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## Planning and Development Services Division Public Hearing Summary Report

**P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield):** A request for a zoning map amendment from “C8” Planned Commercial District to “UC” Urban Core District for a 3.6 acre property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road (19S431691 & 19S430579).

### Summary

DosterUllom & Boyle, LLC, on behalf of The Grove Assisted Living, LLC, has submitted a request for a zoning map amendment from “C8” Planned Commercial District to “UC” Urban Core District. Per the submitted written narrative, also attached for the Planning Commission’s review, the applicant wishes to rezone the site to allow an Assisted Living Care Facility. While the applicant is proposing an assisted living care facility, additional uses are also included which were previously approved under the current zoning entitlements. A total of 69 uses are requested associated with this petition. Related with the application for the zoning map amendment, a Preliminary Plan is also attached for the Planning Commission’s review. Since the UC District is a planned district, the submittal of a preliminary plan is required.

### Site History

This site is located within the Southwest Quadrant of the Chesterfield Village, specifically parcel C104. The Southwest Quadrant of Olive/Clarkson and I-64 was included in the original presentation to the St. Louis County Planning Commission in 1971 to initiate development of Chesterfield Village. In 1971, Sachs Properties submitted fifteen separate petitions to initiate the development of Chesterfield Village, one of the largest and most integrated proposals ever to be considered by the St. Louis County Planning Commission. To be developed over a 20 to 30 year period were 1,115 acres of what might ultimately be a 1,500+ acre planned community. Of the petitioned 1,115 acres stretching across the northwest and southwest quadrants of Highway 40 and MO 340, approximately 44% would be used for residential purposes, 21% for commercial purposes, 27% left for open space, and 8% for right-of-way.

On review, the St. Louis County Planning Commission was of the opinion the proposed concept plan was well conceived and environmentally sensitive. It also came to the conclusion the Highway 40/MO 340 interchange was a prime area for future urbanization, this in view of observed development trends, the projected growth of west St. Louis County, the regional accessibility of the subject site, and the large expanse of open space available for development. The Southwest Quadrant included 758 acres, see map identifying the boundaries of the Southwest Quadrant in Figure 1 on page 2. St. Louis County Ordinance 6815 approved the Chesterfield Village zonings in 1973.

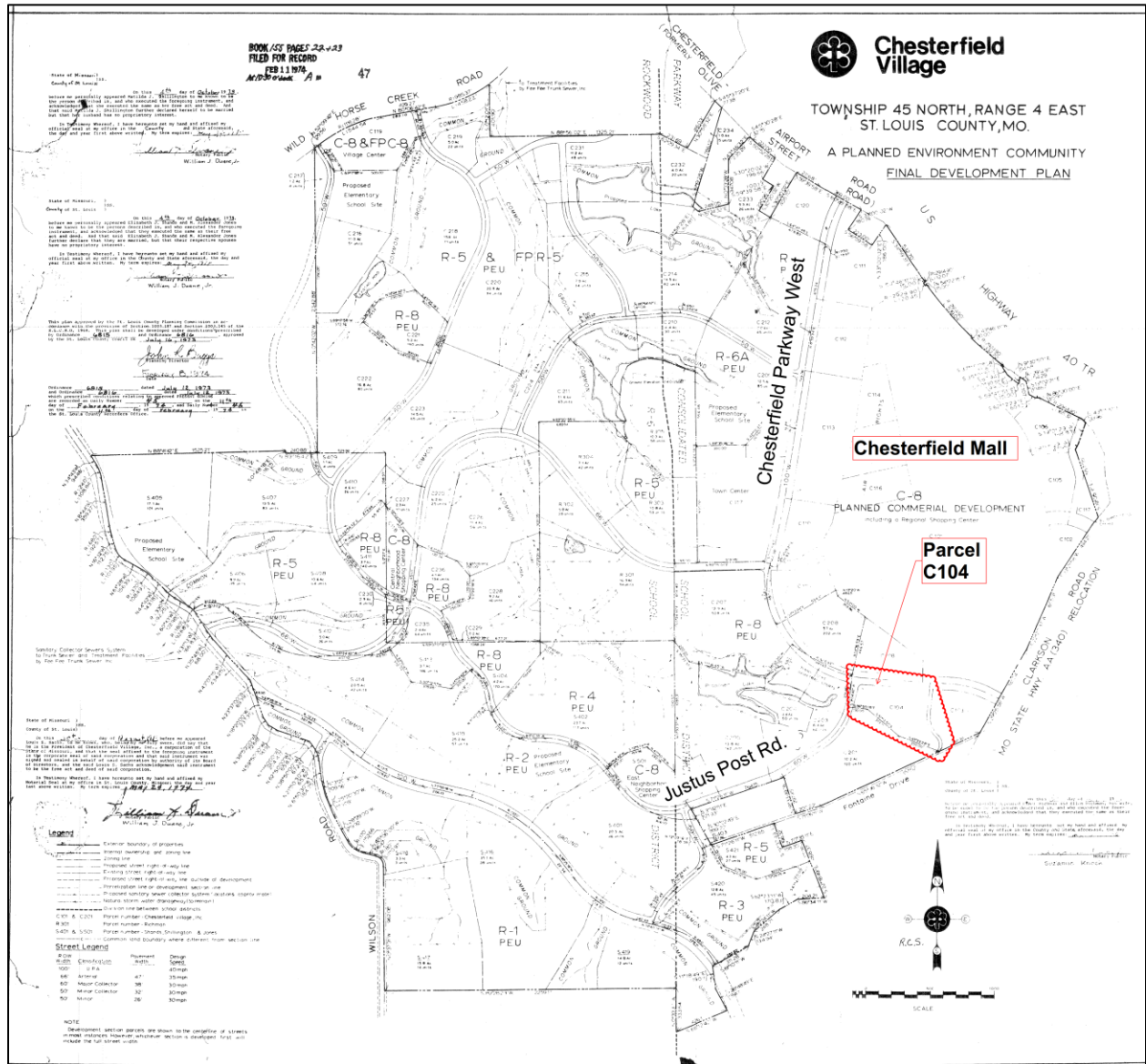


Figure 1: Southwest Quadrant of Chesterfield Village

In 1981, St. Louis County Ordinance 10,241 amended a section of Ordinance 6,815, specifically general conditions, design requirements, landscape/environment conditions and commercial land uses. In 1991, the City of Chesterfield approved an amendment to St. Louis County Ordinances 6,815 and 10,241 via City of Chesterfield Ordinance 571, specifically amending parking requirements.

St. Louis County Ordinance 6,851 created 3 commercial areas; Regional Commercial/Town Center, the Village Center and the Neighborhood Centers. Parcel C104 is located within the Regional Commercial/Town Center which permitted C1 through C7 land uses. Two office buildings were previously located on the subject parcels and later were demolished in 2005. The property is currently vacant minus a portion of the previous parking area of the office buildings.

**Surrounding Land Use and Zoning**

The land use and zoning for the properties surrounding this parcel shown in the aerial image in Figure 2 below is as follows:

**North:** The property to the north across Chesterfield Parkway West is currently zoned “C8” Planned Commercial District. These lots consist of restaurants and the Chesterfield Mall.

**South:** The property is currently zoned “R6/PEU” Residence District with a Planned Environment Unit procedure. These lots are residences within the Sycamore subdivision.

**East:** The property to the east across Clarkson on-ramp is currently zoned “C8” Planned Commercial District. This lot consists of an office building.

**West:** The property is currently zoned “R6/PEU” Residence District with a Planned Environment Unit procedure. These lots are residences within the Justus Pointe and The Oak subdivisions.

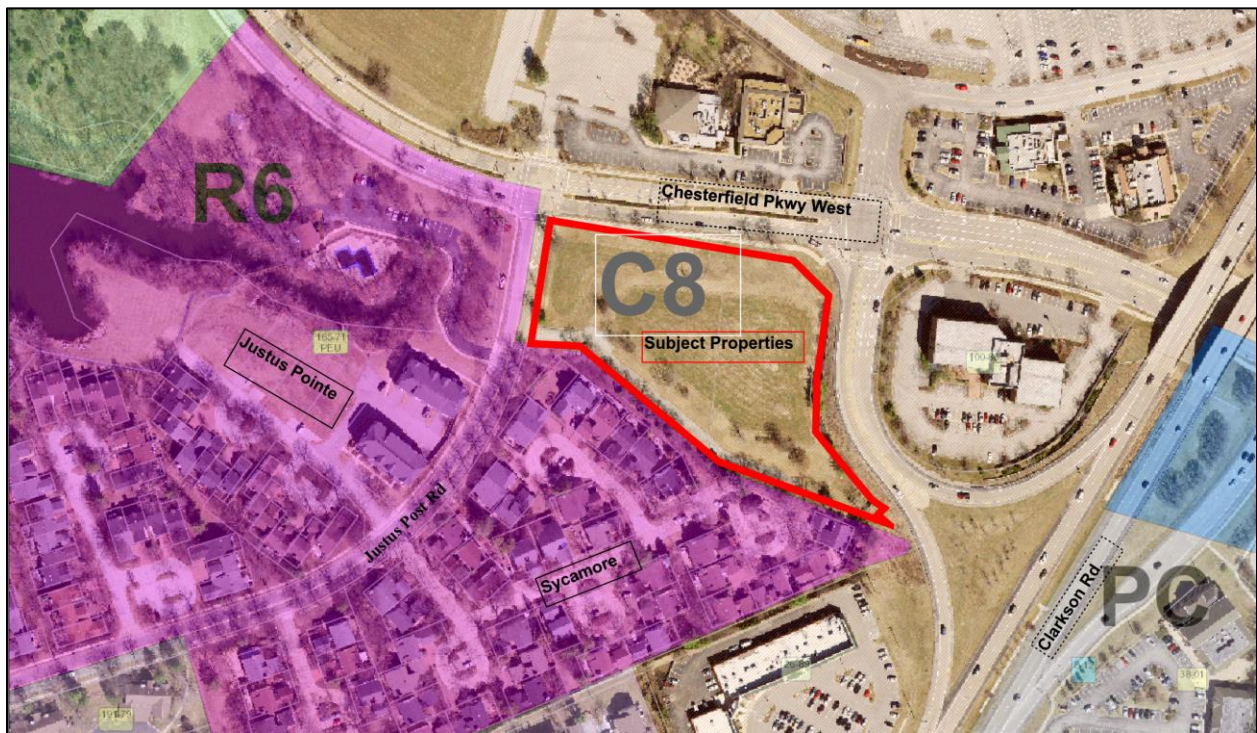


Figure 2: Aerial and Zoning Map





Figure 3: Land Use Map

**Comprehensive Plan Analysis**

The subject site is located within the Urban Core district. The Urban Core area is defined as the area known as the Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high-density residential, retail and office uses containing the highest density development in the City of Chesterfield. All uses proposed associated with this request are compliant with the Urban Core land use designation.

**Proposed Uses**

As mentioned in the Summary section of this report, there is a total of 69 uses requested. Of those uses, all but three were previously approved under the current ordinance authorities. New uses include; Nursing Home, Group Residential Facility and Hospice. In 1973 when St. Louis County Ordinance 6,815 was approved, all uses within the C1 to C7 Commercial Districts were permitted in the Regional Commercial/Town Center. As documented within the written narrative attached to this report, the applicant wishes to construct an Assisted Living Care Facility; however, the property owner, Sachs Properties, does not want to lose existing entitled uses under the current ordinances. Therefore, the applicant is requesting 69 total uses.

While some of the uses included in this request are current entitlements and may be appropriate at this location, there are a number of uses which Staff has concerns due to the location of adjacent residential uses to the south and west of the subject site. Uses which may not be appropriate of the 69 requested uses are as follows;

- Auditorium,
- Automobile Dealership,
- Bar,
- Brewpub,
- Car Wash and Self-Service,
- Filling Station and Convenience Store,
- Kennel, Boarding,
- Oil Change Facility,
- Vehicle Repair and Service Facility

When the uses associated with the 1973 requests were approved, these uses were permitted for approximately 160 acres and prior to development of area residential uses. This generality of land uses allows flexibility when marketing sites for development; however, since that time the residential areas have developed and become established possibly creating an incompatibility with previously approved land uses. Staff will continue to evaluate the requested land uses.

#### **Preliminary Plan**

In addition to the proposed land uses, the applicant has submitted the required Preliminary Plan which depicts a proposed three-story Assisted Living Care Facility and associated parking field. The building is shown on the Preliminary Plan to be pushed north from the residential areas to the south and towards Chesterfield Parkway West. Access for the site is proposed to be provided at the existing access point off Justus Post Road and not Chesterfield Parkway. Associated with the request for the UC District, minimum required setbacks and buffers are provided on the Preliminary Plan. As required, a minimum of 30 foot buffer is provided around the perimeter of the site. The UC District also requires a minimum of 30% open space. Per General Note #7, the project will meet and/or exceed this standard. Staff will continue to evaluate the submitted Preliminary Plan.

A public hearing further addressing the request will be held at the April 13, 2015, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement and Requested Uses, and the Preliminary Plan for this petition.

Respectfully submitted,



John Boyer  
Senior Planner

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement and Requested Uses
3. St. Louis County Ordinance 6,815
4. St. Louis County Ordinance 10,241
5. City of Chesterfield Ordinance 577
6. Preliminary Plan
7. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director

**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 April 13, 2015 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

**P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield)**: A request for a zoning map amendment from C8 Planned Commercial District to UC Urban Core District for a 3.6 acre property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road (19S431691 & 19S430579).

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 Public Services at 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 or for a list of the requested uses, please contact Mr. John Boyer, Senior Planner, by telephone at 636-537-4734 or by email at [jboyer@chesterfield.mo.us](mailto:jboyer@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Mike Watson, Chair  
Chesterfield Planning Commission

**PROPERTY DESCRIPTION**

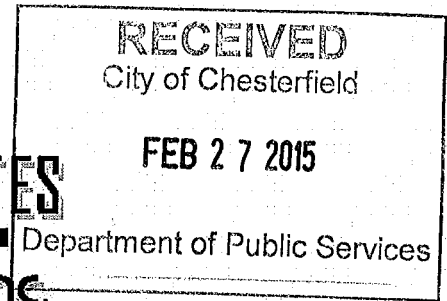
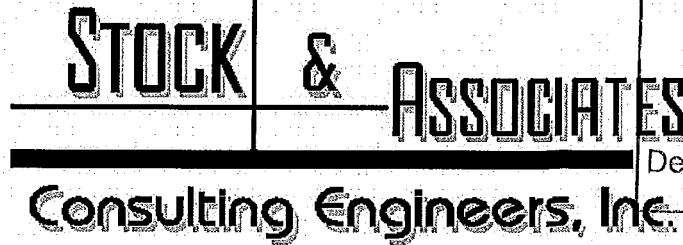
A tract of land being Lot A and Part of Lot B of “Chesterfield Village Area A Phase One Plat One”, a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder’s Office.

BEGINNING at the Southwest corner of Lot A of “Chesterfield Village Area ‘A’ Phase One Plat One”, a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder’s Office, said point being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 641.50 feet, an arc length of 34.89 feet, the chord of which bears North 10 degrees 41 minutes 14 seconds East, a chord distance of 45.48 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 135.63 feet to a point; thence South 81 degrees 20 minutes 39 seconds East, a distance of 8.50 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 42 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway; thence along said Southern line South 83 degrees 56 minutes 31 seconds East, a distance of 350.47 feet to a point; thence South 38 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road; thence along said Western line South 06 degrees 03 minutes 29 seconds West, a distance of 71.30 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, a distance of 88.72 feet to a point on a non-tangent curve to the left; thence along said curve to the left having a radius of 277.00 feet, and arc length of 145.73 feet, the

chord of which bears South 27 degrees 41 minutes 36 seconds East, a chord distance of 144.06 feet to a point on a non-tangent curve to the right; thence along said curve to the right having a radius of 385.00 feet, an arc length of 40.65 feet, the chord of which bears South 39 degrees 44 minutes 26 seconds East, a chord distance of 40.63 feet to a point; thence South 42 degrees 03 minutes 46 seconds West, a distance of 37.46 feet to a point; thence South 34 degrees 28 minutes 56 seconds East, a distance of 10.53 feet to a point on the Southern line of Lot B of the aforesaid “Chesterfield Village Area ‘A’ Phase One Plat One”; thence along the Southern line of said Lot B and the aforesaid Lot A North 69 degrees 28 minutes 51 seconds West, a distance of 253.04 feet to appoint; thence North 51 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.6 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.







**EXHIBIT II**

**THE GROVE IN CHESTERFIELD VILLAGE**

**Stock Project No. 214-5215  
February 26, 2015**

**A. Narrative Statement**

The Application requests rezoning of the Property to Urban Core District. The Property consists of two parcels that will be combined for the proposed Assisted Living Facility (use proposed by the Owner Under Contract, "Primary Proposed Use"). The current Owner of the Property is entitled to a broad range of uses under the current applicable zoning ordinance (the "Entitled Uses"), and the Owner does not want to give up the Entitled Uses unless and until the Owner Under Contract closes on the Property following the approval of the requested rezoning to Urban Core District. The request to rezone represented by the Application does not include all of the Entitled Uses. Since the Urban Core District enabling ordinance does not allow some of the Entitled Uses, those uses have not been included. All of the requested uses, including the Primary Proposed Use are allowable uses in the Urban Core District, and the use terminology is taken from the City's Code.

The Property was originally developed with two office buildings. Because of their age, the buildings were demolished and the Property is currently vacant.

The Comprehensive Plan shows that the Property is considered part of the Urban Core.

**B. Project Description**

The Grove Assisted Living, L.L.C. proposes to develop and operate a 95-bed, Assisted Living Facility on a site located at 16300 Justus Post Road and 16120 W. Chesterfield Parkway, Chesterfield, Missouri 63017. The total project cost is \$24,528,970.00.

The facility will be offered on a monthly rental basis with no buy-in fees. The facility will have a combination of studios, one, and two bedroom units.

The community will provide the following amenities:

- Salon
- Spa
- Dining Room
- Exercise room

- Outdoor Gardens
- Private Dining
- Wellness Center
- Lounges
- Transportation
- First Class Service

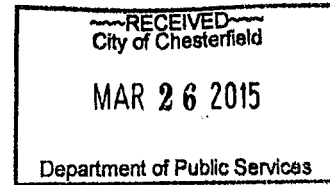
## **A Timeline of Events**

Construction on the facility is expected to begin in 2015. Construction will take approximately 12 months. The facility is expected to open in 2016, with 2017 as its first full year of operations.

## EXHIBIT III

### USES

Administrative office for educational or religious facility  
Animal grooming service  
Art gallery  
Art studio  
Auditorium  
Automobile Dealership  
Automotive retail supply  
Bakery  
Bar  
Barber or beauty shop  
Brewpub  
Broadcasting studio  
Car wash  
Car wash, self service  
Church and other place of worship  
Club  
Coffee shop  
Coffee shop, drive-thru  
Commercial service facility  
Community center  
Day Care Center  
Drug store and pharmacy  
Drug store and pharmacy, drive-thru  
Dry cleaning establishment  
Dry cleaning establishment, drive-thru  
Education facility- specialized private schools  
Education facility- vocational school  
Educational facility- college/university  
Educational facility- kindergarten or nursery school  
Filling station and convenience store with pump stations  
Film drop-off and pick-up station  
Financial institution  
Financial institution, drive-thru  
Grocery-community  
Grocery-neighborhood  
Gymnasium  
Hospice  
Hotel and motel  
Kennel, boarding  
Laundromat  
Library  
Mortuary



Museum  
Newspaper stand  
Nursing home  
Office, dental  
Office, general  
Office, medical  
Oil change facility  
Park  
Parking area, including garages, for automobiles  
Professional and technical service facility  
Public safety facility  
Reading room  
Recreation facility  
Research facility  
Restaurant, fast food  
Restaurant  
Restaurant, sit down  
Restaurant, take out  
Retail sales establishment, community  
Retail sales establishment, neighborhood  
Telecommunications structure  
Telecommunications tower or facility  
Theater, indoor  
Vehicle repair and services facility  
Veterinary clinic

Group Residential Facility (including Assisted Living Facility, Memory Care Facility,  
Group Home for the Elderly and Self-care units)

Dwelling, employee



Substitute Bill No. 4 for

BILL NO. 88, 1972

ORDINANCE NO. 6815, 1973

Introduced by Councilman Stewart

AN ORDINANCE

AMENDING THE ST. LOUIS COUNTY ZONING ORDINANCE BY CHANGING THE BOUNDARIES OF VARIOUS DISTRICTS AND THE "C-8" AND "FP C-8" PLANNED COMMERCIAL DISTRICT AND FLOOD PLAIN PLANNED COMMERCIAL DISTRICT OF CERTAIN LAND AS PROVIDED HEREIN; APPROVING THE PRELIMINARY PLANS FILED SUBJECT TO CONDITIONS INCORPORATED HEREIN; AND PROVIDING FOR THE APPROVAL OF THE FINAL DEVELOPMENT PLAN. (P.C. 166-71, 168-71 and 171-71 Sachs Properties, Inc., et al.)

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. The St. Louis County Zoning Ordinance and the Official Zoning District Maps which are a part thereof, are amended by changing the boundaries of various districts and the "C-8" Planned Commercial District and the "FP C-8" Flood Plain Planned Commercial District, so that there will be transferred from various districts to the "C-8" Planned Commercial District and the "FP C-8" Flood Plain Planned Commercial District on the said maps, the following described land:

C-8 Regional Shopping Center

NU, R-3, R-6, C-3 and C-4 to C-8.

A tract of land in part of Thomas K, Humphrey's Estate in U.S. Survey 2002 and part of U.S. Survey 123 and part of the Subdivision of the West Part of U.S. Survey 415, Township 45 North, Range 4 East, St. Louis County, Missouri, and described as follows:

Beginning at a point on the Northwestern line of Missouri State Route AA (340) Relocation at its intersection with the Northern line of a 16 foot wide Private Road as described in Deed Book 41, Page 351 of the St. Louis County Records; thence along said Northern Private Road line South 65 degrees 36 minutes 32 seconds West, 350.00 feet to a point; thence leaving said road line and running North 69 degrees 23 minutes 28 seconds West, 350.00 feet to a point; thence North 51 degrees 13 minutes 50 seconds

West, 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, 130.00 feet to a point; thence North 3 degrees 04 minutes 42 seconds East, 274.46 feet to a point; thence North 14 degrees 16 minutes 59 seconds East, 466.57 feet to a point; thence North 54 degrees 00 minutes West, 268.86 feet to a point; thence North 19 degrees 20 minutes West, 48.65 feet to a point; thence South 59 degrees 10 minutes 24 seconds West, 534.41 feet to a point; thence along a curve to the right having a radius of 580.00 feet an arc distance of 457.43 feet (the chord bearing and length of which is North 7 degrees 47 minutes 16 seconds West, 445.66 feet) to a point of tangency; thence North 14 degrees 48 minutes 21 seconds East, 28.82 feet to a point; thence North 71 degrees 11 minutes 44 seconds West, 44.38 feet to a point on the Northern line of a 60 foot strip of land conveyed to Richman by Deed recorded in Book 6395, Page 252 of the St. Louis County Records distant Eastwardly along said Northern line North 89 degrees 35 minutes 46 seconds East, 704.95 feet from the Western line of U.S. Survey 2002, as aforementioned; thence along said Northern line South 89 degrees 35 minutes 46 seconds West, 519.95 feet to a point; thence leaving said Northern line and along a line parallel with and 185.00 feet perpendicular distant Eastward from the Western line of U.S. Survey 2002 and its prolongation Northwardly North 0 degrees 24 minutes 14 seconds West, 900.00 feet to a point; thence leaving said line and running North 89 degrees 35 minutes 46 seconds East, 390.00 feet to a point; thence North 42 degrees 13 minutes 37 seconds East, 267.50 feet to a point; thence South 69 degrees 07 minutes 42 seconds East, 209.29 feet to a point; thence North 8 degrees 59 minutes 34 seconds East, 1424.30 feet to a point of curve; thence along a curve to the right having a radius of 1150.00 feet an arc distance of 19.97 feet to a point; thence leaving said curve and running North 64 degrees 47 minutes 48 seconds West, 478.83 feet to a point being the most Southern corner of property conveyed to Ohmer Biele by Deed recorded in Book 1208, Page 422 of the St. Louis County Records; thence along said Biele's Southeastern line North 30 degrees 20 minutes 02 seconds East, 405.70 feet to its intersection with the Southwestern line of Olive Street Road, 60 feet wide; thence along said road line South 59 degrees 39 minutes 58 seconds East, 211.68 feet to a point; thence continuing along said road line South 60 degrees 28 minutes 58 seconds East, 369.00 feet to a point being the most Northern corner of property now or formerly of First Baptist Church of Chesterfield; thence along the Northwestern line of said Church property South 33 degrees 0 minutes 02 seconds West, 180.74 feet to the Southwestern corner thereof; thence along the Southwestern line of said Church property South 56 degrees 59 minutes 58 seconds East, 223.00 feet to the most Southern corner thereof; thence along the Southeastern line of said Church property North 33 degrees 0 minutes 02 seconds East, 186.00 feet to its intersection with the Southwestern line of Missouri State Route 40 T.R.; thence along said Highway line South 34 degrees 59 minutes 31 seconds East, 532.70 feet to a point of curve; thence continuing along said Highway line on a curve to the left having a radius of 2914.90 feet an

arc distance of 12.07 feet to a point; thence South 54 degrees 46 minutes 15 seconds West, 15.00 feet to a point; thence Southeastwardly along a curve to the left having a radius of 2929.90 feet an arc distance of 20.45 feet to a point; thence North 54 degrees 22 minutes 15 seconds East, 15.00 feet to a point; thence continuing along said Highway line along a curve to the left having a radius of 2914.90 feet an arc distance of 539.04 feet to a point; thence continuing along said Highway line South 43 degrees 46 minutes 31 seconds West, 10.00 feet to a point; thence continuing along said Highway line along a curve to the left having a radius of 2924.90 feet an arc distance of 332.70 feet to a point being the most Northern corner of property conveyed to Spaeth by Deed recorded in Book 4118, Page 44 of the St. Louis County Records; thence along said Spaeth's Western and Southwestern and Southeastern line the following bearings and distances: South 37 degrees 15 minutes 08 seconds West, 11.67 feet; South 35 degrees 01 minute 51 seconds East, 67.94 feet; South 50 degrees 30 minutes 51 seconds East, 99.00 feet; South 59 degrees 45 minutes 51 seconds East, 15.00 feet and North 9 degrees 30 minutes 50 seconds East, 54.68 feet to a point on the Southwestern line of Missouri State Route 40 T.R. as aforementioned; thence Southeastwardly along said Highway line along a curve to the left having a radius of 2914.90 feet an arc distance of 54.29 feet to a point; thence continuing along said Highway line the following bearings and distances: South 13 degrees 02 minutes 21 seconds East, 104.67 feet; South 62 degrees 12 minutes 29 seconds East, 60.10 feet and North 86 degrees 0 minutes 0 seconds East, 30.00 feet to a point; thence continuing along said Highway line along a curve to the left having a radius of 2964.90 feet an arc distance of 365.32 feet to a point; thence continuing along said Highway line South 43 degrees 01 minute 32 seconds East, 33.96 feet to its intersection with the Eastern line of Baxter Road, 30 feet wide; thence along said Eastern road line South 19 degrees 01 minute 29 seconds West, 168.83 feet and South 28 degrees 55 minutes 29 seconds West, 47.95 feet to its intersection with the Western line of Lot 1 of Thomas K. Humphrey's Estate in U.S. Survey 2002, as aforementioned; thence along said lot line South 19 degrees 05 minutes 31 seconds East, 557.05 feet to its intersection with the Northwestern line of Missouri State Highway AA (340) Relocation; thence along said Northwestern Highway line the following bearings and distances: South 38 degrees 51 minutes 05 seconds West, 71.89 feet; South 33 degrees 21 minutes 56 seconds West, 494.21 feet; South 22 degrees 27 minutes 37 seconds West, 605.31 feet and South 29 degrees 25 minutes 56 seconds West, 741.04 feet to the point of beginning and containing 163.819 Acres.

East Neighborhood Shopping Center.

NU to C-8

A tract of land being part of U.S. Survey 2002 and Section 16, Township 45 North, Range 4 East, St. Louis County, Missouri and described as follows:

Beginning at a point in the Western line of said U.S. Survey 2002, said point being the most Northern corner of

a tract of land conveyed per Book 1682, Page 500 of the St. Louis County Records; thence Southeastwardly along the Eastern line of property conveyed per Book 1682, Page 500, as aforementioned, South 31 degrees 42 minutes 51 seconds East, 327.13 feet to a point on a curve; thence Westwardly and Northwestwardly and along a curve to the right having a radius of 600.00 feet an arc distance of 621.26 feet to a point of tangency; thence North 39 degrees 05 minutes 18 seconds West, 216.62 feet, North 50 degrees 54 minutes 42 seconds East, 200.00 feet; North 72 degrees 57 minutes 47 seconds East, 159.96 feet and South 47 degrees 50 minutes 18 seconds East, 282.05 feet to a point on the Western line of U.S. Survey 2002, as aforementioned; thence along said survey line South 0 degrees 33 minutes 37 seconds East, 88.74 feet to the point of beginning and containing 4.652 acres.

NU and FP NU to C-8 and FP C-8

Central Neighborhood Shopping Center.

A tract of land being part of Lot 7 of the Thomas K. Humphrey Estate in Section 9, Township 45 North, Range 4 East, St. Louis County, Missouri and described as follows: Commencing at a point in the Western line of Lot 7, as aforementioned, said point being distant South 0 degrees 27 minutes 00 seconds East, 398.96 feet from the Northwestern corner thereof; thence continuing along said lot line South 0 degrees 27 minutes 00 seconds East, 703.38 feet to a point; thence leaving said lot line and running the following bearings and distances: South 73 degrees 06 minutes 25 seconds East, 205.00 feet; North 6 degrees 54 minutes 42 seconds East, 451.11 feet and North 39 degrees 05 minutes 18 seconds West, 405.96 feet to the point of beginning and containing 3.128 acres.

Village Center

A tract of land being part of U.S. Survey 2031 and the West part of Lot 2 of the Subdivision of the John Long Estate in U.S. Survey 415, Township 45 North, Range 4 East, St. Louis County, Missouri, and described as follows:

Commencing at a point in the Western line of U.S. Survey 415, as aforementioned, at its intersection with the Southern line of Wild Horse Creek Road; thence along said road line North 52 degrees 09 minutes 42 seconds East, 29.56 feet to a point of beginning of the herein described tract of land; thence along a curve to the right having a radius of 1116.28 feet an arc distance of 544.54 feet to a point of tangency; thence North 80 degrees 06 minutes 42 seconds East, 283.10 feet to a point; thence leaving said Southern road line and running the following bearings and distances: South 15 degrees 35 minutes 18 seconds East, 201.29 feet; South 74 degrees 24 minutes 42 seconds West, 53.47 feet; South 29 degrees 14 minutes 43 seconds West, 288.50 feet; South 89 degrees 17 minutes 58 seconds West, 500.00 feet; and North 33 degrees 50 minutes 18 seconds West, 240.00 feet to the point of beginning and containing 5.970 acres.



SECTION 2. The application for a Planned Commercial Development on the tract of land described in Section 1 is approved on condition that said development and plan is carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded to the County Council with a communication dated February 4, 1972, which preliminary plans are also approved and incorporated herein by reference as if fully set out in and made a part of this ordinance, and subject to all applicable ordinances, laws and regulations and to the following conditions:

I. GENERAL CONDITIONS.

A. Construction and Intent.

This ordinance is one of two authorizing the development of an integral planned commercial and residential community sometimes herein referred to as "Chesterfield Village". Of the larger development originally petitioned for, this is the portion lying generally west of Clarkson Road (State Route 340) and south of U.S. Rte. 40. The conditions herein and the companion ordinances shall be construed as applying to the entire development except where the contrary appears by necessary implication.

B. Development Procedure.

1. The Final Development Plan shall be prepared and submitted to the Planning Commission for approval within one year after the enactment of these ordinances. Upon approval of a Final Development Plan by the Planning Commission, the plan shall be recorded with the St. Louis County Recorder of Deeds as a Planned Environment Unit and C-8 Planned Commercial District. Work or construction under the final development plan must be commenced within 36 months of its approval or the permit shall terminate. Where due cause is shown by the developer, these time intervals may be extended by the Planning Commission.

2. The Final Development Plan submitted to the Planning Commission shall specifically include the following:

- a. All proposed temporary and permanent major and minor collector streets, the circumferential road, and all major connections;
- b. All zoning district boundary lines and zoning classifications;

- c. All Planned Environment Unit boundary lines;
- d. Development section boundary lines. The development shall be divided into sections by these boundaries so that no section is greater in area than 35 acres, except that the section of sections within the Regional Commercial/Town Center may be of any size. PEU boundaries and zoning boundaries between residential and commercial uses shall be section boundaries except as approved by the Planning Commission. Section boundaries which follow minor collector and higher category streets should include the entire street within the section whose development is anticipated prior to the section on the other side of the street;
- e. The general location of all school sites;
- f. The general location of all lakes and ponds;
- g. The general location of all common project recreational and open space;
- h. The general location of major recreational facilities. *(pedestrian pathways)*

3. Prior to the issuance of any building permit, the developer shall submit to the Planning Commission for its approval a Final Development Section Plan for the property in question, showing the location and size of all existing and proposed structures, existing and proposed grades, location and size of all proposed parking areas, all roadways and driveways on or adjacent to the property in question, all proposed screening, landscaping and lighting, the location and size of all proposed signs, school sites, and such other design features which may be required by the Commission to assure compliance with the terms of this ordinance. Together with the Final Development Section Plan, the developer shall submit for review and approval, a document guaranteeing necessary maintenance and replacement of all common open spaces and landscaping, including street medians, for that section, and installation and maintenance of all recreational facilities for that section.

4. All Final Development Section Plans must be consistent with the approved Final Development Plan, and shall contain one or more complete development sections. The Departments of Planning and Highways and Traffic may authorize changes or elimination of minor streets. Changes to collector or larger streets, changes in the number of dwelling units within a development section, or the relocation of school site, lake or pond, or common project recreational and open space, or major recreation facilities from or to a section will require approval of an amended Final Development Plan by the Planning Commission, or approval of a Partial Final Development Plan including such portion of the development as is affected by the proposed change.

Approved Final Development Section Plans and amended or Partial Final Development Plans shall be recorded prior to the issuance of building permits.

5. Site plans for areas adjacent to submitted Final Development Section Plans shall be submitted when necessary.

6. The developer of each Section shall monitor the ongoing development and submit a detailed report of development progress as it relates to the conditions of this ordinance at the end of each six month period following the approval of the Final Development Section Plan.

7. This ordinance does not excuse the developer from compliance with any ordinance of St. Louis County, including the applicable land development procedure provisions of the Subdivision Ordinance and the Flood Plain District Regulations of the Zoning Ordinance. The use and development of the property shall, regardless of zoning category, comply with the performance standards of Section 1003.163 SLCRO 1964, as amended.

C. Administration.

1. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the applicable conditions of this ordinance and the approved final development plan and final development section plan.

2. A copy of all the conditions herein imposed shall be furnished by each owner or petitioner to the operator, owner, or manager including successive operators, owners, or managers who shall forward to the Zoning Enforcement Officer an acknowledgment that he or she has read and understood each of the conditions relating to the use and development of the property and agrees to comply therewith.

3. The Zoning Enforcement Officer of St. Louis County shall be charged with the duty of enforcing the conditions of this permit.

II. DESIGN REQUIREMENTS.

A. Slopes.

Development shall complement the natural topography to the maximum extent practicable. For the purpose of applying this requirement, the following guidelines are adopted:

a. 5-10% grades

Development should be limited to low and medium densities and be designed to prevent erosion and complement the land form features.

b. 10-15% Grades

Streets should follow the most level available contours wherever possible. Buildings on these slopes

should be restricted to lower densities and building design should be integrated into the slope.

c. 15-30% Grades

Streets within these areas should parallel the contours as much as possible so that standard street grades may be accomplished with minimum cutting and filling. Single family dwelling unit densities should predominate, although carefully designed townhouses and apartments could be successfully worked into these grades.

d. Grades over 30%

These grades should be considered inappropriate for any construction.

B. Project Open Space

1. A minimum of 184 acres shall be devoted to project parks, open space and recreational space, as follows:

<u>PEU</u>	<u>Minimum Acres of Open Space</u>
165-71	10.0
167-71	86.0
170-71	10.0
172-71	78.0

2. Lakes.

There shall be a total of 3 major lakes within the development. Small sail boats (sun-fish type), row boats, and canoes shall be permitted on all lakes, and boat dock facilities shall be provided on each lake. A 15-foot wide public pedestrian easement, connected with the pedestrian trails, shall be provided and maintained around the edges of the lakes where practicable.

3. Pedestrian Trails.

A network of pedestrian trails and walkways shall meander through the open space system to connect the residential areas not only to the Project's recreational facilities, but also to the schools, shopping centers, community centers, and Village Center. In order to avoid crossing major streets along the walkway and trailway systems, appropriate over or underpasses may be required. Certain hiking trails and jogging trails shall be marked to indicate distance and route direction.

4. Bicycle Paths.

A bicycle path system shall generally be located adjacent to the main streets with adequate separations and landscape buffers between street, bicycle paths, and sidewalk. Bicycle paths within the open space shall be interconnected to a bicycle path paralleling the proposed four lane circumferential.



5. Picnic Areas.

Small picnic grounds with tables, benches, and barbeque pits shall be provided throughout the open space system. One principal picnic area shall provide facilities for more formal group picnicking as well as family picnicking. A picnic shelter with restroom facilities, water, picnic tables and barbeque facilities shall be provided.

6. Nature Center.

One nature center shall be provided. The site of the nature center itself will be strategically located with the open space to illustrate the interesting and unique phenomenon of its immediate surroundings.

The nature center shall be provided with interpretation centers that will illustrate and identify various plant materials, flowers, geological formations, and wild life found on the site.

7. Community Center.

There shall be one community center located within the Town Center. This community center shall have a year-round swimming pool complex. In addition to the swimming pool, this center shall have meeting rooms; an arts and crafts room; recreation room, youth clubhouse, or other such uses as may be approved. One of the school sites shall be offered to a school district adjacent to the community center so that certain common facilities such as the parking, the auditorium, and the swimming pool facilities can be combined and used by both groups.

8. Special Recreation Nodes.

Special recreation nodes shall be created to supplement the school-park centers and also to offer additional special recreational facilities for the residents throughout the project. The recreational nodes shall provide such recreation facilities as:

boat dock

playgrounds

athletic fields

tennis courts

nature centers

All of the above-described open space and open space facilities shall be for the sole use and benefit of the Chesterfield Village residents regardless of where within the project the residents reside so long as the residents of each planned environment unit share in the cost of operating and maintaining said common land and any improvements constructed thereon, as provided by the appropriate trust indentures.

### C. Local Residential Recreation Centers.

In addition to open space and facilities heretofore described, small residential recreation centers shall be located within major residential developments or clusters. The facilities will usually include a swimming pool (1,800 sq. ft. minimum), a combination clubhouse and neighborhood association recreation center, one or two play lots, (2,000 sq. ft. each, minimum), and a small multi-purpose hard surface court for basketball, volley-ball, badminton, etc. These facilities will be generally located in a relatively central spot within the development to which residents can easily walk. Use of these facilities may be restricted to residents of the development served and maintenance shall be provided for by sub-indenture for that development or equivalent instruments.

### D. Education Facilities.

1. There shall be a minimum of 15 acres dedicated to the Rockwood School District and 5 acres to the Parkway School District for public school use. No single school site shall contain less than 5 acres.

2. Prior to approval of any Final Development Section Plan in which a school site is proposed, a written agreement between the developer and the school district shall be submitted to the Planning Commission for review.

This agreement shall indicate the number and size of the school sites required, who is responsible for the installation of required improvements, and indicate when said improvements will be installed.

3. The Final Development Section Plan shall identify the boundaries of the dedicated school tract.

4. The deed of dedication for public school use shall provide that in the event the property shall no longer be used for educational purposes, it will revert as open space to the trustees of the subdivision in which it is located.

5. The proposed elementary school grounds, as shown on the Final Development Plan and Final Development Section Plan, shall provide facilities such as ball fields, tennis courts, basketball courts, play equipment, etc. Each school-park should have the capacity to serve a population of about 3,000 people within a service radius of 1/4 to 1/2 a mile. In each of these school-park areas a minimum of the following facilities should be provided:

<u>Facilities</u>	<u>Quantity</u>
Multi-purpose athletic field (for touch football, soccer & field hockey)	1
Softball diamond	1
Tennis Courts	2
Basketball Court	1
Playground (6-12 age group - min. 5,000 sq. ft.)	1
Outdoor swimming pools (optional)	1
Tetherball and other small, hard surface games	varies

Off-street parking and landscaping shall also be provided and integrated with the school sites. All school sites will have direct open space access to the open space system.

E. Traffic and Circulation.

1. Curb cuts, roadway alignment and location, and other circulation design features of the Final Development Plan, each Final Development Section Plan, and any amended or Partial Final Development Plan will be reviewed by the Department of Highways and Traffic and, as appropriate, the Missouri State Highway Commission.
2. Circumferential - A primary circulation route, identified hereafter as the circumferential, shall be developed to connect the main entrance on Clarkson Road to the proposed Highway 40 interchange. Basic design shall comprise a divided four-lane roadway plus appropriate stacking and turning lanes, with curves and grades arranged for 40 to 50 mph. Special consideration will be given to the scenic qualities of this roadway.
3. Boulevard South - A primary connector shall be provided between the four lane divided internal circumferential and future major external roadways.
4. Collectors - A system of both major and minor collectors shall be provided within and linking to the circulation intra-structure provided by the boulevard, circumferential, and major external roads. These shall have 2 to 4 through undivided lanes of traffic within 50 to 66 foot public rights-of-way.
5. Collector and secondary streets and the Boulevard South shall be dedicated and constructed with development along each route, or as necessary to connect an isolated development with major internal and external roadways. All streets necessary to serve each subdivision plat shall be shown on subdivision improvement plans, whether within the subdivision or not, and constructed or guaranteed prior to approval of the plat. Prior to the occupancy of any development, the circumferential and other major streets shall be completed as shown by the "Stage I" drawings on the sketch plan attached to this ordinance as an exhibit. Completion of the "Stage II" improvements, including the completion of the circumferential, and development of the highway 40 interchange, including ramps to the west, all as shown on the attached sketch plan, shall be accomplished within 5 years of occupancy of any part of the commercial development, or, if sooner, prior to development of retail commercial floor space in excess of 900,000 square feet or office floor space in excess of 500,000 square feet.
6. There is established a trust account to be held by the County Treasurer for the engineering, right-of-way acquisition, and construction of a roadway bridge with sidewalks and interchange at the circumferential and U.S. Highway 40 as shown on the Final Development Plan.
  - a. Contributions to the trust fund herein established shall be made prior to issuance of each building permit as follows:
    - (1) for each dwelling unit, \$47.80;

(2) for each gross square foot of office floor space, \$0.101;

(3) for each gross square foot of other commercial floor space, \$0.548.

(4) The required contributions shall be increased at the rate of 5% per year effective on the first day of January, 1974 and the first day of each calendar year thereafter.

Such sums shall be collected by the Department of Public Works and disbursed to the County Treasurer.

b. The Treasurer shall hold such funds in interest bearing accounts, certificates of deposit, and the like. All interest earned shall accrue to the trust fund.

c. Additional properties may be made subject to the terms of this trust by appropriate ordinance provision without notice to or consent of the present developers or their successors or assigns.

d. The trust fund shall be disbursed as follows and in no other order. Each category of disbursement below shall be fully made before any funds are applied to the succeeding category:

(1) On order of the Director of Highways and Traffic in accordance with paragraph (e) below.

(2) For the purpose of developing the interchange described herein, in accordance with paragraph (f) below.

(3) For the purpose of reimbursing advances, in accordance with paragraph (g) below.

(4) For the purpose of other road projects as described in paragraph (h) below.

(5) On termination of the trust, in accordance with paragraph (i) below.

e. The Department of Highways and Traffic may prepare such surveys, plans and specifications, or approve such plans and specifications as are prepared by others, as are necessary for the project, the expenses of which shall be paid from the trust fund on order of the Director of Highways and Traffic.

f. (1) Any person may construct or have constructed the interchange contemplated herein upon approval of contracts between such persons and contractors for this purpose by the County Counselor and the Director of Highways and Traffic as to form and content. Any such contract shall provide for work to be done in accordance with surveys, plans and specifications approved by the Department of Highways and Traffic, and further provide for inspection of such work and enforcement of contract terms by St. Louis County. The contract may provide for payments for work performed from this trust fund in such manner and amounts as may



be approved by the County Counselor and Director of Highways and Traffic.

(2) Alternatively, St. Louis County or the State Highway Commission may at any time apply all or part of the trust funds to development of the interchange herein described. Funds shall be disbursed in such case as directed by the authority developing the interchange.

g. Any person may, in accordance with contract with the trustee approved by the County Counselor, advance funds to the trust for the trust purpose, and the trustee may with respect thereto pledge future receipts in excess of funds used for (d) (1) and (2) above. Such pledge shall be limited, however, to actual receipts, and neither the trustee, St. Louis County, nor any agency thereof shall be responsible for repayment beyond amounts actually so received. Repayment shall in no event exceed repayment of the amount so advanced plus interest equal to the prevailing market rate to the nearest whole percent of municipal bonds at the time such repayment commences. Notwithstanding any other provision of this paragraph, the trustee may accept any donation of funds made without rights to repayment and apply the same to any trust purpose.

h. After providing fully for the trust purposes described in paragraphs (e), (f) and (g), the trustee may hold trust funds for application to development, including right-of-way acquisition, planning, and construction, of interchanges between the internal circumferential roadway herein contemplated and Missouri Route 340 (Olive Street Road and Clarkson Road).

i. The trust shall terminate and the funds shall be distributed as hereafter described (1) twenty years after receipt of the first proceeds if no disbursements under paragraph (e) or (f) are made during such period; (2) twenty years after any disbursement under paragraph (e) if no further disbursements under paragraphs (e) or (f) are made during such period; (3) twenty years after any disbursement under paragraph (f) if no further disbursements under paragraph (e), (f), or (h) are made during such period; (4) twenty years after any disbursement under paragraph (h) if no further disbursements under paragraph (h) are made during such period. Distribution upon termination shall be made: First, to repay any advance made under paragraph (g); Second, any remaining funds shall be distributed pro rata to the persons depositing funds herein under paragraph (a) or any such person's duly nominated assignee according to written statement to the County Treasurer. It is the responsibility of any such person or assignee to communicate any relevant information of change of name, address or corporate status to the Treasurer in writing; Third, any share

mailed by certified mail to the person and address of record according to the trustee's records and returned undelivered for any reason, and any other funds otherwise remaining for any reason shall be transferred to the County Special Road and Bridge Fund or its legal successor.

j. As used herein, "County Treasurer", "Director of Highways and Traffic", "County Counselor" and like designations mean and include the legal successors to the pertinent functions of such officers.

F. Miscellaneous Design Features.

1. Parking.

All parking areas shall be paved and shall include marked spaces for vehicles. The number of spaces shall be approved by the Planning Commission based on zoning district minimums.

2. Illumination.

No source of illumination shall be so situated as to cast light directly on neighboring property nor (except street lights) on any public right-of-way.

III. ENVIRONMENTAL CONDITIONS

It is recognized that the development of a site possessing the relief and physiographic character of the one now under consideration will require particular attention with regard to interior drainage, foundations, erosion, and underground utilities. The following conditions are designed to resolve and minimize potential problems, and to assure a safe living environment. Provisions for reducing and eliminating potentially detrimental environmental impacts, including predevelopment conditions, changes during development, and changes after building is completed shall be granted by the developer to appropriate county, state and federal agencies. The recommendations in Civil Engineering and Soil Engineering technical reports prepared by Consoer, Townsend & Associates, and Reitz & Jens, Inc., respectively, shall supplement appropriate agency requirement.

A. Storm Water and Erosion Control.

1. Prior to approval of the first Final Development Section Plan, a general plan for stormwater runoff control and interior drainage shall be submitted to the Departments of Public Works and Highways and Traffic for review and approval, with sufficient detail to permit tributary runoff estimates for each principal drainage basin. Prior to approval of each Final Development Section Plan, specific engineering proposals and analysis of storm water control and interior drainage for the areas involved will be submitted to the Department of Public Works and Highways and Traffic for review and approval. All calculations shall be based on the "rational" method.

2. Lakes - Three lakes averaging at least six (6) acres in size and several smaller ponds shall be provided in order to provide on-site storage and gradual downstream discharge for a 100 year design storm. Spillways shall be located and sized to release the runoff at a peak quantity and rate not to exceed that for presently undeveloped area tributary to each lake.

Trust indentures shall provide for anti-silting procedures (such as lake drainage or dredging) if necessary.

3. Dams for the proposed lakes shall be constructed in accordance with accepted standards as reviewed by the Department of Public Works and approved by the Planning Department. Lake area outfall lines shall be large enough for drainage if the lakes are drained.

4. Storm Sewers - Culverts and storm sewer measures shall be designed to carry stormwater under roadways and along certain critical drainage channels to retention lakes and basins or into channels protected from erosion.

5. Supplementary On-Site Retention - Where necessary, parking lots shall be designed to retain storm runoff and dissipate its rate of flow.

6. Other Erosion Preventing Measures - The use of dams, rip-rapping, gabions, or equally effective devices in drainage channels shall be combined with intensive landscaping and careful plant management in order to mitigate erosion.

7. Erosion - Erosion control methods shall be designed to solve specific site problems. The following methods will be used as appropriate.

a. Diversion Method.

Heavy accumulations of storm water shall be temporarily diverted away from a construction site by using temporary ditches, dikes, cofferdams, earth berms, and channels. Early installation of storm drains to collect the water and convey it underground to a safe discharge point shall also be used especially for steep, open area. All inlets shall be protected against mud and construction debris.

b. Temporary Ground Cover.

If cut and fill operations are occurring during a season not favorable for immediate establishment of permanent ground cover, appropriate temporary ground cover shall be employed, such as the following:

rye  
rye grasses  
sudan grass  
jute matting  
cotton and paper netting  
straw or hay  
glass fiber matting  
hydro-mulching

c. Permanent Vegetation.

Native grasses, ground covers, and shrubs, etc. shall be used for the purpose of reestablishing permanent vegetation. For steep slopes (3:1 to 1-1/2:1) such as on lake dams and road side slopes, ground cover such as Crown Vetch shall be applied either by seeding or planting.

d. Special Areas.

Certain areas, such as extremely steep slopes, waterway channels and large graded areas, should receive special protective measures through the use of modified bench terraces, bank erosion structures, diversion ditches, etc.

8. Design Considerations.

The use of stabilizing materials shall be incorporated into the design feature. Possibilities include:

<u>Max. Slopes</u>	<u>Materials</u>
3:1	mowed grass
2:1	unmowed grass and ground cover
1-1/2:1	loose gravel and crown vetch
1:1	crown vetch with matting
1/2:1	loose rock
1/4:1	dry stone wall
0:1	vertical retaining wall

9. Petitioners shall be responsible, until and during development, for the operation and maintenance of all interior drainage systems whose maintenance is not assumed by a public agency. Perpetual maintenance shall be provided by trust indentures, maintenance agreements and other agreements as necessary. Such instruments shall be approved as to content and form by the St. Louis County Planning Commission and the County Counselor.

B. Landscaping.

1. Landscape Design Concepts.

The exterior environment of Chesterfield Village shall have a maximum of three basic landscape design zones. Each zone shall exhibit a unique character and serve a particular function. Thus, each zone shall require the special treatment which follows:

a. Natural Zone.

The zone, which is often the natural wooded Project Open Space, shall contain a variety of understory vegetation to provide natural soil stabilization. These areas shall serve as passive recreation areas. Development shall be limited to hiking trails, bridle paths, and occasional recreation fields. For the most part, these areas shall be left undisturbed.

Any site clearing, tree removal, or grading shall occur under the direct supervision of the project landscape architect in order to make certain that these operations will not cause harm and destruction to the surrounding areas. Improvements other than clearing of underbrush in specific areas, shall be made only around recreation fields.

Native prairie grasses shall be seeded in these areas for their naturalistic character and their low maintenance qualities. Improvements shall be made in the several severely eroded natural drainage channels for both safety and prevention of further erosion. Indigenous grasses, berries, and shrubs shall be planted to encourage reversion of these areas to their original natural state. Associated picnic tables, shelters, and rest areas shall be constructed from natural materials such as logs, wood, and rocks.

b. Secondary Zone.

This intermediate zone, which usually lies between the development area and the natural zone (or sometimes occurs between development parcels), shall be generally limited to walkways and common open space. Where necessary, fine grading shall occur to provide positive drainage and to smooth out rough ground. The character of the area will be generally open with indigenous grasses and groups of flowering trees acting as an extension of the adjacent forest.

c. Primary Zone.

This zone shall contain the immediate surroundings of buildings, parking lots, roads, recreation centers, common court space, etc. Within this zone, a series of public, semi-public or private exterior spaces shall be created to accommodate these activities. Existing trees shall be saved and used in meaningful ways whenever possible. A variety of landscaped elements, such as plant materials, earth berms, rock boulders, water features, pavement materials, etc., shall be used and designed to enhance, articulate and complement the environment. The landscape design shall be based on the individual natural site characteristics, the site plan conditions, and the land use functions.

2. Landscape Character in Residential Areas.

Tree groupings and lawn areas will comprise the major landscaped features in the residential development areas. Plant materials shall be selected to achieve aesthetic and functional objectives.

3. Street Trees.

a. Planting of street areas shall be a standard practice along the major arterials and collector streets. Trees shall be planted at regular intervals (minimum of two 2-1/2 inch caliper trees every 75 ft. of frontage) on both sides, and within the medians of

the street except where building groups, earth berms, existing topography or views make another specific design treatment preferable. Along the local residential streets, trees shall be grouped in a less formal manner, making them a part of the individual lot development. Planting treatment shall be carefully handled along streets and at street intersections as not to obstruct sight lines, under the review of the Department of Highways and Traffic. The selection of street tree species shall reflect existing species according to the following guidelines:

Selected Street Tree Names.

<u>Botanical Names</u>	<u>Common Names</u>
Acer Platanoides	Norway Maple
Acer Rubrum	Red Maple
Acer Sacharum	Sugar Maple
Celtix Occidentalis	Hackberry
Fraxinum Americana	White Ash
Ginkgo Biloba	Ginkgo Tree
Juniperus Communis	Common Juniper
Juniperus Virginiana	Eastern Red Cedar
Liquidambar styraciflua	Sweet Gum
Liriodendron Tulipifera	Tulip Tree
Quercus Borealis	Red Oak
Quercus Palustris	Pin Oak
Picea Pungens	Blue Spruce
Pinus Strobus	Eastern White Pine
Quercus Phellos	Willow Oak
Tilia Euchlora	Crimean Linden
Tsuga Canadensis	Eastern Hemlock

4. Parking Lot Landscaping.

All parking areas in excess of 10,000 square feet<sup>shall</sup> contain internal landscape islands planted with trees and other plant materials. These islands will provide shade and offer a visual relief against extensive and visually monotonous pavement area. Each shall be at least equivalent in area to two standard 10 foot by 20 foot parking spaces. Vertical curbs will be used around planting areas to protect them from automobiles and keep out de-icing salt.

In the retail, office and general commercial parking lots, rows of trees planted in the landscape areas shall be used to subdivide the large parking areas into smaller and more identifiable parking areas. Sidewalks lined with trees on both sides (minimum of two 2-1/2 inch caliper per 75 ft. and chosen from the above selected street tree list) will be extended from the parking lots to building access points. Around the perimeter of the entire parking area a landscape strip shall serve to buffer the automobiles from adjacent properties.

The smaller residential parking lots shall receive special landscape treatment that is in keeping with the character of the developments. In general, large areas around the parking lots shall be devoted to planting and



consequently they shall provide a greater separation between the automobiles and the rest of the residential activities. These residential parking areas shall be treated more like exterior courtyards with great variety of plant materials to complement the architectural style of the buildings and to enhance the overall appearance of the development.

Where possible, a minimum 12-foot landscaped strip shall be provided around the periphery of large parking lots. These strips shall be planted with trees and shrubs in various fashions to sufficiently buffer automobiles. Where necessary, earth berms and grade separation shall be used with planting to achieve a more positive enclosure.

5. Where commercial development is to be located close to a residential area, a dense planting strip of at least 20 feet in width shall be used to insulate adjacent residential uses. In addition, planting, masonry walls, solid fences, or high, dense foilage shall be provided and featured as part of the landscaping treatment of the center.

### C. Miscellaneous Environmental Requirements.

#### 1. Utilities.

Except as specifically approved by the Planning Commission on approval of a Final Development Section Plan, all utilities shall be underground at above-water-table depths.

#### 2. Water Supply and Distribution.

A full water distribution system shall be provided. The system shall be so designed to provide for not only domestic and commercial requirements, but also for the peak demands for fire protection. Existing available supply sources shall be expanded by an approved water company in phase with the project development.

#### 3. Sanitary Sewage.

The network of trunk and subtrunk sewers shall be indicated on the Final Development Plan. No part of the effluent from the development shall be treated in sewage lagoons, whether located on the site or elsewhere. Temporary or permanent mechanical treatment facilities may be authorized within Chesterfield Village by Conditional Use Permit after appropriate proceedings to that end.

#### 4. Incineration.

No incineration shall be allowed within the development. Commercial and residential refuse shall be stored indoors or accumulated in a sight-proof area pending collection.

IV. COMMERCIAL.

1. The uses permitted in the commercial developments shall include only those uses permitted without Conditional Use Permits in the following districts.

<u>Commercial Type</u>	<u>Permitted Uses</u>
<u>Regional Commercial/Town Center</u>	<u>C-1 through C-7</u>
<u>Village Center</u>	<u>C-2 and Service Station</u>
<u>Neighborhood Centers</u>	<u>C-1, Service Station, Community Centers</u>

*Signs limited by Section 1003.145-8, S.L.C.M.O.*

2. The height limitations for structures, lot areas, and yard requirements, parking requirements, off-street loading requirements, and sign regulations shall be regulated by that district in which the use is permitted except as otherwise specified by the Planning Commission.

3. Occupancy permits for the east neighborhood shopping center (P.C. 166A-71) shall not be issued until a number of units equal to 50% of all approved units within a 1/4 mile radius of the commercial site have been built, nor until 1070 units have been built within the total development authorized by Bill 89, Ordinance 8616, 1973.

Occupancy permits for the central neighborhood shopping center (P.C. 171A-71) shall not be issued until a number of units equal to 30% of all approved units within 500 feet have been built, nor until 1070 units have been built within the total development authorized by Bill 89, Ordinance 8616, 1973.

Occupancy permits for the village center (P.C. 171B-71) shall not be issued until a number of units equal to 30% of all approved units within a 1/2 mile radius of the commercial site have been built, nor until 1070 units have been built within the total development authorized by Bill 89, Ordinance 8616, 1973.

*See Resolution No 2782*

4. No outdoor advertising signs shall be permitted within any commercial area.

SECTION 3. The application and preliminary plans are returned to the St. Louis County Planning Commission for consideration of a final development plan, pursuant to Section 1003.145 SLCRO 1964, as amended.

SECTION 4. The St. Louis County Council, pursuant to the petition of Sachs Properties, Inc., and Elizabeth J. Shands, Matilda J. Shillington and M. Alexander Jones, c/o Albert A. Michenfelder, Jr., 130 South Bemiston Avenue, Clayton, Missouri 63105, requesting the approval of a Planned Commercial District for commercial development of the tract of land described in Section 1 of this

ordinance in connection with an overall planned commercial and residential community, and pursuant to the recommendation of the St. Louis County Planning Commission that said petition be granted and the preliminary plans be approved, after public hearing held by the said Commission on February 4, 1972, does adopt this ordinance pursuant to the St. Louis County Charter authorizing the Council to exercise legislative power pertaining to planning and zoning.

ADOPTED July 12, 1973

Maurice L. Stewart  
VICE CHAIRMAN, COUNTY COUNCIL

APPROVED July 16, 1973

Lawrence K. Roos  
COUNTY SUPERVISOR

ATTEST: Lela Apperson  
Deputy ADMINISTRATIVE DIRECTOR

Substitute Bill No. 1 for

BILL NO. 206, 1981

ORDINANCE NO. 10,241, 1981

Introduced by Councilman Stewart

AN ORDINANCE

AMENDING SECTION 2 OF ORDINANCE 6815, AS AMENDED,  
BY REPEALING SAID SECTION 2, AND ENACTING IN LIEU  
THEREOF A NEW SECTION TO BE KNOWN AS SECTION 2.  
(P.C. 168-71 Sachs Properties, Inc.).

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI,  
AS FOLLOWS:

SECTION 1. Section 2 of Ordinance No. 6815, as amended,  
is repealed and in lieu thereof the following is adopted:

"SECTION 2. The application for a Planned Commercial Development on the tract of land described in Section 1 is approved on condition that said development and plan is carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded to the County Council with a communication dated February 4, 1972, which preliminary plans are also approved and incorporated herein by reference as if fully set out in and made a part of this ordinance, and subject to all applicable ordinances, laws and regulations and to the following conditions:

I. GENERAL CONDITIONS.

A. Construction and Intent.

This ordinance is one of two authorizing the development of an integral planned commercial and residential community sometimes herein referred to as "Chesterfield Village". Of the larger development originally petitioned for, this is the portion lying generally west of Clarkson Road (State Route 340) and south of U.S. Rte. 40. The conditions herein and the companion ordinances shall be construed as applying to the entire development except where the contrary appears by necessary implication.

B. Development Procedure.

1. The Final Development Plan shall be prepared and submitted to the Planning Commission for approval within one year after the enactment of these ordinances. Upon approval of a Final Development Plan by the Planning Commission, the plan shall be recorded with the St. Louis County Recorder of Deeds as a Planned Environment Unit and C-8 Planned Commercial District. Work or construction under the final development plan must be commenced within 36 months of its approval or the permit shall terminate. Where due cause is shown by the developer, these time intervals may be extended by the Planning Commission.

2. The Final Development Plan submitted to the Planning Commission shall specifically include the following:

a. All proposed temporary and permanent major and minor collector streets, the circumferential road, and all major connections;

b. All zoning district boundary lines and zoning classifications;

c. All Planned Environment Unit boundary lines;

d. Development section boundary lines. The development shall be divided into sections by these boundaries so that no section is greater in area than 35 acres, except that the section of sections within the Regional Commercial/Town Center may be of any size. PEU boundaries and zoning boundaries between residential and commercial uses shall be section boundaries except as approved by the Planning Commission. Section boundaries which follow minor collector and higher category streets should include the entire street within the section whose development is anticipated prior to the section on the other side of the street;

e. The general location of all school sites;

f. The general location of all lakes and ponds;

g. The general location of all common project recreational and open space;

h. The general location of major recreational facilities.

3. Prior to the issuance of any building permit, the developer shall submit to the Planning Commission for its approval a Final Development Section Plan for the property in question, showing the location and size of all existing and proposed structures, existing and proposed grades, location and size of all proposed parking areas, all roadways and driveways on or adjacent to the property in question, all proposed screening, landscaping and lighting, the location and size of all proposed signs, school sites, and such other design features which may be required by the Commission to assure compliance with the terms of this ordinance. Together with the Final Development Section Plan, the developer shall submit for review and approval, a document guaranteeing necessary maintenance and replacement of all common open spaces and landscaping, including street medians, for that section, and installation and maintenance of all recreational facilities for that section.

4. All Final Development Section Plans must be consistent with the approved Final Development Plan, and shall contain one or more complete development sections. The Departments of Planning and Highways and Traffic may authorize changes or elimination of minor streets. Changes to collector or larger streets, changes in the number of dwelling units within a development section, or the relocation of

school site, lake or pond, or common project recreational and open space, or major recreation facilities from or to a section will require approval of an amended Final Development Plan by the Planning Commission, or approval of a Partial Final Development Plan including such portion of the development as is affected by the proposed change. Approved Final Development Section Plans and amended or Partial Final Development Plans shall be recorded prior to the issuance of building permits.

5. Site plans for areas adjacent to submitted Final Development Section Plans shall be submitted when necessary.

6. The developer of each Section shall monitor the ongoing development and submit a detailed report of development progress as it relates to the conditions of this ordinance at the end of each six month period following the approval of the Final Development Section Plan.

7. This ordinance does not excuse the developer from compliance with any ordinance of St. Louis County, including the applicable land development procedure provisions of the Subdivision Ordinance and the Flood Plain District Regulations of the Zoning Ordinance. The use and development of the property shall, regardless of zoning category, comply with the performance standards of Section 1003.163 SLCRO 1964, as amended.

#### C. Administration.

1. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the applicable conditions of this ordinance and the approved final development plan and final development section plan.

2. A copy of all the conditions herein imposed shall be furnished by each owner or petitioner to the operator, owner, or manager including successive operators, owners, or managers who shall forward to the Zoning Enforcement Officer an acknowledgment that he or she has read and understood each of the conditions relating to the use and development of the property and agrees to comply therewith.

3. The Zoning Enforcement Officer of St. Louis County shall be charged with the duty of enforcing the conditions of this permit.

## II. DESIGN REQUIREMENTS.

### A. Slopes.

Development shall complement the natural topography to the maximum extent practicable. For the purpose of applying this requirement, the following guidelines are adopted:

#### a. 5-10% grades

Development should be limited to low and medium densities and be designed to prevent erosion and complement the land form features.

b. 10-15% Grades

Streets should follow the most level available contours wherever possible. Buildings on these slopes should be restricted to lower densities and building design should be integrated into the slope.

c. 15-30% Grades

Streets within these areas should parallel the contours as much as possible so that standard street grades may be accomplished with minimum cutting and filling. Single family dwelling unit densities should predominate, although carefully designed townhouses and apartments could be successfully worked into these grades.

d. Grades over 30%

These grades should be considered inappropriate for any construction.

B. Project Open Space

1. A minimum of 184 acres shall be devoted to project parks, open space and recreational space, as follows:

<u>PEU</u>	<u>Minimum Acres of Open Space</u>
165-71	10.0
167-71	86.0
170-71	10.0
172-71	78.0

2. Lakes.

There shall be a total of 3 major lakes within the development. Small sail boats (sun-fish type), row boats, and canoes shall be permitted on all lakes, and boat dock facilities shall be provided on each lake. A 15-foot wide public pedestrian easement, connected with the pedestrian trails, shall be provided and maintained around the edges of the lakes where practicable.

3. Pedestrian Trails.

A network of pedestrian trails and walkways shall meander through the open space system to connect the residential areas not only to the Project's recreational facilities, but also to the schools, shopping centers, community centers, and Village Center. In order to avoid crossing major streets along the walkway and trailway systems, appropriate over or underpasses may be required. Certain hiking trails and jogging trails shall be marked to indicate distance and route direction.

4. Bicycle Paths.

A bicycle path system shall generally be located adjacent to the main streets with adequate separations and landscape buffers between street, bicycle paths, and sidewalk. Bicycle paths within the open space shall be interconnected to a bicycle path paralleling the proposed four lane circumferential.



## 5. Picnic Areas.

Small picnic grounds with tables, benches, and barbeque pits shall be provided throughout the open space system. One principal picnic area shall provide facilities for more formal group picnicking as well as family picnicking. A picnic shelter with restroom facilities, water, picnic tables and barbeque facilities shall be provided.

## 6. Nature Center.

One nature center shall be provided. The site of the nature center itself will be strategically located with the open space to illustrate the interesting and unique phenomenon of its immediate surroundings.

The nature center shall be provided with interpretation centers that will illustrate and identify various plant materials, flowers, geological formations, and wild life found on the site.

## 7. Community Center.

There shall be one community center located within the Town Center. This community center shall have a year-round swimming pool complex. In addition to the swimming pool, this center shall have meeting rooms; an arts and crafts room; recreation room, youth clubhouse, or other such uses as may be approved. One of the school sites shall be offered to a school district adjacent to the community center so that certain common facilities such as the parking, the auditorium, and the swimming pool facilities can be combined and used by both groups.

## 8. Special Recreation Nodes.

Special recreation nodes shall be created to supplement the school-park centers and also to offer additional special recreational facilities for the residents throughout the project. The recreational nodes shall provide such recreation facilities as:

boat dock

playgrounds

athletic fields

tennis courts

nature centers

All of the above-described open space and open space facilities shall be for the sole use and benefit of the Chesterfield Village residents regardless of where within the project the residents reside so long as the residents of each planned environment unit share in the cost of operating and maintaining said common land and any improvements constructed thereon, as provided by the appropriate trust indentures.

### C. Local Residential Recreation Centers.

In addition to open space and facilities heretofore described, small residential recreation centers shall be located within major residential developments or clusters. The facilities will usually include a swimming pool (1,800 sq. ft. minimum), a combination clubhouse and neighborhood association recreation center, one or two play lots, (2,000 sq. ft. each, minimum), and a small multi-purpose hard surface court for basketball, volley-ball, badminton, etc. These facilities will be generally located in a relatively central spot within the development to which residents can easily walk. Use of these facilities may be restricted to residents of the development served and maintenance shall be provided for by sub-indenture for that development or equivalent instruments.

### D. Education Facilities.

1. There shall be a minimum of 15 acres dedicated to the Rockwood School District and 5 acres to the Parkway School District for public school use. No single school site shall contain less than 5 acres.

2. Prior to approval of any Final Development Section Plan in which a school site is proposed, a written agreement between the developer and the school district shall be submitted to the Planning Commission for review. This agreement shall indicate the number and size of the school sites required, who is responsible for the installation of required improvements, and indicate when said improvements will be installed.

3. The Final Development Section Plan shall identify the boundaries of the dedicated school tract.

4. The deed of dedication for public school use shall provide that in the event the property shall no longer be used for educational purposes, it will revert as open space to the trustees of the subdivision in which it is located.

5. The proposed elementary school grounds, as shown on the Final Development Plan and Final Development Section Plan, shall provide facilities such as ball fields, tennis courts, basketball courts, play equipment, etc. Each school-park should have the capacity to serve a population of about 3,000 people within a service radius of 1/4 to 1/2 a mile. In each of these school-park areas a minimum of the following facilities should be provided:

<u>Facilities</u>	<u>Quantity</u>
Multi-purpose athletic field (for touch football, soccer & field hockey)	1
Softball diamond	1
Tennis Courts	2
Basketball Court	1
Playground (6-12 age group - min. 5,000 sq. ft.)	1
Outdoor swimming pools (optional)	1
Tetherball and other small, hard surface games	varies

Off-street parking and landscaping shall also be provided and integrated with the school sites. All school sites will have direct open space access to the open space system.

#### E. Traffic and Circulation.

1. Curb cuts, roadway alignment and location, and other circulation design features of the Final Development Plan, each Final Development Section Plan, and any amended or Partial Final Development Plan will be reviewed by the Department of Highways and Traffic and, as appropriate, the Missouri State Highway Commission.
2. Circumferential - A primary circulation route, identified hereafter as the circumferential, shall be developed to connect the main entrance on Clarkson Road to the proposed Highway 40 interchange. Basic design shall comprise a divided four-lane roadway plus appropriate stacking and turning lanes, with curves and grades arranged for 40 to 50 mph. Special consideration will be given to the scenic qualities of this roadway.
3. Boulevard South - A primary connector shall be provided between the four lane divided internal circumferential and future major external roadways.
4. Collectors - A system of both major and minor collectors shall be provided within and linking to the circulation intra-structure provided by the boulevard, circumferential, and major external roads. These shall have 2 to 4 through undivided lanes of traffic within 50 to 66 foot public rights-of-way.
5. Collector and secondary streets and the Boulevard South shall be dedicated and constructed with development along each route, or as necessary to connect an isolated development with major internal and external roadways. All streets necessary to serve each subdivision plat shall be shown on subdivision improvement plans, whether within the subdivision or not, and constructed or guaranteed prior to approval of the plat. Prior to the occupancy of any development, the circumferential and other major streets shall be completed as shown by the "Stage I" drawings on the sketch plan attached to Ordinance 6815 as an exhibit. Completion of the "Stage II" improvements, including the completion of the circumferential, and development of the Highway 40 interchange, including ramps to the west, all as shown on the attached sketch plan, shall be accomplished within 5 years of occupancy of any part of the commercial development; except that Stage IIc improvements, consisting of Chesterfield Airport Road improvements and the off-ramp from eastbound Highway 40 to Chesterfield Airport Road, shall be under construction by 1988 and pursued diligently to completion.
6. There is established a trust account to be held by the County Treasurer for the engineering, right-of-way acquisition, and construction of a roadway bridge with sidewalks and interchange at the circumferential and U.S. Highway 40 as shown on the Final Development Plan.

a. Contributions to the trust fund herein established shall be made prior to issuance of each building permit as follows:

(1) for each dwelling unit, \$47.80;

(2) for each gross square foot of office floor space, \$0.101;

(3) for each gross square foot of other commercial floor space, \$0.548.

(4) The required contributions shall be increased at the rate of 5% per year effective on the first day of January, 1974 and the first day of each calendar year thereafter.

Such sums shall be collected by the Department of Public Works and disbursed to the County Treasurer.

b. The Treasurer shall hold such funds in interest bearing accounts, certificates of deposit, and the like. All interest earned shall accrue to the trust fund.

c. Additional properties may be made subject to the terms of this trust by appropriate ordinance provision without notice to or consent of the present developers or their successors or assigns.

d. The trust fund shall be disbursed as follows and in no other order. Each category of disbursement below shall be fully made before any funds are applied to the succeeding category:

(1) On order of the Director of Highways and Traffic in accordance with paragraph (e) below.

(2) For the purpose of developing the interchange described herein, in accordance with paragraph (f) below.

(3) For the purpose of reimbursing advances, in accordance with paragraph (g) below.

(4) For the purpose of other road projects as described in paragraph (h) below.

(5) On termination of the trust, in accordance with paragraph (i) below.

e. The Department of Highways and Traffic may prepare such surveys, plans and specifications, or approve such plans and specifications as are prepared by others, as are necessary for the project, the expenses of which shall be paid from the trust fund on order of the Director of Highways and Traffic.

f. (1) Any person may construct or have constructed the interchange contemplated herein upon approval of contracts between such persons and contractors

for this purpose by the County Counselor and the Director of Highways and Traffic as to form and content. Any such contract shall provide for work to be done in accordance with surveys, plans and specifications approved by the Department of Highways and Traffic, and further provide for inspection of such work and enforcement of contract terms by St. Louis County. The contract may provide for payments for work performed from this trust fund in such manner and amounts as may be approved by the County Counselor and Director of Highways and Traffic.

(2) Alternatively, St. Louis County or the State Highway Commission may at any time apply all or part of the trust funds to development of the interchange herein described. Funds shall be disbursed in such case as directed by the authority developing the interchange.

g. Any person may, in accordance with contract with the trustee approved by the County Counselor, advance funds to the trust for the trust purpose, and the trustee may with respect thereto pledge future receipts in excess of funds used for (d) (1) and (2) above. Such pledge shall be limited, however, to actual receipts, and neither the trustee, St. Louis County, nor any agency thereof shall be responsible for repayment beyond amounts actually so received. Repayment shall in no event exceed repayment of the amount so advanced plus interest equal to the prevailing market rate to the nearest whole percent of municipal bonds at the time such repayment commences. Notwithstanding any other provision of this paragraph, the trustee may accept any donation of funds made without rights to repayment and apply the same to any trust purpose.

h. After providing fully for the trust purposes described in paragraphs (e), (f) and (g), the trustee may hold trust funds for application to development, including right-of-way acquisition, planning, and construction, of interchanges between the internal circumferential roadway herein contemplated and Missouri Route 340 (Olive Street Road and Clarkson Road).

i. The trust shall terminate and the funds shall be distributed as hereafter described (1) twenty years after receipt of the first proceeds if no disbursements under paragraph (e) or (f) are made during such period; (2) twenty years after any disbursement under paragraph (e) if no further disbursements under paragraphs (e) or (f) are made during such period; (3) twenty years after any disbursement under paragraph (f) if no further disbursements under paragraph (e), (f), or (h) are made during such period; (4) twenty years after any disbursement under paragraph (h) if no further disbursements under paragraph (h) are made during such period. Distribution upon termination

shall be made: First, to repay any advance made under paragraph (g); Second, any remaining funds shall be distributed pro rata to the persons depositing funds herein under paragraph (a) or any such person's duly nominated assignee according to written statement to the County Treasurer. It is the responsibility of any such person or assignee to communicate any relevant information of change of name, address or corporate status to the Treasurer in writing; Third, any share mailed by certified mail to the person and address of record according to the trustee's records and returned undelivered for any reason, and any other funds otherwise remaining for any reason shall be transferred to the County Special Road and Bridge Fund or its legal successor.

j. As used herein, "County Treasurer", "Director of Highways and Traffic", "County Counselor" and like designations mean and include the legal successors to the pertinent functions of such officers.

#### F. Miscellaneous Design Features.

##### 1. Parking.

All parking areas shall be paved and shall include marked spaces for vehicles. The number of spaces shall be approved by the Planning Commission based on zoning district minimums. The parking requirement for the regional shopping center shall be as specified in condition IV.2.

##### 2. Illumination.

No source of illumination shall be so situated as to cast light directly on neighboring property nor (except street lights) on any public right-of-way.

### III. ENVIRONMENTAL CONDITIONS

It is recognized that the development of a site possessing the relief and physiographic character of the one now under consideration will require particular attention with regard to interior drainage, foundations, erosion, and underground utilities. The following conditions are designed to resolve and minimize potential problems, and to assure a safe living environment. Provisions for reducing and eliminating potentially detrimental environmental impacts, including predevelopment conditions, changes during development, and changes after building is completed shall be granted by the developer to appropriate county, state and federal agencies. The recommendations in Civil Engineering and Soil Engineering technical reports prepared by Consoer, Townsend & Associates, and Reitz & Jens, Inc., respectively, shall supplement appropriate agency requirement.

#### A. Storm Water and Erosion Control.

1. Prior to approval of the first Final Development Section Plan, a general plan for stormwater runoff control

and interior drainage shall be submitted to the Departments of Public Works and Highways and Traffic for review and approval, with sufficient detail to permit tributary runoff estimates for each principal drainage basin. Prior to approval of each Final Development Section Plan, specific engineering proposals and analysis of storm water control and interior drainage for the areas involved will be submitted to the Department of Public Works and Highways and Traffic for review and approval. All calculations shall be based on the "rational" method.

2. Lakes - Three lakes averaging at least six (6) acres in size and several smaller ponds shall be provided in order to provide on-site storage and gradual downstream discharge for a 100 year design storm. Spillways shall be located and sized to release the runoff at a peak quantity and rate not to exceed that for presently undeveloped area tributary to each lake.

Trust indentures shall provide for anti-silting procedures (such as lake drainage or dredging) if necessary.

3. Dams for the proposed lakes shall be constructed in accordance with accepted standards as reviewed by the Department of Public Works and approved by the Planning Department. Lake area outfall lines shall be large enough for drainage if the lakes are drained.

4. Storm Sewers - Culverts and storm sewer measures shall be designed to carry stormwater under roadways and along certain critical drainage channels to retention lakes and basins or into channels protected from erosion.

5. Supplementary On-Site Retention - Where necessary, parking lots shall be designed to retain storm runoff and dissipate its rate of flow.

6. Other Erosion Preventing Measures - The use of dams, rip-rapping, gabions, or equally effective devices in drainage channels shall be combined with intensive landscaping and careful plant management in order to mitigate erosion.

7. Erosion - Erosion control methods shall be designed to solve specific site problems. The following methods will be used as appropriate.

a. Diversion Method.

Heavy accumulations of storm water shall be temporarily diverted away from a construction site by using temporary ditches, dikes, cofferdams, earth berms, and channels. Early installation of storm drains to collect the water and convey it underground to a safe discharge point shall also be used especially for steep, open area. All inlets shall be protected against mud and construction debris.



b. Temporary Ground Cover.

If cut and fill operations are occurring during a season not favorable for immediate establishment of permanent ground cover, appropriate temporary ground cover shall be employed, such as the following:

- rye
- rye grasses
- sudan grass
- jute matting
- cotton and paper netting
- straw or hay
- glass fiber matting
- hydro-mulching

c. Permanent Vegetation.

Native grasses, ground covers, and shrubs, etc. shall be used for the purpose of reestablishing permanent vegetation. For steep slopes (3:1 to 1-1/2:1) such as on lake dams and road side slopes, ground cover such as Crown Vetch shall be applied either by seeding or planting.

d. Special Areas.

Certain areas, such as extremely steep slopes, waterway channels and large graded areas, should receive special protective measures through the use of modified bench terraces, bank erosion structures, diversion ditches, etc.

8. Design Considerations.

The use of stabilizing materials shall be incorporated into the design feature. Possibilities include:

<u>Max. Slopes</u>	<u>Materials</u>
3:1	mowed grass
2:1	unmowed grass and ground cover
1-1/2:1	loose gravel and crown vetch
1:1	crown vetch with matting
1/2:1	loose rock
1/4:1	dry stone wall
0:1	vertical retaining wall

9. Petitioners shall be responsible, until and during development, for the operation and maintenance of all interior drainage systems whose maintenance is not assumed by a public agency. Perpetual maintenance shall be provided by trust indentures, maintenance agreements and other agreements as necessary. Such instruments shall be approved as to content and form by the St. Louis County Planning Commission and the County Counselor.

## B. Landscaping.

### 1. Landscape Design Concepts.

The exterior environment of Chesterfield Village shall have a maximum of three basic landscape design zones. Each zone shall exhibit a unique character and serve a particular function. Thus, each zone shall require the special treatment which follows:

#### a. Natural Zone.

The zone, which is often the natural wooded Project Open Space, shall contain a variety of understory vegetation to provide natural soil stabilization. These areas shall serve as passive recreation areas. Development shall be limited to hiking trails, bridle paths, and occasional recreation fields. For the most part, these areas shall be left undisturbed.

Any site clearing, tree removal, or grading shall occur under the direct supervision of the project landscape architect in order to make certain that these operations will not cause harm and destruction to the surrounding areas. Improvements other than clearing of underbrush in specific areas, shall be made only around recreation fields.

Native prairie grasses shall be seeded in these areas for their naturalistic character and their low maintenance qualities. Improvements shall be made in the several severely eroded natural drainage channels for both safety and prevention of further erosion. Indigenous grasses, berries, and shrubs shall be planted to encourage reversion of these areas to their original natural state. Associated picnic tables, shelters, and rest areas shall be constructed from natural materials such as logs, wood, and rocks.

#### b. Secondary Zone.

This intermediate zone, which usually lies between the development area and the natural zone (or sometimes occurs between development parcels), shall be generally limited to walkways and common open space. Where necessary, fine grading shall occur to provide positive drainage and to smooth out rough ground. The character of the area will be generally open with indigenous grasses and groups of flowering trees acting as an extension of the adjacent forest.

#### c. Primary Zone.

This zone shall contain the immediate surroundings of buildings, parking lots, roads, recreation centers, common court space, etc. Within this zone, a series of public, semi-public or private exterior spaces shall be created to accommodate these activities. Existing trees shall be saved and used in meaningful ways whenever possible. A variety of landscaped elements, such as plant materials, earth berms, rock boulders, water

features, pavement materials, etc., shall be used and designed to enhance, articulate and complement the environment. The landscape design shall be based on the individual natural site characteristics, the site plan conditions, and the land use functions.

## 2. Landscape Character in Residential Areas.

Tree groupings and lawn areas will comprise the major landscaped features in the residential development areas. Plant materials shall be selected to achieve aesthetic and functional objectives.

## 3. Street Trees.

a. Planting of street areas shall be a standard practice along the major arterials and collector streets. Trees shall be planted at regular intervals (minimum of two 2-1/2 inch caliper trees every 75 ft. of frontage) on both sides, and within the medians of the street except where building groups, earth berms, existing topography or views make another specific design treatment preferable. Along the local residential streets, trees shall be grouped in a less formal manner, making them a part of the individual lot development. Planting treatment shall be carefully handled along streets and at street intersections as not to obstruct sight lines, under the review of the Department of Highways and Traffic. The selection of street tree species shall reflect existing species according to the following guidelines:

### Selected Street Tree Names.

#### Botanical Names

#### Common Names

Acer Platanoides

Norway Maple

Acer Rubrum

Red Maple

Acer Sacharum

Sugar Maple

Celtix Occidentalis

Hackberry

Fraxinum Americana

White Ash

Ginkgo Biloba

Ginkgo Tree

Juniperus Communis

Common Juniper

Juniperus Virginiana

Eastern Red Cedar

Liquidambar styraciflua

Sweet Gum

Liriodendron Tulipifera

Tulip Tree

Quercus Borealis

Red Oak

Quercus Palustris

Pin Oak

Picea Pungens

Blue Spruce

Pinus Strobus

Eastern White Pine

Quercus Phellos

Willow Oak

Tilia Euchlora

Crimean Linden

Tsuga Canadensis

Eastern Hemlock

## 4. Parking Lot Landscaping.

All parking areas in excess of 10,000 square feet contain internal landscape islands planted with trees and other plant materials. These islands will provide shade and offer a visual relief against extensive and visually monotonous pavement area. Each shall be at least equivalent in area to two standard 10 foot by 20 foot parking

spaces. Vertical curbs will be used around planting areas to protect them from automobiles and keep out de-icing salt.

In the retail, office and general commercial parking lots, rows of trees planted in the landscape areas shall be used to subdivide the large parking areas into smaller and more identifiable parking areas. Sidewalks lined with trees on both sides (minimum of two 2-1/2 inch caliper per 75 ft. and chosen from the above selected street tree list) will be extended from the parking lots to building access points. Around the perimeter of the entire parking area a landscape strip shall serve to buffer the automobiles from adjacent properties.

The smaller residential parking lots shall receive special landscape treatment that is in keeping with the character of the developments. In general, large areas around the parking lots shall be devoted to planting and consequently they shall provide a greater separation between the automobiles and the rest of the residential activities. These residential parking areas shall be treated more like exterior courtyards with great variety of plant materials to complement the architectural style of the buildings and to enhance the overall appearance of the development.

Where possible, a minimum 12-foot landscaped strip shall be provided around the periphery of large parking lots. These strips shall be planted with trees and shrubs in various fashions to sufficiently buffer automobiles. Where necessary, earth berms and grade separation shall be used with planting to achieve a more positive enclosure.

5. Where commercial development is to be located close to a residential area, a dense planting strip of at least 20 feet in width shall be used to insulate adjacent residential uses. In addition, planting, masonry walls, solid fences, or high, dense foilage shall be provided and featured as part of the landscaping treatment of the center.

### C. Miscellaneous Environmental Requirements.

#### 1. Utilities.

Except as specifically approved by the Planning Commission on approval of a Final Development Section Plan, all utilities shall be underground at above-water-table depths.

#### 2. Water Supply and Distribution.

A full water distribution system shall be provided. The system shall be so designed to provide for not only domestic and commercial requirements, but also for the peak demands for fire protection. Existing available supply sources shall be expanded by an approved water company in phase with the project development.

### 3. Sanitary Sewage.

The network of trunk and subtrunk sewers shall be indicated on the Final Development Plan. No part of the effluent from the development shall be treated in sewage lagoons, whether located on the site or elsewhere. Temporary or permanent mechanical treatment facilities may be authorized within Chesterfield Village by Conditional Use Permit after appropriate proceedings to that end.

### 4. Incineration.

No incineration shall be allowed within the development. Commercial and residential refuse shall be stored indoors or accumulated in a sight-proof area pending collection.

## IV. COMMERCIAL.

1. The uses permitted in the commercial developments shall include only those uses permitted without Conditional Use Permits in the following districts.

#### Commercial Type

#### Permitted Uses

Regional Commercial/Town Center  
Village Center  
Neighborhood Centers

C-1 through C-7  
C-2 and Service Station  
C-1, Service Station,  
Community Centers

2. The height limitations for structures, lot areas, and yard requirements, parking requirements, off-street loading requirements, and sign regulations shall be regulated by that district in which the use is permitted except as otherwise specified by the Planning Commission. However, the parking requirement for the regional shopping center, specifically for those uses contained within the land area (86.4566 acres) designated on the final development plan recorded in plat book 159, page numbers fifty-four and fifty-five in the St. Louis County Recorder of Deeds Office, shall adhere to the following:

i. 6.5 spaces per 1,000 square feet of gross floor area for all department stores;

ii. 5.5 spaces per 1,000 square feet of gross floor area for all other uses (not including the covered walkway areas within the mall building);

iii. the total parking requirement shall be reduced by twenty percent as authorized in the "C-8" Planned Commercial District section of the Zoning Ordinance.

3. Occupancy permits for the east neighborhood shopping center (P.C. 166A-71) shall not be issued until a number of units equal to 50% of all approved units within a 1/4 mile radius of the commercial site have been built, nor until 1070 units have been built within the total development authorized by Bill 89, Ordinance \_\_\_\_\_, 1973.

Occupancy permits for the central neighborhood shopping center (P.C. 171A-71) shall not be issued until a number of units equal to 30% of all approved units within 500 feet have been built, nor until 1070 units have been built within the total development authorized by Bill 89, Ordinance \_\_\_\_\_, 1973.

Occupancy permits for the village center (P.C. 171B-71) shall not be issued until a number of units equal to 30% of all approved units within a 1/2 mile radius of the commercial site have been built, nor until 1070 units have been built within the total development authorized by Bill 89, Ordinance \_\_\_\_\_, 1973.

4. No outdoor advertising signs shall be permitted within any commercial area, except that upon Parcel C-102 one double-faced advertising sign identifying Chesterfield Mall shall be permitted. Said sign shall not have dimensions exceeding twelve (12) feet in height and seventeen (17) feet in length, of which not more than 102 square feet shall be used for lettering area frame, and the remaining area shall be rough sawn cedar or a comparable material approved by the Planning Commission. Said sign shall be internally illuminated and shall conform with established yard setbacks."

SECTION 2. In all other respects Ordinance No. 6815, as amended, shall remain in full force and effect.

ADOPTED May 28, 1981

HARRY E. VON ROMER  
CHAIRMAN, COUNTY COUNCIL

APPROVED June 1, 1981

GENE MCNARY  
COUNTY EXECUTIVE

ATTEST: LELA APPERSON  
DEPUTY ADMINISTRATIVE DIRECTOR

AN ORDINANCE AMENDING ST. LOUIS COUNTY ORDINANCE NUMBER 6,815 AND 10,241 FOR A "C-8" PLANNED COMMERCIAL DISTRICT ON THE SOUTHWEST QUADRANT OF INTERSECTION OF HIGHWAY 40/61 AND I64, AND CLARKSON ROAD (CHESTERFIELD MALL).

WHEREAS, the City of Chesterfield has received correspondence from Jacobs-Visconsi & Jacobs Company and The May Department Stores Company requesting an amendment pertaining to the required parking for the Chesterfield Mall; and

WHEREAS, the Petitioner requests an amendment reducing the required parking for the Chesterfield Mall; and

WHEREAS, the parking demand on this site could be reduced with the provisions of an on-site or adjacent site public transportation facility (bus stop); and

WHEREAS, based upon the recommendations and considerations of the evidence produced and considered by the Department of Planning and Economic Development, the revision to reduce the required parking to require 5.5 spaces per 1,000 square feet of gross floor area for all stores and other uses is appropriate; and

WHEREAS, these changes were considered by the Planning Commission of the City of Chesterfield and after consideration of the changes and recommendations of the staff of the City of Chesterfield Department of Planning and Economic Development, the Planning Commission recommended the adoption of the changes as set out in its report to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance Number 6,815 as amended by Ordinance 10,241 of St. Louis County establishing a "C-8" Planned Commercial District for an 86 acre of tract of land located on the southwest quadrant of the intersection of Highway 40/61 and I64, and Clarkson Road is hereby adopted by the City of Chesterfield in its entirety and further is hereby amended by amending Section 2.IV. to read as follows:

- 2.i. 5.5 spaces per 1,000 square feet of gross floor area for all stores and other uses (not including the covered walkway and other mall areas as defined by the Zoning Ordinance);







# THE GROVE IN CHESTERFIELD

## PRELIMINARY SITE PLAN

A TRACT OF LAND BEING LOT A AND PART OF LOT B OF CHESTERFIELD VILLAGE AS RECORDED IN PLAT BOOK 183, PAGE 95 LOCATED IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
 PROPOSED ZONING: UC (URBAN CORE)

### SITE INFORMATION

- SITE ACRES: 3.6 Acres ±
- SITE ADDRESS: 16300 JUSTUS POST RD.
- LOCATOR NO.: 195431691, 195430579
- EXISTING ZONING: "UC" COMMERCIAL
- PROPOSED ZONING: "UC" URBAN CORE
- FIRE DISTRICT: MONARCH FIRE PROTECTION
- SCHOOL DISTRICT: PARKWAY DISTRICT
- SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
- WATER SERVICE: MISSOURI AMERICAN WATER COMPANY
- GAS SERVICE: LACLEDE GAS
- ELECTRIC SERVICE: AMEREN U.E.
- PHONE SERVICE: AT&T

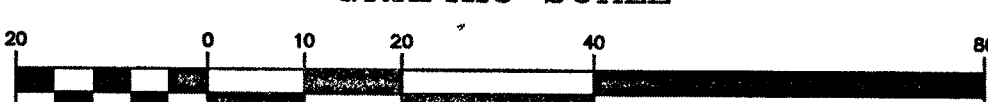
### ST. LOUIS COUNTY BENCHMARK

12-163 - ELEV. 646.98 "STANDARD ALUMINUM DISK"  
 STAMPED "S-C" SET ALONG THE WEST SIDE OF  
 ELMOORE DRIVE, ACROSS THE NORTH DRIVE OF FIRST  
 NATIONAL BANK, APPROX. 100' SOUTH OF STRECKER RD.  
 & MONROE POINT DR.

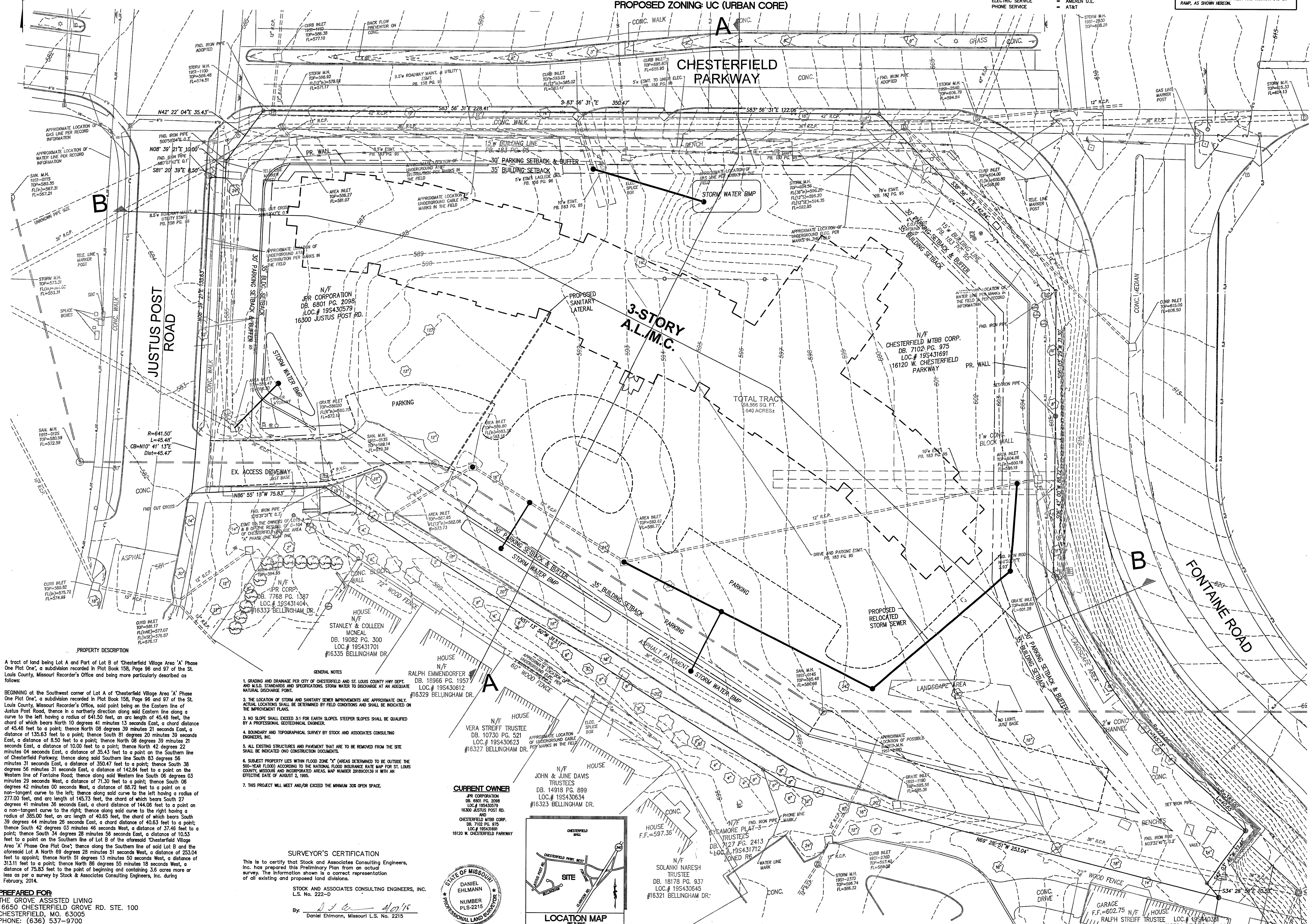
### SITE BENCHMARK

CUT CROSS IN TRAFFIC SIGNAL MEDIAN AT S.W. QUADRANT  
 OF CHESTERFIELD PARKWAY WEST AND HIGHWAY 340 ON  
 RAMP, AS SHOWN HEREON.

### GRAPHIC SCALE



(IN FEET)  
 1 inch = 20 ft.



**PROPERTY DESCRIPTION**  
 A tract of land being Lot A and Part of Lot B of Chesterfield Village Area 'A' Phase One Plot One, a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot A of Chesterfield Village Area 'A' Phase One Plot One, a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office, said point, being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 641.50 feet, an arc length of 45.48 feet, the chord of which bears North 10 degrees 41 minutes 13 seconds East, a chord distance of 45.48 feet to a point; thence North 03 degrees 39 minutes 21 seconds East, a distance of 135.63 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 8.50 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 03 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway, thence along said Southern line South 83 degrees 56 minutes 31 seconds East, a distance of 350.47 feet to a point; thence South 38 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road; thence along said Western line South 06 degrees 03 minutes 29 seconds West, a distance of 71.30 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, a distance of 88.72 feet to a point on a non-tangent curve to the left; thence along said curve to the left having a radius of 277.00 feet, and arc length of 145.73 feet, the chord of which bears South 27 degrees 41 minutes 36 seconds East, a chord distance of 144.06 feet to a point on a non-tangent curve to the right; thence along said curve to the right having a radius of 385.00 feet, an arc length of 40.63 feet, the chord of which bears South 39 degrees 44 minutes 26 seconds East, a chord distance of 40.63 feet to a point; thence South 42 degrees 03 minutes 46 seconds West, a distance of 37.46 feet to a point; thence South 34 degrees 28 minutes 58 seconds East, a distance of 10.53 feet to a point on the Southern line of Lot B of the aforesaid Chesterfield Village Area 'A' Phase One Plot One; thence along the Southern line of said Lot B and the aforesaid Lot A North 69 degrees 28 minutes 51 seconds West, a distance of 253.04 feet to a point; thence North 51 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 08 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.6 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.

- GENERAL NOTES**
- GRADING AND DRAINAGE PER CITY OF CHESTERFIELD AND ST. LOUIS COUNTY HWY DEPT. AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
  - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
  - NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUOTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
  - BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
  - ALL EXISTING STRUCTURES AND PAVEMENT THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
  - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND UNINCORPORATED AREAS. MAP NUMBER 21890C0139 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
  - THIS PROJECT WILL MEET AND/OR EXCEED THE MINIMUM 30% OPEN SPACE.

**CURRENT OWNER**  
 JPR CORPORATION  
 DB. 8917 PG. 2098  
 LOC. # 195430579  
 16300 JUSTUS POST RD.  
 AND  
 CHESTERFIELD MTBB CORP.  
 DB. 7102 PG. 975  
 LOC. # 195431691  
 16120 W. CHESTERFIELD PARKWAY

**GENERAL NOTES**  
 1. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD AND ST. LOUIS COUNTY HWY DEPT. AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.  
 2. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.  
 3. NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUOTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.  
 4. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 5. ALL EXISTING STRUCTURES AND PAVEMENT THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.  
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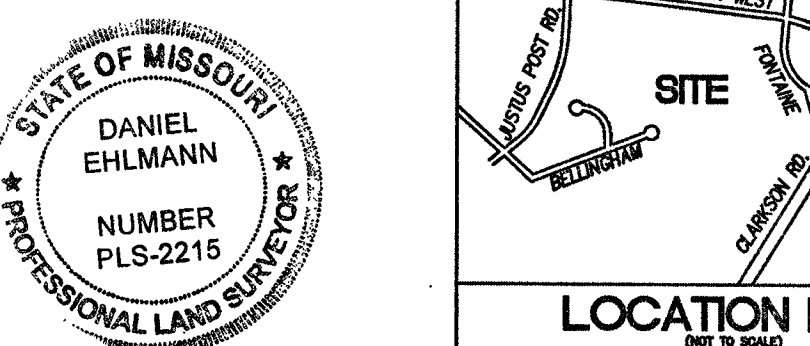
**PROPERTY DESCRIPTION**  
 A tract of land being Lot A and Part of Lot B of Chesterfield Village Area 'A' Phase One Plot One, a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office and being more particularly described as follows:

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**PREPARED FOR:**  
 THE GROVE ASSISTED LIVING  
 16650 CHESTERFIELD GROVE RD. STE. 100  
 CHESTERFIELD, MO. 63005  
 PHONE: (636) 537-9700

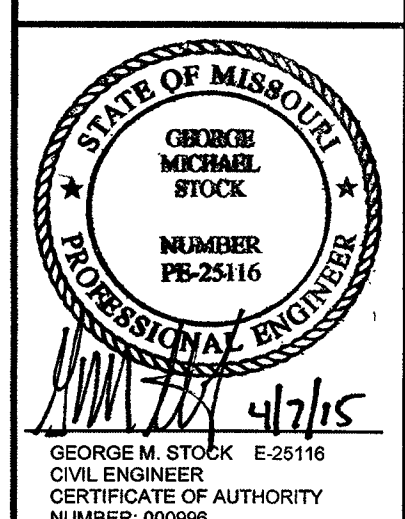
**SURVEYOR'S CERTIFICATION**  
 This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 L.S. No. 222-D  
 By: *[Signature]*  
 Daniel Ehlmann, Missouri L.S. No. 2215



PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

PRELIMINARY PLAN FOR:  
**THE GROVE IN CHESTERFIELD**  
 16300 JUSTUS POST ROAD  
 CITY OF CHESTERFIELD, MISSOURI

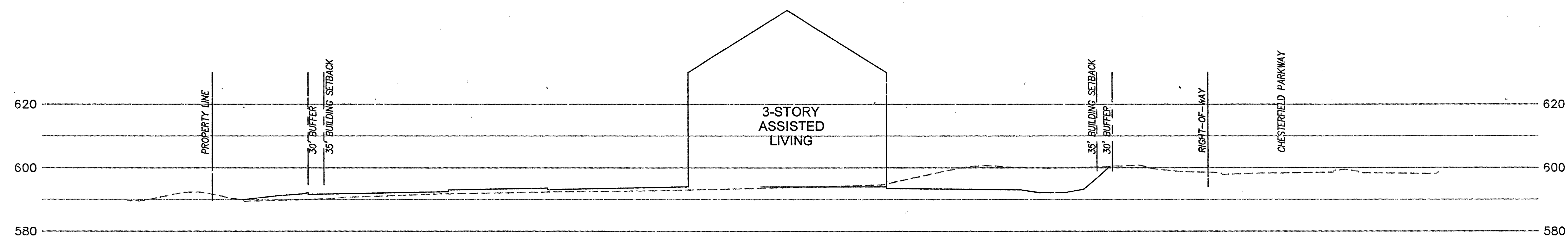


REVISIONS:  
 1. 3/27/15: PER CITY COMMENTS & LETTER DATED 3/24/15.

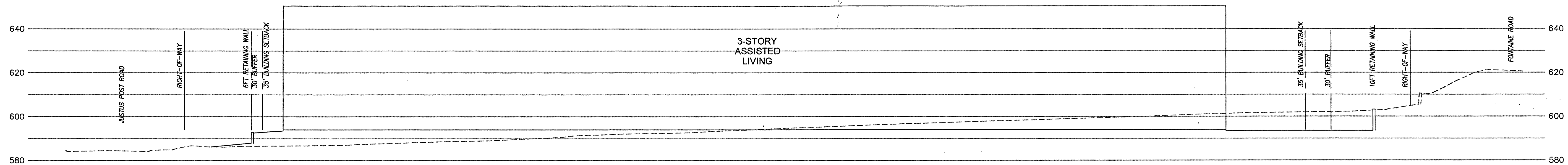
RECEIVED  
 City of Chesterfield  
 APR 07 2015  
 Department of Public Services

DATE:	02-27-2015	CHECKED BY:	C.M.S.
SCALE:	1" = 20'	DATE:	03-15-2015
S.L.C. MAP #:	195	DATE:	03-15-2015
MAP #:		DATE:	03-15-2015
SHEET TITLE:	PRELIMINARY SITE PLAN		
SHEET NO.:	SHEET 1		





SITE SECTION A-A  
SCALE: 1"=20'(H)(V)



SITE SECTION B-B  
SCALE: 1"=20'(H)(V)

PREPARED BY:

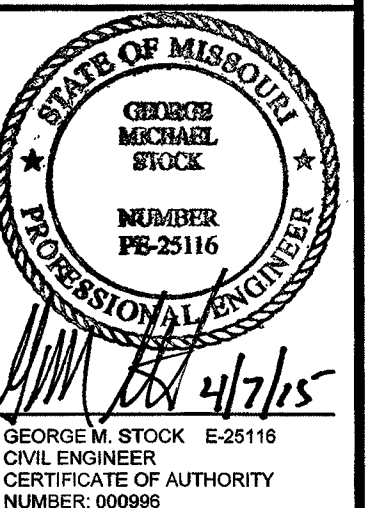
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63006 PH: (636) 530-9100 FAX: (636) 530-9100  
e-mail: general@stockinc.com  
Web: www.stockinc.com

PRELIMINARY PLAN FOR:

**THE GROVE IN CHESTERFIELD**

16300 JUSTUS POST ROAD  
CITY OF CHESTERFIELD, MISSOURI

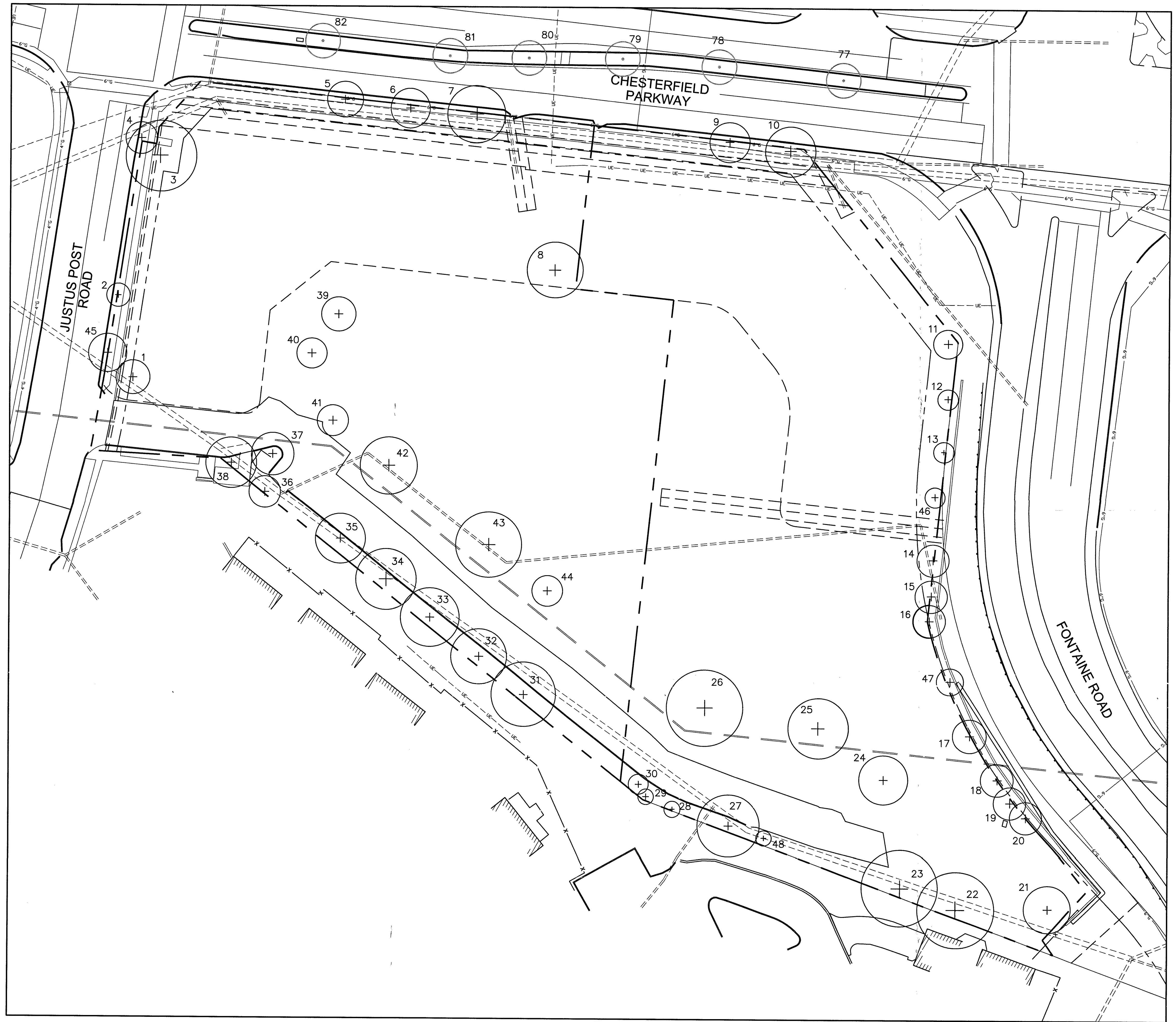


REVISIONS:  
1. 3/27/15: PER CITY COMMENTS & LETTER DATED 3/24/15.

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 02/27/2015	JOB NO. 215-5215
M.S.D. P.#	BASE MAP #
S.L.C. MAT.#	MAT. S.L.S.#
M.D.R.#	

SHEET TITLE:  
PRELIMINARY SITE SECTIONS

SHEET NO.:  
SHEET 2



**TREE STAND DELINEATION:**

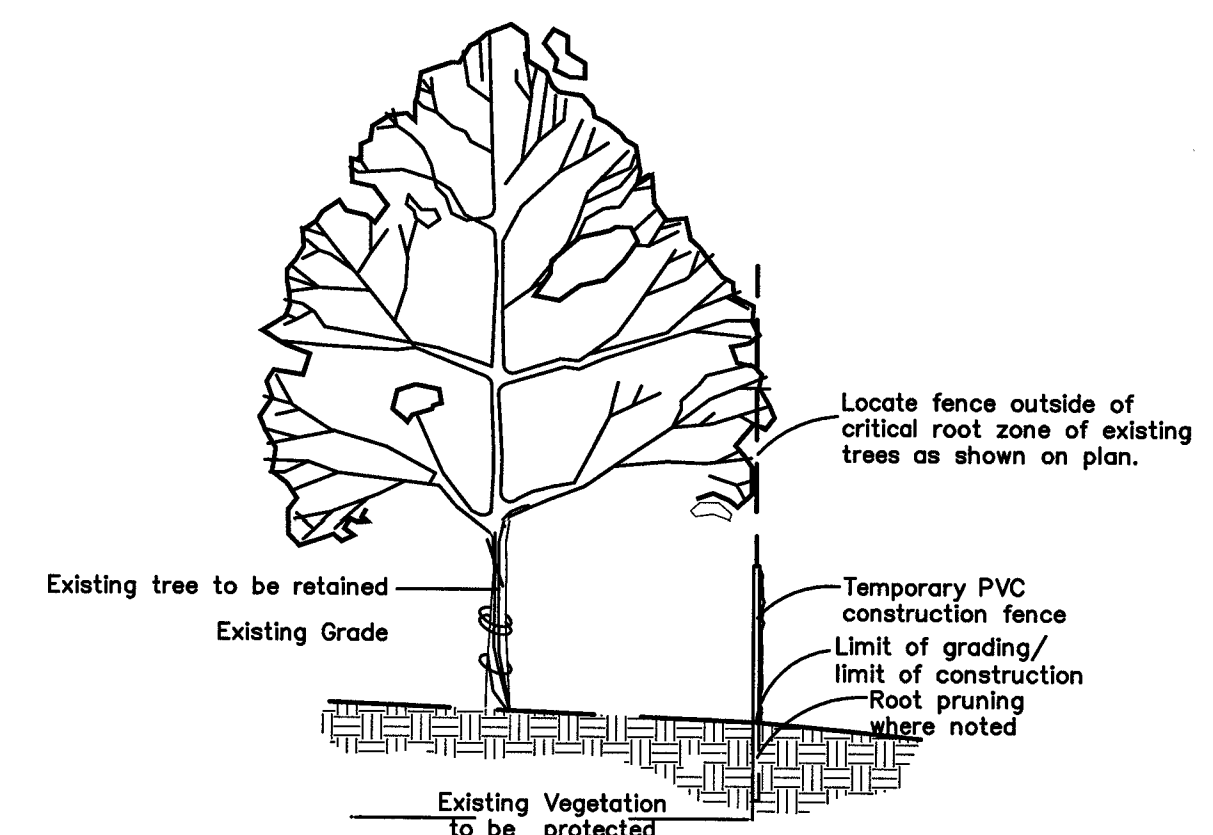
Justus Post Road 5-27-2014					
No.	Common Name	DBH of Trunk (in.)	Canopy Area (sf.)	Condition Rating (1-5 Scale)	Condition Comment
1	Austrian Pine	16"	300	3	
2	Red Maple	10"	87	2	
3	Honeylocust	24"	1,110	3	
4	Green Ash	14"	48	2	
5	Green Ash	10"	205	3	
6	Green Ash	12"	170	2	
7	Green Ash	14"	495	2	
8	Sugar Maple	14"	1,000	1	sunscald dieback
9	Green Ash	18"	250	2	
10	Green Ash	18"	400	2	
11	Red Maple	12"	190	3	
12	Red Maple	10"	90	2	50% top dead, severe sunscald/borers
13	Red Maple	8"	80	2	severe sunscald/borers
14	White Pine	18"	170	2	in decline
15	White Pine	16"	140	3	
16	White Pine	16"	150	3	double leader
17	White Pine	16"	170	3	
18	Red Maple	10"	160	3	
19	White Pine	10"	190	3	
20	Red Maple	8"	150	3	
21	Green Ash	14"	590	1	50% dead- in decline
22	Green Ash	18"	1,050	3	
23	Green Ash	20"	1,070	3	
24	Pin Oak	16"	700	3	
25	Pin Oak	18"	1,000	3	
26	Sugar Maple	24"	1,250	1	50% dead; sun scald/borers
27	Green Ash	20"	680	3	
28	Hawthorn	4"	48	3	
29	Colorado Spruce	8"	54	3	
30	Austrian Pine	8"	110	2	
31	Green Ash	20"	740	3	
32	Green Ash	18"	600	2	
33	Green Ash	18"	670	3	
34	Green Ash	20"	750	2	
35	Green Ash	18"	580	3	
36	Crabapple	8"	160	1	50% dead
37	Green Ash	12"	450	2	
38	Green Ash	18"	450	1	severe decline
39	Honeylocust	12"	250	3	
40	Honeylocust	12"	250	3	
41	Green Ash	12"	300	2	in decline
42	Green Ash	16"	1,000	3	
43	Green Ash	24"	1,250	3	
44	Green Ash	10"	250	2	
45	Red Maple	12"	200	3	
46	Red Maple	8"	100	2	sun scald
47	Red Maple	8"	60	2	25% dieback
48	Green Ash	20"	1,000	3	

Total Canopy Area: 21,177 sf.

Tree Stand Delineation  
SCALE 1" = 30'-0"

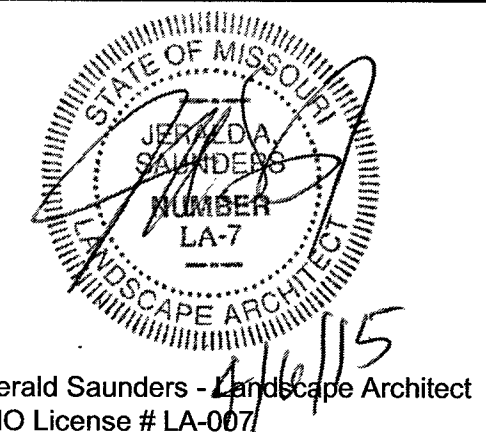
**LEGEND:**

Symbol	Description
	Existing Individual Tree
	Existing Off-Site Tree



**TREE PROTECTION DETAIL**  
n.t.s.

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong  
Certified Arborist MW-4826A  
*Douglas A. DeLong*



Consultants:

16300 Justus Post Road

Chesterfield, MO

**Revisions:**

Date	Description	No.
4/6/15	On-site only	1

Drawn: LWH  
Checked: JAS

**loomis Associates**  
Landscape Architects/Planners  
207 South 40 West Drive, Suite 105  
P.O. Box 1050, The Woodlands, TX 77380-0105  
www.loomisassociates.com  
Loomis Associates Inc.  
Missouri State Certificate of Authority # LAC #000019

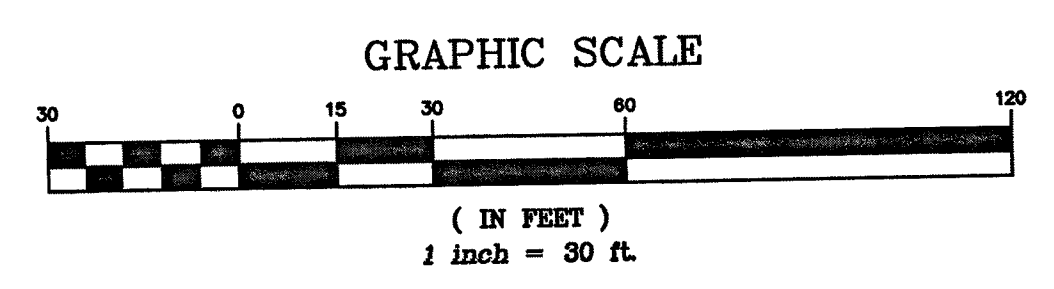
Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	6/6/14
Job #:	568.016



# ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND BEING LOT A AND PART OF LOT B OF CHESTERFIELD VILLAGE AS RECORDED IN PLAT BOOK 183, PAGE 95 LOCATED IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

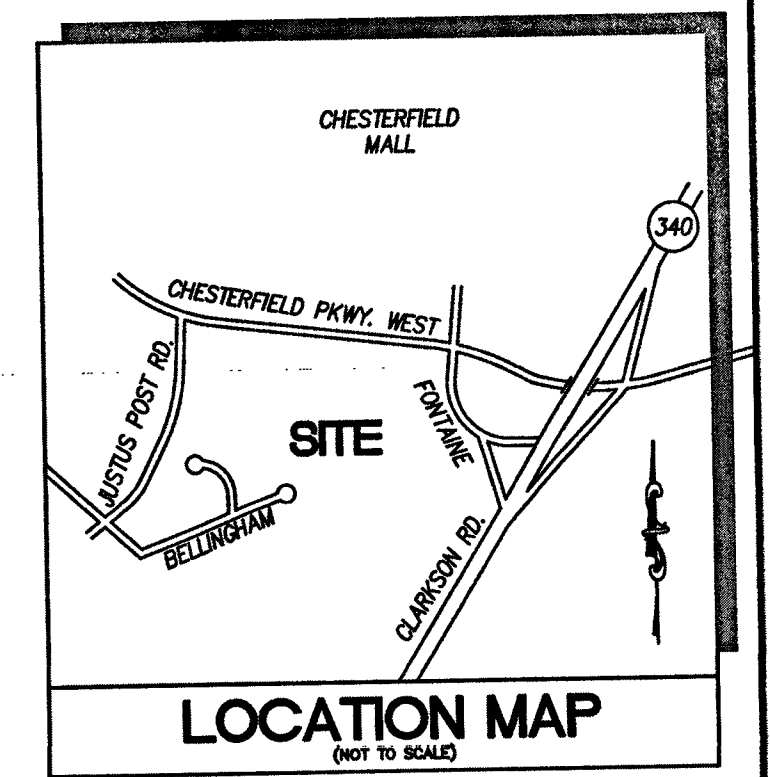
ABBREVIATIONS	
C.O.	— CLEANOUT
DR.	— DRED BOOK
EL.	— ELECTRIC
FL.	— FLOWLINE
FT.	— FEET
FND.	— FOUND
G.	— GAS
M.H.	— MANHOLE
N.O.P.	— NOW OR FORMERLY
PL.	— PLAT BOOK
PA.	— PAGE
P.O.B.	— POINT OF BEGINNING
P.O.C.	— POINT OF COMMENCEMENT
P.V.C.	— POLYVINYL CHLORIDE PIPE
R.C.P.	— REINFORCED CONCRETE PIPE
SQ.	— SQUARE
T.C.	— TELEPHONE CABLE
V.C.P.	— VERIFIED CLAY PIPE
W.	— WATER
(86W)	— RIGHT-OF-WAY WIDTH
M.S.	— MAIL BOX



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

**ST. LOUIS COUNTY BENCHMARK**  
12-165 - ELEV. 648.98 "STANDARD ALUMINUM DISK" STAMPED SL-31, SET ALONG THE WEST SIDE OF ELDRIDGE DRIVE, ACROSS THE NORTH DRIVE OF FIRST NATIONAL BANK, ACROSS 100' SOUTH OF STRECKER RD. & MONROE, PONTIAC, ILL.

**SITE BENCHMARK**  
OUT CROSS IN TRAFFIC SIGNAL MEDIAN AT S.W. QUADRANT OF CHESTERFIELD PARKWAY WEST AND NORTH 340 ON RAMP, AS SHOWN HEREON.



Title Notes:  
(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 1400623, with an effective date of February 11, 2014 at 8:00 a.m., Revised July 14, 2014 at 9:10 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple date thereof vested in:

JFR Corporation as to Parcel 1 and Chesterfield Village, Inc. as to Parcel 2

(3) Title Commitment No. 1400623 with Schedule B-Section 2 exceptions:

5. Sidewalk Easement dated March 22, 2004, between JFR Corporation and the City of Chesterfield recorded on March 24, 2004 in Book 15718 page 105. (Parcel 1) (SHOWN)

6. Terms, provisions, conditions, and easements according to Deed and Reciprocal Easements, Restrictions and Covenants recorded in Book 6768 page 790. Notice of Opening Date recorded in Book 6902 page 2342, First Amendment recorded in Book 7021 page 773, Second Amendment recorded in Book 7319 page 1257 and Third Amendment recorded in Book 10746 page 2409. (Parcel 1 & 2) (NOT SHOWN) Not surveyed related items.

7. Terms, provisions, conditions, and easements according to Easement, Restrictions and Operating Agreement recorded in Book 6768 page 526, First Amendment recorded in Book 7021 page 797, Second Amendment recorded in Book 7319 page 1275, Third Amendment recorded in Book 7619 page 1215, Fourth Amendment recorded in Book 7621 page 81 and as amended and restated by instrument recorded in Book 10746 page 2434. (Parcel 1 & 2) "NOT SHOWN" not of a plottable nature.

8. Restrictions, conditions, and easements according to plat thereof recorded in Plat Book 159 pages 96 and 97, Plat Book 178 pages 74 and 75 and Plat Book 183 pages 95 and instrument recorded in Book 6761 page 1652. (Parcel 1 & 2) (SHOWN)

9. Terms and provisions of the sewer agreement, including a provision for assessment, contained in the instrument recorded in Book 6741 page 2117. (Parcel 1 & 2) (NOT SHOWN) Not a survey related item.

10. Terms and provisions of the development plan according to the plat thereof recorded in Plat Book 155 pages 22 and 23, Plat Book 160 page 46, Plat Book 158 page 88, Plat Book 158 page 92, Plat Book 168 page 155, Plat Book 189 page 83 and Plat Book 197 page 94. (Parcel 1 & 2) (NOT SHOWN) Not a survey related item.

11. Terms and provisions of Ordinance No. 5465, 6815 and 6816 of St. Louis County, Missouri, a certified copy of which are recorded in Book 6473 page 2334, Book 6712 page 1421 and Book 6712 page 1445, respectively. (Parcel 1)

12. Easement(s) to Fee Fee Trunk Sewer line recorded in Book 6781 page 1684 and in Plat Book 158 pages 58 and 59. (Parcel 1 & 2) Note: Said Easement has been partially vacated by instrument recorded in Book 6861 page 2232. (SHOWN)

13. Easement granted to Union Electric Company, according to instrument recorded in Book 6789 page 795 and Book 7146 page 1154. (Parcel 1 & 2) (SHOWN)

14. Easement Agreement by and among JFR Corporation, a Missouri Corporation and Chesterfield MTBB Corporation, a Missouri Corporation according to instrument recorded in Book 7109 page 1473. (Parcel 1 & 2) (Partially released by instrument recorded in Book 8492 page 594) "NOT SHOWN" Parking Area and Common Area easements are blank in nature.

15. An easement for the purpose herein stated and incidental purposes, as disclosed by an instrument recorded in Book 8492 page 585. For: Permanent drainage and temporary construction (Parcel 1) (shown)

16. An easement for the purpose herein stated and incidental purposes, as disclosed by an instrument recorded in Book 8719 page 1641. For: Permanent drainage and temporary construction (under Cause No. 600120, Report of Commissioners being recorded in said Book and Page). (Parcel 1 & 2) (SHOWN)

17. Terms and Provisions as set out in Ordinance #7014, a certified copy of which is recorded in Book 6768 page 795. (Parcel 1) "NOT SHOWN" Document not provided

18. Easement granted to the St. Louis County Water Company, according to instrument recorded in Book 8580 page 1338, Book 8592 page 2290 and in Book 11798 page 1684. (Parcel 1) (NOT SHOWN) Easements do not affect the subject parcels.

19. Indenture of covenants and restrictions according to instrument recorded in Book 7972 page 627 and as amended by instrument recorded in Book 12820 page 2037. (Parcel 1 & 2) "NOT SHOWN" No easements created.

20. Easement granted to the St. Louis County Water Company, according to instrument recorded in Book 8846 page 2042. (Parcel 2) (SHOWN)

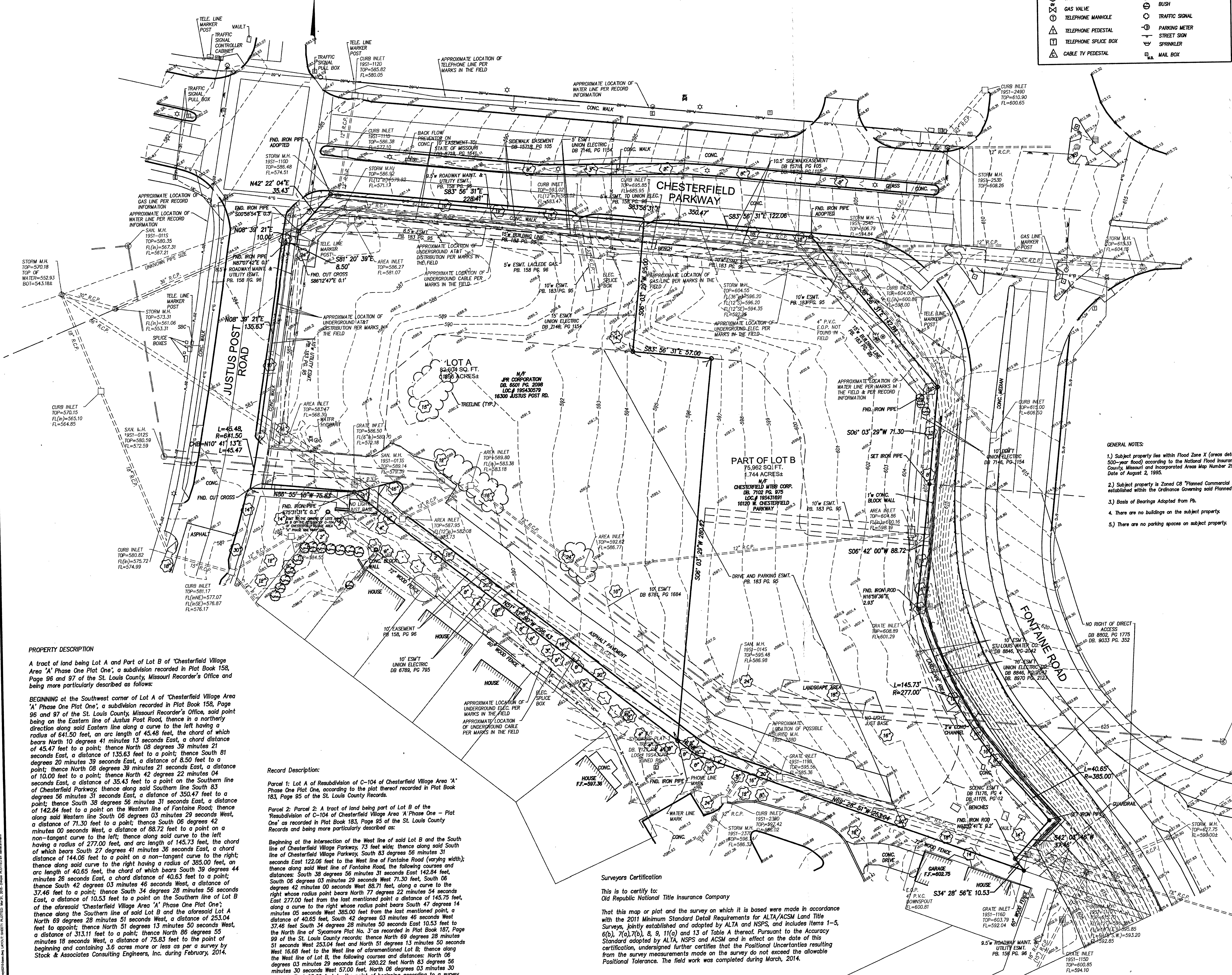
21. Easement granted to Union Electric Company according to instrument recorded in Book 8870 page 2123. (Parcel 2) (SHOWN)

22. Limitation of Rights of direct access by the instrument recorded in Book 9033 page 352. (Parcel 2) (SHOWN)

23. Limited Access Easement for Right of Way for State Highway 340, and right to construct and maintain a drainage structure by condemnation Sur No. 000120 as recorded in Book 8802 page 1775. (Parcel 2) (SHOWN)

24. Seismic Easement between Chesterfield MTBB Corp. and The Sachs Fund Trust recorded on May 28, 1997 in Book 11176 pages 4 and 12. (Parcel 2) (SHOWN)

25. Sidewalk Easement dated March 22, 2004 between Chesterfield MTBB Corp. and City of Chesterfield recorded on March 24, 2004 in Book 15718 page 113. (Parcel 2) (SHOWN)



**PROPERTY DESCRIPTION**  
A tract of land being Lot A and Part of Lot B of Chesterfield Village Area 'A' Phase One Plat One, a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office and being more particularly described as follows:

**BEGINNING** at the Southwest corner of Lot A of Chesterfield Village Area 'A' Phase One Plat One, a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office, said point being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 641.50 feet, an arc length of 45.48 feet, the chord of which bears North 10 degrees 41 minutes 13 seconds East, a chord distance of 10.00 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 135.63 feet to a point; thence South 81 degrees 20 minutes 39 seconds East, a distance of 8.50 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 42 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway; thence along said Southern line South 83 degrees 08 minutes 08 seconds East, a distance of 350.47 feet to a point; thence South 38 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road; thence along said Western line South 08 degrees 03 minutes 29 seconds East, a distance of 71.30 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, a distance of 88.72 feet to a point on a non-tangent curve to the left, thence along said curve to the left, having a radius of 277.00 feet, an arc length of 145.73 feet, the chord of which bears South 27 degrees 41 minutes 36 seconds East, a chord distance of 144.06 feet to a point on a non-tangent curve to the right, thence along said curve to the right having a radius of 385.00 feet, an arc length of 40.65 feet, the chord of which bears South 39 degrees 44 minutes 28 seconds East, a chord distance of 40.63 feet to a point; thence South 42 degrees 03 minutes 46 seconds West, a distance of 37.46 feet to a point; thence South 34 degrees 28 minutes 56 seconds East, a distance of 10.53 feet to a point on the Southern line of Lot B of the aforesaid Chesterfield Village Area 'A' Phase One Plat One; thence along the Southern line of said Lot B and the aforesaid Lot A North 69 degrees 28 minutes 51 seconds West, a distance of 253.04 feet to a point; thence North 51 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.6 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.

**Record Description:**  
Parcel 1: Lot A of Resubdivision of C-104 of Chesterfield Village Area 'A' Phase One Plat One, according to the plat thereof recorded in Plat Book 183, Page 95 of the St. Louis County Records.  
Parcel 2: Parcel 2: A tract of land being part of Lot B of the Resubdivision of C-104 of Chesterfield Village Area 'A' Phase One - Plat One' as recorded in Plat Book 183, Page 95 of the St. Louis County Records and being more particularly described as:  
Beginning at the intersection of the West line of said Lot B and the South line of Chesterfield Village Parkway, 75 feet wide; thence along said South line of Chesterfield Village Parkway, South 83 degrees 56 minutes 31 seconds East 122.08 feet to the West line of Fontaine Road (varying width); thence along said West line of Fontaine Road, the following courses and distances: South 38 degrees 56 minutes 31 seconds East 142.84 feet, South 08 degrees 03 minutes 29 seconds West 71.30 feet, South 06 degrees 42 minutes 00 seconds West 88.72 feet, along a curve to the right whose radius point bears North 77 degrees 22 minutes 54 seconds East, a distance of 145.73 feet, the chord of which bears South 27 degrees 41 minutes 36 seconds East, a distance of 144.06 feet to the right whose radius point bears South 47 degrees 14 minutes 05 seconds West 385.00 feet from the last mentioned point, a distance of 40.65 feet, the chord of which bears South 39 degrees 44 minutes 28 seconds West, a distance of 37.46 feet, the chord of which bears South 34 degrees 28 minutes 56 seconds East, a distance of 10.53 feet to the North line of Sycamore Plot No. 3 as recorded in Plat Book 187, Page 99 of the St. Louis County Records; thence North 69 degrees 28 minutes 51 seconds West 253.04 feet and North 51 degrees 13 minutes 50 seconds West 313.11 feet to the West line of aforesaid Lot B; thence along the West line of Lot B, the following courses and distances: North 08 degrees 03 minutes 29 seconds East 350.47 feet North 83 degrees 56 minutes 31 seconds West 57.00 feet, North 06 degrees 03 minutes 30 seconds East 95.00 feet to the point of beginning according to a survey by Votz, Inc. during May, 1997.

**Surveyors Certification**  
This is to certify to:  
Old Republic National Title Insurance Company  
That this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b), 8, 9, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standard adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. The field work was completed during March, 2014.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC 22-2  
By: *[Signature]* 4/07/15  
Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED FOR:  
BRINKMANN CONSTRUCTORS  
16650 CHESTERFIELD GROVE RD. STE. 100  
CHESTERFIELD, MO. 63005  
PHONE: (636) 537-9700

ATLA/ACSM LAND TITLE SURVEY  
**16300 JUSTUS POST ROAD**  
CITY OF CHESTERFIELD, MISSOURI

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9100  
e-mail: jeh@stockandassociates.com  
Web: www.stockandassociates.com

REVISIONS:  
1 00000000-  
DRAWN BY: J.E. CHECKED BY: D.M.E.  
DATE: 03/11/2014 JOB NO: 213-5216  
SCALE: P BASE MAP: 1/8"  
S.L.C. MAP # XXXX  
M.D.R. # XXXX  
M.C. XXXXXX

SHEET TITLE:  
ALTA/ACSM LAND TITLE SURVEY  
SHEET NO.:  
SHEET 1

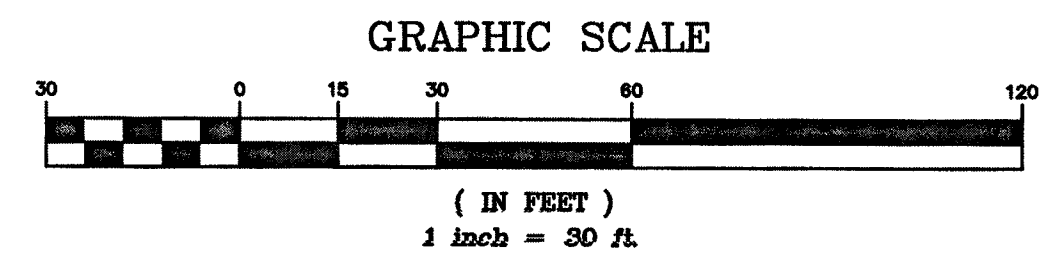


# ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND BEING LOT A AND PART OF LOT B OF CHESTERFIELD VILLAGE AS RECORDED IN PLAT BOOK 183, PAGE 95 LOCATED IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**ABBREVIATIONS**

C.O.	- CLOUT
DB	- DEED BOOK
EL	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
MAL	- MANHOLE
M/F	- MARK OF FORMERLY
PL	- PLAT BOOK
P.B.	- PLAT BOOK
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VERIFIED CLAY PIPE
W	- WATER
(W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

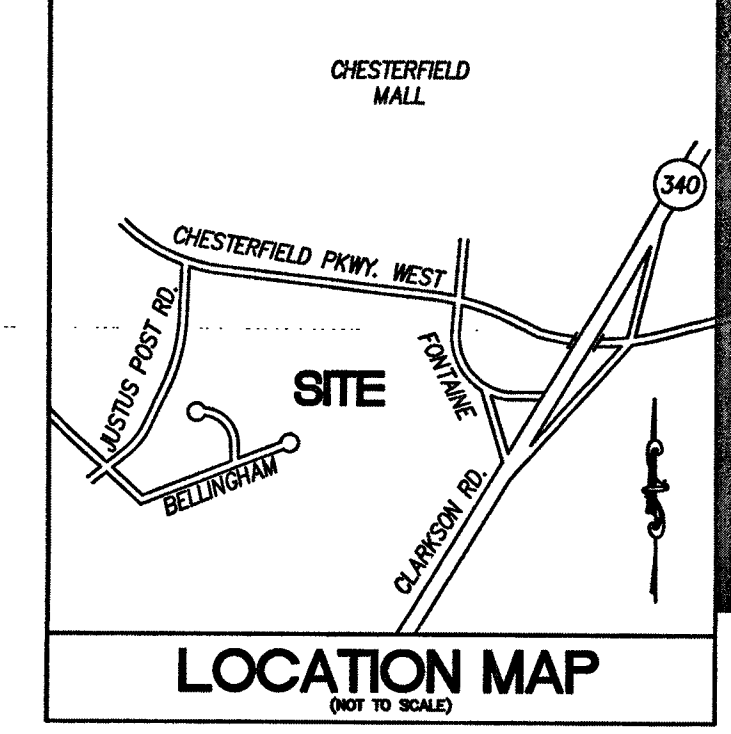


**LEGEND**

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

**ST. LOUIS COUNTY BENCHMARK**  
12-165 - ELEV. 646.89 STANDARD ALUMINUM DISK STAMPED S-C-31 SET ALONG THE WEST SIDE OF ELDRIDGE DRIVE, ACROSS THE NORTH DRIVE OF FIRST NATIONAL BANK, APPROX. 100' SOUTH OF STROCKER RD. & MCARDIE POINTE DR.

**SITE BENCHMARK**  
CUT CROSS IN TRAFFIC SIGNAL MEDIAN AT S.W. QUADRANT OF CHESTERFIELD PARKWAY WEST AND HIGHWAY 340 ON RAMP, AS SHOWN HEREON.



**Title Notes:**

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 1400623, with an effective date of February 11, 2014 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- (2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is the effective date thereof vested in:  
A.G. Edwards & Sons, Inc.
- (3) Title Commitment No. 1400623 with Schedule B-Section 2 exceptions:

5. Sidewalk Easement dated March 22, 2004, between JPR Corporation and the City of Chesterfield recorded on March 24, 2004 in Book 15718 page 105. (Parcel 1) (SHOWN)
6. Terms, provisions, conditions, and easements according to Deed and Reciprocal Easements, Restrictions and Covenants recorded in Book 6768 page 790, Notice of Opening Date recorded in Book 6802 page 2342, First Amendment recorded in Book 7029 page 773, Second Amendment recorded in Book 7379 page 1257 and Third Amendment recorded in Book 10746 page 2409. (Parcel 1 & 2) (NOT SHOWN) Not survey related items.
7. Terms, provisions, conditions, and easements according to Easement, Restriction and Operating Agreement recorded in Book 6768 page 926, First Amendment recorded in Book 7021 page 797, Second Amendment recorded in Book 7379 page 1276, Third Amendment recorded in Book 7621 page 61 and as amended and restated by instrument recorded in Book 10746 page 2434. (Parcel 1 & 2)
8. Restrictions, conditions, and easements according to plat thereof recorded in Plat Book 158 pages 96 and 97, Plat Book 178 pages 74 and 75 and Plat Book 183 page 95 and instrument recorded in Book 6761 page 1652. (Parcel 1 & 2) (SHOWN)
9. Terms and provisions of the sewer agreement, including a provision for assessment, contained in the instrument recorded in Book 6741 page 2117. (Parcel 1 & 2) (NOT SHOWN) Not a survey related item.
10. Terms and provisions of the development plan according to the plat thereof recorded in Plat Book 155 pages 22 and 23, Plat Book 180 page 46, Plat Book 183 page 98, Plat Book 185 page 92, Plat Book 189 page 15, Plat Book 189 page 83 and Plat Book 197 page 94. (Parcel 1 & 2) (NOT SHOWN) Not a survey related item.
11. Terms and provisions of Ordinance No. 5465, 6815 and 6816 of St. Louis County, Missouri, a certified copy of which are recorded in Book 6473 page 2334, Book 6712 page 1421 and Book 6712 page 1445, respectively. (Parcel 1)
12. Easement(s) to Fee Fee Truck Sewer Inc. recorded in Book 6781 page 1684 and in Plat Book 138 pages 58 and 59. (Parcel 1 & 2)  
Note: Said Easement has been partially vacated by instrument recorded in Book 6861 page 2232. (SHOWN)
13. Easement granted to Union Electric Company, according to instrument recorded in Book 6789 page 795 and Book 7146 page 1154. (Parcel 1 & 2) (SHOWN)
14. Easement Agreement by and among JPR Corporation, a Missouri Corporation and Chesterfield MTB Corporation, a Missouri Corporation according to instrument recorded in Book 7109 page 1473. (Parcel 1 & 2) (Partially released by instrument recorded in Book 8492 page 594) (NOT SHOWN) Not of a plottable nature.
15. An easement for the purpose herein stated and incidental purposes, as disclosed by an instrument recorded in Book 8492 page 585. For: Permanent drainage and temporary construction (Parcel 1) (SHOWN)
16. An easement for the purposes herein stated and incidental purposes, as disclosed by an instrument recorded in Book 8719 page 1641. For: Permanent drainage and temporary construction (under Cause No. 600120, Report of Commissioner's being recorded in said Book and Page). (Parcel 1 & 2) (SHOWN)
17. Terms and Provisions as set out in Ordinance #7014, a certified copy of which is recorded in Book 6766 page 795. (Parcel 1)
18. Easement granted to the St. Louis County Water Company, according to instrument recorded in Book 8500 page 1336, Book 8592 page 2290 and in Book 11786 page 1684. (Parcel 1) (NOT SHOWN) Easements do not affect the subject parcels.
19. Indenture of covenants and restrictions according to instrument recorded in Book 7972 page 627 and as amended by instrument recorded in Book 12820 page 2037. (Parcel 1 & 2) (NOT SHOWN) Not a survey related item.
20. Easement granted to the St. Louis County Water Company, according to instrument recorded in Book 8848 page 2042. (Parcel 2) (SHOWN)
21. Easement granted to Union Electric Company, according to instrument recorded in Book 8970 page 2123. (Parcel 2) (SHOWN)
22. Limitation of Rights of Direct Access by the instrument recorded in Book 9033 page 352. (Parcel 2) (SHOWN)
23. Limited Access Easement for Right of Way for State Highway 340, and right to construct and maintain a drainage structure by Condemnation Suit No. 600120 as recorded in Book 8802 page 1775. (Parcel 2) (SHOWN)
24. Scenic Easement between Chesterfield MTB Corp. and The Sachs Fund Trust recorded on May 29, 1997 in Book 11176 pages 4 and 12. (Parcel 2) (SHOWN)
25. Sidewalk Easement dated March 22, 2004 between Chesterfield MTB Corp. and City of Chesterfield recorded on March 24, 2004 in Book 15718 page 113. (Parcel 2) (SHOWN)

**Description:**

Parcel 1: Lot A of Resubdivision of C-104 of Chesterfield Village Area 'A' Phase One Plat One, according to the plat thereof recorded in Plat Book 183, Page 95 of the St. Louis County Records.

Parcel 2:

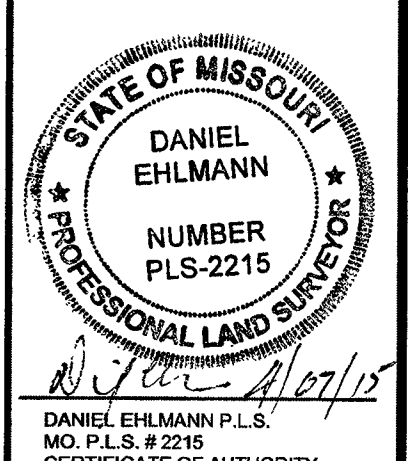
**GENERAL NOTES:**

1. Subject property lies within Flood Zone X (area determined to be outside the 500-year flood) according to the National Flood Insurance Map for St. Louis County, Missouri and Incorporated Areas Map Number 23188C0139 H with an Effective Date of August 2, 1995.
2. Subject property is Zoned C6 "Planned Commercial District" and regulations are established within the Ordinance Governing said Planned District.
3. Basis of Bearings Adopted from Pl.
4. There are no buildings on the subject property.
5. There are no parking spaces on subject property.

**PREPARED BY:**  
BRINKMANN CONSTRUCTORS  
16650 CHESTERFIELD GROVE RD. STE. 100  
CHESTERFIELD, MO. 63005  
PHONE: (636) 537-9700

PREPARED BY:  
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e-mail: general@stockinc.com  
Web: www.stockinc.com

ALTA/ACSM LAND TITLE SURVEY  
**16300 JUSTUS POST ROAD**  
CITY OF CHESTERFIELD, MISSOURI



**REVISIONS:**

1	00000000
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**DRAWN BY:** J.K. **CHECKED BY:** D.M.E.  
**DATE:** 03/11/2014 **JOB NO.:** 213-2515  
**M.S.D. #:** PXXXXXX **BASE MAP #:** 195  
**S.L.G. PART #:** XXXX **HAT S.L.P. #:** XXXXXX  
**BLANK #:** MO-XXXXXX

**SHEET TITLE:**  
ALTA/ACSM LAND TITLE SURVEY

**SHEET NO.:**  
SHEET 2