

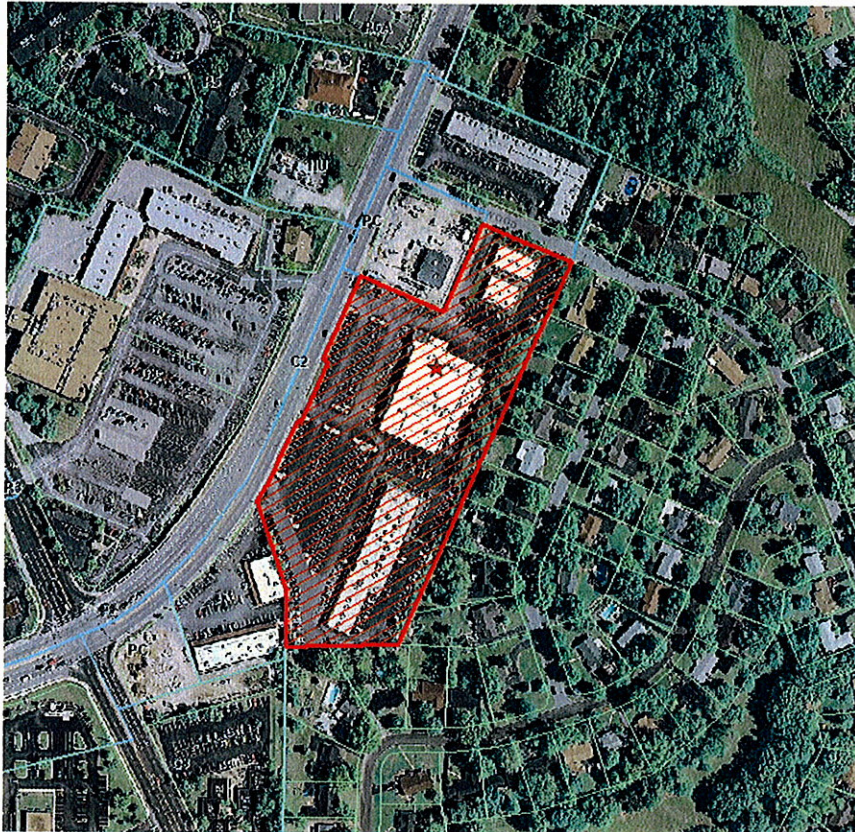
Notice of Public Hearing  
City of Chesterfield  
Board of Adjustment

IV. C.

**NOTICE IS HEREBY GIVEN** that the Board of Adjustment of the City of Chesterfield will hold a Public Hearing on Thursday, August 7, 2008 at 7:00 p.m. in the City Council Chambers at the City of Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri, 63017

The Board will consider the following:

**B.A. 7-2008 14808 Clayton Road (Wildwood Shopping Plaza):** A request for a variance from Section 1003.168C.1(b) of the City of Chesterfield Zoning Ordinance to permit the erection of two free-standing subdivision identification signs over six (6) feet in height in the setback at 14808 Clayton Road. (21R420686)



All interested parties are invited to appear and be heard at the hearing.

Copies of the request are available for review at the City Government Center Monday through Friday, from 8:30 a.m. to 4:30 p.m. If you should need additional information about this project, please contact Annissa McCaskill-Clay, Lead Senior Planner telephone at 636-537-4737 or by email at [amccaskill@chesterfield.mo.us](mailto:amccaskill@chesterfield.mo.us)

City of Chesterfield

Annissa McCaskill-Clay, AICP  
Lead Senior Planner





## III. C.

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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July 29, 2008

Board of Adjustment  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Re: **B.A. 7-2008 14808 Clayton Road (Wildwood Shopping Plaza)**: A request for a variance from Section 1003.168C.1.(b) of the City of Chesterfield Zoning Ordinance to permit the erection of two free-standing subdivision identification signs over six (6) feet in height in the setback at 14808 Clayton Road (21R420686).

Dear Board Members:

Hutkin Development Company, on behalf of Baxter Clayton Associates, LLC and Green Park Care, Inc. has submitted for your review and action a request to the Board of Adjustment for the above-mentioned variance. In review of the petitioner's request, the Department of Planning and Public Works submits the following report:

### **Background of site**

1. Wildwood Shopping Plaza is a 6.82 acre tract of land zoned "C-2" Shopping District. This site was zoned "C-2" by St. Louis County in 1965, prior to the incorporation of the City of Chesterfield.
2. Hutkin Development is the managing agent for Wildwood Shopping Plaza, located at 14808 Clayton Road. In May 2008, an Application for Municipal Zoning Approval was rejected by the City of Chesterfield due to a proposed sign height of over six (6) feet located within the required twenty-five (25) foot setback.
3. Section 1003.168C.2(1)(b) states, "The height of all business and identification signs shall not exceed six (6) feet when located within the minimum front yard setback of a particular zoning district."

4. Missouri Revised Statue Chapter 89.090 requires that a Board of Adjustment may only grant variances when the applicant has established the necessary “practical difficulties or unnecessary hardship” and when “the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.”
5. Section 2-216 of the City of Chesterfield Municipal Code states the Board of Adjustment shall have the following powers:  
“To permit a variation in the yard requirements of any zoning district or the building or setback lines from major highways as provided by law where there are practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided that such variance will not seriously affect any adjoining property or the general welfare of the public;”
6. Section 2-216(5) of the City of Chesterfield Municipal Code states that,  
“In making its decision, the Board must be satisfied that eh granting of such a variance will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship or difficulty which is unique to the petitioner in his use, so great as to warrant a variation from the sign regulations as established by the City of Chesterfield Zoning Code or Zoning Ordinance enacted by the City of Chesterfield and at the same time place conditions upon said variance, if necessary, so that the surrounding property will be properly protected.”

Action is requested on B.A. 07-2008 14808 Clayton Road (Wildwood Shopping Plaza).

Respectfully submitted,

Respectfully submitted



Justin Wyse  
Project Planner

Annissa McCaskill-Clay, AICP  
Lead Senior Planner

Exhibits:

1. City of Chesterfield Zoning Ordinance (not in packet)
2. Notice of Publication
3. Affidavit of Publication (not in packet)
4. Staff Report
5. Petitioner’s Application
  - i. Application to Board of Adjustment
  - ii. Rejected Application for Municipal Zoning Approval
  - iii. Sight line plan
6. Section 1003.168C.1(b) of the City of Chesterfield Zoning Ordinance





# City of Chesterfield

## DEPARTMENT OF PLANNING



### APPLICATION TO THE BOARD OF ADJUSTMENT FOR A VARIANCE

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. Its responsibility is to hear appeals from decisions of the City of Chesterfield Department of Planning and to consider requests for variances and exceptions. A variance is an approved departure from the provisions of the zoning requirements for a specific parcel, without changing the zoning ordinance underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district. For questions about this application, please contact the "Planner of the Day" at 636-537-4733. For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check (✓) the type of variance for which you are applying:

Area (bulk) variance: A request to allow deviation from the dimensional (i.e. height, bulk yard) requirements of a zoning district.

Appeal of an Administrative determination

Note: A \$70 fee applies

Please note areas in gray will be completed by the Department of Planning.

STATE OF MISSOURI )

BOA NUMBER

7-2008

)

HEARING DATE

8-7-08

CITY OF CHESTERFIELD )

Petition for Appeal from Zoning Regulations

### I. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Louis County Assessor's

Record: Baxter Clayton Associates, LLC & Green Park Care, Inc.

Address: 10829 Olive Blvd., Suite 200

City: St. Louis State: MO Zip: 63141

Tel.: 314-872-9140 Fax: 314-872-8880

Petitioner, if other than owner(s): Hutkin Development Company, on behalf of  
and as managing agent for owner

Address: 10829 Olive Blvd., Suite 200

City: St. Louis State: MO Zip: 63141

Tel.: 314-872-9140 Fax: 314-872-8880

Legal Interest: Agent for Owner

(Provide date of contract and date of expiration of contract)

\*Attach additional sheets as necessary for other Parties of Interest (Architect, Engineer, etc.)

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



**II. PROPERTY INFORMATION**

Project Address: 14808-14858 Clayton Road

Locator Number(s): 21R420686

(List additional locator numbers on separate sheet and attach to petition)

Acreage: 6.82 (To the nearest tenth of an acre)

Subdivision Name (If applicable): N/A

Current Zoning District: C-2

Legal Description of Property: See Attached Exhibit A

(Attach additional sheets as necessary)

**III. NATURE OF REQUEST FOR VARIANCE**

Unique physical characteristics of the lot (e.g., size, slope, etc.): Building grade level is much lower than grade at Clayton Road. Signage is not properly aligned with the building respectively.

(Attach additional sheets as necessary)

Description of the necessity of the proposed improvement: See Addendum

(Attach additional sheets as necessary)

Ordinance Number and section to which a variance is sought: \_\_\_\_\_

Section 1003.168

(Attach additional sheets as necessary)

Basis for appeal of the above action: See Addendum

(Attach additional sheets as necessary)



Do deed restrictions or subdivision trust indentures for the property prohibit the use or construction which is requested by this petition? Check (✓) one [ ] Yes [x] No

Specify the action to which the appeal is sought: Appealing rejection of the application for municipal zoning approval based on required set backs.

(Attach additional sheets as necessary)

Description of the effect or impact on neighboring properties: There is no impact on neighboring properties other than positive aspect of aesthetic enhancements.

(Attach additional sheets as necessary)

Statement of any other hardship or information for this appeal: As stated in the addendum, the need is based on site characteristics such as: building set back and grade from road, economic necessity,  
(Attach additional sheets as necessary) functional identification of buildings and tenant needs  
*Please complete the sections below as applicable:*

**A. Setbacks/Height:**

<b>The Petitioner(s) request the following setback(s):</b>		
	Existing	Proposed
Wildwood Central	1.12 feet	8.10 feet
Front yard: Wildwood West	10.84 feet	6.67 feet
Side yard:	_____	_____
Rear yard:	_____	_____
Height:	_____	_____

The City of Chesterfield Zoning Ordinance Regulations require the following setback(s) for this site:

	Wildwood Central
	Wildwood West
Front yard:	Fifteen Feet
Side yard:	_____
Rear yard:	_____
Height:	_____



The following information correctly presents the true conditions and also describes the practical difficulties and unnecessary hardships warranting action by the Board.

\_\_\_\_\_  
See Addendum  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. A site development plan showing:
  - The dimensions and location (including distance from property lines) of all existing and proposed buildings and structures.
  - Letters from abutting property owners stating their position.
2. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)
3. A copy of the City of Chesterfield rejection or denial.

**B. Signage:**

Number and size of allowable attached business signs by ordinance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number and size of allowable freestanding business signs by ordinance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The petitioner further represents that the increased sign size or height would not be injurious to the neighborhood, or otherwise be detrimental to the public welfare for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Include two (2) completed copies of this application with original signatures and two (2) copies of the following:**

1. A site plan showing:
  - The subject property with adjoining streets, existing buildings, major parking lot, and distance to property lines.
  - The location of proposed signs.
  - If attached wall signs, the cross section of wall on which sign is to be placed with dimensions and total square feet (or portion of total wall that will contain petitioner's business)
  
2. A detail sign plan indicating:
  - Dimension of signs with detail sign lettering layout.
  - Total square feet of signs. If attached, what percent of wall.
  - Light detail, if any.
  
3. Letters from abutting property owners stating their position.
  
4. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)
  
5. A copy of the City of Chesterfield rejection or denial.

**III. COMPLIANCE**

Is property in compliance with all previous conditions of approval of all applicable Ordinance requirements?

Yes    No. If no, please explain: \_\_\_\_\_

\_\_\_\_\_

Is property in compliance with all Zoning, Subdivision, and Code requirements?

Yes    No. If no, please explain: \_\_\_\_\_

\_\_\_\_\_

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**IX. LIENS AND FINES CERTIFICATION**

Project Name: Wildwood Plaza Ward: 3

STATE OF MISSOURI, CITY OF CHESTERFIELD

[I] [we], \_\_\_\_\_ (a duly licensed attorney or title insurance company  
(print, type or stamp name of attorney or title company)

in the State of Missouri), do hereby certify to the Council of the City of Chesterfield that [I] [we] have examined the title to the herein described property; that [I] [we] find the title to the property is vested to \_\_\_\_\_ ; that there are no fines and/or liens of record on the property  
(name of owner(s))

by or owed to the City of Chesterfield [or] that the following fines and/or liens are owed to the City of Chesterfield:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

\_\_\_\_\_  
(Attorney-at-law licensed in Missouri) Date  
Missouri Bar # \_\_\_\_\_

-OR-

\_\_\_\_\_  
(Officer of title insurance company) Date  
\_\_\_\_\_  
Print, type or stamp name and title

**[THIS SPACE INTENTIONALLY LEFT BLANK]**



**XI. STATEMENT OF CONSENT**

Consent is required from the property owner(s) and contract purchaser, if applicable, to their agent if the property owner(s) or contract purchaser do not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner/contract purchaser. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded warranty deed for subject property.

**STATEMENT OF CONSENT**

I hereby give CONSENT to Hutkin Development Company (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Chesterfield, Missouri, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

**OWNER/CONTRACT PURCHASER INFORMATION:**

I am the [  ] owner [  ] contract purchaser. (check (✓) one)

John Hutkin

(Name- type, stamp or print clearly)

(Signature)

Baxter Clayton Associates, LLC and  
Green Park Care, Inc.  
(Name of Firm)

10829 Olive Blvd., #200  
St. Louis, MO 63141  
(Address, City, State, Zip)

Note: Attach additional sheets as necessary.

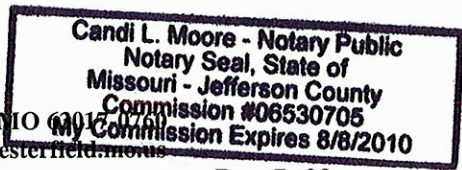
**NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD**

The foregoing instrument was subscribed and sworn to before me this 14 day of July, 20 08.

Signed Candi L. Moore Print Name: Candi L Moore  
Notary Public

My Commission Expires: 8/8/10 Seal/Stamp:

690 Chesterfield Parkway West, Chesterfield, MO 63017  
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



**XII. AFFIDAVIT OF COMPLETENESS AND ACCURACY**

**INSTRUCTIONS:** To be completed by individual submitting application (property owner, petitioner with consent, or authorized agent).

**Project Name:** Wildwood Plaza **Submittal Date:** July 14, 2008

**STATEMENT OF COMPLETENESS AND ACCURACY**

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Chesterfield relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the City of Chesterfield, Missouri and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by the City of Chesterfield to process this application. I further represent and warrant that I have not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Chesterfield with respect to this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

**Check (✓) one:** [ ] I am the property owner. [ ] I am the contract purchaser.  
[x] I am the duly appointed agent of the petitioner.

Hutkin Development Company, on behalf of  
and as managing agent for owner

(Name- type, stamp or print clearly)

(Signature)

Hutkin Development Company, on behalf  
of and as managing agent for owner

10829 Olive Blvd., #200  
St. Louis, MO 63141

(Name of Firm)

(Address, City, State, Zip)

Note: Attach additional sheets as necessary.

**NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD**

The foregoing instrument was subscribed and sworn to before me this 14 day of July, 2008.

Signed Candi L. Moore  
Notary Public

Print Name: Candi L. Moore

My Commission Expires: 8/8/10

Seal/Stamp:

**Candi L. Moore - Notary Public**  
**Notary Seal, State of**  
**Missouri - Jefferson County**  
**Commission #06530705**  
**My Commission Expires 8/8/2010**

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



**STAFF / BOA USE ONLY**

**Intake Date:** \_\_\_\_\_

**This petition is granted / denied** (circle one) **on the** \_\_\_\_\_ **day of** \_\_\_\_\_ **20** \_\_\_\_\_

**Signed:** \_\_\_\_\_

**Chairman**

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

Exhibit A

PARCEL NO. 1: A tract of land in Section 26, Township 45 North, Range 4 East of the Fifth Principal Meridian in St. Louis County, Missouri, being part of a tract shown as "Commercial not in Subdivision" on the plat of WILDWOOD PLAT NO. 2, a subdivision according to the plat thereof recorded in Plat Book 105 Pages 8 & 9 of the St. Louis County Missouri Records and being more particularly described as: Beginning at a point on the Southwestern line of a tract of land conveyed to Shell Oil Company by instrument recorded in Book 5311 Page 260 of said St. Louis County Records, said point being the Northeast corner of Parcel 28 Tract No. 2, conveyed to the State of Missouri by deed recorded in Book 9557 Page 629 & 786 of said St. Louis County Records; thence along the boundary of said Shell Oil Tract South 67 degrees 11 minutes 25 seconds East 181.81 feet; and North 22 degrees 48 minutes 35 seconds East 200 feet to the Southwest line of Wildwood Parkway, 60 feet wide; thence South 67 degrees 11 minutes 25 seconds East 200.13 feet along said Southwestern line of Wildwood Parkway to the Northernmost corner of said Lot 271 of said WILDWOOD PLAT NO. 2; thence along the boundary of said WILDWOOD PLAT NO. 2, South 22 degrees 48 minutes 35 seconds West 860 feet and South 85 degrees 44 minutes 09 seconds West 238.90 feet to the centerline of said Section 26; thence North 00 degrees 16 minutes East 119.16 feet along said centerline and the East line of a tract of land conveyed to Fred Merten and wife by deed recorded in Book 152 Page 58 of said St. Louis County Records; thence North 18 degrees 57 minutes 57 seconds West 197.10 feet to the Southmost corner of Parcel No. 28 Tract No. 1 conveyed to the State of Missouri by deed recorded in Book 9557 Page 629 & 786 of said St. Louis County Records; thence Northwardly along the Southeast line of Clayton Road, being a curve to the left, having a radius of 926.45 feet, a distance of 110.43 feet (whose chord bears North 27 degrees 37 minutes 39 seconds East 110.33 feet); thence North 44 degrees 11 minutes 12 seconds East 20.44 feet to the Northmost corner of said MERTEN TRACT, being also a point on said centerline of Section 26; thence North 00 degrees 16 minutes East 19.21 feet along said centerline back to said Southeast line of Clayton Road; thence along said Southeast line of Clayton Road, North 22 degrees 33 minutes 39 seconds East 364.98 feet back to the point of beginning.



## ADDENDUM

There are multiple reasons and necessities for the proposed improvement, including:

1. Compliant sign set back distance was lost as a result of the widening of Clayton Road and the associated loss of frontage to Wildwood Plaza and the right of way, resulting in a need to set a sign deeper within the parking lot to meet set back requirements. The narrowing of the area between the parking lot and the right of way from the road widening would push the required set back too deep into the parking lot and drive lane.
2. The existing non-conforming pole sign at Wildwood Central is dated and not consistent in quality or architectural design with the center.
3. The ownership has recently invested substantially in renovations, upgrades, and improvements to the Wildwood Plaza buildings, parking lot, and the enhancement of signage is an integral part of the overall upgrading of the center.
4. The location of the Wildwood West sign is not being changed and the City of Chesterfield previously approved that placement.
5. In this economic climate and with increased competition with new development in the area the quality appearance and image of the center is critical to retaining existing tenants and attracting new tenants, as well as attracting customers to the center and supporting tenant business success.
6. With the multi building and functionally separate sites as part of Wildwood Plaza as a whole combined with the setback of those buildings and the level of grade drop of them from the road, signage identification for the center and its tenants is uniquely important and necessary.
7. The property ownership and Hutkin Development Company, as managing agent, strongly believe that the new signage represents only positive improvement. Both signs are better, more attractively designed than the existing signs; the Wildwood Central sign is 5.5 feet shorter than the existing pole sign; the addition of a landscape element enhances the sign setting; and the Stock and Associates sight line analysis demonstrates that neither sign reduces or hinders visibility or traffic circulation.

21R 420 686

RECEIVED  
JUL 16 2008  
DEPT. OF PLANNING & PUBLIC WORKS



# City of Chesterfield

## DEPARTMENT OF PLANNING AND PUBLIC WORKS

COPY

RECEIVED  
MAY 8 2008  
DEPT. OF PLANNING & PUBLIC WORKS

### APPLICATION FOR MUNICIPAL ZONING APPROVAL

**TO:** Department of Public Works  
Division of Code Enforcement  
St. Louis County Government  
41 South Central  
Clayton, Missouri 63105

**FROM:** City of Chesterfield

*The City of Chesterfield contracts with the St. Louis County Department of Public Works to provide permitting and inspection services. Review of plans, collection of fees, and issuance of permits are handled by the County. However, before obtaining any permit, or beginning any construction project, a zoning approval must be obtained from the City of Chesterfield.*

*Zoning approval signifies that the property can be used as requested and that the location of a proposed structure is within the legal limits of the property lines as delineated by regulations contained within the City of Chesterfield Zoning Ordinance. Please be advised that some sites have regulations that are more restrictive as part of conditions of the ordinance governing a particular Planned Commercial District, Planned Industrial District, Estate District, Mixed Use Development District, Conditional Use Permit, Commercial-Industrial Designed Development Procedure, Planned Environmental Development Procedure, or Landmark Preservation Area.*

*Petitioners are strongly urged to visit the County web site at <http://www.stlouisco.com/pubworks/> or contact the St. Louis County Department of Public Works at (314) 615-7155 for submittal requirements, permitting information and a detailed list of work that does not require a building permit and/or zoning approval*

*For questions about this application, please contact the "Planner of the Day" at 636-537-4733.*

### I. APPLICANT INSTRUCTIONS

1. Obtain City of Chesterfield approval;
2. Obtain \*Fire District approval; An additional separate permit is required from the fire district.
3. Obtain St. Louis County approval.

**\*NOTE:** It is the responsibility of the applicant to determine which Fire District covers the project property.

- Monarch Fire Protection District: Tel. 314-514-0900, ext. 309
- Metro West Fire Protection District: Tel. 636-458-2100

### II. PROJECT INFORMATION

**Property Owner:** Baxter Clayton Associates, L.L.C. and Green Park Care, Inc.

**Project Address:** 14808-14816 Clayton Rd. & 14830-14858 Clayton Rd.

**City:** Chesterfield **State:** MO **Zip:** 63017

**Tenant Name (if different than above):** See Above Property Owner

**Owner/Tenant Authorization to Applicant:** \_\_\_\_\_

(Signature of owner/tenant or duly authorized agent required)

Hutkin Development Company on behalf of and as Managing Agent for  
690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
Ph. (636)537-4746 Fax (636)537-4798 [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

MZA 10/07 Baxter Clayton Associates, LLC and  
Green Park Care, Inc.



*(FOR CITY OF CHESTERFIELD AND ST. LOUIS COUNTY STAFF USE ONLY)*

Municipal Zoning Classification: \_\_\_\_\_

Is this project located within a Flood Plain: (Check one) Yes \_\_\_\_\_ No \_\_\_\_\_

Status 1: APPROVED REJECTED (circle one)

Approved/Rejected by: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Comments: \_\_\_\_\_

Status 2: APPROVED REJECTED (circle one)

Approved/Rejected by: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Comments: \_\_\_\_\_

**EXTERIOR FIRE PROTECTION**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Fire Protection Provided By: \_\_\_\_\_

ST. LOUIS COUNTY PERMIT APPLICATION NUMBER: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Decks, Additions, and Trailers

- Application for Municipal Zoning Approval
- Five (5) copies of the plot plan (\*See Below), to an engineer's scale, showing location of the proposed deck addition, or trailer and existing structures

### Retaining Wall

- Application for Municipal Zoning Approval
- Five (5) copies of the plot plan (\*See Below), to an engineer's scale, showing location of the proposed retaining wall. Note the base and top elevations at each end, at any curve or corner, and at the highest point. Note any section of the retaining wall which exceeds eight (8) feet in height within a single tier

### Pools

- Application for Municipal Zoning Approval
- Five (5) copies of the plot plan (\*See Below), to an engineer's scale, showing existing structure, easements, and the location of the pool

### Satellite dishes over two (2) feet in diameter

- Application for Municipal Zoning Approval
- Five (5) copies of the plot plan (\*See Below), to an engineer's scale, showing the location of the satellite dish
- Five (5) copies of a detail of the satellite dish showing the diameter and height of the dish

### \*Requirements of a Plot (Site) Plan

- Drawn to scale and must clearly depict the dimensions and angles of the boundary lines;
- Location and dimensions of any existing structures and their distance from the property lines and from each other;
- The direction of the slope or drainage is indicated on the site plan by arrows;
- The ground elevations and the elevation of the top of the foundation of the structure(s);
- Location and width of easements (Easements give access rights to Utility Companies and other duly-authorized agencies), thus building within a dedicated easement is restricted;
- Septic fields (if the property is presently on a septic system);
- Commercial projects must submit either the required number of copies of the recorded site plan or officially approved site plan which has been signed, sealed, and dated by a Missouri registered architect or engineer;
- Home owners applying for a permit do not need to have their plot (site) plans sealed.
  - Home owners drawing their own construction plans, may obtain a copy of their site plan from:
    - The survey of the house obtained at the time of purchase;
    - The Title Company that closed the sale of the house;
    - The building permit for the house;
    - The St. Louis County, Assessor's Plat Book maps. The plat book locates several parcels on one page. The plat book parcels include the lot dimensions; however the existing structures are not indicated on the parcel.



2. *Height Computations*

The following regulations shall govern the computation of sign height:

- (1) Except as may be specifically noted in these regulations, setbacks for all signs shall be governed by the minimum setback yard requirements in each particular zoning district.
- (2) Freestanding business signs shall not exceed the maximum allowed height above the ground elevation. The ground elevation of freestanding signs shall be measured at the elevation of the adjacent street or the average existing finished ground elevation at the base of the sign, whichever is higher.
- (3) The height of all signs on corner lots shall not exceed three (3) feet above the elevation of the adjacent street pavement when located within the sight distance triangle.

**1003.168C. Sign Regulations--Permanent Signs.**

The following provisions shall govern the erection of all permanent signs, together with their appurtenant and auxiliary devices with respect to size, number, height, location and construction.

1. *General provisions.*

- (1) Permitted business, information, and directional signs may either be a flat sign permanently affixed to the face of a building, awning or canopy or be freestanding. Business information and directional signs affixed to buildings shall not project above the eave line of the roof except as an integral roof sign.
- (2) Permitted information or directional signs may be flat signs permanently affixed to a boundary wall or fence. However, other than a horizontal projection of not more than six (6) inches, such signs shall not project beyond the surface of the boundary wall or fence.
- (3) All freestanding signs shall be located as not to impair the visibility of any official highway sign or marker and no business sign shall be so placed as to unnecessarily obstruct the visibility of any other business sign.

2. *Business and Identification Signs - Freestanding*

(1) *General*

- (a) Subject to other provisions of this section, each developed lot may have no more than one (1) freestanding business sign facing each roadway on which the lot has frontage regardless of the number of buildings upon the lot.

Furthermore, each building regardless of the number of lots upon which it may be located, shall have no more than one (1) freestanding business sign facing each roadway on which its lot or lots has frontage. For the purpose of this regulations, an aggregation of two (2) or more structures connected by a wall, firewall, facade or other structural element, except for a sidewall shall constitute a single building.

(b) The height of all business and identification signs shall not exceed six (6) feet when located within the minimum front yard setback of a particular zoning district.

(2) Specific regulations and exceptions

(a) A freestanding business sign shall not exceed six (6) feet in height above the average existing finished grade at the base of the sign, or the elevation of the adjacent street, whichever is higher, with the total outline area per face not to exceed fifty (50) square feet or twenty-five one hundredths (0.25) square feet of signage per linear foot of street frontage up to one hundred (100) feet of street frontage and one tenth (0.1) square foot of signage per linear foot of street frontage thereafter, whichever is less. (See exceptions below.) Said sign face shall be attached to a proportionate enclosed base, integrated planter or structural frame, the width of which shall be a minimum of one-half (1/2) the width of the widest part of the sign face. The bottom of the sign face shall not exceed a height of three (3) feet above the average existing finished grade at the base of the sign, or elevation of the adjacent street, whichever is higher. An enclosed sign base or integrated planter shall not be required if the sign face is within one (1) foot of the average finish grade at the base of the sign.

(b) For each additional four (4) foot setback from the minimum yard requirement, one (1) additional foot may be added to the sign height to a maximum of ten (10) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. However, at no time shall the bottom of the sign face exceed a height of three (3) feet above the average existing finished grade at the base of the sign or the elevation of the adjacent street, whichever is higher, or;

(c) The maximum outline area and/or height of any freestanding business sign may be increased to a maximum of one-hundred (100) square feet in outline area and/or twenty (20) feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to Planning Commission approval as outlined in Section 1003.168.3(2) Sign Regulations-General.



- (d) An individual lot having a minimum of eight hundred fifty (850) feet of frontage on any roadway and a minimum size lot of twenty (20) acres or more, shall be allowed two (2) freestanding business signs on each roadway frontage exceeding seven hundred fifty (750) feet of frontage. However, a minimum of four hundred (400) feet shall separate the two (2) permitted signs.

In lieu of the two (2) permitted freestanding signs, one (1) freestanding business sign may be permitted, the maximum outline area of which may be increased to one hundred fifty (150) square feet, subject to Planning Commission approval as outlined in Section 1003.168.3(2) Sign Regulations-General.

- (e) A single commercial or industrial development or subdivision which is in excess of twenty (20) acres in size shall be permitted a project identification sign at each main entrance to the subdivision or development identifying the name of the project and/or containing a directory of tenants. The sign may include the name and/or logo of the development or subdivision. Such sign may be located on any platted lot or common ground of a development or subdivision or any unplatted portion of the development or subdivision identified as part of a particular development on an approved preliminary plat, site development concept plan, site development section plan, or site development plan. A project identification sign shall not exceed six (6) feet in height average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher, with the total outline area per face not to exceed fifty (50) square feet or twenty-five one hundredths (0.25) square feet of signage per linear foot of street frontage up to one hundred (100) feet of street frontage and one tenth (0.1) square foot of signage per linear foot of street frontage thereafter, whichever is less.

For each additional four (4) foot setback from the minimum yard requirement, one (1) additional foot may be added to the sign height of a project identification sign to a maximum of ten (10) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. However, at no time shall the bottom of the sign face exceed a height of three (3) feet above the average existing finished grade at the base of the sign or the elevation of the adjacent street, whichever is higher; or,

The maximum outline area and/or height of any project identification sign may be increased to a maximum of one-hundred (100) feet in outline area and/or twenty (20) feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to



Planning Commission approval as outlined in Section 1003.168.3(2) Sign Regulations - General.

- (f) Commercial, industrial or mixed-use subdivisions of ten (10) lots/units or more shall be permitted a subdivision identification sign at each main entrance to the subdivision and may include the name, logo and/or the directory of tenants of the subdivisions. Such sign shall not exceed fifty (50) square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. Commercial, industrial or mixed-use subdivision identification signs shall be located within an easement on any platted lot or on common ground of a subdivision. Such sign may also be located on any unplatted portion of the subdivision identified as part of a particular development on an approved preliminary subdivision plat, site development concept plan, site development section plan, or site development plan. No subdivision identification sign shall be permitted for a development permitted a project identification sign.
  - (g) Landscaping. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. If the outline area and/or a height increase for any permanent freestanding sign is requested, the required landscaping for such a sign will be subject to Planning Commission approval.
- (2) A service station shall be permitted one (1) separate price sign attached to the same structure of any one (1) permitted freestanding business sign on the lot or lots on which the use may be located. The outline area of a separate price sign shall not exceed twenty (20) square feet per face.
  - (3) A movie theater shall be permitted one (1) additional freestanding business sign, with manual changeable copy only, facing each roadway on which the lot containing the movie theater has frontage.

3. *Business Signs - Attached to wall*

- (1) General provisions
  - (a) Subject to the specific regulations set out below, each business occupying a tenant space or being the sole occupant of a freestanding building shall have no more than one (1) attached business sign on any two (2) walls of a building that are exterior walls of the particular business. In addition to identifying a particular business, such signs may be used for the name and logo of the building or development project.



- (b) The outline area of each sign shall not exceed five (5) percent of the wall area of the business on which said sign is attached. No business sign shall exceed three hundred (300) square feet in outline area.
  - (c) Countable wall area shall include the entire surface of a wall, such as gable and similar areas, and the vertical face of a mansard roof, whether real or artificial, which extends above the wall of the business on which the sign is attached. However, the countable area of mansard roofs shall be limited to the area not greater than six (6) feet above the eave line of the roof times the length of associated wall.
- (2) Specific regulations and exceptions
- (a) For a business being the sole occupant of a building located on a corner lot or a lot with double frontage, said business may have one (1) attached business sign on any three (3) walls of a building that are exterior walls.
  - (b) Where a lot or parcel of land is developed with more than one (1) building, interior buildings shall be permitted the same type and number of wall signs on the interior buildings as are allowed on peripheral buildings. The mounting requirements of the permitted signs shall be the same as any attached business sign.
  - (c) In buildings containing single or multiple tenants where public access to individual tenant space(s) is gained via interior entrances, said building shall be allowed nor more than one (1) attached business sign on any two (2) walls having roadway frontage. Said attached business signs shall be the same, each identifying either the building or major tenant.
  - (d) Individual letters (exclusive of words), a symbol or graphic logo pertaining to a business on premises may be painted or otherwise permanently affixed to the surface of an awning or canopy. The outline area of the message shall not exceed fifteen (15) percent of the horizontal projection in elevation of the exterior surface of the awning or canopy. Said message outline area, when utilized as a design accent only as described above, shall not be counted toward the allowable outline area for a business sign.

#### 4. *Directional signs.*

- (1) Directional signs shall not exceed ten (10) square feet in outline area per facing. Freestanding directional signs shall not extend more than six (6) feet above the elevation of the adjacent street or elevation of the average existing finished grade at the base of the sign, whichever is higher.

- (2) The height of all directional signs shall not exceed three (3) feet when located within the minimum front yard setback of each particular zoning district.
  - (3) No directional sign shall be located on or over a public right-of-way without approval of the City of Chesterfield, and/or St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Transportation as applicable.
5. *Advertising Signs (Billboards).*
- (1) *Where Permitted.* Advertising signs are permitted within six hundred sixty (660) feet of the nearest edge of the right-of-way of any interstate highway or primary state highway in the "C-8" Planned Commercial District, "M-3" Planned Industrial District, and "MXD" Mixed Use Development District as permitted in the conditions of the Ordinance governing the particular planned or mixed use district. An interstate highway or primary state highway shall be as defined in Section 226.510 RSMO as amended.
  - (2) *Size and General Location.* Advertising signs shall not exceed eight hundred (800) square feet in outline area. The sign face may be increased to not more than five (5) percent of the approved outline area on any face to allow for displays that have projections that are part of a specific advertising display. The maximum size limitations shall apply to each side of an advertising sign structure. An advertising sign may be placed back to back, double faced, or V-shaped (interior angle formed by faces of sixty (60) degrees or less) with not more than one (1) display. No advertising sign shall be attached to the roof or wall of any building.
  - (3) *Height.* Advertising signs shall not extend thirty-five (35) feet above the elevation of the adjacent street, or elevation at the base of the sign, whichever is higher.
  - (4) *Separation from Property Lines and Buildings.* From all points on an advertising sign, a minimum separation distance of one hundred (100) feet shall be maintained from all property lines and from all roofed structures, subject to more restrictive regulations of the zoning district in which it is located.
  - (5) *Separation from Other Zoning Districts.* No advertising sign shall be located within one thousand (1000) feet of any "NU" Non Urban District, "R" Residence Districts, or "PS" Park and Scenic District zoned tract, or any tract subject to the Landmark and Preservation Area Special Procedure.



- (6) *Separation from Other Advertising Signs.* No advertising sign shall be erected within one thousand (1000) feet of any existing sign on the same side of the highway. No sign shall be located in such a manner as to obstruct or otherwise physically interfere with the effectiveness of any official traffic sign, signal, or device, or obstruct or physically interfere with motor vehicle operators' view of approaching, merging, or intersecting traffic. The separation requirements between advertising signs outlined in this subsection shall be measured perpendicular to the centerline off the subject highway. The separation distance shall apply only to advertising sign structures located on the same side of the subject highway.
- (7) *Separation from Highway Interchanges and Overpasses.* On interstate highways and freeways on the federal aid primary system as defined in Section 226.510 RSMO as amended, no advertising sign shall be located adjacent to, or within one thousand (1000) feet of any interchange or overpass, existing or approved for construction by the Missouri Highway and Transportation Department, intersection at grade, or safety rest area. For a highway interchange, said one thousand (1000) feet shall be measured from the beginning or ending of the pavement widening at the exit from, or entrance to, the main traveled way. For a highway overpass, said one thousand (1000) feet shall be measured from the centerline of the overpass.
- (8) *Lighting.* No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any advertising sign. No flashing, intermittent, or moving light or lights shall be allowed. External lighting, such as floodlights, thin line and gooseneck reflectors may be permitted in the conditions of the Ordinance governing a particular planned or mixed use district, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the public right-of-way. Lights shall not be of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle, or otherwise interfere with a driver's operation of a motor vehicle. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures, an official traffic sign, device, or signal, nor shall any sign illumination cast light on adjacent properties in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.
- (9) *Landscaping.* All advertising signs shall have landscaping adjacent to the support structure of such a sign. Said landscaping may include, but shall not be limited to, shrubs and annuals, or other planting materials deemed appropriate.
- (10) *Non-Conforming Advertising Signs.* A non-conforming sign shall not be enlarged or relocated except:

- (a) As may be required by law or where relocated by governmental authority.
  - (b) To the extent hereinafter permitted.
  - (c) An existing advertising sign which is legally non-conforming or would be legally non-conforming, but, for failure to have terminated such non-conformity within five (5) years as provided in Section 1003.260 of the St. Louis County Zoning Order of 1946, or Section 1003.170 of the St. Louis County Zoning Ordinance of 1965, may be repaired, reconstructed or structurally altered, but may not be enlarged or relocated.
  - (d) Restoration, alteration or reconstruction of the sign face shall not be considered as an increase in nonconformity of a non-conforming sign.
  - (e) Nothing in this ordinance shall be deemed to prohibit the restoration of any sign and its use where such sign has been destroyed by any means out of the control of the owner to an extent less than sixty percent (60%) of its replacement value at the time of destruction, provided the restoration of such sign and its use in no way increases any former nonconformity, and provided further that restoration of such structure is begun within six (6) months of such destruction and diligently prosecuted to completion within six (6) years following such destruction. Whenever such sign has been destroyed by any means out of the control of the owner to an extent of more than sixty percent (60%) of its replacement value at the time of destruction, as determined by the Zoning Enforcement Officer, or by any means within the control of the owner to any extent whatsoever, the sign shall not be restored except in full conformity with all regulations of the district in which such structure is situated. When a sign is determined to be substandard (i.e., deteriorated, in disrepair, or is unsightly) by the Zoning Enforcement Officer of the City of Chesterfield under any applicable ordinance of the City and the cost of placing the sign in condition to satisfy the standards under such ordinance shall exceed sixty percent (60%) of the reconstruction cost of the entire sign, such nonconforming sign shall not be restored for the purpose of continuing a nonconforming use. However, none of the restrictions contained in this section shall limit the authority of the Board of Zoning Adjustment to grant relief for reconstruction of a nonconforming sign, as provided in Section 1004.070.
- (11) *Applicability.* The aforementioned provisions shall not apply to subdivision directional signs, off-site directional signs for churches, and political signs as defined herein.



- (12) *Statutory Requirements.* Notwithstanding the regulations as set out above, all Advertising Signs (Billboards) must be in conformance with Sections 226.500 through 226.600 RSMO as amended.
- (13) *Severability.* If any section, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgement or decree, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases.

6. *Informational Signs.*

- (1) Informational signs shall not exceed sixteen (16) square feet in outline area per facing. Freestanding informational signs shall not extend more than six (6) feet above the elevation of the adjacent street or elevation of the average existing finished grade at the base of the sign, whichever is higher.
- (2) No informational sign shall be located on or over a public right-of-way without approval of the City of Chesterfield, and/or St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Transportation as applicable.
- (3) The height of all information signs shall not exceed six (6) feet when located within the minimum front yard setback of each particular zoning district.

7. *Residential Subdivision Identification Signs*

Residential subdivisions of ten (10) lots/units or more shall be permitted a subdivision identification sign at each main entrance to the subdivision and may include the name or logo or both of the subdivision. Such sign shall not exceed fifty (50) square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. Residential subdivision identification signs shall be located within an easement on any platted lot or on common ground of a subdivision. Such signs may also be located on any unplatted portion of the subdivision identified as part of a particular development on an approved preliminary subdivision plat or site development concept plan, site development section plan, or site development plan.

8. *Supplementary Regulations*

- (1a) A church or house of worship located in any district shall be permitted one (1) freestanding information sign. Said sign may have manual changeable

copy. However, a church or house of worship in the "NU" Non-Urban or any "R" Residence District which has a minimum frontage of four hundred (400) feet on each of two (2) or more roadways, shall be permitted one (1) freestanding identification sign on each of two (2) such roadways. Said identification sign height shall be in accordance with Section 1003.168C.2(2) Permanent Signs. The copy portion of such sign shall not exceed fifty (50) square feet in area, exclusive of one (1) separate religious symbol without lettering, which may have an additional outline area not exceeding twenty (20) square feet.

- (1b) A church or house of worship shall have no more than one (1) attached identification sign with size requirements in accordance with Section 1003.168C.3(1) Sign Regulations - Permanent Signs.
- (1c) A church or house of worship within the City of Chesterfield is permitted to have two (2) off-site directional signs, not to exceed six (6) square feet. The sign message shall be limited to church name and location/direction. A permit is required for all church signs. If the sign is not maintained, the City will require its repair or removal.
- (2a) Hospitals, public park and recreation facilities, schools, libraries, auditoriums, and similar institutions for public assembly located in the "NU" Non-Urban District or any "R" Residence District and having a minimum frontage of two hundred fifty (250) feet on a roadway shall be permitted one (1) freestanding identification sign not to exceed fifty (50) square feet in outline area per face on each roadway meeting the above minimum frontage requirements. Said identification sign height shall be in accordance with Section 1003.168C.2(2) Permanent Signs.
- (2b) Each hospital, public park and recreation facility, school, library, auditorium or other similar institutional use located within the "NU" Non-Urban District or any "R" Residence District shall have no more than one (1), attached identification sign, with the size requirements in accordance with Section 1003.168C.3(1) Sign Regulations - Permanent Signs.
- (3) Window signs may be placed on any window in addition to other permitted signs. However, the outline area of said signs, whether temporary or permanent, shall occupy no more than forty (40) percent of the outline area of any window on the ground or first floor level of the building and no more than twenty (20) percent of any window on any other level of the building. A sign permit shall not be required for any window sign.



- (4) Signs placed on vending machines, express mailboxes, or service station pumps advertising products sold or services offered from the particular machine, mailbox, or pump are permitted. However, no vertical or horizontal projection greater than six (6) inches from the surface of the machine, mailbox, or pump is permitted. Any other sign placed on the machine shall be considered as an advertising, business, directional, or information sign, subject to the regulations of the zoning district in which such sign is located.
- (5) A restaurant with a drive-up or drive-through food pick up facility may have either one (1) freestanding or one (1) wall menu sign not to exceed thirty-two (32) square feet in area associated with the order station. No freestanding menu sign shall exceed eight (8) feet in height or width or be illuminated in any manner other than from an internal source.
- (6) A financial institution with an outdoor automatic teller or similar facility may have either one freestanding or one wall sign not to exceed sixteen (16) square feet in outline area associated with the facility. No freestanding sign for such a facility shall exceed eight (8) feet in height or width or be illuminated in any manner other than from an internal source.
- (7) A service station with a canopy may have no more than one sign which may include the name and logo of the business and one (1) sign which may include the words "self-service" and "full service" attached on each of any two (2) sides of the vertical face of the canopy, excluding canopy supports. The outline area of each sign shall not exceed ten (10) square feet in outline area. Each sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below the vertical face of the canopy more than one (1) foot. No projection shall be permitted from any other side of the vertical face of the canopy. Such signs shall only be illuminated by internal and non-intermittent light sources. For service stations located on corner lots, such signs may be located on each of any three (3) sides of the vertical face of the canopy, excluding canopy supports.
- (8) An individual lot or project may have a sign displaying time and temperature, and/or stock market activity not to exceed twenty-four (24) square feet in outline area per face. Such sign may be attached to the same structure of any permitted freestanding business sign, or may be a flat sign permanently affixed to the face of a building. When affixed to a building, such sign shall not project above the eave line of the roof.

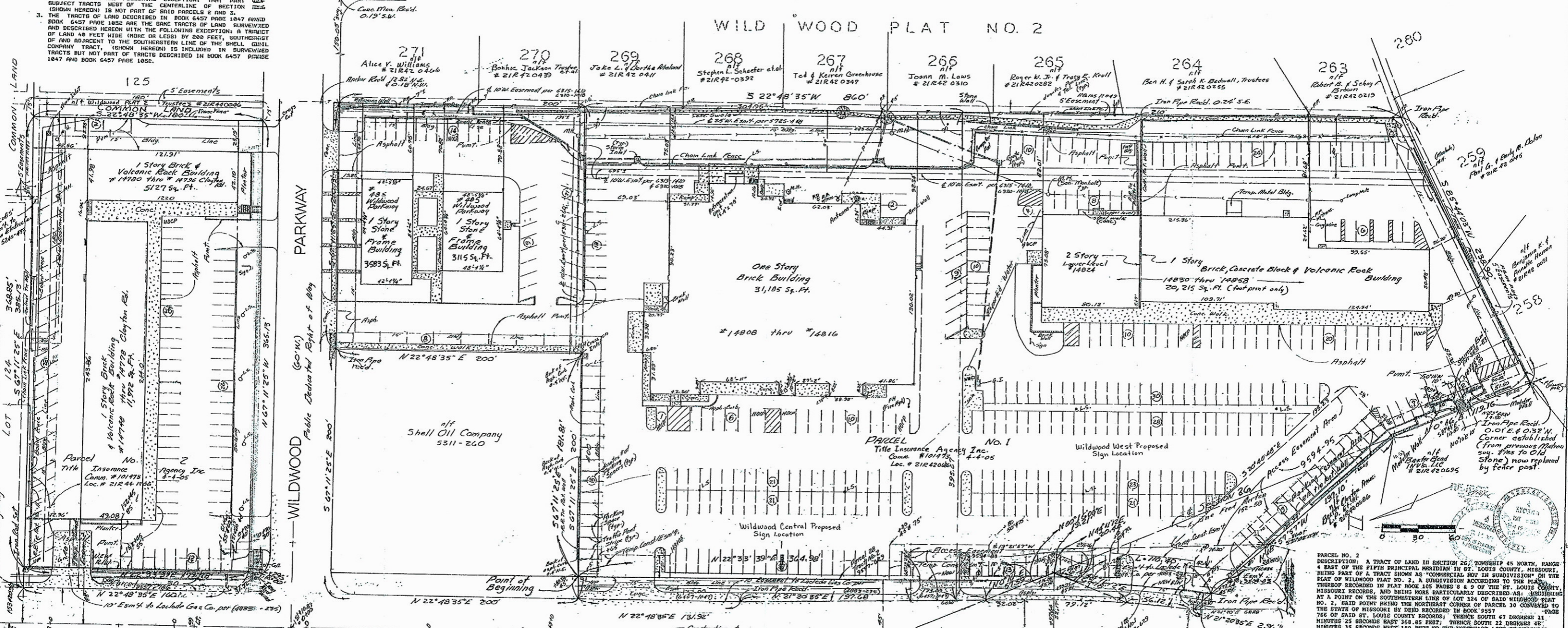
**1003.168D. Sign Regulations--Temporary Signs and Attention Getting Devices.**

The provisions of this section shall govern the erection of all temporary signs and attention getting devices, together with their appurtenances, with respect to size, height, location, and construction.





- NOTES:
1. THERE ARE NO ENCROACHMENTS OF THE BUILDINGS OVER THE MINIMUM BUILDING SETBACK REQUIREMENTS.
  2. SUBJECT TRACTS ARE PART OF PARCELS 2 AND 3 OF BOOK 492268 PAGE 615 WITH THE FOLLOWING EXCEPTION: THAT PART OF SUBJECT TRACTS WEST OF THE CENTERLINE OF SECTION 26 (SHOWN HEREIN) IS NOT PART OF SAID PARCELS 2 AND 3.
  3. THE TRACTS OF LAND DESCRIBED IN BOOK 6457 PAGE 1847 AND BOOK 6457 PAGE 1852 ARE THE SAME TRACTS OF LAND SURVEYED AND DESCRIBED HEREIN WITH THE FOLLOWING EXCEPTION: A TRACT OF LAND 40 FEET WIDE (MORE OR LESS) BY 500 FEET, BEGINNING AT AND ADJACENT TO THE SOUTHWEST CORNER OF THE SHELL OIL COMPANY TRACT, (SHOWN HEREIN) IS INCLUDED IN SURVEYED TRACTS BUT NOT PART OF TRACTS DESCRIBED IN BOOK 6457 PAGE 1847 AND BOOK 6457 PAGE 1852.



PARCEL NO. 1  
 DESCRIPTION: A TRACT OF LAND IN SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF A TRACT SHOWN AS 'COMMERCIAL LOT IN SUBDIVISION' ON THE PLAT OF WILDWOOD PLAT NO. 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109 PAGES 8 & 9 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SHELL OIL COMPANY BY INSTRUMENT RECORDED IN BOOK 311 PAGE 260 OF SAID ST. LOUIS COUNTY RECORDS, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 28 TRACT NO. 2 CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 657 PAGE 429 OF SAID ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 15 MINUTES EAST 120.13 FEET TO THE CENTERLINE OF WILDWOOD PARKWAY, 60 FEET WIDE; THENCE SOUTH 67 DEGREES 11 MINUTES EAST 200.13 FEET ALONG SAID SOUTHWESTERN LINE OF WILDWOOD PARKWAY TO THE NORTHEAST CORNER OF LOT 271 OF SAID WILDWOOD PLAT NO. 2; THENCE ALONG THE SOUTHWEST CORNER OF SAID LOT 271, SOUTH 22 DEGREES 48 MINUTES 35 SECONDS WEST 860 FEET AND SOUTH 85 DEGREES 44 MINUTES 09 SECONDS WEST 238.90 FEET TO THE CENTERLINE OF SAID SECTION 26; THENCE NORTH 00 DEGREES 15 MINUTES EAST 120.13 FEET ALONG SAID CENTERLINE OF WILDWOOD PARKWAY TO THE EAST SOUTHWEST CORNER OF PARCEL NO. 28 TRACT NO. 2 CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 657 PAGE 429 & 786 OF SAID ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE SOUTHWEST LINE OF

CLAYTON ROAD, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 926.65 FEET, A DISTANCE OF 110.43 FEET (WHOSE CHORD BEARS NORTH 27 DEGREES 37 MINUTES 12 SECONDS EAST 110.33 FEET); THENCE NORTH 44 DEGREES 11 MINUTES 22 SECONDS EAST 20.44 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26, BEING ALSO A POINT ON SAID CENTERLINE OF SECTION 26; THENCE NORTH 00 DEGREES 16 MINUTES EAST 19.21 FEET ALONG SAID CENTERLINE BACK TO SAID SOUTHWEST CORNER OF CLAYTON ROAD; THENCE ALONG SAID SOUTHWEST LINE OF CLAYTON ROAD, NORTH 22 DEGREES 33 MINUTES 39 SECONDS EAST 364.98 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 6.823 ACRES, MORE OR LESS.

PARCEL NO. 3  
 DESCRIPTION: THE NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS APPROPRIATE TO AND FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 1, CREATED AND GRANTED BY THE RECIPROCAL CROSS-EASEMENT AGREEMENT DATED JULY 14, 1989 BY AND BETWEEN ROBERT HUTKIN AND MARY ANN HUTKIN, HUSBAND AND WIFE; DAVID KLEBAROV AND JOAN KLEBAROV, HUSBAND AND WIFE AND JOHN HUTKIN, DAVID S. HUTKIN AND ROBERT HUTKIN AND RECORDED IN BOOK 8541 PAGE 1444 AND IS AMENDED BY AMENDED AND RESTATED RECIPROCAL CROSS-EASEMENT AGREEMENT RECORDED IN BOOK 9594 PAGE 83.

CLAYTON ROAD (60' W.)  
 Public Dedicated Right of Way  
 NOTE: RE: BOOK 12617 PAGES 430-436 (ITEM 20 & 21 OF T.I.A. COMMITMENT #10187) LOCATION OF SITE NOT SPECIFIC, REFERS ONLY TO PARCELS 1, 2 & 3. SEE EXISTING ANTENNA CLEARANCE OF ONE STORY BRICK BLDG. 31,185 SQ. FT.

WILDWOOD PARKWAY (60' W.)  
 Public Dedicated Right of Way

CLAYTON ROAD (60' W.)  
 Public Dedicated Right of Way

WILDWOOD WEST PROPOSED SIGN LOCATION

WILDWOOD CENTRAL PROPOSED SIGN LOCATION

PARCEL NO. 1  
 Title Insurance Agency Inc.  
 Comm. #101775, 4-4-05  
 Loc. # 2184200805

Wildwood Central Proposed Sign Location

Wildwood West Proposed Sign Location

**A TRACT OF LAND  
 IN SECTION 26 T.45 N. R.4 E.  
 ST. LOUIS COUNTY MISSOURI**

Note: Subject Tracts lie within City of Chesterfield  
 Zoned C-2  
 Minimum Building Set Back Requirement  
 Front - 15'  
 Rear - 15'  
 Side - 15'

Note: Parcels 1 & 2 are each Connected to Storm Sewer, Sanitary Sewer, Water Gas, Electric and Telephone Alloys which run in Public Right of Way or Easements benefitting the property.



Scale: 1"=30'  
 Order No: 2546C  
 Date: 2-21-09  
 Rev: 2-2-09  
 Rev: 5-7-09  
 Rev: 6-2-09

**METRON** Survey Co.  
 1415 N. RIVINGTON ST.  
 ST. LOUIS, MO 63103  
 PHONE: 314.433.8888  
 FAX: 314.433.8889  
 WWW.METRONSURVEY.COM  
 ORDER NO: 2546  
 DATE: 2-21-09  
 SHEETS: 5-5-05

PARCEL NO. 2  
 DESCRIPTION: A TRACT OF LAND IN SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF A TRACT SHOWN AS 'COMMERCIAL LOT IN SUBDIVISION' ON THE PLAT OF WILDWOOD PLAT NO. 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109 PAGES 8 & 9 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF LOT 184 OF SAID WILDWOOD PLAT NO. 2, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 30 CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 9557 PAGE 786 OF SAID ST. LOUIS COUNTY RECORDS; THENCE SOUTH 67 DEGREES 11 MINUTES 25 SECONDS EAST 168.85 FEET; THENCE SOUTH 22 DEGREES 48 MINUTES 35 SECONDS WEST 180 FEET TO THE NORTHEAST LINE OF WILDWOOD PARKWAY, 60 FEET WIDE; THENCE NORTH 67 DEGREES 11 MINUTES 25 SECONDS WEST 365.12 FEET TO A POINT OF CURVATURE; THENCE NORTHWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 29 FEET, A DISTANCE OF 29 FEET TO THE SOUTHWEST LINE OF CLAYTON ROAD; THENCE ALONG SAID SOUTHWEST LINE OF CLAYTON ROAD NORTH 22 DEGREES 33 MINUTES 39 SECONDS EAST 179.18 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 6.823 ACRES, MORE OR LESS.

TO: BAXTER CLAYTON ASSOCIATES, L.L.C. & GREEN PARK FARMS

I HEREBY CERTIFY THAT THE ADJACENT DESCRIBED TRACT OF LAND WAS SURVEYED UNDER MY AUTHORITY AND DIRECTION During April & May 2005 AT THE ORDER OF Wayne R. Gottschall AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY STANDARDS FOR URBAN PROPERTY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND THAT THE RESULTS OF THE SURVEY, AND ALL VISIBLE ENCROACHMENTS AND THE EASEMENTS INDICATED IN THE INSTRUMENTS REFERRED TO IN THE ADJACENT DESCRIPTION ON THIS TRACT, ARE CORRECTLY SHOWN HEREON.

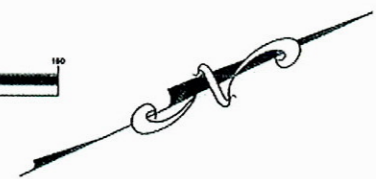
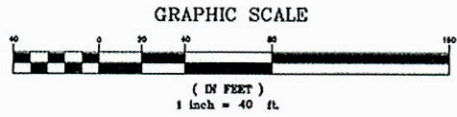
Wayne R. Gottschall  
 WAYNE R. GOTTSCHALL, L.S. - 086  
 SCALE: 1"=30'  
 ORDER NO: 2546  
 DATE: 2-21-09  
 SHEETS: 5-5-05

OK  
 JT  
 5/9/2003

REVISIONS OF EXTRAORDINARY MEASUREMENTS IS REQUIRED. PLEASE BEWARE OF UNUSUAL OR PREVIOUS UNUSUAL MEASUREMENTS. REVISIONS OF EXTRAORDINARY MEASUREMENTS IS REQUIRED.

MUST MAINTAIN EXISTING DRAINAGE DIRECTIONS AND PATTERNS

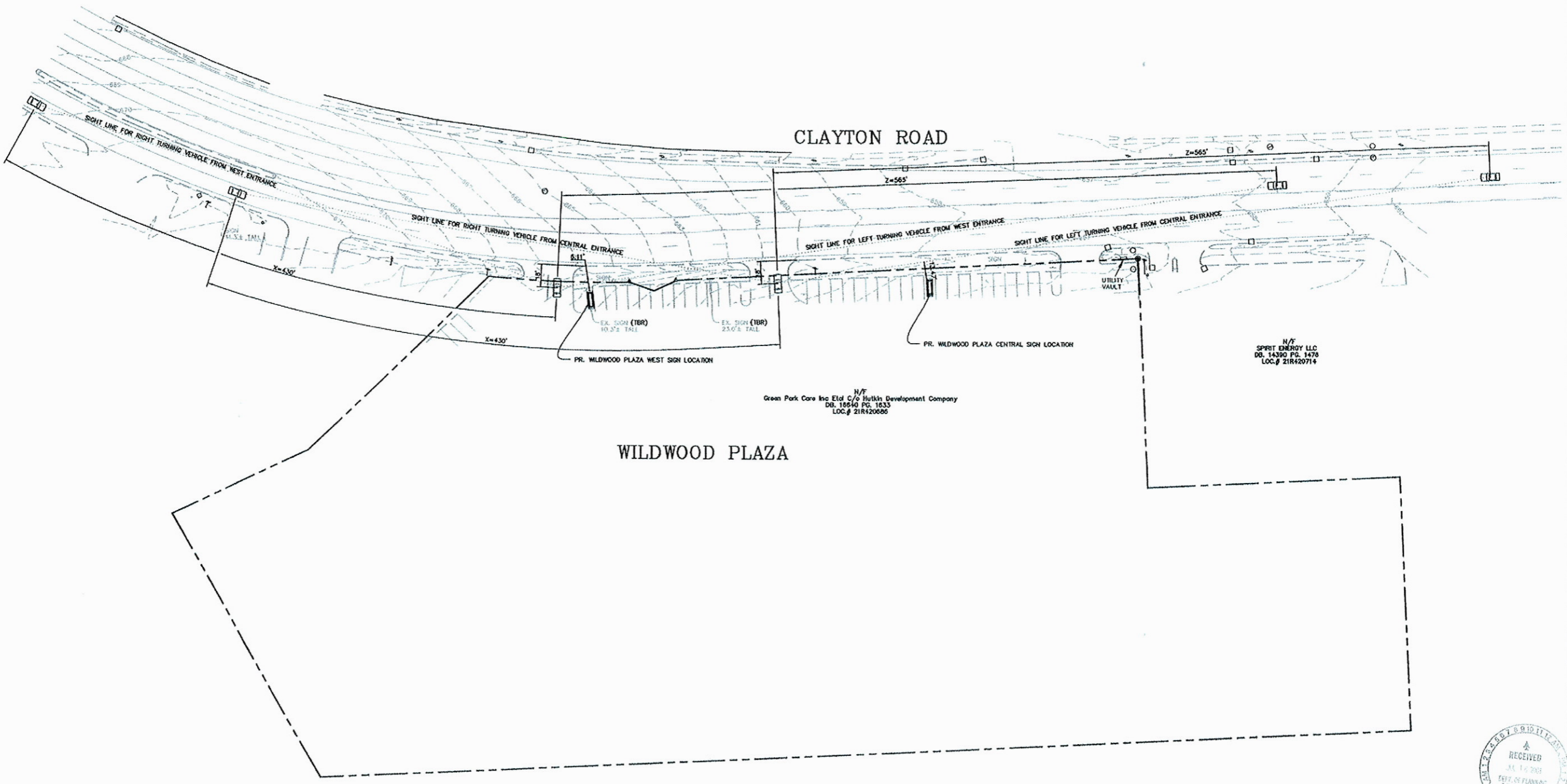




# WILDWOOD PLAZA MONUMENT SIGN SIGHT LINE ANALYSIS

**M.S.D. BENCHMARK**

SLC 12-89 DLEV.=584.84  
 7.1' ON S.W. CORNER OF SOUTH HEADWALL OF BOX  
 CULVERT 100' EAST OF CENTERLINE BAXTER ROAD  
 AND 31' SOUTH OF CENTERLINE MANOR KNOLL DRIVE.



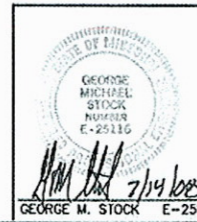
N/F  
 Green Park Care Inc Etal C/o Hutkin Development Company  
 DB. 18640 PG. 1833  
 LOC.# 21R120600

N/F  
 SPIRIT ENERGY LLC  
 DB. 14390 PG. 1478  
 LOC.# 21R120714

WILDWOOD PLAZA



**PREPARED FOR:**  
 Hutkin Development Company  
 10829 Olive Boulevard, Suite 200  
 St. Louis, MO. 63141  
 Phone: (314) 872-9140  
 Fax: (314) 872-8880



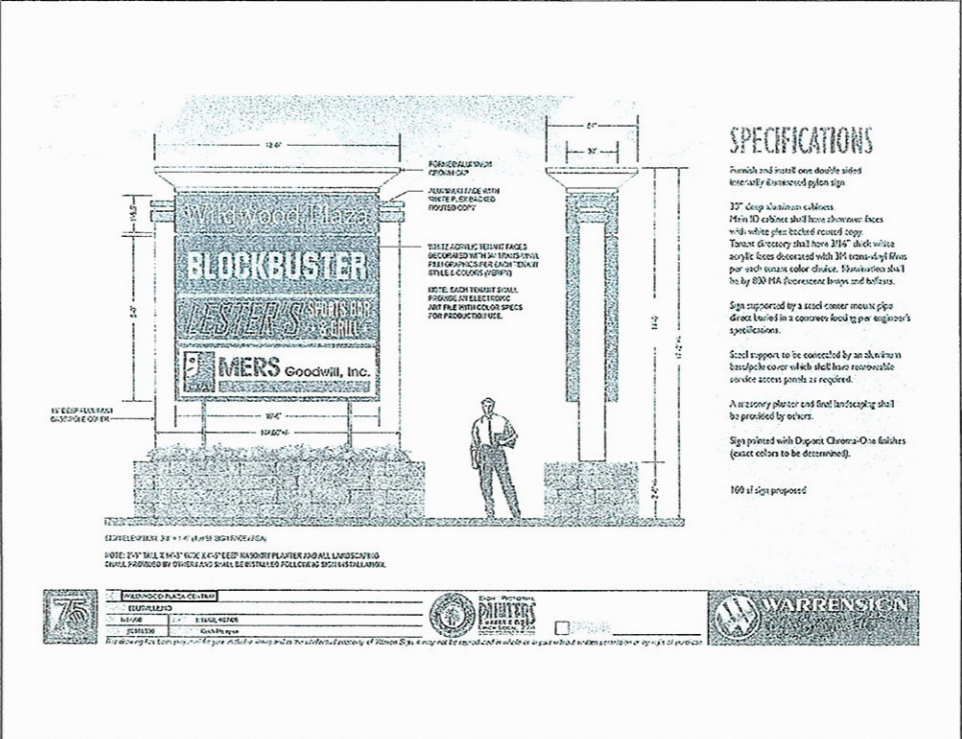
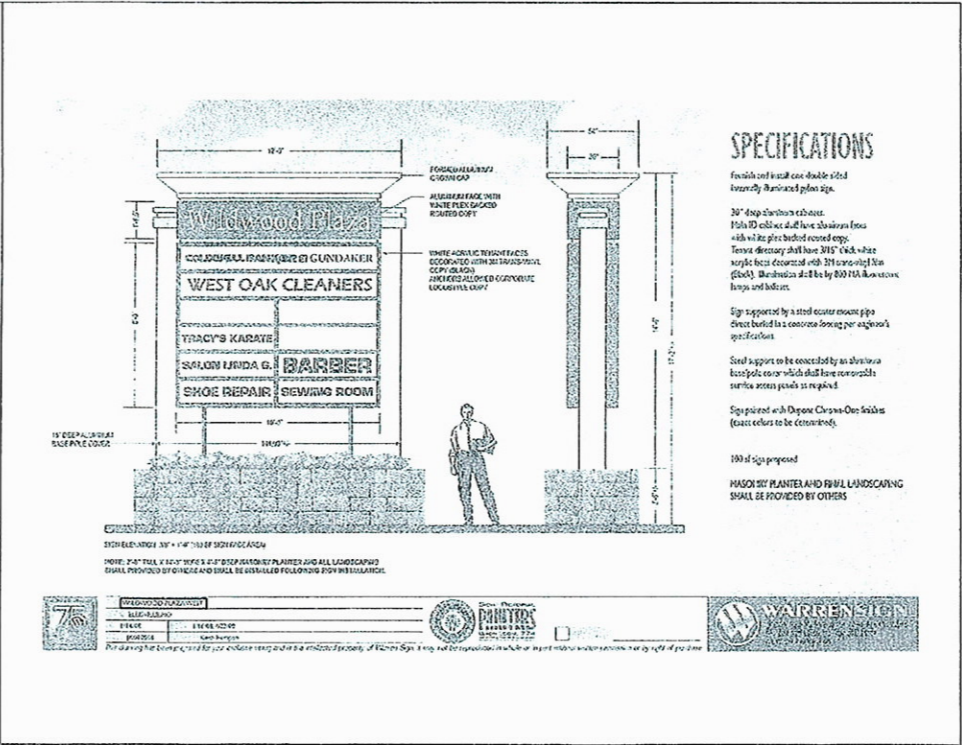
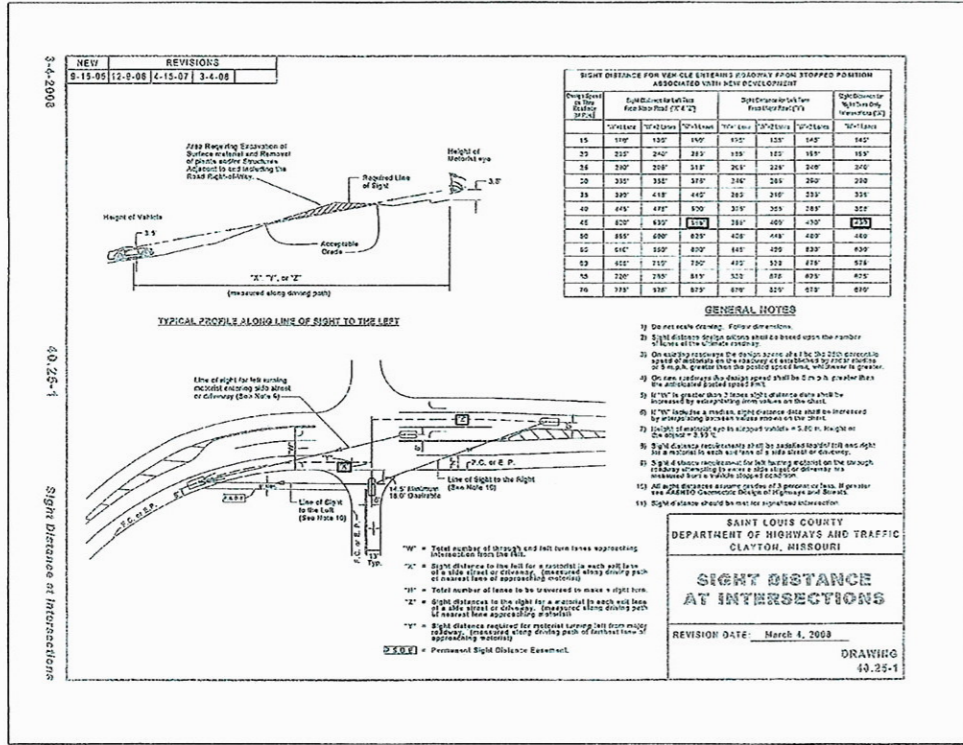
WILDWOOD PLAZA  
SIGHT LINE PLAN

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

257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH. (636) 530-9100  
 FAX (636) 530-9130  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

DRAWN BY: D.P.B.	DATE: 7/9/08	CHECKED BY: G.M.S.	DATE: 7/9/08
PROJECT NO.: 208-4318		SHEET: 1 of 2	





**WILDWOOD PLAZA  
SIGHT LINE and SIGN DETAILS**

**GEORGE MICHAEL STOCK**  
 PROFESSIONAL ENGINEER  
 STATE OF MISSOURI  
 E-25116

**STOCK & ASSOCIATES**  
**Consulting Engineers, Inc.**

257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH: (636) 530-9100  
 FAX: (636) 530-9130  
 e-mail: general@stockassoc.com  
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DRAWN BY: D.P.B.	DATE: 7/9/08	CHECKED BY: G.M.S.	DATE: 7/9/08
JOB NUMBER: 208-4318			SHEET: 2 of 2