

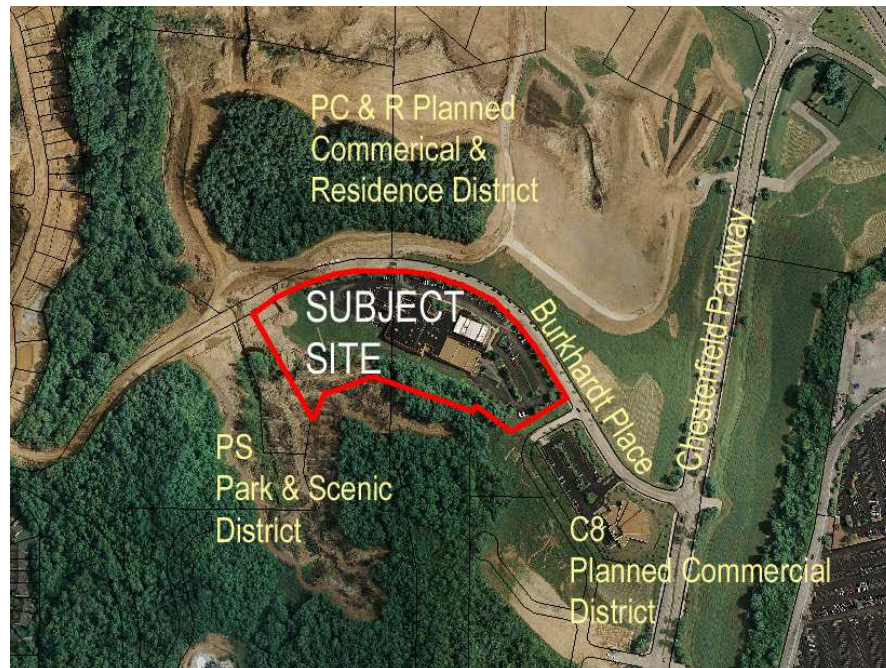
IV. B.

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, February 23, 2009, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 01-2009 West County YMCA (Young Men's Christian Association of Greater St. Louis): A request for an amendment to City of Chesterfield Ordinance 1496 to modify the building and parking setbacks of a 9.00 acre parcel located on the south side of Burkhardt Place and west of the Chesterfield Parkway and Burkhardt Place intersection. (18T340146 and 18T340157)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Mara M. Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

Description of Property

A tract of land being "West County YMCA." A subdivision according to the plat thereof recorded in Plat Book 283, Page 37 of the St. Louis County Records in U.S. Survey 415, Township 45 North – range 4 East, City of Chesterfield, St. Louis County, Missouri.

Owner of Record:
Young Men's Christian Association
of Greater St. Louis

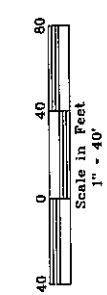
Prepared by:
Vick Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, Missouri 63132-1166

Prepared for:
Mackey Mitchell Associates
The Power House
1000 Power House Station, Suite 200
St. Louis, Missouri 63103

NOTE: TWO YEARS OF THE EXTENSION OF BURKHARDT PLACE, A SIDEWALK AND STREETSIGHTS WILL BE PROVIDED ALONG THE BURKHARDT PLACE FRONTAGE OF SUBJECT SITE TO THE WESTERN PROPERTY LIMITS. THE SIDEWALK SHALL BE A MINIMUM OF 5 FEET IN WIDTH.

BOOK 218 PAGES 151/152
FILED FOR RECORD
MAR 21 2000
AT RECORDER OF DEEDS
ST. LOUIS COUNTY MO

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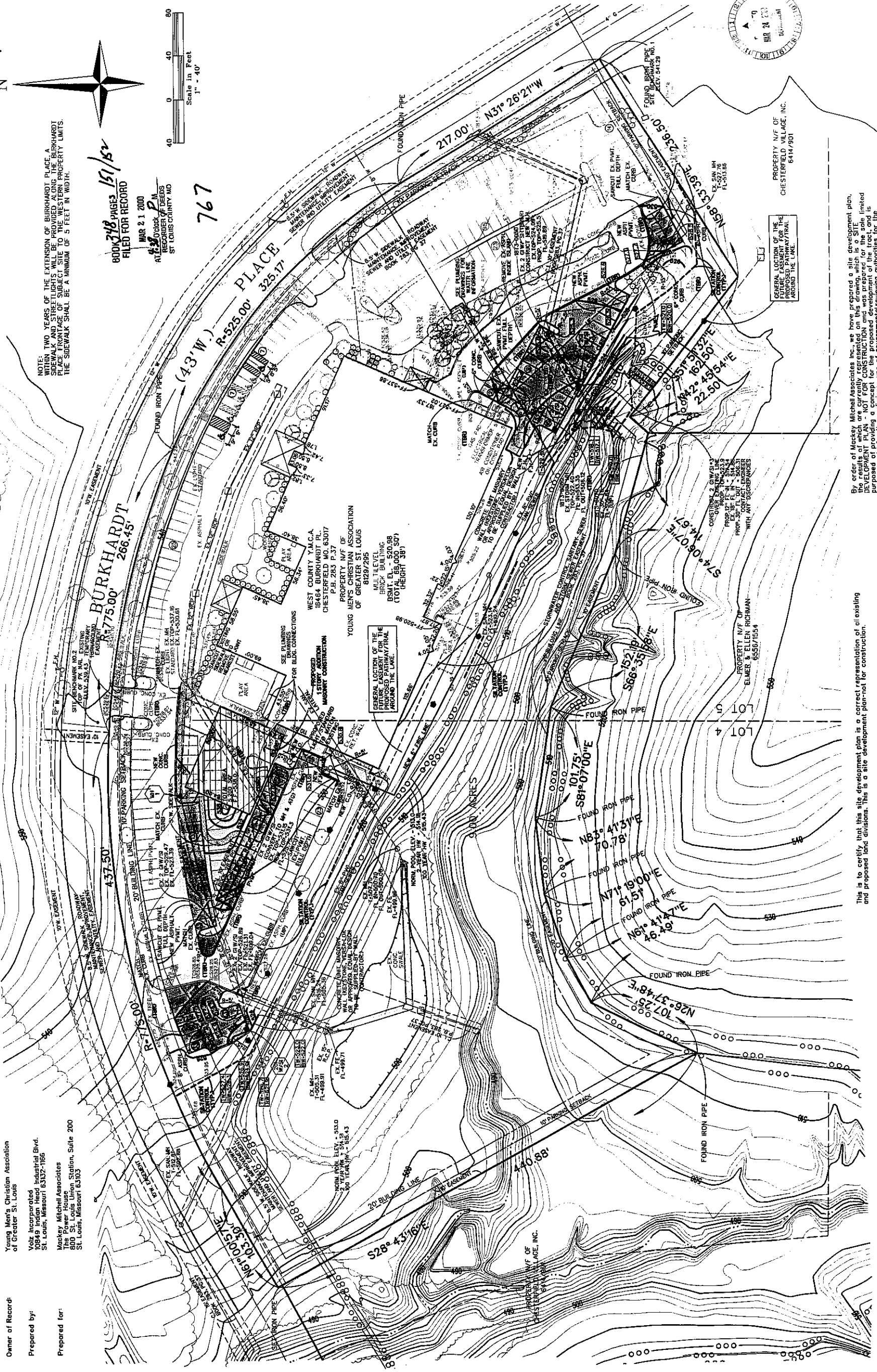


WEST COUNTY Y.M.C.A.

B5749

Amended
Site Development Plan

1
DEC 28 1999
Licensor Number: B5749146



This is to certify that this site development plan is a correct representation of all existing and proposed land divisions. This is a site development plan for construction.

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions are in no way inconsistent with the provisions of the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

Richard W. Nowell, P.L.S.
RICHARD W. NOWELL, P.L.S.
MO. REG. L.S. # 1437

By order of Mackey Mitchell Associates Inc., we have prepared a site development plan, the results of which are currently being presented to the governing authorities for their approval. DEVELOPMENT OF THIS SITE IS SUBJECT TO THE APPROVAL OF THE GOVERNING AUTHORITIES. THE PLAN IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING AND/OR APPROVAL OF A CONCEPTUAL SITE PLAN. SUCH COMMENTS, RECOMMENDATIONS, OR APPROVALS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

In the preparation of this plan, no grading balances have been done and this preliminary plan is subject to that which a more detailed evaluation of the site and its surface information have not been available. The information shown on this plan is for informational purposes only and does not constitute a warranty of accuracy. The undersigned disclaims responsibility for the accuracy of the information shown on this plan and for any consequences that may result from the use of the information shown on this plan.

Todd B. Scheibe, P.E.
TODD B. SCHEIBE, P.E.

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MACKEY MITCHELL ASSOCIATES INC.
VOLZ

GENERAL NOTES

Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District. Stormwater management shall be designed pursuant to City of Chesterfield and Metropolitan St. Louis Sewer District requirements and discharged at an adequate natural discharge point. The location of storm and sanitary sewer improvements are approximately only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans. Grading shall be per City of Chesterfield standards. Landscaping, street lights, and sidewalks shall be per City of Chesterfield standards. Project identification sign shall have a maximum area of fifty (50) square feet, a minimum height of six (6) feet, and shall remain outside of the thirty (30) foot sight distance triangle. The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, non-existence, size, type, or actual location of all utilities. The ground conditions or not shown, and 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 utility safety and damage prevention act, chapter 319, RSMo.

This site is in the following districts:

- Metropolitan St. Louis Sewer District
- Chesterfield Fire Protection District
- Rockwood and Parkway School Districts
- Couks Creek Watershed

This site is in the following utility service areas:

- St. Louis County Water Company
- St. Louis Gas Company
- American IFC Company
- Southwestern Bell Telephone Company
- Charter Communications (Cable TV)

PROJECT NOTES

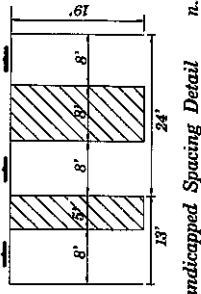
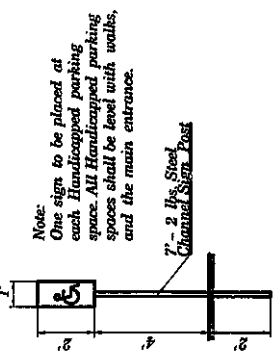
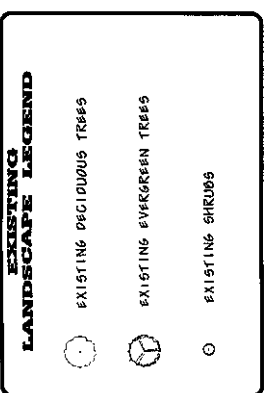
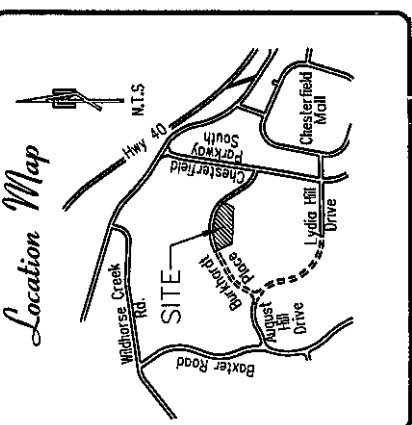
Locator Number: 181340146 & 181340157
 Owner of Record: Young Men's Christian Association of Greater St. Louis
 Prepared by: Vaz Incorporated
 10849 Indian Head Industrial Blvd.
 St. Louis, Missouri 63132-1166
 Prepared for: Mackey Mitchell Associates
 The Power House
 800 St. Louis Union Station, Suite 200
 St. Louis, Missouri 63103

Existing zoning: "PC" Planned Commercial
 Proposed Uses: Recreational
 Area of Site: 9.00 Acres
 Building: 3 Stories
 Total Square Footage = 73,200 sq. ft.
 Parking Required: 3.3 Spaces / 1,000 sq. ft. X 73,200 sq. ft. = 242 spaces (including 7 accessible spaces)
 Parking Proposed: 242 Spaces (including 7 accessible spaces)

"THE FEBRUARY 1, 1999 APPROVED ADDITIONS WILL NOT BE BUILT."

LEGEND

- U— EXISTING UNDERGROUND CABLE TV
- UT— EXISTING UNDERGROUND TELEPHONE
- UE— EXISTING UNDERGROUND ELECTRIC
- OU— EXISTING OVERHEAD UTILITY WIRES
- G— EXISTING GAS MAIN
- W— EXISTING WATER MAIN
- F— PROPOSED FORCE MAIN
- F— EXISTING FORCE MAIN
- B— EXISTING BUILDING LINE
- S— EXISTING SANITARY SEWER
- S— EXISTING STORM SEWER
- S— PROPOSED STORM SEWER
- S— EXISTING CONTOUR
- S— PROPOSED CONTOUR
- T— EXISTING TREE LINE
- T— PROPOSED TREE LINE
- S— SALTATION CONTROL
- W— EX HIGH WATER OR DITCH
- B— GRADE BREAK
- S— STREET SIGN
- S— SWALE
- S— DIRECTION OF SHEET FLOW
- S— CLEARING AND GRADING LIMITS
- S— FIRE HYDRANT
- S— LIGHT STANDARD
- S— VALVE
- S— LATERAL
- S— ADDRESS
- S— TREE
- S— SANITARY SEWER DESIGNATOR
- S— STORM SEWER DESIGNATOR



Young Men's Christian Association of Greater St. Louis
 In connection with a change of zoning for the following described property from R-6A with a C.U.P. to PC.
 Plat Book 283, page 37 of the St. Louis County Records in U.S. Survey 415, Township 45 North-Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
 A tract of land being "West County Y.M.C.A.", a subdivision according to the plat thereof recorded in Plat Book 283, page 37 of the St. Louis County Records in U.S. Survey 415, Township 45 North-Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
 Beginning at the Southwest corner of said "West County Y.M.C.A.", thence Northwestwardly along the West line of said "West County Y.M.C.A.", North 29 degrees 47 minutes 21 seconds West 440.85 feet to a point; thence North 59 degrees 43 minutes 43 seconds East 103.30 feet to a point; thence along a curve to the right whose radius point bears South 30 degrees 02 minutes 17 seconds East 775.0 feet from the last mentioned point, a distance of 103.95 feet to a point; thence North 89 degrees 52 minutes 18 seconds East 100.00 feet to a point; thence North 89 degrees 52 minutes 18 seconds East 217.0 feet to a point; thence South 57 degrees 29 minutes 34 seconds West 235.50 feet to a point; thence North 52 degrees 55 minutes 37 seconds West 162.50 feet to a point; thence South 41 degrees 12 minutes 37 seconds West 162.50 feet to a point; thence North 87 degrees 40 minutes 02 seconds West 152.18 feet to a point; thence North 82 degrees 11 minutes 05 seconds West 101.75 feet to a point; thence South 82 degrees 37 minutes 36 seconds West 70.78 feet to a point; thence South 70 degrees 14 minutes 56 seconds West 61.51 feet to a point; thence South 60 degrees 37 minutes 42 seconds West 46.49 feet to a point; thence South 25 degrees 35 minutes 40 seconds West 107.25 feet to a point of beginning and containing 9,000 acres.

Young Men's Christian Association of Greater St. Louis, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.3, 140, PC of City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed as shown thereon, unless said plan is amended by the Planning Commission, or voted or vacated by order of ordinance of the City of Chesterfield Council.

(Signature) *Jayce Almy*
 (Name Printed) LARRY V. ALMY
 Pres.

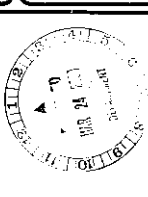
BENCH MARKS
M.S.D. BENCH MARK
 12-48 Elevation 598.05 (USGS Datum)
 "B" on northeast corner of sand control box at southeast corner of Chesterfield Village Parkway and Lydio Hill Drive.
SITE BENCH MARK
 12-48 Elevation 557.81 (USGS Datum)
 "S" on top of curb at end of roadway along the north curb line on the east side of Chesterfield Village Parkway 0.2 mile north of Lydio Hill Drive.

This is to certify that this site development plan is a correct representation of all existing and proposed land divisions. This is a site development plan not for construction.
 (Signature) *Richard W. Norvell*
 RICHARD W. NORVELL
 MO. REG. L.S. # 1437

MACKAY MITCHELL ASSOCIATES INC. VOLZ

WEST COUNTY Y.M.C.A.

Amended Site Development Plan B5749
 License Number: 1872018
 DEC 28 1999



Todd B. Scheibe
 1000 B. SCHEIBE, P.E.
 67000

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS)
 On this 13 day of March, A.D. 2000, before me personally appeared *William J. Price*, to me known who, being by me sworn in, did say that he is the duly authorized officer of the Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument 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 *William J. Price* acknowledged said instrument to be the free act and deed of said corporation.
 (Signature) *William J. Price*
 Mayor
 (Signature) *Ferraro J. Price*
 Director of Planning

This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 17 day of February, 2000, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.
 (Signature) *Ferraro J. Price*
 Director of Planning
 (Signature) *Marty DeWay*
 City Clerk

Ordinance No. 1094 dated FEBRUARY 1, 1999 which prescribed conditions relating to approval of the (Present Zoning) is recorded as Daily Number *388* of the City Recorder's Office.

By order of Mackey Mitchell Associates Inc. we have prepared a site development plan, the results of which are currently represented on this drawing, which is a SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION and was prepared for the sole limited purpose of providing a concept of use of governmental reviewing authorities for the purpose of obtaining a change in zoning and/or approval of a concept, and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purpose.
 In the preparation of this plan, no grading balances have been done and this preliminary plan is subject to that which a more detailed evaluation may indicate; soils and subsurface information have not been made available and hence not taken into account; and the location, capacity and availability of utilities and decisions responsibility for the accuracy of the forecast matters and for diligence that would be necessary to address of other issues of development.

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