



VIII.B

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

Planning Commission Staff Report

Subject: CUP Amendment Vote Report

Meeting Date: July 14, 2008

From: Shawn P. Seymour, Project Planner

Location: (18Q140307)

Petition: P.Z. 11-2008 The Willows at Brooking Park

Proposal Summary

Stock & Associates Consulting Engineers, Inc., have submitted an application for an amendment to Conditional Use Permit # 557, to revise the parking setbacks at the south east corner of the development and to revise the structure setbacks at the northwest corner of the development. The site is located southwest of the intersection of South Woods Mills Road and St. Luke's Drive (18Q140307).

Staff Recommendation

The amended Conditional Use Permit for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff requests action on the amendment request.

CUP Amendment Analysis

The procedure for review/approval of a conditional use permit is set forth in Section 1003.181 of the Zoning Ordinance as follows:

- A public hearing is held at which time, unless further discussion is deemed necessary by the Commission, a vote is taken on the requested conditional use.
- If the Planning Commission votes to approve a conditional use, the Commission may impose conditions related to the requested conditional use as necessary.
- The Planning Commission, via Staff, files a report with the City Council granting or denying the application and stating the reasons therefore.
- Unless the City Council exercises its power of review or a protest is duly filed with the City Clerk, the Conditional Use Permit (C.U.P.) will become

effective after 15 days of the City Council's receipt of the Planning Commission's report granting the application.

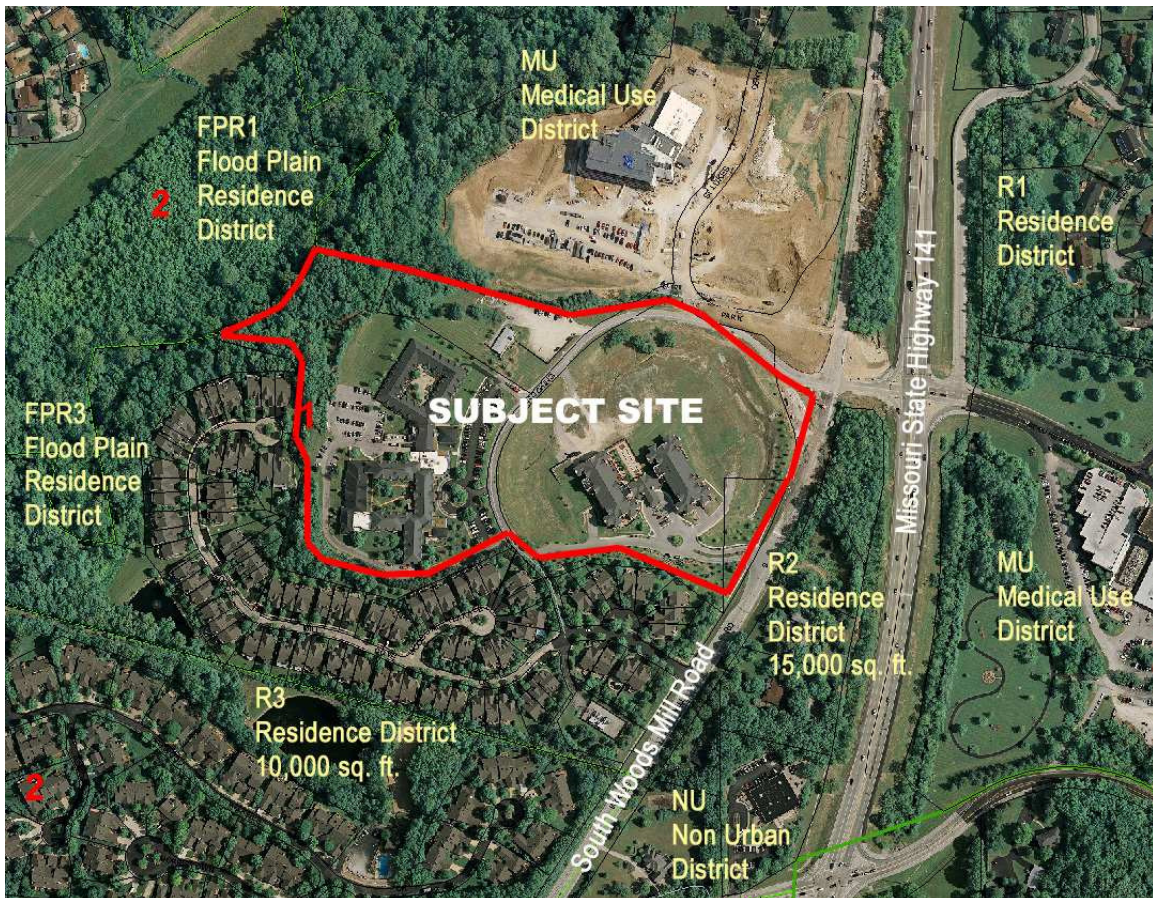
- If the Commission votes to deny a conditional use, the City Council may still exercise its power of review or the applicant may file an appeal within 15 days of the Planning Commission decision.

A preliminary plan accompanies all conditional use permit requests. When a vote is taken on the conditional use request, the vote is to approve the use(s), not to approve the accompanying preliminary plan which is provided for informational purposes only.

Surrounding Land Use and Zoning

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

- North: The property to the north is St. Luke's Hospital and is zoned "MU" Medical Use District.
- South: The property to the south is Terrace at Woods Mill and is zoned "R3" Residence District (10,000 sq. ft.).
- East: The property to the east is St. Luke's Hospital and is zoned "MU" Medical Use District.
- West: The property to the west is The Lake on White Road and is zoned "FPR1" Flood Plain Residence District.





**View looking northwest from
Woods Mill Road**



**View looking southwest from
Woods Mill Road**

Comprehensive Plan Analysis

The subject site is located in Ward 1 of the City of Chesterfield. The Comprehensive Plan calls for this area to be Residential Single Family. The subject site is not located in any sub area of the Comprehensive Plan.

Site Area History

A Conditional Use Permit (CUP) was approved on the property for the development of a nursing home and supplemental living quarters of varying levels of care by St. Louis County in 1987. In 1989, St. Louis County approved an amendment to the CUP to allow for the development of cottages in the place of apartments for twenty-eight (28) of the self care density units and to limit the number of apartment buildings to three (3). Structure, parking, and driveway setbacks were also amended at this time.

Issues

A public hearing was held for this request on May 12, 2008. At the hearing, several issues were identified and the petitioner has addressed the same in the attached letter.

The following issues have been addressed:

1. Signage will be reviewed by the Department of Planning & Public Works.
2. The requested limited new setbacks have been integrated into the Conditional Use Permit.
3. The City of Chesterfield Tree Manual will require a landscaped buffer to be placed in between the Terrace at Woods Mill and the site. It will be reviewed with the Site Development Section Plan.
4. A break down of the allocated living units; including the type of unit both existing and proposed has been provided.

Request

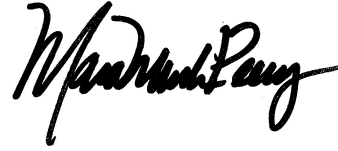
Staff requests action on Conditional Use Permit #31 as written by the Department of Planning & Public Works.

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Site Plan
Review

Attachments:

1. Conditional Use Permit #31
2. Preliminary Plan
3. Applicants Response to Issues

CONDITIONAL USE PERMIT # 31

Petition:	P.Z. 11-2008 The Willows at Brooking Park
Public Hearing Date:	May 12, 2008
Site Location:	Southwest of the intersection of South Woods Mills Road and St. Luke's Drive
Acreege for CUP:	26.65 acres
Underlying Zoning Districts:	"R1" Residence District, "R3" Residence District (10,000 sq. ft.), and "FPR1" Flood Plain Residence District

The following Conditional Uses shall be allowed in this development:

1. PERMITTED USES

The uses authorized by this CUP Conditional Use Permit shall be a nursing home development, including a skilled care facility, residential care units (group home for the elderly), and self care units. Accessory uses may include, but not limited to, a caretaker's residence and private club.

2. BUILDING, LIVING UNIT, AND HEIGHT REQUIREMENTS

- a. Uses within this CUP development excluding a caretaker's residence, twenty-eight (28) of the self care units in the form of townhouses, or any building accessory to a local public utility facility, shall be contained in not more than three (3) buildings.
- b. No building within this CUP development shall exceed three (3) levels in height, excluding basement storage areas or underground parking levels.
- c. The maximum number of living units shall be limited as follows:
 - (1) Skilled care facility: 240 beds
 - (2) Residential care: 175 living units.
 - (3) Self care: 200 living units.
- d. The private club authorized by this CUP shall be limited to a 100 seat restaurant facility for residents and their guests only.
- e. Construction and occupancy of self care units shall not precede the construction and occupancy of a nursing home of not less than 100 beds in its first phase.

3. STRUCTURE SETBACKS

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

- a. One hundred and fifty (150) feet from the Woods Mill Road right of way.
- b. One hundred (100) feet from the south limits of this CUP development.
- c. One hundred and twenty-five (125) feet from the western limits of this CUP.
- d. Fifty (50) feet from any other limit of this CUP.
- e. Self care units on the form of townhouses shall be setback a minimum of twenty (20) feet from the northern limits of this CUP at the following bearing: South 74 degrees 46 minutes 35 seconds East with a distance of 765.52 feet.

4. PARKING SETBACKS

No parking area, excluding internal drives, or parking for manager's residence or local public utility facility will be located within the following setbacks:

- a. Two hundred and fifty (250) feet from the Woods Mill Road right-of-way, except at the most southern part of the right-of-way along the radius point a distance of 192.26 feet the setback shall be one hundred and ninety-eight (198) feet.
- b. Eighty (80) feet from the southern limits of this CUP development, except along the bearing North 52 degrees 48 minutes 40 seconds West with a distance of 205.84 feet the setback shall be sixty-three (63) feet.
- c. Fifty (50) feet from any other limit of this CUP.

5. PARKING & LOADING REQUIREMENTS

- a. Parking for the residential care facility shall be provided at the ratio of one (1) space for every five (5) units, plus two (2) spaces for every three (3) employees.
- b. A minimum of one (1) below ground or partially below ground garage space shall be provided for every self care unit.
- c. In all other respects, minimum requirements for parking and loading facilities shall comply with Section 1003.165 of the City of Chesterfield Zoning Ordinance.

6. LANDSCAPE AND TREE REQUIREMENTS

- a. The developer shall adhere to the Tree Manual of the City of Chesterfield.

7. LIGHTING REQUIREMENTS

- a. The developer shall adhere to the Lighting Ordinance of the City of Chesterfield.

8. MISCELLANEOUS

- a. All trash areas shall be enclosed by a six (6) foot high sight-proof fence.

- b. All roof top mechanical equipment shall be screened.

Legal Description

A tract of land in Section 12, Township 45 North, Range 4 East and in Section 7, Township 45 North range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the West line of Woods Mill Road, 100 feet wide, said point being the Southeast corner of "Seeger Subdivision", a subdivision according to the plat thereof recorded as Daily No. 212 on July 2, 1979 in the St. Louis County Records; thence along a curve to the right, whose radius point bears North 81 degrees 21 minutes 54 seconds West 2033.68 feet from the last mentioned point, a distance of 839.35 feet along said west line of Woods Mill Road to a point on the dividing line between Section 7 and Section 12; thence North 52 degrees 48 minutes 40 seconds West 205.84 feet to a point, thence North 85 degrees 18 minutes 29 seconds West 214.77 feet to a point; thence south 68 degrees 20 minutes 54 seconds West 142.31 feet to a point; thence North 43 degrees 52 minutes 28 seconds West 131.80 feet to a point; thence South 67 degrees 14 minutes 19 seconds West 357.10 feet to a point on a North line of "The Terraces at Woods Mill Cove", Plat Three, a subdivision according to the plat thereof recorded on Plat Book 292 Page 64 in the St. Louis County Records; thence North 73 degrees 55 minutes 15 seconds West 347.19 feet to a point of corner of said "The Terraces at Woods Mills Cove" subdivision, thence North 16 degrees 10 minutes 03 seconds East 278.84 feet to a point on a East line of "The Terraces of Woods Mill Cove", Plat Five, a subdivision according to the plat thereof recorded in Plat Book 307 Page 61 in the St. Louis County Records; thence along said East Line the following courses and distances; North 28 degrees 52 minutes 01 seconds West 80.58 feet, North 16 degrees 09 minutes 53 seconds 185.96 feet to a point on a East and North lines of "The Terraces of Woods Mill Cove", Plat Four, a subdivision according to the plat thereof recorded in Plat Book 306 Page 38 in the St. Louis County Records; thence along said East Line the following courses and distances; North 28 degrees 48 minutes 57 seconds 80.65 feet, North 73 degrees 47 minutes 47 seconds West 244.04 feet to a point on a East Line of "The Lake on White Road" a subdivision according to the plat thereof recorded in Plat Book 172 Page 52 in the St. Louis County records; thence along said East line the following courses and distances; North 69 degrees 59 minutes 41 seconds 187.32 feet, North 52 degrees 33 minutes 47 seconds East 42.18 feet, North 44 degrees 19 minutes 43 seconds East 35.80 feet, North 29 degrees 16 minutes 54 seconds East 158.18 feet to the Southwesterly line of said "Seeger Subdivision"; thence along the South line of said "Seeger Subdivision" the following courses and distances; South 64 degrees 46 minutes 35 seconds East 765.52 feet, North 73 degrees 57 minutes 55 seconds East 100.00 feet, North 80 degrees 56 minutes 14 seconds East 100.04 feet, South 85 degrees 55 minutes 43 seconds East 99.92 feet, South 77 degrees 48 minutes 14 seconds East 99.92 feet, South 74 degrees 49 minutes 15 seconds East 199.98 feet and South 78 degrees 25 minutes 39 seconds East 130.75 feet to the point of beginning and containing 26.652 acres.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

July 1, 2008

Shawn P. Seymour, AICP
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 11-2008 The Willows at Brooking Park Village-06/26/08 Submittal (207-4243)


Mr. Seymour:

The following is additional information regarding the type and number of units on the property under the CUP. Units are as follows:

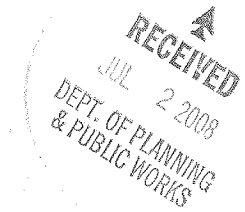
6. Provide a break down of the allocated living units; including the type of unit both existing and proposed and in which building they are located.

Response: 97 Skilled Nursing Facility Beds (existing)
100 Residential Care Facility Beds (existing)
Following Self-Care Units:
Building "A" - 42 Units (proposed)
Building "B" - 23 Units (existing)
Building "C" - 44 Units (existing, under construction)
Building "D" - 23 Units (existing)
Building "E" - 48 Units (proposed)
180 Units
+ 14 Villas (proposed)
194 Units

Should you have any questions regarding the enclosed, please feel free to call me.
Thank you.


Joseph E. Fischer,
Senior Project Engineer

CC: George M. Stock, P.E.
Mary Alice Ryan, St. Andrew's
Peter Benoist, Hercules
Tom Eckelman, Saur



STOCK & ASSOCIATES
Consulting Engineers, Inc.

RECEIVED
JUL 2 2008
DEPT. OF PLANNING
& PUBLIC WORKS

June 25, 2008

Shawn P. Seymour, AICP
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 11-2008 The Willows at Brooking Park Village-06/12/08 Submittal (207-4243)

Mr. Seymour:

The following responses are reference to comment letter from you dated May 21, 2008.

1. Traffic has increased along the southern portion of Brookings Park Drive causing increased noise and light pollution; can a landscaped buffer be added to mediate this problem?

Response: Signage will be added to direct traffic to north road.

2. Can the reduced parking setback along the southern side of the property be limited to only the area of the site that includes the conversion of the mini round-a-bout to the eleven (11) additional parking stalls?

Response: Yes, we would like to only change the setback requirements in that area where we are proposing the additional spaces.

3. The proposed twenty-nine (29) stall parking lot adjacent to Building "A" does not meet the requested sixty-three (63) foot parking setback from the south limits of the CUP development. Note, the existing parking lot on lot 1 also does not meet the requested sixty-three (63) foot parking setback.

Response: We would like to only change the setback requirements in that area where we are proposing the additional spaces, so it would not affect those parking spaces.

4. Will the removal of the mini round-a-bout increase cut through traffic along the southern portion of Brookings Park Drive?

Response: Signage will direct traffic other than Willows residents and visitors to North Road.

5. Although not required, Planning Commission has requested a preliminary review of the landscape plan and signage.

Response: We have enclosed a sketch of the proposed landscape for a buffer for the proposed parking spaces at the mini round-a-bout area.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

6. Provide a break down of the allocated living units; including the type of unit both existing and proposed and in which building they are located.

Response: All Self-Care Units:
Building "A" - 42 Units (proposed)
Building "B" - 23 Units (existing)
Building "C" - 44 Units (existing, under construction)
Building "D" - 23 Units (existing)
Building "E" - 48 Units (proposed)
180 Units
+ 14 Villas (proposed)
194 Units

7. The footprints of the buildings on lot 2 do not match the previously approved Amended Site Development Section Plan, approved on March 31, 2006 and recorded in Book 354, pages 218 and 219. Missing is the proposed "link" between buildings "B" and "C".

Response: The plan has been revised to label the building link.

8. The proposed roadway cul-de-sac is located too close to the existing structure to the south. The close proximity poses a potential hazard to vehicles traveling around the circle.

Response: Plan has been revised using a "T" type turn-a-round for the emergency vehicles instead of the before shown cul-de-sac.

9. The retaining wall along the perimeter of the cul-de-sac will require extensive geotechnical analysis and certification as to the stability of the wall since it appears that the wall will also serve as structural support of the roadway, which may require additional requirements.

Response: Noted, Engineer will review design under construction documents.

10. the retaining wall also is located fairly close to the houses. Please be advised that if a geogrid system is used for structural support for the wall, a larger separation will be required between the wall and the houses to allow for the geogrids.

Response: Noted, Engineer will review design under construction documents.

11. The Missouri Department of Transportation has submitted the following comments:

a. Any work within MoDOT's right of way will require a MoDOT permit.

Response: No work proposed in MoDOT right of way.

The following conditions related to site specific issues will be applied to the CUP petition:

1. Permitted Uses

STOCK & ASSOCIATES

Consulting Engineers, Inc.

The uses authorized by this CUP Conditional Use Permit shall be a nursing home development, including a skilled care facility, residential care units (group home for the elderly), and self care units. Accessory uses may include, but not limited to, a caretaker's residence and private club.

2. Building, Living Unit, and Height Requirements

- a. Uses within this CUP development excluding a caretaker's residence, twenty-eight (28) of the units in the form of townhouses, or any building accessory to a local public utility facility, shall be contained in not more than three (3) buildings.
- b. No building within this CUP development shall exceed three (3) levels in height, excluding basement storage areas or underground parking levels.
- c. The maximum number of living units shall be limited as follows:
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- d. The private club authorized by this CUP shall be limited to a one hundred (100) seat restaurant facility for residents and their guests only.
- e. Construction and occupancy of self care units shall not precede the construction and occupancy of a nursing home of not less than sixty (60) beds in the first phase.

3. Structure Setbacks

- a. 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:
 1. One hundred and fifty (150) feet from the Woods Mill Road right of way.
 2. One hundred (100) feet from the south limits of this CUP development.
 3. One hundred and twenty-five (125) feet from the western limit of this CUP.
 4. Fifty (50) feet of any other limit of this CUP.
 5. Self care units in the form of townhouses shall be set back a minimum of *twenty (20) feet from the north limits of this CUP at the following bearing: South 74 degrees 46 minutes 35 seconds East with a distance of 765.52 feet.*

4. Parking Setbacks

- a. No parking area, excluding internal drives, or parking for manger's residence or local public utility facility will be located within the following setbacks:
 1. Two hundred and fifty (250) from the Woods Mill Road right of way, *except at the most southern part of the right of way along the radius point a distance of 192.26 feet the setback shall be one hundred and ninety-eight (198) feet.*

STOCK & ASSOCIATES
Consulting Engineers, Inc.

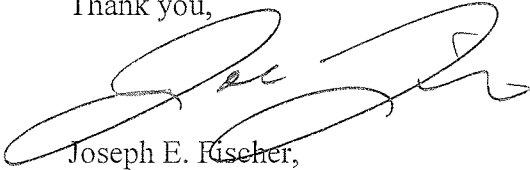
2. Eighty (80) feet from the south limits of this CUP development, *except along the bearing North 52 degrees 48 minutes 40 seconds West with a distance of 205.84 feet the setback shall be sixty-three (63) feet.*
3. Fifty (50) feet from any other limit of this development

5. Landscape and Tree Requirements

- a. The developer shall adhere to the Tree Manual of the City of Chesterfield.

Should you have any questions regarding the enclosed, please feel free to call me.

Thank you,



Joseph E. Fischer,
Senior Project Engineer

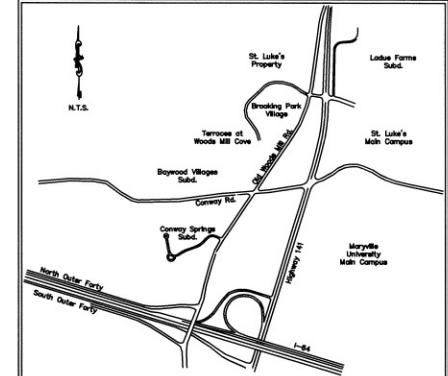
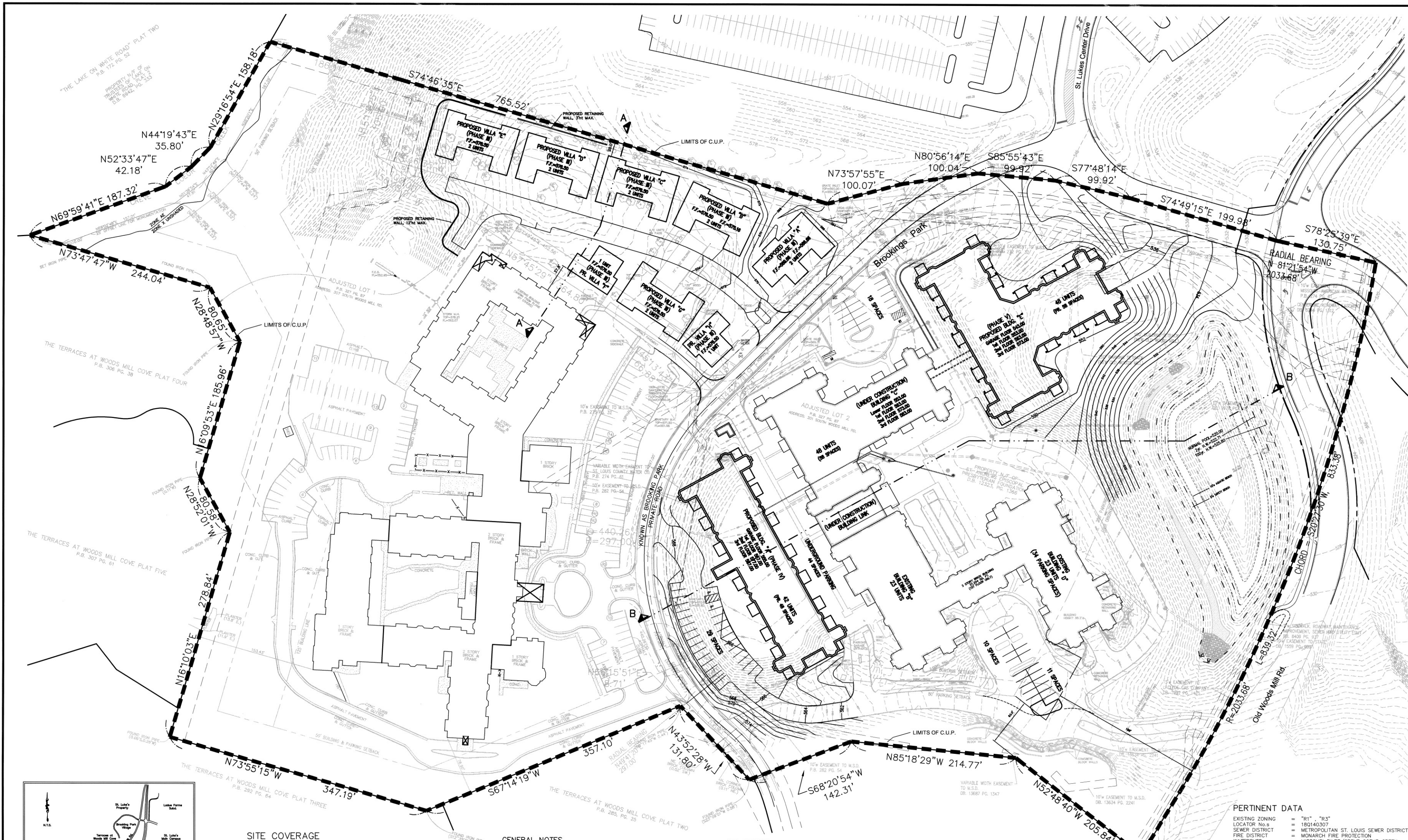
CC: George M. Stock, P.E.
Eric J. Fischer, E.I.T., Project Engineer
Mary Alice Ryan, St. Andrew's
Peter Benoist, Hercules
Tom Eckelman, Saur



The Willows
AT BROOKING PARK

Chesterfield, MO

PHASE IV - THE VILLAS
AT BROOKING PARK



SITE COVERAGE

Total Site Area	= 1,160,961 s.f.
Total Site Coverage	= 114,517 s.f. (9.86%)
Exist. Bldg.	= 175,704 s.f. (15.13%)
Exist. Pvmnt.	= 106,864 s.f. (9.20%)
Prop. Bldg.	= 48,425 s.f. (4.17%)
Prop. Pvmnt.	= 48,425 s.f. (4.17%)
Total Coverage	= 445,510 s.f. (38.37%)
Open Space Area	= 715,451 s.f. (61.63%)

ST. LOUIS CO. BENCHMARK

12-141 "CT" IN THE CENTER ISLAND AT CROSS TRAILS DRIVE (EAST ENTRANCE TO LAQUE TRAILS), 15' NORTH OF THE CENTERLINE OF LAQUE ROAD AND 0.2 MILE WEST OF HIGHWAY 141.
ELEV. = 499.48

- GENERAL NOTES**
- ROAD IMPROVEMENTS SHOWN FOR COORDINATION, NOT PART OF THIS PROJECT AND IS SUBJECT TO CITY AND STATE APPROVAL.
 - GRAVING AND DRAINAGE PER CITY OF CHESTERFIELD, MODOOT & M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
 - STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MODOOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
 - PROJECT I.D. SIGN SHALL HAVE A MAXIMUM AREA OF FIFTY SQ. FT. A MAXIMUM HEIGHT OF SIX FEET.
 - NO STANDARD SLOPE SHALL EXCEED 3:1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. SLOPES WITH FULL HEIGHTS IN EXCESS OF 10' ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE GEOTECHNICAL ENGINEER. REVIEW OF THESE PROPOSED SLOPES SHALL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
 - PARKING REQUIREMENTS: PARKING FOR THE RESIDENTIAL CARE FACILITY SHALL BE PROVIDED AT THE RATIO OF ONE (1) SPACE FOR EVERY FIVE (5) UNITS, PLUS TWO (2) SPACES FOR EVERY THREE (3) EMPLOYEES.
 - MINIMUM OF ONE (1) COVERED PARKING SPACE SHALL BE PROVIDED FOR EVERY SELF CARE UNIT.
 - BOUNDARY BY VOLZ AND TOPOGRAPHIC INFORMATION PROVIDED BY SANBORN AERIALS AND STOCK & ASSOCIATES.
 - ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
 - FLOOD INFORMATION: SUBJECT PROPERTY LIES IN ZONE "X", AREA DETERMINED UNDER 500-YEAR FLOODPLAIN, FLOOD INSURANCE RATE MAP NUMBER 218800145, EFFECTIVE DATE AUGUST 2, 1993.
 - DETENTION FLOOD APPROVED BY MSD UNDER P427701-00 AND UNDER CONSTRUCTION.
 - ALL TRASH IS IN UNDERGROUND PARKING GARAGES BELOW BUILDINGS.
 - ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALLS.
 - A VARIANCE MAY BE REQUIRED FOR PARKING INSIDE THE PARKING SETBACK LIMITS.

C.U.P. DESCRIPTION

A tract of land in Section 12, Township 45 North, Range 4 East and in Section 7, Township 45 North Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the West line of Woods Mill Road, 100 feet wide, said point being the Southeast corner of "Seeger Sub-division", a subdivision according to the plat thereof recorded on Daily No. 212 on July 2, 1979 in the St. Louis County Records; thence along a curve to the right, whose radius point bears North 81 degrees 21 minutes 54 seconds West 2033.68 feet from the last mentioned point, a distance of 839.35 feet along said West line of Woods Mill Road to a point on the dividing line between Section 7 and Section 12; thence North 52 degrees 48 minutes 40 seconds West 205.84 feet to a point, thence North 85 degrees 18 minutes 29 seconds West 214.77 feet to a point; thence South 88 degrees 20 minutes 54 seconds West 142.31 feet to a point; thence North 45 degrees 52 minutes 28 seconds West 131.80 feet to a point; thence South 67 degrees 14 minutes 19 seconds West 357.10 feet to a point on a North line of "The Terraces at Woods Mill Cove", Plot Three, a subdivision according to the plat thereof recorded in Plot Book 222 Page 64 in the St. Louis County Records; thence North 73 degrees 55 minutes 15 seconds West 347.19 feet to a point of corner of said "The Terraces at Woods Mill Cove" subdivision, thence North 18 degrees 10 minutes 03 seconds East 278.04 feet to a point on a East line of "The Terraces at Woods Mill Cove", Plot Four, a subdivision according to the plat thereof recorded in Plot Book 307 Page 61 in the St. Louis County Records; thence along said East line the following courses and distances: North 28 degrees 52 minutes 01 seconds West 80.58 feet, North 18 degrees 09 minutes 53 seconds 180.58 feet to a point on a East and North lines of "The Terraces at Woods Mill Cove", Plot Four, a subdivision according to the plat thereof recorded in Plot Book 306 Page 38 in the St. Louis County Records; thence along said East line the following courses and distances: North 29 degrees 48 minutes 57 seconds 80.65 feet, North 73 degrees 47 minutes 47 seconds West 244.04 feet to a point on a East line of "The Lake on White Road" a subdivision according to the plat thereof recorded in Plot Book 172 Page 52 in the St. Louis County Records; thence along said East line the following courses and distances: North 69 degrees 59 minutes 41 seconds 187.32 feet, North 52 degrees 33 minutes 47 seconds East 42.18 feet, North 44 degrees 19 minutes 43 seconds East 36.80 feet, North 29 degrees 16 minutes 54 seconds East 158.18 feet to the Southwesterly line of said "Seeger Sub-division"; thence along the South line of said "Seeger Sub-division" the following courses and distances: South 74 degrees 46 minutes 35 seconds East 765.52 feet, North 73 degrees 57 minutes 55 seconds East 100.00 feet, North 80 degrees 56 minutes 14 seconds East 100.04 feet, South 85 degrees 55 minutes 43 seconds East 99.92 feet, South 77 degrees 48 minutes 14 seconds East 99.92 feet, South 74 degrees 46 minutes 35 seconds East 199.96 feet and South 78 degrees 22 minutes 39 seconds East 130.75 feet to the point of beginning and containing 26,652 acres.

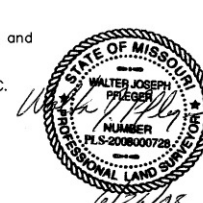
The Willows at Brookings Park

Preliminary Plan
A TRACT OF LAND BEING ALL OF LOT 1 OF THE BROOKING PARK VILLAGE LOTS 1 & 2 BOUNDARY ADJUSTMENT PLAT, LOCATED IN SECTION 12, TOWNSHIP 45 NORTH, RANGE 4 EAST AND IN SECTION 7, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D
By: *Walter Joseph Pfeiffer*
Walter Joseph Pfeiffer L.S. No. 2008000728



PERTINENT DATA

EXISTING ZONING	= "R1", "R3"
LOCATOR No. s	= 18014030
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
FIRE DISTRICT	= MONARCH FIRE PROTECTION
WATERSHED	= MISSOURI RIVER/CREVE COEUR CREEK
SCHOOL DISTRICT	= PARKWAY DISTRICT
WATER SERVICE	= MISSOURI-AMERICAN WATER CO.
GAS SERVICE	= LACLEDE GAS
ELECTRIC SERVICE	= AMERICAN ELECTRIC
TELEPHONE SERVICE	= SBC TELEPHONE

ST. ANDREW'S
RESOURCES
FOR SENIORS

Owner
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

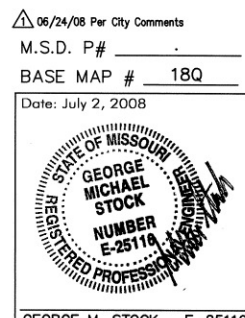
Drawing Scale:
1" = 50'

Date:
4/11/08

Job Number:
208-4243

Sheet Title:
Preliminary
Plan

Sheet Number:
PSP-1



DRAWING FILE: C:\Users\mstock\Documents\Projects\The Willows at Brookings Park\Phase IV\The Willows at Brookings Park Phase IV.dwg

