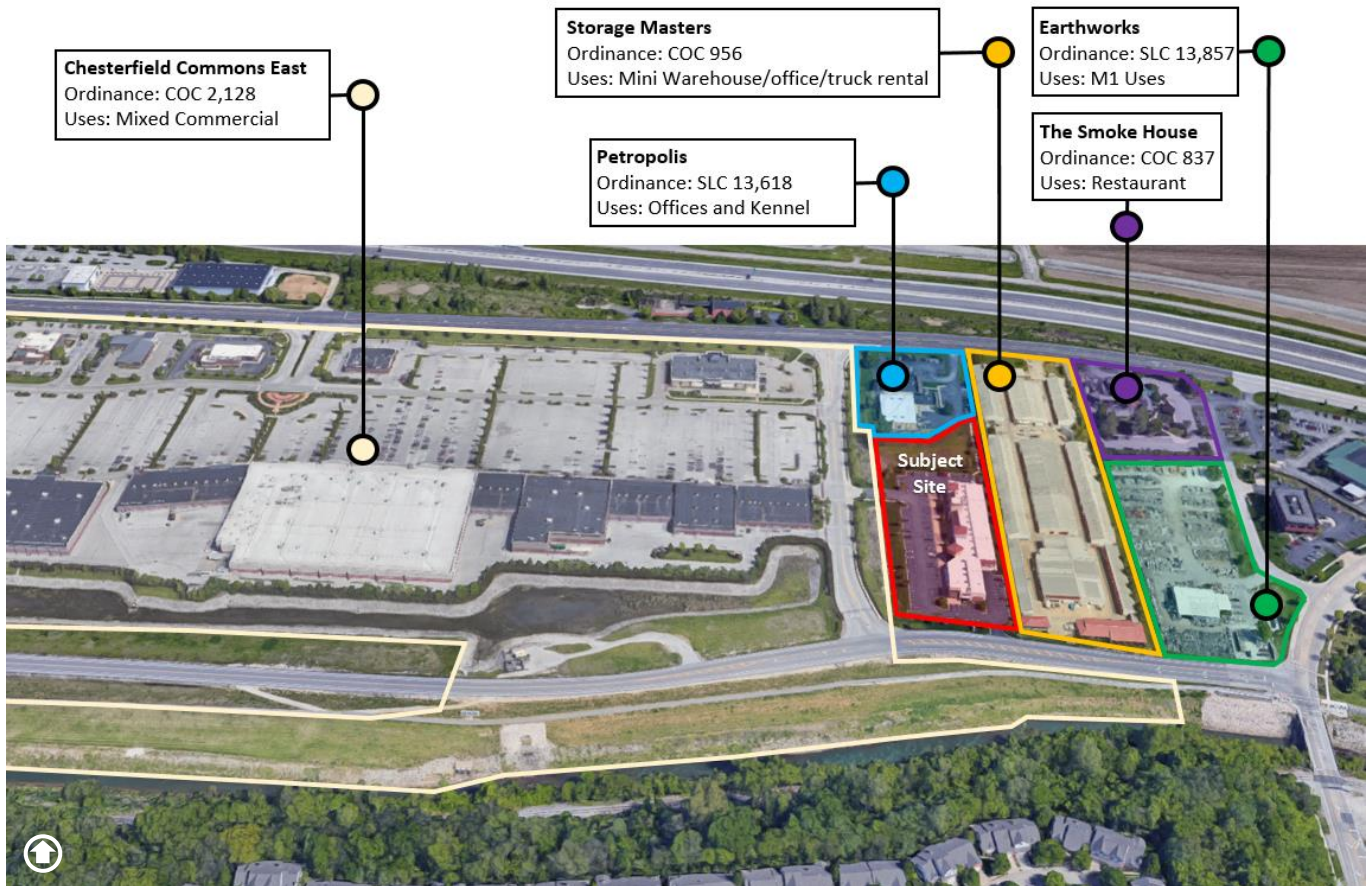


Figure 4: Neighboring Subdivisions

Subdivision	Neighboring Hours of Operation
Clock Tower Plaza	Restaurant, Retail Sales, Recreational Uses 7 a.m. to 9:30 p.m. 7 days/week
Chesterfield Commons East	Retail only; Normal - 6 a.m. to 11p.m. Sun Thurs - 6 a.m. to 12 a.m. Fri and Sat Seasonal Hours - 6 a.m. to 12 a.m. Sun - Thurs 6a. M. to 1 a.m. Fri and Sat
Storage Masters	No restrictions on hours of operation
Petropolis	No restrictions on hours of operation
Earthworks	No restrictions on hours of operation
The Smoke House	No restrictions on hours of operation

Ordinance Changes

Staff has reviewed the request for a text amendment and provided the language below for Ordinance 2,442, should the Planning Commission elect to recommend approval of this request.

Redline change below:

I. A. 2.

The above uses in the PC District shall be restricted as follows:

- a. No retail sales, storage or displays are permitted outside the main buildings unless one side is attached to said building. Screening for remaining three (3) sides shall be approved by the Planning Commission as part of the Site Development Plan.

- b. ~~Hours of operation for restaurants, retail sales, and recreational uses shall be limited to will be as follows: 7:00a.m. to 9:30 p.m. seven days/week.~~
Hours of operation for restaurants, retail sales, and recreational uses are proposed as follows:

Normal Hours

6 a.m. to 11 p.m., Sunday-Thursday

6 a.m. to 12 midnight, Friday and Saturday

Seasonal Hours

(From the day after Thanksgiving through December 23)

6 a.m. to 12 midnight, Sunday-Thursday

6 a.m. to 1 a.m., Friday and Saturday

Four Promotions per Calendar Year

(By permit only; same as "Seasonal Hours" – limit to three (3) days per promotion)

- c. All deliveries and trash pick-up shall occur between the hours of 7:00a.m. and 7:00 p.m.

REQUEST

A Public Hearing further addressing the request will be held at the Monday, January 8, 2018, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Narrative Statement for this request as required by City Code and a copy of the existing Site Development Plan.

Staff has reviewed the request for a text amendment and has found that the request is compliant with the City of Chesterfield Unified Development Code and consistent with neighboring developments. Staff requests action on P.Z. 21-2017 Clock Tower Plaza (Kommerz LC).

Respectfully submitted,



Joseph Knight
Project Planner

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Existing Site Development Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, January 08, 2018 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 21-2017 Clock Tower Plaza (Kommerz LC): A request to amend Ordinance 2,442 to revise development restrictions in a "PC" Planned Commercial district for 2.61 acres located north of Edison Avenue and northeast of the intersection of Chesterfield Commons East Road and Edison Avenue. (17T240243).

Description of Property

A TRACT OF LAND BEING PART OF LOT 2 OF SILVER MAPLE FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 274, PAGE 96 OF ST. LOUIS COUNTY RECORDS TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI.

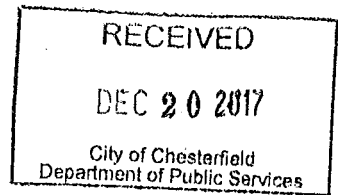
For a list of requested uses, contact the project planner



**City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017**



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Mike Knight at 636.537.4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.



CLOCK TOWER PLAZA
NARRATIVE STATEMENT

Kommerz, LC (“Petitioner”) is requesting a text amendment to Ordinance 2442 (the “Site Ordinance”) with respect to the hours of operation for Clock Tower Plaza (the “Development”). The Development is located in the Chesterfield Valley off of Chesterfield Commons East Road, between Chesterfield Airport Road and Edison Avenue. The Development is across Chesterfield Commons East Road from Chesterfield Commons East. Section A.2.b of the Site Ordinance currently imposes the following hours of operation for the Development (“Normal Hours Provision”):

“Hours of operation for restaurants, retail sales, and recreational uses shall be limited to will be as follows (sic):

7 a.m. to 9:30 p.m. seven days/week.”

The Site Ordinance was subsequently amended by Ordinance 2725 to add the following provision with respect to holiday hours of operation (“Holiday Hours Provision”):

“The retail hours of operation for retail establishments only may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.”

Petitioner is requesting deletion of the Normal Hours Provision and the Holiday Hours Provision from the Site Ordinance and replacing those Provisions with the following hours of operation (“Proposed Hours Provision”):

“Hours of operation for restaurants, retail sales, and recreational uses will be as follows:

Normal Hours

6 a.m. to 11 p.m., Sunday – Thursday

6 a.m. to 12 midnight, Friday and Saturday

Seasonal Hours (from the day after Thanksgiving through December 23)

6 a.m. to 12 midnight, Sunday – Thursday

6 a.m. to 1 a.m., Friday and Saturday

Four promotions per calendar year

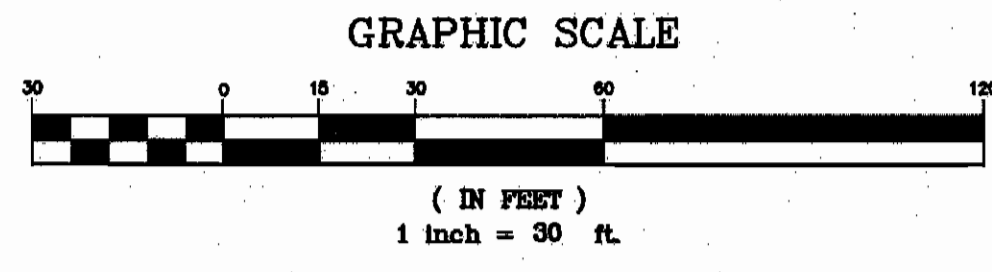
(By permit only; same as “Seasonal Hours” – limit to three (3) days per promotion)”

The Proposed Hours Provision contains the same hours of operation currently applicable to Chesterfield Commons East. Currently, the Normal Hours Provision and the Holiday Hours Provision impose hours of operation on the Development which are less favorable than those applicable to its adjacent neighbor, Chesterfield Commons East. This puts Petitioner at an unfair disadvantage when trying to solicit and retain tenants for the Development.

SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT 2 OF SILVER MAPLE FARMS, AS RECORDED IN PLAT BOOK 274, PAGE 96, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI.

PC 'PLANNED COMMERCIAL' - ORDINANCE 2247



PERTINENT DATA

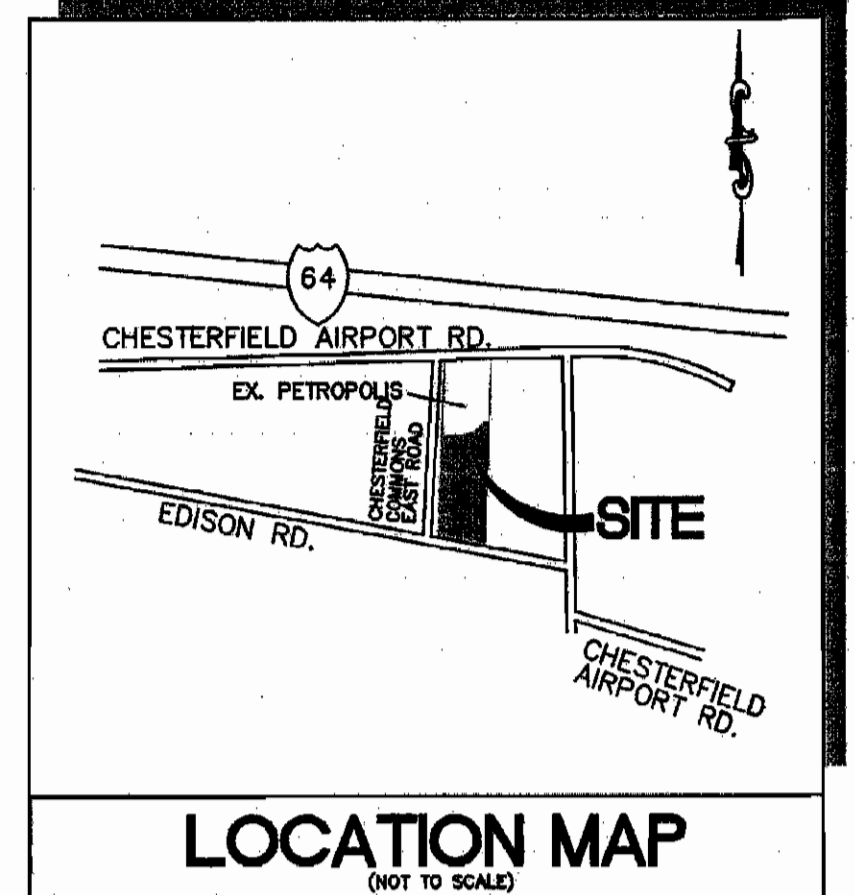
OWNER: KOMMERZ LC
ADDRESS/LOCATOR #: 16831 OLIVE STREET ROAD/17124-0243
EXISTING ZONING: PC "PLANNED COMMERCIAL" - ORDINANCE 2247
SITE ACREAGE: 2.61
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD SCHOOL DISTRICT
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED: MISSOURI RIVER
WATER SERVICE: MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE: LACLEDE GAS COMPANY
ELECTRIC SERVICE: AmerenUE ELECTRIC COMPANY
PHONE SERVICE: S.B.C.
F.I.R.M. MAP: 29189C040H DATED 8/2/95 LOMR 4/17/2000

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- QUI WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

ABBREVIATIONS

- C.O. - CLEAINT
- D.B. - DEED BOOK
- E. - ELECTRIC
- FL - FLOWLINE
- FT - FEET
- FND. - FOUND
- G. - GAS
- M.J.L. - MANHOLE
- N/F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- PG. - PAGE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- V.C.P. - VETRIEVED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

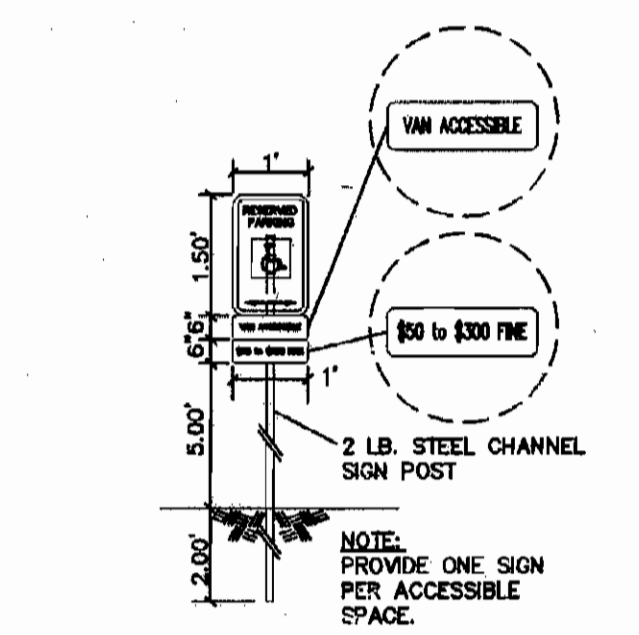


HANDICAP SIGN (n.t.s.)

'NO PARKING - FIRE LANE' SIGN (n.t.s.)

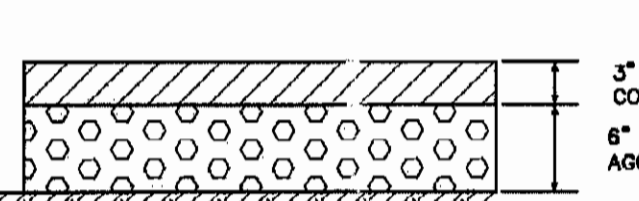
TYPICAL PARKING STALLS

(n.t.s.)



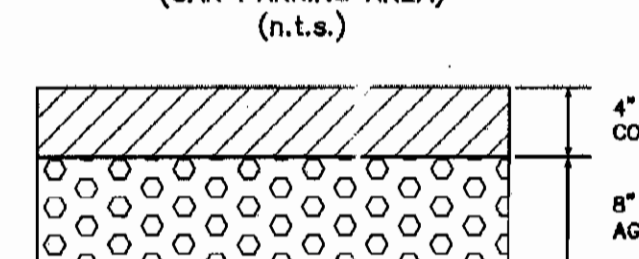
HANDICAP PARKING SIGN

(n.t.s.)



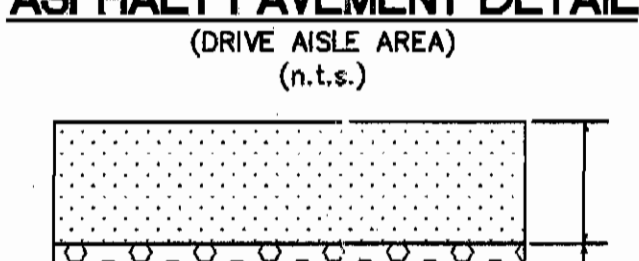
TRASH ENCLOSURE PLAN

(n.t.s.)



TRASH ENCLOSURE GATE ELEVATION

(n.t.s.)



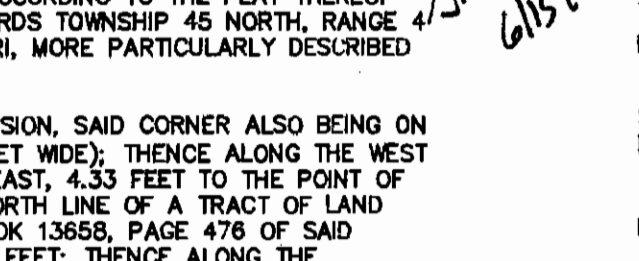
CONCRETE H.C. RAMP DETAIL AT HANDICAP PARKING

(n.t.s.)



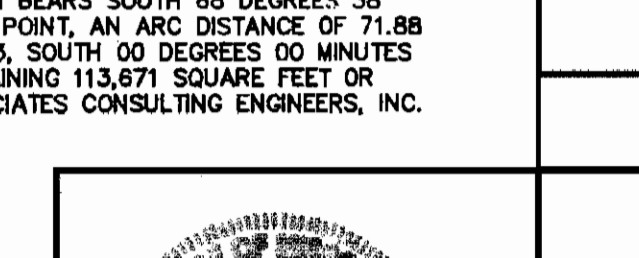
ASPHALT PAVEMENT DETAIL (CAR PARKING AREA)

(n.t.s.)



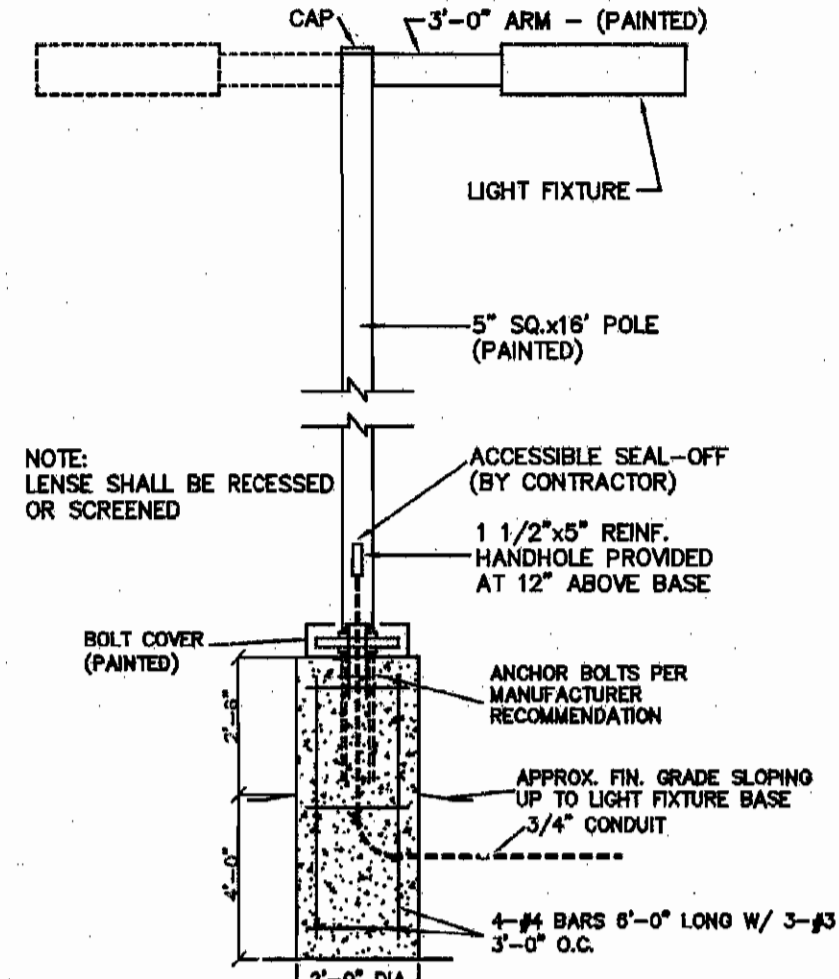
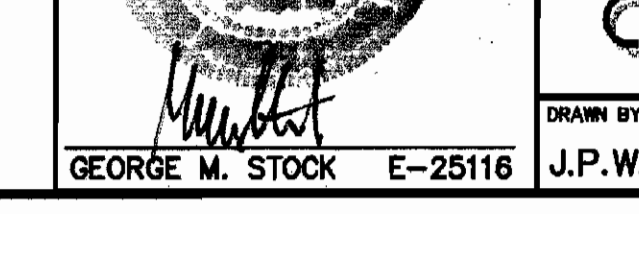
ASPHALT PAVEMENT DETAIL (DRIVE AISLE AREA)

(n.t.s.)



CONCRETE PAVEMENT DETAIL (SERVIC. AREA)

(n.t.s.)



AREA LIGHT & POLE DETAIL (n.t.s.)

NOTE: LENSE SHALL BE RECESSED OR SCREENED

NOT FOR CONSTRUCTION - BIDDING PURPOSES ONLY FOLLOW MANUFACTURER RECOMMENDATION SEE LIGHTING PHOTOMETRIC DRAWING BY LULKART-EASON-CALCATERRA & COMPANY FOR FIXTURE AND POLE SPECIFICATIONS

AREA LIGHT & POLE DETAIL

(n.t.s.)

KOMMERZ LC, THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003 (APPLICABLE SUBSECTION) (PRESENT ZONING) ORDINANCE NO. 2247, AMENDING ORD. 13,835 DO HEREBY AGREE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF THE CITY OF CHESTERFIELD COUNCIL.

STATE OF Missouri
COUNTY OF St. Louis
I, Paul J. Schifano, Notary Public, do hereby certify that the foregoing instrument was signed and acknowledged before me on this 15th day of June, 2006, before me personally known, who being by me duly sworn did say that he/she is a Manager and an authorized representative for KOMMERZ LC, A MISSOURI L.C. and that said instrument was signed in behalf of said company, and said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

My Commission Expires: 3/1/07

This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 22nd day of June, 2006, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

LOT 3 N/F STORAGE MASTERS - CHESTERFIELD L.L.C. 16824 CHESTERFIELD AIRPORT RD. LOC# 171240198 ZONED: M3

FORMER OLD OLIVE STREET ROAD (ASPHALT PAVEMENT)

NOTE - PROPOSED RECREATIONAL EASEMENT ALONG EDISON AVENUE TO BE PROVIDED AS DIRECTED BY CITY OF CHESTERFIELD.

THF BOULEVARD PB. 352, PG. 472
BOOK 351 PAGE 5468 FILED FOR RECORD
JUN 29 2006
AT 11:37 AM
RECORDED IN DEEDS ST. LOUIS COUNTY, MO
507

CHESTERFIELD COMMONS EAST PB. 352, PG. 472
N/F THF CHESTERFIELD TWO DEVELOPMENT LLC 16839 OLIVE STREET RD. DB. 12085 PG. 1034 LOC# 171240111

REMOVE EX. SIDEWALK ACROSS PR. ENTRANCE, INSTALL H.C. RAMPS PER THE CITY OF CHESTERFIELD, TYP.

ENTRANCE PER THE CITY OF CHESTERFIELD (EX. GUARDRAIL, TREES & BUSHES SHALL BE REMOVED AS NEEDED)

CHESTERFIELD COMMONS EAST PB. 352, PG. 472
N/F THF CHESTERFIELD TWO DEVELOPMENT LLC 16839 OLIVE STREET RD. DB. 12085 PG. 1034 LOC# 171240111 ZONED: PC

WITNESS my hand and official seal on the day and year firstoreasid.

James M. Hammond
Deputy Recorder

PREPARED FOR KOMMERZ LC OR ASSIGNS c/o PAUL SCHIFANO, DVM, - CONSULTANT PRESIDENT (PETROPOLIS) 16830 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO. 63005 PHONE: (636) 537-3633 FAX: (636) 537-0895

EDISON AVENUE (72 FEET WIDE) P.B. 352 PG. 472



M.B.D. BENCHMARK 12-24
ELEV=482.12
STANDARD TABLET STAMPED T1 E 1930 SET IN A CONC. POST 1/2" WEST OF CHESTERFIELD AIRPORT ROAD AND 152" SOUTH OF OLD OLIVE STREET ROAD, 20' SOUTH OF RAILROAD TRACKS

SITE BENCHMARK
ELEV=455.37
RAILROAD SPIKE IN POWER POLE SOUTHEAST CORNER PROPERTY ALONG OLD OLIVE STREET ROAD

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC PARTIAL SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE APPROXIMATE. PRIOR TO CONSTRUCTION, TO HAVE UTILITIES FIELD LOCATED.
- PRESENT ZONING: PC "PLANNED COMMERCIAL" - ORDINANCE 2247
- BUILDING SETBACK REQUIREMENTS:
 - (A) EIGHTY FEET (80') FROM THE PROPERTY LINE OF THE WESTERN BOUNDARY OF THE PLANNED COMMERCIAL (PC) DISTRICT.
 - (B) EIGHTY FEET (80') FROM THE SOUTHERN BOUNDARY OF THE PLANNED COMMERCIAL (PC) DISTRICT.
 - (C) TWENTY FEET (20') FROM THE EASTERN BOUNDARY OF THE PLANNED COMMERCIAL (PC) DISTRICT.
 - (D) ONE HUNDRED TWENTY FEET (120') FROM THE NORTHERN BOUNDARY OF THE PLANNED COMMERCIAL (PC) DISTRICT.
- PARKING AND LOADING SETBACK REQUIREMENTS:
 - (A) FOURTEEN FEET (14') FROM THE WESTERN BOUNDARY OF THE PLANNED COMMERCIAL (PC) DISTRICT.
 - (B) THIRTY FEET (30') FROM THE SOUTHERN BOUNDARY OF THE PLANNED COMMERCIAL (PC) DISTRICT.
 - (C) FIVE FEET (5') FROM THE EASTERN BOUNDARY OF THE PLANNED COMMERCIAL (PC) DISTRICT.
 - (D) SIXTY FIVE FEET (65') FROM THE NORTHERN BOUNDARY OF THE PLANNED COMMERCIAL (PC) DISTRICT.
- DEVELOPMENT GOVERNED BY CITY ORDINANCE 2247.
- PARKING CALCULATIONS:
 - STANDARD (INSIDE FACE OF BLDG) S.F./1000 x 5 = 114 SPACES
 - STANDARD 9'x19' = 111 SPACES
 - HANDICAP = 3 SPACES
 - LOADING = 2 - 10x25
 - PARKING PROVIDED = 109 SPACES
 - HANDICAP = 5 SPACES
 - LOADING = 10 SPACES
 - TOTAL = 114 SPACES
- AREA CALCULATIONS:
 - BUILDING AREA: 23,530 s.f. (215)
 - PAVEMENT AREA: 42,410 s.f. (378)
 - OPEN SPACE AREA: 47,731 s.f. (428)
 - SITE AREA: 113,671 s.f. (1000)
- FLOOR/AREA RATIO = 23,530/113,671=0.207
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- PROPOSED CONTOURS SHOWN ARE FINISHED GRADE INCLUDING CONTOURS IN PAVED AREAS.
- LOADS AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD MISSOURI MASTER PLAN.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL MEASURES, SUCH AS SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- SEEDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADA RAMPS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
- CONCRETE CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED SPECIFICATIONS, MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT THOSE OVERHEAD DISTRIBUTION FEEDER LINES NECESSARY TO SERVE THE SUBDIVISION AND IN LOCATIONS AS APPROVED BY THE CITY PER GOVERNING ORDINANCE 2247 SECTION 11.1. MISCELLANEOUS:
 - NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJACENT PROPERTIES OR PUBLIC ROADWAYS ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1000.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD LIGHT STANDARDS NOT TO EXCEED -20 FEET (INCLUDING BASE)
 - 28. LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCE(S) AND GUIDELINES.
 - 29. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS APPROVED BY THE PLANNING COMMISSION.
 - 30. ALL MECHANICAL EQUIPMENT SHALL BE EQUIPPED WITH SCREENS PER THE CITY OF CHESTERFIELD.
 - 31. ALL TRASH ENCLOSURES SHALL BE SCREENED WITH A 6 FT. TALL (MIN) ENCLOSURE CONSTRUCTED OF MATERIALS SIMILAR TO PROPOSED BUILDING.
 - 32. CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF CHESTERFIELD COMMONS EAST ROAD OR EDISON AVENUE. ALL PROPOSED TREES ADJACENT TO THE CHESTERFIELD VALLEY STORMWATER CHANNELS MUST BE PLANTED ABOVE THE 100 YR. HIGHWAY ELEV. 453.20

GEOTECHNICAL ENGINEER'S STATEMENT

MIDWEST TESTING, AT THE REQUEST OF SPIELLEN, LLC, HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROJECT PROPOSED HEREON. A GEOTECHNICAL EXPLORATION WAS CONDUCTED FOR THIS PROJECT. THE FINDINGS OF WHICH INDICATE THAT THE EARTH-RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED HEREON PURSUANT TO THE GEOTECHNICAL RECOMMENDATIONS AND CONSIDERATIONS SET FORTH IN OUR JULY 12, 2006 REPORT, TITLED "GEOTECHNICAL EXPLORATION - MT JOB NO. 10759 - PETROPOLIS RETAIL - CHESTERFIELD, MISSOURI."

MIDWEST TESTING
STATE OF MISSOURI
DANIEL J. BARCZKOWSKI, P.E.
MISSOURI REGISTRATION NO. E-25981
RECEIVED
JUL 25 2006
PLANNING DEPARTMENT
CITY OF CHESTERFIELD, MISSOURI

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D
DONALD W. TAYLOR, MISSOURI L.S. No. 2041

05/16/06 REVISED PER CITY 05/16/06 COMMENTS
04/28/06 REVISED PER CITY 04/24/06 COMMENTS

SITE DEVELOPMENT PLAN CLOCKTOWER PLAZA - LOT 2

Stock & Associates
Consulting Engineers, Inc.

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www.stockassoc.com

DRAWN BY: J.P.W. DATE: 04/14/06
CHECKED BY: G.M.S. DATE: 04/14/06
JOB NUMBER: 201-2447
SHEET: C1 of 3