



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

Planning Commission Public Hearing Report

Meeting Date: May 30, 2018

From: Cassie Harashe, Project Planner 

Location: Southeast corner of Long Road and Edison Avenue

Petition: **P.Z. 05-2018 Edison Crossing (Buttry & Brown Development)** A request to amend Ordinance 2448 to establish new permitted uses for 11.1 acres of land within an existing “PC” Planned Commercial District located at the southeast corner of the intersection of Edison Road and Long Road. (17U120287, 17U120298).

Summary

Buttry & Brown is requesting a text amendment to the current Governing Ordinance 2448 to establish additional permitted uses for 11.1 acres of land, “day care center” and “kindergarten or nursery school”. This amendment would revise the development standards in a “PC” Planned Commercial District located on the southeast corner of the intersection of Long Road and Edison Avenue.

The request is solely for a text amendment within the development restrictions of Ordinance 2448 in regards to the permitted uses. Since the time of the passing of Ordinance 2448, the City of Chesterfield has undergone changes to the uses and definitions that are permitted. As a part of this text amendment, the Attachment A will be updated to reflect the current permitted uses as defined in the Unified Development Code.

SITE HISTORY

This site was zoned “NU” Non-Urban by St. Louis County prior to the City’s incorporation. A petition was filed in 2004 for a change of zoning to “PC” Planned Commercial. A public hearing was held, but no action was ever taken and the petition became inactive. In 2007, a petition was filed to change the zoning from “NU” Non-Urban to “PC” Planned Commercial, and City Council approved the change with [Ordinance 2448](#) on March 19, 2008. This is the current governing ordinance for the site. A recreational easement was provided by Ordinance 2448 to allow parking and trail access to the Monarch Chesterfield Levee. This parking lot was constructed in 2010. Improvement plans were then approved in 2011 to construct the existing access point as seen in Figure 1.



Figure 1: Aerial Photo

SURROUNDING LAND USES

The land use and zoning for the properties surrounding this parcel are as follows (and seen in Figure 2):

| Direction | Zoning | Land Use |
|-----------|------------------------------|---|
| North | “PC” Planned Commercial | Fuel Station with carwash and restaurant and undeveloped land |
| South | “NU” Non-Urban | Pump station for the Levee District |
| West | “PC” Planned Commercial | Retail Development in the Tower Center Subdivision |
| East | “FPNU” Flood Plain Non-Urban | Undeveloped land |

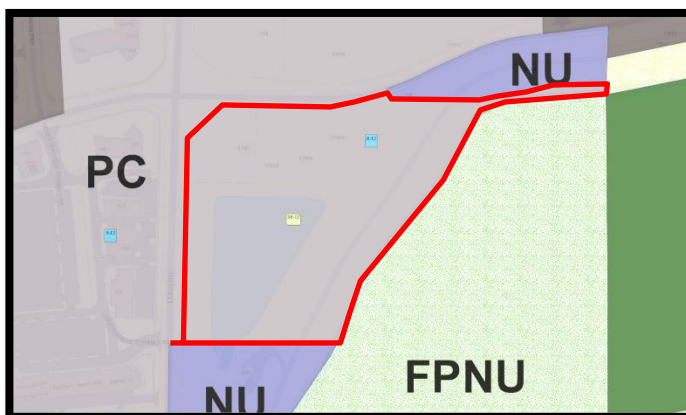


Figure 2: Zoning Map



Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield and is within the Mixed Use/Retail (Office/Warehouse) land use designation per the City's Land Use Plan as seen in Figure 3. The Comprehensive Plan designates the permitted land uses under Mixed Commercial Use (Retail, Low-Density and Mid-Density Office, and Office/Warehouse Facilities). All of the currently permitted uses under governing Ordinance 2448, along with the additional requested uses are consistent with the City's Comprehensive Land Use Plan.

The Comprehensive Plan has several policies that pertain to commercial development:

3.1 Quality Commercial Development - Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.

The Petitioner is looking to add the uses "day care center" and "kindergarten or nursery school". These additional uses do provide employment opportunities, and also offer service options not only to residents, but to employees of other nearby developments.

3.1.1 Quality of Design - Overall design standards should provide for smaller scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

This development is calling for two buildings located at the northwest corner of the development, along with a large amount of open space due to the location of the stormwater and utility easement on the southern portion of the property. Additionally the existing ordinance has a requirement for the installation of landscaping along the southern portion of the development.

3.1.2 Buffering of Neighborhoods - Development should substantially buffer the neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.

This development has a large stormwater and utility easement located on the southern portion of the property and a recreation easement for parking and trail access on the eastern side of the development. Additionally the property to the east contains the levee and a large amount of flood plain. The cumbersomeness of these easements and floodplain, along with the location of the residents on the bluff, serve as a buffer between the development and residents. Additionally, the Preliminary Plan has the majority of the site circulation occurring between the buildings and the right-of-way of Edison Avenue and Long Road.

STAFF ANALYSIS

As a part of this ordinance amendment Staff has requested the Petitioner update the list of uses to the comparable uses permitted by the Unified Development Code. Staff has reviewed the uses requested and finds them to be comparable in intensity to the other permitted uses for the site. There are uses, such as coffee shop, coffee shop-drive through, and restaurant-take out, that did not exist, but would have been permitted under the two permitted restaurant uses in Ordinance 2448. The two uses the Petitioner is requesting were not under similar uses in the current governing ordinance. Further, many nearby developments also permit the same or similar type uses. A comparison showing the locations where similar uses are permitted nearby can be seen in Figure 4 and the corresponding table.

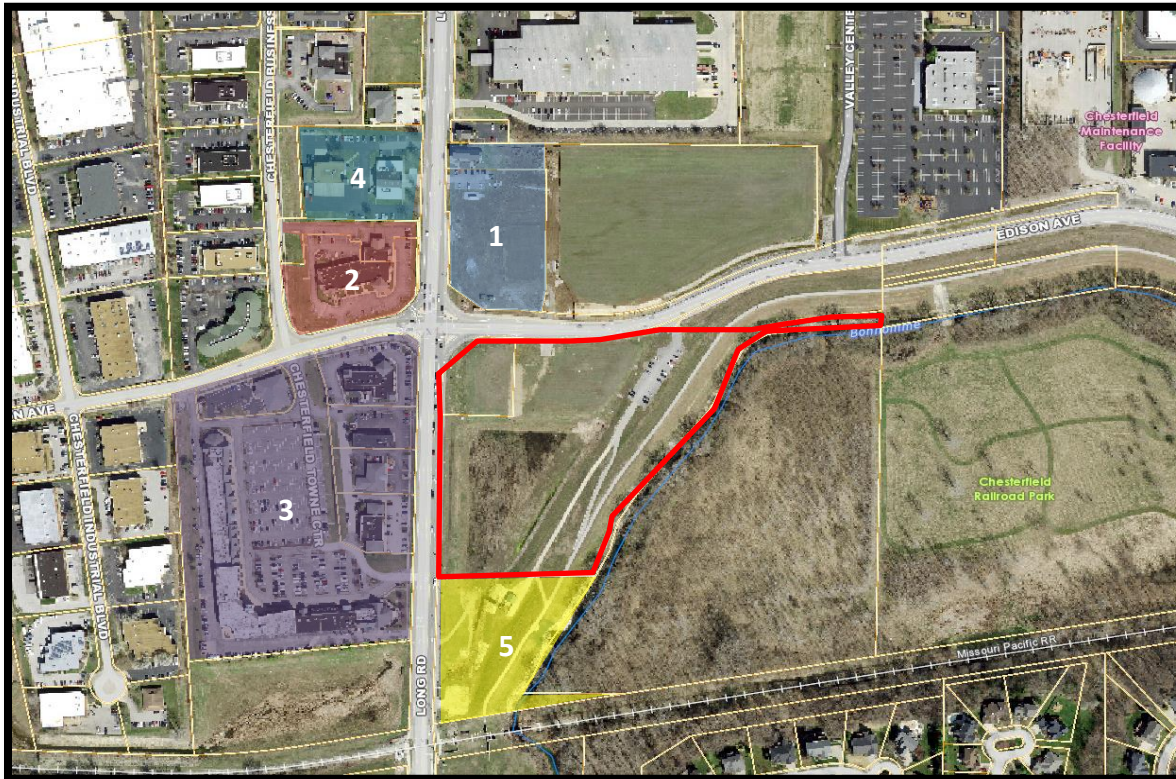


Figure 4: Comparison Use Map

| | Ordinance # | Similar Uses |
|---|-----------------|---|
| 1 | COC 2753 (2013) | Day care center, adult & Day care center, child |
| 2 | COC 2227 (2005) | Child care centers, nursery schools, and day nurseries |
| 3 | COC 1454 (1998) | Child care centers, nursery schools, and day nurseries |
| 4 | COC 1677 (2000) | Child care centers, nursery schools, and day nurseries |
| 5 | Non-Urban | Nursery or day nursery (1 acre) & Kindergarten (separate) (3 acres) |

PRELIMINARY PLAN

Planned Districts require a Preliminary Development Plan, which has been included in the Planning Commission’s packet. The governing ordinance was passed in 2008, at which time Preliminary Plans were submitted, but not required to be included as part of the governing ordinance. The Petitioner has

included one for this ordinance amendment. The current Preliminary Development Plan matches significantly with the previously submitted plan. The current Preliminary Development Plan shows development concentrated on the northwest portion of the subject site. This plan has two building forms, one on each lot. A 15' parking and landscape buffer is shown along the proposed area to be developed as required by the current governing ordinance. There is also a 50' building setback from Edison Avenue and an 80' building setback along Long Road depicted on the plan that coordinates with the setback requirements of the ordinance. The largest difference is there is no longer a proposed connection to the trailhead parking lot. This previous connection location is over a Stormwater Master Plan Ditch.

A public hearing further addressing the request will be held at the May 30, 2018 City of Chesterfield Planning Commission meeting. The purpose of the Public Hearing is for Planning Commission, members of the public who are in attendance, and the Petitioner to discuss the request. Members of the public who wish to speak will be provided the opportunity to do so.

The Petitioner will be present at the Public Hearing to present their request in detail and to answer any questions that the Planning Commission may pose.

Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement and Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Plan



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 **May 30, 2018 at 7:00 p.m.** in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 05-2018 Edison Crossing (Buttry & Brown Development): A request to amend Ordinance 2448 to establish new permitted uses for 11.1 acres of land within an existing "PC" Planned Commercial District located at the southeast corner of the intersection of Edison Road and Long Road. (17U120287, 17U120298).

Description of Property

A TRACT OF LAND BEING PART IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, CONTAINING 11.1 ACRES.

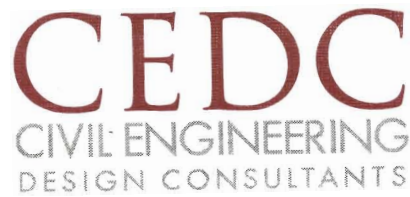
For a list of the requested uses, contact the project planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cassie Harashe at 636.537.4745 or via e-mail at charashe@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



May 2, 2018
Revised May 22, 2018

Mr. Justin Wyse
Director of Planning
City of Chesterfield
Project Planner
690 Chesterfield Parkway W
Chesterfield, MO 63017

Regarding: Edison Crossing
Ordinance Amendment
17634 & 17690 Edison Avenue
Chesterfield, MO 63005

Dear Mr. Wyse:

Buttry & Brown Development is under contract to purchase approximately 1.26 acres at the northwest corner of the Planned Commercial zoning district per ordinance 2448. The purpose of the purchase is to develop a Little Sunshine Playhouse and Preschool.

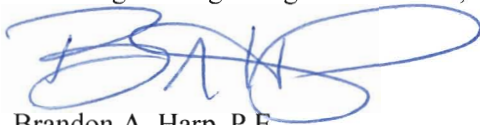
The Permitted Uses listed in the Attachment A of Ordinance 2448 need to be amended to allow for the uses associated with the Little Sunshine Playhouse and Preschool. Our request is to add “Day Care Center” and “Kindergarten or Nursery School” to the permitted uses as listed in the Attachment A, Section I. Specific Criteria; A. Permitted Uses.

In addition, Permitted Uses listed in the Attachment A of Ordinance 2448 need to be amended to allow for related uses that have been added to the UDC and not in Ordinance 2448. Our request is to add “Coffee Shop”, “Coffee shop with drive through” and Restaurant, take out” to the permitted uses as listed in the Attachment A, Section I. Specific Criteria; A. Permitted Uses.

Little Sunshine Playhouse and Preschool is recognized within the industry as a premier early childhood education program and is excited to be a part of the Chesterfield community. Little Sunshine’s Playhouse and Preschool maintains an identity and brand image of unrivaled distinction in preschool and early childhood education. Their facilities serve as a castle for a “Once Upon A Time” experience that enables each child to develop their imagination. Imbued throughout with old-world appeal, their facilities are professionally designed to maximize each child’s personal experience. In conjunction with enhanced interiors, Little Sunshine’s Playhouse features a theater stage, a landscaped nature center conducive to healthy, outdoor play and a variety of customized, age-appropriate playground equipment.

They offer a master planned and Reggio Emilia inspired curriculum, Creatively Shine™, which is based off the latest research and trends to prepare young children to enter their educational career equipped with cognitive, social, emotional, physical and language skills. They use industry-leading technology in their programs to provide distinctive services such as secured Kiddie Cams™ that allow parents of enrolled students the opportunity to view their child in real-time from monitors placed within the school and their LuvNotes™ system which is an electronic communication system that allows teachers to send parents personalized notes, pictures and videos of their children during the day, a Red Carpet™ morning drop-off service and secured entry. These unique characteristics and distinctive services differentiate Little Sunshine's Playhouse as the premier preschool and child care program.

Sincerely,
Civil Engineering Design Consultants, Inc.



Brandon A. Harp, P.E.
Principal

May 21, 2018

Revised May 22, 2018

Cassie Harashe, AICP
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Request for Proposal: Edison Crossing
Ordinance Amendment
17634 & 17690 Edison Avenue
Chesterfield, MO 63005

Dear Ms. Harashe:

Pursuant to our application to amend ordinance number 2448, by adding “Day Care Center”, “Kindergarten or Nursery School”, “Coffee Shop”, “Coffee shop with drive through” and “Restaurant, take out” to the permitted uses, we offer the following additional amendments to the uses, so that all the uses match those listed in the current Unified Development Code.

ORDINANCE 2448

- a. replace with
 - a. animal grooming services
 - b. kennel boarding
 - c. veterinary clinic
- b. delete
- c. replace with
 - a. churches and other places of worship
 - b. library
 - c. auditorium
 - d. banquet facility
 - e. club
 - f. community center
 - g. reading room
 - h. theater indoor
 - i. theater outdoor
 - j. public building facilities owned or leased by the City of Chesterfield

- d. replace with
 - a. barber or beauty shop
- e. replace with
 - a. newspaper stand
- f. replace with
 - a. administrative offices for educational or religious institutions
 - b. college/university
- g. replace with
 - a. dry cleaning establishment
 - b. dry cleaning establishment with drive thru
- h. replace with
 - a. filling station and convenience store with pump stations (with a restriction that no automobile, truck, or other vehicle may be parked or stored in the open on the premise for longer than twenty-four (24) hours.)
- i. no change
- j. replace with
 - a. financial institutions, no drive thru
 - b. financial institutions, with a drive thru
- k. replace with
 - a. office – dental
 - b. office-medical
- l. replace with
 - a. office – general
- m. no change
- n. replace with
 - a. recreational facility
 - b. gymnasiums
- o. replace with
 - a. research laboratory and facility
- p. no change
- q. no change
- r. replace with
 - a. automobile dealership
 - b. automotive retail supply
- s. replace with
 - a. vocational school
- t. replace with
 - a. art gallery
 - b. art studio
 - c. commercial service facility
 - d. tackle and bait shop
 - e. professional and technical service facilities
- u. replace with
 - a. retail sales establishment – community
 - b. retail sales establishment - neighborhood
 - c. retail sales establishment – regional
 - d. bakery

- v. replace with
 - a. famers market
 - b. grocery community
 - c. grocery neighborhood
- w. replace with
 - a. vehicle repair & service facility

ADD THE FOLLOWING USES

- x. day care center
- y. kindergarten or nursery school
- z. coffer shop
- aa.coffee shop with drive thru
- bb. restaurant take out

Should you have any questions, please do not hesitate to call.

Sincerely,
Civil Engineering Design Consultants, Inc.



Brandon A. Harp, P.E.
Principal

PRELIMINARY DEVELOPMENT PLAN for EDISON CROSSING

EDISON CROSSING LOT SPLIT
ST. LOUIS COUNTY, MISSOURI

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

10620 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Preliminary Development Plan for
EDISON CROSSING
17634 & 17690 Edison Avenue
Chesterfield, Missouri

| | |
|-----------------|----------|
| Proj. # | 1777 |
| No. Description | Date |
| City Submittal | 04-27-18 |

PRELIMINARY
DEVELOPMENT
PLAN

C01

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBERY ORGANIC MATERIAL, AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & MODOT.
- SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% 20'H. SLOPES GREATER THAN 1% 20'H MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0165K AND COMMUNITY NUMBER 290898 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED).
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 31.04.03 OF THE UNIFIED DEVELOPMENT CODE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.
- THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD.
- ALL PROVISIONS OF THE CITY CODE SHALL APPLY.

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

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

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

LEGEND

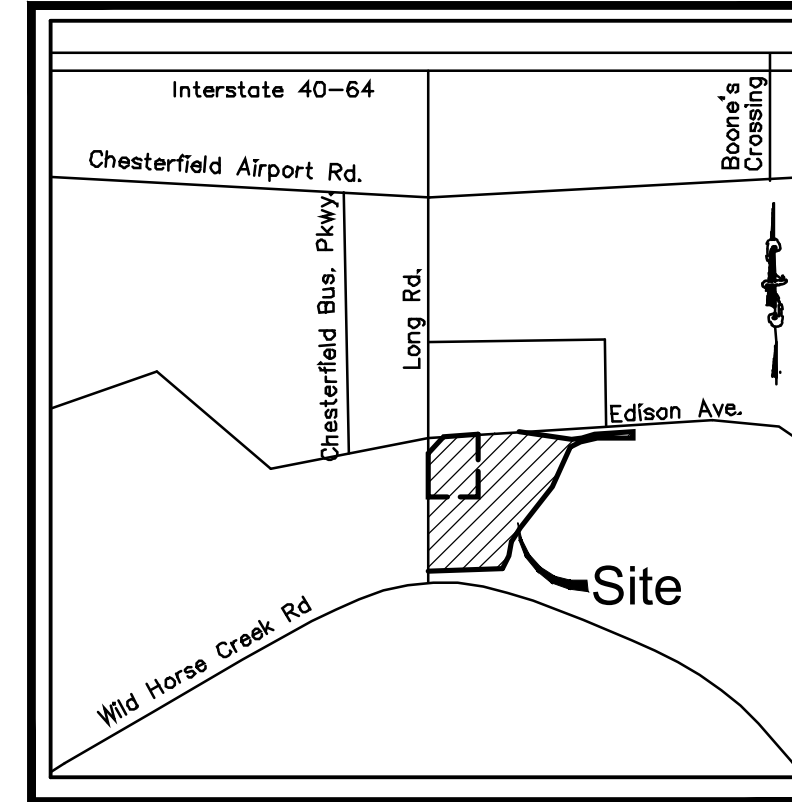
| | |
|---------------------------|----------|
| EXISTING CONTOURS | --- |
| PROPOSED CONTOURS | - - - |
| EXISTING STORM SEWER | —□— |
| PROPOSED STORM SEWER | —ST— |
| EXISTING SANITARY SEWER | —○— |
| PROPOSED SANITARY SEWER | —SAN— |
| RIGHT-OF-WAY | — — — |
| EASEMENT | — — — |
| CENTERLINE | — — — |
| EXISTING TREE | ⊕ |
| EXISTING SPOT ELEVATION | + 433.28 |
| PROPOSED SPOT ELEVATION | + 433.28 |
| SWALE | — |
| TO BE REMOVED | T&R |
| TO BE REMOVED & RELOCATED | T&R & R |
| TO BE USED IN PLACE | U.I.P. |
| ADJUST TO GRADE | A.T.G. |
| BACK OF CURB | B.C. |
| FACE OF CURB | F.C. |
| WATER MAIN | —W— |
| GAS MAIN | —GAS— |
| UNDERGROUND TELEPHONE | —T— |
| OVERHEAD WIRE | —OHE— |
| UNDERGROUND ELECTRIC | —E— |
| SILTATION CONTROL | X |
| FIRE HYDRANT | ⊕ |
| POWER POLE | ⊕ |
| WATER VALVE | ⊕ |
| LIGHT STANDARD | ⊕ |

SYMBOLS

| | |
|--------------------|--------------------------|
| WV | WATER VALVE |
| WMH | WATER MANHOLE |
| TMH | TELEPHONE MANHOLE |
| BRUSH & SHRUB LINE | |
| SIGN | |
| SF | SQUARE FEET |
| AC | ACRES |
| ELEV | ELEVATION |
| FF | FINISH FLOOR |
| FL | FLOWLINE |
| PVC | POLYVINYL CHLORIDE PIPE |
| PCP | REINFORCED CONCRETE PIPE |
| PP | POWER POLE |
| PP— | POWER POLE & GUY |
| COO | CLEAN OUT |
| GV▲ | GAS VALVE |
| GM▲ | GAS METER |
| GD▲ | GAS DRIP |

ABBREVIATIONS

| | |
|------|--------------------------|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| CONC | CONCRETE |
| ASPH | ASPHALT |
| PB | PLAY BOOK |
| DB | DEED BOOK |
| PG | PAGE |
| SF | SQUARE FEET |
| AC | ACRES |
| ELEV | ELEVATION |
| FF | FINISH FLOOR |
| FL | FLOWLINE |
| PVC | POLYVINYL CHLORIDE PIPE |
| PCP | REINFORCED CONCRETE PIPE |
| PP | POWER POLE |
| PP— | POWER POLE & GUY |
| COO | CLEAN OUT |
| GV▲ | GAS VALVE |
| GM▲ | GAS METER |
| GD▲ | GAS DRIP |



LOCATION MAP
N.T.S.

PROPERTY DATA

| | |
|------------------|---|
| OWNER | = LONG EDISON LLC |
| ADDRESS | = 17690 EDISON AVENUE |
| | = 17634 EDISON AVENUE |
| LOCATOR NO. | = 17690 - 17U120287 |
| | = 17634 - 17U120298 |
| ACREAGE | = 17690 - 0.98± AC |
| | = 17634 - 10.20± AC |
| ZONING | = PC (PLANNED COMMERCIAL) ORDINANCE #2448 |
| FIRE DISTRICT | = MONARCH FIRE PROTECTION DISTRICT |
| SCHOOL DISTRICT | = ROCKWOOD |
| WATER SHED | = MISSOURI RIVER |
| FEMA MAP | = 29189c0165 K |
| ELECTRIC COMPANY | = AMEREN UE |
| GAS COMPANY | = SPIRE |
| PHONE COMPANY | = SOUTHWESTERN BELL TELEPHONE |
| WATER COMPANY | = MISSOURI AMERICAN WATER COMPANY |

SHEET INDEX

| | |
|-----|-------------|
| C01 | TITLE SHEET |
| C02 | SITE PLAN |

PROJECT BENCHMARK

NAVD88 Elev. 461.25' - Found Iron Rod at the northwest corner of subject lot at the intersection of Long Road and Edison Avenue, as shown on survey.

LEGAL DESCRIPTION

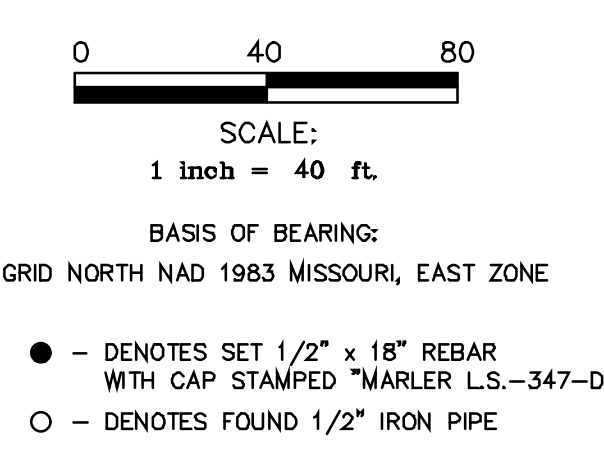
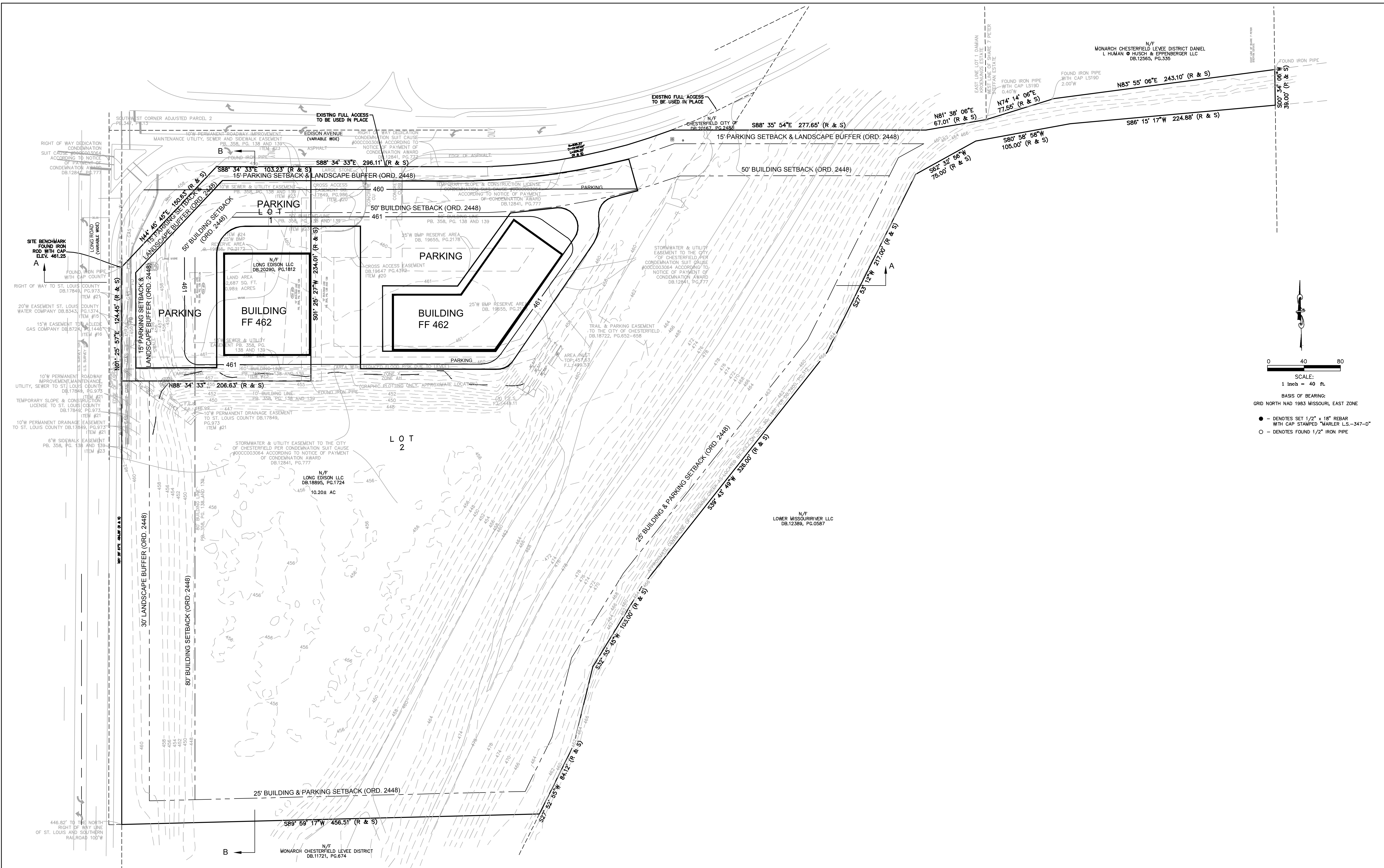
BEGINNING AT THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR THE WIDENING OF LONG ROAD, FORMERLY 80 FEET WIDE, BY DEED RECORDED IN DEED BOOK 12849, PAGE 873 OF THE ST. LOUIS COUNTY RECORDS, BEING A POINT ON THE NORTHERN LINE OF PROPERTY CONVEYED TO THE MONARCH-CHESTERFIELD LEVEE DISTRICT BY DEED RECORDED IN DEED BOOK 11721, PAGE 724 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTHEASTERLY, ALONG THE EASTERN LINE OF SAID PROPERTY CONVEYED TO ST. LOUIS COUNTY, NORTH 01 DEGREE 26 MINUTES 27 SECONDS EAST, 608.80 FEET TO ITS INTERSECTION WITH A POINT ON THE SOUTHERN LINE OF PROPERTY CONVEYED TO THE CITY OF CHESTERFIELD FOR THE WIDENING OF LONG ROAD PER CONDEMNATION SUIT CASE NO. 000003064 OF THE CIRCUIT COURT FOR ST. LOUIS COUNTY ACCORDING TO "NOTICE OF PAYMENT OF CONDEMNATION AWARD" RECORDED IN DEED BOOK 12841, PAGE 777 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE SOUTHERN LINE OF SAID PROPERTY CONVEYED TO THE CITY OF CHESTERFIELD FOR THE ESTABLISHMENT OF EDISON AVENUE ACCORDING TO THE AFOREMENTIONED CONDEMNATION SUIT, NORTH 44 DEGREES 49 MINUTES 15 SECONDS EAST, 150.65 FEET TO A POINT; THENCE SOUTH 88 DEGREES 35 MINUTES 03 SECONDS EAST, 296.11 FEET TO A POINT ON CURVE; THENCE POINT; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 635.37 FEET, AN ARC DISTANCE OF 206.20 FEET (NORTH 80 DEGREES 09 MINUTES 22 SECONDS EAST, 205.29 FEET ON ITS CHORD) TO A POINT ON CURVE ON THE SOUTH LINE OF ADJUSTED PARCEL 2 OF BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALEY CENTER AND PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN AND PART OF LOT 1 OF "KROENUNG ESTATE RECORDED IN PLAT BOOK 347, PAGE 13 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHEASTERLY, ALONG THE SOUTHERN LINE OF ADJUSTED PARCEL 2, SOUTH 88 DEGREES 36 MINUTES 24 SECONDS EAST, 277.65 FEET TO A POINT, THENCE NORTH 81 DEGREES 37 MINUTES 36 SECONDS EAST, 67.01 FEET TO ITS INTERSECTION WITH A POINT ON THE EASTERN LINE OF LOT 1 OF THE SUBDIVISION IN PARTITION OF THE DANMAN KROENUNG ESTATE, AS AFOREMENTIONED; THENCE NORTHEASTERLY, ALONG THE SOUTHERN LINE OF SAID ADJUSTED PARCEL 2, NORTH 74 DEGREES 13 MINUTES 36 SECONDS EAST, 77.55 FEET TO A POINT; THENCE NORTH 63 DEGREES 54 MINUTES 36 SECONDS EAST, 243.10 FEET TO THE SOUTHEASTERN CORNER OF SAID ADJUSTED PARCEL 2; THENCE SOUTHWESTERLY, ALONG THE EASTERN LINE OF SHARE 7 OF SAID SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE, SOUTH 00 DEGREES 33 MINUTES 36 SECONDS WEST, 39.00 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG THE APPROXIMATE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ ENGINEERING AND SURVEYING, INC., ON OCTOBER 20, 1981 ACCORDING TO DEED BOOK 7460, PAGE 312 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 86 DEGREES 14 MINUTES 47 SECONDS WEST, 224.88 FEET TO A POINT; THENCE SOUTH 80 DEGREES 58 MINUTES 28 SECONDS WEST 103.00 FEET TO A POINT; THENCE SOUTH 62 DEGREES 32 MINUTES 28 SECONDS WEST, 75.00 FEET TO A POINT; THENCE SOUTH 27 DEGREES 52 MINUTES 42 SECONDS WEST, 217.00 FEET TO A POINT; THENCE SOUTH 39 DEGREES 43 MINUTES 19 SECONDS WEST, 326.00 FEET TO A POINT; THENCE SOUTH 32 DEGREES 55 MINUTES 16 SECONDS WEST, 103.00 FEET TO A POINT; THENCE SOUTH 15 DEGREES 15 MINUTES 37 SECONDS WEST, 88.00 FEET TO A POINT; THENCE SOUTH 27 DEGREES 52 MINUTES 25 SECONDS WEST, 84.12 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG THE NORTHERN LINE OF PROPERTY CONVEYED TO THE MONARCH-CHESTERFIELD LEVEE DISTRICT BY DEED RECORDED IN DEED BOOK 11721, PAGE 724 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 69 DEGREES 58 MINUTES 47 SECONDS WEST, 456.51 FEET TO THE POINT OF BEGINNING, CONTAINING 11.184 ACRES, MORE OR LESS (487,188 SQUARE FEET).

SURVEYORS NOTES OF INTEREST

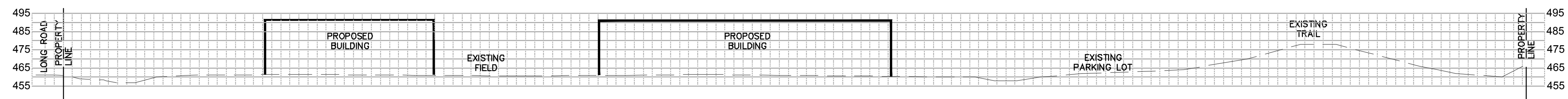
Right of Way Dedication, Temporary Slope & Construction Easement, Stormwater & Utility Easement to the City of Chesterfield per condemnation suit case #000003064 according to notice of payment of condemnation award DB.12841, PG.777 is not listed in Title Commitment.

PREPARED FOR:
BUTTRY & BROWN DEVELOPMENT, LLC
2040 Tennyson Parkway
Plano, Texas 75024
Ph: 214.296.4989
Mobil: 214.315.3844
Attn: Steve Buttry
SButtry@Buttry-Brown.com

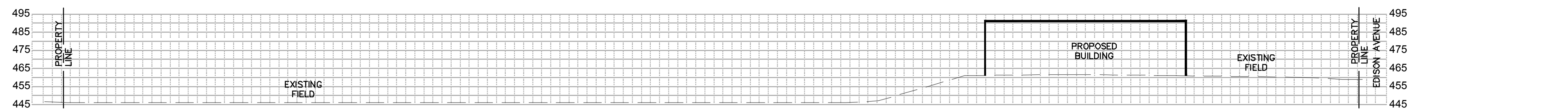
PREPARED BY:
CEDC
10620 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net



● - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-0"
 ○ - DENOTES FOUND 1/2" IRON PIPE



SITE SECTION A-A
 SCALE:
 HORIZONTAL/VERTICAL: 1"=40'



SITE SECTION B-B
 SCALE:
 HORIZONTAL/VERTICAL: 1"=40'

BRANDON A. HARR, P.E. E-28650
 PROFESSIONAL ENGINEER
 CEDC LICENSE NO.: 2003004674

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 Suite 200
 Chesterfield, Missouri 63127
 314.729.1400
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 www.cedc.net

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

Preliminary Development Plan for
EDISON CROSSING
 17634 & 17690 Edison Avenue
 Chesterfield, Missouri

| Proj. # | Date |
|---------|----------|
| 1777 | 04-27-18 |

SITE PLAN

C02