

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold Public Hearings on June 11, 2007 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

**P.Z. 21-2007 River Crossing (Lamborghini of St. Louis):** A request for an amendment to City of Chesterfield Ordinance Number 1871 to allow for an increase in the number of buildings, increase the number of lots, and to amend the structure and parking setbacks for lots currently known as Lot 6 and Lot 7 of River Crossing Development, zoned "PC" Planned Commercial and located north of Chesterfield Airport Road and Arnage Blvd, containing 2.58 acres of land. (17U520049)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Aimee Nassif, Senior Planner by telephone at 636-537-4745 or by email at [anassif@chesterfield.mo.us](mailto:anassif@chesterfield.mo.us).

CITY OF CHESTERFIELD

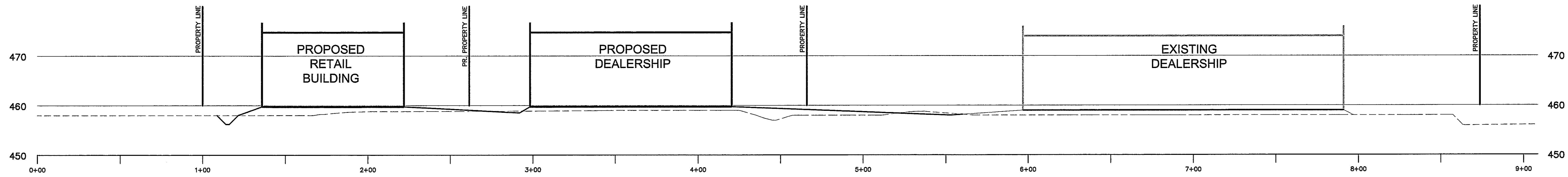
Maurice Hirsch, Chair,  
Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at [www.Chesterfield.mo.us](http://www.Chesterfield.mo.us).

Legal Description

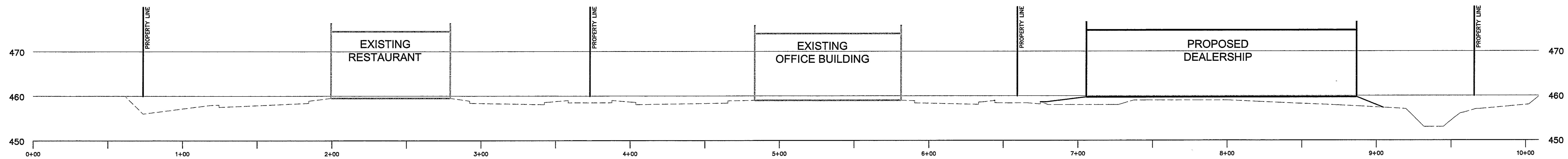
A tract of land being all of River Crossings and River Crossings Tract E as recorded in Plat Book 350 page 205 and plat book 350 page 746 of the St. Louis County Recorder's Office.

DRAWING FILE: O:\DRAWING\2074076\2nd Amended SDCP for city\Site Preliminary Plan\Sections-4076.dwg LAYOUT: Model PLOTTED: May 04, 2007 - 9:06am PLOTTED BY: andrew.dixon



**SECTION A-A**

SCALE: 1"=30'HORIZONTAL  
1"=10' VERTICAL

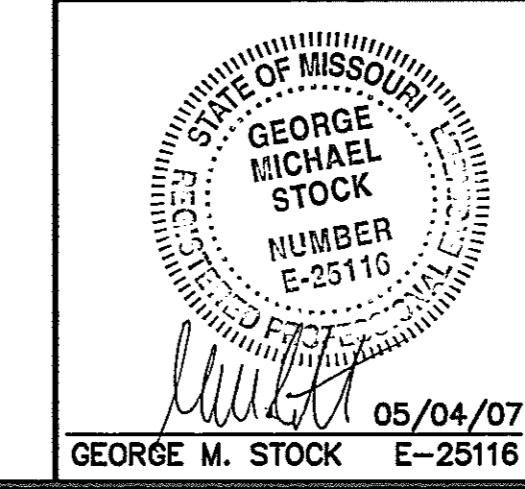


**SECTION B-B**

SCALE: 1"=30'HORIZONTAL  
1"=10' VERTICAL

**PREPARED FOR:**  
ARCO CONSTRUCTION CO., INC.  
1750 S. BRENTWOOD BLVD, SUITE 701  
ST. LOUIS, MO 63144  
PHONE: (314) 963-0715  
FAX: (314) 963-0714

M.S.D. P# ---  
BASE MAP # 17U

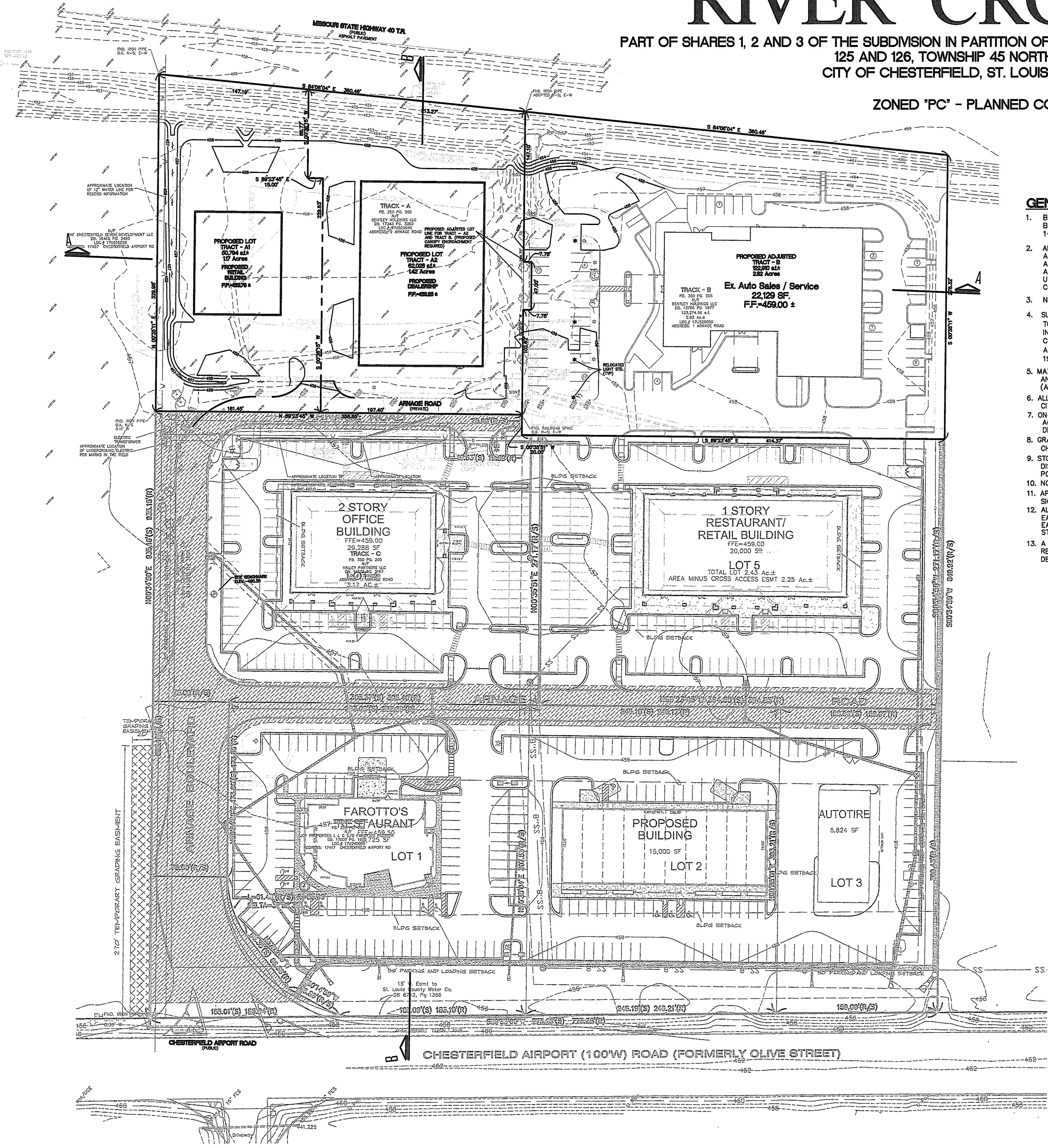
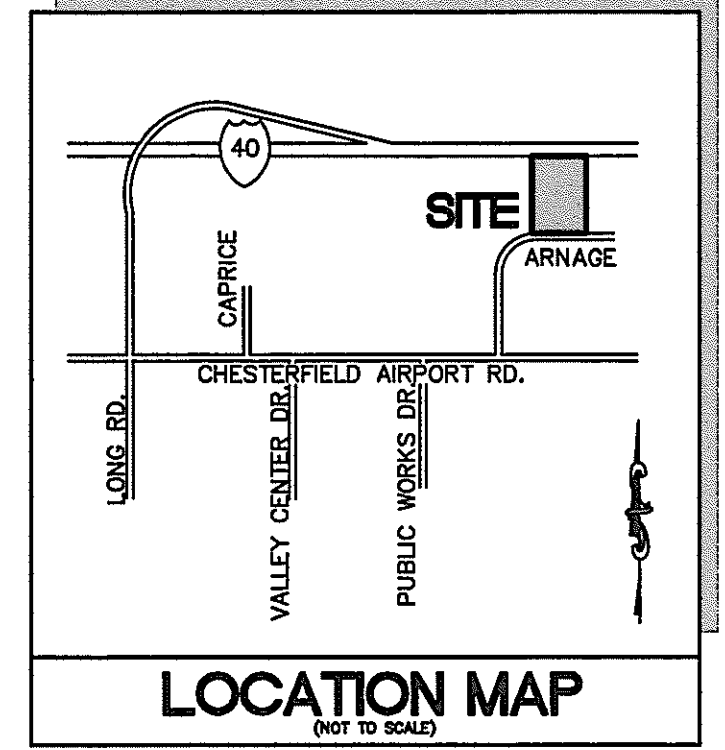
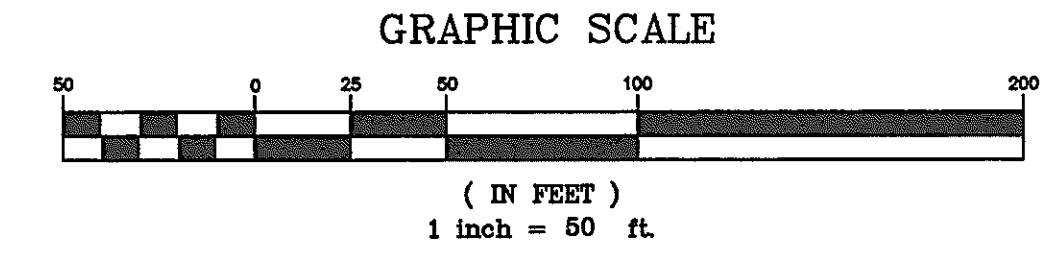


RIVER CROSSINGS			
PRELIMINARY PLAN			
<b>STOCK &amp; ASSOCIATES</b>		257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
<b>Consulting Engineers, Inc.</b>			
DRAWN BY: GEORGE M. STOCK	DATE: 05/02/07	CHECKED BY: G.M.S.	DATE: 05/02/07
E-25116		207-4076	
			SHEET: 2 of 2

# PRELIMINARY PLAN FOR: RIVER CROSSINGS

PART OF SHARES 1, 2 AND 3 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONED "PC" - PLANNED COMMERCIAL



### GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY FOR TRACTS A1 AND A2 BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC., LOTS 1-5 AND TRACT B PER RECORD INFORMATION.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0140 E WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
- MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORES OR 45 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
- GRADING AND STORM WATER PER M.S.D., CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS.
- A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.

### PERTINENT DATA

- ZONED = PC - PLANNED COMMERCIAL
- ORDINANCE = 1871
- WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
- SEWER DISTRICT = M.S.D.
- GAS SERVICE = LACLEDE GAS COMPANY
- ELECTRIC SERVICE = AMEREN UE ELECTRIC COMPANY
- FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
- CABLE = CHARTER COMMUNICATIONS
- PHONE SERVICE = SSC
- SEWER DISTRICT = ROCKWOOD SCHOOL DISTRICT
- FLOOD MAP PANEL = 29189C0140H
- WUNNENBERG'S = PG. 20, GRID 18-HH

### GEOTECHNICAL STATEMENT

\_\_\_\_\_ at the request of \_\_\_\_\_ has provided geotechnical services for Tracts A1 & A2 proposed hereon. A geotechnical investigation was conducted during \_\_\_\_\_, 2007 for the development of Tracts A1 & A2 proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our \_\_\_\_\_ report titled \_\_\_\_\_

Date \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from a field survey and record information and does not represent a property boundary survey. This Preliminary Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
L.S. No. 222-D

By: Daniel Ehlmann, Missouri P.L.S. No. 2215

<b>M.S.D. BENCHMARK</b>	12-171 ELEV. 460.06 "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990 AT THE N.W. CORNER OF CHESTERFIELD AIRPORT RD. AND CAPRICE DRIVE.
<b>SITE BENCHMARK</b>	ELEV. -460.38 EAST SIDE OF LIGHT POLE BASE AS SHOWN HEREON

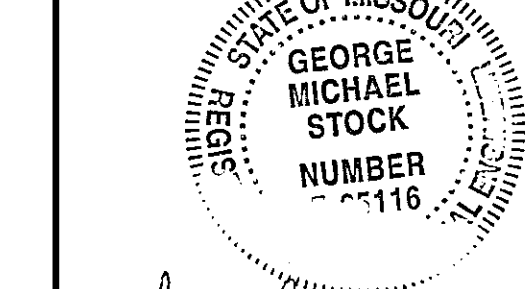
**LEGAL DESCRIPTION**  
PART OF SHARES 1, 2 AND 3 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SHARE 1 WITH THE NORTH LINE OF HIGHWAY 40, 100 FEET WIDE, SAID POINT BEING ALSO A POINT IN THE WEST LINE OF PROPERTY NOW OR FORMERLY OF JOHANNA RUPPEL BY DEED RECORDED IN BOOK 129, PAGE 618 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF HIGHWAY 40 SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 773.42 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFOREMENTIONED SHARE 3, BEING ALSO THE EAST LINE OF PROPERTY NOW OR FORMERLY OF VICTOR KOESTER; THENCE ALONG SAID WEST LINE SHARE 3 NORTH 0 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 935.16 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF U.S. ROUTE 40 T. R.; THENCE ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 05 MINUTES 56 SECONDS EAST, A DISTANCE OF 776.55 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF SHARE 1, BEING ALSO THE WEST LINE OF SAID RUPPEL PROPERTY; THENCE ALONG SAID EAST LINE OF SHARE 1 SOUTH 0 DEGREES 39 MINUTES 19 SECONDS WEST, A DISTANCE OF 849.92 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY THEREOF BY JOHN C. BERGH AND ASSOCIATES IN DECEMBER, 1970.

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FAX: (314) 963-0714

**UTILITY NOTE:**  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY 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 ABOVE ANY PARTY FROM COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 219 RSMo.



M.S.D. P# \_\_\_\_\_  
BASE MAP # 17U



DATE: 05/04/07  
DRAWN BY: GEORGE M. STOCK  
CHECKED BY: E-25116

RIVER CROSSINGS PRELIMINARY PLAN	
<b>STOCK &amp; ASSOCIATES</b> Consulting Engineers, Inc.	257 Chesterfield Business Parkway St. Louis, MO 63305 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com
DATE: 05/02/07 A.C.D.	DATE: 05/02/07 G.M.S.
DATE: 05/02/07 JOB NUMBER: 207-4076	SHEET: 1 of 2