

III. C.

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

June 4, 2007

Planning and Zoning Committee City of Chesterfield 690 Chesterfield Pkwy W Chesterfield, MO 63017

RE: P.Z. 25-2006 Simply Storage (OB Development, LLC): A request for a change of zoning from a Non-Urban District "NU" to a Planned Industrial District "PI" for an approximately 2.3 acre tract of land located at 17555 and 17551 Chesterfield Airport Road east of the intersection of Long Road and Chesterfield Airport Road.

Dear Planning and Zoning Committee:

At the May 30, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 6-0.

Attached please find a copy of Staff's report and the Attachment A as approved by the Planning Commission.

Respectfully submitted,

Jennifer L. Yackley

Project Planner

Respectfully submitted,

Aimee E. Nassif Senior Planner of

Zoning Administration

Cc: Rob Heggie, City Attorney

Michael G. Herring, City Administrator Michael Geisel, Acting Director of Planning

Attachments

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this "PI" Planned Industrial District shall be:
 - a. Business service establishments.
 - b. Restaurants, fast food.
 - c. Restaurants, sit down.
 - d. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
 - e. Warehousing and storage.
- 2. The following Ancillary Uses shall be permitted:
 - a. Automatic vending facilities for:
 - i. Ice and solids carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
- 3. The above uses in the "PI" Planned Industrial District shall be restricted as follows:
 - a. Storage of hazardous, explosive or flammable materials shall not be allowed in this development.
 - b. Drive-through services are specifically excluded from this development.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

- 1. HEIGHT
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty-two (42) feet.

2. BUILDING REQUIREMENTS

a. A minimum of thirty percent (30%) open space is required for this development.

C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. Ninety (90) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the Planned Industrial (PI) District.
- b. Fifty-three (53) feet from the western boundary of the (PI) District.
- c. Twenty-eight (28) feet from the northern boundary of the (PI) District.
- d. Fifty (50) feet from the eastern boundary of the (PI) District.

2. PARKING SETBACKS

No parking stall, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- b. Thirty one (31) feet from the western boundary of the (PI) District.
- c. Five (5) feet from the northern boundary of the (PI) District.
- d. Eight (8) feet from the eastern boundary of the (PI) District.

3. LOADING SPACE SETBACKS

No loading space will be located within the following setbacks:

- a. One hundred fifty-five (155) feet from the right-of-way of Chesterfield Airport Road.
- b. Sixty (60) feet from the western boundary of the (PI) District.

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- c. One hundred forty (140) feet from the northern boundary of the (PI) District.
- d. Sixty (60) feet from the eastern boundary of the (PI) District.

F. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. No construction related parking shall be permitted within the Chesterfield Airport Road right of way.
- 3. Parking lots shall not be used as streets.

G. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
- 2. Landscaping in the right of way, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic.

H. SIGN REQUIREMENTS

- 1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
- 2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

I. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

J. ARCHITECTURAL

- 1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
- 2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
- 3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.
- 4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

K. ACCESS/ACCESS MANAGEMENT

- 1. Access to Chesterfield Airport Road shall be limited to one drive entrance. The entrance shall be as close to the east property line as practical and adequate sight distance shall be provided, as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.
- 2. Provide cross access easement(s) or other appropriate legal instrument(s) guaranteeing permanent access to the adjacent parcel to the west as directed.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department

- of Transportation for areas of new dedication, and roadway improvements.
- 2. Provide any additional right-of-way and construct any improvements to Chesterfield Airport Road, as required by the St. Louis Department of Highways and Traffic, and the City of Chesterfield.
- 3. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.
- 4. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site.

M. TRAFFIC STUDY

- 1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
- 2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Airport Road. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic.

N. POWER OF REVIEW

1. The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

O. STORMWATER AND SANITARY SEWER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
- 2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
- 3. All storm water runoff from the site shall drain to the proposed reservoir located immediately north of the site.
- If any lot is proposed to be located in an existing or proposed 4. Special Flood Hazard Area, the lot shall be clearly labeled as being located in the floodplain on the Site Development Plan and improvement plans. If any development in, or alteration of, the floodplain is proposed, the developer shall obtain a Floodplain Development Permit from the Department of Public Works. The developer must demonstrate that the proposed work will have no adverse impact on other properties in Chesterfield Valley. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final issuance of an occupancy permit and final release of any escrow for improvements in the development.
- 5. The lowest Reference Level (floor) of any structure, as defined by FEMA, shall be constructed a minimum of one (1) foot above the base flood elevation and a minimum of one (1) foot above the 100-year high water elevation as produced by the Chesterfield Valley Master Storm Water Plan model. The minimum elevation for the Reference Level for each lot shall be indicated on the Site Development Plan and improvement plans, and an Elevation Certificate, on the form developed by FEMA for that purpose, shall be submitted immediately after construction of each structure. Occupancy permits shall not be issued for structures for which an Elevation Certificate has not been submitted.

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- 6. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District Conceptual Sewer Master Plan for Chesterfield Valley.
- 7. The downstream low pressure sewer system shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing sewer system.
- 8. Stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan.
- 9. Treatment will be required at this site for water quality per MSD February 2006 guidelines.
- 10. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2750.00 per acre.

P. GEOTECHNICAL REPORT

1. Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

Q. MISCELLANEOUS

- 1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
- 2. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.
- 3. Utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one (1) additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall adhere to the above criteria and to the following:

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
- 2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

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- 3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
- 4. Provide Floor Area Ratio (F.A.R.).
- 5. A note indicating all utilities will be installed underground.
- 6. A note indicating signage approval is separate process.
- 7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
- 8. Specific structure and parking setbacks along all roadways and property lines.
- 9. Indicate location of all existing and proposed freestanding monument signs
- 10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
- 11. Floodplain boundaries.
- 12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
- 13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
- 14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
- 15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
- 16. Address trees and landscaping in accordance with the City of Chesterfield Code.
- 17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

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- 18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
- 19. Provide comments/approvals from the appropriate Fire District, the Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
- 20. Compliance with Sky Exposure Plane.

V. CHESTERFIELD VALLEY TRUST FUND

A. The developer will contribute to the <u>Chesterfield Valley Trust Fund</u>. The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right of way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

Type of Development

Commercial

Office

Industrial

Required Contribution

\$2.05/sq. ft. of building space

\$1.43/sq. ft. of building space

\$4,937.22/acre

If types of development differ from those listed, the Department of Highways and Traffic will provide rates.

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

The amount of this required contribution, if not submitted by January 1, 2007 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index

as determined by the St. Louis County Department of Highways and Traffic.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$648.18 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,056.58 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the St. Lois County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2007 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

The amount of this required contribution, if not submitted by January 1, 2007 will be adjusted on that date and on the first day of January in each succeeding year

thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.





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Planning Commission Staff Report

Meeting Date:

May 30,2007

From:

Jennifer Yackley, Project Planner

Subject:

Rezoning Vote Report

Location:

17555 and 17551 Chesterfield Airport Road

Petition:

P.Z. 25-2006 Simply Storage (OB Development, Inc.)

Proposal Summary

OB Development, Inc. has submitted an application for a change of zoning from "NU" Non-Urban to a "PI" Planned Industrial District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.150. The site is located approximately 100 feet east of the intersection of Long Road and Chesterfield Airport Road.

Proposal History

The Planning Commission voted on this petition at the January 22, 2007 meeting. The Commission voted 4-3 on the petition sending it forward to Planning and Zoning Committee without a recommendation for approval (Five (5) votes are necessary for a recommendation of approval). The petitioner appeared before the Planning Commission on February 12, 2007 requesting the Commission reconsider their earlier vote. The Planning Commission approved the request to reconsider by a vote of 9-0. The petitioner is requesting that the Planning Commission review the changes made to the plan and vote on the revised plan.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the change of zoning from "NU" Non-Urban to a "PI" Planned Industrial District.

Zoning Analysis

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

During site plan review, if a site development plan is submitted which still does not meet the requirements set forth in the Attachment A, the site development plan will not be considered for approval before the Planning Commission.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is Highway 40 Park and is zoned "PC" Planned Commercial District.

South: McDonald's is located across Chesterfield Airport Road to the south and is zoned "C-8" Planned Commercial District.

East: The property to the east is Highway 40 Park and is zoned "PC" Planned Commercial District.

West: Walgreens is located across Long Road to the west and is zoned "PC" Planned Commercial District.





Looking west along Chesterfield Airport Road.

Looking east along Chesterfield Airport Road



Standing on the site, looking across Chesterfield Airport Road.

Comprehensive Plan Analysis

The Comprehensive Plan identifies this area as mixed commercial. Retail, low-density office and office/warehouse facilities are appropriate land uses for this site. This subject site is located in the Chesterfield Valley and meets the development criteria identified by the Comprehensive Plan for the Chesterfield Valley.

Site Area History

The site was zoned "NU" Non-Urban by St. Louis County prior to the incorporation of the City of Chesterfield.

Issues

There were concerns regarding the building height, open space, distance from Chesterfield Airport Road, and the internal drive setbacks along the western property line. The petitioner has addressed these issues in the revised plan and the table below compares the previous and current plans.

Issue	Previous Plan	Current Plan	
Open Space	30%	33%	
Building Height	53 feet to the top of the	41 feet 10 inches to the top	
	peak	of the peak	
Square Footage	Retail 11,196 sq. ft.	Retail 8, 362 sq. ft.	
	Storage 89,958 sq. ft.	Storage 90,792 sq. ft.	
	Total 101,740 sq. ft .	Total 104,243 sq. ft.	
Parking Requirements	63 spaces required	50 spaces required	
	63 spaces provided	50 spaces provided	
Setback along Western	Did not meet the required	Meets the required 31 foot	
Property Line	37 foot setback for the	setback for the internal	
	internal drive.	drive.	
Distance from	Entire building was 94 feet	· · · · · · · · · · · · · · · · · · ·	
Chesterfield Airport Road	from Chesterfield Airport	feet from Chesterfield	
	Road.	Airport Road. The upper	
		stories of the storage	
		portion are stepped back	
		from the front retail portion	
		and are approximately 125	
		feet from Chesterfield	
		Airport Road.	

Request

Staff recommends approval of the change of zoning from "NU" Non-Urban to a "PI" Planned Industrial District with the Attachment A as written.

Respectfully submitted,

Jennifer Yackley

Project Planner

Respectfully submitted,

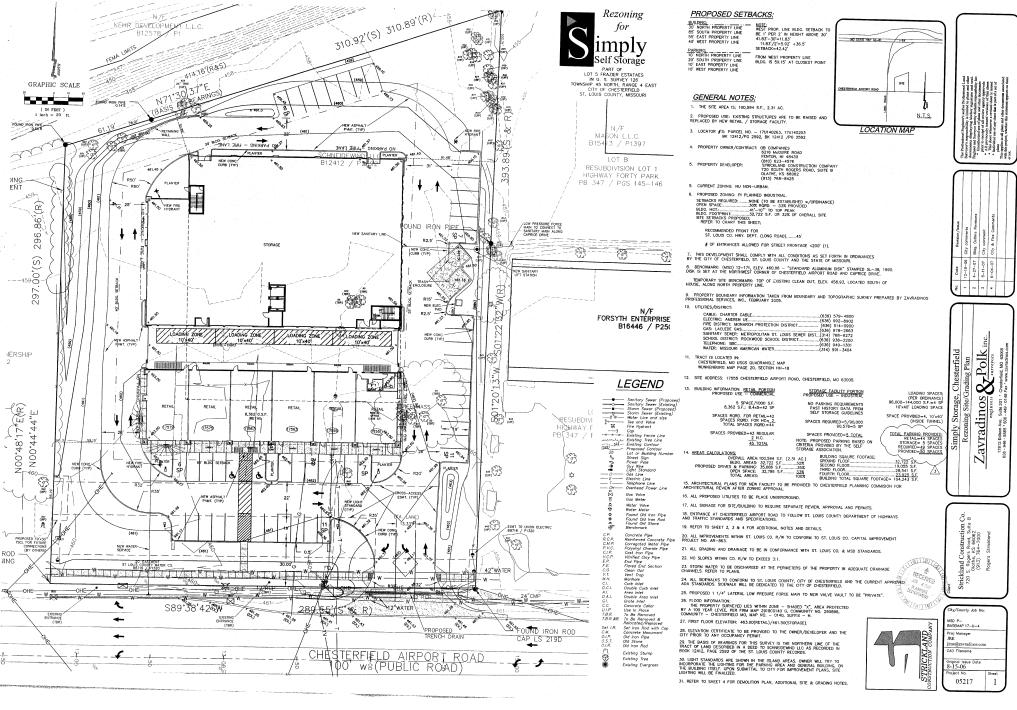
Aimee Nassif

Senior Planner of Zoning

Administration

Attachments

- 1. Attachment A
- 2. Preliminary Plan



-N/F

PROPOSED SETBACKS:

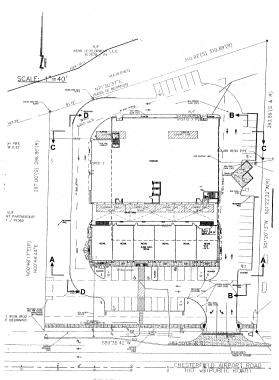
Rezoning

OVERALL PARCEL DESCRIPTION

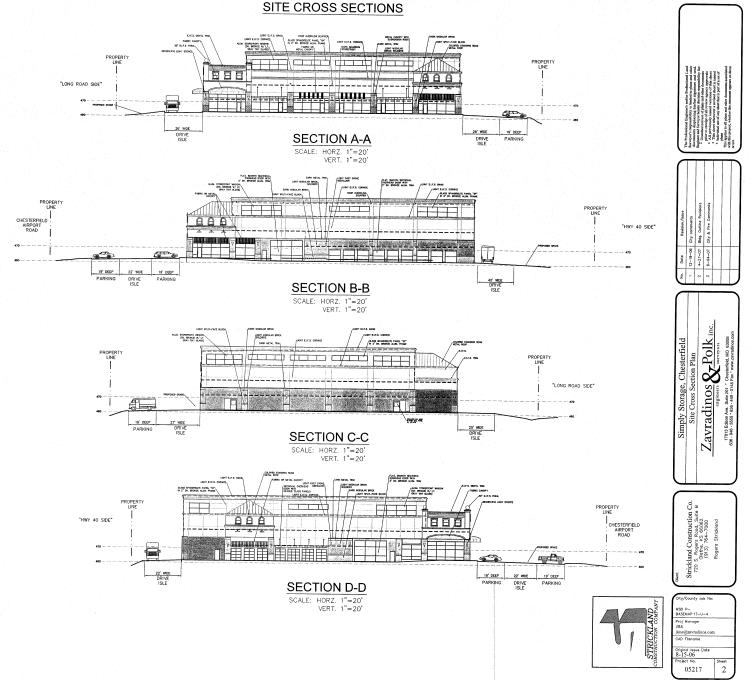
PROPERTY DESCRIPTION

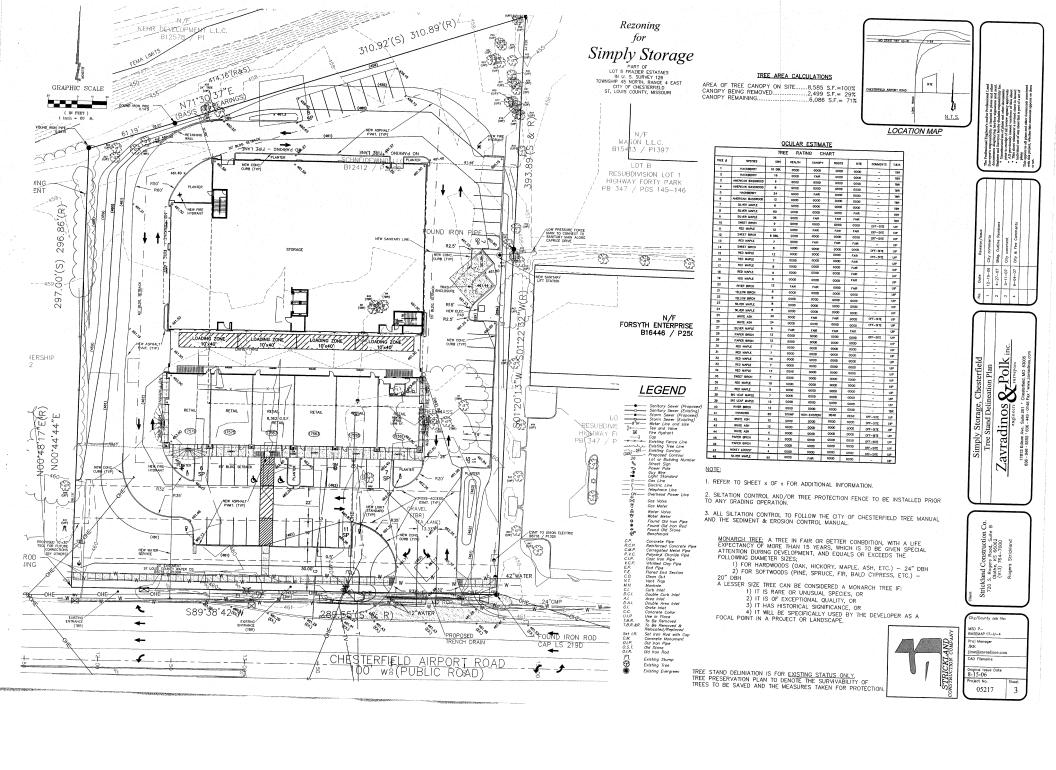
A TRACT OF LAND BEING PART OF LOT 5 OF FRAZIER ESTATES IN U. S. SURVYE 126 IN TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

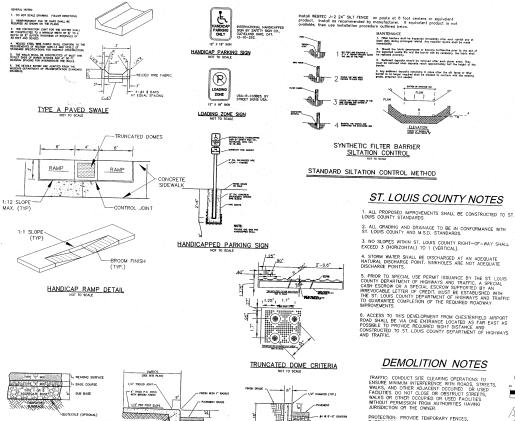
BEGINNING AT A THE POINT IF INTERSECTION OF THE NORTHERN LINE OF CHESTERRILED AIRPORT ROAD (40 FEET WIDE) WITH THE EASTERN LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JELINEK EIGHT PARTNERSHIP AS RECORDED IN BOOK 8387, PAGE 1562 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EASTERN LINE NORTH OD DEGREES 44 MINUTES 44 SECONDS EAST, 297.00 FEET TO A POINT ON THE SOUTHERN LINE OF LOT B OF THE RESUBDIVISION OF LOT 1 OF HIGHWAY FORTY PARK AS RECORDED IN PLATBOOK 347 PAGES 145 AND 146 OF THE AFROESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHERN LINE NORTH 71 DEGREES 30 MINUTES 37 SECONDS EAST, 310.92 FEET TO A STONE IN THE WESTERN LINE OF LOT B OF THE AFORESAID RESUBDIVISION; THENCE ALONG SAID WESTERN LINE SOUTH OT DEGREES 20 MINUTES 13 SECONDS WEST, 393.89 FEET TO AN IRON ROD WITH A CAP FROM LS 2190 ON THE NORTHERN LINE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS WEST, 289.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.30 ACRES MORE OR LESS.



SECTION LOCATIONS







AGGREGATE MATERIALS SHALL COMPLY MT ASTM D 2321. OPTIONAL GEOTEXTILE TO BE MIRAFI BOOX HOVEN POLYPROPHYLENE GEOTEXTILE AS MANUFACTURED BY HICKLON MIRAFI, NARCROSS, GA OR EQUAL, APPROVED BY ENGLISH.

TYPE "C" & "X" ASPHALT MIXTURES TO COMPLY WITH CITY OF CHESTERFIELD SPECIFICATIONS FOR CONSTRUCTION

ASPHALT SURFACE

///yhy/y///

PORTLAND CEMENT CONCRE

TYPE OR S

DOMENCIED, SUBDRADE

AGGREGATE MATERIALS SHALL COMPLY WITH ASTN D 2321.

CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

GEOTEXTILE TO BE MIRAFI BOOX MOVEN
POLYPROPHYLENE GEOTEXTILE AS MARKIFACTURED BY
HOOLON MARAFI, NARCROSS, GA OR EQUAL, APPROVED
BY ENGINEERS

4. IN RICHT-OF-WAY: 15' MAX. JOINT SPACING AND LONGTICHINA THE BARS & 30' TA.

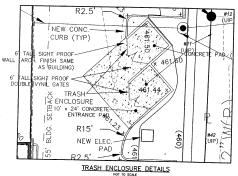
WITH A NIN. CHARACTON OF SPACING ON A PREPARED SUBGRADE WITH A NIN. CHARACTON OF SPECIAL PROCESS.

COMPACTION CHARACTON DET USES ON SUBGRADE WITH A STANDARD OF SPACIAL OFFICE OF MACHAETING OFFI SPACIAL OFFICE OF AND SPACIAL SHALL BE IN ACCREDANCE WITH ASTAL 1190 OF AN

5. IN PICHT-OF-MAY: FINES NOT TO EXCEED 0-25% PASSING SELVE AND 0-8% PASSING \$200 SIEVE, UNLESS OTHERMISE AUTHORIZED BY THE CITY.

CONCRETE PAVEMENT (COUNTY R/W & TRASH ENCLURE)

3" #5 @ TOP AND BOTTOM CONTINUOUS STOP REMFORCEMENT AT JOINTS PROVIDE EXPANSION JOINTS AT 8' INTERNAL COMBINATION SIDEWALK/CURB CONCRETE VERTICAL CURB



GRADING NOTES

1. NOTIFY CITY OF CHESTERFIELD PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE STARTING OF GRADING AND/OR CONSTRUCTION.

2. ALL FILLS PLACED UNDER PROPOSED STORM AND SANTARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF PROPOSED BY THE MODIFIED ASSIST TO 150 MILE OF THE PROPOSED ASSIST TO 150 MILE OF THE PROPOSED BY THE MODIFIED ASSIST TO 150 MILE OF THE PROPOSED BY THE MODIFIED ASSIST TO 150 MILE OF THE PROPOSED BY THE MODIFIED ASSISTS ASSISTS TO 150 MILE OF THE PROPOSED BY ALL TESTS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERRIFLD BY A SOLS ENGINEER CONCURENT WITH GRADING AND SHACK BY THE PROPOSED B

3. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHT THE PROJECT UNITE ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWITH INSURES NO FURTHER EROSION OF THE SOIL.

4. SEDIMENT AND EROSION CONTROL SHALL NOT BE LIMITED TO THE MEASURES SHOWN ON THE PLANS. THE CONTRACTOR, WITH THE APPROVAGE OF THE CITY INSPECTOR, "SHALL UTILIZE BEST MANAGEMENT FRACTICES TO OFFICE TECHNICAL TRANSPORT OF THE THE PROPERTIES, ROADWAYS, STORM SENERS, AND DRAINAGE WAYS.

5. REFER TO SHEETS 1 & 3 FOR ADDITIONAL NOTES AND DETAILS.

6. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.

 ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE. DEBRIS AND FOUNDATION MATERIAL FROM ANY ON-SITE BUILDING OR STRUCTURE THAT IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.

9. PROPOSED STORM DRAINAGE SHALL COMPLY WITH ALL CITY, COUNTY & STATE STORMWATER MANAGEMENT ORDINANCES.

10. ALL GRADES TO BE WITHIN 0.20 \pm FEET OF PROPOSED CONTOURS AND ELEVATIONS SHOWN ON THE GRADING PLAN.

11. ALL NON-PAVED AREAS OF THIS DEVELOPMENT TO BE SEEDED OR COVERED WITH SOD.

12. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISH GRADE NOT TO EXCEED A 3:1 SLOPE [3 HORIZONTAL TO 1 VERTICAL] (33%) UNLESS SPECIFICALLY APRROVED OTHERWISE.

13. ALL EROSION CONTROL SYSTEMS TO BE INSPECTED AND NECESSARY CORRECTIONS TO BE MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.

14. ANY GRADED AREA THAT ARE TI REMAIN BARE FOR MORE THAN TWO WEEKS ARE TO BE SEEDED AND MULCHED.

15. CONTRACTOR TO TURN IN GRADING APPLICATION AND PLANS AFTER ZONING APPROVAL.

SITE NOTES

1. NOTIFY CITY OF CHESTERFIELD BUILDING DEPARTMENT 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

2. ARCHITECTURAL PLANS FOR HANDICAP RAMP AND COMMERCIAL APPURTENANCES TO BE PROVIDED PRIOR TO COMMERCIAL OCCUPANCY.

3. ALL DIMENSIONS ARE TO FACE OF CURB.

4. ALL CURBING TO BE 6" VERTICAL CONCRETE CURB.

5. ENTRANCES TO BE CONSTRUCTED PER CITY OF CHESTERFIELD AND ST. LOUIS COUNTY SPECIFICATIONS.

6. THE SURROUNDING STREETS AND/OR DRIVE FROM THIS DEVELOPMENT USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.

7. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.

8. DEBRIS AND FOUNDATION MATERIAL FROM ANY ON-SITE BUILDING OR STRUCTURE THAT IS TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF SITE.

9. NEW LOW PRESSURE SEWER SYSTEM TO BE INSTALLED AND READY FOR CONNECTION BEFORE REMOVAL OF OF EXISTING DRAINFIELD PIPING.

ALL STORM DRAINAGE CONSTRUCTION TO COMPLY WITH CITY OF CHESTERFIELD AND MSD STANDARDS AND DETAILS.

11. ALL NON-PAVED AREAS OF THIS DEVELOPMENT TO BE SODDED, LANDSCAPED AND IRRIGATED PER CITY OF CHESTERFIELD ORDINANCES.

12. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. 13. DO NOT SCALE DRAWING, FOLLOW DIMENSIONS.

14. ALL NECESSARY PAVEMENT MARKINGS SHALL CONFORM TO CITY AND COUNTY STANDARDS.

15. PROPOSED SANITARY FORCE MAIN TO BE DESIGNED TO MSD STANDARDS. PROPOSED STORM WATER TO DRAIN FROM LONG ROAD TOP SWALE AT REAR OF PROPERTY.

17. PROPOSED UTILITY CONNECTION LOCATIONS ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY WITH DIG-RITE PRIOR TO CONSTRUCTION.

18. SEPTIC TANK ABANDONMENT: SEPTIC TANKS SHALL BE ABANDONED IN ACCORDANCE WITH THE M.S.D. STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2000.

19. ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH M.S.D. STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2002.

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STRICKLAND



Filter beniers shall be impacted immediatly after each rainfall and at least daily during prolonged retains. Any required repairs shall be made immediately.

Should the fubric decompase or become ineffective prior to the end of the expected custols life and the borrier elit be necessary, the fabric shall be recessary.

Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately built the height of the herder.

Any sediment deposite remaining in place ofter the all fence or filter berrier is no longer regulard shall be ofersed to conform with the salation grade, prepared and sended.

ELEVATION CONTRACTOR

ST. LOUIS COUNTY NOTES

TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR RESET FACILITIES. DO NOT CLOSE OR OSENEUT STREETS, WITHOUT STREETS, OF THE ADJACENT OF THE STREET OF THE STR

PROTECTION: PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS, OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY, APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.

RESTORE DAMAGED WORK TO CONDITIONS EXISTING PRIOR TO START OF WORK, UNLESS OTHERWISE DIRECTED.

PROTECT EXISTING TREES AND VEGETATION TO REMAIN FROM PHYSICAL DAMAGE. DO NOT STORE MATERIALS OR EQUIPMENT WITHIN TREE DRIP INCL. USE UCENSTATE ARBORST FOR TREE DAMAGE REPAIR. REPLACE DAMAGED THE STATE OF THE DAMAGED THE RESTORED TO FULL. OF THE DAMAGED TREES THAT CANNOT BE RESTORED TO FULL. OF THE DAMAGED TREES THAT CANNOT BE RESTORED TO FULL. OF THE DAMAGED TREES THAT CANNOT BE RESTORED TO FULL. OF THE DAMAGED TREES THAT CANNOT BE RESTORED TO WHERE

SITE CLEARING: REMOVE TREES, SHRUBS, GRASS, AND OTHER VECETATION, IMPROVEMENTS, OR GESTRUCTIONS AS INDICATED OR WHICH INTERFERE WITH HEAR STRUCTURES DIGGING OUT STUMPS, AND REDGING OUT STUMPS, AND REGIST IN CUT AREAS WILL BE GRUBBED TO ADEPTH OF NOT LESS THAN 12 INCHES BLOW FINISHED GRADE.

STRIP AND STOCKPILE TOPSOIL THAT WILL BE REUSED IN THE WORK.

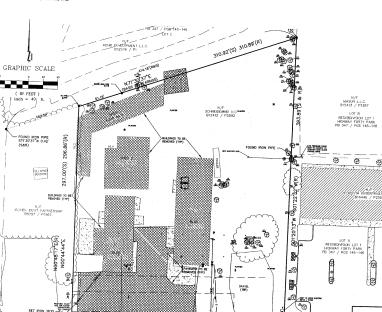
REMOVE EXISTING IMPROVEMENTS, BOTH ABOVE GRADE AND BELOW GRADE TO AN EXTENT INDICATED OR AS OTHERWISE REQUIRED TO PERMIT NEW CONSTRUCTION.

SALVABLE ITEMS: CAREFULLY REMOVE ITEMS TO BE SALVAGED, AND STORE ON OWNER'S PREMISES WHERE INDICATED OR DIRECTED.

CONTROL AIR POLLUTION CAUSED BY DUST AND DIRT; COMPLY WITH GOVERNING REGULATIONS.

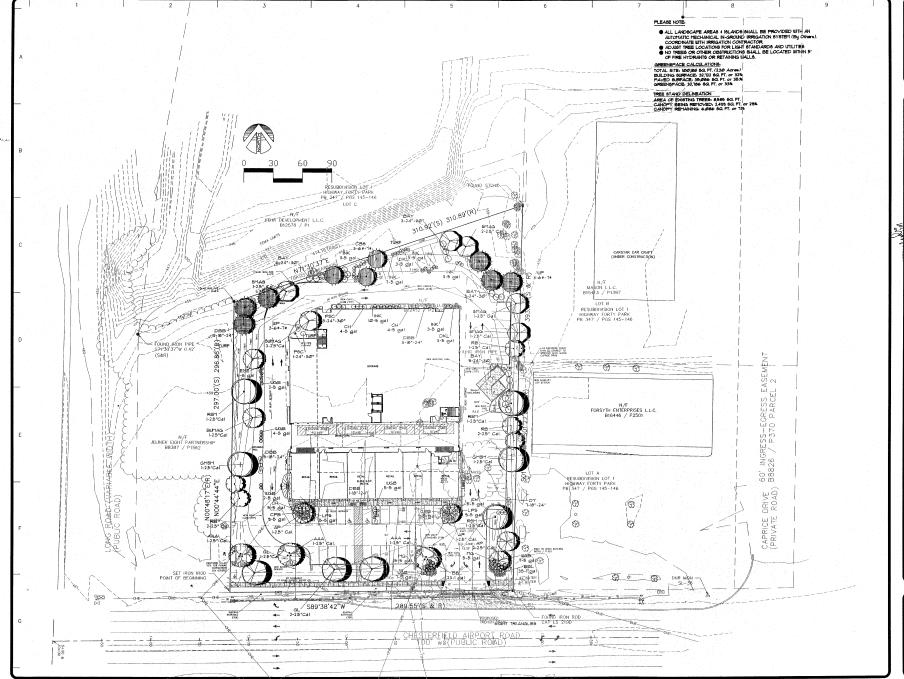
FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OPERATIONS. USE SATISFACTORY SOIL MATERIALS, PLACED IN 5-INCH DEEP LIFTS WITH EACH LIFT BEING THOROUGHLY COMPACIED, GRADE GROUND SURFACE TO CONFORM TO REQUIRED CONTOURS AND TO PROVIDE POSITIVE SURFACE DRAINAGE.

DISPOSE OF REMOVED AND DEMOLISHED ITEMS, INCLUDING TRASH AND DEBRIS, PROPERLY OFF OWNERS PROPERTY, BURNING OF WASTE MATERIALS ON SITE IS NOT PERMITTED.



289.55'(S & R)

DEMOLITION PLAN



REVISIONS DE DIAGONIOS DE DIAGO

LANALAR BCHNOLOFIES



PLANTING PLAN FOR THE PROPOSED SIMPLY Storage CHESTERFIELD, MISSOURI

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NOTES:

All natural vegetation shall be maintained where it does not All natural vegatation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegatation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landsep contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination funds to be done.

ation of work to be done.

ation of work to be done.

Indeground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown, it shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).

Plant material are to be cleaned in the call of the contraction of the contractio

Plant material are to be planted in the same relationship to

grade as was grown in nursery conditions.

All much to be shredded oak bark muich at 3" depth (after compaction) unless otherwise and the shall be clean and free of all foreign materials. Edge all beds with spade-out edge unless otherwise noted.

6.) It shall be the landscape contractor's responsibility to:
A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.

B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.

immediately for a decision.

C) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.

The landscape contractor is to receive the site graded to within I/ID of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work. commencement of work

All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.

All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.

installation at 100% of the installed price.

All disturbed lawn areas to be seeded with a mixture of Turf-Type feacus (300° per acre) and bluegrass (18° per acre). Landscape contractor shall ofter an alternate price for sod in lieu of seed, Lawn areas shall be unconditionally warranted areas more than one square foot per any 50° square feet shall be replaced.

the repriessed.

Items shown on this drawing take precedence over the material list, it shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will

this plan, no substitutions or types or size or plant materials will be accepted without written approval from landscape architect.

12. Siltation controls may be required to prevent run-off, Strau bales placed and-to-end shall be used, anchored with no less than two 3/8" x 36" reinforcing rode. Bales shall remain until all graded areas are seeded or sodded.

The minimum setback is 10'-0" from an existing or proposed right

of way.

Of way.

One (1) tree is required for every fifty (50) lineal feet of landecape setback area. 15.) Landscape Islands shall be placed at the ends of parking aisles as required by Section 1003.164 of the City of Chesterfield Zoning

nce:
There shall be a minimum landscape width of six (6) feet and
a minimum area of 100 square feet. Provide one (1) deciduous

tree per island.

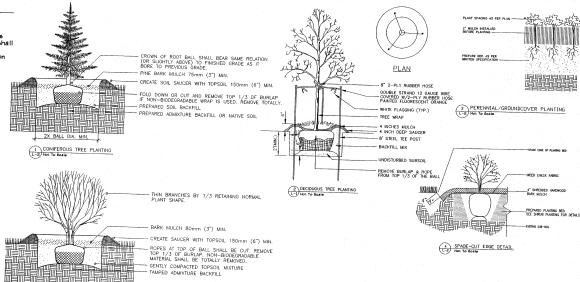
B. At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per Island.

C. Islands shall have plantings consisting of groundcovers such as shrubs, Ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.

lé). Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without inground irrigation systems. Crossfire, a semi-diuari variett, blended with 5-lo% bluegrass and referred to as a Transition mix.

A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at 435°, evenly dispersed throughout the

of a species which matures at 200, and in project. If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1900) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping. Upon release of the landscape installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



PLANT SCHEDULE:

2X BALL DIA, MIN. SHRUB PLANTING - BALL AND BURLAP

REES RSM	QIY 3	CONTON/BOTANICAL Red Sunset Maple / Acer rubrum Frankared*	SIZE 25"Cai	DECIDIOUS/EVERGREEN DECIDIOUS	MATURE SIZE
iM8M	2	Green Mountain Sugar Maple / Acer saccharum 'Green Mountain'	25"Cal	DECIDUOUS	45'+
LAA .	. 3	Autumn Applause Ash / Fraxinus americana "Autumn Applause"	2.5" Cal.	DECIDIOUS	45'•
L.	3	Greenspire Littlelear Linden / Tilia cordata 'Greenspire'	2.5"Cal	DECIDUOUS	45'+
VERGREEN TREES	<u>an</u>	CONTION/BOTANICAL Colorado Blue Spruce / Pices pungens	SIZE		45'+
•	6	White Pine / Pinus strobus	6'-7	EVERGREEN	45'+
OVERING TREES	an	COTTON/BOTANICAL	6'-7'	EVERGREEN	45'+
146	5	Redbud / Cercle canadensie	8 ZE 2,5" Cal.	DECIDUOUS	25'-35'
MAG	3	Saucer Magnolia / Magnolia soulangiana	25" Cal.	DECIDUOUS	28'-38'
•	4	Sweet Bay / Magnolia virginiana	2.5"Cal	EVERGREEN	25'-35'
RUBS	QTY.	Aristocrat Flowering Pear / Pyrus calleryana 'Aristocrat'	2.5" Cal.	DECIDUOUS	35'-45'
13	8	Crimson Pygmy Barberry / Berberis thunbergii 'Crimson Pygmy'	SIZE 5 gal	DECIDUOUS	
B 3B	27	Winter Gem Boxwood / Buxus microphylla 'Winter Gem'	B gal	EVERGREEN	
E E	11	Compact Burning Bush / Euonymus alatus 'Compactus'	18"-24"	DECIDUOUS	NOTE:
<u> </u>	Б	Emerald Galety Euonymus / Euonymus fortunel 'Emerald Galety'	5 gal	EVERGREEN	TREE CATEGORY MAKEUP CONSISTS OF THE FOLLOWING: DECIDIOUS TREES 33%
	37	Compact Inkberry / Ilex glabra 'Compacta'	5 gal	EVERGREEN	ORNAMENTAL TREES 46% EVERGREEN TREES 21%
Y.		China Boy/Girl Holly / liex meserveae 'China Boy/Girl	5 gal	EVERGREEN	410
		Northern Bayberry / Myrica pensylvancia	24"-3@"	EVERGREEN	
		Purple 6and Cherry / Prunus X cistens	24"-3@"	DECIDUOUS	
		Little Princess Spirea / Spireas japonica 'Little Princess'	5 gal	DECIDUOU8	
		Dwarf Korean Lilac / Syringa meyeri "Palibin" Dense Yew / Taxus media "Densiformis"	5 gal	DECIDUOUS	
UALS/PERENNIALS	GIY.	COMMON/BOTANICAI	18"-24"	EVERGREEN	
	58	Big Blue Lirlope / Lirlope muscari 'Big Blue'	BIZE I gal	DECIDUOUS	
186E8	GIY W	<u>COMMON/BOTANICAL</u> Maiclen Grass / Miscanthus sinensis 'Gracillimus'	SIZE B gal	DECIDUOUS	



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