

Planning and Development Services Division Vote Report

Meeting Date: January 23, 2016

From: Cecilia A. Hernandez - Project Planner

Location: Southwest of the intersection of South Woods Mills Road and Brookings Park Drive (18Q140361, 18Q140370, 18Q140352, 18Q140077).

Petition: **P.Z. 07-2016 Willows at Brookings Park (Amendment to CUP #31)**: A request to amend Conditional Use Permit (CUP) #31 to amend the development conditions in an “R-1” Residence District, “R-3” Residence District, and “FPR1” Flood Plain Residence District for a 26.65 acre tract of land located southwest of the intersection of South Woods Mill Road and Brookings Park Drive. (18Q140361, 18Q140370, 18Q140352, 18Q140077).

Summary

A public hearing was held on September 12, 2016 for an amendment to CUP #31 for the Willows at Brookings Park. A number of issues were discussed, and an issues response letter was received by the City of Chesterfield on December 16, 2016.

The request is to amend existing Conditional Use Permit (CUP) #31 in order to modify the number of seats in their private club restaurant facility, change the structure setback along a portion of the southern boundary (as seen in figure 2 below), and change the parking setbacks along the eastern and a portion of the southern boundary lines (as seen in figure 1 below).

The applicant’s requests will not allow for an increase in density or an increase in the number of units for this development.

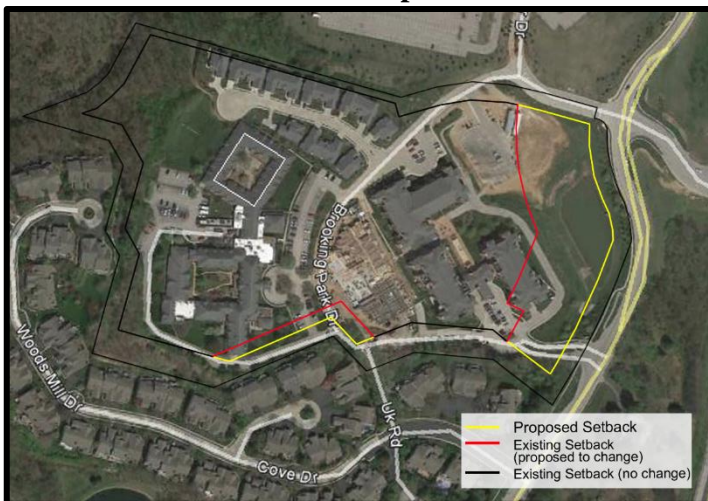


Figure 1. Proposed parking setback changes proposed



Figure 2. Proposed structure setback changes proposed

Site History

A Conditional Use Permit (CUP) was approved on the property for the development of a nursing home and supplemental living quarters of varying levels of care by St. Louis County in 1987.

In 1989, an amendment to the CUP was approved to allow for the development of cottages in the place of apartments for twenty-eight (28) of the self-care density units and to limit the number of apartment buildings to three (3). Structure, parking, and driveway setbacks were also amended at this time.

In July of 2008, the City of Chesterfield approved an amendment to the CUP for a revision of the parking setbacks at the southeast corner of the development, and to revise the structure setbacks at the northwest corner of the development.

In May of 2010, the City Council approved a Boundary Adjustment Plat (BAP) to adjust an existing boundary line between Lot 1 and Lot 2

Over the years, the City has administratively reviewed and approved a number of petitions, the last being in May of 2016 for the 10th Amended Site Development Section Plan (ASDSP).

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are shown in the aerial image in Figure 3 below and are described as follows:

- North:** North of the site is the St. Luke’s Hospital which is currently zoned “MU” Medical-Use District.
- South:** The properties to the south are located within the Terrace at Woods Mill Cove subdivision, zoned “R-3” Residential District (10,000 square feet) with a “PEU” Planned Environmental Unit.
- East:** The parcels directly east of the subject site are zoned “R-2” Residence District (15,000 square feet).
- West:** The parcel to the west is zoned “FPR1A” Flood Plain Residence District and mostly consists of tree preservation areas.

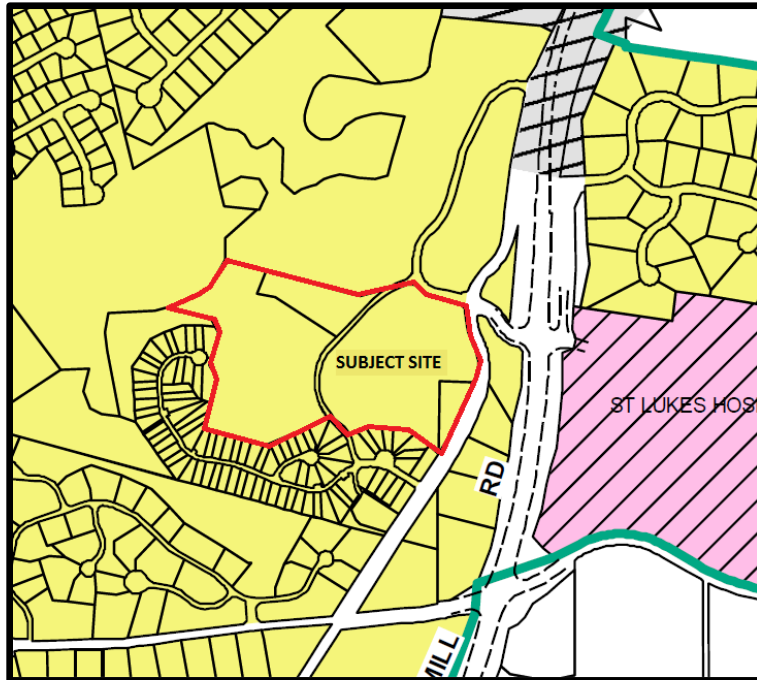


Figure 3. Aerial Photo

Comprehensive Plan Analysis

The subject site is located in Ward 1. Figure 4 below identifies the subject site in red within the Land Use Plan indicating these parcels are within the Residential Single-Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan.

Figure 4. Land Use Plan



In addition to the Land Use designation, the Comprehensive Plan also includes the following policies which would apply to this proposal:

- 2.1.5 Provide Buffer for Existing Residential Development
New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.

The CUP, as well as City Code, requires that landscape buffering be provided between this development and neighboring developments. There is currently a large Greenspace Preservation area that is in place along the northwestern portion of the site, where the FPR1 Zoning District is in place. The sections that follow will detail the additional steps that will be taken by the applicant to mitigate the impact of this development on the adjacent single family residential development.

Issues

The Planning Commission and Staff identified six issues at the September 12, 2016 Public Hearing for this petition. The petitioner has submitted a formal response to all of these items which is attached to the Planning Commission packet for review. The following issues have been addressed:

1. *Evaluate the potential to amend the parking setback request in order to save any trees. The Unified Development Code (UDC) allows some variation of parking space dimensions for compact cars. The standards for parking stalls and drive aisles policy has been attached.*

In response to this issue, the applicant has since changed the Preliminary Plan to reduce the number of parking spaces and keep the tree discussed.

2. *Confirm the following parking space count is correct:*
 - *Required parking: 143*
 - *Provided parking: 433 (excluding building E)*

The applicant has indicated that a count of existing parking was conducted to find that actual provided parking is 407. The preliminary plan has been updated to specify the number of spaces in each area.

Additionally, the existing CUP provides parking standards which refer to the previous City of Chesterfield Zoning Code. The language of the CUP will be updated to reflect the UDC standards which would change the minimum required parking to 144 spaces, with no parking maximums. All future site plan review will be updated accordingly. Staff has no concerns.

3. *Questions arose regarding the need for additional parking. Please advise.*

The additional proposed parking is located nearest the skilled nursing facility, and the applicant identified an additional need for this parking in close proximity due to the additional contracted caregivers, a high volume of visitors, residents with two cars, and occasional social and business events at their facility.

4. *Clarify which trees are to be removed by showing the proposed parking areas on the TSD.*

The applicant added the proposed parking areas to the TSD to show which trees would be impacted. Additionally, the proposed parking has been modified to save the maple tree which was of specific concern.

5. *Advise on the mitigation measures you intend to take in order to buffer the adjacent residential subdivision from any headlights and lighting.*

As seen in the attached agreement between the applicant and the adjacent residents, the applicant has added a six (6) foot high sight proof fence and additional plantings along the south side of the drive, across from the proposed parking area to ensure vehicle headlights do not shine through to the adjacent properties. Additionally, light bollards will be provided in lieu of traditional parking lot lighting to minimize the impact of light seen by adjacent residents. Language has been added to the CUP to ensure that these changes are incorporated.

6. *Clarification arose regarding the lighting for the parking areas; please advise on any changes you intend to make to the lighting to mitigate any impacts on the adjacent residential subdivision.*

As previously mentioned, the applicant indicated that light bollards will be provided in lieu of traditional parking lot lights; language is included in the CUP to ensure lighting will not negatively impact adjacent properties.

Proposed CUP Amendments:

Seven sections of the existing CUP are proposed to change. The *Italic* text in this section shows the text and proposed *red line changes*, while Staff input is identified following each section of changes. It should be noted that the proposed changes will not increase the density or change the character of the development.

Please also be advised that the amended CUP references the Preliminary Development Plan for setbacks. All setbacks continue to meet the underlying “R-1” and “R-3” minimum setback standards.

2. BUILDING, LIVING UNIT, AND HEIGHT REQUIREMENTS

- a) *The private club authorized by this CUP shall be limited to a ~~100-seat~~ restaurant facility for residents and their guests only.*

The existing facility is located in the center of the site, and is not open to the public. It is an accessory use for residents and their visitors only. Staff has no concerns regarding this change.

3. STRUCTURE SETBACKS

No building or structure, other than: a free standing project identification sign, light standards, flag poles or fences will be located within the ~~following setbacks:~~ setbacks as shown on the Preliminary Development Plan.

- ~~a) One hundred and fifty (150) feet from the Woods Mill Road right of way.~~
- ~~b) One hundred (100) from the south limits of the CUP development.~~
- ~~c) One hundred and twenty five (125) feet from the western limits of the CUP.~~
- ~~d) Fifty (50) feet from any other limit of this CUP.~~
- ~~e) Self care units in the form of townhouses shall set back a minimum of twenty (20) feet from the northern limits of this CUP at the following bearing: South 74 degrees 46 minutes 35 seconds East with a distance of 765.52 feet.~~

The structure setback change is requested in order to bring an existing building into compliance. No site changes are shown on the Preliminary Plan for this area. In 2008, when the amendment to the original CUP was passed, there was a more restrictive setback placed than the 1989 CUP. The 2008 amendment to the CUP therefore placed this building into non-compliance.

While there are additional restrictions for nursing homes as part of the underlying “R-1” and “R-3” Residential District regulations, there are no amendment requests that would impede on this requirement. Staff has no concerns regarding this change.

4. PARKING SETBACKS

No parking area, excluding internal drives, or parking for manager’s residence or local public utility facility will be located within the ~~following setbacks:~~ setbacks as shown on the Preliminary Development Plan.

- a) ~~Two hundred and fifty (250) feet from the Woods Mill Road right of way, except at the most southern part of the right of way along the radius point a distance of 192.26 feet the setback shall be one hundred and ninety eight (198) feet.~~
- b) ~~Eighty (80) feet from the southern limits of this CUP development, except along the bearing North 52 degrees 48 minutes 40 seconds West with a distance of 205.84 feet the setback shall be sixty three (63) feet.~~

There are two changes the parking setbacks requested, and both can be seen in figure 1 above. The first is to change the setback along the eastern boundary, along Woods Mill Road. This change would allow for future parking further away from residential. Additionally, the setback change would allow Building E to have a below level or first level parking garage. Staff has no concerns regarding this change.

The second request is to change the setback along the southern boundary line. This change would allow for additional parking along the southern drive aisles. Two new parking areas are shown on the plan adjacent to a single family residential subdivision. As mentioned previously, the attached agreement between the applicant and the adjacent residents details various actions that the applicant has agreed to in order to mitigate any concerns. Staff has no concerns regarding this change.

5. PARKING & LOADING REQUIREMENTS

- ~~a. Parking for the residential care facility shall be provided at the ratio of one (1) space for every five (5) units, plus two (2) spaces for every three (3) employees.~~
- b. A minimum of one (1) below ground or partially below ground garage space shall be provided for every self-care unit.
- c. In all other respects, minimum requirements for parking and loading facilities shall comply with ~~Section 1003.165~~ the Unified Development Code of the City of Chesterfield ~~Zoning Ordinance~~.

Staff recommends, and the applicant agrees, the standards for parking and loading should be updated to comply with the current UDC regulations.

6. LANDSCAPE AND TREE REQUIREMENTS

- a) The developer shall adhere to the Tree Manual of the City of Chesterfield.
- b) A six (6) foot high sight proof fence or a densely-vegetated buffer shall be provided along the southern perimeter of the site, along lots 16 through 19 of the Terraces at Woods Mill Cove subdivision to the south.

As mentioned previously, the applicant has agreed to add a sight-proof fence in order to mitigate any concerns of adjacent residents regarding the impact of vehicle headlights at night.

7. LIGHTING REQUIREMENTS

- a) The developer shall adhere to the Lighting Ordinance of the City of Chesterfield.
- b) Light bollards limited to five (5) feet in height shall be provided in lieu of lighting standards for the proposed surface parking areas shown on the Preliminary Development Plan.

As mentioned previously, the applicant has agreed to use light bollards in order to mitigate any concerns of adjacent residents regarding the impact of additional lighting.

8. MISCELLANEOUS

- a) All trash areas shall be enclosed by a six (6) foot high sight-proof fence.
- b) All roof top mechanical equipment shall be screened.
- c) Illuminated signs shall be prohibited on the southern elevations of buildings A, B, and F.

Staff recommends, and the applicant agrees, that the language of the CUP also be amended to restrict illuminated signs on the southern elevation of buildings A, B, and F to ensure that any illumination from the development does not negatively impact the adjacent residential development.

Request

A CUP is categorized by the Unified Development Code (UDC) as a Special Procedure. After a Public Hearing is held, the Planning Commission must render a decision on whether to approve or deny the CUP request. If approved, the permit becomes effective after 15 days if no protest or review is filed.

Staff has reviewed the request for an amendment to the Conditional Use Permit for the properties located southwest of the intersection of South Woods Mills Road and Brookings Park Drive (18Q140361, 18Q140370, 18Q140352, 18Q140077) and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff has prepared an amended Conditional Use Permit reflecting this request for consideration by the Planning Commission and requests action on P.Z. 07-2015 Willows at Brooking Park (Amendment to CUP #31).

Attachments

1. Petitioner's Response to Issues Letter
2. Applicant agreement with adjacent residents
3. Conditional Use Permit #31
4. Preliminary Plan
5. Tree Stand Delineation
6. Letters in Opposition (Linked in Agenda)

cc: Aimee Nassif, Planning and Development Services Director

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS



December 15, 2016

Ms. Cecilia Hernandez
City of Chesterfield
690 Chesterfield Pkwy. W.
Chesterfield, MO, 63017

Re: PZ 07-2016 Willows at Brooking Park (Amendment to CUP#31) REVISED

Dear Ms. Hernandez:

The following are responses to your comment letter dated September 20, 2016 regarding the Willows at Brooking Park Conditional Use Permit:

Comment 1: Evaluate the potential to amend the parking setback request in order to save any trees. The Unified Development Code (UDC) allows some variation of parking space dimensions for compact cars. The standards for parking stalls and drive aisles policy has been attached.

Response 1: The Willows at Brooking Park has worked with the residents of The Terraces at Woods Mill and reached an agreement regarding the proposed parking and landscaping. The proposed number of stalls at the southeast corner of Brooking Park was reduced by three (3) spaces from fourteen to eleven. By eliminating three parking spaces, the red maple tree is able to be saved.

A copy of the executed agreement between Brooking Park and The Terraces is included with this submittal.

Comment 2: Confirm the parking space count is correct.

- *Required parking: 143 stalls*
- *Provided parking: 433 stalls (excluding Building E)*

Response 2: In response to the city comment regarding the parking, the Willows prepared a parking analysis of their existing campus which included the number of employees working within each building as well as the number of caregivers that are independently contracted by the residents. The parking for the caregivers has been factored in to the calculations. The resulting parking calculations are as follows:

A number of the existing spaces are utilized by caregivers that are contracted independently with the residents. The average number of caregivers per day is the following:

Buildings A thru D: 55 caregivers

Brooking Park: 15 caregivers

Additionally, residents see a large number of visitors and family members that utilize the existing parking as well. The average number of visitors per day is the following:

Buildings A thru D: 30 visitors

Brooking Park: 60 visitors

Thirty-six of the residents have a second car. The Willows also has a number of social and business events including bridge games, dinner parties, charitable events and marketing tours which increase the parking demand at certain times. The net result is that both visitors and residents often have to search for parking spaces, frequently forcing senior residents to walk long distances to reach their destination from their parking spot.

Comment 4: Clarify which trees are to be removed by showing the proposed parking areas on the TSD.

Response 4: The Tree Stand Delineation Plan “TSD-2.0” has been modified to reflect the addition of the proposed parking stalls and the impact on the existing trees. The number of proposed stalls was reduced at the southeast corner of Brooking Park to save the Maple Tree per the agreement with the Terraces at Woods Mill.

Comment 5: Advise on the mitigation measures you intend to take in order to buffer the adjacent residential subdivision from any headlights and lighting.

Response 5: A sight-proof fence is proposed along the south side of the drive, across from the proposed parking stalls and light bollards are proposed in lieu of light standards for the parking proposed at the southeast corner of Brooking Park. These conditions were agreed upon by both The Willows and The Terraces.

Comment 6: Clarification arose regarding the lighting for the parking areas; please advise on any changes you intend to make to the lighting to mitigate any impacts on the adjacent residential subdivision.

Response 6: Light bollards are proposed in lieu of light standards for the parking proposed at the southeast corner of Brooking Park. These conditions were agreed upon by both The Willows and The Terraces.

The Willows:

Required Parking:

Building A = 45 Units (ILU)
Building B = 23 Units (ILU)
Building C = 44 Units (ILU)
Building D = 23 Units (ILU)
Total 135 Units

Buildings A,B,C,D,E = 135 Units (1 Space Per 5 Units) = 27 Spaces
Villas = 14 (1 Space Per 1 Unit) = 14 Spaces
Employees = 39 (2 Spaces Per 3 Employees) = 26 Spaces

Caregivers (Avg.) = 55 (2 Spaces Per 3 Employees) = 37 Spaces
(Privately Contracted)

Total Spaces Required = 104 Spaces

Parking Provided:

Surface Parking (Buildings A,B,C,D,Villas) = 71 Spaces
Garage Parking (Buildings A,B,C,D) = 173 Spaces
Total Spaces Provided = 244 Spaces

Brooking Park:

Number of Beds = 156 Beds
Number of Employees = 110 Employees In 3 Shifts
(Max Shift = 60 Employees)
Caregivers (Avg.) = 15 (2 Spaces Per 3 Employees)
(Privately Contracted)

Required Parking:

156 Beds/5 + 60 Employees/3 x 2 + 15 Caregivers/3 x 2 = 82 Spaces

Total Spaces Provided = 163 Spaces

Comment 3: Questions arose regarding the need for additional parking. Please advise.

Response 3: The Willows has a significant need for additional parking and with the high demand, vehicles are seen accessing lots multiple times while searching for parking. The increased circulation poses a risk to the residents and visitors. The desire for additional parking has also been expressed by both visitors and residents of The Willows.

Please don't hesitate to contact this office should you have any questions or require any additional information.

Sincerely,
Civil Engineering Design Consultants, Inc.



Paul K. Boyer, P.E.
Principal

Cc: Mr. Bruce Hesterberg, Etegra

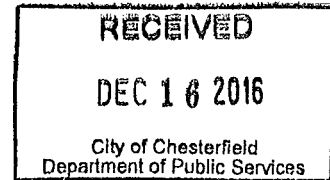
Meeting Minutes from meeting with T

11/17/16



Brooking Park

Attendees:
Val Grewe
Bud Bradshaw
Susan McClanahan
Pete Benoist



Review letter sent by Mary Alice Ryan to Val Grewe regarding parking proposed at Brooking Park.

1. Terraces requested we keep the red maple tree which would mean a loss of 33 spaces. Clarified that additional landscaping will conform to City of Chesterfield Standards.
2. Terraces requested a 6' high vinyl fence which would run from the east corner of Mr. Grewe's property to approx. the 3 lot to the west. Additional landscaping will be put in on the Terraces side of new fence.
3. Ed Dermody to meet with the Terraces to design needed landscaping. See attached drawing; "Terrace Landscape Plantings @ Proposes Parking Lot dated Dec. 12, 2016". Budget for this work was set at \$5,000.
4. Terraces requested bollard light standards in this parking lot. Will look at how many and what kind.
5. Terraces requested proper SWPP drainage of parking areas under constr. Will ask BSI to put in "log" retention at basin to west of constr.

This agreement was made this date between representatives of the Terraces and Brooking Park. In return for the agreement by St. Andrew's Resources for Seniors (Brooking Park) to comply with the above requests, the Terraces removes all objections expressed to the City of Chesterfield in regard to amend the Conditional Use Permit (CUP #31) requested by Brooking Park. It is understood that items 2, 3, 4, 5, above will be completed when Brooking Park is constructing the new parking area directly across from the involved Terraces homes. The above work will not be done if the lot does not get built.

Agreed to by:

Susan McClanahan
Exec. Director of Brooking Park

Date:

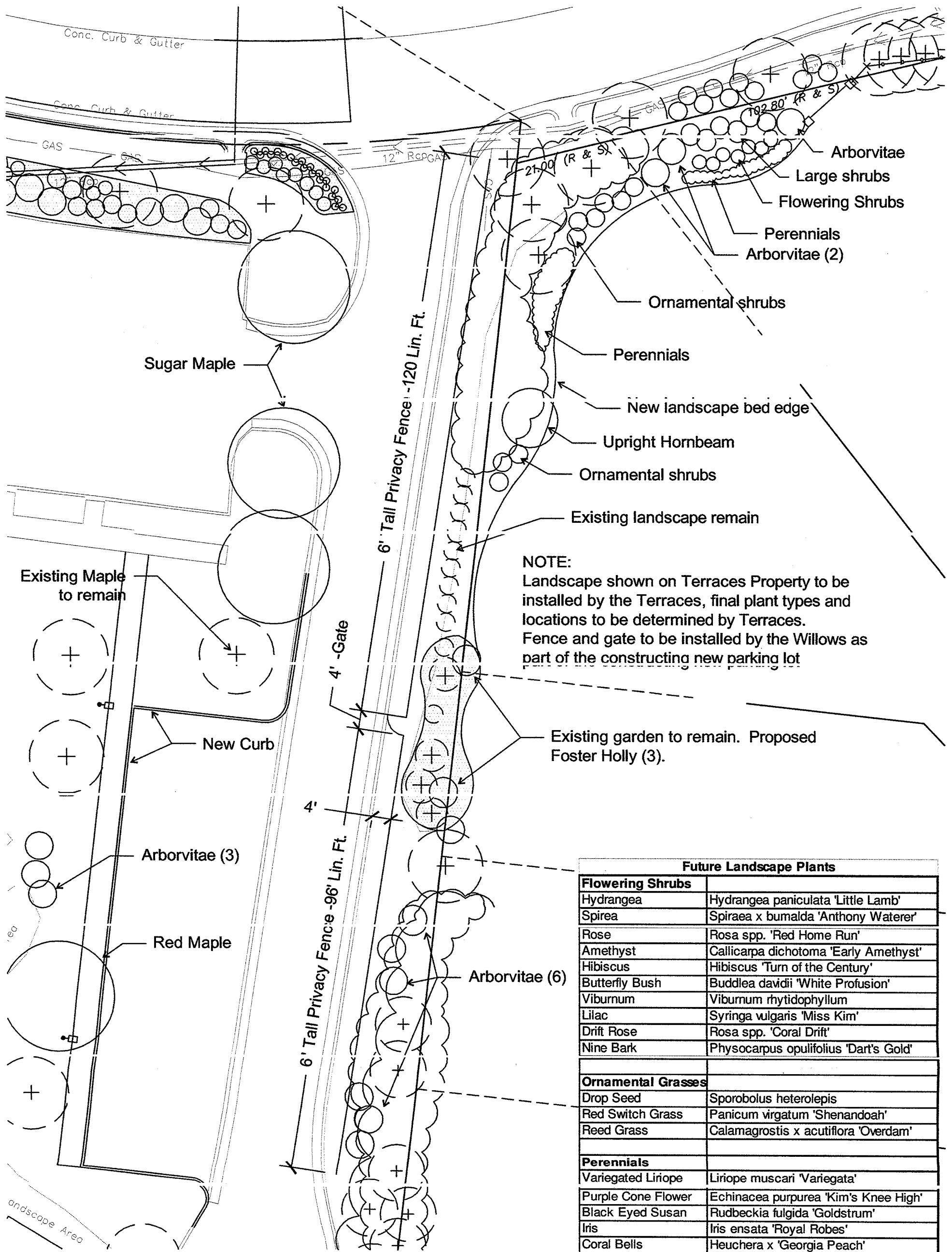
12/9/16

Agreed to by:

Val Grewe, Trustee 12/12/16

Bob Berger, Trustee, Louis V. Vitucci

Date: 12/12/16



1 Terrace Landscape Plantings @ Proposed Parking Lot

December 12, 2016
December 12, 2016

Scale: 1:20





CONDITIONAL USE PERMIT #: 31

- Petition:** P.Z. 07-2016 Willows at Brooking Park (Amendment to CUP #31)
- Public Hearing Date:** September 12, 2016
- Site Location:** Southwest of the intersection of South Woods Mills Road and Brookings Park Drive.
- Underlying Zoning Districts:** “R1” Residence District, “R3” Residence District (10,000 sq. ft.), and “FPR1” Flood Plain Residence District

The following Conditional Uses shall be allowed in this development:

1. PERMITTED USES

The uses authorized by this CUP Conditional Use Permit shall be a nursing home development, including a skilled care facility, residential care units (group home for the elderly), and self-care units. Accessory uses may include, but not limited to, a caretaker’s residence and private club.

2. BUILDING, LIVING UNIT, AND HEIGHT REQUIREMENTS

- a. Uses within this CUP development, excluding a caretaker’s residence, twenty-eight (28) of the self-care units in the form of townhouses, or any building accessory to a local public utility facility, shall be contained in not more than three (3) buildings.
- b. No building within this CUP development shall exceed three (3) levels in height, excluding basement storage areas or underground parking levels.
- c. The maximum number of living units shall be limited as follows:
 - (1) Skilled care facility: 240 beds
 - (2) Residential care: 175 living units.
 - (3) Self-care: 200 living units.
- d. The private club authorized by this CUP shall be limited to a restaurant facility for residents and their guests only.
- e. Construction and occupancy of self-care units shall not precede the construction and occupancy of a nursing home of not less than 100 beds in its first phase.

3. STRUCTURE SETBACKS

No building or structure, other than a freestanding project identification sign, light standards, flag poles or fences will be located within the setbacks as shown on the Preliminary Development Plan.

4. PARKING SETBACKS

No parking area, excluding internal drives, or parking for manager's residence or local public utility facility will be located within the parking setbacks as shown on the Preliminary Development Plan.

5. PARKING & LOADING REQUIREMENTS

- a. A minimum of one (1) below ground or partially below ground garage space shall be provided for every self-care unit.
- b. In all other respects, minimum requirements for parking and loading facilities shall comply with the Unified Development Code of the City of Chesterfield.

6. LANDSCAPE AND TREE REQUIREMENTS

- a. The developer shall adhere to the Tree Manual of the City of Chesterfield.
- b. A six (6) foot high sight proof fence or a densely-vegetated buffer shall be provided along the southern perimeter of the site, along lots 16 through 19 of the Terraces at Woods Mill Cove subdivision to the south.

7. LIGHTING REQUIREMENTS

- a. The developer shall adhere to the Lighting Ordinance of the City of Chesterfield.
- b. Light bollards limited to five (5) feet in height shall be provided in lieu of lighting standards for the proposed surface parking areas shown on the Preliminary Development Plan.

8. MISCELLANEOUS

- a. All trash areas shall be enclosed by a six (6) foot high sight-proof fence.
- b. All roof top mechanical equipment shall be screened.
- c. Illuminated signs shall be prohibited on the southern elevations of buildings A, B, and F.

Legal Description

A tract of land in Section 12, Township 45 North, Range 4 East and in Section 7, Township 45 North range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the West line of Woods Mill Road, 100 feet wide, said point being the Southeast corner of "Seeger Subdivision", a subdivision according to the plat thereof recorded as Daily No. 212 on July 2, 1979 in the St. Louis County Records; thence along a curve to the right, whose radius point bears North 81 degrees 21 minutes 54 seconds West 2033.68 feet from the last mentioned point, a distance of 839.35 feet along said west line of Woods Mill Road to a point on the dividing line between Section 7 and Section 12; thence North 52 degrees 48 minutes 40 seconds West 205.84 feet to a point, thence North 85 degrees 18 minutes 29 seconds West 214.77 feet to a point; thence south 68 degrees 20 minutes 54 seconds West 142.31 feet to a point; thence North 43 degrees 52 minutes 28 seconds West 131.80 feet to a point; thence South 67 degrees 14 minutes 19 seconds West 357.10 feet to a point on a North line of "The Terraces at Woods Mill Cove", Plat Three, a subdivision according to the plat thereof recorded on Plat Book 292 Page 64 in the St. Louis County Records; thence North 73 degrees 55 minutes 15 seconds West 347.19 feet to a point of corner of said "The Terraces at Woods Mills Cove" subdivision, thence North 16 degrees 10 minutes 03 seconds East 278.84 feet to a point on a East line of "The Terraces of Woods Mill Cove", Plat Five, a subdivision according to the plat thereof recorded in Plat Book 307 Page 61 in the St. Louis County Records; thence along said East Line the following courses and distances; North 28 degrees 52 minutes 01 seconds West 80.58 feet, North 16 degrees 09 minutes 53 seconds 185.96 feet to a point on a East and North lines of "The Terraces of Woods Mill Cove", Plat Four, a subdivision according to the plat thereof recorded in Plat Book 306 Page 38 in the St. Louis County Records; thence along said East Line the following courses and distances; North 28 degrees 48 minutes 57 seconds 80.65 feet, North 73 degrees 47 minutes 47 seconds West 244.04 feet to a point on a East Line of "The Lake on White Road" a subdivision according to the plat thereof recorded in Plat Book 172 Page 52 in the St. Louis County records; thence along said East line the following courses and distances; North 69 degrees 59 minutes 41 seconds 187.32 feet, North 52 degrees 33 minutes 47 seconds East 42.18 feet, North 44 degrees 19 minutes 43 seconds East 35.80 feet, North 29 degrees 16 minutes 54 seconds East 158.18 feet to the Southwesterly line of said "Seeger Subdivision"; thence along the South line of said "Seeger Subdivision" the following courses and distances; South 64 degrees 46 minutes 35 seconds East 765.52 feet, North 73 degrees 57 minutes 55 seconds East 100.00 feet, North 80 degrees 56 minutes 14 seconds East 100.04 feet, South 85 degrees 55 minutes 43 seconds East 99.92 feet, South 77 degrees 48 minutes 14 seconds East 99.92 feet, South 74 degrees 49 minutes 15 seconds East 199.98 feet and South 78 degrees 25 minutes 39 seconds East 130.75 feet to the point of beginning and containing 26.652 acres.



LOCATION MAP

SHEET INDEX

- SD1 PRELIMINARY DEVELOPMENT PLAN
- TSD-1.0 TREE STAND DELINEATION PLAN
- TSD-2.0 TREE STAND DELINEATION PLAN

PROPERTY DATA

OWNER	ST. ANDREWS EPISCOPAL PRESBYTERIAN FOUNDATION
LOCATOR NO./ADDRESSES	18240310 - 201 S. WOODS MILL RD. 18240311 - 305 S. WOODS MILL RD. 18240312 - 277 S. WOODS MILL RD. 18240313 - 307 S. WOODS MILL RD. 1130780 ALL OR 25.98 AC
SITE AREA	1130780 ALL OR 25.98 AC
ZONING	R1, R3 RESIDENCE DISTRICT
WATER SHED	MISSOURI RIVER / DREWE COULER CREEK
FIRE DISTRICT	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	PARKWAY SCHOOL DISTRICT
ELECTRIC SERVICE	MERCURE

Preliminary Development Plan

The Willows at Brooking Park and Brooking Park Village

ADJUSTED LOT 1 AND PART OF ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT 1 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 1 AND LOT 2 OF BROOKING PARK VILLAGE, PER PLAT BOOK 358 PAGE 165 AND 166 AND PART OF A TRACT OF LAND IN FRACTIONAL SECTION 7, TOWNSHIP 45 NORTH, RANGE 5 EAST, PER DEED BOOK 12323 PAGE 1366 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LAND DESCRIPTION

Adjusted Lot 1 and part of Adjusted Lot 2 of the Boundary Adjustment Plat of Adjusted Lot 1 and Adjusted Lot 2 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of Brooking Park Village, according to the plat thereof recorded in Plat Book 358 page 165 and 166 and part of a tract of land in Fractional Section 7, Township 45 North, Range 5 East, as per deed recorded in Book 12323 Page 1366 of the St. Louis County Land Records Office in St. Louis County, Missouri being more particularly described as follows:

Beginning along the Eastern line of said Adjusted Lot 2 on the Western right of way line of Highway 141 and being on the Northeast line of the Terrace at Woodburn Cove Plot One, 59 recorded in Plat Book 283 Page 88, thence leaving said right of way line along the Southern line of Adjusted Lot 2, North 53 degrees 18 minutes 54 seconds West a distance of 205.84 feet;

Thence North 83 degrees 47 minutes 53 seconds West a distance of 214.71 feet;

Thence South 67 degrees 51 minutes 30 seconds West a distance of 142.31 feet;

Thence North 44 degrees 52 minutes 52 seconds West a distance of 131.80 feet;

Thence South 65 degrees 46 minutes 49 seconds West a distance of 108.33 feet;

Thence North 75 degrees 18 minutes 03 seconds West a distance of 347.46 feet;

Thence North 14 degrees 45 minutes 51 seconds East a distance of 278.66 feet;

Thence North 30 degrees 18 minutes 34 seconds East a distance of 80.67 feet;

Thence North 14 degrees 46 minutes 09 seconds East a distance of 165.74 feet;

Thence North 30 degrees 18 minutes 30 seconds East a distance of 80.65 feet;

Thence North 75 degrees 18 minutes 03 seconds West a distance of 244.04 feet;

Thence North 68 degrees 35 minutes 08 seconds East a distance of 187.32 feet;

Thence North 51 degrees 07 minutes 14 seconds East a distance of 42.18 feet;

Thence North 42 degrees 53 minutes 09 seconds East a distance of 35.80 feet;

Thence North 27 degrees 46 minutes 52 seconds East a distance of 158.28 feet;

Thence South 75 degrees 14 minutes 55 seconds East a distance of 754.22 feet;

Thence North 73 degrees 23 minutes 25 seconds East a distance of 100.00 feet;

Thence North 80 degrees 27 minutes 17 seconds East a distance of 100.03 feet;

Thence South 86 degrees 24 minutes 40 seconds East a distance of 69.92 feet;

Thence South 78 degrees 17 minutes 11 seconds East a distance of 99.92 feet;

Thence South 75 degrees 18 minutes 12 seconds East a distance of 151.73 feet;

Thence South 13 degrees 37 minutes 38 seconds West a distance of 30.01 feet;

Thence South 75 degrees 18 minutes 12 seconds East a distance of 9.72 feet;

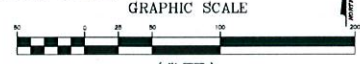
Thence along a curve to the right having a radius of 35.00 feet, an arc length of 45.82 feet with a chord bearing of South 27 degrees 47 minutes 42 seconds East 42.62 feet;

Thence with a reverse curve with a radius of 405.00 feet, an arc length of 181.80 feet, and a chord bearing of South 13 degrees 05 minutes 02 seconds East 180.28 feet;

Thence with a reverse curve having a radius of 295.00 feet, an arc length of 132.28 feet and a chord bearing of South 13 degrees 25 minutes 10 seconds East 131.16 feet;

Thence along a compound curve having a radius of 2033.68 feet, an arc length of 74.45 feet and a chord bearing of South 18 degrees 45 minutes 53 seconds West 74.45 feet;

Thence along a compound curve having a radius of 2033.68 feet, an arc length of 423.08 feet and a chord bearing of South 23 degrees 48 minutes 12 seconds West 424.28 feet to the point of beginning containing 1,130,780 square feet or 25,982 acres more or less.

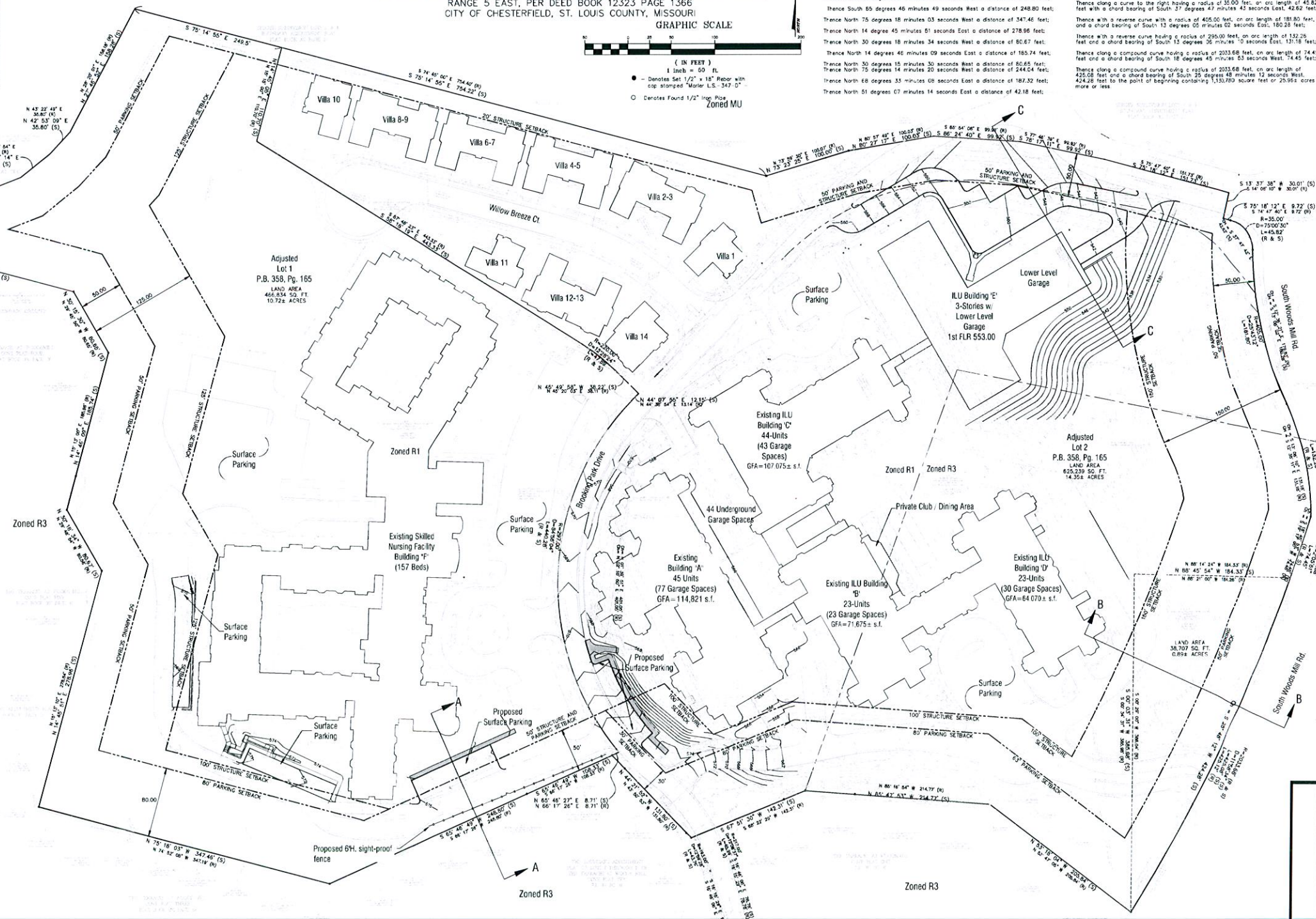


GENERAL NOTES

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI GAS CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 2.) ALL ELEVATIONS ARE BASED ON BENCHMARK 5709.
- 3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- 4.) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD AND M.S.D.
- 5.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND M.S.D.
- 6.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES (LATEST EDITION).
- 7.) FLOOD INFORMATION SUBJECT PROPERTY LIES IN UNSHADED ZONE X AREA DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN AND A PORTION OF SITE LIES WITHIN FLOODWAY AREAS IN ZONE AE AREAS SUBJECT TO 100 YEAR FLOODING THAT MUST BE FREE OF ENCROACHMENTS. PER FLOOD INSURANCE RATE MAP NUMBER 281850010K, EFFECTIVE DATE FEBRUARY 4, 2015.
- 8.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- 9.) STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SWALES ARE NOT ADEQUATE DISCHARGE POINTS.

LEGEND

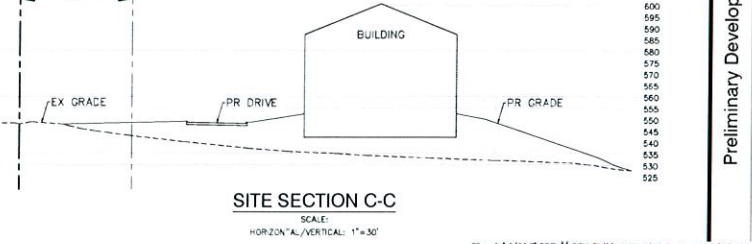
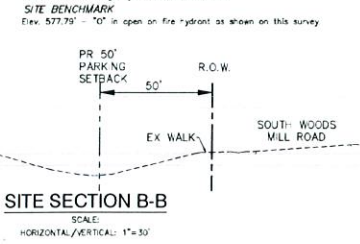
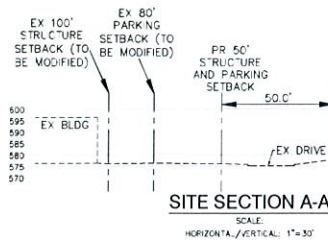
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	---
EXISTING SPOT ELEVATION	---
PROPOSED SPOT ELEVATION	---
SWALE	---
TO BE REMOVED	---
TO BE REMOVED & RELOCATED	---
TO BE USED IN PLACE	---
ADJUST TO GRADE	---
FACE OF CURB	---
BACK OF CURB	---
WATER MAIN	---
GAS MAIN	---
UNDERGROUND TELEPHONE	---
OVERHEAD WIRE	---
UNDERGROUND ELECTRIC	---
SITUATION CONTROL	---
FIRE HYDRANT	---
POWER POLE	---
WATER VALVE	---
LIGHT STANDARD	---



BENCHMARKS

St. Louis County Benchmark Elev. 52.21' (NGVD 29) - Square on the 100 West side of circular concrete base for traffic signal mast, with signal arm controlling traffic Eastbound on Lodge Road situated in the Northwest part of a triangular traffic island situated East of Missouri Highway 141, South of -cove Road, and in between the right turn and left turn lanes of the off ramp from Northbound Highway 141 onto Lodge Road.

SITE BENCHMARK
Elev. 577.79' - 70' in open on fire hydrant as shown on this survey



Prepared For:
ETEGR, Inc.
1121 Olivette Executive Parkway,
Suite 100
Olivette, Missouri 63132
Ph. (314) 533-2200

Prepared By:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Preliminary Development Plan

The Willows at Brooking Park and Brooking Park Village

City comments 07/29/16
City comments 08/24/16
City comments 09/06/16
City comments 12/15/16

Address: 1121 Olivette Executive Parkway, Suite 100, Olivette, MO 63132

SD1

Date: July 18, 2016
Job No. 1481.3



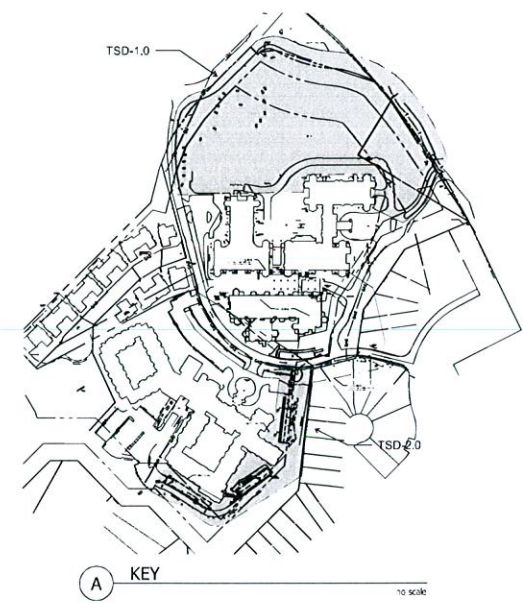
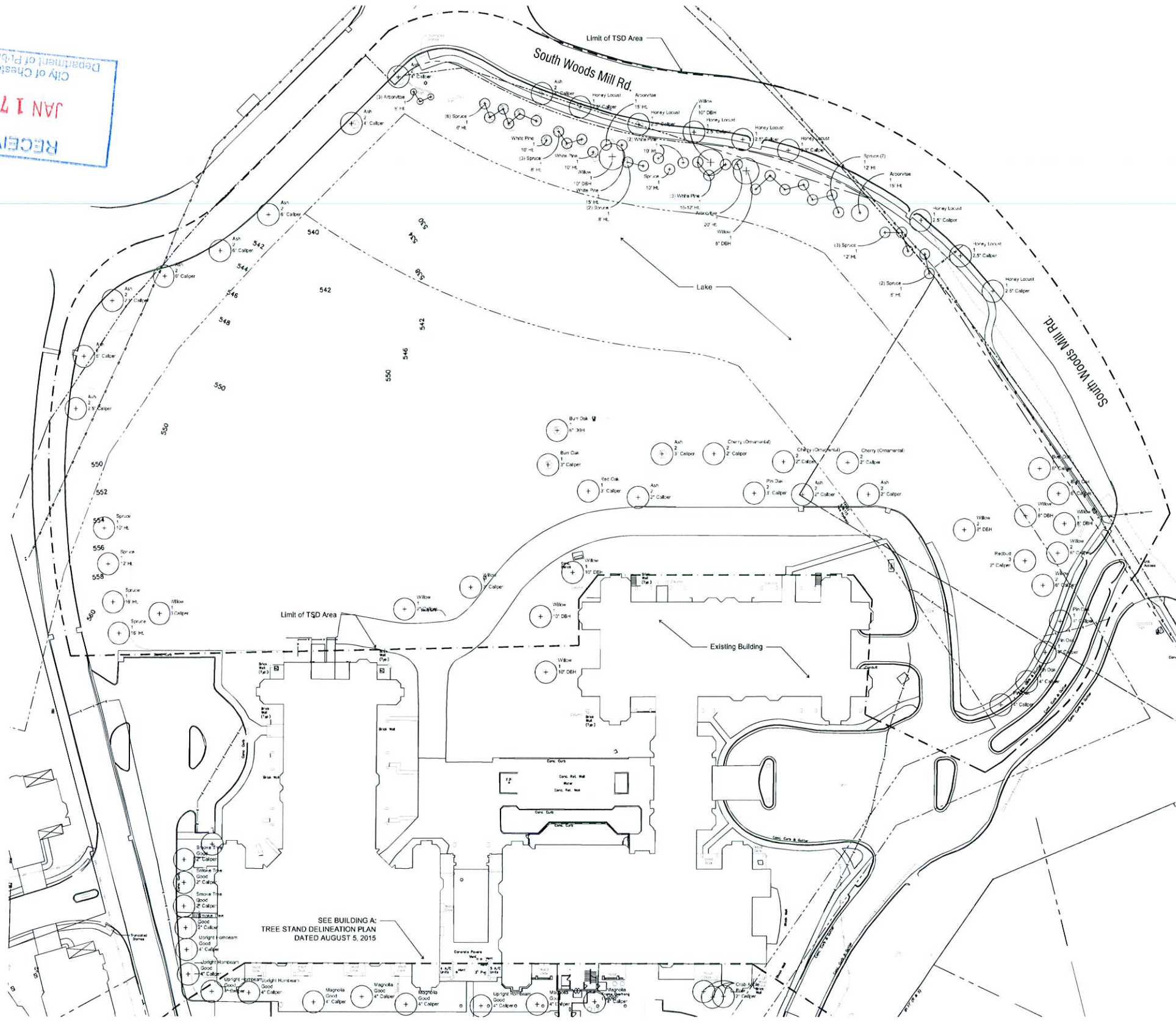
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PAUL N. BOKER, P.E., L-26268
CONSULTANT
Civil Engineering Design
Landscape Architecture & Associates

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Existing Tree List

Botanical Name	Common Name	Qty	Type	Growth Rate	Size Class
<i>Acer rubrum</i>	Red Maple	5	Shade Tree	Fast	Large
<i>Acer saccharum</i>	Sugar Maple	11	Shade Tree	Slow/ Med	Large
<i>Carpinus betulus</i>	Upright Hornbeam	5	Ornamental Tree	Medium	Medium
<i>Celtis occidentalis</i>	Hackberry	2	Shade Tree	Med/ Fast	Large
<i>Cercis canadensis</i>	Redbud	11	Flowering Tree	Fast	Medium
<i>Cotinus coggygria</i>	Smoke Tree	3	Flowering Tree	Fast*	Medium*
<i>Fraxinus spp.</i>	Ash	21	Shade Tree	Fast/ Med*	Large
<i>Gleditsia triacanthos</i>	Honey Locust	8	Shade Tree	Fast*	Large
<i>Ilex x attenuata</i> Fosteri	Foster Holly	3	Evergreen Tree	Med/ Slow*	Medium*
<i>Juniperus virginiana</i>	Juniper Tree	1	Evergreen Tree	Medium	Medium
<i>Magnolia 'Butterflies'</i>	Magnolia	6	Flowering Tree	Medium*	Medium*
<i>Malus spp.</i>	Crab Apple	8	Flowering Tree	Medium*	Medium*
<i>Picea spp.</i>	Spruce	28	Evergreen Tree	Medium	Medium
<i>Pinus strobus</i>	White Pine	17	Evergreen Tree	Fast	Large
<i>Pinus sylvestris</i>	Scotch Pine	32	Evergreen Tree	Fast*	Large*
<i>Prunus serotina</i>	Ornamental Cherry Tree	4	Flowering Tree	Medium	Medium
<i>Pyrus calleryana</i>	Pear	19	Flowering Tree	Medium	Small
<i>Quercus macrocarpa</i>	Burr Oak	4	Shade Tree	Medium	Large
<i>Quercus palustris</i>	Pin Oak	19	Shade Tree	Medium	Large
<i>Quercus rubra</i>	Red Oak	1	Shade Tree	Medium	Large
<i>Salix nigra</i>	Willow	14	Shade Tree	Fast	Medium
<i>Thuja occidentalis</i>	Arborvitae	4	Evergreen Tree	Fast*	Medium*

* Not listed in City of Chesterfield Tree List

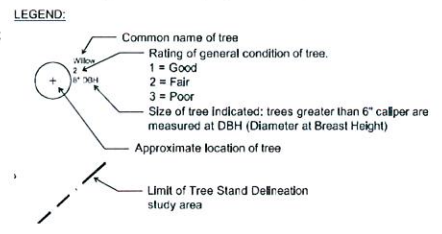
TREE STAND DELINEATION NOTES:

Existing trees shown on Plan Detail 1 had been documented on July 13 and July 14, 2016. Existing trees shown on Plan Detail 2 and adjoining areas had been documented on February 29, 2016 and September 4, 2015 as part of previous development and plans provided to the City of Chesterfield, MO.

Existing trees within limits of TSD Plan Detail 1 had been installed within the past 5-10 years as part of earlier development projects and on going landscape improvements by the owner.

Existing trees within limits of TSD Plan Detail 2 had been installed at or near the time of Brookings Park Village development. The exception are:

- trees plantings by adjoining property owners that are on this site
- trees installed by the owner as on going landscape improvements



1 Tree Stand Delineation Plan -Partial



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 Chester, MO 63012
 P: (636) 533-2000
 F: (636) 533-2003
 www.etegra.com

12/14/2016

CONSULTANTS:
 Landscape Design
 Landscape: Demetrius K. Avants
 Arborist: Charles G. Cawley

Tree Stand Delineation Plan

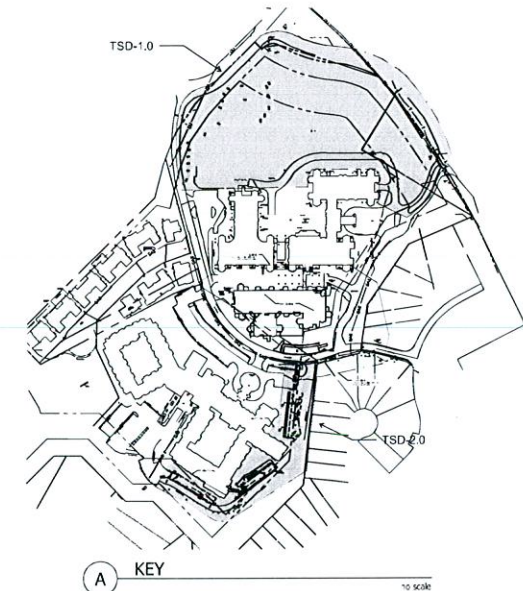
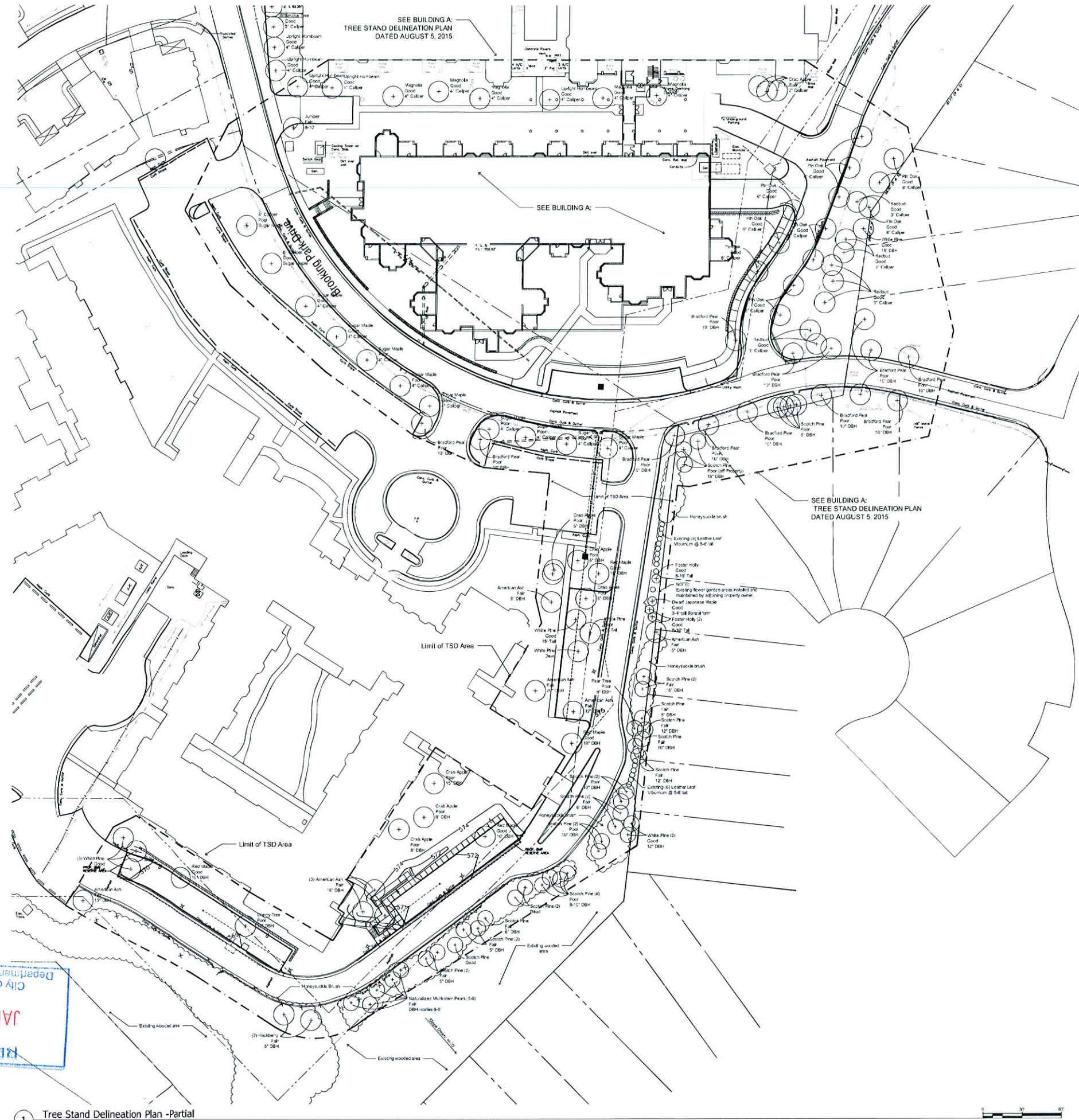
The Willows at Brookings Park and Brookings Park Village
 Preliminary Development Plan
 CHESTERFIELD, MISSOURI

Dr. EMO Ck. EMO

TSD-1.0

Date: July 18, 2016

As follows:
 No. of trees: 1, 2, 3, 4



Existing Tree List

Botanical Name	Common Name	Qty	Type	Growth Rate	Size Class
Acer rubrum	Red Maple	5	Shade Tree	Fast	Large
Acer saccharum	Sugar Maple	11	Shade Tree	Slow Med	Large
Carpinus betulus	Upright Hornbeam	4	Ornamental Tree	Medium	Medium
Callis occidentalis	Hackberry	2	Shade Tree	Med/ Fast	Large
Cercis canadensis	Redbud	11	Flowering Tree	Fast	Medium
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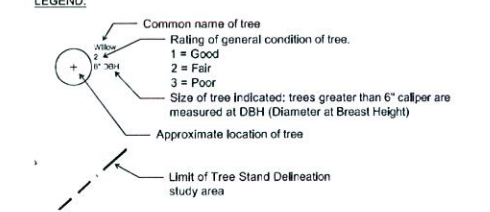
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 Department of Public Services

1 Tree Stand Delineation Plan -Partial

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 Chester, MO 63017
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 F: (314) 533-2203
 www.etegra.com

CONSULTANTS
 Civil: CWI Engineering Design
 Landscape: Domnoch & Associates
 Architect: Charles G. Caveny

10/09/2017

The Willows

Tree Stand Delineation Plan

Dr. EMB CH. EMB

The Willows at Brookings Park and Brookings Park Village
 CHESTERFIELD, MISSOURI

Address: No. City Comment

No.

No.

No.

TSD-2.0

Date: July 18, 2016