

Memorandum Department of Planning and Public Works



TO: Planning and Public Works Committee

FROM: Kristian Corbin, Project Planner

DATE: 1.20.2011

RE: P.Z.07-2010 16624 Old Chesterfield Road (Gene Mainini): A request for a change of zoning from “M2” Industrial District to “UC” Urban Core District and a Landmark Preservation Area (LPA) for a .226 acre tract of land located on the south side of Old Chesterfield Road, at its intersection with Santa Maria Drive (17V310083).

Summary

Cornerstone and Land Surveying & Civil Engineering Inc, on behalf of property owner Eugene Mainini, has submitted a request for a change of zoning from “M2” Industrial District to a “UC” Urban Core District with a Landmark and Preservation Area Overlay (LPA). The purpose of the application is to change the zoning of the subject site to allow for more office space to attract future tenants.

A public hearing was held on October 11, 2010 and at that time, the Planning Commission and City Staff did not have any outstanding issues.

At the January 10, 2011 meeting of the Planning Commission, this petition for a change of zoning was further reviewed. With no outstanding issues being raised at the public hearing and no outstanding issues being found at the January 10, 2011 meeting, the Planning Commission voted to recommend approval by a vote of 6-0.

Two votes were required for this petition. The first vote was to recommend approval for the “UC” Urban Core District. The second vote was to recommend approval for the Landmark and Preservation Area Overlay (LPA). The Planning Commission voted to recommend approval of the Landmark and Preservation Area Overlay (LPA) by a vote of 6-0.

Attached, please find a copy of staff’s report, the Attachment A, and the Preliminary Plan.

Respectfully submitted,

A handwritten signature in black ink that reads "Kristian Corbin". The signature is written in a cursive style with a large initial 'K'.

Kristian Corbin
Project Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Subject: Change of Zoning Vote Report

Meeting Date: January 10, 2011

From: Kristian Corbin, Project Planner

Location: 16624 Old Chesterfield Road (Gene Mainini)

Petition: P.Z. 07-2010 16624 Old Chesterfield Road (Gene Mainini)

Proposal Summary

Cornerstone Land Surveying & Civil Engineering Inc, on behalf of property owner Eugene Mainini, has submitted a request for a change of zoning from “M2” Industrial District to “UC” Urban Core District for the above-referenced property. In addition to the requested change of zoning, the Petitioner is also seeking a Landmark and Preservation Area Overlay (LPA) designation for the site. The purpose of the application is to allow for more office space to attract future tenants.

Department Input

The Petitioner has requested modifications in the Attachment A for the development requirements of the City of Chesterfield “UC” Urban Core District. Per the “UC” Urban Core District regulations, the petitioner is permitted to request these modifications in order to solve problems on difficult sites such as unusual lot size, shapes and/or existing conditions. For this particular petition, the modifications have been requested to preserve the existing layout of the site. These modifications are reflected in the Attachment A of this proposal and listed later in this report. Furthermore, a preliminary plan is required to be approved under the “UC” Urban Core District requirements by City Council. Additionally, the petitioner is requesting a “LPA” Landmarks Preservation Area Overlay designation for the subject site. Staff finds the change of zoning request to be consistent with the Comprehensive Plan and surrounding area.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north of the subject site is a warehouse that is currently zoned “M2” Planned Industrial District.

South: The property to the south of the site is the Ascension School that is currently zoned “LLR” Large Lot Residential

East: The property to the east of the subject site is an Ameren UE Substation that is currently zoned “NU” Non-Urban District.

West: The property to the west of the subject site is zoned “PC” Planned Commercial District.



View looking South into the site from Old Chesterfield Road



View looking east into the site from Santa Maria Drive

Site Area History

The subject site is located within the Burkhardt subdivision which is one of the City of Chesterfield’s historic areas. The Burkhardt Subdivision was originally acquired by the Burkhardt family in 1877 gathering 21 acres of land bounded by the railroad to the north and what is now known as Old Chesterfield Road to the south. The southern portion of the Burkhardt Subdivision, south of what is now Old Chesterfield Road, was purchased in 1907 by Edward Burkhardt who was the son of Christian Burkhardt which created the tract of land for the subject site (See Figure 1 & Figure 2).

Figure 1: Original Burkhardt Subdivision Boundary

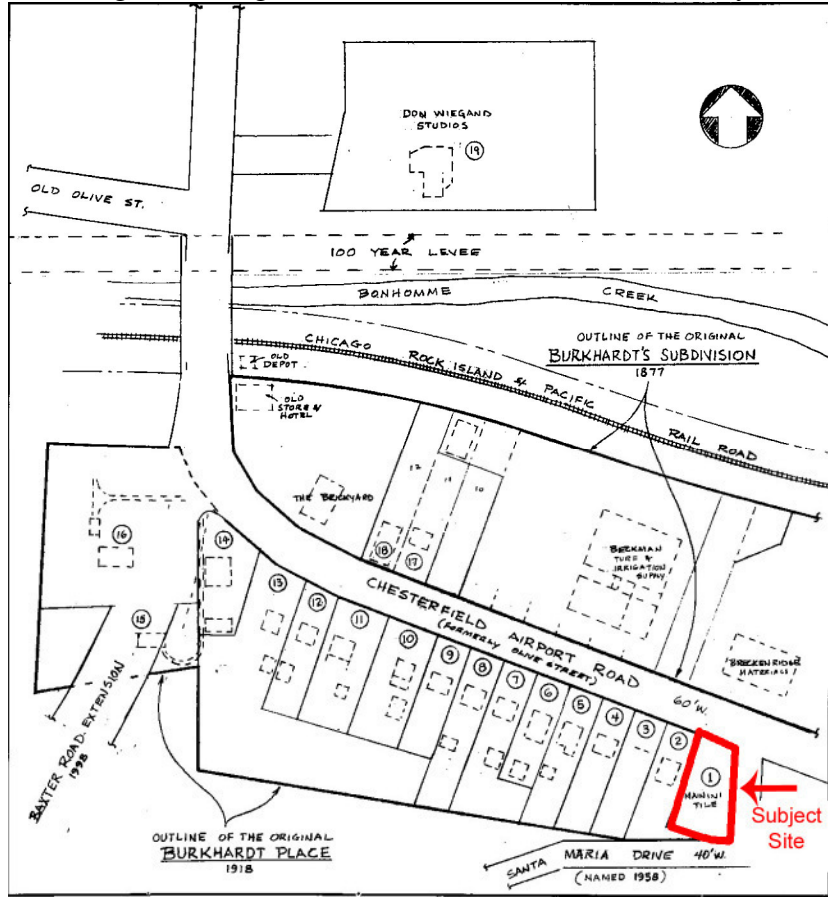
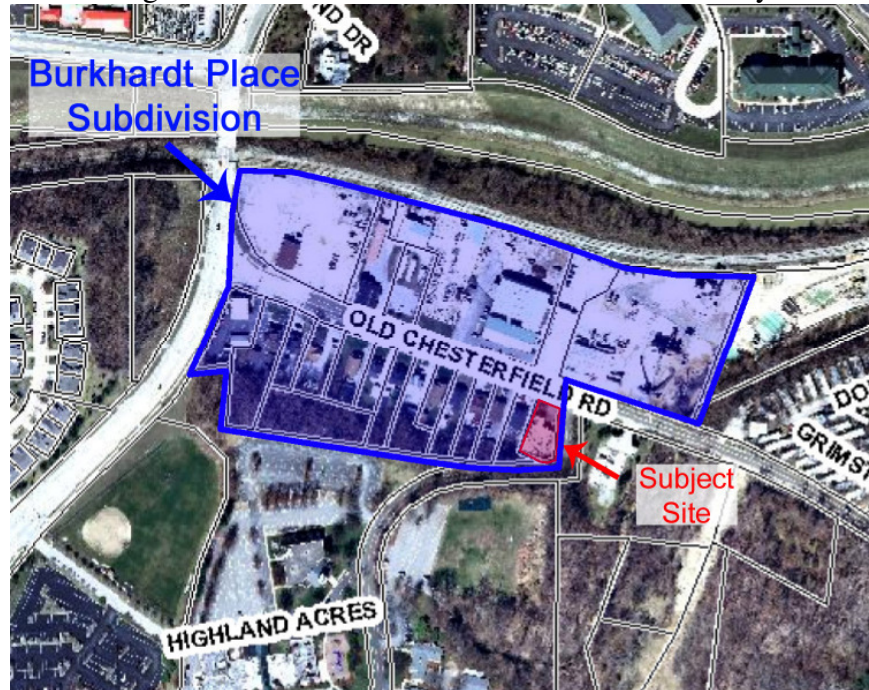


Figure 2: Current Burkhardt Subdivision Boundary



Currently on the site, there is an existing 3942 square foot warehouse that was built in 1950 with Mainini Tile Company beginning their operations in 1971. The subject site was zoned “M2” Industrial District prior to the incorporation of the City of Chesterfield via St. Louis County Ordinance 7551. Since that time, there has been no zoning related activity to the site.

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan shows the subject site to be “Urban Core” (See Figure 3). Appropriate uses in this land use category would be a mixture of high-density residential, retail and office uses.

Figure 3: City of Chesterfield Comprehensive Plan Land Use Map



As previously mentioned, the proposal is a request to change the zoning from “M2” Industrial District to an “UC” Urban Core district with a Landmark and Preservation Area Overlay. The petitioner stated that the purpose of the proposal was to create more office space for the property. Currently under the “M2” Industrial District zoning classification, office area is permitted as an accessory use to the structure so long as it is less than fifty percent (50%) of the gross floor area. The “UC” Urban Core zoning classification does not limit the amount of office space that can be allocated within the structure. The proposal is consistent with the Comprehensive Plan in that the request for office space matches the types of uses the Comprehensive Plan calls for this area.

Currently surrounding the subject site are uses such as; warehouse, public utility, Educational Facility and a music studio. Each of the proposed uses is similar in activity and size to the current uses surrounding the subject site creating use consistency.

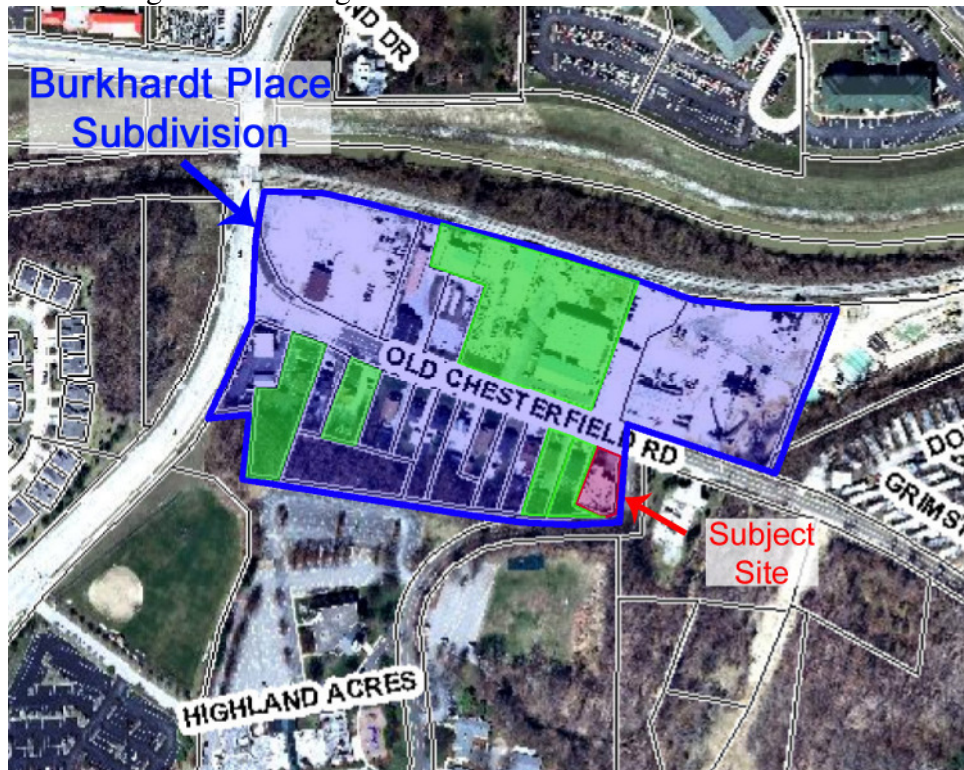
Landmark and Preservation Area Overlay

As mentioned earlier in this report, the petitioner is requesting a Landmark and Preservation Area Overlay. The intent of this overlay is to encourage rehabilitation, restoration and adaptation of historic elements for current uses. The Landmark and Preservation Area Overlay would allow for the property to retain its current layout and design safeguarding historical significant elements of the subject site by allowing modifications to development standards to be applied to the governing ordinance. For this petition, the Landmark and Preservation Area Overlay will work with the "UC" Urban Core District zoning classification to create development standards that will preserve the existing structure while allowing for improvements to the site to accommodate future tenants. The Landmark and Preservation Area Overlay requires a separate vote for approval apart from the proposed zoning district.

Requirements for the Landmark and Preservation Area Overlay state that a single parcel must meet at least one (1) of the criteria listed in the Section 1003.191 of the Zoning Ordinance to qualify for this designation. Staff finds that the proposal would meet the criteria of having significant character, heritage and cultural characteristics of the City of Chesterfield. Although according to the National Register of Historic Places 16624 Old Chesterfield Road is not apart of the Burkhardt Historic District, the property is still a part of what was originally the Edward Burkhardt Plat in the Old Chesterfield Area. The Old Chesterfield Area is one of the city's first areas to serve the rail line that entered what is now known as the Chesterfield Valley in the early 1880's. Additionally, there have not been any significant changes to the site since its construction in 1950. Its size and scale resembles the existing structures located within the Burkhardt Historic District helping to preserve the cultural character and heritage of the area. The site survived the flood of 1993 and the natural progression of a growing urban fabric throughout the decades. Staff finds that the property has historic value.

Landmark and Preservation Area Overlay requests are also reviewed by the City of Chesterfield Landmark Preservation Commission. Section 1003.191(8) of the City of Chesterfield Zoning Ordinance requires that the Department of Planning and Public Works forward all request for Landmark and Preservation Area Overlay designation to the Landmarks Preservation Commission for their comments prior to the public hearing of the request before Planning Commission. In August, the Chair of the Landmarks Preservation Commission reviewed this petition and recommended approval of the Landmark and Preservation Area Overlay. Currently, there are a total of five (5) properties within the Burkhardt Subdivision that have a Landmark and Preservation Area Overlay indicated in green (See Figure 4).

Figure 4: Existing LPA's within the Burkhardt Subdivision



Requested Incentives to the Development Standards

As previously mentioned, the Landmark and Preservation Area Overlay allows for the petitioner to request incentives in an effort to enhance and protect areas with historic elements. For this petition, these incentives are in the form of modifications to the development standards for the "UC" Urban Core District. The incentives that have been requested for this petition are for the following development standards:

1. Open Space
2. Building Setbacks
3. Parking Setbacks

These incentives are established in the conditions of the governing ordinance listed in the Attachment A of this proposal. Staff finds that each of the modifications requested would allow for the subject site to operate as it is currently. Each modification is based on the existing layout of the site and would not be a detriment to public health, safety and welfare.

Issues

A Public Hearing was held before the Planning Commission on October 11, 2010. During that meeting, no issues were identified with the proposal. Staff finds that the proposal will not adversely affect land use patterns for the area and has no issues on this request for a change in zoning.

Request

Staff has reviewed the change of zoning request to the “UC” Urban Core District with a Landmark and Preservation Area Overlay. The petitioner is requesting incentives in the form of modifications to the standards of design for the “UC” Urban Core District with the intent to preserve the existing uses and structure. Two separate votes will be required for this petition. The first is for the change of zoning to the underlying “UC” Urban Core District. The second is for the Landmark and Preservation Area Overlay per City of Chesterfield Zoning Ordinance Section 1003.191 Landmark and Preservation Area (LPA).

Staff is requesting action on P.Z. 07-2010 16624 Old Chesterfield Road (Gene Mainini).

Attachments:

1. Attachment A
2. Preliminary Plan

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “UC” Urban Core District, with a Landmark and Preservation Area (LPA) Overlay shall be:
 - a. Art Gallery
 - b. Art Studio
 - c. Barber shop or Beauty Shop
 - d. Commercial Service Facility
 - e. Dry Cleaning Business
 - f. Office, General
 - g. Reading Room
 - h. Research Facility
 - i. Plumbing, Electrical, Air Conditioning & Heating Equipment Sales, Warehousing & Repair Facility
 - j. Warehouse, General
2. Hours of Operation.
 - a. Hours of operation for this “UC” Urban Core District, with a Landmark and Preservation Area (LPA) Overlay shall be 8:00 AM to 8:00 PM.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
 - a. The maximum footprint of the structures shall not exceed 4,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed fourteen (14) feet.

3. Building Requirements

- a. A minimum of 19% openspace is required for this development.
- b. This development shall have a maximum F.A.R. of .40.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Thirty-Five (35) feet from the right-of-way of Old Chesterfield Road.
- b. Nine (9) feet from the west boundary of the "UC" Urban Core District.
- c. Six (6) feet from the north boundary of the "UC" Urban Core District.
- d. Two (2) feet from the east boundary of the "UC" Urban Core District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Zero (0) feet from the right-of-way of Old Chesterfield Road.
- b. Zero (0) feet from the west boundary of the "UC" Urban Core District.
- c. Six (6) feet from the north boundary of the "UC" Urban Core District.
- d. Two (2) feet from the east boundary of the "UC" Urban Core District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking requirements shall be a minimum of ten (10) spaces for this development as directed by the City of Chesterfield.

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and

leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

- c. No construction related parking shall be permitted within the Old Chesterfield Road right of way.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to Old Chesterfield Road shall be limited to one street approach. The location of the entrance shall be as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
2. Provide a sidewalk adjacent to Old Chesterfield Road as directed by the City of Chesterfield.
3. Provide additional right of way and improve Old Chesterfield Road in order to provide for one-half a seventy (70) foot right of way and a thirty-nine (39) foot pavement with required tapers and necessary storm drainage facilities as directed by the City of Chesterfield.

K. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

M. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

N. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

- 1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
- 2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
- 3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
- 4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
- 5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
- 2. Outboundary plat and legal description of property.
- 3. Density calculations.
- 4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

- 20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
- 21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
- 22. Compliance with Sky Exposure Plane.
- 23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the **Chesterfield Village Road Trust Fund (No.554)**. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer’s contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Retirement Community	\$ 382.06/Parking Space
General Office	\$ 583.66/Parking Space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by

the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2011 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of

Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

PRELIMINARY PLAN
FOR
16624 OLD CHESTERFIELD ROAD
 A TRACT OF LAND BEING LOT 1 OF BURKHARDT PLACE (P.B. 12 PG. 94),
 LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

16624 OLD CHESTERFIELD ROAD

A TRACT OF LAND BEING LOT 1 OF BURKHARDT PLACE AS RECORDED IN PLAT BOOK 12 PAGE 94 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF LOT 1 OF THE ABOVE MENTIONED BURKHARDT PLACE, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD CHESTERFIELD (60' W.) ROAD;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID OLD CHESTERFIELD ROAD, SOUTH 07 DEGREES 46 MINUTES 32 SECONDS EAST, 51.00 FEET TO A SET SURVEY NAIL AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF OLD CHESTERFIELD ROAD AND THE WEST RIGHT OF WAY LINE OF SANTA MARIA (40' W.) DRIVE;

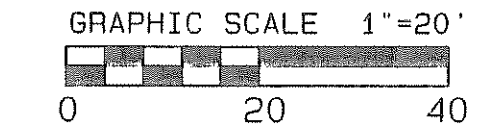
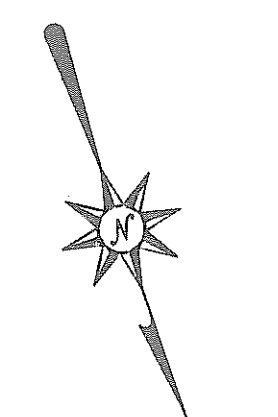
THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID SANTA MARIA DRIVE, SOUTH 01 DEGREES 05 MINUTES 00 SECONDS WEST, 133.09 FEET TO A SET SURVEY NAIL AT ANGLE POINT ON THE RIGHT OF WAY LINE OF SANTA MARIA DRIVE;

THENCE CONTINUING ALONG THE RIGHT OF WAY LINE OF SANTA MARIA DRIVE, SOUTH 87 DEGREES 44 MINUTES 00 WEST, 19.14 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EDWARD H. JR. AND JANIE A. STRUCKMAN AS RECORDED IN DEED BOOK 14723 PAGE 1402 OF THE ABOVE MENTIONED RECORDERS OFFICE, WHERE A FOUND REBAR WITH CAP BEARS 0.21 FEET NORTH;

THENCE ALONG THE NORTH LINE OF SAID STRUCKMAN TRACT, NORTH 75 DEGREES 28 MINUTES 00 SECONDS WEST, 75.80 FEET TO A SET IRON PIPE WITH CAP;

THENCE ALONG THE EAST LINE OF SAID STRUCKMAN TRACT, NORTH 19 DEGREES 13 MINUTES 08 SECONDS EAST, 139.32 FEET TO THE POINT OF BEGINNING.

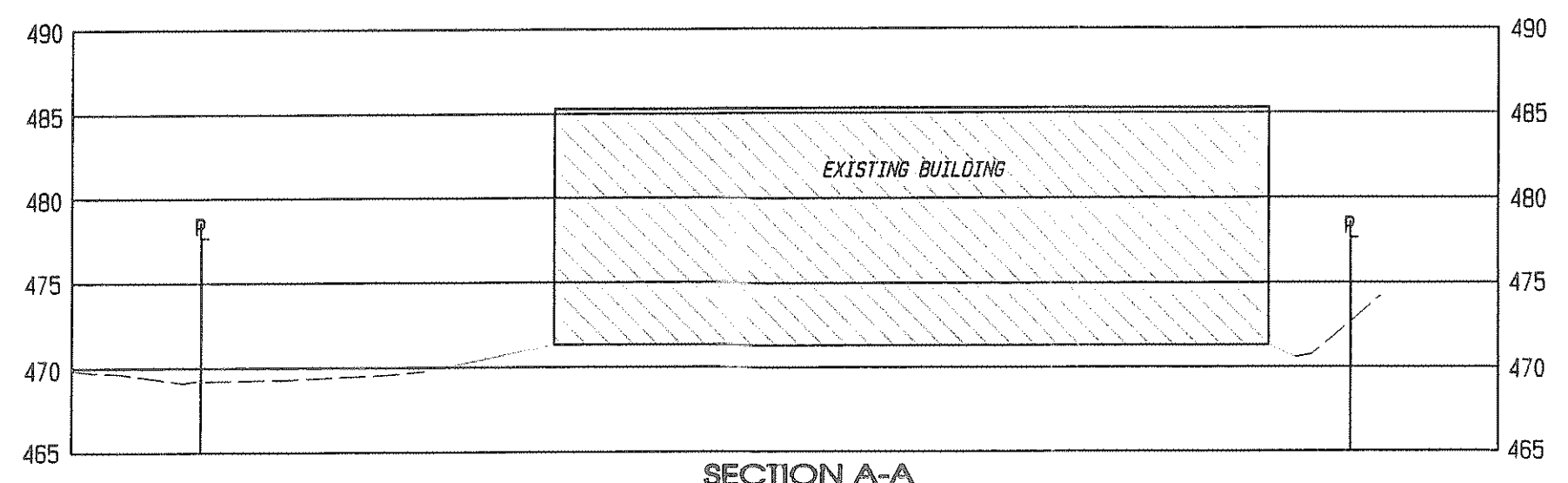
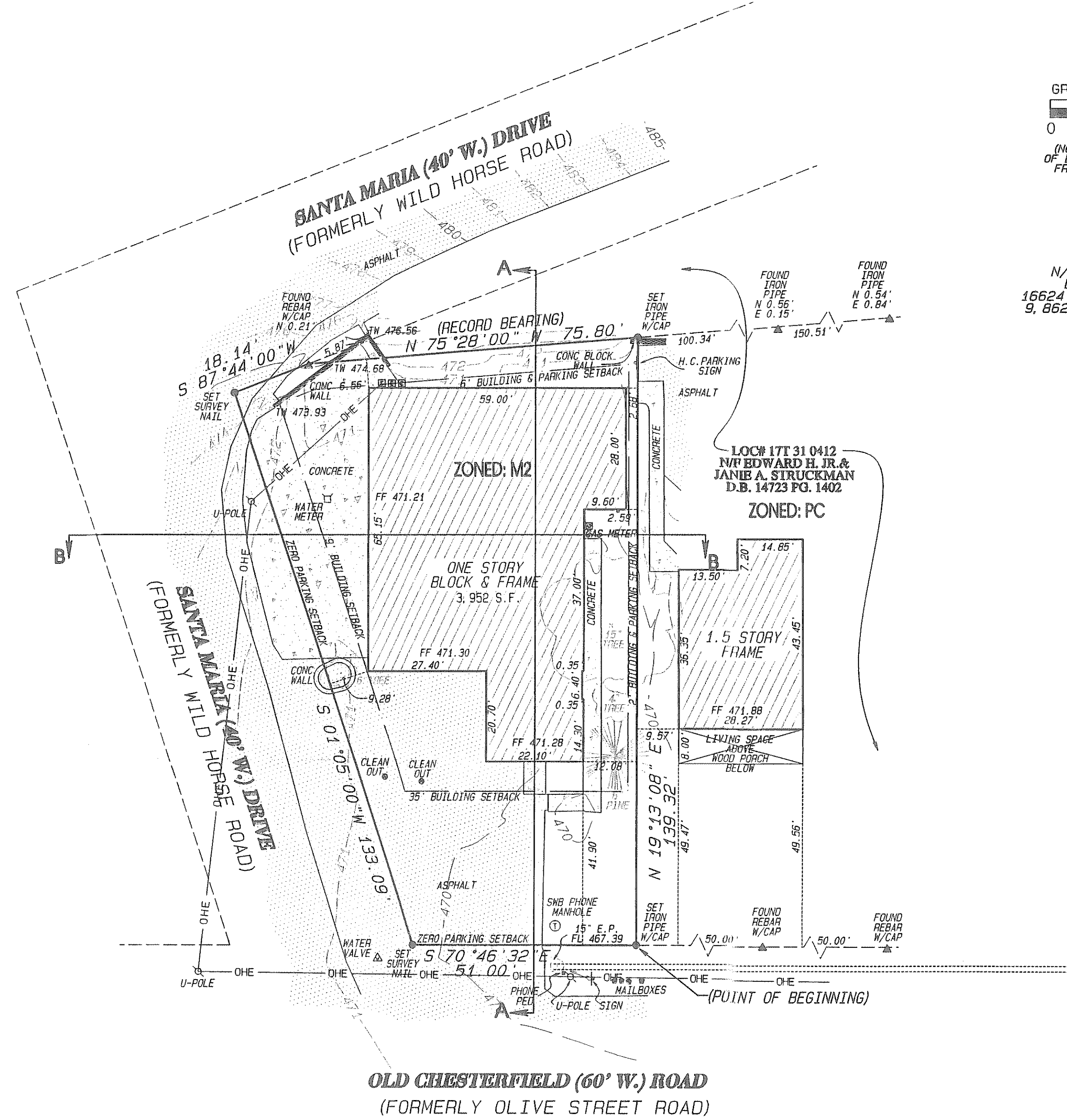
THE ABOVE DESCRIBED TRACT CONTAINS 9,862 SQUARE FEET AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



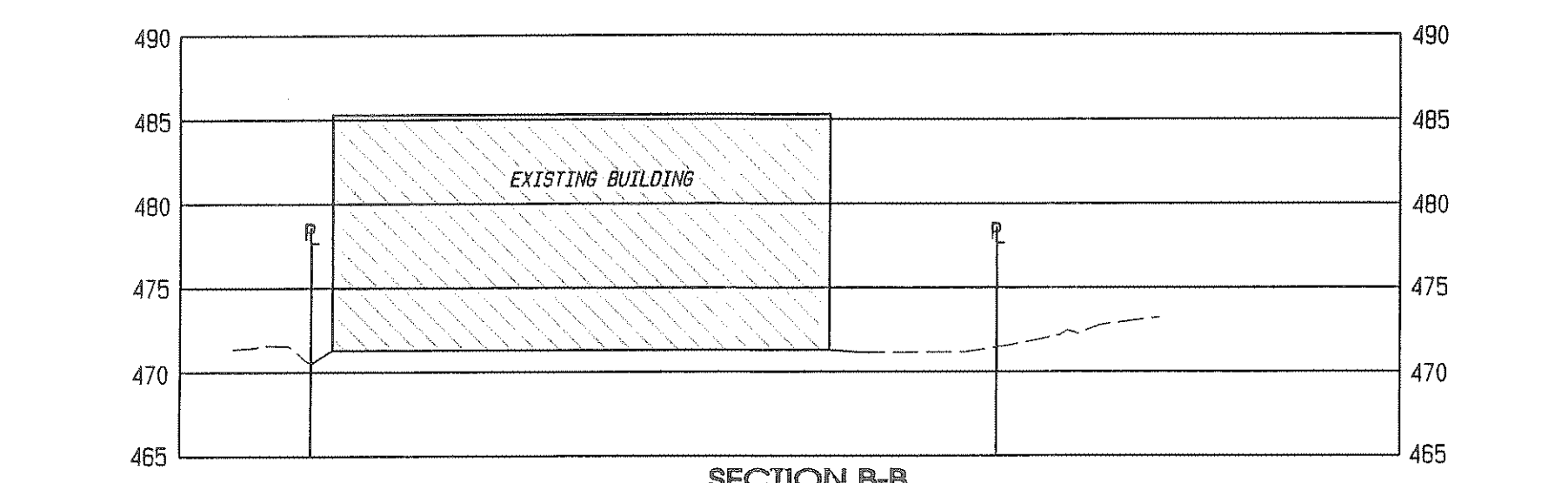
(NORTH ARROW AND BASIS OF BEARINGS WERE ADOPTED FROM THE RECORD PLAT)

SITE INFO:

LOC#171 31 0083
 BURKHARDT PLACE
 P.B. 12 PG. 94
 LOT 1
 N/F GENE V. MAININI
 D.B. 9625 PG. 224E
 16624 OLD CHESTERFIELD RD.
 9,862 SQ. FT. / 0.226 AC.



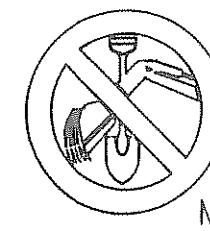
SECTION A-A
 SCALE: 1"=20' HORIZONTAL
 1"=10' VERTICAL



SECTION B-B
 SCALE: 1"=20' HORIZONTAL
 1"=10' VERTICAL

BENCHMARK
 M.S.D. BM #12-24
 (U.S.G.S. DATUM)
 ELEVATION 462.12

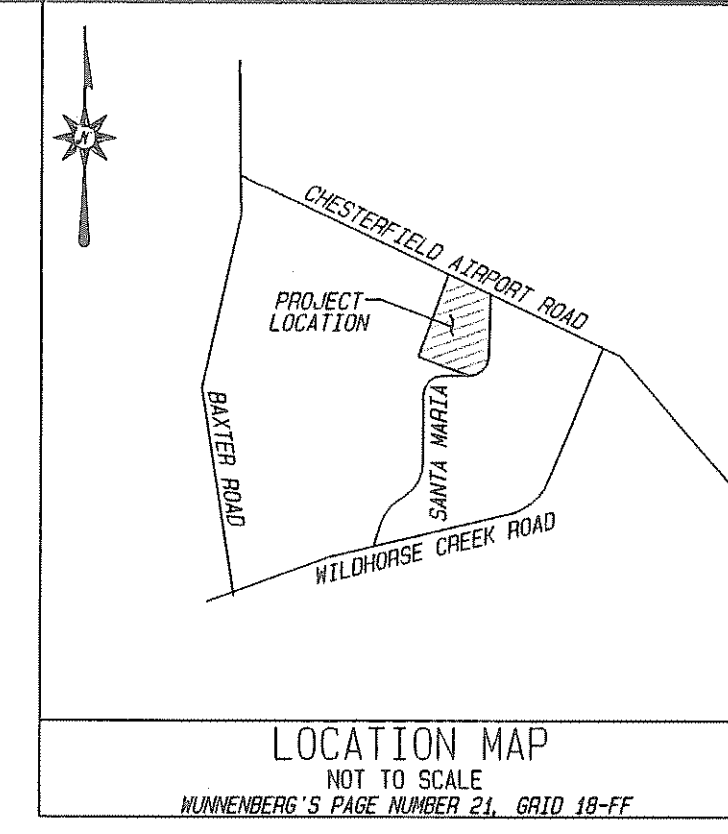
STANDARD TABLET STAMPED TT 1 E 1930 SET IN A CONCRETE POST;
 32 FEET WEST OF CHESTERFIELD AIRPORT ROAD AND 150 FEET
 SOUTH OF OLD OLIVE STREET ROAD, 20 FEET SOUTH OF TRACKS.



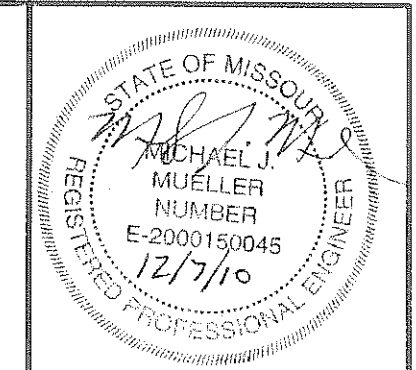
**BEFORE YOU
 DIG - DRILL - BLAST
 CALL!**
 1-800-344-7483
 (TOLL FREE)
 MISSOURI ONE CALL SYSTEM, INC.

FLOOR AREA RATIO:
 BUILDING AREA = 3,952 S.F.
 LOT AREA = 9,862 S.F.
 FAR = $\frac{3952}{9862} = 0.40$

OPEN SPACE PERCENTAGE:
 OPEN SPACE AREA = 1887 S.F.
 LOT AREA = 9862 S.F.
 OPEN SPACE PERCENTAGE = $\frac{1887}{9862} = 19\%$



LOCATION MAP
 NOT TO SCALE
 MUMFORD'S PAGE NUMBER 21, GRID 18-FF



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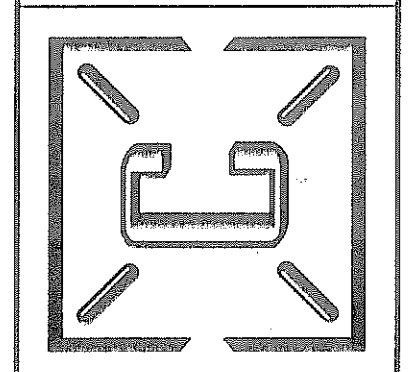
REVISIONS

PREPARED FOR:
 MAININI PROPERTIES, LLC
 CONTACT: GENE MAININI
 16853 CHESTERFIELD BLUFFS
 CHESTERFIELD, MO 63005
 314-368-4971 (PHONE)
 636-778-0776 (FAX)

16624 OLD CHESTERFIELD ROAD
 PRELIMINARY PLAN

Project # 10-096
 Date 6/30/10
 Checked By M.J.M.
 Drawn By M.T.G.
 File Name: S-D-P 2010 06-30-PRO

CORNERSTONE
 LAND SURVEYING &
 CIVIL ENGINEERING, INC.
 2705 DOUGHERTY FERRY RD., SUITE 100
 ST. LOUIS, MO. 63122 (314) 966-9987 (314) 966-0329 (FAX)



Sheet Number
 1 OF 1

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