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

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## Planning Commission Staff Report

**Project Type:** Site Development Concept Plan

**Meeting Date:** January 23, 2017

**From:** Justin Wyse  
Senior Planner

**Location:** Chesterfield Parkway W and Olive Blvd

**Applicant:** CRG Real Estate Solutions

**Description:** **Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W) SDCP:** A Site Development Concept Plan for a 31.8 acre tract of land zoned "C-8" Planned Commercial District located on the northwest portion of the intersection of Chesterfield Parkway W and Olive Blvd.

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### **PROPOSAL SUMMARY**

CRG Real Estate Solutions has submitted a Site Development Concept Plan for Parcel VII of Chesterfield Ridge Center for Planning Commission review. The request shows phased development of the lot which consolidates Building Groups F, G and H identified in City of Chesterfield Ordinance 2916. This plan establishes two (2) phases of development that creates a campus style research and office facility. The Site Development Concept Plan has been submitted in conjunction with a Site Development Section Plan showing details of Phase 1. Information on the Site Development Section Plan is presented under a separate report.

### **HISTORY OF SUBJECT SITE**

In 1979, Chesterfield Village Inc. submitted five petitions covering a total of 197.8 acres in the northwest quadrant. Two general areas of "C-8" zoning were proposed, one along the north side of Highway 40 (including the subject site) and the other surrounding the existing Hilltown Center. The 43.3 acres along Highway 40 would include 1,000,000 square feet of floor area being primarily offices, a hotel, theater, professional laboratories and schools.

In 1997, the City of Chesterfield approved two additional amendments to this "C8" Planned Commercial District to modify the permitted land uses and allow additional flexibility in the

density requirements and the City of Chesterfield approved a Commercial-Industrial Design Development (CIDD) procedure in 2012 to permit additional shifting of density within the development. The City of Chesterfield approved Ordinance 2723 which modified building groups, building heights, and density requirements for the development. Finally, the City of Chesterfield amended the ordinance again to permit consolidation of building groups on the subject site and modify density allotments.

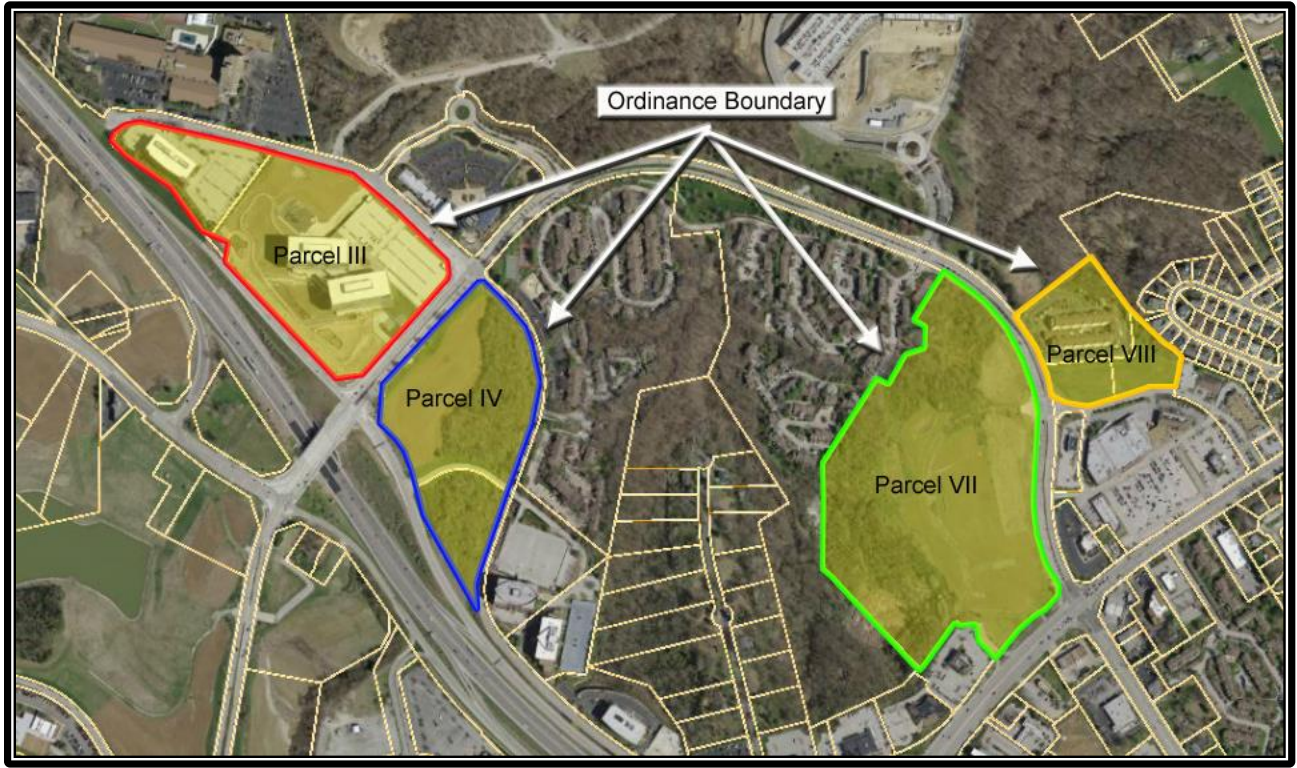


Figure 1: Chesterfield Ridge Center Boundary and Parcels



Figure 2: Subject Site

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

Direction	Land Use and Zoning
North	Monsanto campus – zoned “UC” Urban Core
South	Restaurant, office, post office – zoned “PC” Planned Commercial District
East	Hotel, Hilltown Center – zoned “C-8” Planned Commercial District
West	Chesterfield Village Townhomes – zoned “R-4” and “R-6A” with a PEU

**COMPREHENSIVE PLAN ANALYSIS**

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core” land use designation. The Comprehensive Plan states the following about the Urban Core:

*The Urban Core was defined as the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.*

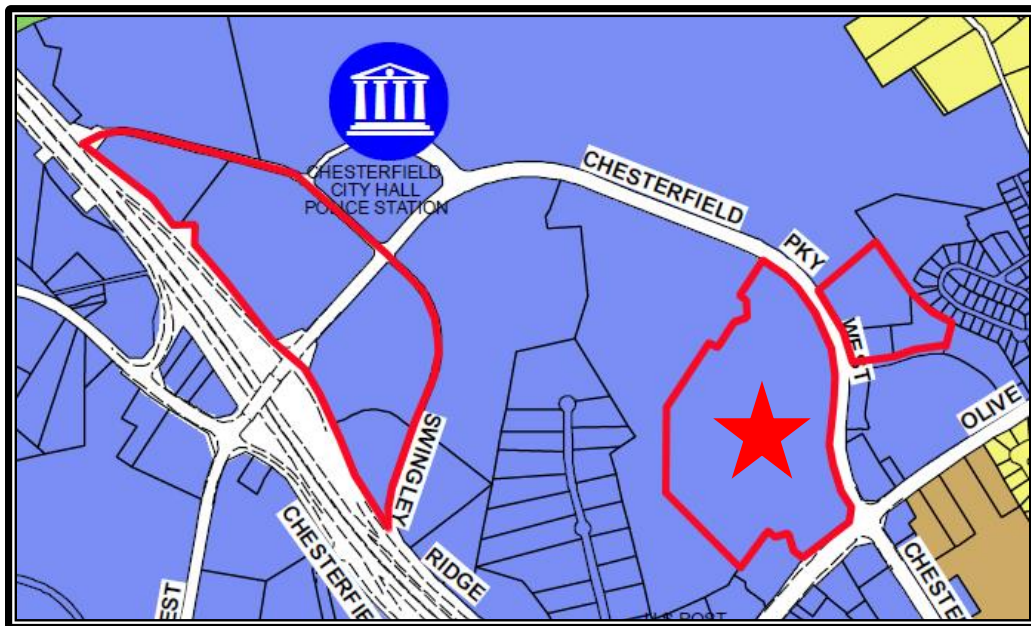


Figure3: Future Land Use Plan

The following information from the Comprehensive Plan relates to the proposed change in zoning. Information in italics is taken from the Plan, with Staff provided narrative following in non-italicized font.

*Plan Policy 1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the*

*City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.*

This policy is a general, overall policy for the Urban Core that guides review of the concept plan.

*Plan Policy 3.6.7 Parking Structures* – *The use of parking structures in the Urban Core is encouraged.*

As depicted on the Site Development Concept Plan, a parking structure is proposed to be utilized for Phase II of the development. The parking structure is located in an area of the site to reduce overall visibility of the structure from public right-of-way.

*5.1 Research and Development Business Parks and Corporate Campuses* – *Opportunities for research and development business parks and corporate campuses should be identified in the Urban Core as well as Chesterfield Valley. Business parks should provide a planned office/research/technology environment with common amenities, infrastructure, and management. Corporate campuses should provide a protected environment for the orderly growth and development of a business or industry in a park-like setting.*

The proposal shows consolidation of Parcel VII into a single campus design, consistent with the governing ordinance for the site.

## **STAFF ANALYSIS**

### **Zoning**

The subject site is zoned “C-8” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2916. This ordinance allows for a maximum of 460,000 square feet of research and office development. The Site Development Concept Plan shows a total maximum development of the site consistent with the governing ordinance.

### **Access & Traffic**

The Site Development Concept Plan includes two access locations to serve the subject site. These access locations are currently in place. The southern entrance off Olive Blvd. utilizes right-in / right-out access only. The access from Chesterfield Parkway utilizes the existing signal at the entrance to Hilltown Village.

Several roadway improvements are currently planned by St. Louis County and MoDOT along this corridor. A description of those improvements is included in the report for the Site Development Section Plan. Overall, the project is anticipated to have minor operational impacts to service given the proposed improvements.

## **STAFF RECOMMENDATION**

Staff has reviewed the Site Development Concept Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements.

Staff recommends approval of the proposed development of Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W).

**MOTION**

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

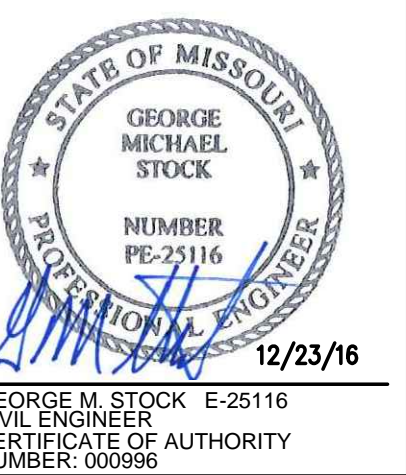
- 1) "I move to approve (or deny) the Site Development Concept Plan for Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W).
- 2) "I move to approve the Site Development Concept Plan for Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Concept Plan

cc: Aimee Nassif, Planning and Development Services Director

# SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND BEING ADJUSTED PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 9 AND 10 OF THE JOHN LONG ESATATE AS RECORDED IN PLAT BOOK 346, PAGES 663-664, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



### ABBREVIATIONS

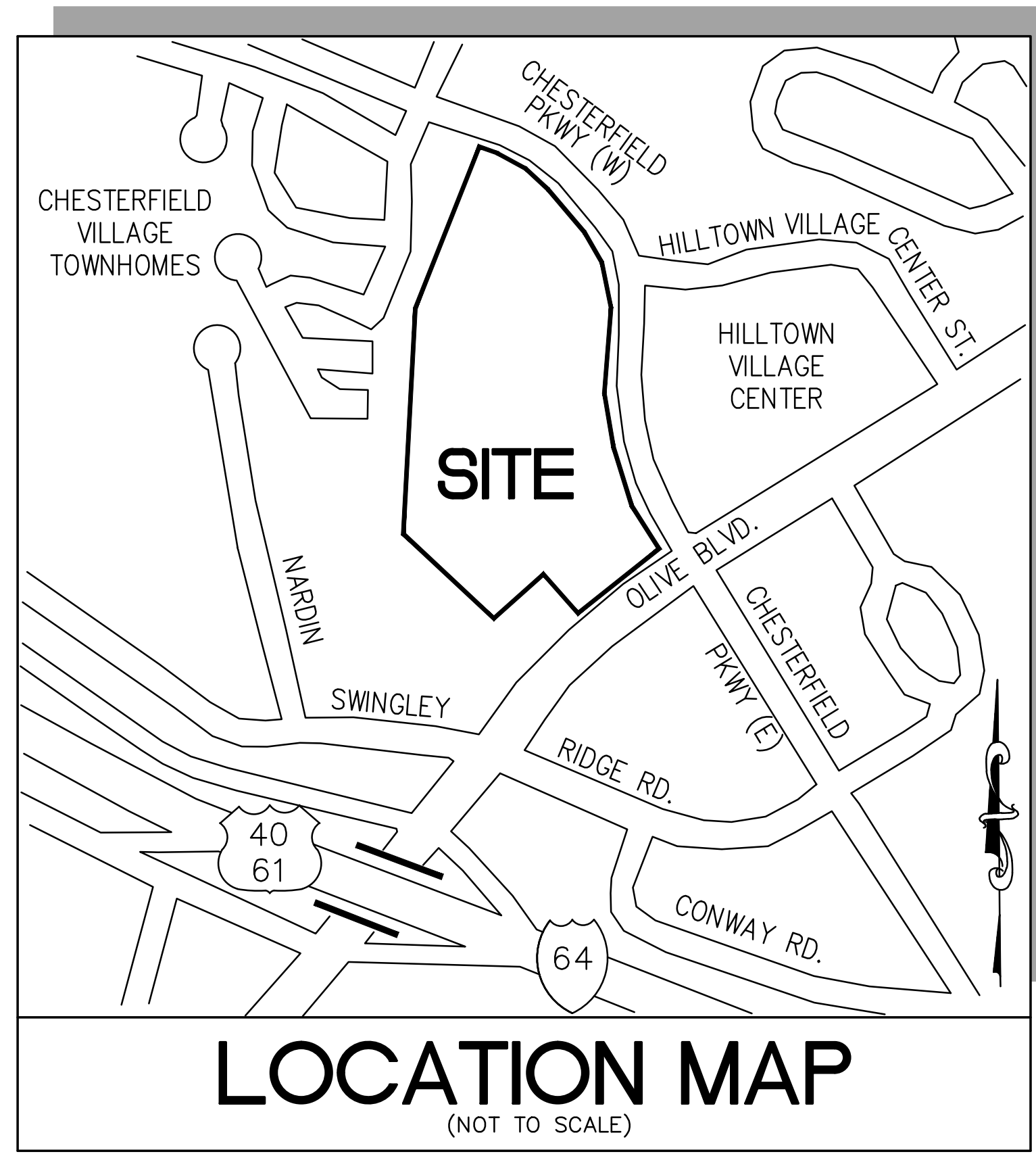
- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELEVATION
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FF. - FINISHED FLOOR
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PL. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- PVC - POLYVINYL CHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT-OF-WAY
- S.L.C. - ST. LOUIS COUNTY
- SD. - SQUARE
- T. - TELEPHONE CABLE
- TBA - TO BE ABANDONED
- TBR - TO BE REMOVED
- TBR&R - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- UP. - USE IN PLACE
- UN. - UNLESS OTHERWISE NOTED
- VCP - VITRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

### PROPOSED LEGEND

- PROPOSED CONTOUR - 442
- PROPOSED SPOT - 442.25
- PROPOSED STORM - SS
- PROPOSED SANITARY - SS
- PROPOSED UTILITIES - E-G-T

### EXISTING LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC SPURCE BOX
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPURCE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- GRATED MANHOLE
- STORMWATER INLET
- GRATED STORMWATER INLET
- SANITARY MANHOLE
- TREE
- BUSH
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX



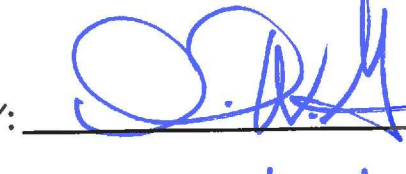
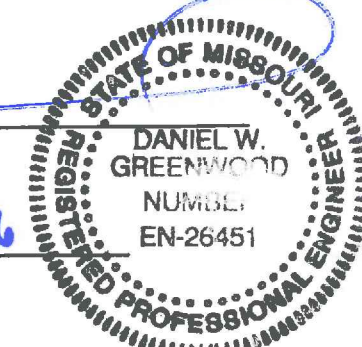
## PARCEL VII - BUILDING GROUPS F, G AND H

### PERTINENT DATA

- SITE ADDRESS = 875 W. CHESTERFIELD PARKWAY
- OWNER = CHESTERFIELD VILLAGE, INC.
- SITE ACREAGE = 31.79 ± ACRES
- EXISTING ZONING = C8 - PLANNED COMMERCIAL
- ORDINANCE No. = 2916
- LOCATOR No. = 18S521098
- SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
- FIRE DISTRICT = MONARCH FIRE PROTECTION
- WATERSHED = MISSOURI RIVER
- SCHOOL DISTRICT = PARKWAY DISTRICT
- WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
- GAS SERVICE = LACLEDE GAS
- ELECTRIC SERVICE = AMEREN UE ELECTRIC
- TELEPHONE SERVICE = AT&T
- FIRM NO. = 29189C0170 K (DATE FEB. 4, 2015)

### GEOTECHNICAL ENGINEER'S STATEMENT

GEOTECHNOLOGY, INC. at the request of CLAYCO REALTY GROUP has provided geotechnical services for the project proposed hereon. A geotechnical investigation was conducted for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our subsurface exploration report titled "Subsurface Exploration Corporate Office Campus, 875 Chesterfield Parkway Chesterfield, MO" dated 12/05/16.

BY:   
 DATE: 12/23/16  


### SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 SITE DEVELOPMENT CONCEPT PLAN
- C3.0 SITE ORDINANCE SHEET
- C4.0 SITE ORDINANCE SHEET
- CL1 CONCEPTUAL LANDSCAPE PLAN

Chesterfield Village, Inc., or its assigns, the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.

04.C (applicable subsection) C8 - Planned Commercial (present zoning) Of City of Chesterfield

Unified Development Code, do hereby agree and declare that said property From the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Chesterfield Village, Inc., or its assigns  
 (Signature): \_\_\_\_\_  
 (Name Typed): Ami Kutz  
 Treasurer

STATE OF MISSOURI }  
 COUNTY OF ST. LOUIS } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me appeared \_\_\_\_\_, to me known, who, being by me duly sworn, did say that he / she is the

of Chesterfield Village, Inc., or its assigns, a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that the said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last written above.

\_\_\_\_\_  
 Notary Public  
 \_\_\_\_\_  
 Print Name

My commission expires: \_\_\_\_\_

This Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

Amiee Nassif, AICP  
 Planning and Development Services Director  
 City of Chesterfield, Missouri

Vickie Hass  
 City Clerk  
 City of Chesterfield, Missouri

Ordinance No. 2916 dated October 19, 2016.

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Concept Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions and does not represent a property boundary survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By: DANIEL EHLMANN, Missouri, P.L.S. No. 2215

### PROPERTY DESCRIPTION

Adjusted Parcel B

A tract of land being Adjusted Parcel B of the Boundary Adjustment Plat of Lots 9 and 10 of the John Long Estates and Chesterfield Village Apartments Phase 3 in U.S. Surveys 123, 154 and 415, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point on the South right of way line of Chesterfield Parkway North, said point being the Northeast corner of Chesterfield Village Apartments Phase 3, a subdivision according to the plat thereof recorded in Plat Book 263, Pages 28 through 30 of the St. Louis County Records; thence along the South and Southeast right of way line of Chesterfield Parkway North the following courses and distances: along a curve to the right whose radius point bears South 29 degrees 40 minutes 29 seconds West 914.93 feet from the last mentioned point, a distance of 368.24 feet, along a curve to the right whose radius point bears South 52 degrees 44 minutes 04 seconds West 868.49 feet from the last mentioned point, a distance of 659.65 feet, South 06 degrees 15 minutes 10 seconds West 106.28 feet, along a curve to the left whose radius point bears South 83 degrees 44 minutes 50 seconds East 905.89 feet from the last mentioned point, a distance of 568.75 feet and South 13 degrees 00 minutes 20 seconds West 68.35 feet to a point on the Northwest right of way line of Olive Boulevard - Missouri State Highway A(340); thence along said Northwest right of way line South 57 degrees 25 minutes 40 seconds West 15.95 feet and along a curve to the left whose radius point bears South 32 degrees 33 minutes 55 seconds East 1176.28 feet from the last mentioned point, a distance of 353.71 feet to the Northeast line of property conveyed to Chesterfield Village, Inc. by deed recorded in Deed Book 10785, Page 1959 of the St. Louis County Records; thence along said Northeast line of Chesterfield Village, Inc. property North 52 degrees 54 minutes 50 seconds West 114.28 feet to a point; thence along a curve to the right whose radius point bears North 61 degrees 33 minutes 31 seconds East 194.50 feet from the last mentioned point, a distance of 080.51 feet; thence along a curve to the left whose radius point bears South 00 degrees 53 minutes 13 seconds West 100.00 feet from the last mentioned point, a distance of 59.91 feet to a point; thence North 52 degrees 54 minutes 53 seconds West 40.63 feet to the Northern most corner of said Chesterfield Village, Inc. property; thence along the Northwest line of said Chesterfield Village, Inc. property, South 36 degrees 19 minutes 46 seconds West 286.05 feet to a point; thence North 43 degrees 56 minutes 49 seconds West 675.55 feet along said Northwest line of Chesterfield Village, Inc. property and along the East line of said Chesterfield Village Apartments Phase 3; thence North 00 degrees 46 minutes 15 seconds East 500.00 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 480.44 feet to a point; thence South 57 degrees 30 minutes 03 seconds East 60.00 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 175.25 feet to a point; thence North 70 degrees 04 minutes 47 seconds East 85.42 feet to a point; thence North 02 degrees 28 minutes 17 seconds East 108.04 feet to a point; thence North 57 degrees 30 minutes 03 seconds West 59.04 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 264.81 feet to the point of beginning and containing 31.795 acres more or less according to a survey by Volz, Inc. during July, 1998.

### ST. LOUIS COUNTY BENCHMARK

BENCHMARK#2165 NGVD29 Elev = 646.98  
 "Standard Aluminum Disk" stamped SL-37, 1990. Disk is set along the west side of Eldridge-Payne Drive, across from the north drive extended for improvements Inc. Approximately 100' south of the intersection of Hwy I-64 South Outer Road and Eldridge-Payne Drive.

### UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXTENSION, NON-EXISTENCE, SIZE, TYPE OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED FOR:  
 CLAYCO REALTY GROUP  
 2199 INNERBELT BUSINESS CENTER DR.  
 ST. LOUIS, MO. 63114  
 PHONE: (314) 429-5100

CLAYCO  
 THE ART & SCIENCE OF BUILDING  
 2199 INNERBELT BUSINESS CENTER DRIVE  
 ST. LOUIS, MISSOURI 63114  
 PH: 314.429.5100 FX: 314.429.3137

Civil Engineer  
**Stock & Associates**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63105  
 Ph: (314) 538-9800  
 Fax: (314) 538-9830  
 e-mail: geoff@stockandassociates.com  
 Web: www.stockandassociates.com

CONTRACTOR	CLAYCO
DEVELOPER	CLAYCO REALTY GROUP
LANDSCAPE ARCHITECT	FORUM STUDIO
CIVIL ENGINEER	STOCK & ASSOCIATES
STRUCTURAL ENGINEER	EWING COLE
MECHANICAL ENGINEER	EWING COLE
ELECTRICAL ENGINEER	EWING COLE
PLUMBING ENGINEER	EWING COLE
FIRE PROTECTION ENGINEER	EWING COLE



3

PROJECT FIT

DRAWING ISSUE	
DESCRIPTION	DATE
CITY SUBMITTAL	2016.10.21
MSD COMMENTS	2016.11.10
ARB SUBMITTAL	2016.11.16
CITY RESUBMITTAL	2016.11.22
CITY COMMENTS	2016.12.23

DRAWING TITLE  
TITLE SHEET

DRAWING NO.  
**C1.0**

Forum# | Consult# 216-8803

# SITE DEVELOPMENT CONCEPT PLAN



GRAPHIC SCALE

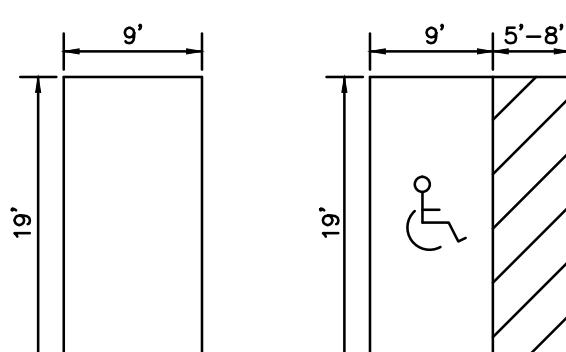


( IN FEET )  
1 inch = 80 ft.

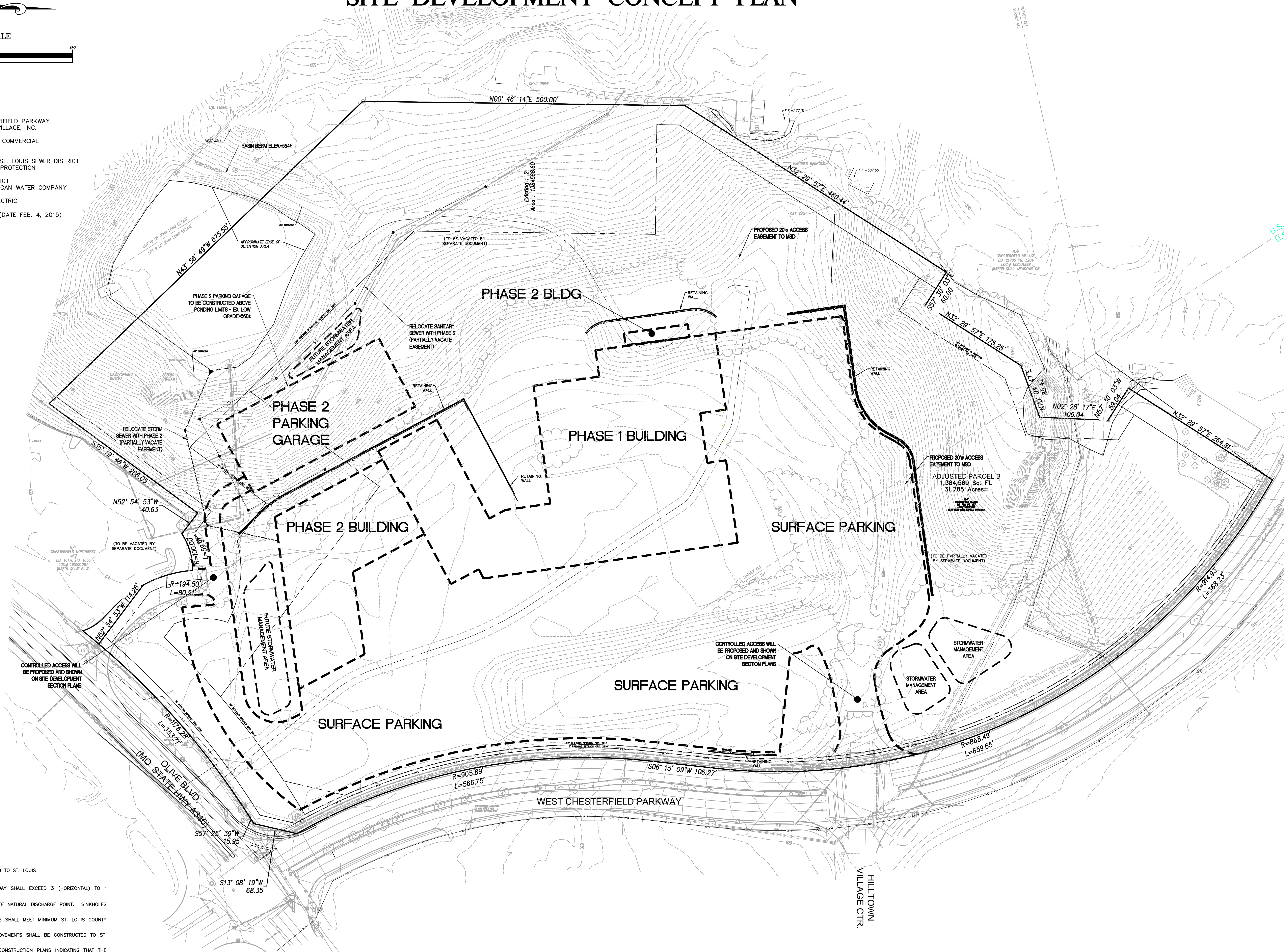
## PERTINENT DATA

SITE ADDRESS = 875 W. CHESTERFIELD PARKWAY  
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 SITE ACREAGE = 31.79 ± ACRES  
 EXISTING ZONING = C3 - PLANNED COMMERCIAL  
 ORDINANCE No. = 2916  
 LOCATOR No. = 185521098  
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 SCHOOL DISTRICT = PARKWAY DISTRICT  
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 GAS SERVICE = LAKEDEE GAS  
 ELECTRIC SERVICE = AMEREN UE ELECTRIC  
 TELEPHONE SERVICE = AT&T  
 FIRM NO. = 29189C0170 K (DATE FEB. 4, 2015)

NOTE: TYPICAL DRIVE AISLES ARE 22' WIDE



TYPICAL PARKING STALLS (N.T.S.)



## SITE COVERAGE

Total Site Area = 1,384,569 s.f.  
 Total Site Coverage = 167,826 s.f. (12.1%)  
 Prop. Paved = 376,630 s.f. (27.2%)  
 Total Coverage = 544,456 s.f. (39.3%)  
 Open-space Area = 840,113 s.f. (60.7%)  
 F.A.R. =  $\frac{460,000 \text{ s.f.}}{1,384,569 \text{ s.f.}} = 0.33$

## ST. LOUIS COUNTY NOTES

- 1) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- 2) NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- 3) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- 4) ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- 5) ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- 6) A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- 7) ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- 8) ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
- 9) ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- 10) PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

## UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

## GENERAL NOTES

1. GRADING AND DRAINAGE IN R.O.W. PER ST. LOUIS COUNTY AND MO. DEPARTMENT OF TRANSPORTATION.
2. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
3. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
4. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MODOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
5. PARKING SHALL BE AS REQUIRED BY SECTION 04-04 "OFF STREET PARKING, STACKING AND LOADING SPACE REQUIREMENTS" OF THE CITY OF CHESTERFIELD'S UNIFIED DEVELOPMENT CODE.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY STOCK & ASSOC.
7. ALL EXISTING STRUCTURES AND PAVEMENTS ARE TO BE REMOVED FROM SITE.
8. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO 29189C0170 K (DATE FEB. 4, 2015).
9. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
10. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
11. ALL SIDEWALKS TO BE CONSTRUCTED TO ADA STANDARDS AS REQUIRED BY SAINT LOUIS COUNTY AND CITY OF CHESTERFIELD.
12. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY, CITY OF CHESTERFIELD AND MISSOURI DEPARTMENT OF TRANSPORTATION STANDARDS.
13. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
14. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
15. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
16. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF TRANSPORTATION TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
17. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
18. PHASE 2 IMPROVEMENTS WILL COMPLY WITH THE TREE PRESERVATION REQUIREMENT TO PRESERVE 30% OF THE EXISTING TREE CANOPY.

GEORGE M. STOCK E-26116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER 00096

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DRAWING ISSUE	
DESCRIPTION	DATE
CITY SUBMITTAL	2016.10.21
MSD COMMENTS	2016.11.10
ARB SUBMITTAL	2016.11.16
CITY RESUBMITTAL	2016.11.22
CITY COMMENTS	2016.12.23

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DRAWING TITLE  
 SITE DEVELOPMENT  
 CONCEPT PLAN

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DRAWING NO.  
**C2.0**

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Forum #      Consult # 216-883