



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.

- 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.

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.

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. 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 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.



VIII. A.

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

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.



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 peak	41 feet 10 inches to the top of the peak
Square Footage	Retail 11,196 sq. ft. Storage 89,958 sq. ft. Total 101,740 sq. ft.	Retail 8,362 sq. ft. Storage 90,792 sq. ft. Total 104,243 sq. ft.
Parking Requirements	63 spaces required 63 spaces provided	50 spaces required 50 spaces provided
Setback along Western Property Line	Did not meet the required 37 foot setback for the internal drive.	Meets the required 31 foot setback for the internal drive.
Distance from Chesterfield Airport Road	Entire building was 94 feet from Chesterfield Airport Road.	Front retail portion is 95 feet from Chesterfield 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

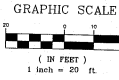
Respectfully submitted,


Aimee Nassif
Senior Planner of Zoning Administration

Attachments

1. Attachment A
2. Preliminary Plan

N/E
KEHR DEVELOPMENT L.L.C.
B12578 / P1



Simply Self Storage

PART OF
LOT 5 FRAZIER ESTATES
IN U. S. SURVEY 126
TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

N/F
MASON L.L.C.
B15443 / P1397

LOT B
RESUBDIVISION LOT 1
HIGHWAY FORTY PARK
PB 347 / PGS 145-146

N/F
FORSYTH ENTERPRISE
B16446 / P251

PROPOSED SETBACKS:

BUILDING:	NOTE:
30' NORTH PROPERTY LINE	WEST PROP. LINE BLDG. SETBACK TO BE "P" 2" IN HEIGHT ABOVE 30'
50' SOUTH PROPERTY LINE	41.83'-30"=11.53'
50' EAST PROPERTY LINE	11.83'±=5.92' +36.5'
40' WEST PROPERTY LINE	SE TRACK=4.42'

GENERAL NOTES:

- THE SITE AREA IS: 100,594 S.F., 2.31 AC.
- PROPOSED USE: EXISTING STRUCTURES ARE TO BE RAISED AND REPLACED BY NEW RETAIL / STORAGE FACILITY.
- LOCATOR #'S: PARCEL NO. - 170140263, 170140205 BK 12412/PG 2592, BK 12412 / PG 2592
- PROPERTY OWNER/CONTRACTOR COMPANY: 6216 MAGUIRE ROAD FENTON, MI 48430 (910) 621-4076
- PROPERTY DEVELOPER: STRICKLAND CONSTRUCTION COMPANY 729 SOUTH ROSSER ROAD, SUITE B OLAHE, KS 66052 (913) 768-8425
- CURRENT ZONING: NO NON-URBAN.
- PROPOSED ZONING: PLANNED INDUSTRIAL. SETBACKS REQUIRED: NONE (TO BE ESTABLISHED w/ ORDINANCE). OPEN SPACE: 30% ROAD - 30% PROVIDED. BLDG. HGT: 40' TO TOP PEAK. BLDG. FOOTPRINT: 32,722 S.F. OR 32% OF OVERALL SITE. SITE SETBACKS PROPOSED: 32,722 S.F. OR 32% OF OVERALL SITE. REFER TO CHART THIS SHEET.
- RECOMMENDED FRONT FOR ST. LOUIS CO. HWY. DEPT. (LONG ROAD).....45'
- # OF ENTRANCES ALLOWED FOR STREET FRONTAGE <200' (1).
- THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN ORDINANCES BY THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY AND THE STATE OF MISSOURI.
- BENCHMARK: (MSD) 12-171, ELEV. 460.06 "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND GARRIGE DRIVE. TEMPORARY SITE BENCHMARK: TOP OF EXISTING CLEAN OUT, ELEV. 458.63, LOCATED SOUTH OF HOUSE, ALONG NORTH PROPERTY LINE.
- PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAIRADINOS PROFESSIONAL SERVICES, INC., FEBRUARY 2005.
- UTILITIES/USURICT:

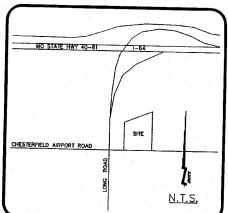
CABLE: CHARTER CABLE.....	(636) 579-4800
ELECTRIC: AMEREN UE.....	(636) 992-8900
FIRE DISTRICT: MONARCH PROTECTION DISTRICT.....	(636) 514-0900
GAS: LAKEDE GAS.....	(636) 978-2863
SANITARY SEWER: METROPOLITAN ST. LOUIS SEWER DIST.....	(314) 768-6272
SCHOOL DISTRICT: ROCKWOOD SCHOOL DISTRICT.....	(636) 938-2200
TELEPHONE: SBC.....	(636) 949-1301
WATER: MISSOURI AMERICAN WATER.....	(314) 991-3404
- TRACT IS LOCATED IN: CHESTERFIELD, MO USGS QUADRANGLE MAP WUNNEBURG MAP PAGE 20, SECTION HH-18
- SITE ADDRESS: 17555 CHESTERFIELD AIRPORT ROAD, CHESTERFIELD, MO 63005.

LEGEND

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line and Size
- Fire Hydrant
- Fire Valve
- Gas
- Existing Fence Line
- Existing Tree Line
- Proposed Contour
- Proposed Contour
- Lot or Building Number
- Street Sign
- Power Pole
- City Well
- Light Standard
- Gas Line
- Electric Line
- Telephone Line
- Overhead Power Line
- Water Valve
- Water Meter
- Found Old Iron Pipe
- Found Old Iron Rod
- Found Old Stone
- Benchmark
- Concrete Pipe
- Reinforced Concrete Pipe
- Corrugated Metal Pipe
- Polystyrene Chloride Pipe
- Cast Iron Pipe
- Vitrified Clay Pipe
- C.P.P.
- F.E.
- Flored End Section
- Clean Out
- Vent Trap
- V.T.
- Manhole
- Curb Inlet
- Double Curb Inlet
- Area Inlet
- D.A.I.
- Double Area Inlet
- Grate Inlet
- C.C.
- Concrete Culvert
- Use in Place
- To Be Removed
- To Be Retained & Replaced
- Set Iron Rod with Cap
- Concrete Monument
- Old Iron Pipe
- Old Stone
- Old Iron Rod
- Existing Stump
- Existing Tree
- Existing Evergreen

PROPOSED USE - RETAIL PORTION	STORAGE FACILITY PORTION PROPOSED USE - INDUSTRIAL
5 SPACES 4000 S.F.	NO PARKING REQUIREMENTS
8,362 S.F., 8.44=4.2 SP	PAST HISTORY DATA FROM SELF STORAGE GUIDELINES
SPACES ROR: FOR RETAIL=42	SPACES REQUIRED=5,940,000
SPACES ROR: FOR HC=2	90,376=9 SP
TOTAL SPACES=44	SPACES PROVIDED=3-201AL
SPACES PROVIDED=43 REGULAR	CRITERIA PROVIDED BY THE SELF STORAGE ASSOCIATION:
2 H.C.	BUILDING SQUARE FOOTAGE:
55 TOTAL	GROUND FLOOR.....32,722 S.F.
	SECOND FLOOR.....19,005 S.F.
	THIRD FLOOR.....26,541 S.F.
	FOURTH FLOOR.....23,828 S.F.
	BUILDING TOTAL SQUARE FOOTAGE=104,243 S.F.

- ARCHITECTURAL PLANS FOR NEW FACILITY TO BE PROVIDED TO CHESTERFIELD PLANNING COMMISSION FOR ARCHITECTURAL REVIEW AFTER ZONING APPROVAL.
- ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND.
- ALL SIGNAGE FOR SITE/BUILDING TO REQUIRE SEPARATE REVIEW, APPROVAL AND PERMITS.
- ENTRANCE AT CHESTERFIELD AIRPORT ROAD TO FOLLOW ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC STANDARDS AND SPECIFICATIONS.
- REFER TO SHEET 2, 3 & 4 FOR ADDITIONAL NOTES AND DETAILS.
- ALL IMPROVEMENTS WITHIN ST. LOUIS CO. R/W TO CONFORM TO ST. LOUIS CO. CAPITAL IMPROVEMENT PROJECT NO. AR-863.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS CO. & MSD STANDARDS.
- NO SLOPES WITHIN CO. R/W TO EXCEED 3:1.
- STORM WATER TO BE DISCHARGED AT THE PERIMETERS OF THE PROPERTY IN ADEQUATE DRAINAGE CHANNELS. REFER TO PLANS.
- ALL SIDEWALKS TO CONFORM TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND THE CURRENT APPROVED ADA STANDARDS. SIDEWALK WILL BE DEDICATED TO THE CITY OF CHESTERFIELD.
- PROPOSED 1 1/4" LATERAL LOW PRESSURE FORCE MAIN TO NEW VALVE VAULT TO BE "PRIVATE".
- FLOOD INFORMATION: THE PROPERTY SURVEYED LIES WITHIN ZONE - SHADED "X" AREA PROTECTED BY 100 YEAR LEVEL. PER FROM MAP 28190/D G. COMMUNITY NO. 250896. COMMUNITY - CHESTERFIELD MO, MAP NO. - 0140, SUFFIX - H.
- FIRST FLOOR ELEVATION: 463.00(RETAIL)/461.50(STORAGE).
- ELEVATION CERTIFICATE TO BE PROVIDED TO THE OWNER/DEVELOPER AND THE CITY PRIOR TO ANY OCCUPANCY PERMIT.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERN LINE OF THE TRACT OF LAND DESCRIBED IN A REE 20, SUFFIX - H.
- FIRST FLOOR ELEVATION: 463.00(RETAIL)/461.50(STORAGE).
- LIGHT STANDARDS ARE SHOWN IN THE ISLAND AREAS. OWNER WILL TRY TO INCORPORATE THE LISTING FOR THE PARKING AREA AND GENERAL BUILDING, ON THE BUILDING ITSELF, UPON SUBMITTAL TO CITY FOR IMPROVEMENT PLANS. SITE LIGHTING WILL BE FINALIZED.
- REFER TO SHEET 4 FOR DEMOLITION PLAN, ADDITIONAL SITE & GRADING NOTES.



LOCATION MAP

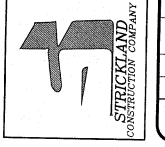
The Professional Engineer's seal and Professional Engineer's license number are required to issue and seal any drawings. The Professional Engineer's seal and Professional Engineer's license number are required to issue and seal any drawings. The Professional Engineer's seal and Professional Engineer's license number are required to issue and seal any drawings.

No.	Date	Revised/Issue
1	11-12-06	City comments
2	4-27-07	Blg. Owner Revisions
3	5-11-07	City comment
4	6-04-07	City & File Comments

Simply Storage, Chesterfield
Rezoning Site/Grading Plan
Zavradinos & Folk Inc.
17515 Edison Ave., Suite 201 - Chesterfield, MO 63005
636-546-8888 • fax - 636-546-8144 • www.zavradinos.com

Strickland Construction Co.
729 S. Rogers Road, Suite B
Chesterfield, MO 63005
(913) 624-7000
Rogers Strickland

City/County Job No:
MSD P-
BASIS# 17-0-4
Proj Manager
JRE
jre@zavradinos.com
CAD Filename
05217
Sheet
1



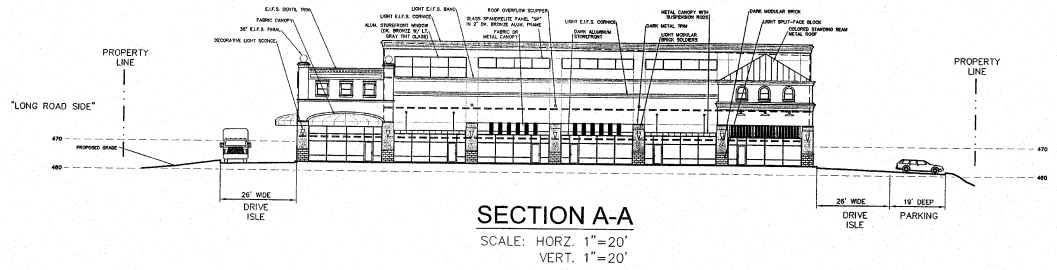
OVERALL PARCEL DESCRIPTION

PROPERTY DESCRIPTION

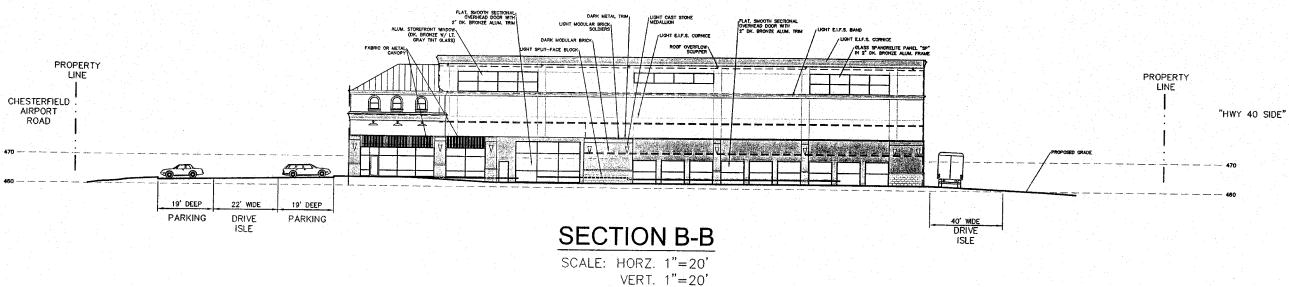
A TRACT OF LAND BEING PART OF LOT 5 OF FRAZIER ESTATES IN U. S. SURVY 126 IN TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE POINT OF INTERSECTION OF THE NORTHERN LINE OF CHESTERFIELD 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 00 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 AFROSAID 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 AFROSAID RESUBDIVISION; THENCE ALONG SAID WESTERN LINE SOUTH 01 DEGREES 20 MINUTES 13 SECONDS WEST, 393.89 FEET TO AN IRON ROD WITH A CAP FROM LS 219D ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID 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.

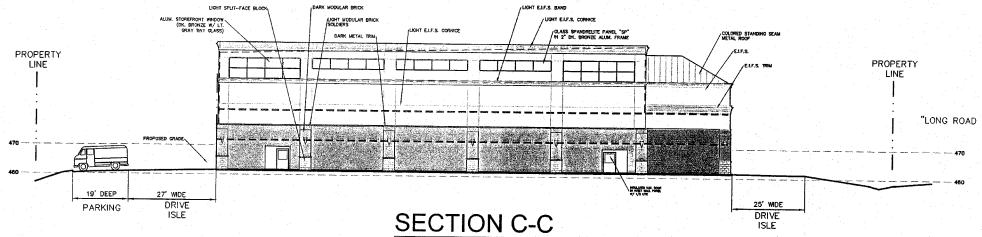
SITE CROSS SECTIONS



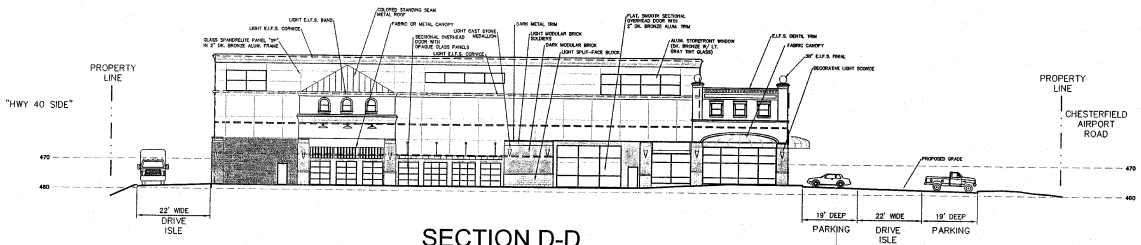
SECTION A-A
SCALE: HORZ. 1"=20'
VERT. 1"=20'



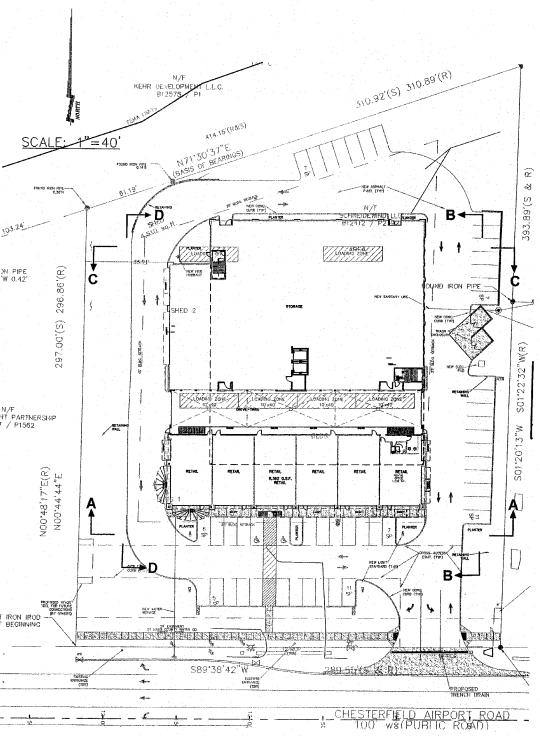
SECTION B-B
SCALE: HORZ. 1"=20'
VERT. 1"=20'



SECTION C-C
SCALE: HORZ. 1"=20'
VERT. 1"=20'



SECTION D-D
SCALE: HORZ. 1"=20'
VERT. 1"=20'



SECTION LOCATIONS

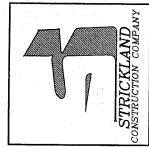
The Professional Engineer's Seal or Professional Land Surveyor's Seal is required to permit and certify the design of any structure and the responsibility for the design of any structure shall remain with the Professional Engineer or Professional Land Surveyor. All other members of the design team shall be responsible for their respective portions of the design. The design team shall be responsible for the design of any structure and the responsibility for the design of any structure shall remain with the Professional Engineer or Professional Land Surveyor. All other members of the design team shall be responsible for their respective portions of the design.

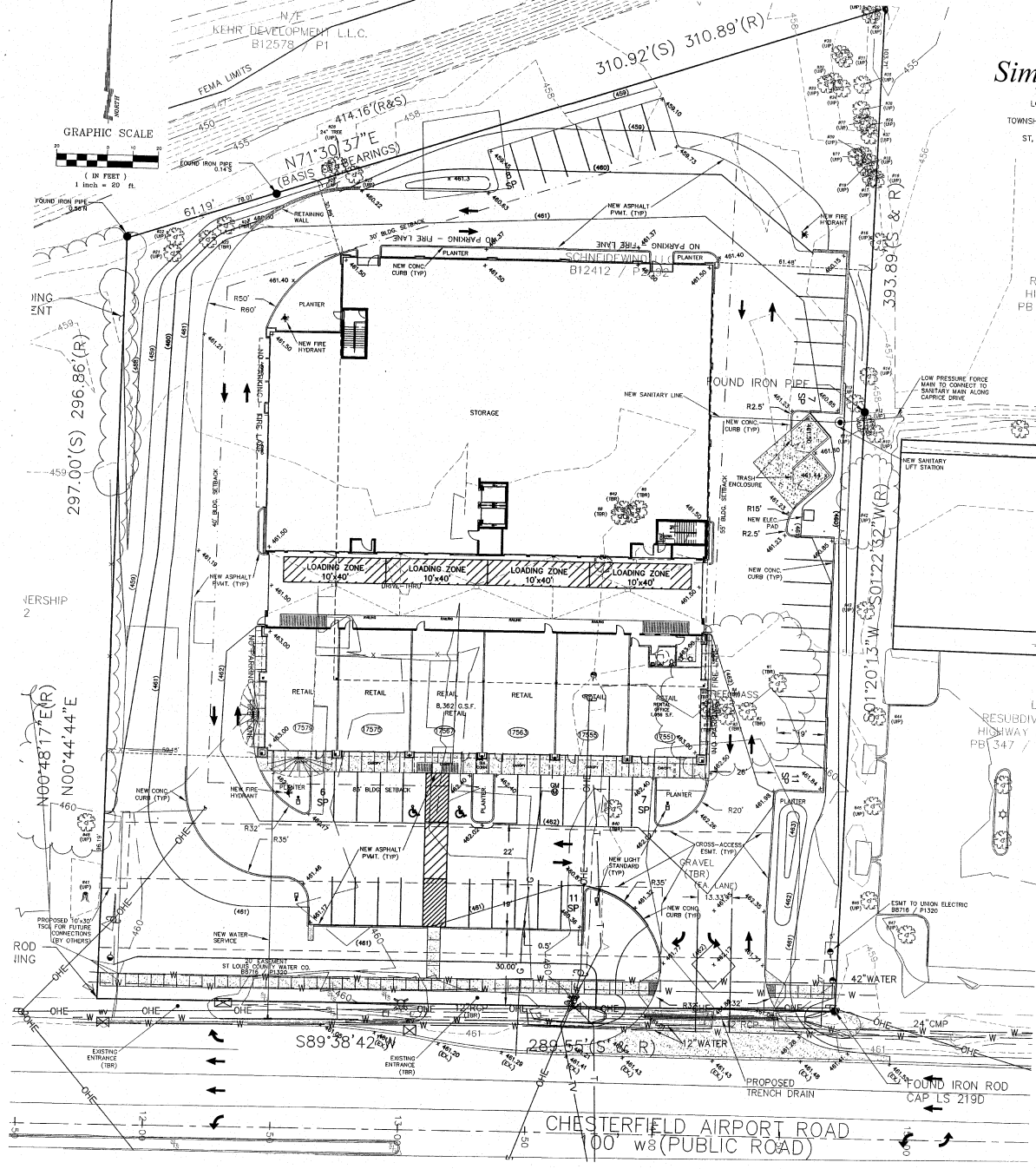
No.	Date	Revision/Issue
1	12-18-08	City comments
2	4-27-07	Blg. Outline Revisions
3	8-04-07	City & Fire Comments

Simply Storage, Chesterfield
Site Cross Section Plan
Zavradinos & Polk inc.
engineers architects
17915 Edison Ave. Suite 201 • Chesterfield, MO 63005
636-946-5555 • 636-489-0146 Fax • www.zavradinos.com

Client
Strickland Construction Co.
720 S. State, Suite 6
St. Louis, MO 63102
(314) 784-7000
Rogers Strickland

City/County Job No:
MSD P:
BASEMAP 17-1-4
Proj Manager:
JRS
jms@zavradinos.com
CAD Filename:
Original Issue Date:
8-15-06
Project No:
05217
Sheet:
2





Rezoning for Simply Storage

PART OF
LOT 5 FRAZIER ESTATES
IN U.S. SURVEY 126
TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

N/E
MARION L.L.C.
B15413 / P1397

LOT B
RESUBDIVISION LOT 1
HIGHWAY FORTY PARK
PB 347 / PGS 145-146

N/F
FORSYTH ENTERPRISE
B16446 / P255

LEGEND

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line and Size
- Gas Line
- Electric Line
- Telephone Line
- Overhead Power Line
- Existing Fence Line
- Existing Tree Line
- Proposed Contour
- Lot or Building Number
- Power Pole
- Light Standard
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Found Old Iron Pipe
- Found Old Iron Rod
- Found Old Stone Benchmark
- Concrete Pipe
- Reinforced Concrete Pipe
- Corrugated Metal Pipe
- Polypropylene Chloride Pipe
- Cast Iron Pipe
- Vitrified Clay Pipe
- Flared End Section
- Clean Out
- Vent Stack
- Manhole
- Curb Inlet
- Double Curb Inlet
- Double Area Inlet
- Concrete Color
- User to Be Removed
- To Be Removed & Replaced/Retained
- Set Iron Rod with Cap
- Reconcile Monument
- Old Iron Pipe
- Old Stone
- Old Iron Rod
- Existing Slump
- Existing Tree
- Existing Curb/green

TREE AREA CALCULATIONS

AREA OF TREE CANOPY ON SITE.....8,585 S.F. = 100%
CANOPY BEING REMOVED.....2,499 S.F. = 29%
CANOPY REMAINING.....6,086 S.F. = 71%

OCULAR ESTIMATE

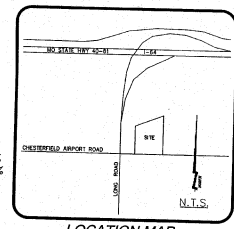
TREE #	SPECIES	DBH	HEALTH	CANOPY	ROOTS	SITE	COMMENTS	T.A.R.
1	HICKORY	10	GOOD	GOOD	GOOD	GOOD		TR
2	HICKORY	10	GOOD	FAIR	GOOD	GOOD		TR
3	AMERICAN BASSWOOD	6	GOOD	GOOD	GOOD	GOOD		TR
4	AMERICAN BASSWOOD	6	GOOD	GOOD	GOOD	GOOD		TR
5	HICKORY	24	GOOD	FAIR	GOOD	GOOD		TR
6	AMERICAN BASSWOOD	12	GOOD	GOOD	GOOD	GOOD		TR
7	SILVER MAPLE	6	GOOD	GOOD	GOOD	GOOD		TR
8	SILVER MAPLE	60	GOOD	GOOD	GOOD	FAIR		TR
9	SILVER MAPLE	36	GOOD	FAIR	FAIR	FAIR		TR
10	SWEET BIRCH	2	GOOD	GOOD	FAIR	FAIR		TR
11	RED MAPLE	12	GOOD	FAIR	GOOD	GOOD	OFF-SITE	UP
12	SWEET BIRCH	8	DBL	GOOD	GOOD	GOOD	OFF-SITE	UP
13	RED MAPLE	7	GOOD	FAIR	FAIR	FAIR		UP
14	SWEET BIRCH	6	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
15	RED MAPLE	12	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
16	RED MAPLE	7	GOOD	GOOD	GOOD	FAIR		UP
17	RED MAPLE	8	GOOD	GOOD	GOOD	GOOD		UP
18	RED MAPLE	6	GOOD	GOOD	GOOD	FAIR		UP
19	RED MAPLE	6	GOOD	GOOD	GOOD	FAIR		UP
20	RIVER BIRCH	12	FAIR	FAIR	GOOD	FAIR		UP
21	YELLOW BIRCH	6	GOOD	GOOD	GOOD	GOOD		UP
22	YELLOW BIRCH	6	GOOD	GOOD	GOOD	GOOD		UP
23	SILVER MAPLE	6	GOOD	GOOD	GOOD	GOOD		UP
24	SILVER MAPLE	8	GOOD	GOOD	GOOD	GOOD		UP
25	WHITE ASH	30	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
26	WHITE ASH	24	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
27	SILVER MAPLE	6	GOOD	GOOD	GOOD	GOOD		UP
28	PAPER BIRCH	12	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
29	PAPER BIRCH	12	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
30	RED MAPLE	7	GOOD	GOOD	GOOD	GOOD		UP
31	RED MAPLE	7	GOOD	GOOD	GOOD	GOOD		UP
32	RED MAPLE	10	GOOD	GOOD	GOOD	GOOD		UP
33	RED MAPLE	7	GOOD	GOOD	GOOD	GOOD		UP
34	RED MAPLE	13	GOOD	GOOD	GOOD	GOOD		UP
35	SWEET BIRCH	7	GOOD	GOOD	GOOD	GOOD		UP
36	RED MAPLE	18	GOOD	GOOD	GOOD	GOOD		UP
37	RED MAPLE	9	GOOD	GOOD	GOOD	GOOD		UP
38	RED MAPLE	7	GOOD	GOOD	GOOD	GOOD		UP
39	RED MAPLE	12	GOOD	GOOD	GOOD	GOOD		UP
40	RED MAPLE	12	GOOD	GOOD	GOOD	GOOD		UP
41	UNKNOW	50	STUMP	NON-EXISTENT	NON-EXISTENT	NON-EXISTENT		TR
42	WHITE ASH	12	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
43	WHITE ASH	12	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
44	WHITE ASH	4	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
45	PAPER BIRCH	4	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
46	PAPER BIRCH	4	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
47	HORN LOGST	4	GOOD	GOOD	GOOD	GOOD	OFF-SITE	UP
48	SILVER MAPLE	60	GOOD	FAIR	GOOD	GOOD		UP

NOTE:

- REFER TO SHEET x of x FOR ADDITIONAL INFORMATION.
- SILTATION CONTROL AND/OR TREE PROTECTION FENCE TO BE INSTALLED PRIOR TO ANY GRADING OPERATION.
- ALL SILTATION CONTROL TO FOLLOW THE CITY OF CHESTERFIELD TREE MANUAL AND THE SEDIMENT & EROSION CONTROL MANUAL.

MONARCH TREE: A TREE IN FAIR OR BETTER CONDITION, WITH A LIFE EXPECTANCY OF MORE THAN 15 YEARS, WHICH IS TO BE GIVEN SPECIAL ATTENTION DURING DEVELOPMENT, AND EQUALS OR EXCEEDS THE FOLLOWING DIAMETER SIZES:
 1) FOR HARDWOODS (OAK, HICKORY, MAPLE, ASH, ETC.) - 24" DBH
 2) FOR SOFTWOODS (PINE, SPRUCE, FIR, BALD CYPRESS, ETC.) - 20" DBH
 A LESSER SIZE TREE CAN BE CONSIDERED A MONARCH TREE IF:
 1) IT IS RARE OR UNUSUAL SPECIES, OR
 2) IT IS OF EXCEPTIONAL QUALITY, OR
 3) IT HAS HISTORICAL SIGNIFICANCE, OR
 4) IT WILL BE SPECIFICALLY USED BY THE DEVELOPER AS A FOCAL POINT IN A PROJECT OR LANDSCAPE.

TREE STAND DELINEATION IS FOR EXISTING STATUS ONLY. TREE PRESERVATION PLAN TO DENOTE THE SURVIVAL OF TREES TO BE SAVED AND THE MEASURES TAKEN FOR PROTECTION.



Professional Engineer/Professional Land Surveyor
 I am certifying that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer/Professional Land Surveyor in the State of Missouri.
 I am certifying that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer/Professional Land Surveyor in the State of Missouri.
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No.	Date	Revision/Issue
1	12-19-06	City comments
2	4-27-07	Blg. Consultant
3	5-11-07	City comments
4	6-14-07	City & Fire Comments

Simply Storage, Chesterfield
 Tree Stand Delineation Plan
 N/E
 FORSYTH ENTERPRISE
 B16446 / P255

Zavradinos & Polk, Inc.
 engineers
 architects
 surveyors

17813 Edison Ave., Suite 201 • Chesterfield, MO 63006
 636-946-5505 • 636-946-0148 Fax • www.zavradinos.com

Client
 Strickland Construction Co.
 720 S. Rogers Road, Suite B
 Olathe, KS 66062
 (913) 764-7000
 Rogers Strickland

City/County Job No:
 MSD P-
 BASEMAP 17-U-4
 Proj. Manager
 JRE
 jre@zavradinos.com
 CAD Filenames
 Original Issue Date
 8-15-06
 Project No.
 05217
 Sheet
 3



