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## Planning Commission Staff Report

**Meeting Date:** June 25, 2018

**From:** Cassie Harashe, Project Planner 

**Location:** Southeast corner of Long Road and Edison Avenue

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

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### **Summary**

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

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

### **SITE HISTORY**

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



Figure 1: Aerial Photo

**SURROUNDING LAND USES**

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

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

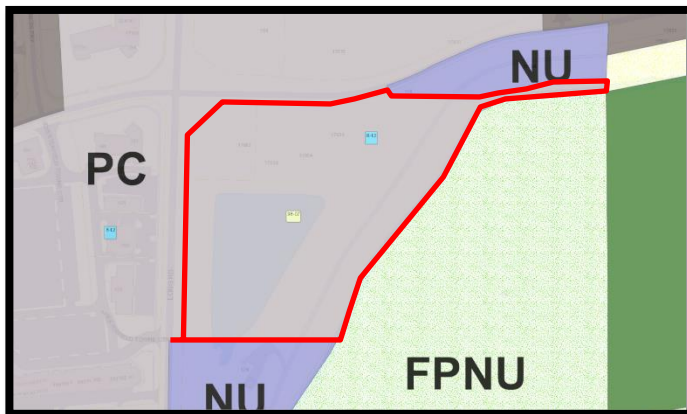


Figure 2: Zoning Map



Figure 3: Comprehensive Land Use Plan

## **COMPREHENSIVE PLAN**

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

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

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

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

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

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

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

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

**STAFF ANALYSIS**

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

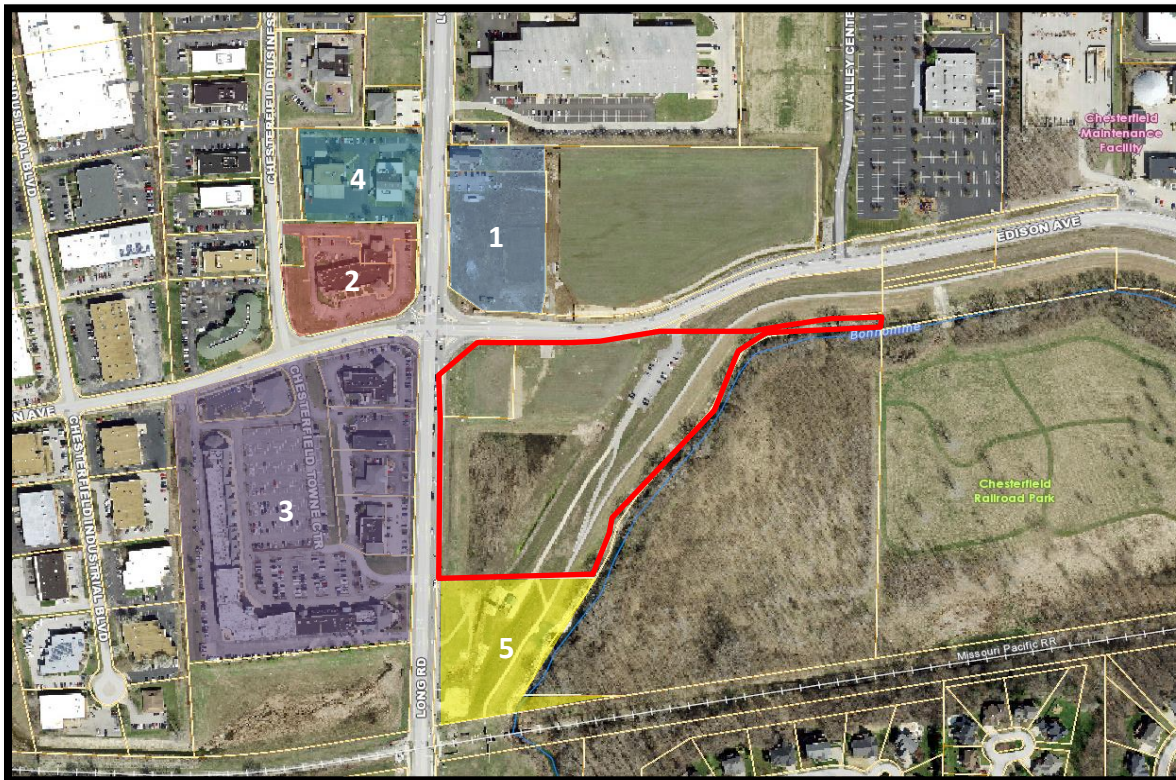


Figure 4: Comparison Use Map

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

**PRELIMINARY PLAN**

Planned Districts require a Preliminary Development Plan, which has been included in the Planning Commission’s packet. The governing ordinance was passed in 2008, at which time Preliminary Plans were

submitted, but not required to be included as part of the governing ordinance. The Petitioner has included one for this ordinance amendment. The current Preliminary Development Plan matches significantly with the previously submitted plan. The current Preliminary Development Plan shows development concentrated on the northwest portion of the subject site. This plan has two building forms, one on each lot. A 15' parking and landscape buffer is shown along the proposed area to be developed as required by the current governing ordinance. There is also a 50' building setback from Edison Avenue and an 80' building setback along Long Road depicted on the plan that coordinates with the setback requirements of the ordinance. The largest difference is there is no longer a proposed vehicular connection to the trailhead parking lot, which was located over a Stormwater Master Plan Ditch. The Petitioner has added a sidewalk to provide pedestrian access from Long Road to the trailhead.

A public hearing for this request was held at the May 30, 2018 City of Chesterfield Planning Commission meeting. At the Public Hearing no issues were raised, and Staff was waiting to receive outstanding agency comments. All agency comments have been received and Staff has prepared an Attachment A, which is included in this packet.

Attached, please find a copy of the Draft Attachment A, Applicant's Narrative Statement, and Preliminary Plan for this petition.

#### Attachments

1. Draft Attachment A
2. Applicant Narrative Statement
3. Preliminary Plan

## 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 “PC” District shall be:
  - a. Administrative Offices for educational or religious institutions
  - b. Animal Grooming Services
  - c. Art Gallery
  - d. Art Studio
  - e. Auditorium
  - f. Automobile dealership
  - g. Automotive retail supply
  - h. Bakery
  - i. Banquet Facility
  - j. Barber- or beauty shop
  - k. Church and other places of worship
  - l. Club
  - m. Coffee shop
  - n. Coffee shop, drive-through
  - o. College/university
  - p. Commercial Service Facility
  - q. Community Center
  - r. Day-care center
  - s. Dry cleaning establishment
  - t. Dry cleaning establishment, with drive-through
  - u. Farmer’s Market
  - v. Filling station and convenience store with pump stations
  - w. Film drop-off and pick-up station
  - x. Financial institution, drive-through
  - y. Financial institution, no drive-through
  - z. Grocery community
  - aa. Grocery neighborhood
  - bb. Gymnasium
  - cc. Kennel, Boarding
  - dd. Kindergarten or nursery school
  - ee. Library
  - ff. Newspaper Stand
  - gg. Office-dental

- hh. Office-general
- ii. Office-medical
- jj. Postal station
- kk. Professional and technical service facilities
- ll. Public Building Facilities owned or leased by the City of Chesterfield
- mm. Reading room
- nn. Recreational facility, indoor facilities
- oo. Research laboratory and facility
- pp. Restaurant, fast food
- qq. Restaurant, sit down
- rr. Restaurant, take out
- ss. Retail sales establishment- community
- tt. Retail Sales Establishment- neighborhood
- uu. Retail sales establishment-regional
- vv. Tackle and bait shop
- ww. Theater, indoor
- xx. Theater, outdoor
- yy. Vehicle Repair & service facility
- zz. Veterinary clinic
- aaa. Vocational School

2. The above uses in the “PC” District shall be restricted as follows:

- v. no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours

3. Hours of Operation.

- a. Retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 5:00 AM to 2:00 AM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

**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 30 feet.

2. Building Requirements

- a. A minimum of 35% openspace is required for each lot within this development.
- b. This development shall have a maximum F.A.R. of 0.55.

**C. SETBACKS**

1. Structure Setbacks

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

- a. Fifty (50) feet from the right-of-way of Edison Avenue.
- b. Eighty (80) feet from the right-of-way of Long Road.
- c. Fifty (50) feet from the property line bearing N 44°45' 15"E.
- d. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
- e. Ten (10) feet from all internal lot lines.

2. Parking Setbacks

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

- a. Fifteen (15) feet from the right-of-way of Edison Avenue.
- b. Fifteen (15) feet from the right-of-way of Long Road.
- c. Fifteen (15) feet from the property line bearing N 44°45' 15"E.
- d. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.



**D. 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 Edison Avenue or Long Road right of way. All construction related parking shall be confined to the development.
  - d. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

**E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. The landscape buffers for the development shall be as follows:
  - a. A fifteen (15) foot landscape buffer shall be required along Edison Avenue.
  - b. A fifteen (15) foot landscape buffer shall be required along the property line bearing N 44°45' 15"E.
  - c. A thirty (30) foot landscape buffer shall be required along Long Road from the southern property line northward a distance of 485 feet; north of this point a distance of one hundred twenty-five (125) feet a fifteen (15) foot landscape buffer shall be required along Long Road.

3. Landscaping shall be provided to screen the southern portion of the development. Any landscaping planted in the Stormwater and Utility Easement area shall be maintained by the developer.

**F. 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 Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

**G. LIGHT REQUIREMENTS**

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

**H. ARCHITECTURAL**

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

**I. ACCESS/ACCESS MANAGEMENT**

1. Access to Edison Avenue shall be limited to one drive entrance. The entrance shall be located a minimum of 300 feet from the center line of Long Road, as directed by the Department of Planning and Development Services.
2. No direct access to Long Road will be permitted from any lot located within the boundary of the property governed by this ordinance.
3. Adequate sight distance shall be provided, as directed by the City of Chesterfield. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance.

**J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right-of-way.

2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Construct additional lanes and pavement widening, including all improvements necessary to accommodate the additional lanes and pavement, and provide necessary right of way to provide for a right hand deceleration lane and left turn lane into the site in the vicinity of the permitted drive entrance location, as directed by the Department of Planning and Development Services. These improvements are required in order to ensure the continued free flow of traffic along Edison Avenue.
4. Provide a five (5) foot sidewalk, conforming to ADA standards, along the entire Long Road frontage of the site, as directed by the Department of Planning and Development Services and St. Louis County Department of Transportation.
5. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along Edison Avenue from Long Road connecting to the trailhead parking lot, as directed by the Department of Planning and Development Services.
6. Sidewalks may be located within public right-of-way or on private property within a six (6) foot wide sidewalk, maintenance, and utility easement dedicated to the City of Chesterfield. Any work within MoDOT right-of-way will require a permit from that agency.
7. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as required for Saint Louis County Project Number AR-863A. All on-site improvements shall be compatible with this project.
8. The developer is advised that utility companies will require compensation for relocation of their facilities within 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.

**K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or 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 Edison Avenue. 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 Missouri Department of Transportation.

**L. RECREATIONAL EASEMENT**

Provide all necessary temporary and permanent easements granting access to and along the crest of the Monarch-Chesterfield levee on this property for recreational and trail purposes, as directed by the Department of Planning and Development Services.

**M. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

## **N. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (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(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by MSD and the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
8. Since the property is located in a designated Flood Hazard Area, it will be necessary to obtain a Floodplain Development Permit for the project; including an Elevation Certificate.
9. The property bound by this ordinance shall be required to conform to the Chesterfield Valley Master Storm Water Plan as directed by the City of Chesterfield.

## **O. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

2. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
3. Post-construction water quality BMPs will be required for a disturbed area greater than one acre. Stormwater Management Facilities and site design strategies shall be applied such that the extents of the project's disturbed area and impervious surfaces are managed.
4. This project is in the Caulks Creek Surcharge area and is subject to a surcharge.
5. Public sanitary sewers shall be extended to serve each lot. The new public sanitary sewer must be extended from a nearby gravity sewer, as a connection to the existing force main located in Edison Avenue will not be allowed.
6. The receiving sanitary sewer systems(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts on the existing system.
7. Formal plan submittal and approval is required by MSD prior to the issuance of permits.
8. Metropolitan St. Louis Sewer District will require approvals from the Monarch-Chesterfield Levee District and the City of Chesterfield indicating the project's compliance with the Chesterfield Valley Master Stormwater Plan prior to issuing permits.

**P. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, 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. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
5. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

## **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 by the City.
- 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, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

### **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 City Council may extend the period to commence construction for two (2) additional years.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT CONCEPT PLAN**

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

#### **B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited 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. Outboundary plat and legal description of property.
3. Density calculations.



4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. 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, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. 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.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. 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.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. 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.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

**C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS**

The Site Development Section 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.
3. Provide openspace 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, lot dimensions, lot 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, significant natural features, such as wooded areas and rock formations, and other karst features 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.
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, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Transportation, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

**V. TRUST FUND CONTRIBUTION**

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (no. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

**A. ROADS**

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 Transportation. This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$758.82/parking space
General Retail	\$2,276.60/parking space
Drive-In Fast Food	\$4,553.36/parking space
High Turn-Over	\$2,276.60/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by St. Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as part of this development is mandatory.

Credits for roadway improvements required will be awarded as directed by St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund.

Road Improvement Traffic Generation Assessment contributions shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide for each phase of development. Funds shall be payable to “Treasurer, St. Louis County.”

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2019 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 Saint Louis County Department of Transportation.

Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

#### **B. WATER MAIN**

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$915.62 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 St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to “Treasurer, St. Louis County.”

#### **C. STORM WATER**

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 Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,905.08 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 Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to "Treasurer, St. Louis County."

**D. SANITARY SEWER**

The sanitary sewer contribution is collected s 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.

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

**VI. RECORDING**

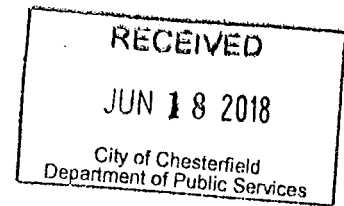
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

**VII.ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the 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.

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

May 2, 2018  
Revised May 22, 2018



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

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

Dear Mr. Wyse:

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

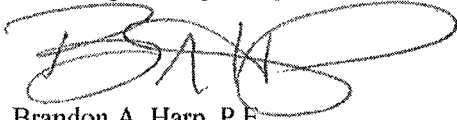
The Permitted Uses listed in the Attachment A of Ordinance 2448 need to be amended to allow for the uses associated with the Little Sunshine Playhouse and Preschool. Our request is to add "Day Care Center" and "Kindergarten or Nursery School" to the permitted uses as listed in the Attachment A, Section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

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

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

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

Sincerely,  
Civil Engineering Design Consultants, Inc.

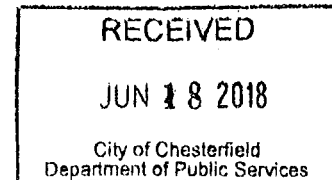
A handwritten signature in black ink, appearing to read 'BAH', with a large, sweeping flourish underneath.

Brandon A. Harp, P.E.  
Principal



**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

May 21, 2018  
**Revised May 22, 2018**



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

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

Dear Ms. Harashe:

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

ORDINANCE 2448

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

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

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

ADD THE FOLLOWING USES

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

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

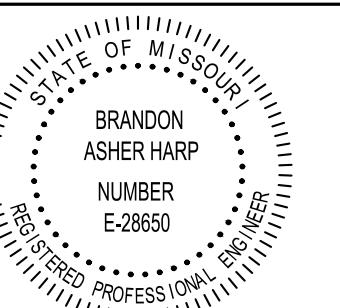
Sincerely,  
Civil Engineering Design Consultants, Inc.

A handwritten signature in black ink, appearing to read 'BAH', with a large, sweeping flourish underneath.

Brandon A. Harp, P.E.  
Principal

# PRELIMINARY DEVELOPMENT PLAN for EDISON CROSSING

EDISON CROSSING LOT SPLIT  
ST. LOUIS COUNTY, MISSOURI



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

10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

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

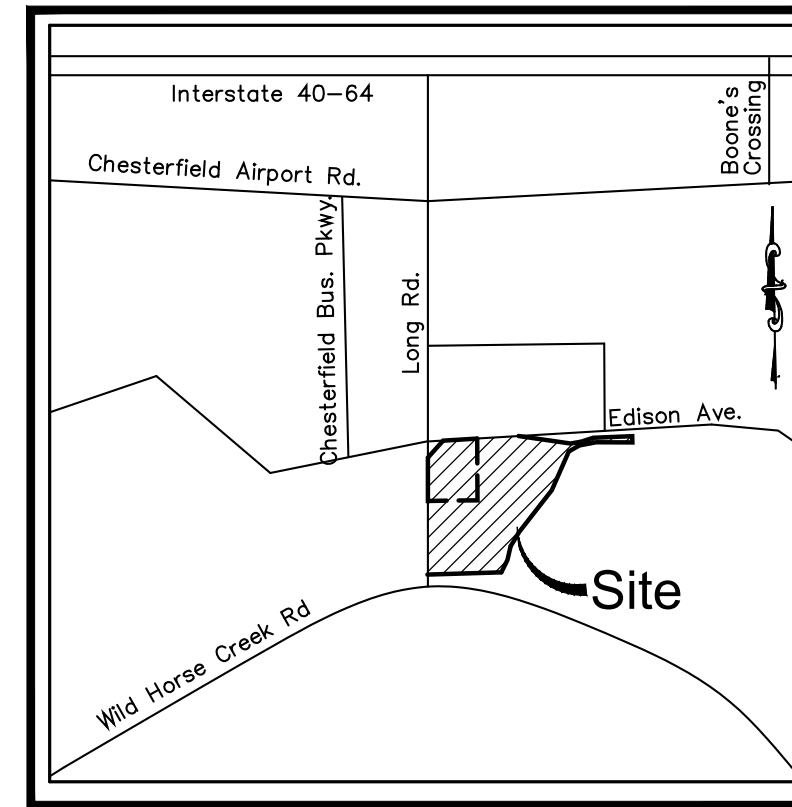
Proj. #	1777
No. Description	Date
City Submittal	04-27-18
To City	06-07-18

PRELIMINARY  
DEVELOPMENT  
PLAN

C01

LEGEND	
EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	—○—
PROPOSED STORM SEWER	—ST—ST—
EXISTING SANITARY SEWER	—○—
PROPOSED SANITARY SEWER	—SAN—SAN—
RIGHT-OF-WAY	— — — — —
EASEMENT	— — — — —
CENTERLINE	— — — — —
EXISTING TREE	⊙
EXISTING SPOT ELEVATION	+ 433.28
PROPOSED SPOT ELEVATION	+ 433.28
SWALE	— — — — —
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.S.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	— W — W —
GAS MAIN	— GAS —
UNDERGROUND TELEPHONE	— T —
OVERHEAD WIRE	— OHE —
UNDERGROUND ELECTRIC	— E — E —
SILTATION CONTROL	X
FIRE HYDRANT	⊙
POWER POLE	⊙
WATER VALVE	⊙
LIGHT STANDARD	⊙

SYMBOLS		ABBREVIATIONS	
WV	WATER VALVE	N	NORTH
WMH	WATER MANHOLE	S	SOUTH
TMH	TELEPHONE MANHOLE	E	EAST
BRUSH & SHRUB LINE		W	WEST
SIGN		CONC	CONCRETE
ELECTRIC YARD LIGHT		ASPH	ASPHALT
MAIL BOX		PB	PLAY BOOK
ELECTRIC BOX		DB	DEED BOOK
POWER POLE		PG	PAGE
POWER POLE & GUY		SF	SQUARE FEET
CLEAN OUT		AC	ACRES
GAS VALVE		ELEV	ELEVATION
GAS METER		FF	FINISH FLOOR
GAS DRIP		FL	FLOWLINE
		PVC	POLYVINYL CHLORIDE PIPE
		RCP	REINFORCED CONCRETE PIPE
		STM	STORM
		SAN	SANITARY
		(S)	SAVE
		(R)	REMOVE



LOCATION MAP  
N.T.S.

### PROPERTY DATA

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

### SHEET INDEX

C01	TITLE SHEET
C02	SITE PLAN

### PROJECT BENCHMARK

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

### LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR THE WIDENING OF LONG ROAD, FORMERLY 60 FEET WIDE, BY DEED RECORDED IN DEED BOOK 17844, PAGE 673 OF THE ST. LOUIS COUNTY RECORDS, BEING A POINT ON THE NORTHERN LINE OF PROPERTY CONVEYED TO THE MONARCH-CHESTERFIELD LEVEE DISTRICT BY DEED RECORDED IN DEED BOOK 11721, PAGE 724 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTHEASTERLY, ALONG THE EASTERN LINE OF SAID PROPERTY CONVEYED TO ST. LOUIS COUNTY, NORTH 01 DEGREE 26 MINUTES 27 SECONDS EAST, 808.80 FEET TO ITS INTERSECTION WITH A POINT ON THE SOUTHERN LINE OF PROPERTY CONVEYED TO THE CITY OF CHESTERFIELD FOR THE WIDENING OF LONG ROAD PER CONDEMNATION SUIT CASE NO. 000003064 OF THE CIRCUIT COURT FOR ST. LOUIS COUNTY ACCORDING TO "NOTICE OF PAYMENT OF CONDEMNATION AWARD" RECORDED IN DEED BOOK 12841, PAGE 777 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE SOUTHERN LINE OF SAID PROPERTY CONVEYED TO THE CITY OF CHESTERFIELD FOR THE ESTABLISHMENT OF EDISON AVENUE ACCORDING TO THE AFOREMENTIONED CONDEMNATION SUIT, NORTH 44 DEGREES 49 MINUTES 15 SECONDS EAST, 150.63 FEET TO A POINT; THENCE SOUTH 88 DEGREES 35 MINUTES 03 SECONDS EAST, 296.11 FEET TO A POINT ON CURVE; THENCE POINT; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 635.37 FEET, AN ARC DISTANCE OF 206.20 FEET (NORTH 80 DEGREES 09 MINUTES 22 SECONDS EAST, 205.29 FEET ON ITS CHORD), TO A POINT ON CURVE ON THE SOUTH LINE OF ADJUSTED PARCEL 2 OF BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER AND PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN AND PART OF LOT 1 OF KROENING ESTATE RECORDED IN PLAT BOOK 347, PAGE 13 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHEASTERLY, ALONG THE SOUTHERN LINE OF ADJUSTED PARCEL 2, SOUTH 88 DEGREES 36 MINUTES 24 SECONDS EAST, 277.65 FEET TO A POINT, THENCE NORTH 81 DEGREES 37 MINUTES 36 SECONDS EAST, 67.01 FEET TO ITS INTERSECTION WITH A POINT ON THE EASTERN LINE OF LOT 1 OF THE SUBDIVISION IN PARTITION OF THE DAMIAN KROENING ESTATE, AS AFOREMENTIONED; THENCE NORTHEASTERLY, ALONG THE SOUTHERN LINE OF SAID ADJUSTED PARCEL 2, NORTH 74 DEGREES 13 MINUTES 36 SECONDS EAST, 77.55 FEET TO A POINT; THENCE NORTH 63 DEGREES 54 MINUTES 36 SECONDS EAST, 243.10 FEET TO THE SOUTHEASTERN CORNER OF SAID ADJUSTED PARCEL 2; THENCE SOUTHWESTERLY, ALONG THE EASTERN LINE OF SHARE 7 OF SAID SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE, SOUTH 00 DEGREES 33 MINUTES 36 SECONDS WEST, 39.00 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG THE APPROXIMATE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ ENGINEERING AND SURVEYING, INC., ON OCTOBER 30, 1981 ACCORDING TO DEED BOOK 7460, PAGE 312 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 88 DEGREES 14 MINUTES 47 SECONDS WEST, 224.88 FEET TO A POINT; THENCE SOUTH 80 DEGREES 48 MINUTES 28 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 62 DEGREES 32 MINUTES 26 SECONDS WEST, 75.00 FEET TO A POINT; THENCE SOUTH 27 DEGREES 52 MINUTES 42 SECONDS WEST, 217.00 FEET TO A POINT; THENCE SOUTH 39 DEGREES 43 MINUTES 19 SECONDS WEST, 226.00 FEET TO A POINT; THENCE SOUTH 32 DEGREES 65 MINUTES 16 SECONDS WEST, 103.00 FEET TO A POINT; THENCE SOUTH 15 DEGREES 11 MINUTES 37 SECONDS WEST, 89.00 FEET TO A POINT; THENCE SOUTH 27 DEGREES 42 MINUTES 25 SECONDS WEST, 84.12 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG THE NORTHERN LINE OF PROPERTY CONVEYED TO THE MONARCH-CHESTERFIELD LEVEE DISTRICT BY DEED RECORDED IN DEED BOOK 11721, PAGE 724 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 89 DEGREES 58 MINUTES 47 SECONDS WEST, 456.61 FEET TO THE POINT OF BEGINNING, CONTAINING 11.184 ACRES, MORE OR LESS (487,188 SQUARE FEET).

### SURVEYORS NOTES OF INTEREST

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

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

PREPARED BY:  
10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

### GENERAL NOTES

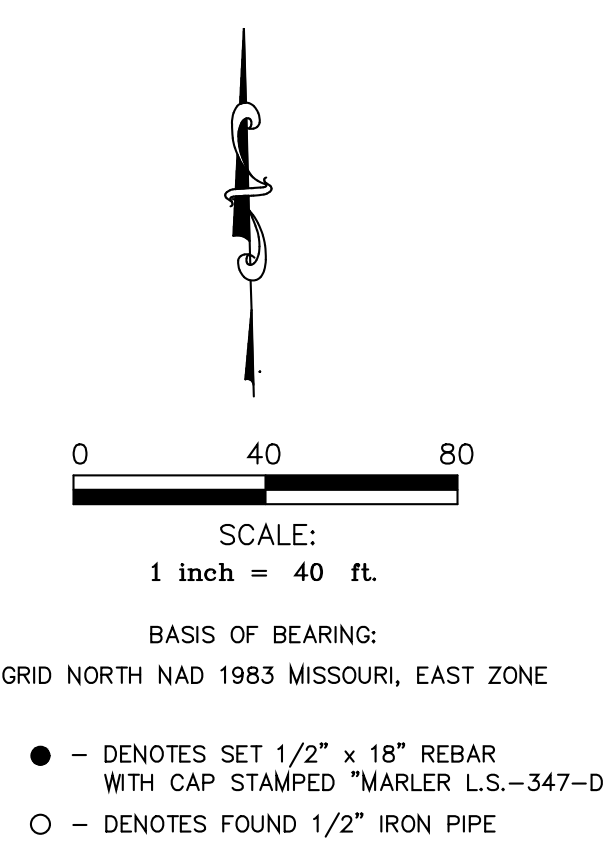
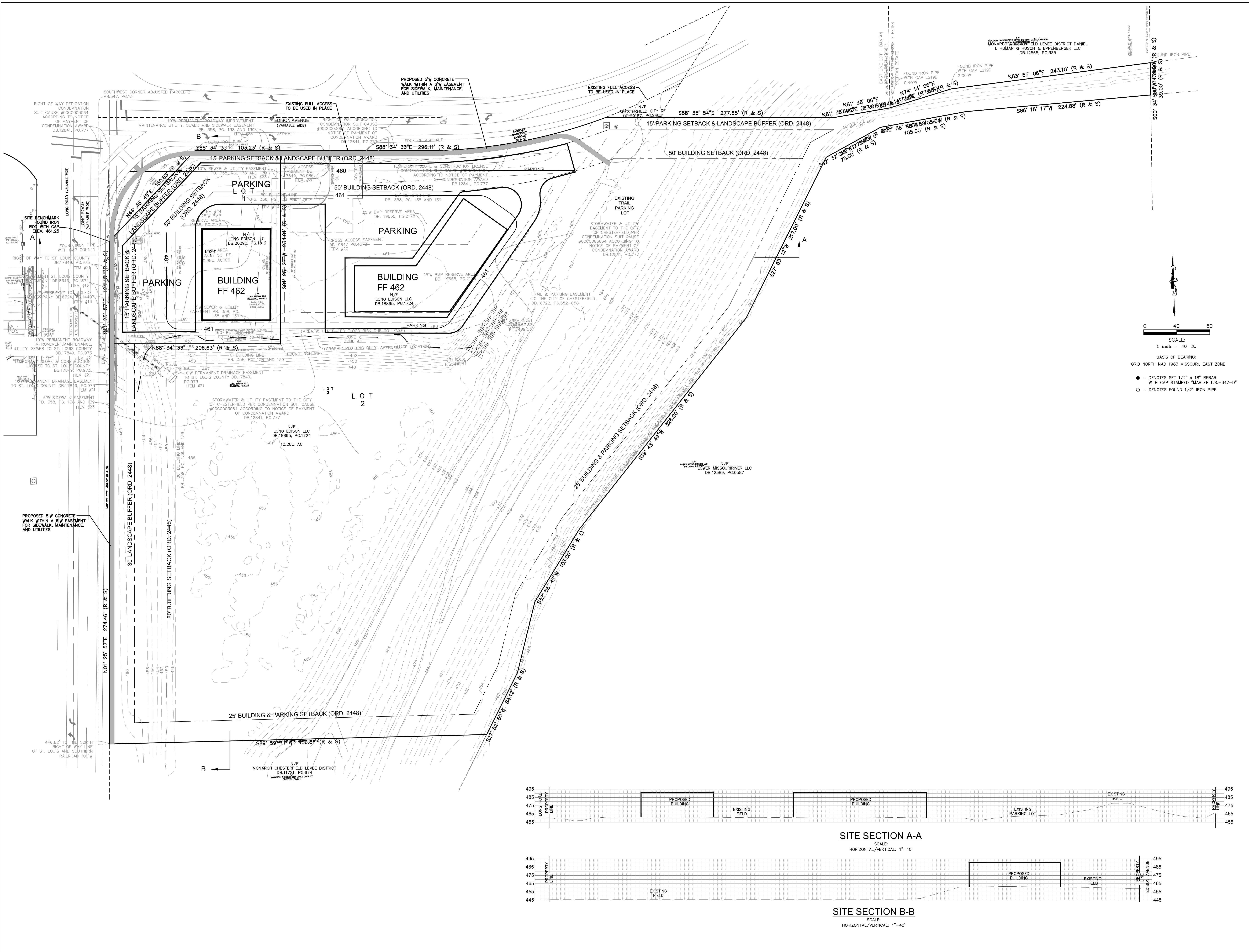
- ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBERY ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & MODOT.
- SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20"H. SLOPES GREATER THAN 1"V:20"H MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES LIE WITHIN SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0165K AND COMMUNITY NUMBER 290896 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED).
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 31.04.03 OF THE UNIFIED DEVELOPMENT CODE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
- ROOF TOP EQUIPMENT SHALL BE SCREENED
- THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD
- ALL PROVISIONS OF THE CITY CODE SHALL APPLY

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

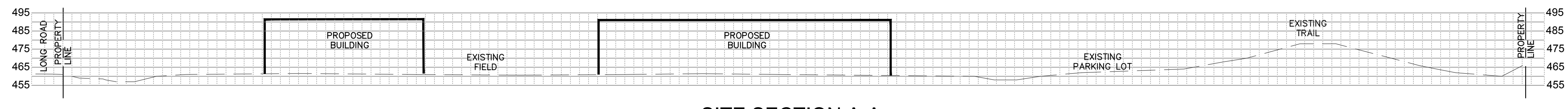
UTILITY NOTE:  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR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

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

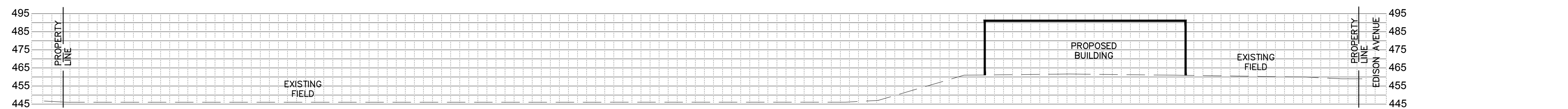
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.



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



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



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

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

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**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

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

No.	Description	Date
1	City Submittal	04-27-18
2	To City	06-07-18

**SITE PLAN**

**C02**