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## Planning Commission Staff Report

<b>Project Type:</b>	Site Development Concept Plan
<b>Meeting Date:</b>	July 14, 2014
<b>From:</b>	Jessica Henry Project Planner
<b>Location:</b>	158 Long Road
<b>Applicant:</b>	CEDC on behalf of JLA Development, LLC
<b>Description:</b>	<b><u>Monarch Center:</u></b> A Site Development Concept Plan and Conceptual Landscape Plan for a 10.97 acre tract of land zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

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### **PROPOSAL SUMMARY**

CEDC, on behalf of JLA Development, LLC has submitted a Site Development Concept Plan and Conceptual Landscape Plan for Planning Commission review. The request includes proposed section limit boundaries, conceptual landscaping along arterial roadways, roadway and pedestrian improvements, initial site grading, and spatial allocation of proposed uses (i.e. building, parking, and open space) in a request for an 10.97 acre tract of land zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Avenue.

Consistent with the information presented during the change in zoning in 2013, development of the subject site is intended to be constructed in several phases over time. In order to ensure orderly development of this site and coordination of improvements, a Concept Plan is therefore required. This plan shows the infrastructure improvements associated with the development and identifies preliminary spatial allocation of high level uses that will be used for future section plan submittals. Specifically, the Concept Plan is required to show the following information:

- All existing streets, roads, floodplain areas, and other significant physical features;
- Approximate location of proposed streets, access, structures, and property lines;
- Existing and proposed contour data to indicate the slope and drainage of the tract;
- Approximate location of existing and proposed sidewalks and pedestrian walkways;
- Structure and parking setbacks along all roadways and property lines.

**LAND USE AND ZONING HISTORY OF SUBJECT SITE**

On February 5, 2007, the City of Chesterfield approved Ordinance 2334 which rezoned the property from “NU” Non-Urban District to “PC” Planned Commercial District. Due to the economic conditions of the region, as cited by the property owner, several time extensions were granted related to the submittal of the site development concept plan in both 2010 and again in 2012. Subsequently, the property owner submitted a request for an ordinance amendment in 2013. Per the property owner’s request, in August 2013, the City of Chesterfield approved Ordinance 2753 to allow for the addition of a 0.85 acre parcel of land (zoned “M-3”) to be rezoned and included in under the same planned district ordinance, resulting in a new “PC” Planned Commercial District totaling 10.97 acres. Ordinance 2753 also amended various building and parking setbacks and made modifications, such as a slight increase in the allowable floor area permitted within the development, to account for the addition of land.



**Land Use and Zoning of Surrounding Properties:**

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

**North:** The property to the north of the subject site is currently zoned "PI" Planned Industrial District (Pohlman Industrial Park).

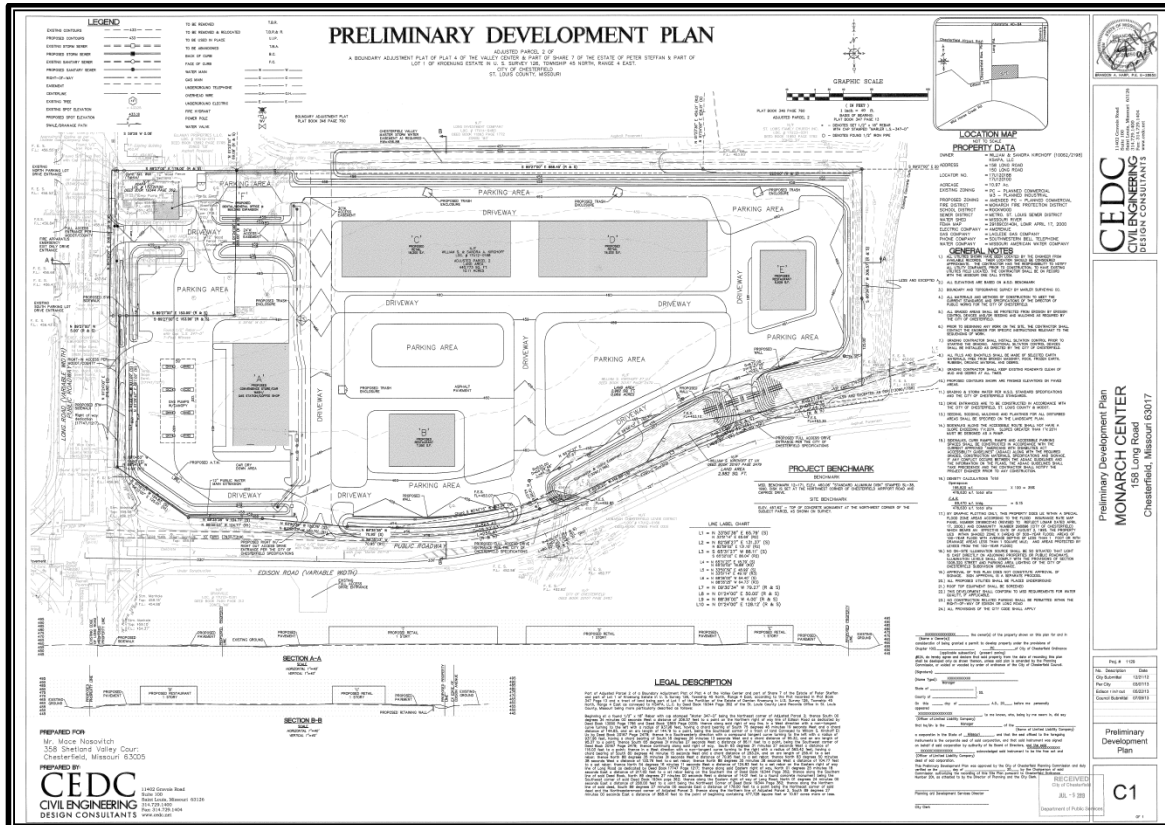
**South:** The property to the south of the subject site is currently zoned "PC" Planned Commercial District and is currently vacant (Edison Crossing).

**East:** The property to the east of the subject site is currently zoned "PI" Planned Industrial District (St. Louis Family Church).

**West:** The property to the west of the subject site is currently zoned "PC" Planned Commercial District (Monarch Fire Protection District and Tower Centre).

**STAFF ANALYSIS**

The proposed Site Development Concept Plan for the Monarch Center development substantially complies with the Preliminary Development Plan that was approved in conjunction with Ordinance 2753 in 2013.



### **Proposed Spatial Orientation of Development**

The Site Development Concept Plan proposes three lots—Lots A, B, and C, with a total of six buildings. Only one of these six buildings is currently in existence (on Lot B) and houses a dental office. Lot A contains the Edison Express development consisting of a convenience store, gas station and carwash (see Monarch Center, Lot A SDSP report on this same agenda for more information). Proposed Lot C is slated for future development and will contain four buildings consisting of two restaurants and two retail shopping centers as permitted in the planned district ordinance.

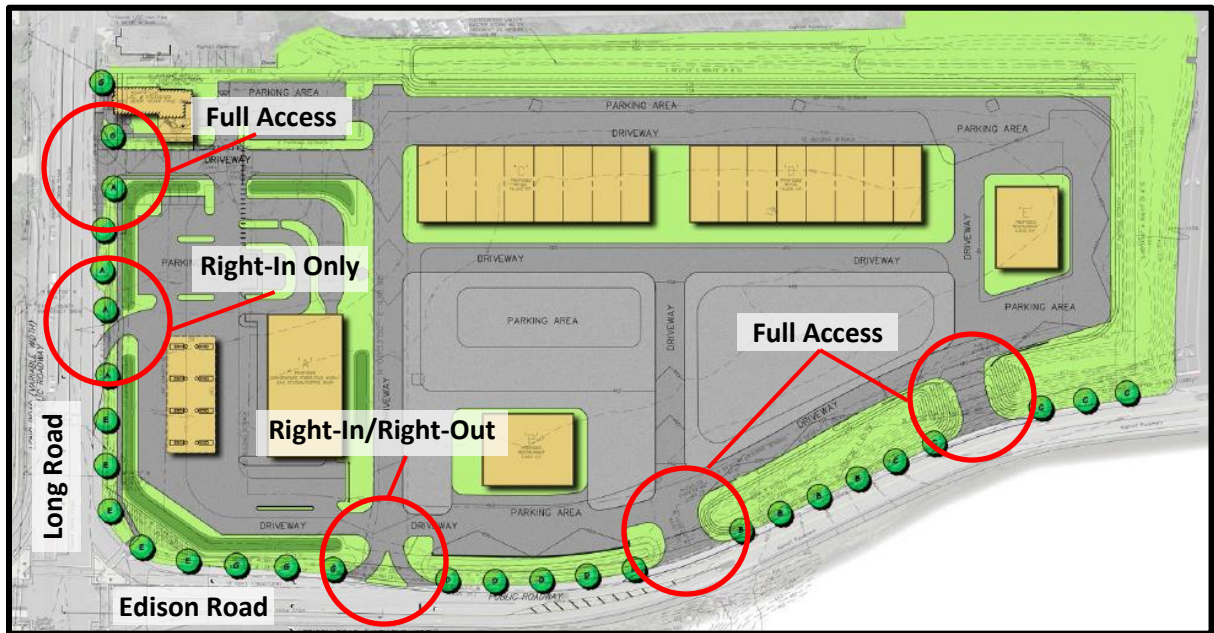
### **Traffic Impact Study**

As required by Ordinance 2753, a Traffic Impact Study containing a site distance evaluation report was submitted in conjunction with the Site Development Concept Plan. The purpose of the Traffic Impact Study was to analyze internal and external circulation and the potential need for additional traffic lanes, entrance configuration, geometrics, sight distance, traffic signal modification and other improvements. The Traffic Impact Study was reviewed by the City of Chesterfield and MoDOT and the findings were ultimately accepted by both agencies.

In conjunction with the Traffic Impact Study, a request for a reduction to the minimum driveway throat length per the City of Chesterfield Access Management Requirements was submitted for the right-in only access off of Long Road. Per City requirements, the minimum throat length for a major arterial, to which the City classifies Long Road as, is eighty (80) feet. The applicant proposed to meet this requirement by measuring the throat length from the first point of conflict to the end of radius, and, based on the information submitted, this request was approved by the Planning and Development Services Director on January 27, 2014.

### **Access**

The site proposes one right-in/right-out access point off Edison Road which will serve as a shared access drive for the three proposed lots in the development. Two additional full access points to Lot C are proposed along the Edison Road to the east of the first shared drive access. Along Long Road, a full access point located at the boundary of proposed Lots A and B. This full access point will serve as a shared access drive for proposed Lots A and B and will connect with the shared access drive off of Edison Road. A right-in only access point to the Edison Express development is also proposed off of Long Road. The image on the following page depicts the location and type of each proposed access point.



### **Pedestrian Circulation**

The developer has proposed a five foot sidewalk along Long Road to connect to a proposed sidewalk along the full access point off of Long Road. This sidewalk will ultimately be tied into proposed Lot C to the east to provide a continuous sidewalk throughout the development and to satisfy the Ordinance 2753 requirement that internal sidewalks from each building to the sidewalk on Long Road be provided.

### **Conceptual Landscape Plan**

The Conceptual Landscape Plan is required to show landscaping along collector and arterial roadways only and has been reviewed by the City Arborist and found to be compliance with the Tree Preservation and Landscape Requirements.

**DEPARTMENTAL INPUT**

Staff has reviewed the Site Development Concept Plan and Conceptual Landscape Plan and has found the application to be in conformance with City of Chesterfield Ordinance 2753, and all other applicable City Code requirements. Staff recommends approval of the Site Development Concept Plan and Conceptual Landscape Plan for the Monarch Center Development.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Concept Plan and Conceptual Landscape Plan for Monarch Center."
- 2) "I move to approve the Site Development Concept Plan and Conceptual Landscape Plan for Monarch Center, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Concept Plan  
Conceptual Landscape Plan

# SITE DEVELOPMENT CONCEPT PLAN

ADJUSTED PARCEL 2 OF  
A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER & PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN & PART OF  
LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST.  
CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI

## SURVEYOR'S CERTIFICATION

This is to certify that this Plat is a correct representation of all existing and proposed land divisions.  
Marler Surveying Company, Inc.  
MISSOURI CORP. NO. L.S. 347-D

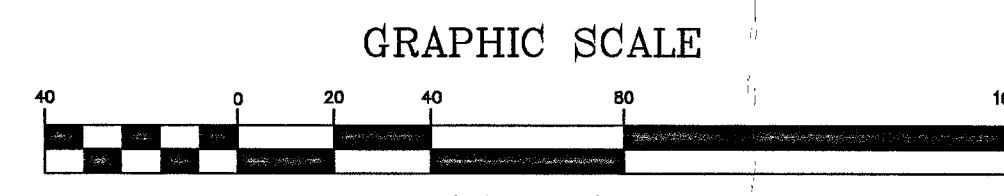
Marty L. Marler, R.L.S.

## GEOTECHNICAL ENGINEER'S STATEMENT

These plans have been reviewed by the undersigned for compliance with our geotechnical recommendations. It is our professional opinion that earth slopes and grades constructed in accordance with the plans and specifications will be stable with an adequate factor of safety. Geotextiles must be installed during the construction phase to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.

Geology:

Michael T. McMillin, P.E.  
Date:



## BENCHMARKS

**PROJECT BENCHMARK**  
MSD BENCHMARK 12-171, LEVEL 460.06, STANDARD ALUMINUM DISK STAMPED S.L. 35-38, 1990, DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.  
**SITE BENCHMARK**  
ELEV. 457.67' - TOP OF CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PARCEL AS SHOWN ON SURVEY.

## LOCATION MAP

Edison Road  
Chesterfield Airport Rd.  
Will Home Center Rd.

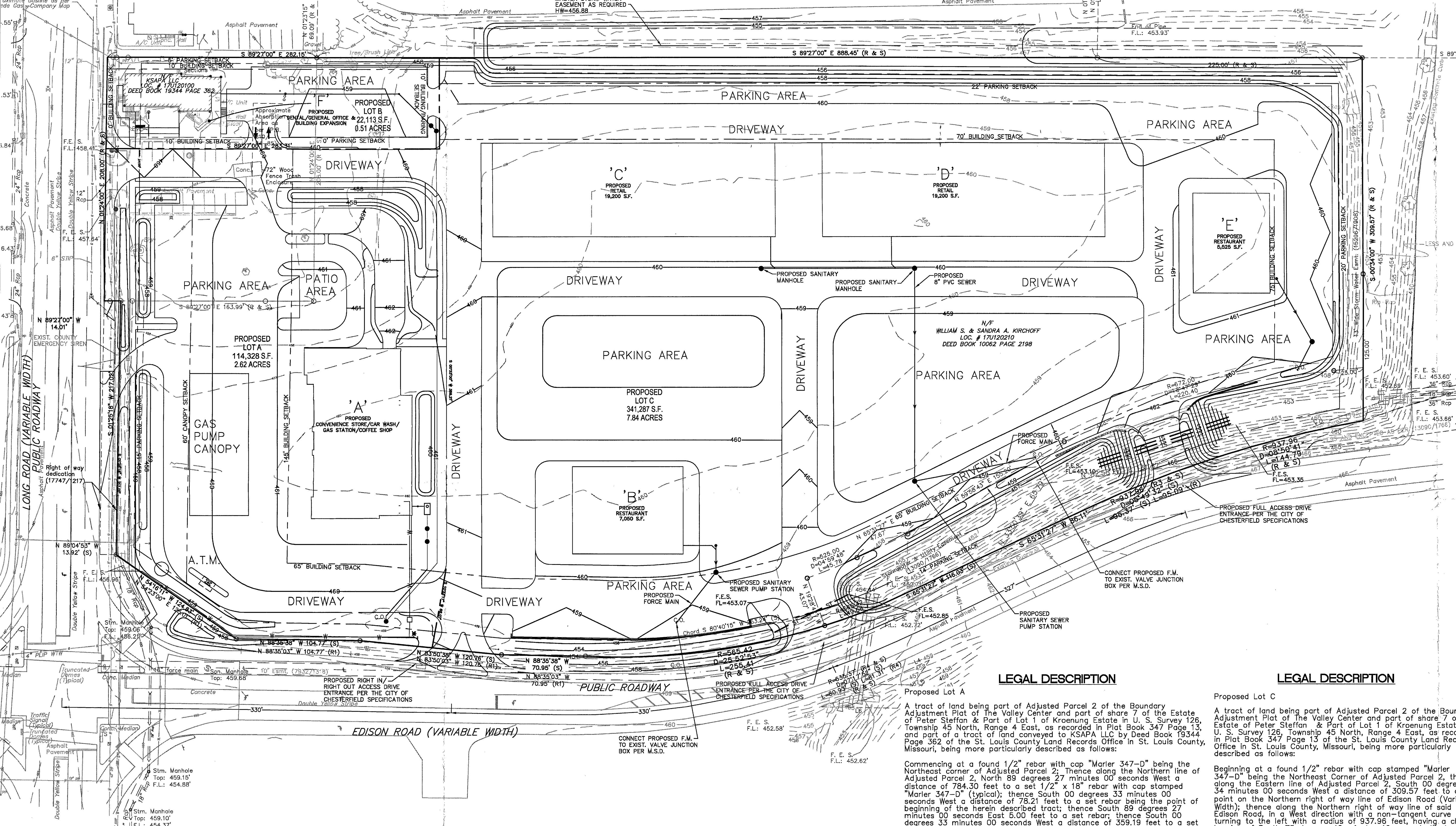
## PROPERTY DATA

**OWNER** = WILLIAM & SANDRA KIRCHOFF (10062/2198)  
**ADDRESS** = 158 LONG ROAD  
150 LONG ROAD  
17120158  
17120100  
**ACREAGE** = 10.97 AC.  
**EXISTING ZONING** = EC - PLANNED COMMERCIAL (ORD. 2753)  
**FIRE DISTRICT** = MONARCH FIRE PROTECTION DISTRICT  
**SCHOOL DISTRICT** = ROCKWOOD  
**SEWER DISTRICT** = METRO, ST. LOUIS SEWER DISTRICT  
**WATER SHED** = MISSOURI RIVER  
**FSMA MAP** = SEHSHAWMOH, LOMR APRIL 17, 2000  
**ELECTRIC COMPANY** = AMERENIE  
**GAS COMPANY** = LALEDE GAS COMPANY  
**PHONE COMPANY** = ATT  
**WATER COMPANY** = MISSOURI AMERICAN WATER COMPANY

## GENERAL NOTES

1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO VERIFY UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE-CALL SERVICE.
2. ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
3. BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE CONSTRUCTION SEQUENCING PLAN.
7. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER.
8. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
9. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAR OF MUD AND DEBRIS AT ALL TIMES.
10. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
11. GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
12. DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & MODOT.
13. EROSION, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
14. SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1%:20%. SLOPES GREATER THAN 1%:20% MUST BE DESIGNED AS A RAMP.
15. CURBS, 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 GRADING CONSTRUCTION DETAILS AND SPECIFICATIONS. ANY CONFLICT OCCURS BETWEEN THE ADAAG AND THE INFORMATION ON THE PLANS, THE ADAAG SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY CONSTRUCTION.
16. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL PANEL NUMBER 250998 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1984 (THE PROPERTY LIES WITHIN SPECIAL PANEL NUMBER 250998 WITHIN AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS NOTIFIED BY LETTERS FROM THE 100-YEAR FLOOD).
17. NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJACENT PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF CHESTERFIELD ORDINANCE 2228.
18. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN SHALL BE IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ORDINANCE 2228.
19. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
20. ROOF TOP EQUIPMENT SHALL BE SCREENED.
21. THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
22. NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY.
23. ALL PROVISIONS OF THE CITY CODE SHALL APPLY.
24. FUTURE CHESTERFIELD VALLEY MASTER STORM WATER PLAN EASEMENTS ON THE NORTHERN PROPERTY LINE DO NOT CORRESPOND TO THE LIMITS OF THE CURRENT CHANGING STORM WATER MASTER PLAN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CHANGES PROPOSED TO THE MODELED MASTER CHANNELS WILL NEED TO DEMONSTRATE FUNCTIONALITY QUINCY, ILL.

LEGEND	
EXISTING CONTOURS	433
PROPOSED CONTOURS	433
EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	---
EXISTING SPOT ELEVATION	x 433.28
PROPOSED SPOT ELEVATION	433.28
SWALE/DRAINAGE PATH	---
T.B.R.	---
T.B.R. & R.	---
U.I.P.	---
T.B.A.	---
B.C.	---
F.C.	---
TO BE REMOVED	---
TO BE REMOVED & RELOCATED	---
TO BE USED IN PLACE	---
TO BE ABANDONED	---
BACK OF CURB	---
FACE OF CURB	---
WATER MAIN	---
GAS MAIN	---
UNDERGROUND TELEPHONE	---
OVERHEAD WIRE	---
UNDERGROUND ELECTRIC	---
FIRE HYDRANT	---
POWER POLE	---
WATER VALVE	---



JLA DEVELOPMENT LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.3, of the City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

KSAPA, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.3, of the City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

WILLIAM S. & SANDRA A. KIRCHOFF, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.3, of the City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Signature: \_\_\_\_\_  
Name Typed: \_\_\_\_\_  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2014, before me personally appeared \_\_\_\_\_, known to me, being by me sworn in, did say that he is the Manager of JLA DEVELOPMENT LLC, a corporation in the State of Missouri, and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.  
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in \_\_\_\_\_ the day and year last above written. My term expires \_\_\_\_\_.

Signature: \_\_\_\_\_  
Name Typed: \_\_\_\_\_  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2014, before me personally appeared \_\_\_\_\_, known to me, being by me sworn in, did say that he is the Manager of KSAPA, LLC, a corporation in the State of Missouri, and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.  
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in \_\_\_\_\_ the day and year last above written. My term expires \_\_\_\_\_.

Signature: \_\_\_\_\_  
Name Typed: \_\_\_\_\_  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2014, before me personally appeared \_\_\_\_\_, known to me, being by me sworn in, did say that he is the Manager of WILLIAM S. & SANDRA A. KIRCHOFF, a corporation in the State of Missouri, and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.  
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in \_\_\_\_\_ the day and year last above written. My term expires \_\_\_\_\_.

PREPARED BY:  
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

PREPARED FOR:  
JLA DEVELOPMENT LLC  
158 Long Road  
Chesterfield, Missouri 63005

This Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by the Chairman of said Commission, the undersigned, in the presence of the City Clerk, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.  
Planning and Development Services Director  
City Clerk

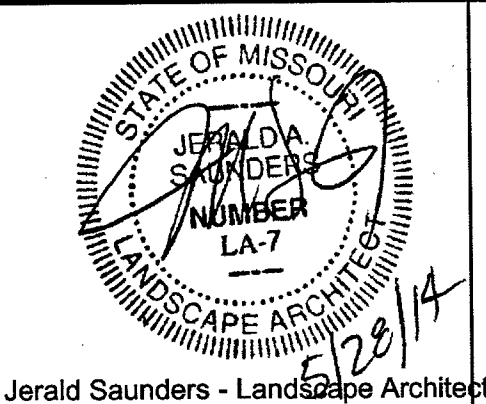
## LEGAL DESCRIPTION

A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA, LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:  
Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2; thence along the Northern line of Adjusted Parcel 2, North 88 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical); thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar being the point of beginning of the herein described tract; thence South 89 degrees 27 minutes 00 seconds East 5.00 feet to a set rebar; thence South 00 degrees 33 minutes 00 seconds West a distance of 359.19 feet to a set rebar; thence South 10 degrees 33 minutes 17 seconds West a distance of 68.07 feet to set rebar on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of Edison Road, North 85 degrees 50 minutes 38 seconds West a distance of 61.22 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 88 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 54 degrees 16 minutes 11 seconds West a distance of 124.83 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence along the Eastern right of way line of Long Road, thence North 01 degrees 25 minutes 18 seconds East a distance of 217.02 feet to a found 1/2" rebar with cap stamped "Marler 347-D" on the Southern line of Deed Book 19344 Page 362; thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 14.01 feet to a set rebar; thence continuing along the Eastern right of way line of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 28.78 feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to the point of beginning containing 114,326 square feet, or 2.62 acres more or less as calculated by Marler Surveying Company, Inc. during April 2013.

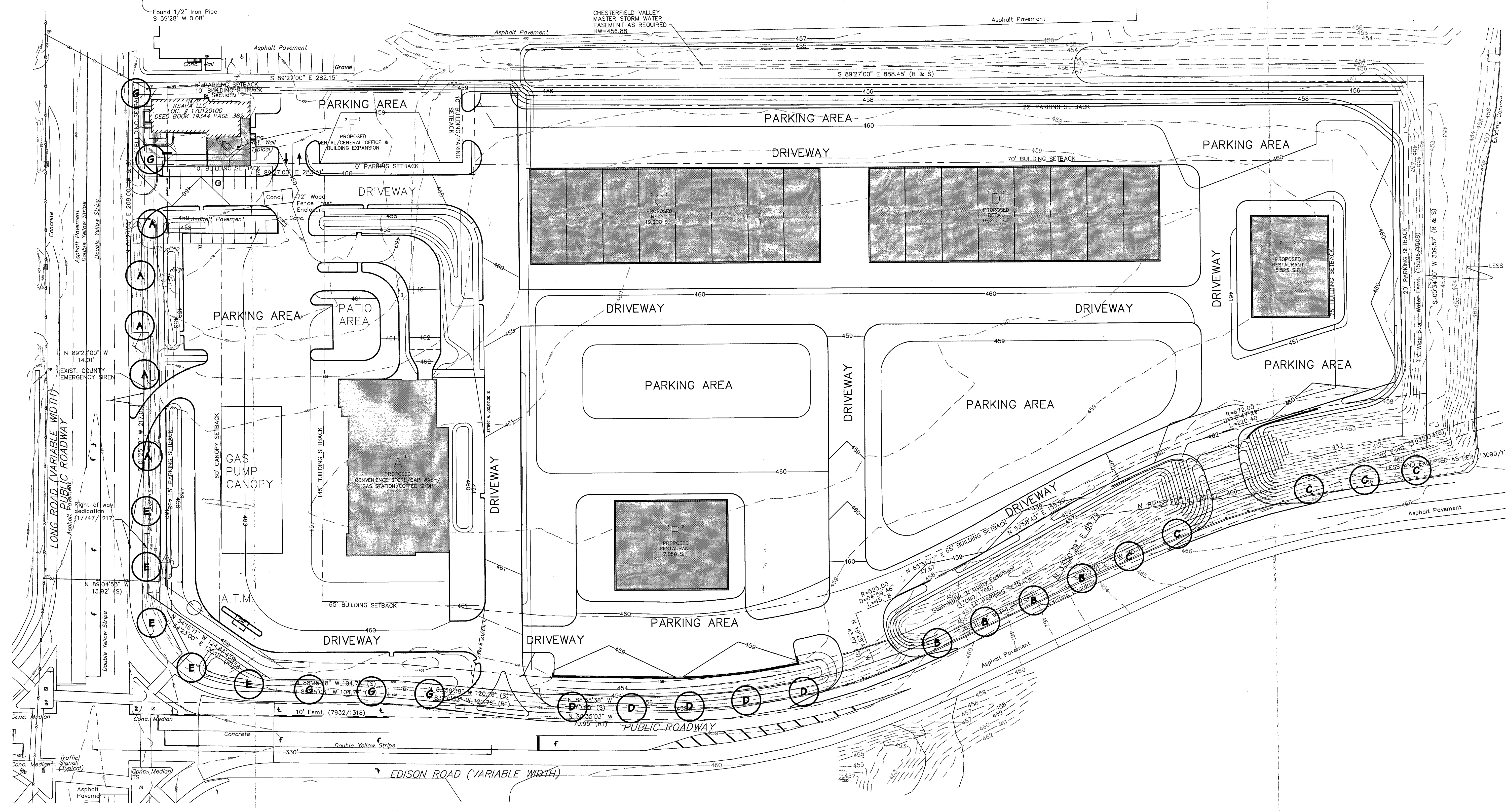
**Proposed Lot B**  
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA, LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:  
Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2; thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical) being the point of beginning of the herein described parcel; thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar; thence North 89 degrees 27 minutes 00 seconds West a distance of 359.19 feet to a set rebar on the Eastern right of way line of Long Road (Variable Width); thence along the Eastern right of way line of Long Road, thence North 01 degrees 24 minutes 00 seconds East a distance of 14.01 feet to a set rebar; thence North 89 degrees 27 minutes 00 seconds East a distance of 28.78 feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to the point of beginning containing 22,113 square feet or 0.51 acres more or less as calculated by Marler Surveying Company April 2014.

## LEGAL DESCRIPTION

**Proposed Lot C**  
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:  
Beginning at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast Corner of Adjusted Parcel 2, thence along the Eastern line of Adjusted Parcel 2, South 00 degrees 34 minutes 00 seconds West a distance of 309.57 feet to a point on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of said Edison Road, in a West direction with a non-tangent curve turning to the left with a radius of 937.96 feet, having a chord bearing of South 75 degrees 46 minutes 19 seconds West and a chord distance of 144.65 feet, and an arc length of 144.79 feet to a point being the Eastern corner of a tract conveyed to William S. Kirchoff Et Ux by Deed Book 20167 Page 2479; thence continuing along the Northern right of way line of Edison Road, in a Southwesterly direction with a compound tangent curve turning to the left with a radius of 937.96 feet, having a chord bearing of South 68 degrees 26 minutes 15 seconds West and a chord distance of 253.24 feet, and an arc length of 255.41 feet to the left with a radius of 937.96 feet, having a chord bearing of South 68 degrees 26 minutes 15 seconds West and a chord distance of 253.24 feet, and an arc length of 255.41 feet to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 95.37 feet to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 116.03 feet to a point; thence a West direction with a non-tangent curve turning to the right with a radius of 565.42 feet, having a chord bearing of South 80 degrees 40 minutes 15 seconds West and a chord distance of 253.24 feet, and an arc length of 255.41 feet to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 95.37 feet to a point; 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thence South



Jerald Saunders - Landscape Architect  
 MO License # LA-7  
 Consultants:



**CONCEPTUAL LANDSCAPE PLAN**  
 SCALE 1" = 40'

**City of Chesterfield Tree Preservation and Landscape Requirements:**  
 1) Street trees shall not be planted closer than three (3) feet to any curb or paved shoulder.  
 2) Street trees shall be located within a street right-of-way unless so approved by variance.  
 3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs, and intersections.  
 4) No trees shall be planted within ten (10) feet of street inlets or manholes.  
 5) No tree, shrub, or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle.

SYMBOL	QUANTITY	BOTANICAL NAME	PLANTING SCHEDULE				
			COMMON NAME	SIZE	EDWARDS	DATE	MATURE HEIGHT
A	5	<i>Gleditsia triacanthos 'Inermis'</i>	Thornless Honeylocust	2 1/2"	Canopy	FAST	45'+
B	4	<i>Acer x freemanii 'Armstrong'</i>	Armstrong Maple	2 1/2"	Canopy	FAST	45'+
C	5	<i>Tilia cordata</i>	Littleleaf Linden	2 1/2"	Canopy	SLOW	45'+
D	5	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2"	Canopy	MED.	45'+
E	5	<i>Carpinus caroliniana</i>	American Hornbeam	2 1/2"	Ornamental	MED.	20-35'
G	5	<i>Carpinus betulus</i>	European Hornbeam	2 1/2"	Canopy	SLOW/MED	35-40'

**Monarch Center**  
**Chesterfield, MO**

Revisions:

Date	Description	No.
11/19/13	City Comments	1
12/30/13	City Comments	2
05/07/14	City Comments	5
05/28/14	City Comments	6

Drawn: **BAR**  
 Checked: **JAS**

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Loomis Associates Inc.  
 Missouri State Certificate of Authority # LAC 00001019

Sheet Title: **Conceptual Landscape Plan**  
 Sheet No: **CL-1**  
 Date: **10/04/13**  
 Job #: **564.013**