



VII.C.

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

March 19, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Hog Hollow Office Center (13990 Olive Boulevard): A request an Amended Site Development Plan for placement of a monument sign for a .76 acre tract of land zoned "C8" Planned Commercial District, located on the south side of Olive Boulevard, east of its intersection with Olive Boulevard.

Dear Planning Commission:

Adler Custom Signworks, on behalf of Olive Partner, LLC, has submitted the above-referenced project to the City of Chesterfield for review. The Department of Planning and Public Works has reviewed the request and submits the following report.

BACKGROUND

Hog Hollow Office Center is located on the south side of Olive Boulevard, east of its intersection with Hog Hollow Road. The site was zoned "C8" Planned Commercial District and developed prior to incorporation of the City of Chesterfield. There is currently no monument sign for the development.

The proposed sign meets City of Chesterfield Zoning Ordinance requirements. It is proposed to be no more than six (6) feet in height (excluding base) and no more than fifty (50) feet in copy area.

SUBMITTAL INFORMATION

Developments requesting attached and/or detached signage are reviewed and approved by the Department of Planning and Public Works unless a Sign Package exists for the development or if modifications to the design requirements are being

requested. This request is before the Planning Commission for review because the Petitioner is requesting placement of a monument sign for the subject property.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The location of the proposed sign does adhere to the structure setback for the development and falls outside of the sight distance triangle.

The subject site was originally developed prior to incorporation by the City of Chesterfield. Because an approved site plan could not be located successfully, the Petitioner's have created a new plan meeting all City of Chesterfield requirements. A reduced copy has been provided for the Commission's review.

The Department of Planning and Public Works reviewed the request and it adheres to all City of Chesterfield regulations.

Respectfully submitted,



Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

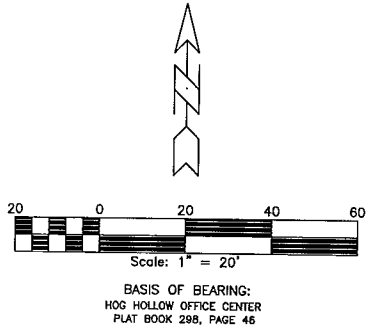
Cc: City Administrator
City Attorney
Department of Public Works

PROPOSED SIGN LOCATION PLAN

LOT "A" OF HOG HOLLOW OFFICE CENTER AS RECORDED IN PLAT BOOK 298 PAGE 46 IN U.S. SURVEYS 206 AND 2030, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

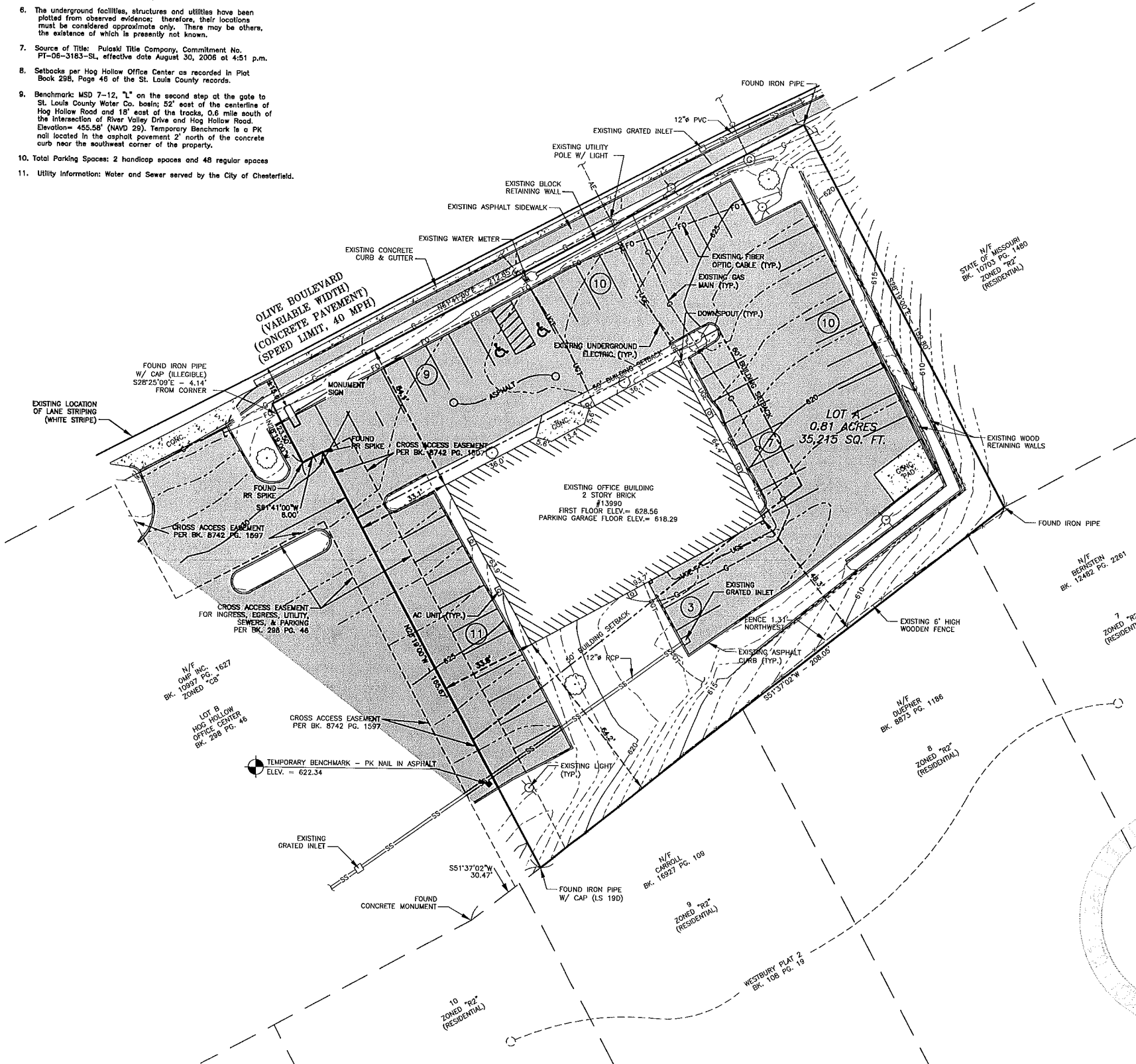
General Notes:

- Bearing system adopted per Hog Hollow Office Center as recorded in Plat Book 298, Page 46 of the St. Louis County records.
- This does not constitute a boundary survey.
- No investigation has been performed by Cochran regarding hazardous waste, underground conditions or utilities affecting the tract shown hereon.
- This property is zoned C-8, Planned Commercial District by the City of Chesterfield.
- This property is located in Zone "X", areas determined to be outside the 500-year floodplain, per Flood Insurance Rate Map No. 28189C0145 H, effective date August 2, 1995, for St. Louis County, MO and incorporated areas.
- The underground facilities, structures and utilities have been plotted from observed evidence; therefore, their locations must be considered approximate only. There may be others, the existence of which is presently not known.
- Source of Title: Puloski Title Company, Commitment No. PT-06-3183-SL, effective date August 30, 2006 at 4:51 p.m.
- Setbacks per Hog Hollow Office Center as recorded in Plat Book 298, Page 46 of the St. Louis County records.
- Benchmark: MSD 7-12, "L" on the second step at the gate to St. Louis County Water Co. basin; 52' east of the centerline of Hog Hollow Road and 18' east of the tracks, 0.6 mile south of the intersection of River Valley Drive and Hog Hollow Road. Elevation= 455.58' (NAVD 20). Temporary Benchmark to a PK nail located in the asphalt pavement 2' north of the concrete curb near the southwest corner of the property.
- Total Parking Spaces: 2 handicap spaces and 48 regular spaces
- Utility Information: Water and Sewer served by the City of Chesterfield.



LEGEND

PROPERTY LINE	---
EASEMENT LINE	- - - -
SETBACK LINE	---
EXISTING AERIAL ELECTRIC	---AE---
EXISTING STORM SEWER	---SS---
EXISTING GAS MAIN	---G---
EXISTING UNDERGROUND TELEPHONE	---UGT---
EXISTING UNDERGROUND ELECTRIC	---UGE---
EXISTING FIBER OPTIC CABLE	---FO---
EXISTING FENCE LINE	---x---
EXISTING GAS VALVE	⊙
EXISTING LIGHT POLE	⊙
EXISTING HANDICAPPED STRIPING	♿
EXISTING UTILITY POLE	⊙
EXISTING WATER METER	■
EXISTING AC UNIT	□
EXISTING TREE	⊙
EXISTING BUILDING	▨
EXISTING CONCRETE PAVEMENT	▨
EXISTING ASPHALT PAVEMENT	▨



AGENCY CONSENT
I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf to submit, this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property and I have an ownership interest and/or am the owner under contract in the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become my own, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal required to process this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER/CONTRACT PURCHASER INFORMATION:
I am the owner contract purchaser. (Check one)

 (Name - type, stamp or print clearly) _____ (Signature) _____
 (Name of firm) _____ (Address, City, State, Zip) _____

NOTARY PUBLIC CERTIFICATION:
STATE OF MISSOURI
COUNTY OF _____ SS
On this _____ day of _____, 20____, before me personally appeared _____ to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that they executed said instrument as owners of and on the behalf of Landco, Inc.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.
Notary Public _____

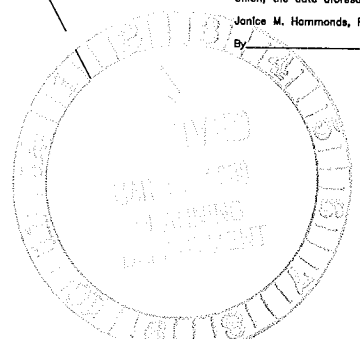
STATEMENT OF COMPLETION AND ACCURACY
I hereby certify all property owners have full knowledge of the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Chesterfield relation to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the City of Chesterfield, Missouri and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by the City of Chesterfield to process this application. I further represent and warrant that I have not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Chesterfield with respect to this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted documents submitted as a part of this application for the approval of this application.

Check one: I am the owner.
 I have legal interest in the property.
 I am the duly appointed agent of the petitioner.

 (Name - type, stamp or print clearly) _____ (Signature) _____
 (Name of firm) _____ (Address, City, State, Zip) _____

NOTARY PUBLIC CERTIFICATION:
STATE OF MISSOURI
COUNTY OF _____ SS
On this _____ day of _____, 20____, before me personally appeared _____ to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that they executed said instrument as owners of and on the behalf of Landco, Inc.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.
Notary Public _____

Recorder of Deeds Certificate:
STATE OF MISSOURI
COUNTY OF ST. LOUIS SS
I, Janice M. Hammonds, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record on the _____ day of _____, 2007, at _____ o'clock _____, and duly recorded in Book _____ on said date.
IN TESTIMONY WHEREOF, I hereunto set my hand and affixed my official seal, at my office in Union, the date aforesaid.
Janice M. Hammonds, Recorder of Deeds
By _____ Deputy



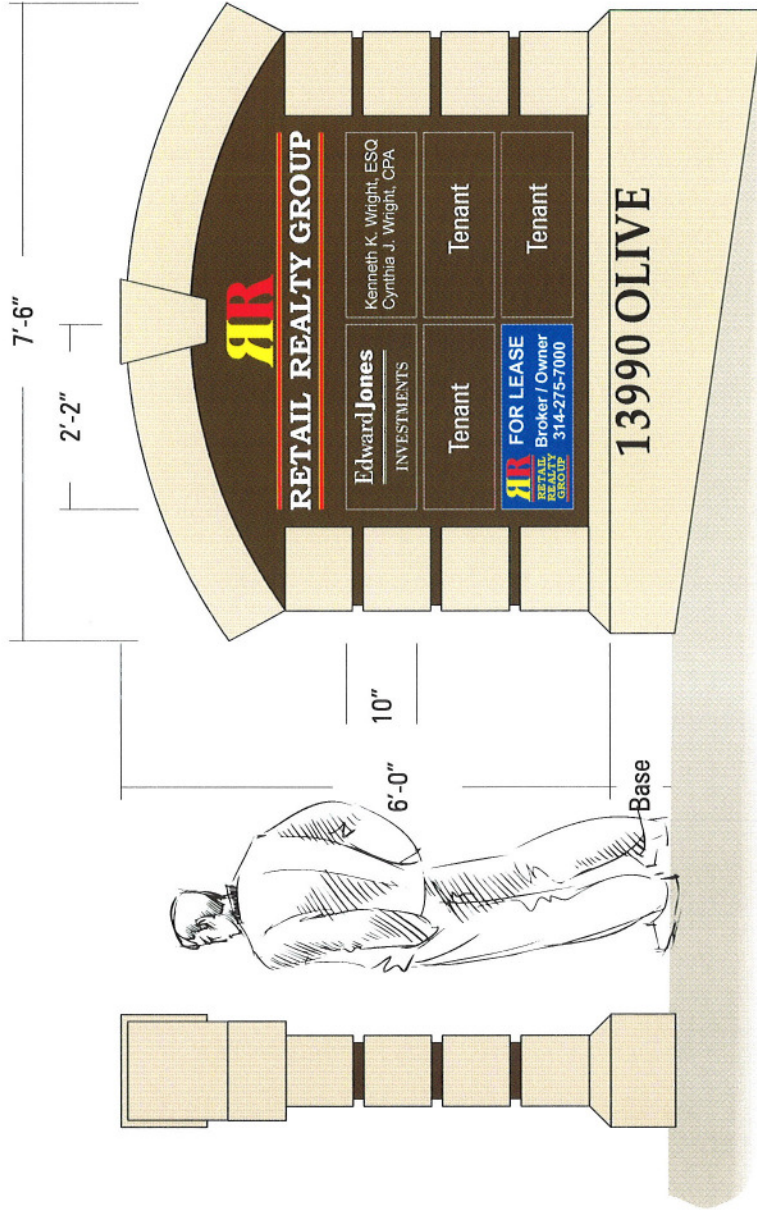
PROPOSED SIGN LOCATION PLAN FOR RETAIL REALTY GROUP L.L.C. CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

OWNER
OLIVE PARTNERS, LLC
13990 OLIVE BLVD.
CHESTERFIELD, MO 63017
(314) 275-7000

COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

3304 E. Independence Dr.
Union, Missouri 63084
636-564-0510 (Mo.)
636-564-0512 (Toll Free)
info@cochrans.com

OWN. BY: ARP DATE: 11-20-07 PROJ. NO.: 06-3080
AREA: US206&2030T46NR4E SCALE: 1"=20' DWG. NO.: 1 OF 1



- Quantity: 1
- Double Sided
 - Illuminated
 - 6 Tenant Panels (10" t x 2'-2" w)

CLIENT Retail Realty Group		DESIGNER RJM	
SCALE: FULL	File retailrealty\newoffice\rrmonument\officemonumentrjm		
DATE 12.19.07 rev b	4065 Wedgeway Court Saint Louis, MO 63045 p. 314.209.1915 f. 314.209.1917 toll. 888.449.2701 www.acsignworks.com		

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