



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

Planning Commission Staff Report

- Project Type: Site Development Plan
- Meeting Date: February 8, 2010
- From: Charlie Campo, AICP Project Planner

Mara Perry, AICP Senior Planner

Location: Woods Mill Park

Applicant: Civil Engineering Design Consultants

Description: Woods Mill Park: A Site Development Plan, Landscape Plan, Lighting Plan with decorative light fixture and Architectural Elevations for a 17.9 acre tract of land zoned "R-6AA" Residence District with a Planned Environment Unit (PEU) Procedure, located on the east side of Woods Mill Road at the corner of Woods Mill Road and Kingscross Lane. (17Q330042)

PROPOSAL SUMMARY

Civil Engineering Design Consultants have submitted a Site Development Plan, Landscape Plan, Lighting Plan with decorative light fixture and Architectural Elevations for Planning Commission review. The request is to construct a 2,900 square foot clubhouse building, swimming pool, drive aisle, and thirty-two (32) new parking spaces. In addition, thirty (30) carport spaces will be removed for construction, and twenty-eight (28) spaces will be constructed for a net loss of two (2) carport spaces. Exterior building materials will be brick veneer, Hardie Board siding and glass. The roof will be a gabled roof with architectural shingles. The carport structures will match the existing carport materials.

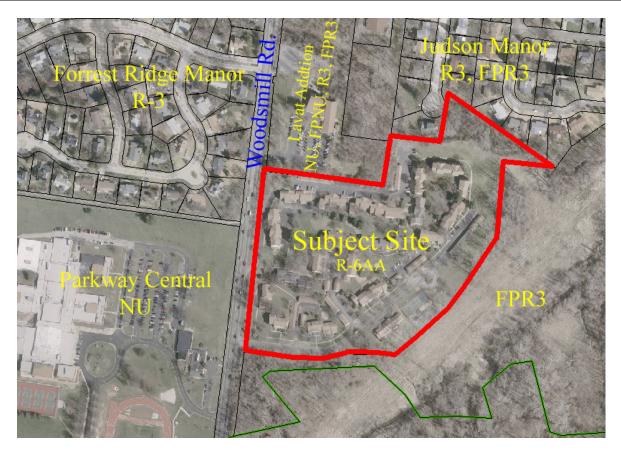
LAND USE AND ZONING HISTORY OF SUBJECT SITE

A portion of the site was zoned to R-3 Residence District and Flood Plain "FP R-3" from Non-Urban "NU" and Flood Plain Non-Urban "FP NU" by St. Louis County Ordinance 3916 in March of 1966. In September 1968, St. Louis County approved Ordinance 4843 giving preliminary approval for a PEU procedure on the site.

The site was re-zoned to R6-AA with a PEU by City of Chesterfield Ordinance 2454 on May 5th 2008. The site is an existing apartment complex with nineteen apartment buildings containing 140 apartment units and a clubhouse building.

Land Use and Zoning of Surrounding Properties:

	- 3	
Direction	Land Use	Zoning
North	Church, Single Family Res.	"NU" "FPNU" "R-3" "FPR-3"
South	Undeveloped	"FPR-3" "FPNU"
East	Proposed Hwy 141 Expansion Area	"FPR-3"
West	High School, Single Family Res.	"NU" "R-3"



STAFF ANALYSIS

Zoning

The subject site is currently zoned "R6-AA" with a Planned Environment Unit (PEU) Procedure. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2454, and all applicable Zoning Ordinance Requirements. The submittal as presented adheres to the Ordinance which allows for one clubhouse structure and a maximum of 136 carport spaces. The site adheres to the site specific ordinance and all other applicable Zoning Ordinance requirements.

Architectural Elevations

The project was reviewed by the Architectural Review Board on October 15, 2009. The Board passed a motion to forward the project to Planning Commission for approval as presented by a vote of 7-0.

Traffic/Access and Circulation

The site is currently served by two dead-end private drives. The proposal calls for the two drives to be connected in the northeast corner of the development. This new internal

connection will allow cars to move to any location within the site without having to leave the development and use Woods Mill Road.

Landscaping and Tree Preservation

A Landscape Plan was submitted showing new trees and shrubs to be installed throughout the improved areas. The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The Tree Stand Delineation and Tree Preservation Plans show a total of six trees to be removed for construction. Approximately 98% of the existing tree canopy will be preserved on the site. The City Arborist has reviewed the Landscape Plan, Tree Stand Delineation Plan and Tree Preservation Plan and had no additional comments.

Lighting

A Lighting Plan has been submitted showing both free-standing post top fixtures and building mounted fixtures. The free standing fixtures are residential style post top fixtures that match the existing fixtures found throughout the site. The City of Chesterfield Lighting Ordinance (#2228) states that only AmerenUE provided post top luminaries are permitted. The proposed fixtures are similar in style and performance to AmerenUE supplied fixtures but will not have an AmerenUE service contract. The Ordinance states that "The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no offsite glare light trespass in excess of .5 foot candle and the proposed fixture will improve the appearance of the site." The photometric levels of all proposed lighting are within the required range and there is no offsite light trespass created. A cut-sheet showing the proposed post-top fixture has been included for review.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Lighting Cut Sheet and has found the application to be in conformance with City of Chesterfield Ordinance 2454, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Plan for Woods Mill Park.

<u>MOTION</u>

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 Plan, Landscape Plan, Lighting Plan with decorative light fixture and Architectural Elevations for Woods Mill Park."
- 2) "I move to approve the Site Development Plan, Landscape Plan, Lighting Plan with decorative light fixture and Architectural Elevations for Woods Mill Park, with the following conditions..." (Conditions may be added, eliminated, altered or modified)
- Cc: City Administrator City Attorney Department of Planning and Public Works
- Attachments: Site Development Plan Landscape Plan Lighting Plan Architectural Elevations Lighting Cut Sheet

7500TF / 7300TF / 7600TF / 76 NANTUCKET SPECIFICATIONS

7543TF	7536TF		7517TF	73781F 7316TF 7326TF 7307TF 7630 7615 7614 7627 7635 76 7627 7635 76 76LF * Add 2* to 4* c * 3 Light Cluster	10 ¹ /2" 10 ⁴ /2" 10 ¹ /2" 10 ¹ /2" 10 ¹ /2" 8 ¹ /2" 8 ¹ /2" 8 ¹ /2" 8 ¹ /2" 8 ¹ /2" 6 ³ /4" 6 ³ /4" Jopending Is 25 watt	16" 19 ¹ /2" 61" w / 17 ¹ /2" 26" 20" 45" w / 20" 16 ¹ /2" 19 ³ /4" on Baliast	17" 18" 36" cha 161/2 15" 36" cha 101/2 101/2 101/2 101/2 101/2 101/2 101/2 101/2 101/2 101/2 101/2 101/2 102/	49 [°] 10 ¹ /2 [°] in "12 ¹ /2 [°] ain "9 ³ /4 [°] u/rement. t. 76 Series	INC 200W 200W 200W 200W 200W 150W 150W 150W 150W 150W 150W 100W 10	HID 150W1 150W11 150W11 150W11 150W11 100W11 100W11 50W11 50W11 50W11 	CF 42W 1 42W 11 42W 11 42W 11 42W 11 42W 11 42W 11 26W 11 26W 11 26W 11 26W 11
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555 Lawrence Ave. Roselle, IL 60172 • 847-588-3400 • Fax 847-588-3440 www. sternberglighting.com Email: info@sternberglighting.com 5-08

SCHEDULE "B" TITLE EXCEPTION NOTES	SURVEYOR'S CERTIFICATION
THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY ST. LOUIS TITLE, LLC FILE NO. 20070680, DATED AUGUST 24, 2007 AT 2:46 P.M. ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.	This is to certify that the Plat is a correct representation existing and proposed land divisions. Marler Surveying Company
1 STANDARD EXCEPTION, NOT LAND SURVEY RELATED. 2 BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLAT	By Delmar F. Vincent
RECORDED IN PLAT BOOK 135 PAGE 76 AND 77 (EASEMENTS ARE AS SHOWN ON SURVEY, SEE	

Delmar F. Vincent, R.L.S.

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Wood Deck

LOC. # 170610-0630

DEED BOOK 10882 PAGE DD14

BOOK 11444 PAGE 297.

A SEE GENERAL NOTE

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₩ 07 00'00" E 211.39' (R, R2 & S)

- 2 BUILDING LINES, EASEMENTS, COVENANTS AND REST RECORDED IN PLAT BOOK 135 PAGE 76 AND 77 (E. GENERAL NOT # 6) AND PLAT BOOK 60 PAGE 3 (AS SHOWN ON SURVEY) 3 EASEMENTS ACCORDING TO PLAT RECORDED DIN PLAT BOOK 136 PAGE 94 (EASEMENTS ARE AS SHOWN ON SURVEY), AN AFFIDAVIT FILED IN BOOK 6623 PAGE 1 (CERTAIN AREAS ON THE PLAT DESIGNATED AS EASEMENTS FOR PARKING PURPOSES FOR THE RESIDENTS OF WOODS MILL PARK ARE HEREBY ABOLISHED AND HELD FOR NAUGHT. THAT SAID AREAS DESIGNATED AS PARKING AREAS SHALL BE LICENSES ONLY REVOCABLE AT THE WILL OF THE PRESENT OWNER OF WOODS MILL PARK AND ITS SUCCESSORS AND ASSIGNS AND SHALL NOT CREATE AN EASEMENT IN FAVOR OF THE RESIDENTS OF WOODS MILL PARK NOT LICENSE FOR A PERIOD CERTAIN, AND STATES THAT THE AMENDMENT SHALL IN NO WAY AFFECT AN EASEMENT GRANTED TO PUBLIC UTILITIES.) AGREEMENTS OF ABOLISHING PORTIONS OF EASEMENTS DEDICATED TO ST. LOUIS COUNTY WATER COMPANY RECORDED IN BOOK 6616 PAGE 1909 (AREA TO OF EASEMENT ABOLISHED AS SHOWN ON SURVEY (ST. LOUIS COUNTY WATER CO.) AND TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 6616 PAGE 1904. (AREA OF EASEMENT BEING
- ABOLISHED (SOUTHWESTERN BELL TELEPHONE CO., AS SHOWN ON SURVEY.) 4 SEWER MAINTENANCE AGREEMENT RECORDED IN BOOK 6474 PAGE 1770. AFFECTS THE SUBJECT PARCEL, NOT A LAND SURVEY RELATED ITEM. 5 SEWER EASEMENT TO FEE FEE TRUNK INC., RECORDED IN BOOK 4392 PAGE 628 (STATES THAT THE EASEMENT IS 10 FEET WIDE AND EXTENDS FROM THE EAST PROPERTY LINE TO THE WEST PROPERTY LINE (HIGHWAY 141, WOODS MILL ROAD) AND THAT THE EASEMENT DRAWING IS TO BE
- FURNISHED UPON COMPLETION OF SURVEY, NOT ABLE TO PLOT FROM THE DESCRIPTION PROVIDED, MAY OR MAYNOT AFFECT THE SUBJECT PARCEL) AND AN AGREEMENT TO ABOLISHING A PORTION OF THE EASEMENT IN BOOK 6616 PAGE 1911 (AREA OF EASEMENT BEING ABOLISHED (FEE TRUNK SEWER) AS SHOWN ON SURVEY.) 6 EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT
- RECORDED IN BOOK 7505 PAGE 578. DOES NOT ENCUMBER THE SUBJECT PARCEL. 7 AGREEMENT AND LICENSE TO ENCROACH ON SEWER FASEMENT WITH THE METROPOLITAN ST _OUIS SEWER DISTRICT, ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 11444 PAGE 297. THE LICENSES TO ENCROACH ONTO THE SEWER EASEMENTS FOR THE PURPOSES OF BUILDING CARPORTS ARE AS SHOWN ON SURVEY. 8 EASEMENT GRANTED TO LACLEDE GAS COMPANY BY THE INSTRUMENT RECORDED IN BOOK 6571
- PAGE 1562, BOOK 6571 PAGE 1563 AND BOOK 6571 PAGE 1564. AS SHOWN ON SURVEY. 9 EASEMENT GRANTED TO LACLEDE GAS COMPANY BY THE INSTRUMENT RECORDED IN BOOK 4652 PAGE 570 (PRESENTLY WITHIN THE RIGHT OF WAY OF WOODS MILL ROAD, DOES NOT ENCUMBER THE SUBJECT PARCEL) AND AN AGREEMENT ABOLISHING AN EASEMENT FOR A CERTAIN PORTION OF THE EASEMENT RECORDED IN BOOK 6616 PAGE 1906. (AREA OF EASEMENT ABOLISHED AS SHOWN ON SURVEY, (LACLEDE GAS CO.)
- 10 EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 5502 PAGE 1692 AND BOOK 6574 PAGE 1044, 10 FOOT WIDE EASEMENTS ALONG THE FINAL INSTALLATION OF UTILITY LINES, AS PER ESTIMATE PLAT NO. 28166A, 28166B & 29724B (THE APPROXIMATE LOCATION OF UNDERGROUND UTILITY LINES ARE AS SHOWN ON THE SURVEY PER THE ESTIMATE PLAT, IT IS FURTHER UNDERSTOOD THAT THE EASEMENTS SHALL BE DEMMED TO TERMINATE AT THE EXTERIOR SURFACE OF ANY BUILDING FOUNDATION.) . A PARTIAL RELEASE OF EASEMENT TO UNION ELECTRIC COMPANY RECORDED IN BOOK 6616 PAGE 1908. (AREA OF EASEMENT ABOLISHED AS SHOWN ON SURVEY, (UNION ELECTRIC COMPANY)
- 11 INDENTURE AND AGREEMENT OF RESTRICTIONS RECORDED IN BOOK 8941 PAGE 1432. AFFECTS THE SUBJECT PARCEL, NOT A LAND SURVEY RELATED ITEM.

.56 _, the owner(s) of the property shown on this plan for and in (Name of Owner(s) consideration of being granted a permit to develop property under the provisions of

____of City of Chesterfield Ordinance Chapter 1003. (applicable subsection) (present zoning) #624, 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 Planning

Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council. (Signature): (Name Typed) State of _______ County of _____

On this _____ day of _____, A.D., 20___, before me personally

(Officer of Corporation)

that he/she is the (Name of Corporation) a corporation in the State of ____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said

to me known, who, being by me sworn in, did say

_ acknowledged said instrument to be the free act and (Officer of Corporation deed of said corporation.

This Site Development Section 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 Site Plan pursuant to Chesterfield Ordinance _, 20___, by the Chairperson of said Number 200, as attested to by the Director of Planning and the City Clerk.

Planning and Development Services Director

City Clerk

Ordinance ____ dated ____, which prescribed conditions relating to _____ is recorded as Daily Number ______ on the approved

LEGAL DESCRIPTION

day of _____ 20___ in the St. Louis County Recorder's Office.

A TRACT OF LAND BEING PART OF APARTMENT LOTS 1 AND 2 AND POST ROAD (VACATED BY CITY OF CHESTERFIELD ORDINANCE # 2526) OF "WOODS MILL PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 135 PAGES 76 AND 77, OF THE ST. LOUIS COUNTY RECORDS, INCLUDING THEREIN PART OF LOTS 2 THROUGH 6 OF "LAVAT ADDITION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 60, PAGE 3 OF THE ST. LOUIS COUNTY RECORDS, SITUATED WITHIN LOTS 1 AND 2 OF THE SUBDIVISION IN PARTITION OF THE KINKEAD ESTATE IN U.S. SURVEY 367, TOWNSHIP 45 NORTH. RANGE 5 EAST. IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF A TRACT OF LAND CONVEYED TO IVY CHAPEL (BY DEED RECORDED IN BOOK 7712 PAGE 1599 OF THE ST. LOUIS COUNTY RECORDS), AT THE NORTHWESTERN CORNER OF APARTMENT LOT 2, AS AFOREMENTIONED, FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 00 DEGREES 15 MINUTES EAST 0.45 FEET; THENCE ALONG SAID SOUTHERN LINE, SOUTH 83 DEGREES 08 MINUTES 15 SECONDS EAST, 297.00 FEET TO A FOUND 1/2" IRON PIPE AT THE NORTHEASTERN CORNER OF LOT 6 OF "LAVAT ADDITION" AS AFOREMENTIONED; THENCE ALONG TH EASTERN LINE OF LOT 6, SOUTH 06 DEGREES 51 MINUTES 45 SECONDS WEST, 3.41 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS 0.09' WEST; THENCE DEPARTING SAID EASTERN LINE SOUTH 83 DEGREES 08 MINUTES 15 SECONDS EAST, 200.00 FEET TO A FOUND 1/2" IRON PIPE; THENCE NORTH 06 DEGREES 20 MINUTES 06 SECONDS EAST, 214.34 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE LEANING EAST 0.1 FEET AT THE SOUTHWESTERN CORNER OF LOT 26 OF "JUDSON MANOR PLAT NO. 1", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 105 PAGE 71 OF THE ST LOUIS COUNTY RECORDS: THENCE ALONG THE SOUTHERN LINE OF SAID SUBDIVISION, SOUTH 83 DEGREES 00 MINUTES 00 SECONDS EAST, 200.11 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS

NORTH 85 DEGREES 31 MINUTES EAST 0.41 FEET; THENCE NORTH 07 DEGREES 00 MINUTES 00 SECONDS EAST 211.39 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 53 DEGREES 53 MINUTES 47 SECONDS EAST, 562.47 FEET TO A POINT ON THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO STEPHEN BRAUER, TRUSTEE (BY DEED RECORDED IN BOOK 9348 PAGE 545 OF THE ST. LOUIS COUNTY RECORDS) AT THE SOUTHERNMOST CORNER OF LOT 62 OF "JUDSON MANOR PLAT NO. 2", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 113, PAGE 100 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN LINE, NORTH 83 DEGREES 00 MINUTES 00 SECONDS WEST, 213.00 FEET TO A FOUND 1/2" IRON PIPE; THENCE SOUTH 05 DEGREES 30 MINUTES 00 SECONDS WEST, 338.00 FEET TO A FOUND 1/2" IRON ROD; THENCE SOUTH 36 DEGREES 15 MINUTES 00 SECONDS WEST,

353.11 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 19 DEGREES 54 MINUTES WEST, 0.10 FEET; THENCE SOUTH 49 DEGREES 20 MINUTES 00 SECONDS WEST, 276.07 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 32 DEGREES 51 MINUTES WEST 0.10 FEET: THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, 253.00 FEET TO A FOUND 1/2" IRON ROD ON THE SOUTHERN RIGHT OF WAY LINE OF POST ROAD, 50 FEET WIDE, AS NOW VACATED; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF POST ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AND ARC LENGTH OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 51 MINUTES 25 SECONDS WEST, 99.14 FEET TO A FOUND 1/2" IRON PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 83 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 254,19 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 79 DEGREES 14 MINUTES EAST 0.19 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF 28.28 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE MISSOURI STATE HIGHWAY 141 (ALSO KNOWN AS WOODS MILL ROAD, 80 FEET WIDE) AS WIDENED BY THE PLAT OF "WOODS MILL PARK", AS AFOREMENTIONED; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE, NORTH 06 DEGREES 51 MINUTES 45 SECONDS EAST, 775.57 FEET TO THE POINT OF BEGINNING CONTAINING 780,566 SQUARE FEET OR 17.919 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY, INC.

PREPARED FOR: Stephen Wolff. Principal Wolff Properties 11456 Olive Blvd Suite 210 St. Louis, Missouri 63141

Phone: 314-991-1500, Facsimile: 314-991-8655 PREPARED BY:



402 Gravois Road Suite 100 Saint Louis, Missouri 63126 Fax: 314.729.1404

A ENCROACHMENT OF ADJOINERS DOG KENNEL THE APPARENT POSSESSION OF SURROUNDING LAND. A EXISTING UTILITY LINES LIE OUTSIDE THE EXISTING UTILITY EASEMENTS (SEE NOTE UNDER ITEM 10 NOT INCLUSIVE OF ELECTRIC) A ENCROACHMENT OF ADJOINERS 48" WIRE FENCE ONTO THE SUBJECT PARCEL.

BUILDING LIE IN THE PARKING AND UTILITY EASEMENTS.

 \bigwedge existing building extends over the building line established by plat book 60

BENCHMARK

MSD. BENCHMARK 13-218 ELEV. 529.58' - "STNADA	
1991 DISK IS SET ALONG THE WEST SIDE OF MASON	
CONWAY GROVE LANE; 24' NORTHEAST OF THE NORT	ΉEÌ
SITE BENCHM	

SITE BENCHMARK # ELEV. 478.32' - "O" IN OPEN ON FIRE HYDRANT AS SHOWN ON SURVEY. SITE BENCHMARK # 2 ELEV. 482.52' - "O" IN OPEN ON FIRE HYDRANT AS SHOWN ON SURVEY.

SITE BENCHMARK # 3 ELEV. 487.39' - TOP OF CONCRETE MONUMENT AT THE NORTHEAST CORNER OF WOODSMILL ROAD AND POST ROAD, AS SHOWN ON SURVEY.

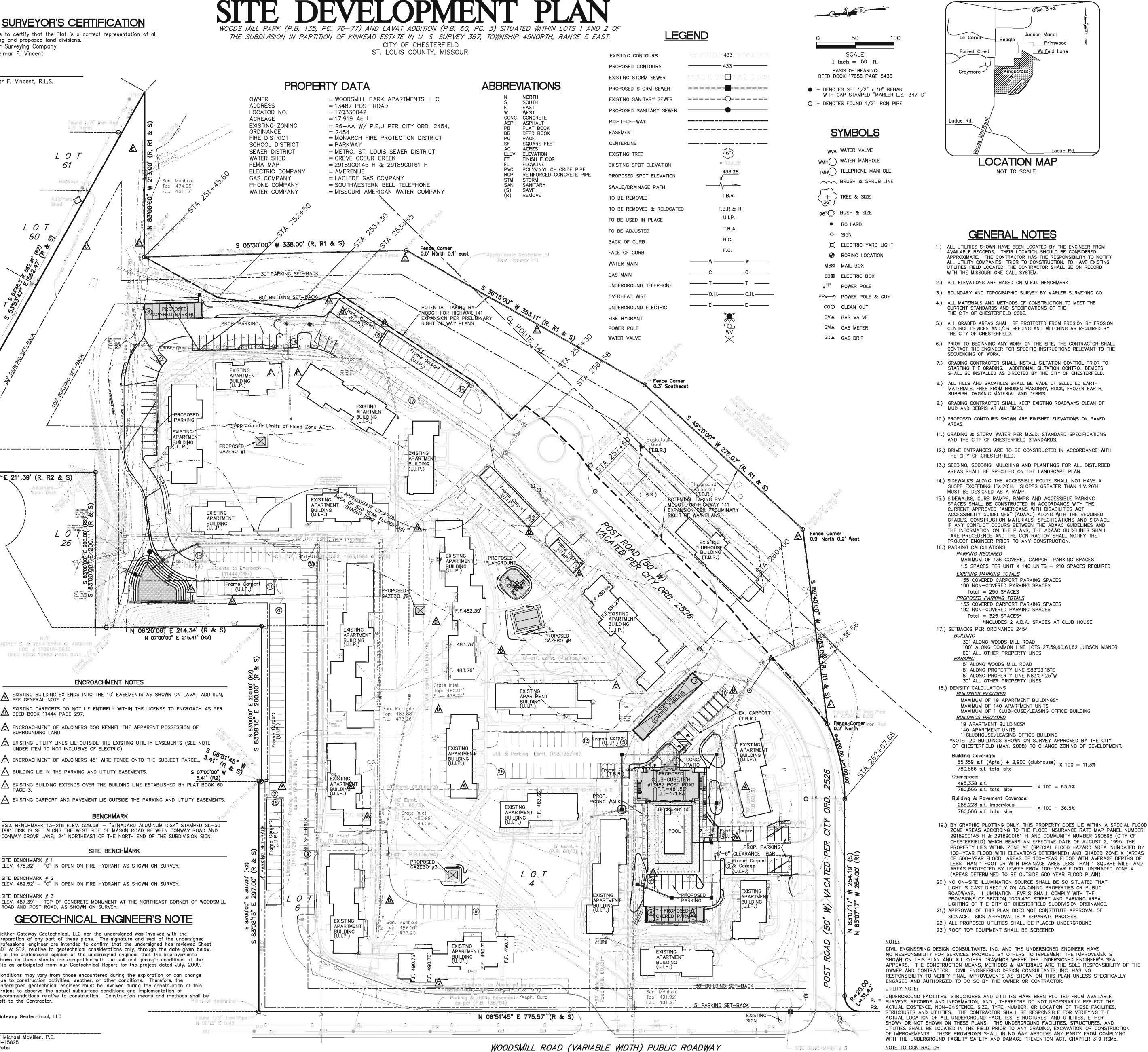
GEOTECHNICAL ENGINEER'S NOTE

Neither Gateway Geotechnical, LLC nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed Sheet SD1 & SD2, relative to geotechnical considerations only, through the date given below. It is the professional opinion of the undersigned engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions at the site as anticipated from our Geotechnical Report for the project dated July, 2009. Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, the undersigned geotechnical engineer must be involved during the construction of this project to observe the actual subsurface conditions and implementation of recommendations relative to construction. Construction means and methods shall be left to the Contractor.

Gateway Geotechincal, LLC

Michael McMillen, P.E E-15825 Date:

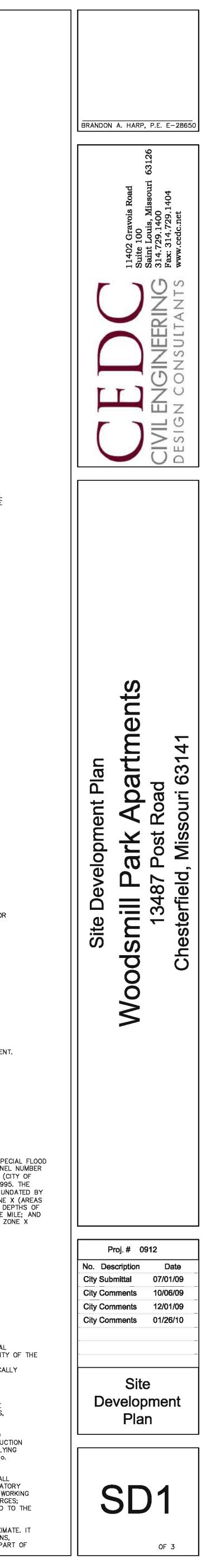
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either COMMUNICATION, METROPOLITAN ST. LOUIS SEWER shown or not shown on this drawing, shall be the DIST., AMERENUE, LACLEDE GAS COMPANY, responsibility of the contractor and shall be located MISSOURI AMERICAN WATER COMPANY, PARKWAY prior to grading or construction of improvements. SCHOOL DISTRICT AND CHARTER COMMUNICATIONS. MISSOURI ONE CALL TICKET NUMBER 90922046

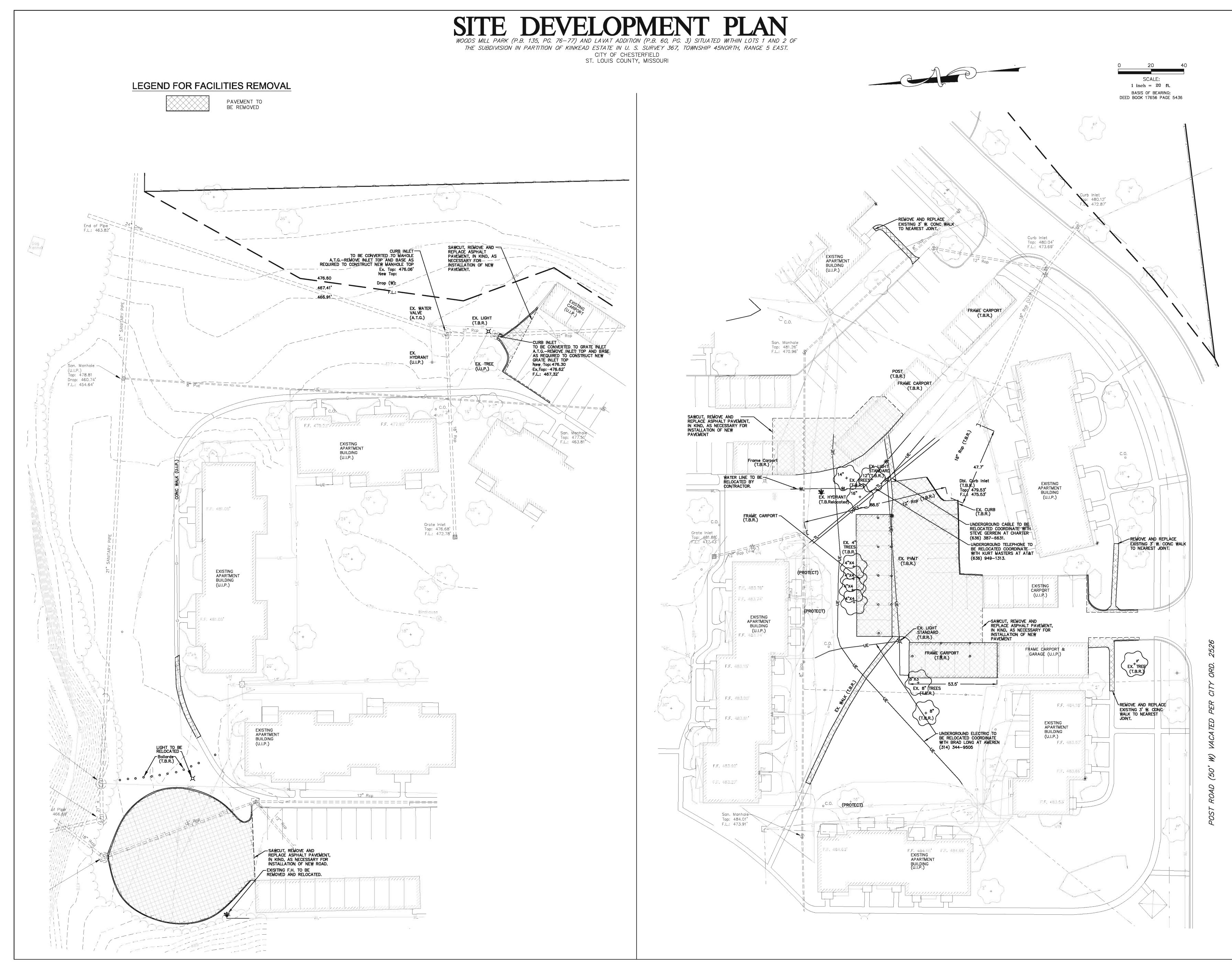


THE UTILITIES CONTACTED BY MISSOURI ONE CALL WERE ATT TRANSMISSION, ATT DISTRIBUTION

CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR FASEMENTS: INSPECTIONS AND ASSOCIATED MONETARY CHARGES: AND/OR SPECIAL BACKFILL REQUIREMENTS, SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

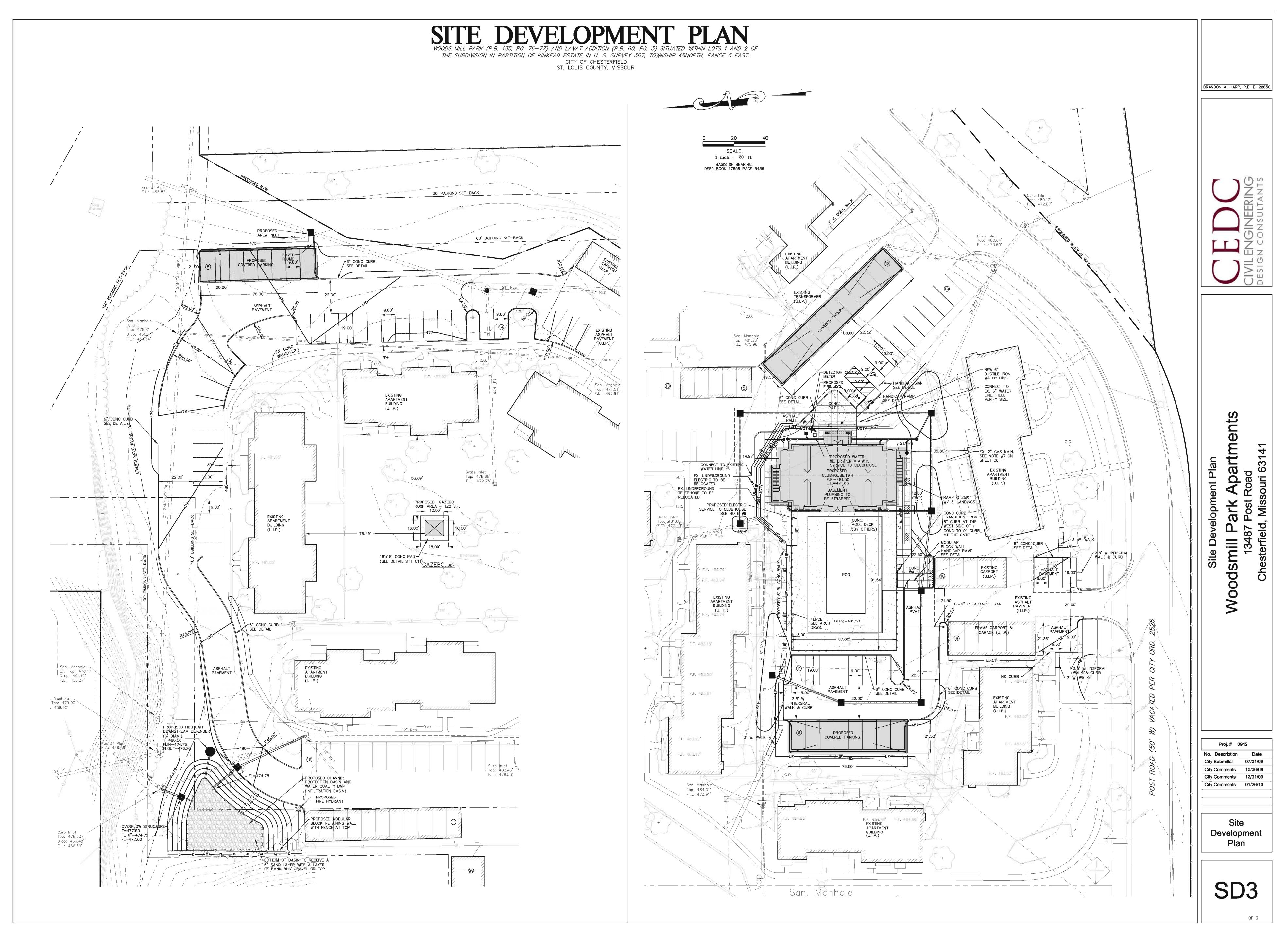
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

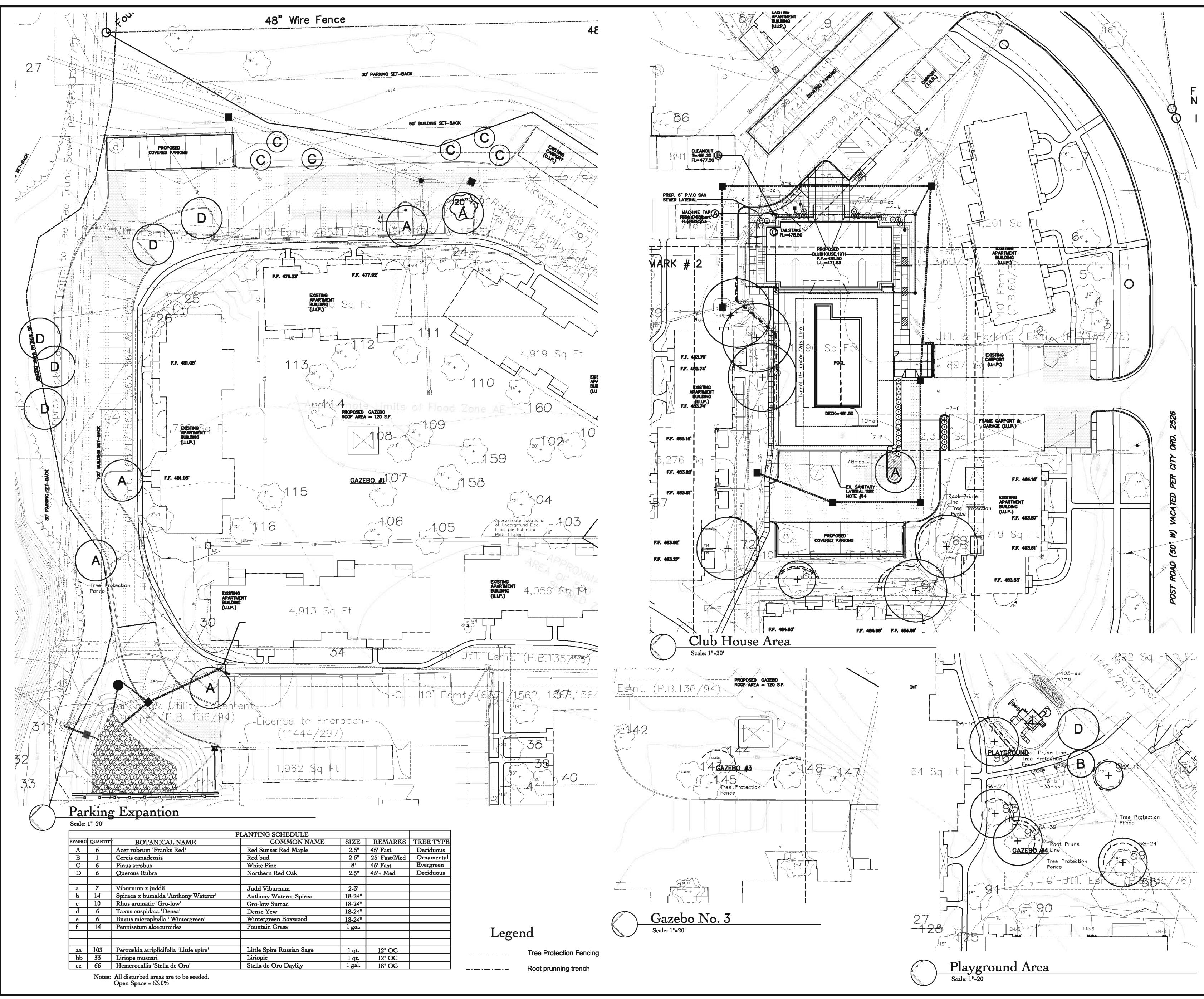


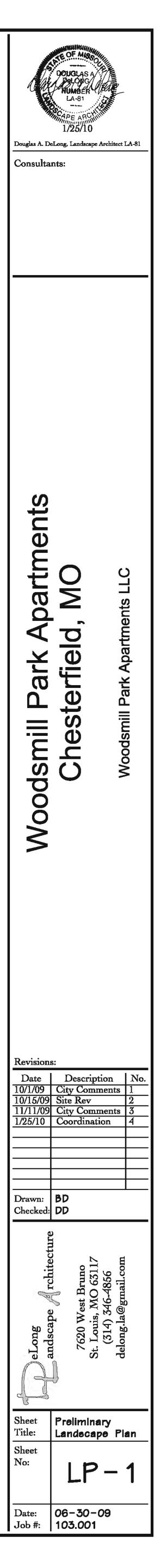


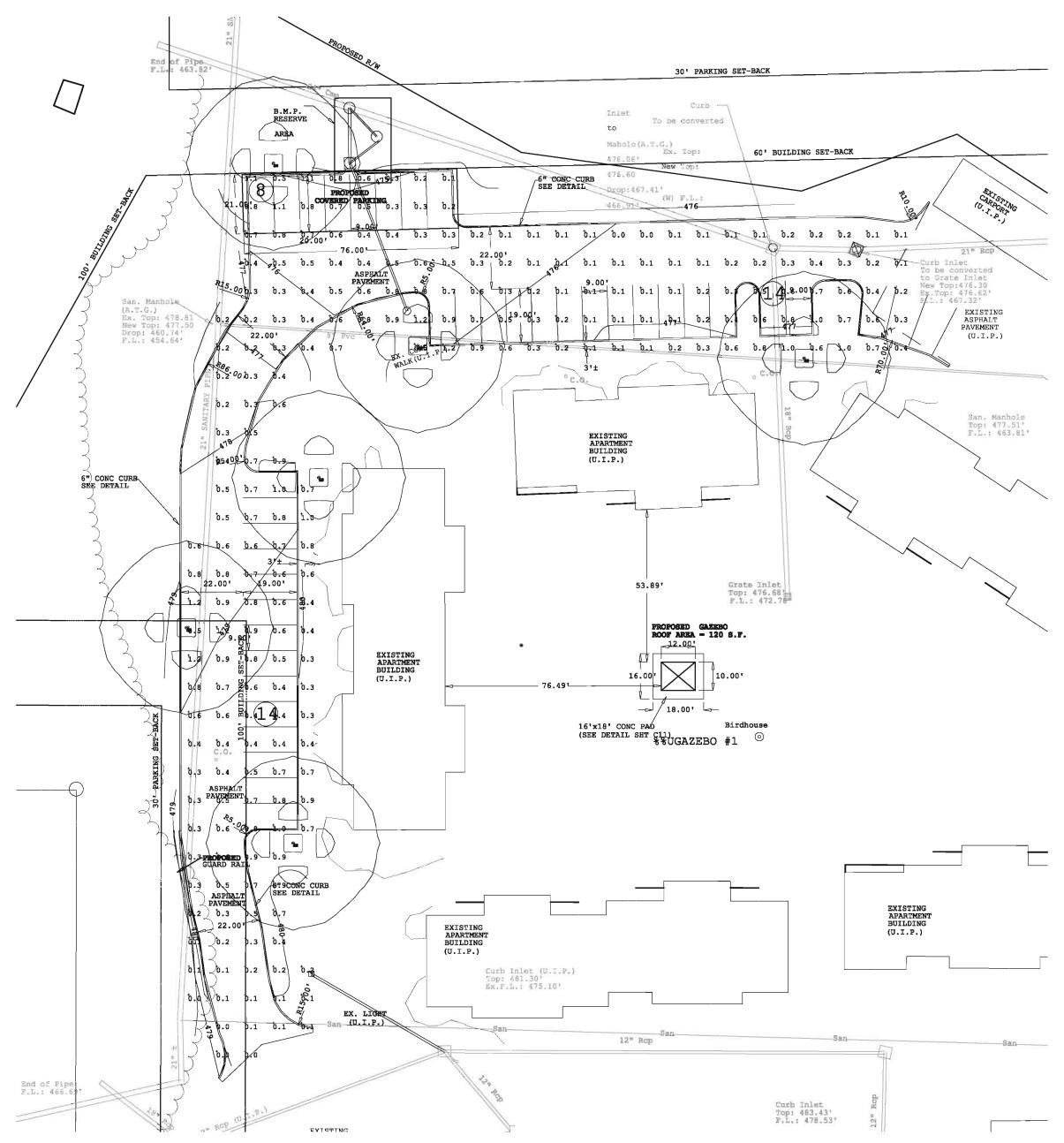
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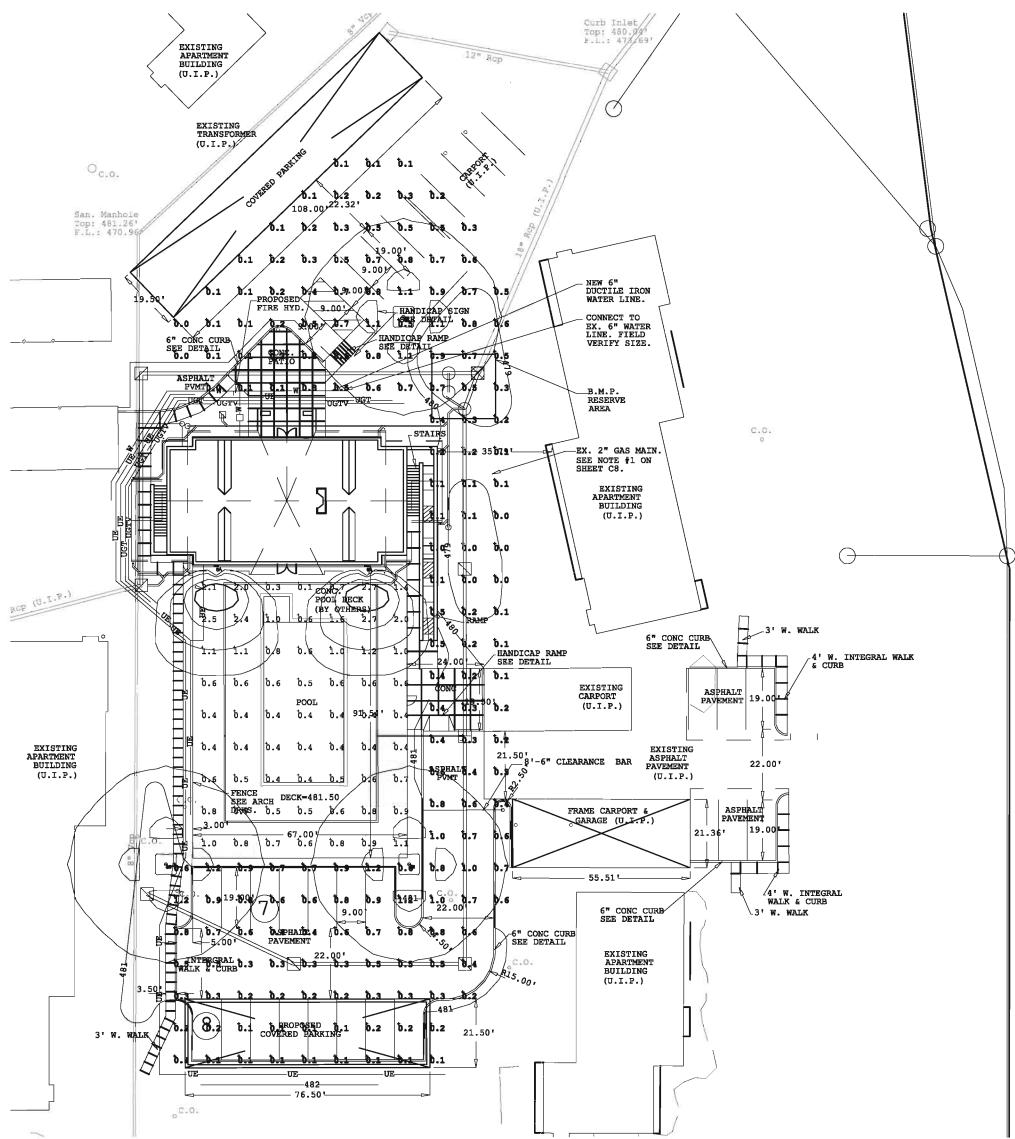










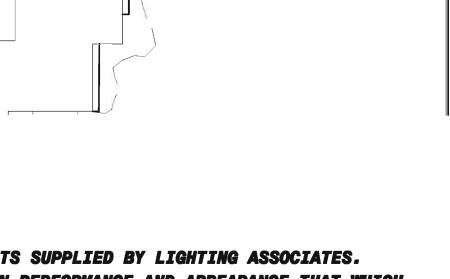


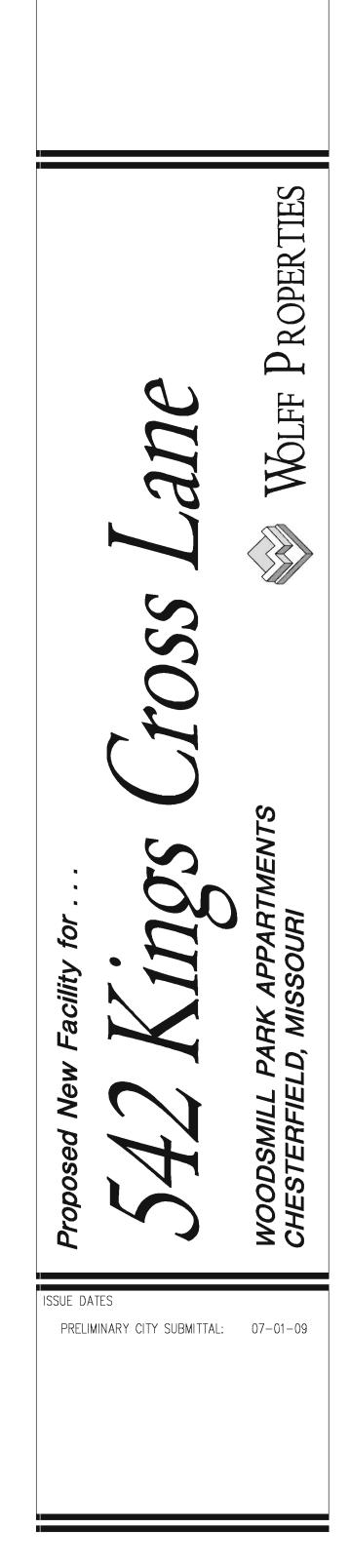
MOUNTING HEIGHT OF "SA" EQUALS 13'-0 MOUNTING HEIGHT OF "SB" EQUALS 14'-0 NOTEIIII

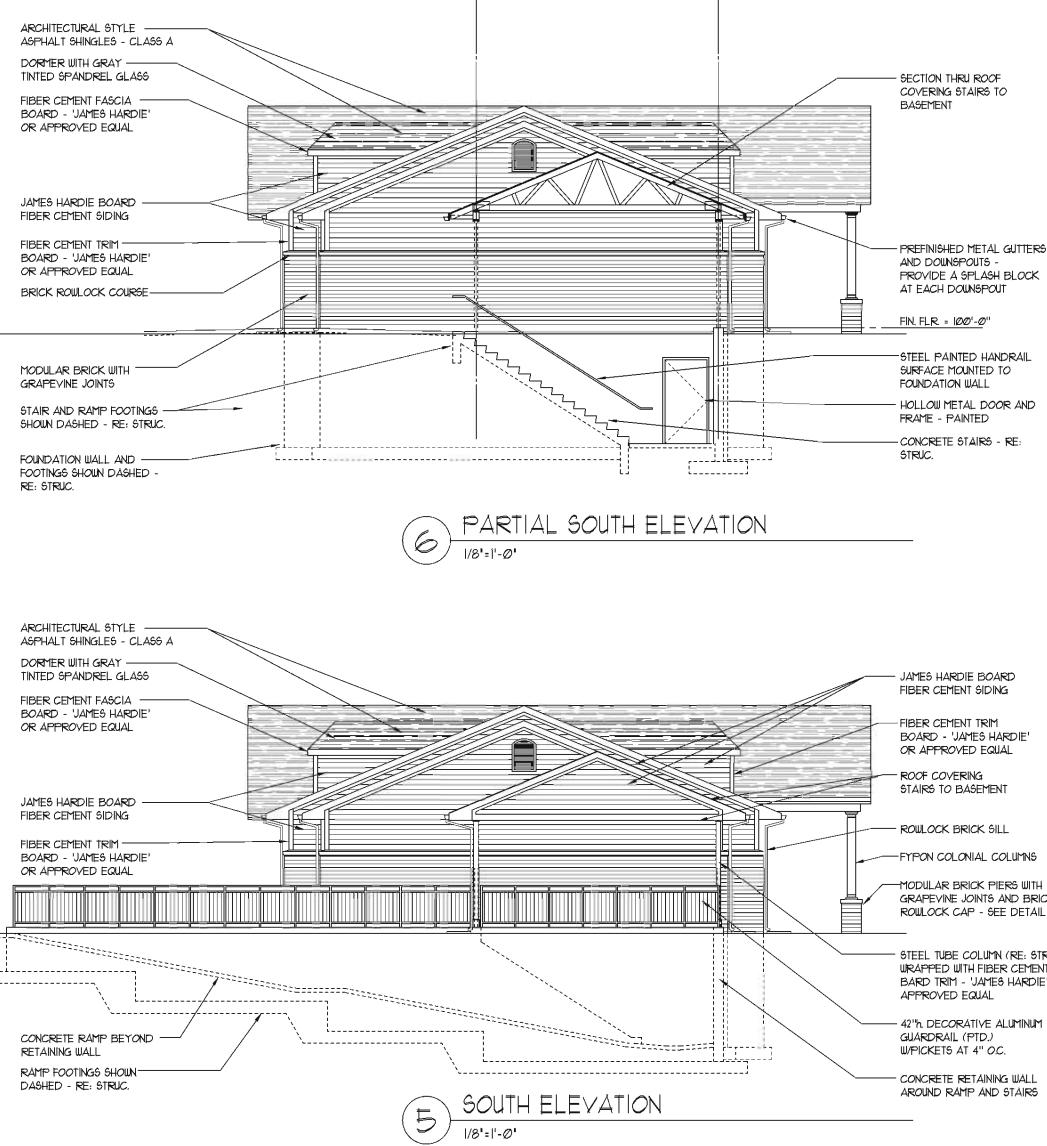
CALCULATIONS SHOWN ARE BASED ON PRODUCTS SUPPLIED BY LIGHTING ASSOCIATES. THESE PRODUCTS CLOSELY RESEMBLE BOTH IN PERFORMANCE AND APPEARANCE THAT WHICH IS SUPPLIED BY AMEREN UE. LIGHTING ASSOCIATES IS NOT RESPONSIBLE FOR THE PERFORMANC. OF ANY AMEREN UE PRODUCTS.

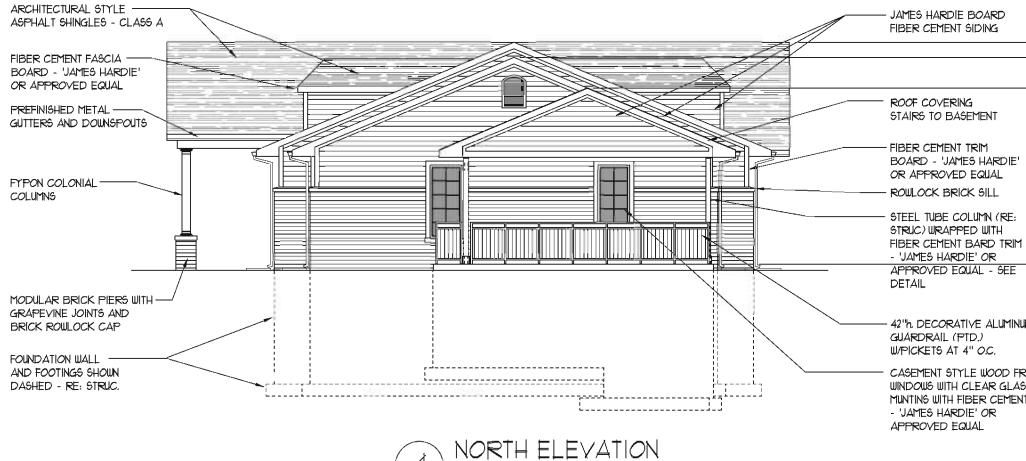
Label			CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
POOL DECK	REA		Illuminance	Fc	0.84	2.7	0.1	8.40	27.00
PARKING AR	EA		Illuminance	Fc	0.41	1.2	0.0	N.A.	N.A.
PARKING AR	EA 2		Illuminance	Fc	0.45	1.2	0.0	N.A.	N.A.
				1					
Luminaire S	Schedule			1					
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SHEET NUMBER		
PROJECT NUMBER:	08380	DATE: 07-01-09









|/8**"**=|'-Ø**'**

PREFINISHED METAL GUTTERS PROVIDE A SPLASH BLOCK

HOLLOW METAL DOOR AND

DASHED LINES INDICATES PORTE COCHERE IN FOREGROUND (REMOVED FOR CLARITY) CLEAR GLASS ----ARCHED TRANSOM ARCHITECTURAL STYLE . ASPHALT SHINGLES -CLASS A FIBER CEMENT FASCIA i <u>na serie de la constante de la constante</u> de la constante de BOARD - 'JAMES HARDIE' _ ____ OR APPROVED EQUAL FIBER CEMENT TRIM -BOARD - 'JAMES HARDIE' OR APPROVED EQUAL ┶┷┹╼┙╬╋╧┷╤╔╣┍╾╢┷╧╴┷╍╖┷┷┷ 42"h DECORATIVE ALUMINUM ------GUARDRAIL (PTD.) W/PICKETS AT 4" O.C. FOUNDATION WALL AND FOOTINGS SHOWN DASHED -RE: STRUC. PAIR 3'-0"x1'-0" WOOD FRAME DOORS WITH RAISED PANELS AND CLEAR GLASS LITES WITH DESIGN AS INDICATED - SIDE LITES WITH RAISED WOOD PANELS AND (3) CLEAR GLASS W/MUNTINS 1/8"=1'-Ø"

GREEK RETURN - SHINGLED

ARCHITECTURAL STYLE

FIBER CEMENT FASCIA -

BOARD - 'JAMES HARDIE'

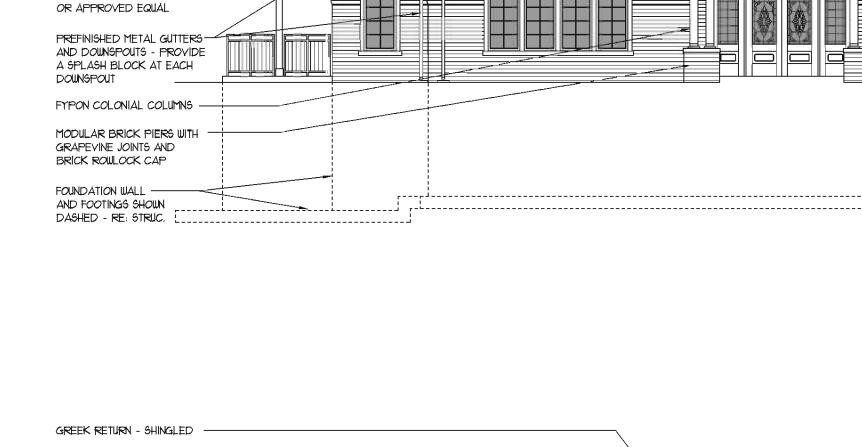
ASPHALT SHINGLES -

CLASS A

GRAPEVINE JOINTS AND BRICK ROWLOCK CAP - SEE DETAIL

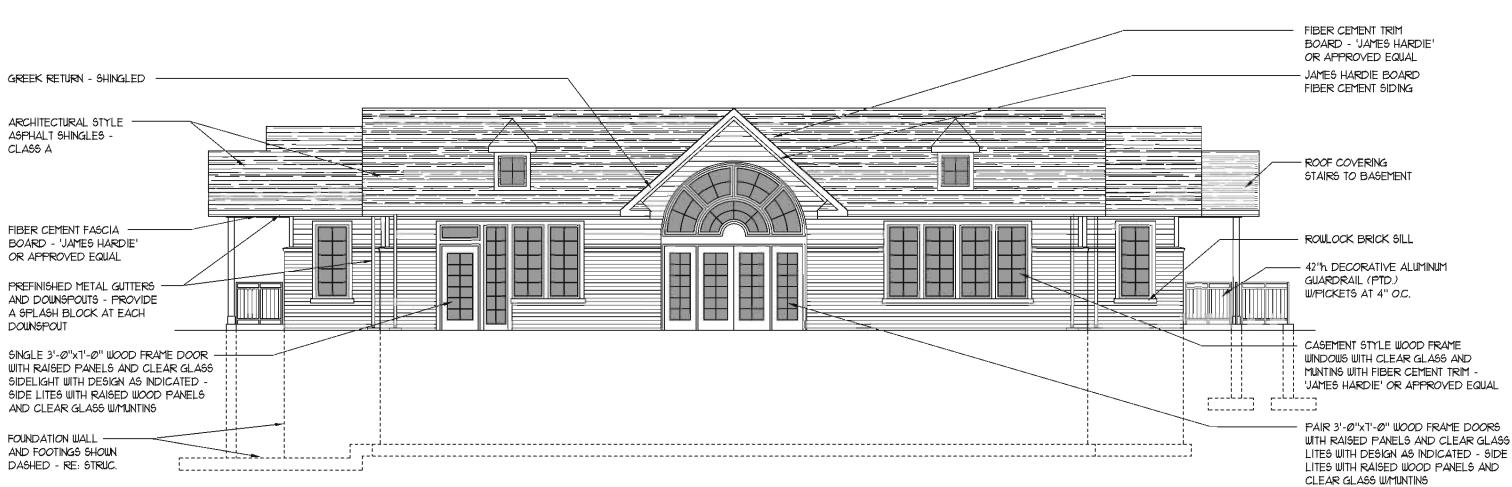
STEEL TUBE COLUMN (RE: STRUC) WRAPPED WITH FIBER CEMENT BARD TRIM - 'JAMES HARDIE' OR

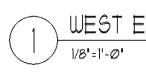
AROUND RAMP AND STAIRS



BOARD - 'JAMES HARDIE' STEEL TUBE COLUMN (RE: FIBER CEMENT BARD TRIM

- 42"h DECORATIVE ALUMINUM CASEMENT STYLE WOOD FRAME WINDOWS WITH CLEAR GLASS AND MUNTING WITH FIBER CEMENT TRIM





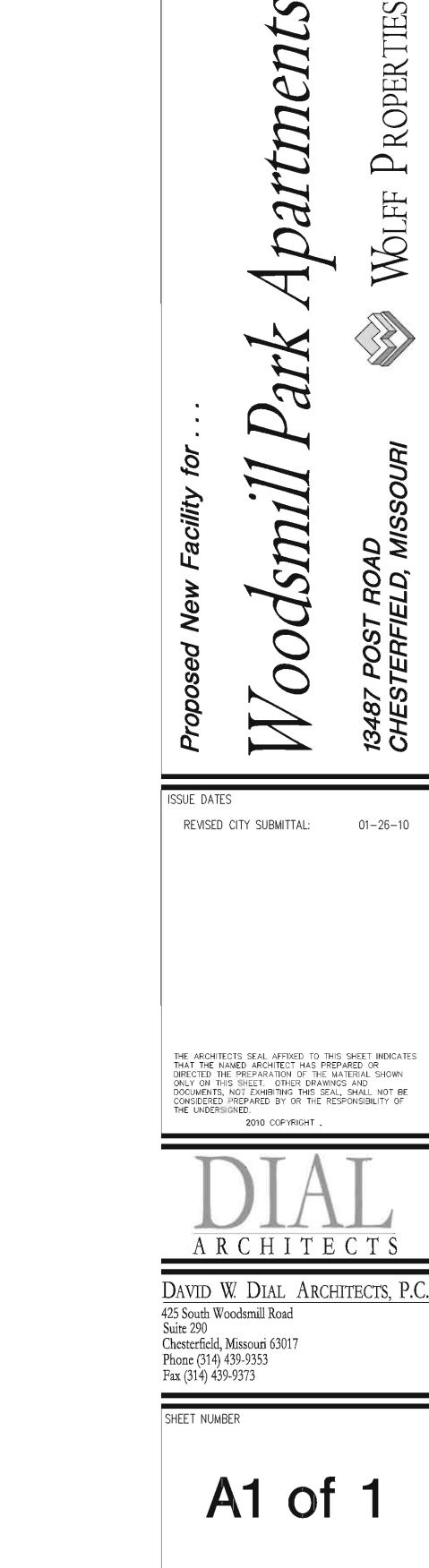
Civil Engineer:



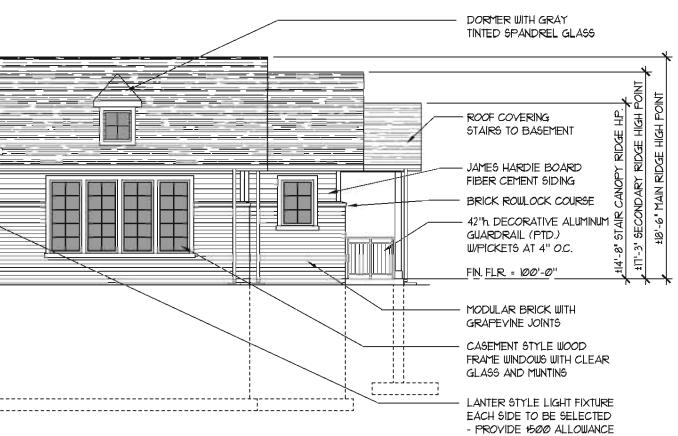
Structural Engineer:



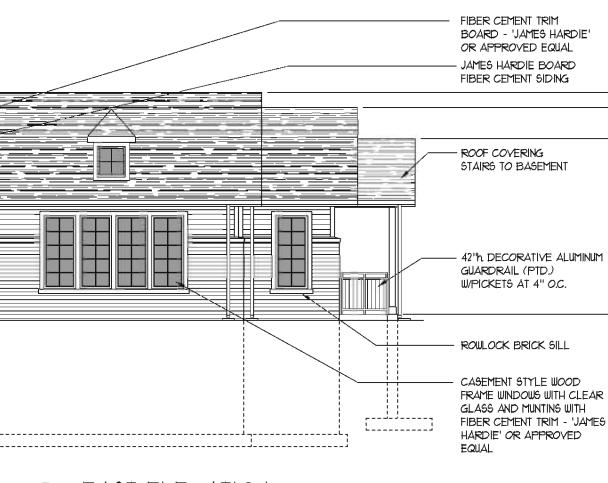
M^CNEALY ENGINEERING INC. 11457 OLDE CABIN ROAD, SUITE 350 = ST. LOUIS, MO PHONE: 314.997.7310 = FAX: 314.997.4287



PROJECT NUMBER: 08380 DATE: 01-26-10



PARTIAL EAST ELEVATION



EAST ELEVATION

|/8**"**=|'-Ø**"**

WEST ELEVATION