



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

Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: April 27, 2009

From: Charlie Campo, AICP Project Planner Mara Perry, AICP Senior Planner

Location: 143 Long Road

Applicant: Jack Wolf

Description: **143 Long Road:** A Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 0.5 acre tract of land zoned "PI" Planned Industrial District located 0.1 mile south of the intersection of Chesterfield Airport Rd. and Long Rd.

PROPOSAL SUMMARY

Jack Wolf has submitted a Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The project is located at 143 Long Road on a 0.5 acre tract of land that is current zoned "PI" Planned Industrial District. The proposal includes a one (1) story 4,290 square foot medical office.

LAND USE AND ZONING HISTORY OF THE SITE

A portion of the site was zoned "M-3" Planned Industrial District prior to the incorporation of the City of Chesterfield. A strip along the north site of the property was zoned "PI" Planned Industrial District under City of Chesterfield Ordinance Number 1454. On June 19, 2006, this parcel was rezoned from "M-3" and "PI" Planned Industrial District to "PI" Planned Industrial District via City of Chesterfield Ordinance Number 2278. On January 21, 2009, Ordinance 2278 was repealed and replaced with Ordinance Number 2510 which currently governs the site.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning	Subdivision Name
North	Vacant	"M-3" Planned Industrial	NA
South	Fire Station	"PC" Planned Commercial	Monarch FPD
East	Recreational	"PI" Planned Industrial	Pohlman Ind.
West	Day Care	"PI" Planned Industrial	Chesterfield Bus. Pk.



STAFF ANALYSIS

- Zoning**

The subject site is currently zoned "PI" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 2510. The submittal was reviewed against and adheres to the requirements of the governing ordinance and all applicable Zoning Ordinance requirements.
- Traffic/Access and Circulation**

The proposal calls for a one-story 4,290 square foot office structure. Access to the site will be provided from one (1) entrance on Long Road. Cross access easements have been provided for the properties to the north and south and extending to Long Road. A variance to the City's access management requirements found in Chapter 26 article III of the City Code has been granted by the Director of Planning and Public Works,

to reduce the driveway throat length to 45 feet as shown, in lieu of the required 80 feet.

- **Open Space**

The proposed Site Development Plan indicates 36% open space which exceeds the minimum required open space of 30% per City of Chesterfield Ordinance 2510.

- **Landscaping and Tree Preservation**

There are currently no trees existing on this site, therefore a tree preservation plan and tree stand delineation were not required. A Landscape Plan has been submitted and meets all the requirements of the City of Chesterfield Landscape and Tree Preservation Requirements. All trees shown on the landscape plan are included on the City's recommended tree list. The City's Arborist reviewed the landscape plan and had no additional comments.

- **Lighting**

The lighting plan depicts the building lighting and parking lot lighting for this site. The light standards are 14 feet in height and adhere to the City of Chesterfield Light Ordinance requirements.

- **Parking**

The proposed uses on the site are office and medical office. The parking requirement for office in this district is 3 1/3 spaces per 1000 square feet of gross floor area. The parking requirement for medical office is four (4) spaces for every doctor, and one (1) space for every additional employee. The current proposal is for 2977 square feet of medical office with 2 doctors and 5 employees and 1638 square feet of office. Therefore, a minimum of 19 spaces are required and shown on the plan.

- **Signage**

The location of a monument sign is shown on the Site Development Plan for approval of its location on the site. Staff has reviewed the proposed location and there are no site distance issues.

ARCHITECTURAL REVIEW

This project was reviewed by the Architectural Review Board on February 12, 2009. The Architectural Review Board made a motion to forward the project for approval with the following recommendations and outstanding issues:

1. Additional landscaping of low hedges to buffer the parking lot from the roadway.
2. Verify that trash enclosure materials match the building.
3. The quoin design on the columns is shown on the front of columns only and is not carried through around the columns and building.

4. Delineate material that will be used over the door behind the entry portico.
5. Material samples not provided.
6. Addition of sills under the windows.
7. Placement of the A/C unit on the site and screening of same.
8. Indicate the location of downspouts.
9. The perspective and the elevation submitted are not in agreement.

The motion was approved with a vote of 5-0.

The petitioner has submitted revised plans, elevations and an architectural rendering along with material samples which address all of the comments made by the Architectural Review Board.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations and has found them to be in conformance with the Comprehensive Plan, Zoning Ordinance and City of Chesterfield Ordinance number 2510.

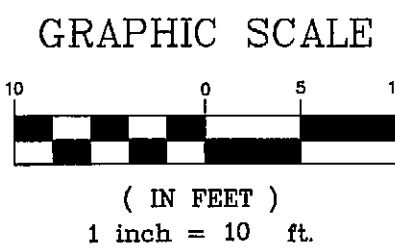
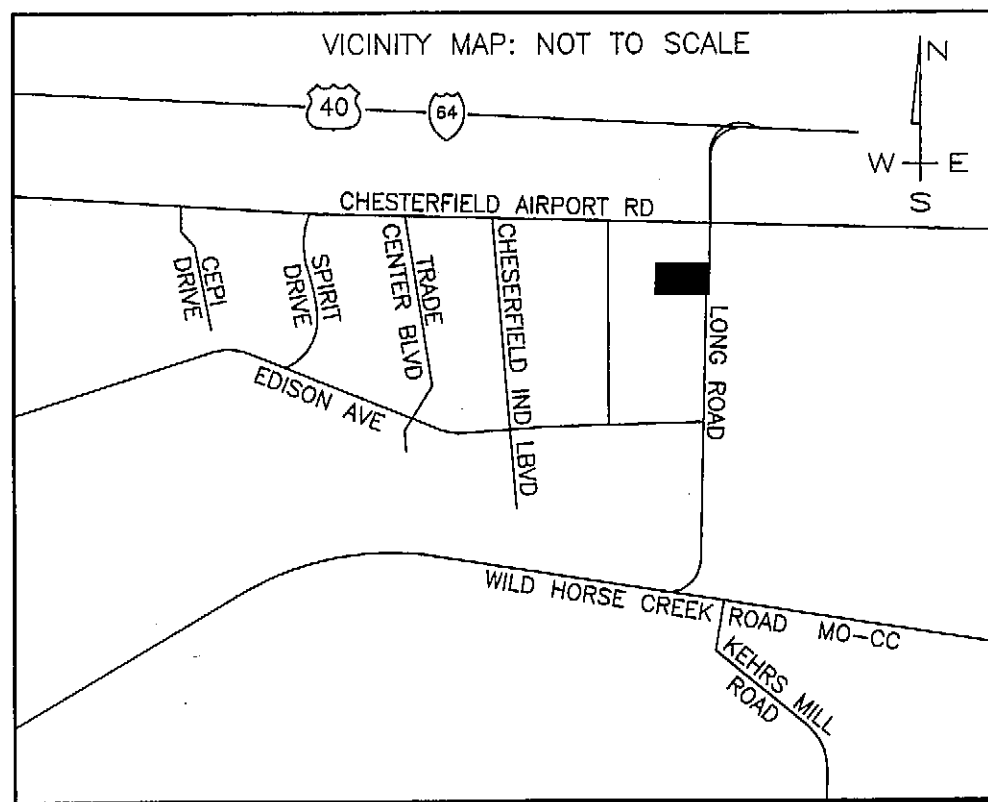
MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

1. "I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for 143 Long Road."
2. "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for 143 Long Road with the following conditions..."(Conditions may be added, eliminated, altered or modified).

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Site Development Plan
Landscape Plan
Lighting Plan
Architectural Elevations



SITE DEVELOPMENT PLAN
FOR JACK WOLF AT 143 LONG ROAD
PART OF LOT 2 OF DAMIAN KROENUNG ESTATE,
US SURVEY 1010, TWP 45 N, RNG 4 E AND
OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK,
ST. LOUIS COUNTY, MISSOURI

PROPERTY N/F
 OWEN R WEEKS ETAL
 7320/1204
 ZONED M3
 S89°47'37"W 164.87' (M)

LEGEND

- = FOUND IRON PIPE
- = UTILITY POLE
- = FLOWLINE CULVERT
- = HANDICAP PARKING SIGN
- = PROPOSED LIGHT POLE, 14' HEIGHT
- = PROPOSED FIRE HYDRANT
- = MEASURED DATA
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- = DEED DATA
- = A/C UNIT TO BE SCREENED BY LANDSCAPING
- = EXISTING CONTOUR
- = PROPOSED CONTOUR
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- = MSD PRESSURE MAIN

LINE TABLE		
L1(R&M)	N89°35'42"E	8.01'
L2(M)	S89°47'09"W	14.01'

NORTH PER RECORD PLAT
 A SUBDIVISION OF A TRACT OF LAND BEING PART
 OF LOT 2 OF DAMIAN KROENUNG ESTATES

"URBAN PROPERTY"

REFERENCES:

- 1) LEGAL DESCRIPTION BK. 17649 PG. 4421
- 2) RECORD PLAT A SUBDIVISION OF A TRACT OF LAND BEING PART OF LOT 2 OF DAMIAN KROENUNG ESTATES PB. 350 PG. 93
- 3) CHESTERFIELD BUSINESS PARK PB. 347 PG. 697
- 4) ST. LOUIS COUNTY PLANS PROJECT AR-863(B)
- 5) S.U.P. NO. 79-170-B3: HT-1563

RECORD LEGAL DESCRIPTION
 BOOK 17649 PAGE 4421

A TRACT OF LAND BEING PART OF LOT 2 OF PARTITION OF DAMIAN KROENUNG ESTATES, IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND PART OF OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK RECORDED IN PLAT BOOK 347 PAGE 697 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING ON THE WEST RIGHT OF WAY LINE OF LONG ROAD, VARYING WIDTH, BEING DISTANT NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST 8.01 FEET FROM THE NORTHEAST CORNER OF LOT B OF A SUBDIVISION OF A TRACT OF LAND BEING PART OF LOT 2 OF DAMIAN KROENUNG ESTATES RECORDED IN PLAT BOOK 350 PAGE 93 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE ALONG SAID WEST LINE OF LONG ROAD, NORTH 01 DEGREES 34 MINUTES 03 SECONDS EAST 99.26 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF A 14 FOOT WIDE DEDICATION STRIP PER SAID CHESTERFIELD BUSINESS PARK, PLAT BOOK 347 PAGE 697; THENCE LEAVING SAID WEST LINE OF LONG ROAD, SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST 14.01 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID 14 FOOT DEDICATION STRIP; THENCE ALONG THE WEST LINE OF SAID 14 FOOT DEDICATION STRIP, NORTH 01 DEGREES 19 MINUTES 13 SECONDS EAST 25.19 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID 14 FOOT DEDICATION STRIP; THENCE SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST 164.87 FEET TO AN IRON PIPE BEING THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE SOUTH 01 DEGREES 06 MINUTES 45 SECONDS WEST 25.21 FEET TO AN IRON PIPE; THENCE SOUTH 01 DEGREES 30 MINUTES 29 SECONDS WEST 99.85 FEET TO AN IRON PIPE LYING ON THE NORTH LINE OF SAID LOT B, PLAT BOOK 350 PAGE 93, SAID PIPE ALSO BEING THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE ALONG SAID NORTH LINE OF LOT B, NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST 178.70 FEET TO THE POINT OF BEGINNING.

MEASURED LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 2 OF PARTITION OF DAMIAN KROENUNG ESTATES, IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND PART OF OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK RECORDED IN PLAT BOOK 347 PAGE 697 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING ON THE WEST LINE OF A 14 FOOT STRIP OF LAND SOLD TO ST. LOUIS COUNTY, BEING DISTANT SOUTH 89 DEGREES 35 MINUTES 42 SECONDS WEST 6.00 FEET FROM THE NORTHEAST CORNER OF LOT B OF A SUBDIVISION OF A TRACT OF LAND BEING PART OF LOT 2 OF DAMIAN KROENUNG ESTATES RECORDED IN PLAT BOOK 350 PAGE 93 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE ALONG THE WEST LINE OF SAID 14 FOOT STRIP, NORTH 01 DEGREES 05 SECONDS EAST 99.31 FEET TO SOUTHWEST CORNER OF A 14 FOOT WIDE DEDICATION STRIP PER SAID CHESTERFIELD BUSINESS PARK, PLAT BOOK 347 PAGE 697; THENCE ALONG THE WEST LINE OF SAID 14 FOOT WIDE STRIP PER PLAT BOOK 347 PAGE 697, NORTH 01 DEGREES 19 MINUTES 13 SECONDS EAST 25.19 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID 14 FOOT DEDICATION STRIP; SAID PIPE BEING THE NORTHEAST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST 164.87 FEET TO AN IRON PIPE BEING THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE SOUTH 01 DEGREES 06 MINUTES 45 SECONDS WEST 25.21 FEET TO AN IRON PIPE; THENCE SOUTH 01 DEGREES 30 MINUTES 29 SECONDS WEST 99.85 FEET TO AN IRON PIPE LYING ON THE NORTH LINE OF SAID LOT B, PLAT BOOK 350 PAGE 93, SAID PIPE ALSO BEING THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE ALONG SAID NORTH LINE OF LOT B, NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST 184.69 FEET TO THE POINT OF BEGINNING.

EASEMENT/EXCEPTION NOTES

- 1) 10' WIDE EASEMENT GRANTED TO MSD BY INSTRUMENT RECORDED IN BOOK 8390 PAGE 1373.
- 2) RIGHT OF WAY OF LONG ROAD EXCEPTED FROM SUBJECT PROPERTY RECORDED IN BOOK 17747 PAGE 1222.

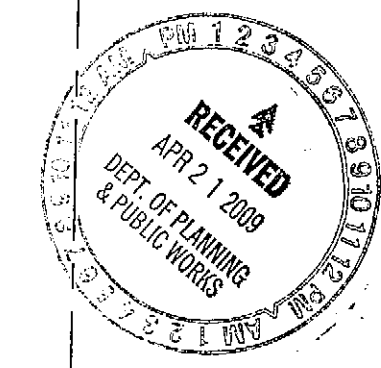
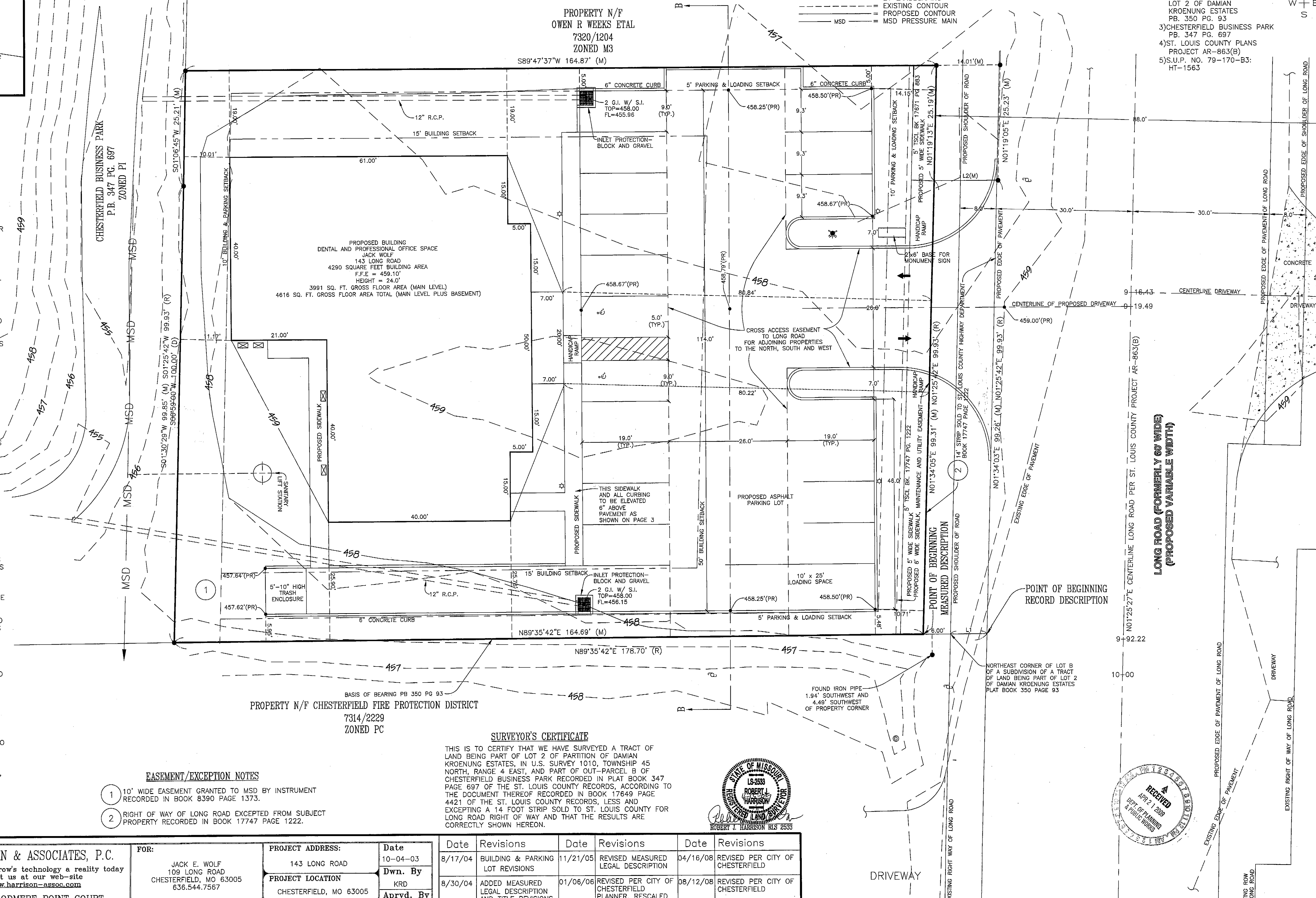
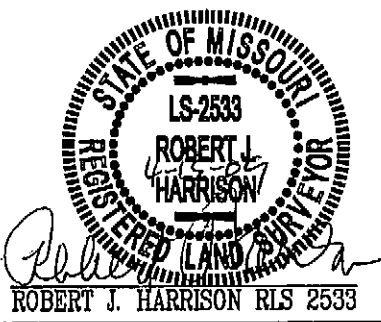
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FOR:	JACK E. WOLF 109 LONG ROAD CHESTERFIELD, MO 63005 636.544.7567	PROJECT ADDRESS:	143 LONG ROAD	Date	10-04-03
DRAWING NAME	LONG-R04-07-09.DWG	PROJECT LOCATION	CHESTERFIELD, MO 63005	Dwn. By	KRD
		PROJECT NAME	LONG ROAD SITE PLAN	Aprvd. By	RJH
				Scale	1" = 10'

Date	Revisions	Date	Revisions	Date	Revisions
8/17/04	BUILDING & PARKING LOT REVISIONS	11/21/05	REVISED MEASURED LEGAL DESCRIPTION	04/16/08	REVISED PER CITY OF CHESTERFIELD
8/30/04	ADDED MEASURED LEGAL DESCRIPTION AND TITLE REVISIONS	01/06/06	REVISED PER CITY OF CHESTERFIELD PLANNER, RESCALED PLAN	08/12/08	REVISED PER CITY OF CHESTERFIELD
11/02/05	ADDED ADDITIONAL PROPERTY, PARKING LOT REDESIGN	03/28/06	REVISED PER CITY OF CHESTERFIELD PLANNER, REDESIGNED STORM DRAINAGE	03/17/09	REVISED PER CITY OF CHESTERFIELD
				04/07/09	REVISED PER ST. LOUIS COUNTY HIGHWAY DEPT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE SURVEYED A TRACT OF LAND BEING PART OF LOT 2 OF PARTITION OF DAMIAN KROENUNG ESTATES, IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND PART OF OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK RECORDED IN PLAT BOOK 347 PAGE 697 OF THE ST. LOUIS COUNTY RECORDS, LESS AND EXCEPTING A 14 FOOT STRIP SOLD TO ST. LOUIS COUNTY FOR LONG ROAD RIGHT OF WAY AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.



NORTH PER RECORD PLAT
A SUBDIVISION OF A TRACT OF LAND BEING PART
OF LOT 2 OF DAMIAN KROENUNG ESTATES

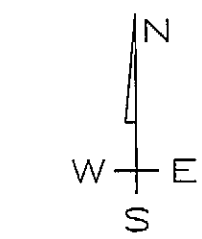
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OWEN R WEEKS ETAL
7320/1204

S89°47'37"W 164.87' (M)

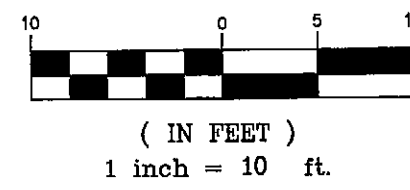


LEGEND

- FOUND IRON PIPE
- UTILITY POLE
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- HANDICAP PARKING SIGN
- PROPOSED LIGHT POLE, 14' HEIGHT
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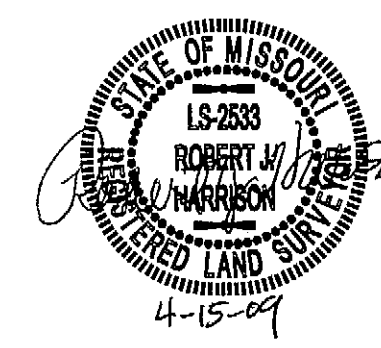
LINE TABLE		
L1(R&M)	N89°35'42"E	8.01'
L2(M)	S89°47'09"W	14.01'

GRAPHIC SCALE



SURVEYOR'S NOTES

- SUBJECT PROPERTY TOTAL ACREAGE: 0.50 ACRE
SUBJECT PROPERTY TOTAL SQUARE FEET: 20549 SQ. FT.
- SUBJECT PROPERTY HAS BEEN REZONED TO ZONING P1, PLANNED INDUSTRIAL.
- 19 PARKING SPACES INCLUDING 2 HANDICAP SPACE AND 1 LOADING SPACE TO BE LOCATED ON SUBJECT PROPERTY.
- NO TREES ON SUBJECT PROPERTY AT TIME OF SURVEY.
- THIS PROPERTY HAS BEEN SURVEYED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS, AND LAND SURVEYORS.
- BENCHMARK: MANHOLE 17U4-0085, ELEVATION 462.68'. MANHOLE IS LOCATED ALONG PRIVATE ROAD THAT RUNS ALONG THE NORTH PROPERTY LINE OF PROPERTY WHOSE ADDRESS IS 140 LONG ROAD. SAID MANHOLE IS APPROXIMATELY 100' EAST OF THE INTERSECTION OF LONG ROAD AND SAID PRIVATE ROAD.
- REQUESTED LAND USE FOUND IN SECTION 1003.150 4.(2)(gg) AND (h) OF THE CITY OF CHESTERFIELD ZONING ORDINANCES.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED IMPROVEMENTS WILL CONFORM TO RELATED ST. LOUIS COUNTY CAPITAL IMPROVEMENT PROJECT NO. AR-863.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.



PARKING CALCULATIONS

- OPEN SPACE CALCULATION:
OPEN SPACE AREA = 7447 SQ. FT. (0.17 ACRE)
TOTAL LOT AREA = 20549 SQ. FT. (0.47 ACRE)
OPEN SPACE PERCENTAGE = 36.24%
- PARKING CALCULATIONS:
GROSS FLOOR AREA = 4616 SQ. FT.
DENTAL OFFICE AREA: 2977.6 SQ. FT. X 4.5/1000 SQ. FT. = 13.40 PARKING SPACES
OR MAXIMUM STAFF OF 2 DENTISTS AND 5 AUXILIARIES = 4+4+5 = 13 PARKING SPACES
RENTAL OFFICE AREA: 1638.1 SQ. FT. X 3.33/1000 SQ. FT. = 5.46 PARKING SPACES
TOTAL PARKING REQUIRED: 18.86 PARKING SPACES
TOTAL PARKING PROVIDED: 19.0 PARKING SPACES
- FLOOR AREA RATIO (F.A.R.) = 4616 SQ. FT. / 20549 SQ. FT. = .225 (INCLUDING BASEMENT)
FLOOR AREA RATIO (F.A.R.) = 3991 SQ. FT. / 20549 SQ. FT. = .194 (MAIN LEVEL ONLY)

PROPERTY N/F CHESTERFIELD FIRE PROTECTION DISTRICT
7314/2229

AREA = 0.03 ACRE
Q100yr. = 0.14 cfs(PI=4.77)

AREA = 0.02 ACRE
Q100yr. = 0.11 cfs(PI=5.6)

AREA = 0.06 ACRE
Q100yr. = 0.34 cfs(PI=5.6)

AREA = 0.02 ACRE
Q100yr. = 0.11 cfs(PI=5.6)

AREA = 0.09 ACRES
Q100yr. = 0.43 cfs(PI=4.77)

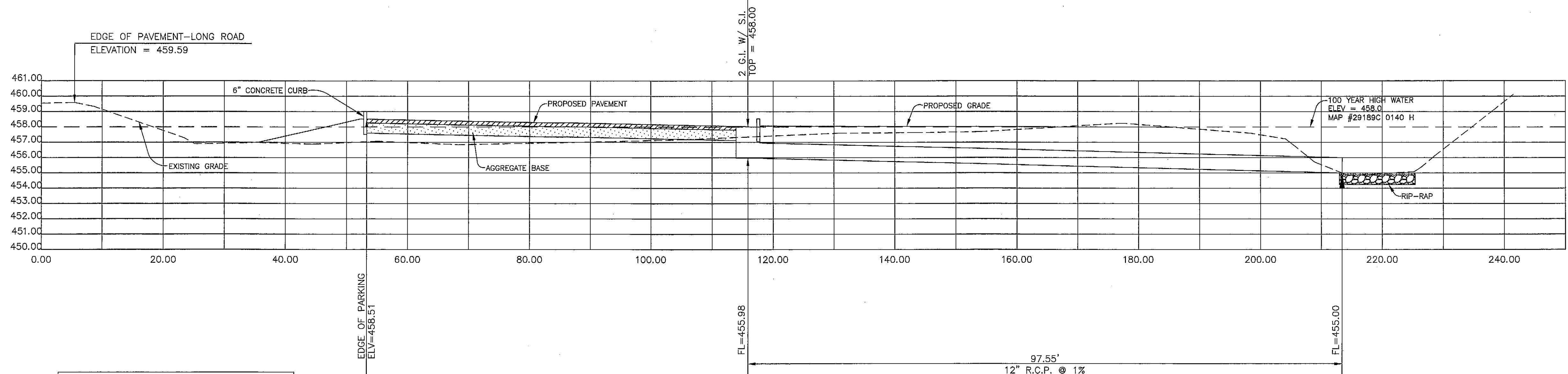
AREA = 0.13 ACRE
Q100yr. = 0.62 cfs(PI=4.77)

AREA = 0.13 ACRES
Q100yr. = 0.30 cfs(PI=2.29)

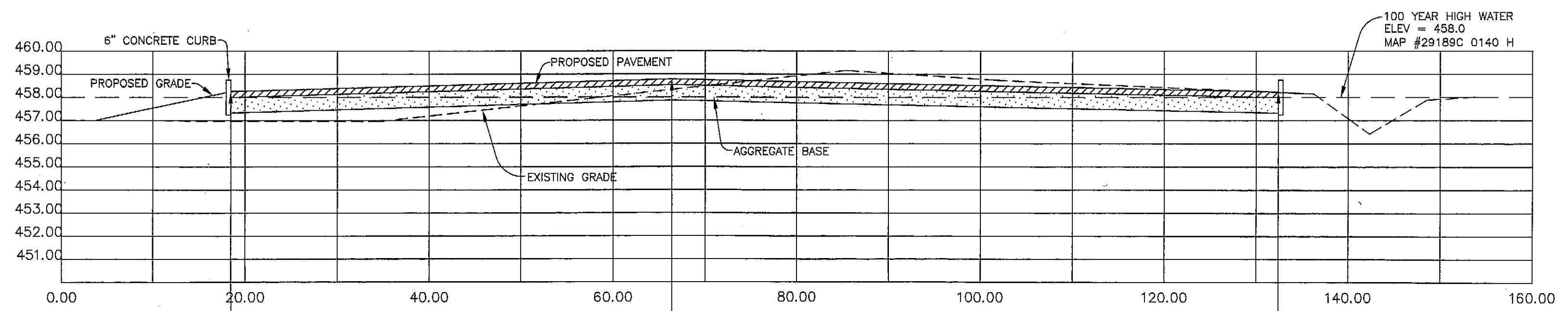
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FOR:	PROJECT ADDRESS:	Date	Date	Revisions	Date	Revisions	Date	Revisions
JACK E. WOLF 109 LONG ROAD CHESTERFIELD, MO 63305 636.544.7567	143 LONG ROAD	10-04-03	8/17/04	BUILDING & PARKING LOT REVISIONS	11/21/05	REVISED MEASURED LEGAL DESCRIPTION	04/16/08	REVISED PER CITY OF CHESTERFIELD
	CHESTERFIELD, MO 63305	Dwn. By KRD	8/30/04	ADDED MEASURED LEGAL DESCRIPTION AND TITLE REVISIONS	01/06/06	REVISED PER CITY OF CHESTERFIELD PLANNER, RESCALED PLAN	08/12/08	REVISED PER CITY OF CHESTERFIELD
		Aprvd. By RUH	11/02/05	ADDED ADDITIONAL PROPERTY; PARKING LOT REDESIGN	03/28/06	REVISED PER CITY OF CHESTERFIELD PLANNER, REDESIGNED STORM DRAINAGE	03/17/09	REVISED PER CITY OF CHESTERFIELD
DRAWING NAME LONG-R04-07-09-Q-CALC.DWG	PROJECT NAME LONG ROAD SITE PLAN	Scale 1" = 10'						

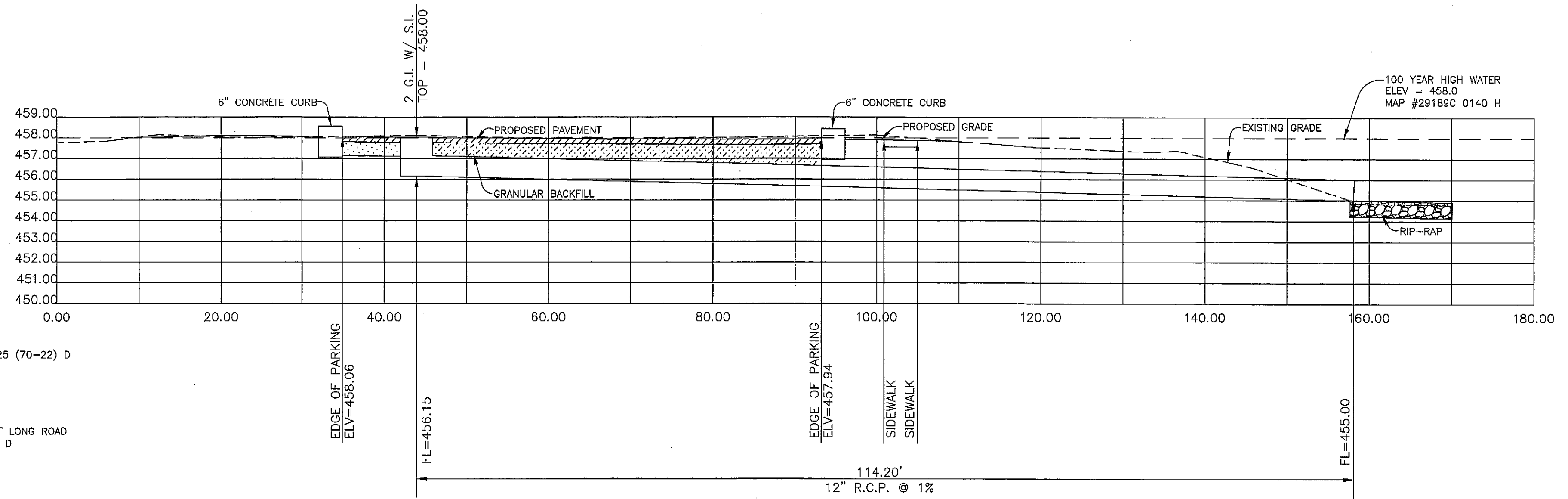
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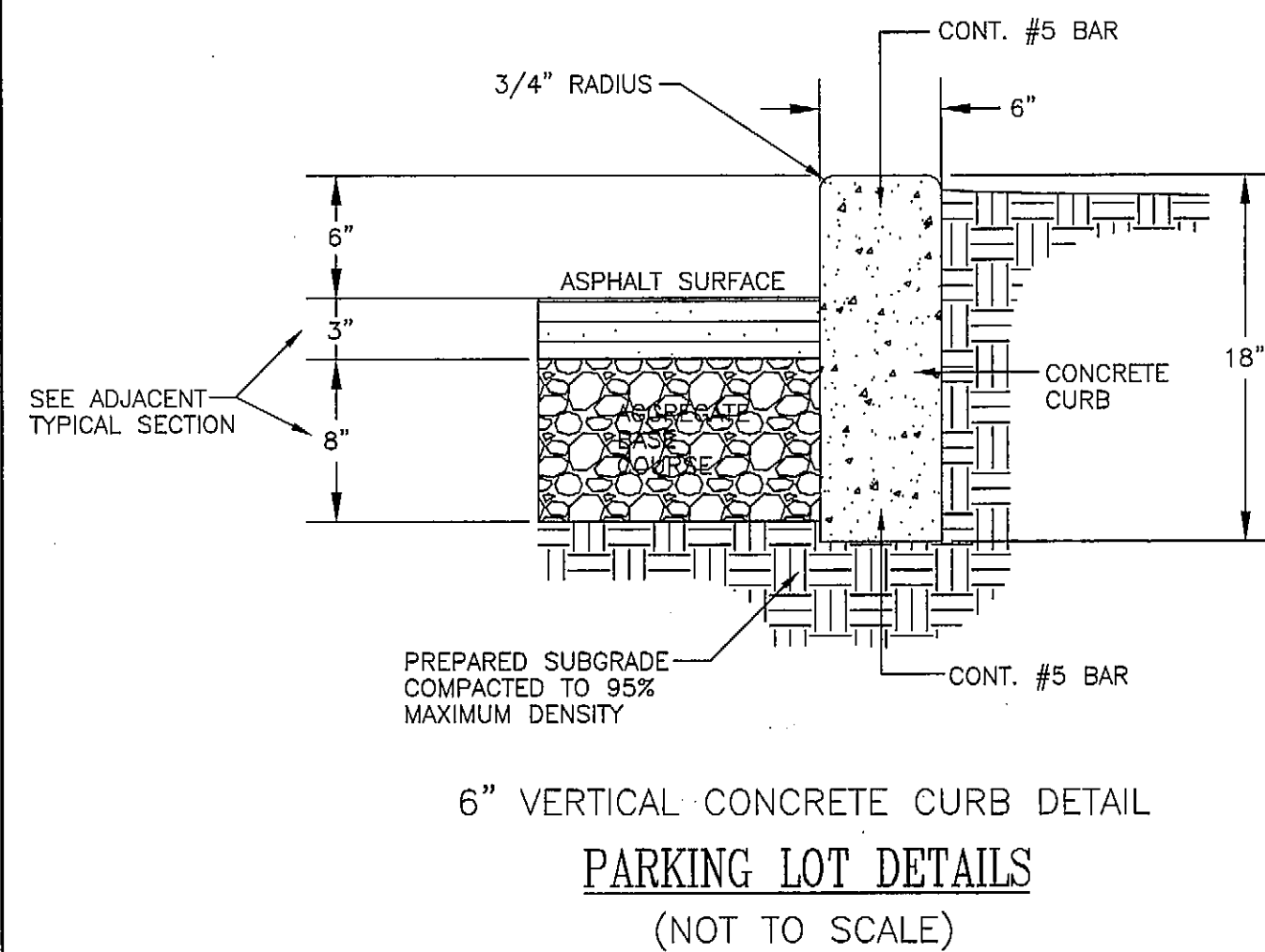
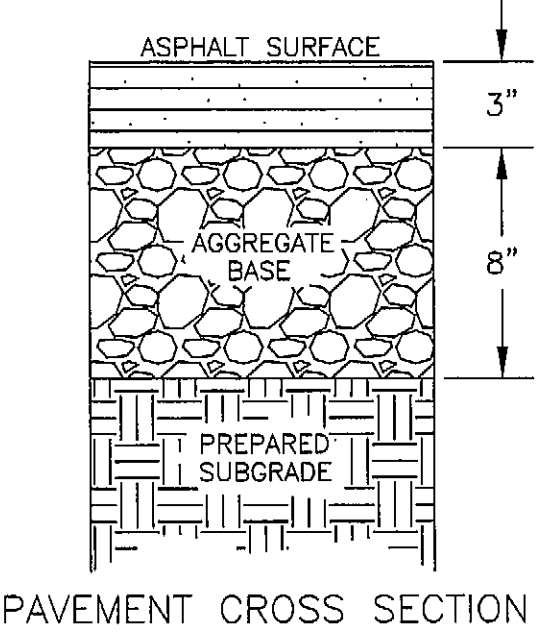
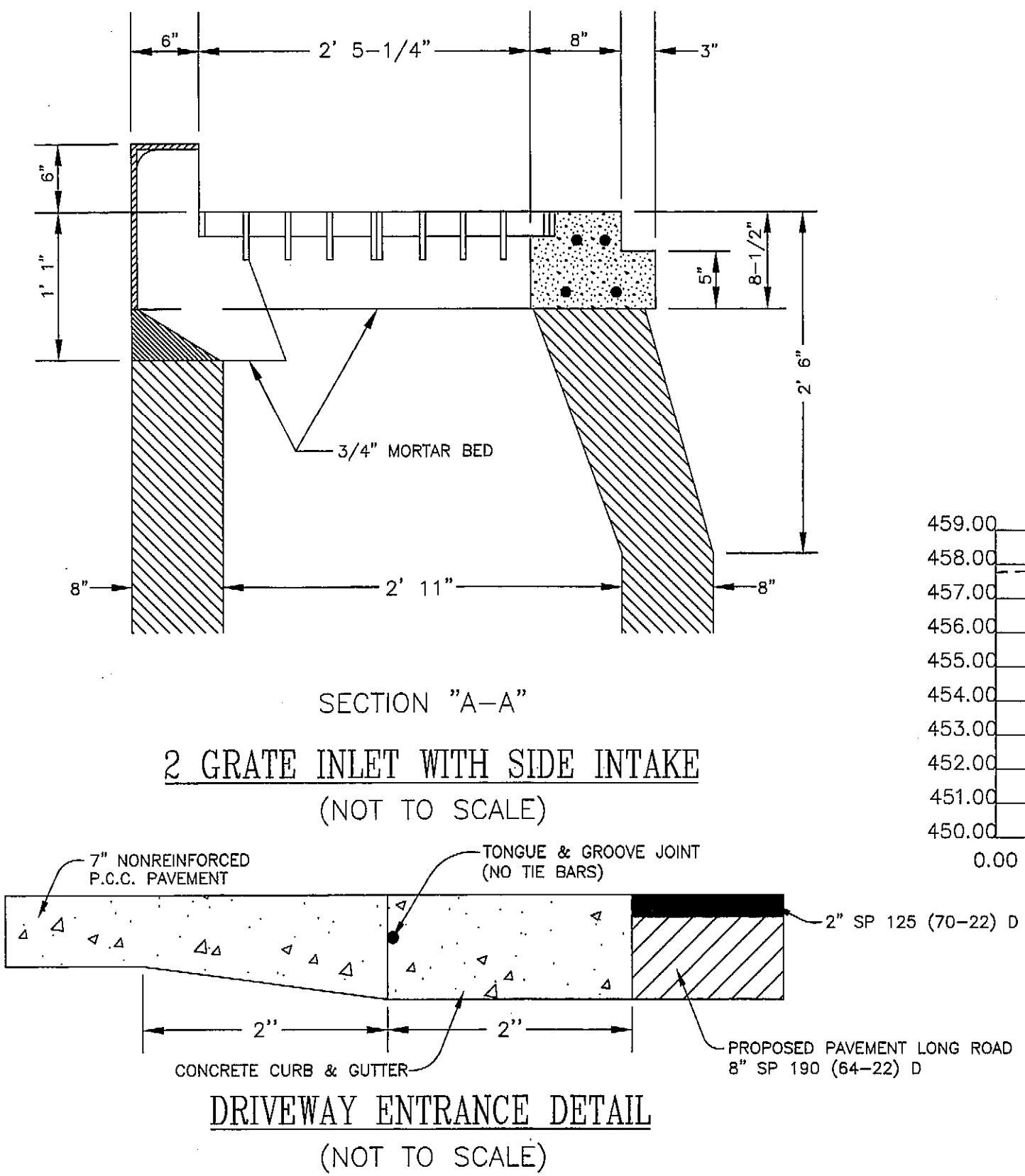
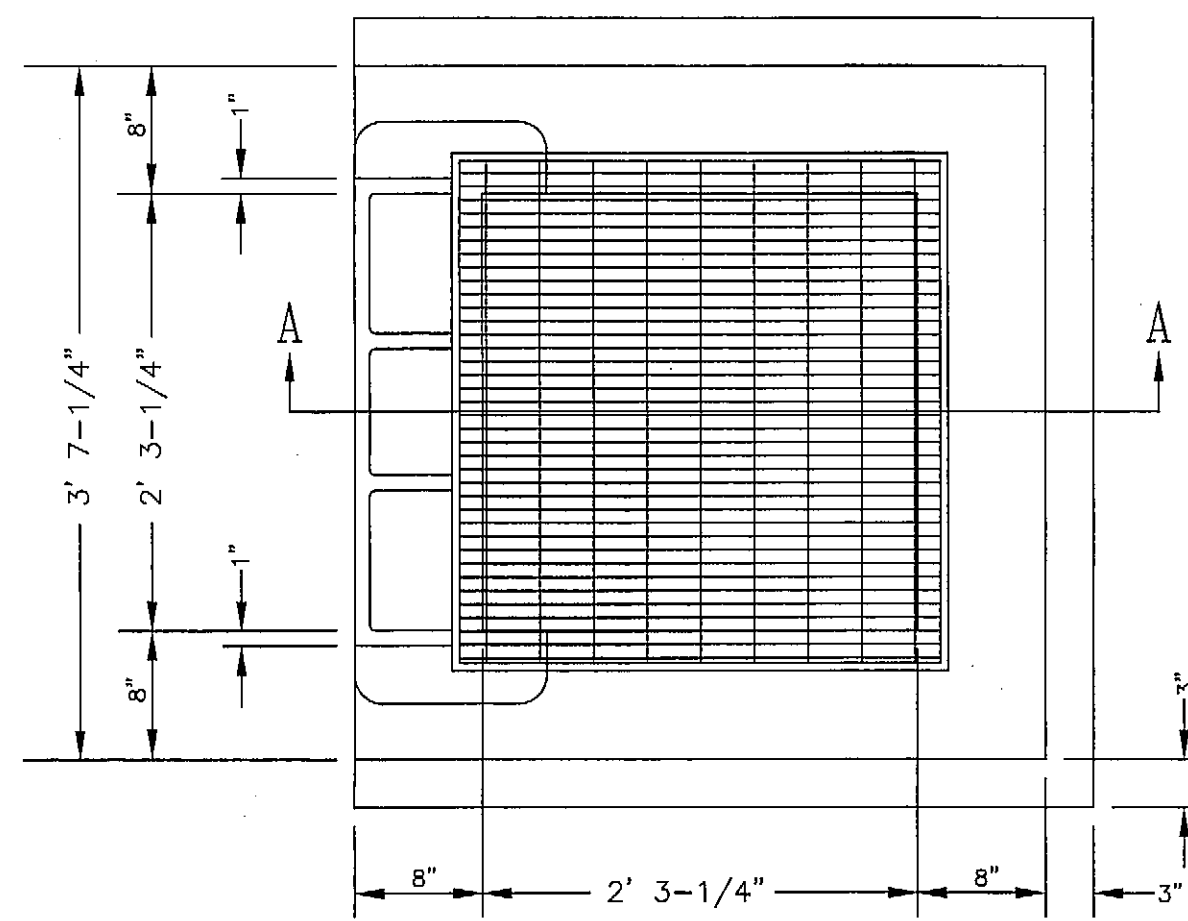
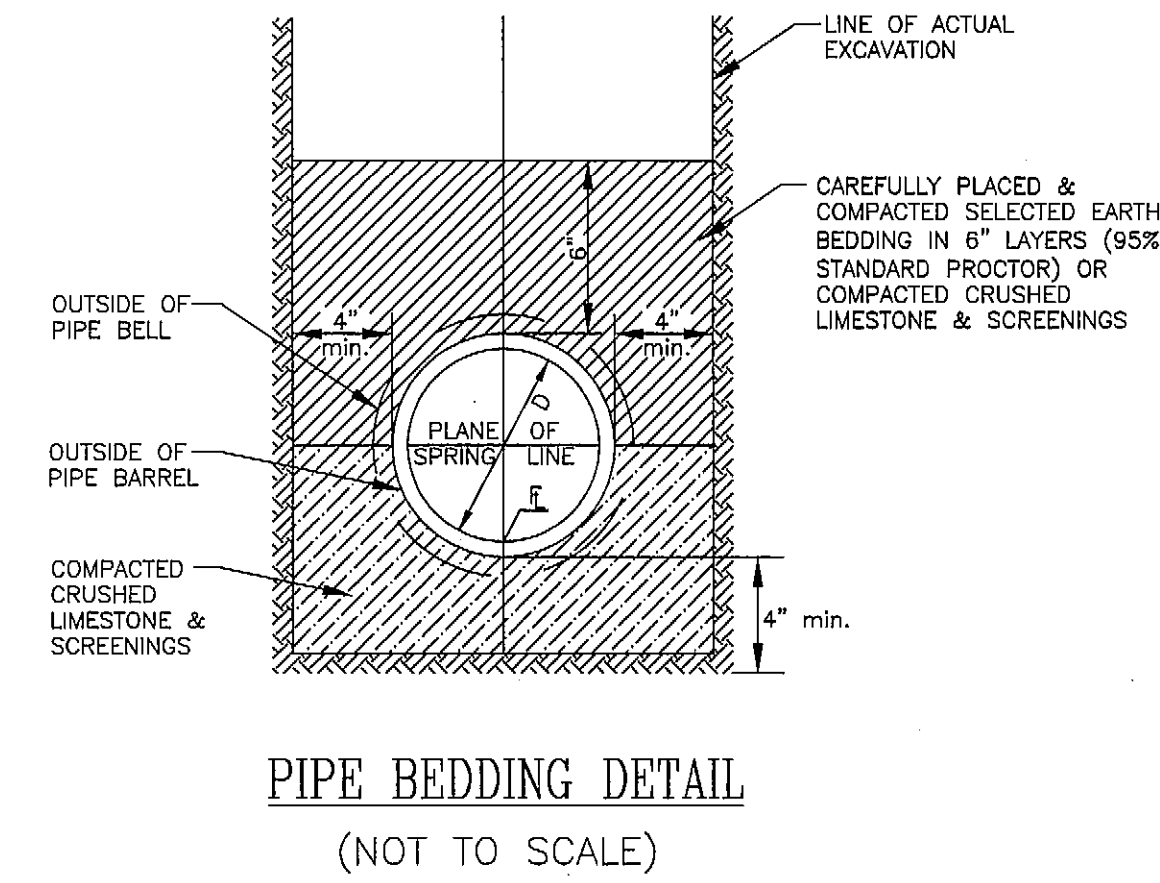
SECTION A-A
 HORIZ. SCALE: 1" = 10'
 VERT. SCALE: 1/4" = 1'



SECTION B-B
 HORIZ. SCALE: 1" = 10'
 VERT. SCALE: 1/4" = 1'



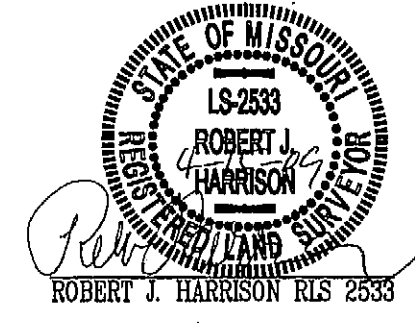
SECTION C-C
 HORIZ. SCALE: 1" = 10'
 VERT. SCALE: 1/4" = 1'

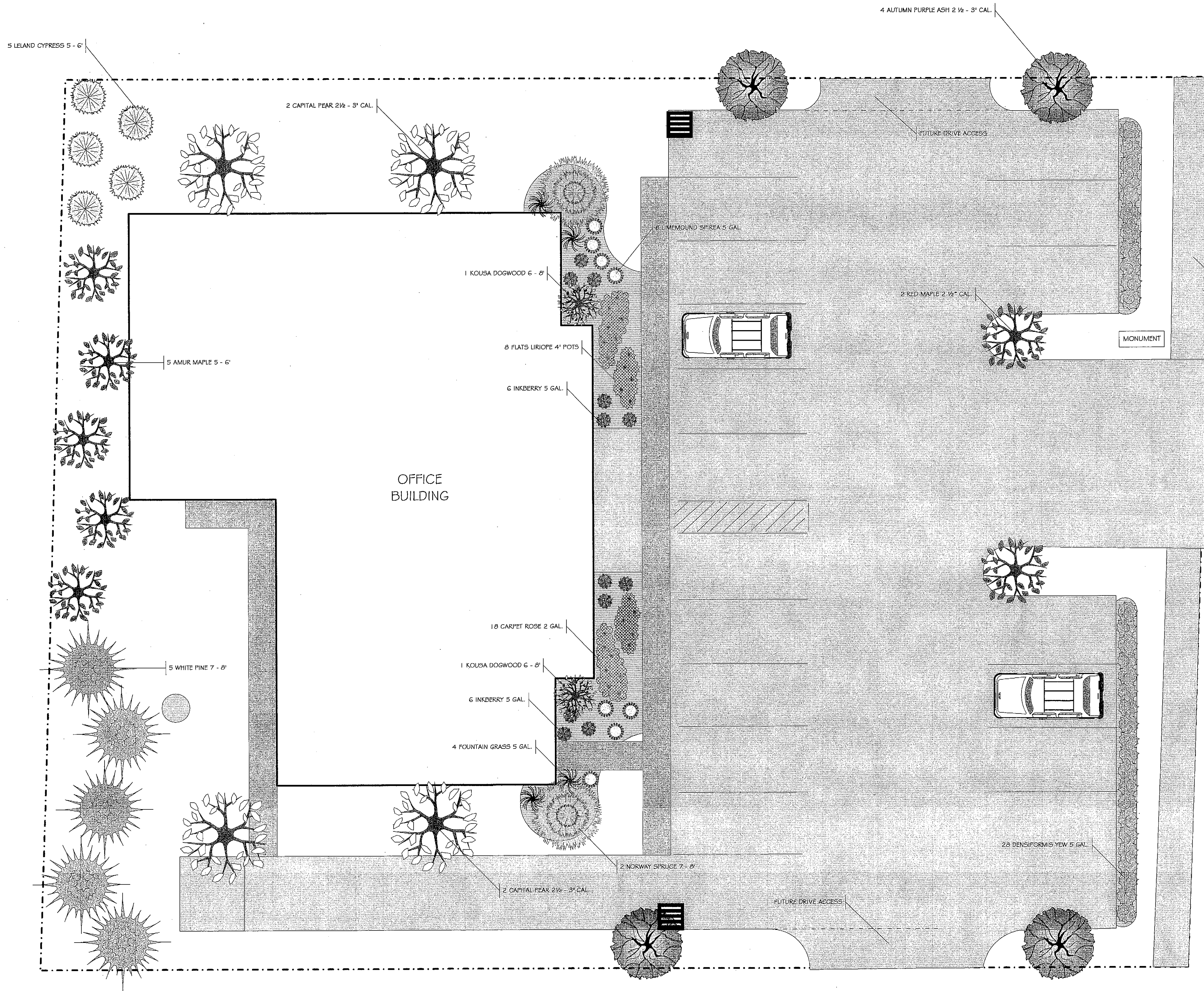


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DRAWING NAME LONG-R04-07-09.DWG	PROJECT LOCATION CHESTERFIELD, MO 63005	Dwn. By KRD
PROJECT NAME LONG ROAD SITE PLAN		Aprvd. By RJH
		Scale 1" = 20'

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8/17/04	BUILDING & PARKING LOT REVISIONS	11/21/05	REVISED MEASURED LEGAL DESCRIPTION	04/16/08	REVISED PER CITY OF CHESTERFIELD
8/30/04	ADDED MEASURED LEGAL DESCRIPTION AND TITLE REVISIONS	01/06/06	REVISED PER CITY OF CHESTERFIELD PLANNER, RESEALED PLAN	08/12/08	REVISED PER CITY OF CHESTERFIELD
11/02/05	ADDED ADDITIONAL PROPERTY; PARKING LOT REDESIGN	03/28/08	REVISED PER CITY OF CHESTERFIELD PLANNER, REDESIGNED STORM DRAINAGE	03/17/09	REVISED PER CITY OF CHESTERFIELD
				04/07/09	REVISED PER ST. LOUIS COUNTY HIGHWAY DEPT





- TREE SCHEDULE -

QTY.	COMMON NAME	SCIENTIFIC NAME & VARIETY	DECIDUOUS, EVERGREEN OR ORNAMENTAL	HEIGHT AND/OR CALIPER	MATURITY
5	White Pine	Pinus Strobus	Evergreen	7 - 8' HT	60 - 80' HT 30 - 40' WD
5	Amur Maple	Acer Ginnala	Ornamental	5 - 6' HT	20 - 30' HT 15 - 25' WD
5	Leland Cypress		Evergreen	5 - 6'	
4	Capital Pear		Ornamental	2 1/2 - 3' Cal.	
2	Norway Spruce		Evergreen	7 - 8' HT	
2	Kousa Dogwood		Ornamental	6 - 8' HT	
4	Autumn Purple Ash	Fraxinus Americana "Autumn Purple"	Deciduous	2 1/2' Cal.	40 - 50' HT 30 - 40' WD
2	Red Maple	Acer Rubra "Red Sunset"	Deciduous	2 1/2' Cal.	40 - 50' HT 30 - 40' WD

NOTE:
ALL DECIDUOUS TREES
WILL BE A MINIMUM OF 2.5' CAL.

- SHRUB & PERENNIAL SCHEDULE -

QTY.	COMMON NAME	SCIENTIFIC NAME & VARIETY	DECIDUOUS, EVERGREEN OR ORNAMENTAL	HT / WD CONTAINER SIZE	MATURITY
4	Fountain Grass	Panicum Virgatum	Deciduous	2 - 3' HT 5 Gal.	4 - 6' HT 3 - 4' WD
12	Inkberry Holly	Ilex Glabra	Evergreen	5 Gal.	4 - 8' HT 3 - 5' WD
18	Carpet Rose	Rosa	Ornamental	2 Gal.	18 - 30' HT 2 - 3' WD
8	Lime Mound Spirea	Spiraea x Bumalda "Lime Mound"	Ornamental	5 Gal.	2 - 3' HT 3 - 4' WD
8 FLATS	Big Blue Liriope	Liriope Muscari "Big Blue"	Ornamental	4' Pot	12 - 18" HT 8 - 12" WD
28	Densiformis Yew	Taxus Media "Densiformis"	Evergreen	5 Gal.	3 - 4' HT 6 - 8' WD

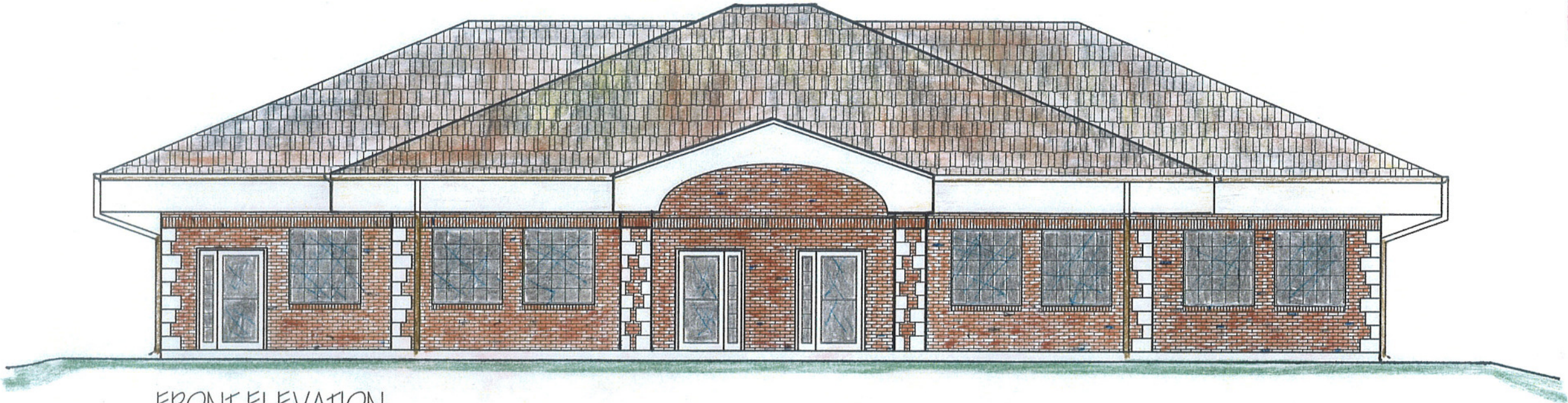


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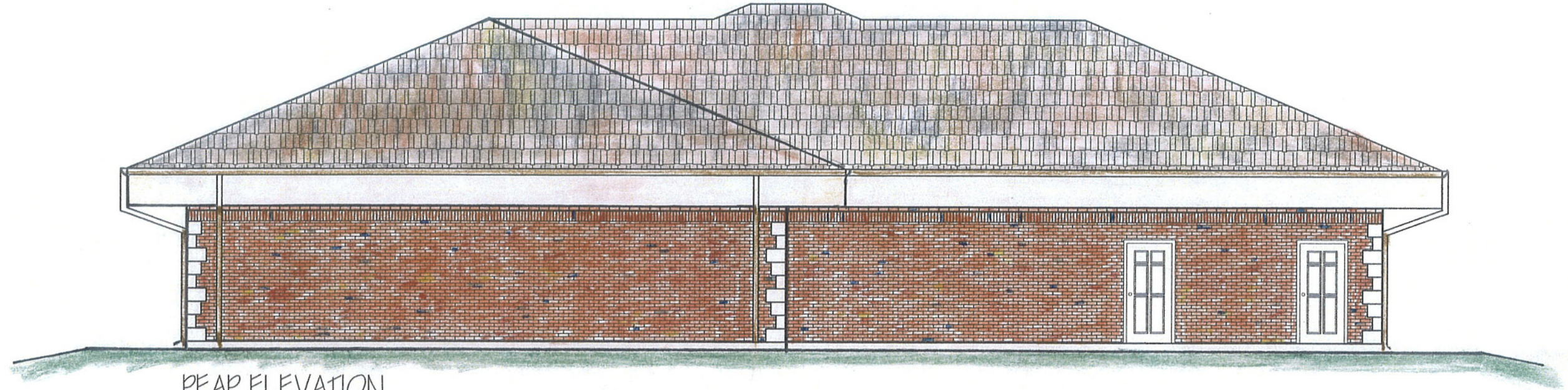
"Where Quality is Foremost."
Baxter Gardens
 OF CHESTERFIELD
 17259 Wildhorse Creek Road
 Chesterfield, MO 63005
 (636) 532-1033 FAX (636) 532-1258
 www.baxtergardens.com

DESIGNED BY: Bill Weishaar Jr.
 SCALE: 1/8" = 10'
 ORIGINAL DATE: Friday, July 23, 2004
 REVISED DATE: 07/29/04 - 08/08/04 - 08/08/04 - 07/25/08 - 02/25/09
 GRAPHIC ART: MHS / DMM / HNW / MHS

LANDSCAPE DEVELOPMENT PLAN FOR
JACK WOLF
OFFICE BUILDING
 109 Long Road Office Building
 Chesterfield, MO

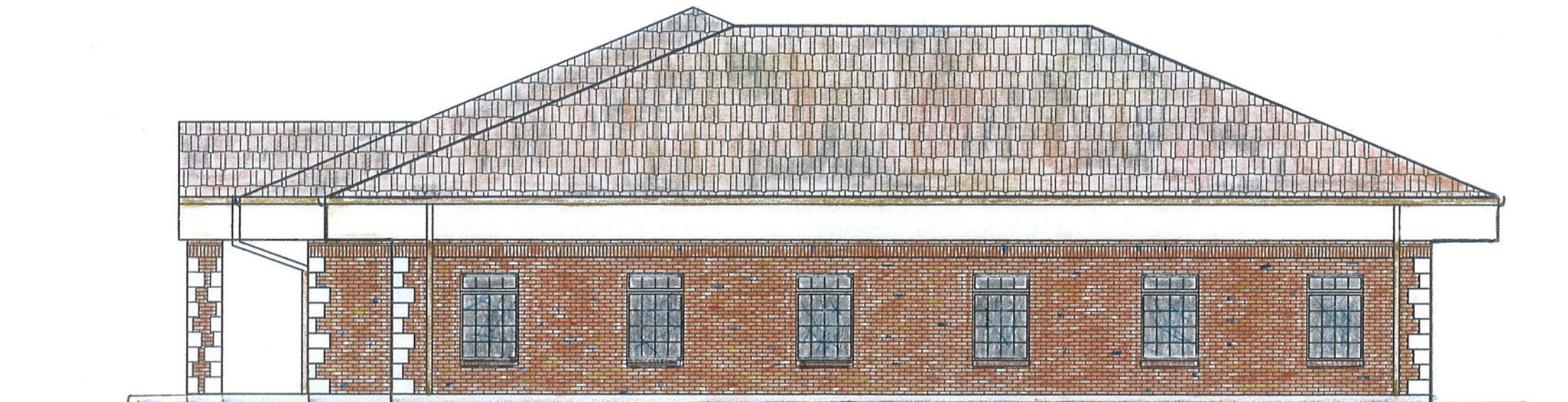


FRONT ELEVATION
SCALE: 1/8" = 1'



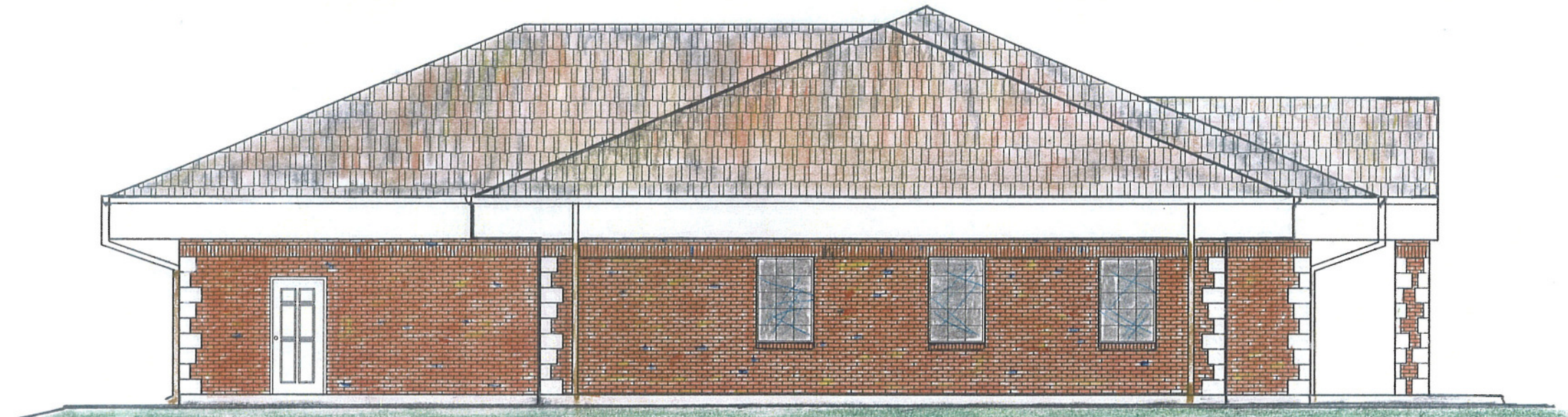
REAR ELEVATION
SCALE: 1/8" = 1'

PROFESSIONAL OFFICE BUILDING
143 LONG ROAD
CHESTERFIELD, MISSOURI 63005



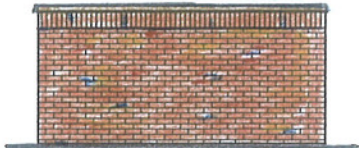
NORTH ELEVATION

SCALE: 1/8" = 1'

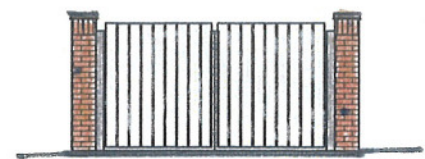


SOUTH ELEVATION

SCALE: 1/8" = 1'



ELEVATION
NO., SO, and WEST SIDES



ENTRY GATE FACADE
EAST SIDE

TRASH ENCLOSURE

SCALE: 1/8" = 1'

PROFESSIONAL OFFICE BUILDING
143 LONG ROAD
CHESTERFIELD, MISSOURI 63005

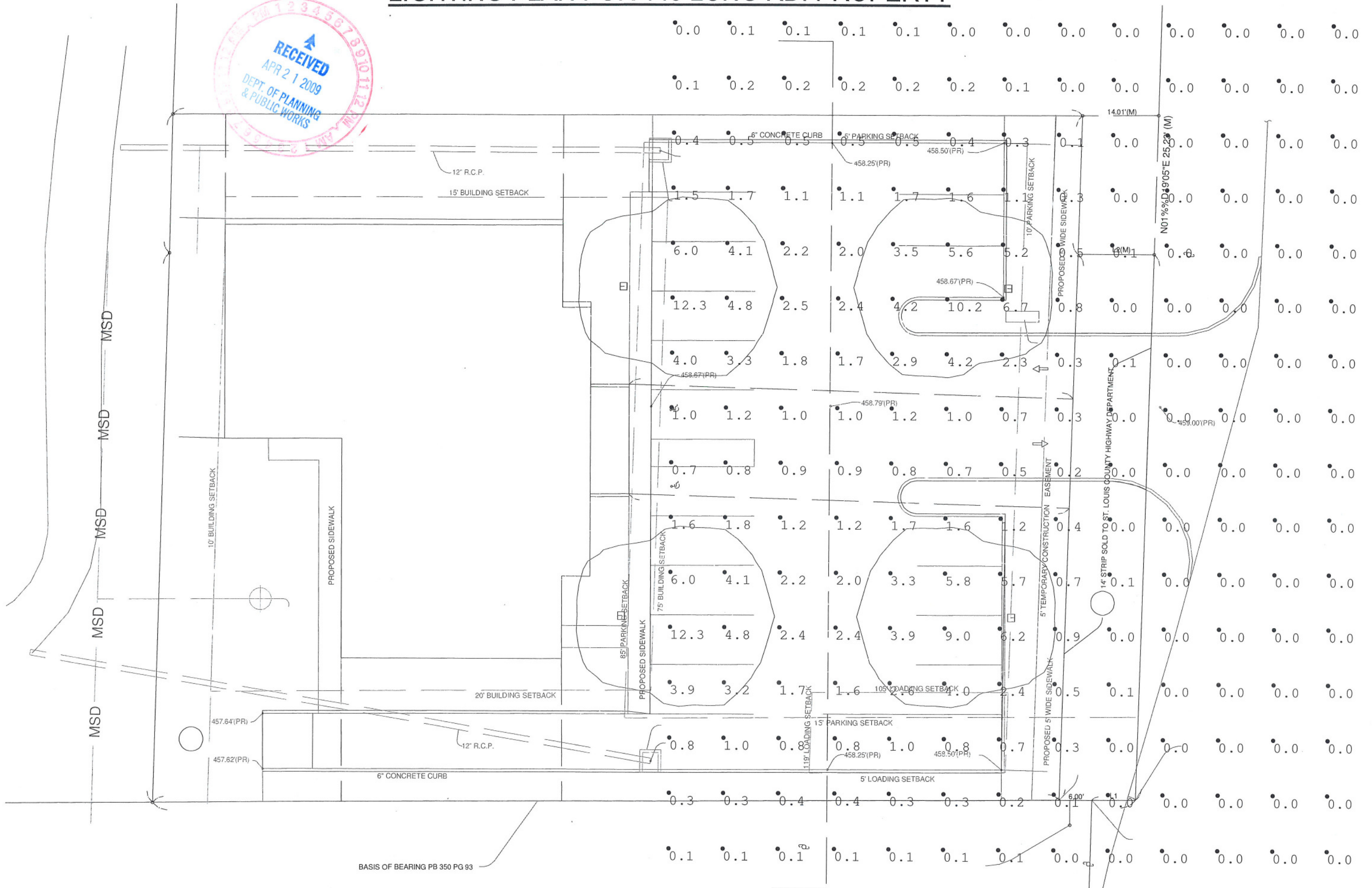
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DESIGN CONCEPT RENDERING
Professional Office Building
143 Long Road
Chesterfield, Missouri 63005

Handwritten signature and date:
4/20/09
[Signature]

LIGHTING PLAN FOR 143 LONG RD. PROPERTY



BASIS OF BEARING PB 350 PG 93

ASPHALT