

# IV.C.

## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on 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 Hearing will be as follows:

**P.Z. 24-2007 Mark Andv Inc. (18081 Chesterfield Airport Rd.):** A request for a change of zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 23 acre tract located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Rd. and Chesterfield Airport Road. (17V510016).

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 Charlie Campo, Project Planner by telephone at 636-537-4742 or by email at [ccampo@chesterfield.mo.us](mailto:ccampo@chesterfield.mo.us).

CITY OF CHESTERFIELD

Maurice Hirsch, Chair.

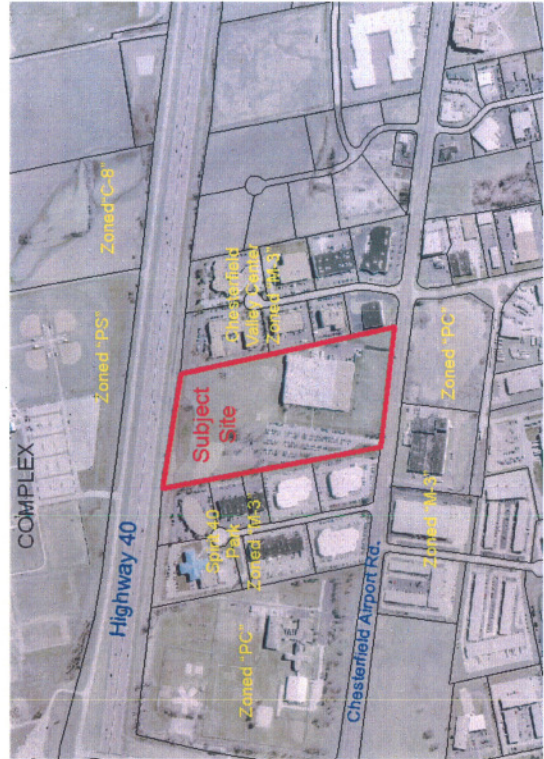
Chesterfield Planning Commission

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).

### Land Description

A tract of land being part of U. S. Survey 122 and U. S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 1392.11 feet to the point of intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northwestern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 241, Page 44 of the aforesaid St. Louis County Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One and Chesterfield Valley Center Plat Three, a subdivision filed for record in Plat Book 316, Page 36 of said recorder's office, South 11 degrees 56 minutes 11 seconds East, a distance of 1397.14 feet to the point of intersection with the aforesaid northern right-of-way line of Chesterfield Airport Road; thence along said northern right-of-way line North 83 degrees 42 minutes 00 seconds West, a distance of 754.80 feet to the Point of Beginning and containing 1,002,006 square feet or 23,002 acres more or less as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of February, 2007.



# MARK ANDY, INC.

## PRELIMINARY DEVELOPMENT PLAN FOR A "PLANNED INDUSTRIAL" DISTRICT A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

### PERTINENT DATA

SITE ACREAGE = 23.0 ACRES  
 EXISTING ZONING = "M-3"  
 PROPOSED ZONING = "P1"  
 FIRE DISTRICT = MONARCH FIRE  
 SCHOOL DISTRICT = ROCKWOOD  
 SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.  
 WATERSHED AREA = MISSOURI RIVER  
 WATER SERVICE = MISSOURI AMERICAN WATER CO.  
 GAS SERVICE = LACLEUSE GAS  
 ATMOSPHERE = ATMOSPHERE  
 ELECTRIC SERVICE = AT&T  
 LOCATOR NUMBER = 17005-0016  
 OWNER = MARK ANDY, INC.  
 DD: 7200 PG. 800



### GENERAL NOTES

- BOUNDARY SURVEY BY METRAC AND SURVEYING LLC. TOPOGRAPHIC SURVEY PROVIDED BY STOCK AND ASSOCIATES.
- GRADED & STORM WATER FEED THE CITY OF CHESTERFIELD AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- NO SLOPE SHALL EXCEED A 3:1 SLOPE, EXCLUDING LANDSCAPING BERMS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONFIRMED BY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO AVOID EXISTING UTILITIES BEING LOCATED. PROVIDE ANY LOCATIONS NOT SHOWN. THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE DEMONSTRATION PLANS, SITE LIGHTING PLANS AND SITE DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY AND SUBMITTED WITH SITE DEVELOPMENT SECTION PLAN.
- ON-STREET WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORMWATER DRAINAGE PLAN.
- OFF-SITE GRADING EXISTMENTS, IF REQUIRED, SHALL BE EXCUTED AND RECORDED PRIOR TO THE COMPLETION OF ANY OFF-SITE GRADING.
- CROSS-CURB EASEMENTS WHERE REQUIRED, SHALL BE EXCUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- PARKING CALCULATIONS:**  
 PROPOSED LOT A (OFFICE)  
 PARKING REQUIRED = 150,000 SF. @ 4/1000 = 664 SPACES  
 PARKING PROVIDED = 429 SPACES  
 LOADING PROVIDED = 2 SPACES  
 PROPOSED LOT B (OFFICE/WAREHOUSE)  
 PARKING REQUIRED = 125,000 SF. @ 3/1000 = 125 SPACES  
 OFFICE = 37,488 SF. @ 3/1000 = 125 SPACES  
 WAREHOUSE = 87,512 SF. @ 1/1000 = 88 SPACES  
 PARKING PROVIDED = 213 SPACES  
 PARKING REQUIRED - (EXPANSION)  
 WAREHOUSE = 47,020 SF. @ 1/1000 = 48 SPACES  
 TOTAL PARKING REQUIRED = 263 SPACES  
 TOTAL PARKING PROVIDED = 463 SPACES  
 LOADING PROVIDED = 2 SPACES
- MAXIMUM HEIGHT OF ALL BUILDINGS EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED THREE (3) STORIES OR 45 FEET (45' MEASURED FROM GRADE) WAREHOUSE IS LESS.

### SITE CALCULATIONS

**PROPOSED LOT A (OFFICE)**  
 TOTAL LOT A AREA = 446,112 SF. (10.244 AC.)  
 EXISTING BUILDING = 124,800 SF. (0.28)  
 PAYMENT = 188,560 SF. (0.43)  
 OPEN SPACE = 232,752 SF. (0.53)  
 F.A.R. = 0.37

**PROPOSED LOT B (OFFICE/WAREHOUSE)**  
 TOTAL LOT B AREA = 300,800 SF. (6.878 AC.)  
 EXISTING BUILDING = 124,800 SF. (0.28)  
 PROPOSED EXPANSION = 47,020 SF. (1.068)  
 TOTAL BUILDING = 171,820 SF. (0.39)  
 PAYMENT = 124,800 SF. (0.28)  
 OPEN SPACE = 174,980 SF. (0.41)  
 F.A.R. = 0.31

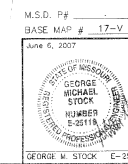
### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Site Plan from a field survey and does represent a property boundary survey. This Preliminary Site Plan is a correct representation of all existing and proposed site details.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 L.S. No. 222-0

By: *[Signature]*  
 DONALD W. HARTWELL, L.S. No. 222-0

This Preliminary Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by the Chairman of said Commission, authorizing the recording of this Preliminary Plan pursuant to Chesterfield Ordinance number \_\_\_\_\_ as attached to by the Director of Planning and the City Clerk.



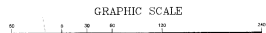
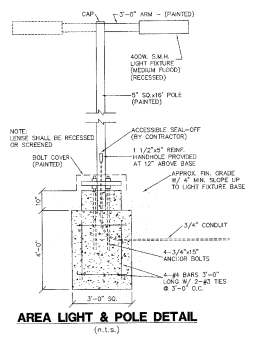
**MARK ANDY, INC.**

PRELIMINARY DEVELOPMENT PLAN

June 6, 2007

<b>Stock &amp; Associates</b> Consulting Engineers, Inc.	257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-8100 FAX: (636) 530-5103 e-mail: gerald@stlouisstock.com Web: www.stockassociates.com
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GEORGE M. STOCK - CE-25116  
 J.E.F. 03/22/07 G.M.S. 03/22/07 99-1991.1 1 of 2



**Property Description**  
 Total Tract  
 A tract of land being part of U. S. Survey 122 and 150, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

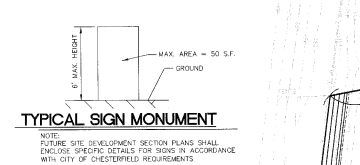
BEING (N) a portion of the northern right-of-way line of Chesterfield Airport Road (100' wide, former Highway 40), and point being the point of intersection with the eastern line of Spirit 40, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office, thence along the eastern line of said Spirit 40 North 12 degrees 50 minutes 30 seconds West, a distance of 1925.11 feet to the point of intersection with the northern right-of-way line of Missouri State Highway 40, thence along said northern right-of-way line South 84 degrees 09 minutes 48 seconds East, a distance of 796.87 feet to the northern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 231, Page 48 of the official St. Louis County Recorder's Office, thence along the western line of said Chesterfield Valley Center Plat One and Chesterfield Valley Center Plat Three, a subdivision filed for record in Plat Book 316, Page 48 of said recorder's office, South 11 degrees 56 minutes 11 seconds East, a distance of 1397.14 feet to the point of intersection with the eastern right-of-way line of Chesterfield Valley Center Plat One, thence along said western right-of-way line North 85 degrees 42 minutes 40 seconds West, a distance of 774.88 feet to the Point of Beginning and containing 1,002,509 square feet or 23.022 acres more or less as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of February, 2007.

**Property Description**  
 Proposed Lot A  
 A tract of land being part of U. S. Survey 122 and 150, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

COMMENCING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide, former Highway 40), and point being the point of intersection with the eastern line of Spirit 40, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office, thence along the eastern line of said Spirit 40 North 12 degrees 50 minutes 30 seconds West, a distance of 774.88 feet to the POINT OF BEGINNING of the tract herein described, thence containing along and except the line North 12 degrees 50 minutes 30 seconds West a distance of 671.6 feet, point of intersection with the northern right-of-way line of Missouri State Highway 40, thence along said northern right-of-way line South 84 degrees 09 minutes 48 seconds West a distance of 671.6 feet, point of intersection with the northern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 231, Page 48 of the official St. Louis County Recorder's Office, thence along the western line of said Chesterfield Valley Center Plat One South 11 degrees 56 minutes 11 seconds East, a distance of 622.86 feet to a point, thence along said western line North 85 degrees 42 minutes 40 seconds West, a distance of 787.63 feet to the Point of Beginning and containing 446,112 sq. ft. (10.244) acres as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of November, 2006.

**Property Description**  
 Proposed Lot B  
 A tract of land being part of U. S. Survey 122 and 150, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

BEING (N) a portion of the northern right-of-way line of Chesterfield Airport Road (100' wide, former Highway 40), and point being the point of intersection with the eastern line of Spirit 40, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office, thence along the eastern line of said Spirit 40 North 12 degrees 50 minutes 30 seconds West, a distance of 774.88 feet to the point of intersection with the northern right-of-way line of Missouri State Highway 40, thence along said northern right-of-way line South 84 degrees 09 minutes 48 seconds West, a distance of 796.87 feet to the northern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 231, Page 48 of the official St. Louis County Recorder's Office, thence along the western line of said Chesterfield Valley Center Plat One South 11 degrees 56 minutes 11 seconds East, a distance of 622.86 feet to a point, thence along said western line North 85 degrees 42 minutes 40 seconds West, a distance of 787.63 feet to the Point of Beginning and containing 446,112 sq. ft. (10.244) acres as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of November, 2006.



### LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONDUIT
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- 3/4" IRON PIPE
- FOUND CROCK
- FOUND STOK
- FIRE HYDRANT
- LIGHT STANDARDS
- BUSH
- SOIL
- NOTES PARKING SPACES
- OUR WIRE
- POWER POLE
- WATER VALVE
- DEMOTES RECORD INFORMATION
- HANDICAPPED PARKING

### ABBREVIATIONS

- CA = CEDD BOOK
- CL = CLINCH
- FL = FLOWLINE
- FE = FITTING
- FND. = FOUND
- SAL = SALT
- MAN. = MANHOLE
- W.P. = WOOD PIPE FORMERLY
- PL. = PLATE BOOK
- PL. = PLATE
- P.V.C. = POLYVINYL CHLORIDE PIPE
- S.C.P. = REINFORCED CONCRETE PIPE
- SO. = SQUARE
- TR. = TRAPEZOIDAL CABLE
- V.C.P. = VETREPED CLAY PIPE
- W. = WATER
- (80%) = HIGH-OF-WAY BOLD



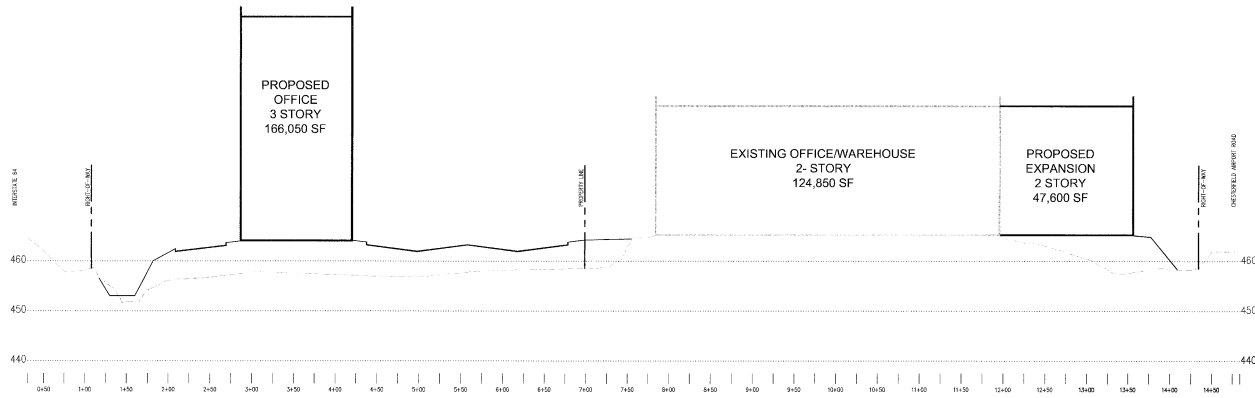
PREPARED FOR:  
 MARK ANDY, INC.  
 18081 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MISSOURI 63005  
 PHONE: (636) 532-4432  
 FAX: (636) 519-3502

**ST. LOUIS COUNTY BENCHMARK**  
 (1000' BENCHMARK, 1000' - 1000' DATUM)  
 ON BACK OF BOLLARD CORNER, 100' SOUTH OF THE  
 CENTERLINE OF CHESTERFIELD AIRPORT AVENUE AND 15'  
 WEST OF THE CENTERLINE OF GODDARD AVENUE.

### FLOODPLAIN NOTE

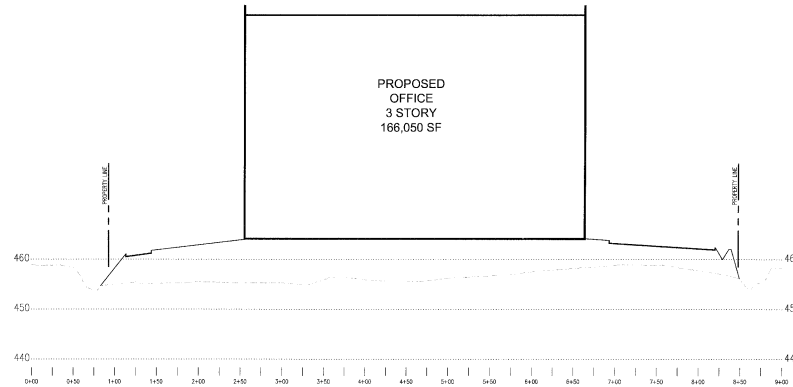
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH 1-3 FEET FLOOD DEPTH, RICHWOOD AND CLONDON ZONE "X" (AREAS DETERMINED TO BE OUTSIDE FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, PER MAP NO. 22782C02D-H, WITH A MAP REVISION DATE OF APRIL 17, 2006).

PROJECT NO. 07-001 PREPARED FOR: MARK ANDY, INC. 18081 CHESTERFIELD AIRPORT ROAD, CHESTERFIELD, MISSOURI 63005. DATE: 06/06/07. SHEET NO. 1 OF 1.



**SECTION A-A**

SCALE: 1"=60'HORIZONTAL  
1"=10' VERTICAL



**SECTION B-B**

SCALE: 1"=60'HORIZONTAL  
1"=10' VERTICAL

PREPARED FOR:  
MARK ANDY, INC.  
18081 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MISSOURI 63005  
PHONE: (636) 632-4432  
FAX: (636) 619-3502

M.S.D. P# \_\_\_\_\_  
BASE MAP # 17-V

June 6, 2007



GEORGE M. STOCK E-25118

MARK ANDY, INC.  
PRELIMINARY DEVELOPMENT PLAN

**Stock & Associates**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9100  
e-mail: general@stocksspa.com  
Web: www.stocksspa.com

DATE: 03/22/07	BY: G.M.S.	DATE: 03/22/07	PROJECT: 99-1991.1	SHEET: 2 of 2
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