



**IV. A.**

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## **Planning and Development Services Division Public Hearing Report**

**Meeting Date:** August 8, 2016

**From:** Justin Wyse, AICP - Senior Planner

**Location:** North of North Outer 40 Road and east of Boone's Crossing

**Petition:** **P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W):** A request for an ordinance amendment to existing use allocation and density requirements in a "C-8" Planned Commercial District for 31.83 acres located west of Chesterfield Parkway W and north of Olive Blvd. (18S521098).

### **Summary**

Stock and Associates Consulting Engineers Inc., on behalf of Sachs Properties, Inc., has submitted a request for an amendment to an existing "C-8" Planned Commercial District. The existing planned district ordinance covers commercial land within the northwest quadrant of Chesterfield Parkway. The submitted amendment proposes modification to Parcel VII, Building Groups F, G and H which are all part of 875 Chesterfield Parkway W.

The existing ordinance defines permitted uses and densities by building group. The applicant seeks to allow medical and scientific laboratories within building groups F, G, and H; a use permitted within other areas of the planned district. Additionally, the applicant seeks to add language pertaining to the density of building groups F, G and H in the event that the building groups are developed as a medical and / or scientific laboratory user.

The Preliminary Plan includes Parcel and Building Group information consistent with the original ordinance and amended by the City as recently as 2012. Additionally, a preliminary plan for Parcel VII, Building Groups F, G, and H is included to show a conceptual development of the three areas consolidated into a single development.

### **Site History**

The northwest and southwest quadrants of Olive / Clarkson and I-64 were included in the original presentation to the St. Louis County Planning Commission in 1971 to initiate development of Chesterfield Village. Prior to 1971, the land use and zoning pattern in the quadrants was "NU" and R-3" with small commercial areas established adjacent to the offset intersections of Olive and Clarkson Roads with Highway 40 (now I-64). Commercial uses included four service stations, a small grocery store, a development company office, and a bank.

In 1971, Sachs Properties submitted fifteen separate petitions to initiate the development of Chesterfield Village, one of the largest and most integrated proposals ever to be considered by the St. Louis County Planning Commission. To be developed over a several decade period was 1,115 acres of what would ultimately be a 1,500+ acre planned community. Of the petitioned 1,115 acres stretching across the northwest and southwest quadrants of Highway 40 and MO 340 (Olive / Clarkson), approximately 44% would be used for residential purposes, 21% for commercial purposes, 27% left for open space, and 8% for right-of-way.

On review, the St. Louis County Planning Commission was of the opinion the proposed concept plan was well conceived and environmentally sensitive. It also came to the conclusion the Highway 40 / MO 340 interchange was a primary area for future urbanization based on the projected growth of west St. Louis County, the regional accessibility of the subject area, and the large expanse of open space available for development.

Five of the original fifteen petitions involved land in the northwest quadrant. The petitions included residential and commercial zoning for a total of 318 acres. In downscaling the original proposal, the County rejected commercial zoning in the northwest quadrant and limited residential zoning to 270.7 acres of "R-3" zoned development in two P.E.U.'s. Of concern was how proposed development would integrate with existing development along Olive Boulevard.

In 1979 Chesterfield Village Inc., submitted five new petitions covering a total of 197.8 acres in the northwest quadrant. Two general areas of "C-8" zoning were proposed, one along the north side of Highway 40 and the other surrounding the existing Hilltown Center. The 43.3 acres along Highway 40 would include 1,000,000 square feet of floor area being primarily offices, a hotel, theater, professional laboratories and schools. The 39.7 acres near Hilltown Center would include 500,000 square feet of building area (P.Z. 06-2016 seeks to allow medical and scientific laboratories on part of this area).

The original petition has been amended several times over the years by both St. Louis County and the City of Chesterfield. One amendment, approved by City of Chesterfield Ordinance 1358, was approved in 1997 to allow for flexibility in the location of allowable square footage in building pertained to Building Groups F, G, and H. The amendment also permitted flexibility in the location of a potential office within Building Group G. Most recently, the City approved Ordinance 2723 which amended criteria for Parcel III, Building Groups A and B (this resulted in development of the new world headquarters for Reinsurance Group of America).

The following images are provided to clarify how the existing entitlements are allocated to various areas within the development and provide information to assist in the review of the remainder of this report.

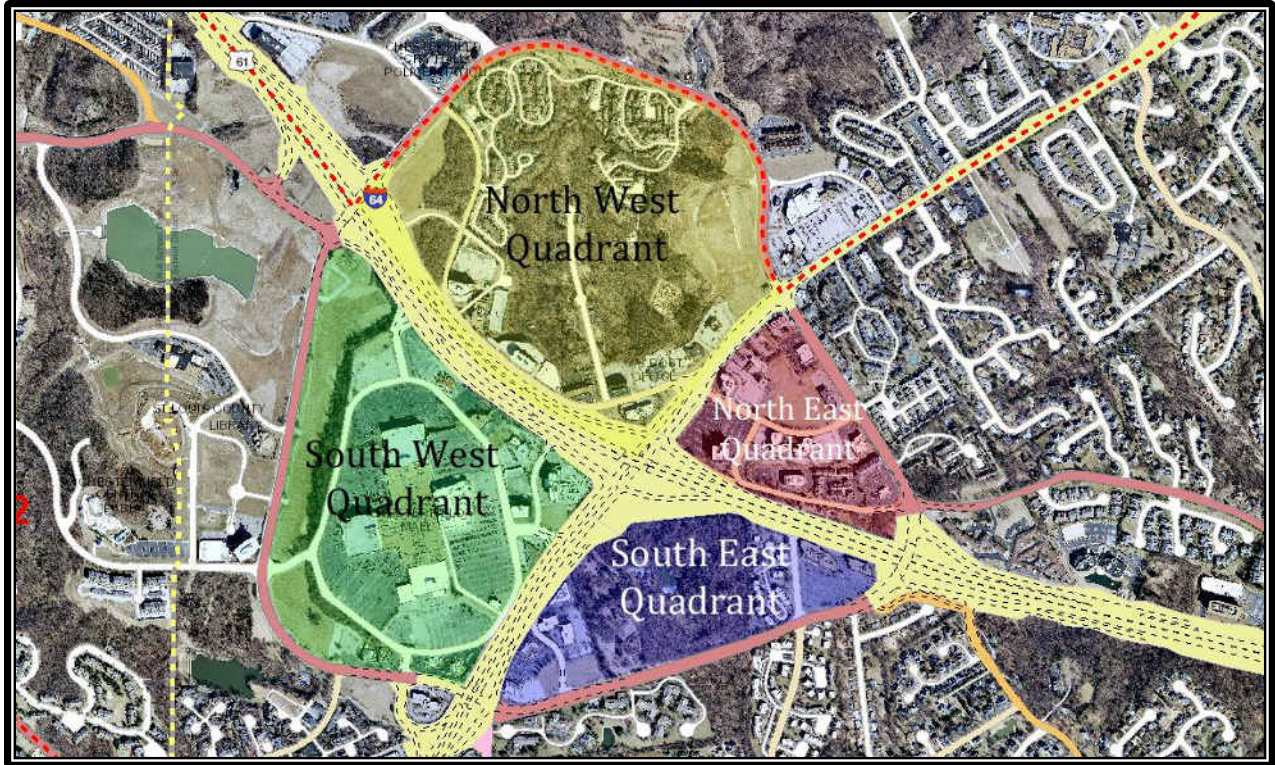


Figure 1: General Areas for Chesterfield Village



Figure 2: Ordinance Boundary and Subject Site

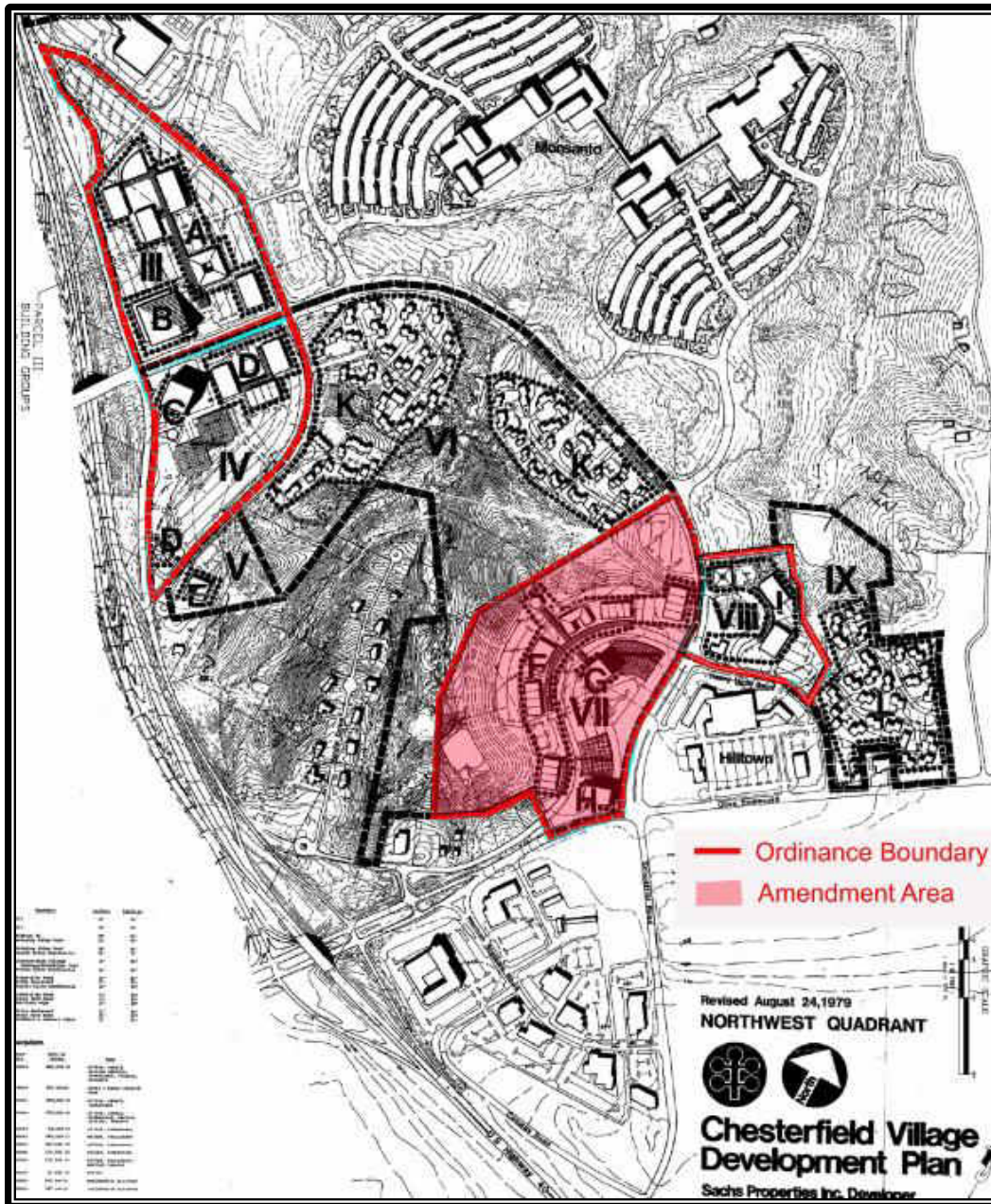


Figure 3: Chesterfield Village Development Plan with Ordinance Boundary and Subject Site

**Surrounding Land Use and Zoning**

The land use and zoning for the properties surrounding the amendment area are shown on the next page and are described below:

- North:** Monsanto campus – zoned “C-8” Planned Commercial District (petition for change from “C-8” to “UC” Urban Core District currently under review by City).
- South:** Restaurant, office, post office – zoned “PC” Planned Commercial District.
- East:** Hotel, Hilltown Center – zoned “C-8” Planned Commercial District.
- West:** Chesterfield Village Townhomes – zoned “R-4” and “R-6A” with a PEU.

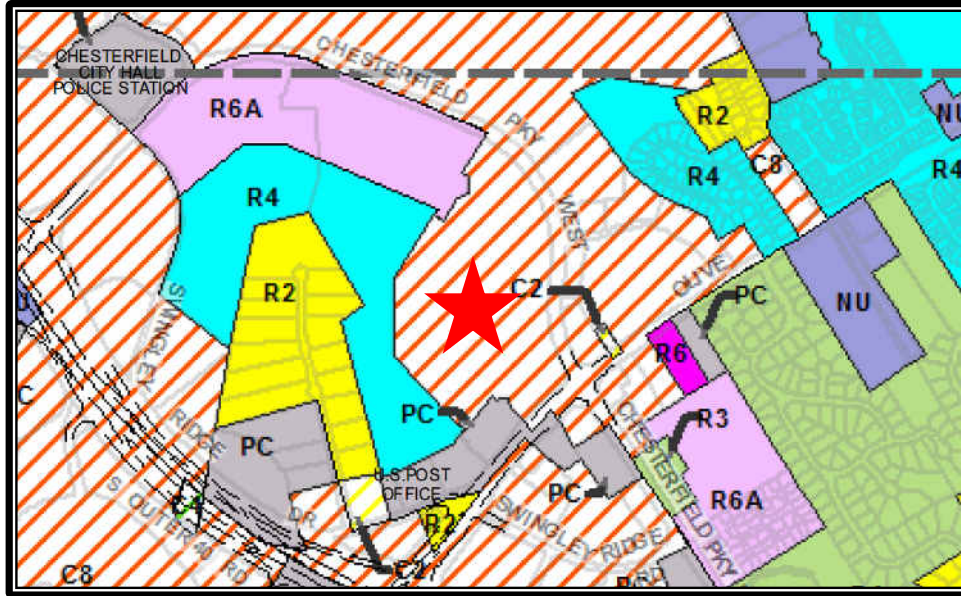


Figure 4: Zoning Map

### **Comprehensive Plan Analysis**

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core” land use designation. The Comprehensive Plan states the following about the Urban Core:

*The Urban Core was defined as the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.*

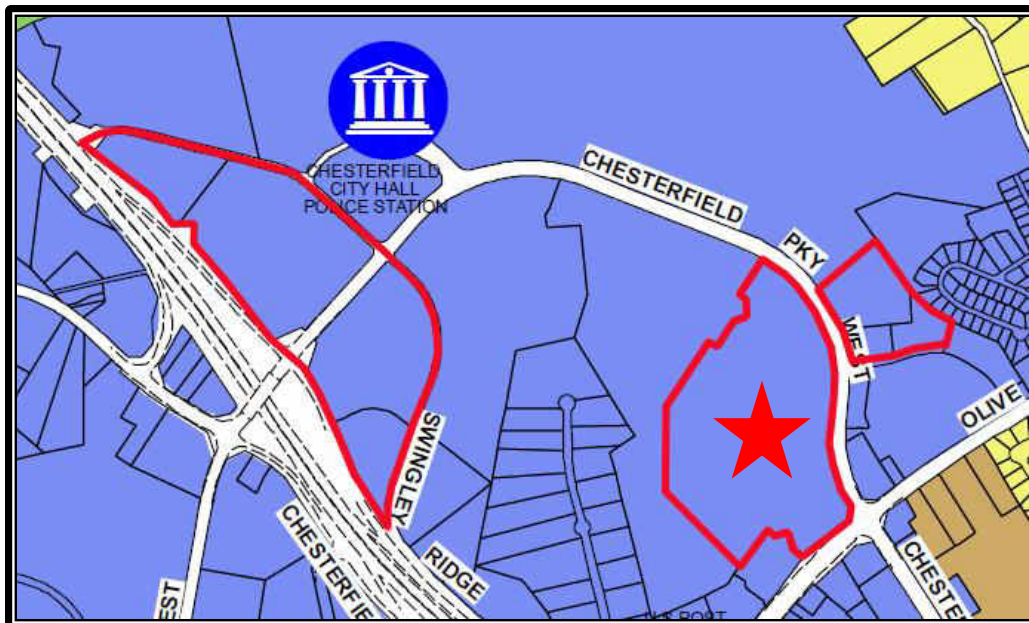


Figure 5: Future Land Use Plan

The following information from the Comprehensive Plan relates to the proposed change in zoning. Information in italics is taken from the Plan, with Staff provided narrative following in non-italicized font.

*Plan Policy 1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.*

This policy is a general, overall policy for the Urban Core that will help guide the review of the zoning request and future site development proposals.

*Plan Policy 3.6.1 High-Density Development – High-density development should be developed as part of the Urban Core. High-density development encourages clustering of buildings with diverse building form through minimum restrictions for building height, openspace and setback requirements.*

The “UC” District allows for the flexibility to achieve these goals. The submitted Preliminary Plan shows conceptual building / parking locations for the three building groups F, G, and H.

*Plan Policy 3.6.7 Parking Structures – The use of parking structures in the Urban Core is encouraged.*

As depicted on the Preliminary Plan, a parking structure is proposed to be utilized. While parking structures are encouraged, consideration to design and location is critical for aesthetic purposes and to address visual impacts. The visual impact will be fully reviewed during the site plan review process.

*5.1 Research and Development Business Parks and Corporate Campuses – Opportunities for research and development business parks and corporate campuses should be identified in the Urban Core as well as Chesterfield Valley. Business parks should provide a planned office/research/technology environment with common amenities, infrastructure, and management. Corporate campuses should provide a protected environment for the orderly growth and development of a business or industry in a park-like setting.*

The proposal seeks to add medical and scientific laboratories as a permitted use and the preliminary plan depicts consolidation of three building groups into a single campus design.

*7.2.1 Maintain Proper Level of Service – Level of Service (LOS) of a roadway or intersection describes the efficiency and ease of flow of traffic as perceived by users, and is quantified by using methodology described in the most recent Highway Capacity Manual or other accepted procedures.*

The developer of Chesterfield Village constructed many of the existing facilities in the area to accommodate the planned development. As with all projects, a review of the traffic impact will be reviewed by staff for consistency with the original application and in light of the transportation improvements already made by the property owner.

**Staff Analysis**

The proposed ordinance amendment seeks modification of two section of Attachment A of City of Chesterfield Ordinance 2723. In addition to referencing Parcels and Building Groups within the planned district ordinance, references are included for areas “Along Highway 40” and “Along Olive Street Road.”

**Access**

The Preliminary Plan shows access to developed at two locations, both of which are existing curb cuts and consistent with the approved Concept Plan for the site. The existing curb cut on Olive Blvd. is a partial access that provides for right-in / right-out movements. Access to Chesterfield Parkway would be at the existing signalized intersection of Chesterfield Parkway and Hilltown Center.

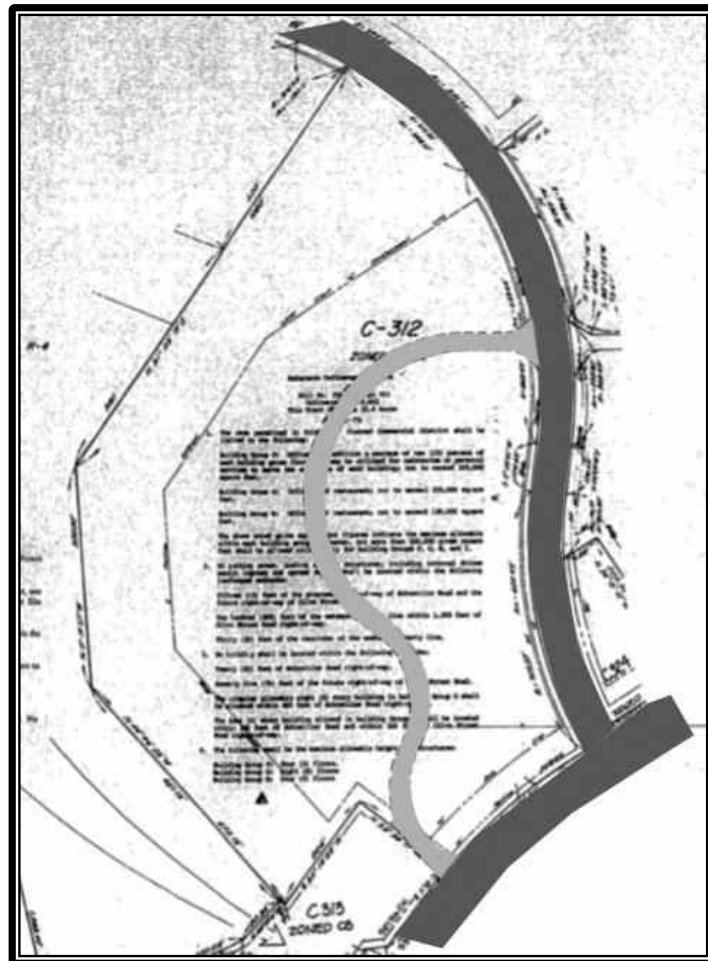


Figure 6: Approved Site Development Concept Plan  
for Subject Site

### Spatial Layout and Form

The plan depicts a multi-story in the middle of the site with a parking structure to the north of the building. Additional surface parking is shown on the south end of the building. An internal drive is shown to extend around the perimeter of the building. This drive is shown as a private facility in order to control access to / from the site. Figure 7 below shows the changes to site layout proposed as part of the potential consolidation of Building Groups F, G, and H.

As can be seen, the proposal consolidates the multiple building groups into a single building and consolidates all buildings and parking areas within a perimeter driveway. These changes will maintain planned stormwater drainage for the area. All of these spatial changes are being accomplished within the development criteria within the current regulations (i.e. no changes to setbacks are proposed).

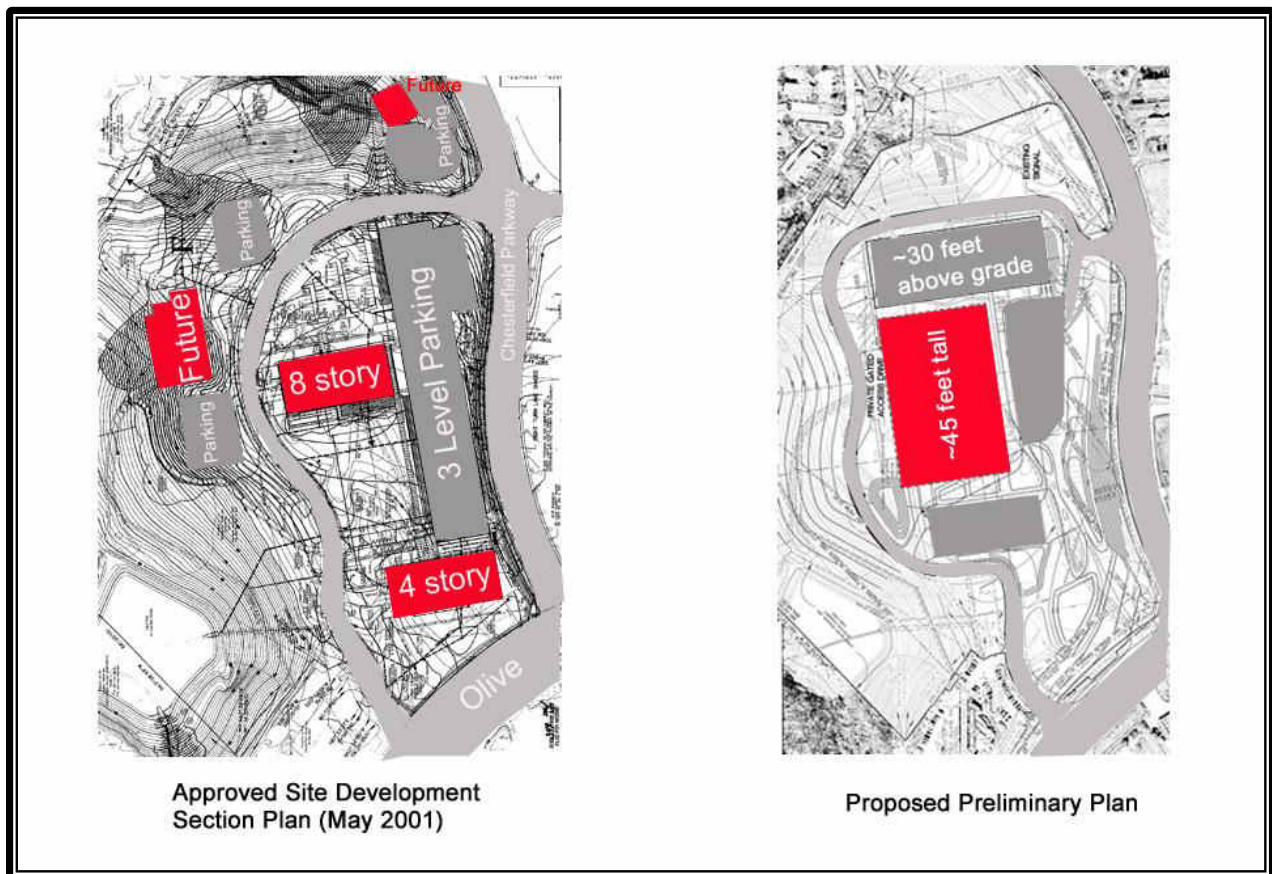


Figure 7: Spatial Comparison of Approved Section Plan and Proposed Preliminary Plan

### Uses

City of Chesterfield Ordinance 2723 permits medical laboratories, technical and business schools, public and professional schools, medical clinics, and scientific laboratories under the term *office* for areas along Highway 40.

*The word 'offices' shall also include the following: medical laboratories, technical and business schools, public and professional schools, medical clinics, and scientific laboratories.*



The proposed change would allow the medical laboratories and scientific within Building Groups F, G, and H; similar to how the uses are permitted in other areas covered by the ordinance. It should also be noted that Monsanto’s research facility is located north of the subject site and between the two areas (“Along Highway 40” and “Along Olive Street Road”) of the planned district ordinance when travelling along Chesterfield Parkway. This campus also permits laboratory uses.

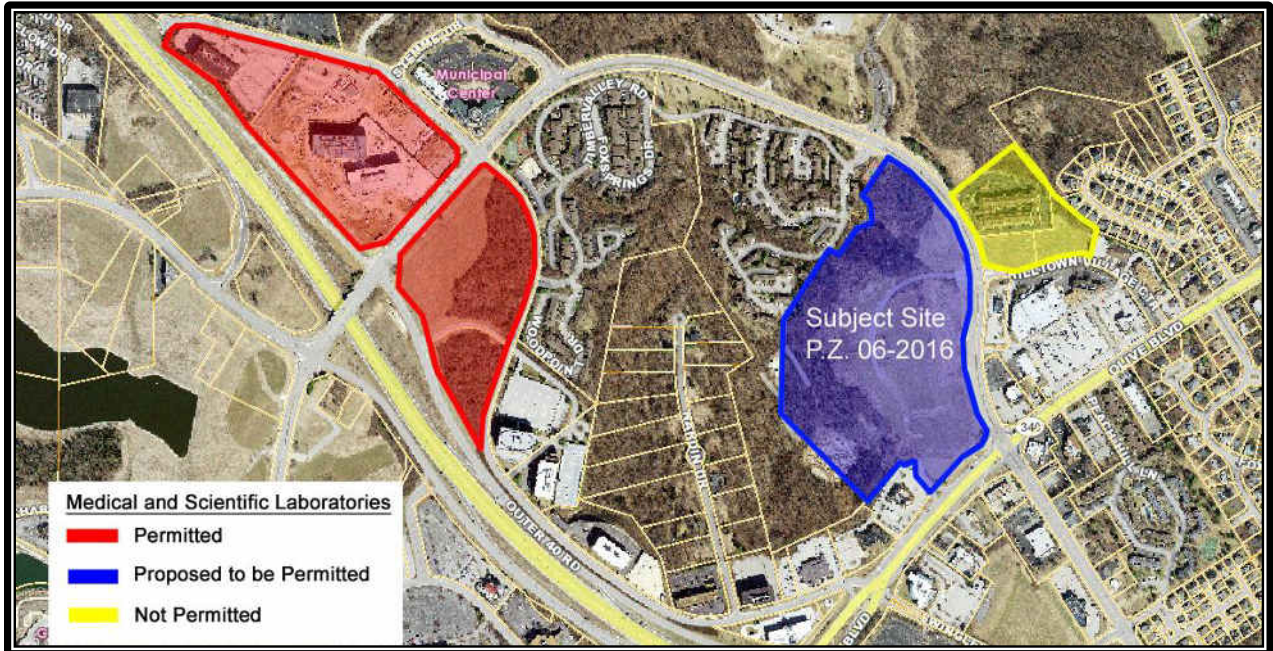
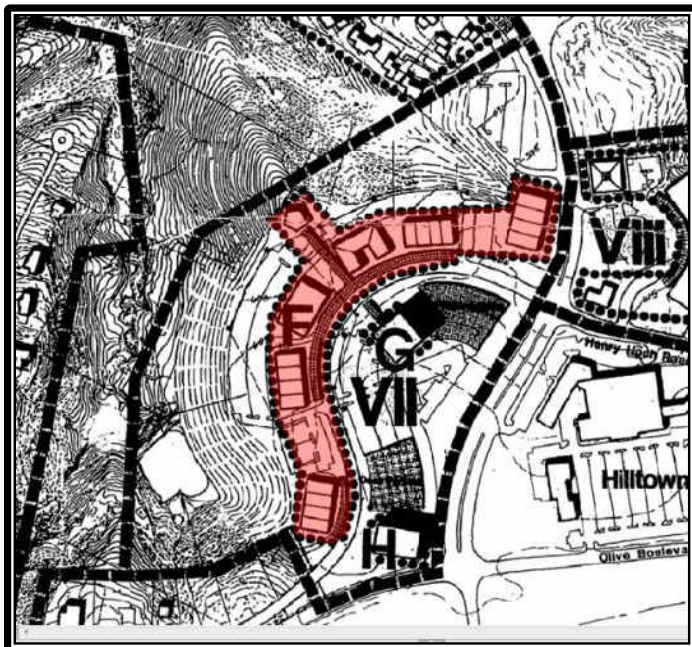


Figure 8: Spatial Comparison of Approved Medical and Scientific Laboratory Use

Current Uses for Building F, G, and H are shown below.



Building Group F  
Offices

A maximum of 10% of each building may be utilized for cafeterias or personal services to serve the employees of said building

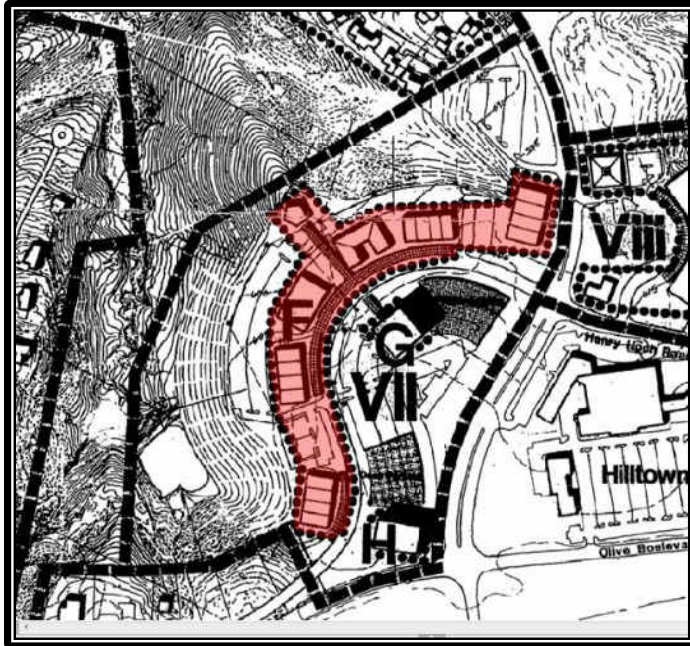
Building Group G  
Offices and restaurants  
One restaurant permitted



Building Group H  
Offices and restaurants  
One restaurant permitted

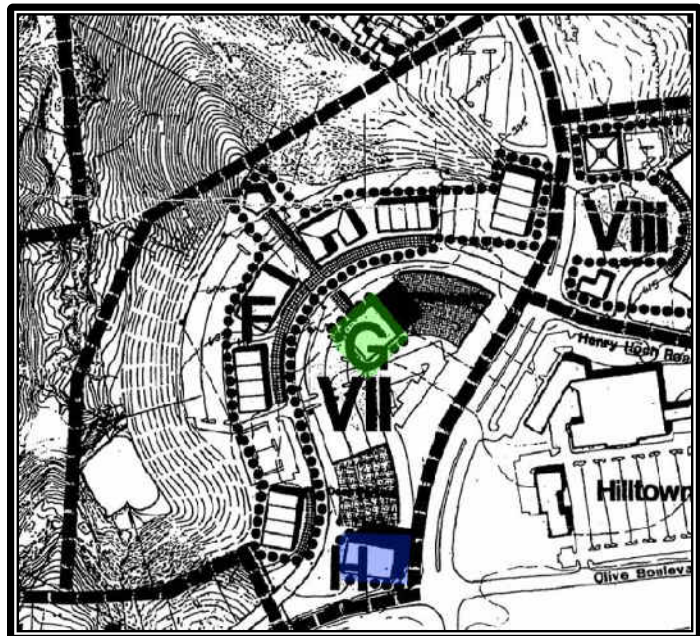
### Modification of Density

City of Chesterfield Ordinance 2723 allocates densities within building groups, but also provides a total cap on the density for combinations of various building groups. As it pertains to the petition for an ordinance amendment, density is currently regulated by the following:

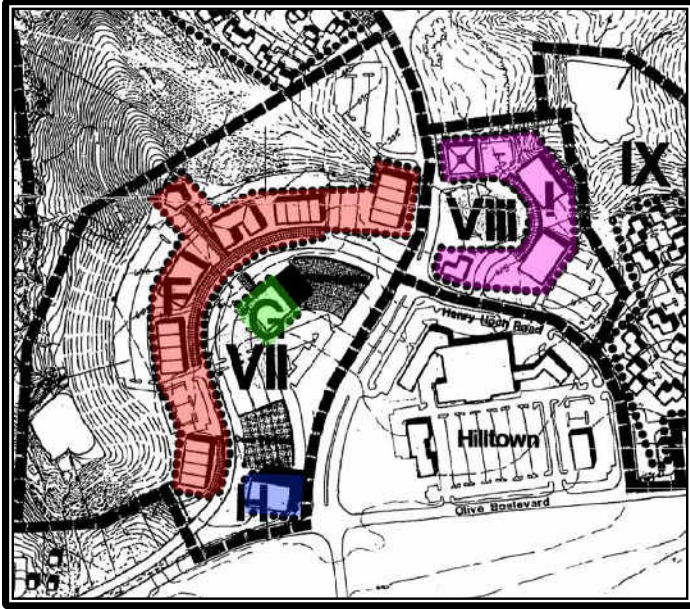


Building Group F  
240,000 square feet

Building Group G & H  
345,000 square feet



In addition, the ordinance restricts the total density for Building Groups F, G, H and I to no more than 500,000 square feet. Building Group I is partially constructed with one hotel totaling 96,293 square feet leaving 403,707 square feet of entitled floor area under the existing ordinance.



500,000 square feet

Under the proposed amendment, the above language would be modified to allow for an increase in density and define specific allocation of density between Building Groups F, G, and H and Building Group I. The draft Attachment A allows this to be accomplished if Building Groups F, G, and H are developed as a single corporate campus development. If the building groups are developed individually, the existing regulations would govern the development.

Traffic

While the proposed amendment would result in an increase in floor area to the site, it is likely that it would actually result in a reduction in traffic generated by the area. In comparing trip generation rates published by the Institute of Transportation Engineers (ITE) in the 9<sup>th</sup> Edition of the *Trip Generation Manual*, the following rates are published. (Note, land use classification below are based on defined ITE terms).

<u>Use</u>	<u>Daily*</u>	<u>A.M.*</u>	<u>P.M.*</u>
General Office	4,461	693	638
Single-Tenant Office	5,825	900	870
Office Park	4,610	690	597
<b>R&amp;D Center (proposed use)</b>	<b>4,055</b>	<b>610</b>	<b>535</b>

\* Based on an assumed 500,000 square foot development

In analyzing the above data, the Research and Development Center (which would encompass the requested land use of medical and scientific laboratory) would result in anticipated reduction in total number of trips; the degree of which depends on a hypothetical user(s). The result is that we would expect:

	<u>Daily</u>	<u>A.M.</u>	<u>P.M.</u>
<b>Minimum Anticipated Decrease</b>	9%	12%	16%
<b>Avg. Anticipated Decrease</b>	19.5%	22%	27.5%
<b>Maximum Anticipated Decrease</b>	30%	32%	39%

### Summary

The proposal seeks to modify the density to allow for up to 460,000 square feet on a consolidated Building Group F, G, and H. Additionally, splitting these groups apart would leave 150,000 square feet for Building Group I, resulting in a total of 610,000 square feet between all building groups Along Olive Street Road (currently limited to 500,000 square feet). This represents an approximately 22% increase in density allocated for these parcels.

The increase in density is very near the average assumed reduction in trip generation rates based on the incorporation of the medical and scientific laboratory use. The existing permitted uses also allow for one restaurant on Building Group G and one restaurant on Building Group H. Incorporation of these uses would add significantly to the traffic for their relative size, although it would not be expected that a restaurant would represent a major part of the total square feet of the development. Based on this data, staff does not expect an appreciable increase in traffic due to the allocation of the medical and scientific laboratory use within the boundaries of the planned district, including the requested change to density.

### Process

The proposed amendment is being process as a text amendment to City of Chesterfield Ordinance 2723. A draft ordinance is included as a reference to illustrate the proposed changes including language recommended by staff to allow for the changes requested by the applicant if a single medical or scientific laboratory campus is developed and Building Groups F, G, and H are consolidated into a single development. This will eliminate the potential that the change in density will result in increased intensity in the event that a single use campus for medical or scientific laboratory is not constructed on the site (i.e. traffic).

City of Chesterfield Ordinance 2723, including Attachment 'A' and Attachment 'B' (the preliminary plan submitted in 2012) is also included to provide reference to the remainder of the development requirements that will still govern development of properties within the planned development.

The current preliminary plan is noted as Attachment 'C' and will become a part of the regulations that govern the planned district.

### **Request**

Staff has reviewed the request for an ordinance amendment pertaining to 875 Chesterfield Parkway W and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan.

Agency comments are the only outstanding items before this project is ready for presentation to the Planning Commission for a vote. As such, a draft Attachment A has been prepared for the project for the Commission to review and provide feedback to Staff and the applicant.

Ordinance 2723, including Attachment 'A' and Attachment 'B' are available online at <http://www.chesterfield.mo.us/webcontent/ordinances/2012/ord2723.pdf>.

### Attachments

1. Draft Legislation
2. Applicant's Narrative Statement
3. Preliminary Plan (Attachment 'C')
4. Public Hearing Notice

cc: Aimee Nassif, Planning and Development Services Director

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT ‘A’ OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A “C-8” PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}).**

**WHEREAS**, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a “C-8” Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

**WHEREAS**, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

**WHEREAS**, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

**WHEREAS**, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

**WHEREAS**, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

**WHEREAS**, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

**WHEREAS**, Chesterfield Village, Inc. has filed a new petition to permit consolidation of building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains building groups F, G, and H.

**WHEREAS**, a Public Hearing was held before the Planning Commission on August 8, 2016; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of said request; and,

**WHEREAS**, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning Commission.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** Section III. of Attachment 'A' of City of Chesterfield Ordinance 2723 is repealed and in lieu thereof the following is adopted:

III. Specific Design Criteria: "C-8" Along Olive Street Road

1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
  - a. building group F: offices, in addition a maximum of ten (10) percent of each building gross floor area may be utilized for cafeterias or personal services to serve the employees of said building; not to exceed 240,000 square feet;
  - b. building groups G and H: offices and restaurants (one restaurant permitted in building group G and one restaurant permitted in building group H) not to exceed a combined total of 345,000 square feet;
    - i. Maximum size of any one building 300,000 square feet.
    - ii. Maximum footprint of any one building 50,000 square feet.
  - c. In the event that building groups F, G, and H are developed as a single research / laboratory campus, including office, a maximum of 460,000 square feet shall be permitted on these building groups.
    - i. Maximum size of any one building 460,000 square feet.
    - ii. Maximum footprint of any one building 125,000 square feet.
  - d. building group I: offices, restaurant, one (1) service station, and two (2) hotels not to exceed 150,000 square feet. At the time of the Site Development Plan approval, special consideration will be given to landscaping, architectural elevations and lighting at the northeast property line.

The above noted gross square foot figures indicate maximum allowable within each building group. However, not more than 500,000 square feet shall be allowed collectively for building groups F, G, H, and I **unless building groups F, G, and H are developed in accordance with Section III.1.c. above. In the event building groups F, G and H are developed as described in Section III.1.c., a maximum of 460,000 square feet shall be permitted on building groups F, G, and H and a maximum of 150,000 square feet shall be permitted on building group I.**



For building groups F, G, and H, the word “offices” shall also include the following: medical laboratories and scientific laboratories.

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the preliminary plan indicated as “Attachment C” which is attached hereto as and made part of.

**Section 3.** The City Council, pursuant to the petition filed by Reinsurance Group of America in P.Z. 06-2016, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 8<sup>th</sup> day of August 2016, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 4.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

**Section 5.** This ordinance shall be in full force and effect from and after its passage and approval.

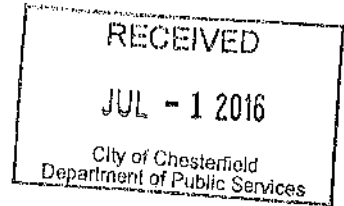
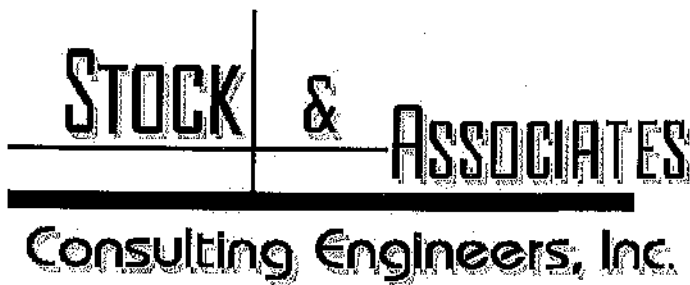
Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD: \_\_\_\_\_



## NARRATIVE STATEMENT

Chesterfield Village, Inc. is Petitioner with respect to this Application. The Application requests amendments to Section III of Ordinance 2723. Chesterfield Village, Inc. is the Owner of the land identified in this Application as Adjusted Parcel B, Plat Book 346, Pages 663 and 664 (Parcel C-312).

If this Application is approved, the amendment would accommodate Chesterfield Village, Inc.'s requirements. The changes requested pursuant to this Application for amendment include the following:

### Section III of Ordinance 2723 – Proposed Minor Amendments

- III.1a. and b.: the maximum collective square footage for Building Groups F, G and H shall be 460,000 s.f.
- III.1.b.i: the maximum size of one building constructed on Building Groups F, G and H shall be 460,000 s.f.
- III.1.b.ii: the maximum building footprint of one building constructed on Building Groups F, G and H shall be 125,000 s.f.
- III.1.c: in the event scientific laboratories with associated offices are constructed on Building Groups F, G and H, the maximum collective square footage for Building Groups F, G, H and I shall be 610,000 s.f.
- "Offices" shall also include the following: "medical laboratories, technical and business schools, public and professional schools, medical clinics, and scientific laboratories." This definition is the same as the definition found in Section 11.1c. of Ordinance 2723.

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on August 8, 2016 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

**P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W):** A request for an ordinance amendment to existing use allocation and density requirements in a “C-8” Planned Commercial District for 31.83 acres located west of Chesterfield Parkway W and north of Olive Blvd. (18S521098).

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Justin Wyse, Senior Planner, by telephone at 636-537-4734 or by email at [jwyse@chesterfield.mo.us](mailto:jwyse@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Stanley Proctor, Chair  
Chesterfield Planning Commission

**PROPERTY DESCRIPTION**

A tract of land being Adjusted Parcel B of the Boundary Adjustment Plat of Lots 9 and 10 of the John Long Estates and Chesterfield Village Apartments Phase 3 in U.S. Surveys 123, 154 and 415, Township 45 North Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point on the South right of way line of Chesterfield Parkway North, said point being the Northeast corner of Chesterfield Village Apartments Phase 3, a subdivision according to the plat thereof recorded in Plat Book 263, Pages 28 through 30 of the St Louis County Records; thence along the South and Southeast right of way line of Chesterfield Parkway North the following courses and distances: along a curve to the right whose radius point bears South 29 degrees 40 minutes 29 seconds West 914.93 feet from the last mentioned point, a distance of 368.24 feet, along a curve to the right whose radius point bears South 52 degrees 44 minutes 04 seconds West 868.49 feet from the last mentioned point, a distance of 659.65 feet, South 06 degrees 15 minutes 10 seconds West 106.28 feet, along a curve to the left whose radius point bears South 83 degrees 44 minutes 50 seconds East 905.89 feet from the last mentioned point, a distance of 566.75 feet and South 13 degrees 08 minutes 20 seconds West 68.35 feet to a point on the Northwest right of way line of Olive Boulevard - Missouri State Highway A(340); thence along said Northwest right of way line South 57 degrees 25 minutes 40 seconds West 15.95 feet and along a curve to the left whose radius point bears South 32 degrees 33 minutes 55 seconds East 1176.28 feet from the last mentioned point, a distance of 353. 71 feet to the Northeast

line of property conveyed to Chesterfield Village, Inc. by deed recorded in Deed Book 10795, Page 1959 of the St. Louis County Records; thence along said Northeast line of Chesterfield Village, Inc. property North 52 degrees 54 minutes 50 seconds West 114.28 feet to a point; thence along a curve to the right whose radius point bears North 61 degrees 33 minutes 31 seconds East 194.50 feet from the last mentioned point, a distance of 80.51 feet; thence along a curve to the left whose radius point bears South 00 degrees 53 minutes 13 seconds West 100.00 feet from the last mentioned point, a distance of 59.91 feet to a point; thence North 52 degrees 54 minutes 53 seconds West 40.63 feet to the Northern most corner of said Chesterfield Village, Inc. property; thence along the Northwest line of said Chesterfield Village, Inc. property, South 36 degrees 19 minutes 46 seconds West 286.05 feet to a point; thence North 43 degrees 56 minutes 49 seconds West 675.55 feet along said Northwest line of Chesterfield Village, Inc. property and along the East line of said Chesterfield Village Apartments Phase 3; thence North 00 degrees 46 minutes 15 seconds East 500.00 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 480.44 feet to a point; thence South 57 degrees 30 minutes 03 seconds East 60.00 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 175.25 feet to a point; thence North 70 degrees 04 minutes 47 seconds East 85.42 feet to a point; thence North 02 degrees 28 minutes 17 seconds East 106.04 feet to a point; thence North 57 degrees 30 minutes 03 seconds West 59.04 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 264.81 feet to the point of beginning and containing 31.785 acres more or less according to a survey by Volz, Inc. during July, 1998.



# PRELIMINARY PLAN FOR TEXT AMENDMENT TO SECTION III ORD. NO. 2723 CHESTERFIELD VILLAGE

A TRACT OF LAND BEING ADJUSTED PARCEL B  
OF THE BOUNDARY ADJUSTMENT PLAT  
OF LOTS 9 AND 10 OF THE JOHN LONG ESTATES  
AND CHESTERFIELD VILLAGE APARTMENTS PHASE 3  
IN US SURVEYS 123, 154, AND 415, TOWNSHIP 45 NORTH RANGE 4 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY:

### LEGEND

ELECTRIC MANHOLE	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER MANHOLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
HANDICAPPED PARKING	
PHONE MANHOLE	
WATER LINE	
CONCRETE	
ASPHALT	
POLYVINYL CHLORIDE	
DENOTES WITH TRANSFORMER	
SANITARY	
SWALE	
CHAIN-LINK FENCE	
TRAFFIC FLOW	
SAWCUT	

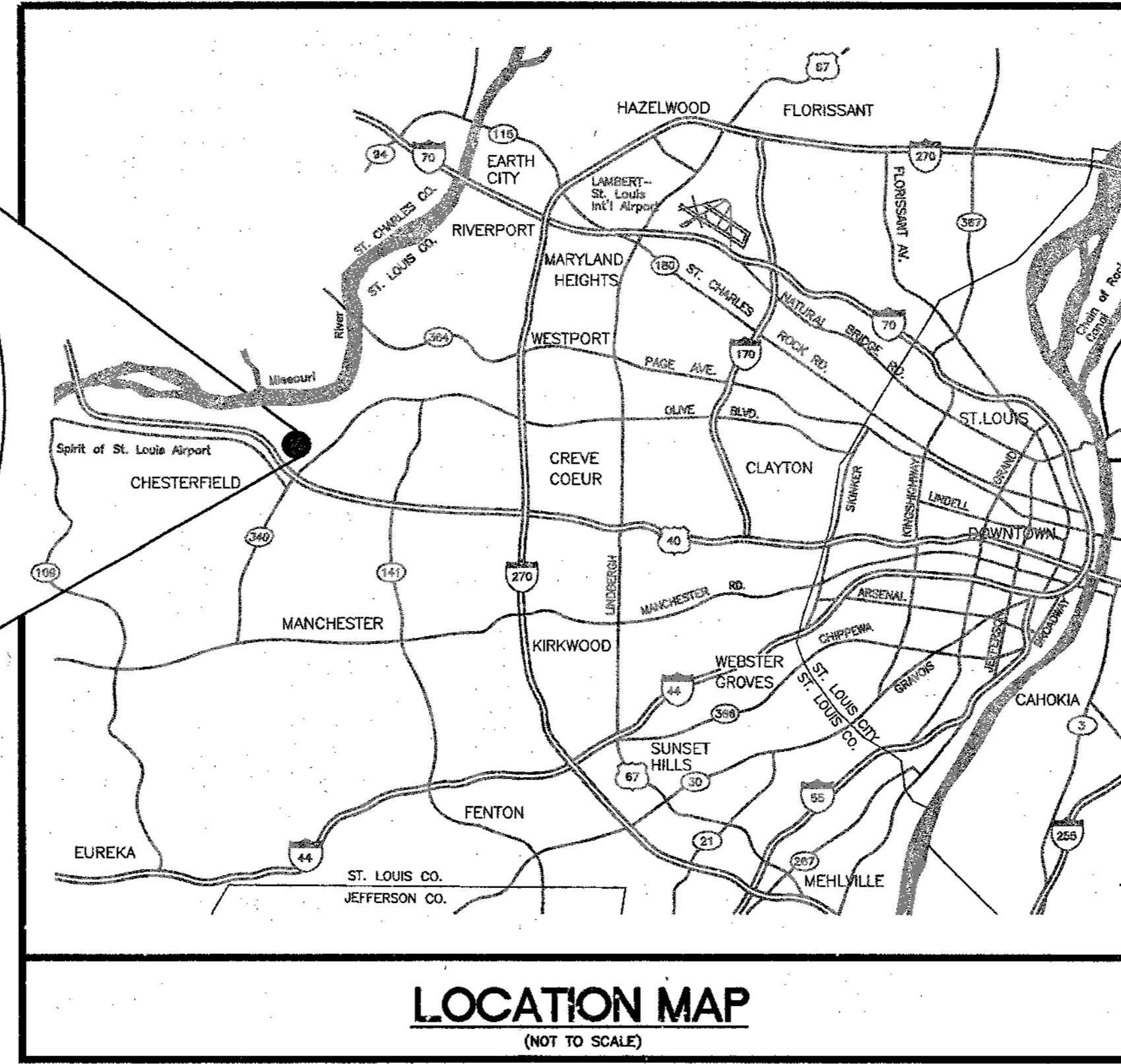
### ABBREVIATIONS

W	WATER	DB.	DEED BOOK
E	ELECTRIC	PB.	PLAT BOOK
OE	OVERHEAD ELECTRIC	PC.	PAGE
UE	UNDERGROUND ELECTRIC	(-W)	RIGHT-OF-WAY WIDTH
G	GAS	(REC)	RECORD INFORMATION
T	TELEPHONE CABLE	FT	FEET
T.B.R.	TO BE REMOVED	N/F	NOW OR FORMERLY
T.B.R.&R.	TO BE REMOVED AND REPLACED	FND.	FOUND
U.I.P.	USE IN PLACE	SQ.	SQUARE
T.B.A.	TO BE ADJUSTED	C.O.	CLEANOUT
B.C.	BACK OF CURB	M.H.	MANHOLE
F.C.	FACE OF CURB	A.I.	AREA INLET
TW	TOP OF WALL	C.I.	CURB INLET
BW	BOTTOM OF WALL	G.I.	GRATE INLET
PVMT	PAVEMENT	Y.D.	YARD DRAIN
ASPH	ASPHALT	P.V.C.	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R.C.P.	REINFORCED CONCRETE PIPE
GRND	GROUND	V.C.P.	VETRIFIED CLAY PIPE
FG	FINISHED GRADE	FL	FLOWLINE
FF	FINISHED FLOOR	TS	TAILSTAKE
LL	LOWER LEVEL	ELEV	ELEVATION
TYP	TYPICAL	PROP	PROPOSED
TC	TOP OF CURB	PR	PROPOSED
O.C.	ON CENTER	EXIST	EXISTING
E.W.	EACH WAY	EX	EXISTING
		RD	ROOF DRAIN
		M.L.D.	MAJOR LAND DISTURBANCE

#### General Notes:

- Impervious lines, building lines and statements shown were taken from ALTA/ACSM Land Title Survey prepared by Votaw Incorporated, dated January 25, 2012, Order No. 10706.
- Boundary system adjusted from the record plat of Chesterfield Village NW Quadrant of Section 28 through 30 of the ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH AND SOUTH-EAST RIGHT OF WAY LINE OF CHESTERFIELD PARKWAY NORTH THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 29 DEGREES 40 MINUTES 29 SECONDS WEST 94.85 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 388.24 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 44 MINUTES 04 SECONDS WEST 88.49 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 659.85 FEET, SOUTH 06 DEGREES 15 MINUTES 10 SECONDS WEST 106.28 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 83 DEGREES 44 MINUTES 50 SECONDS EAST 905.89 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 998.75 FEET AND SOUTH 13 DEGREES 08 MINUTES 20 SECONDS WEST 64.35 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF OLIVE BOULEVARD, MISSOURI STATE HIGHWAY 400; THENCE ALONG SAID NORTHWEST RIGHT OF WAY LINE SOUTH 57 DEGREES 29 MINUTES 19 SECONDS WEST 15.95 FEET AND ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 32 DEGREES 53 MINUTES 55 SECONDS EAST 1176.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 353.71 FEET TO THE NORTHEAST LINE OF PROPERTY CONVEYED TO CHESTERFIELD VILLAGE, INC. BY DEED RECORDED IN DEED BOOK 10795, PAGE 1859 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTHEAST LINE OF CHESTERFIELD VILLAGE, INC. PROPERTY NORTH 52 DEGREES 54 MINUTES 30 SECONDS WEST 114.28 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 81 DEGREES 33 MINUTES 31 SECONDS EAST 194.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 090.50 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 53 MINUTES 13 SECONDS WEST 900.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 5991 FEET TO A POINT, THENCE NORTH 02 DEGREES 54 MINUTES 53 SECONDS WEST 40.83 FEET TO THE NORTHERN MOST CORNER OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY; THENCE ALONG THE NORTHWEST LINE OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY, SOUTH 36 DEGREES 19 MINUTES 40 SECONDS WEST 28.06 FEET TO A POINT, THENCE NORTH 43 DEGREES 50 MINUTES 40 SECONDS WEST 615.55 FEET ALONG SAID NORTHWEST LINE OF CHESTERFIELD VILLAGE, INC. PROPERTY AND ALONG THE EAST LINE OF SAID CHESTERFIELD VILLAGE APARTMENTS PHASE 3; THENCE NORTH 00 DEGREES 45 MINUTES 15 SECONDS EAST 500.00 FEET TO A POINT; THENCE NORTH 32 DEGREES 20 MINUTES 57 SECONDS EAST 484.4 FEET TO A POINT; THENCE SOUTH 57 DEGREES 30 MINUTES 03 SECONDS EAST 610.00 FEET TO A POINT; THENCE NORTH 42 DEGREES 29 MINUTES 57 SECONDS EAST 152.25 FEET TO A POINT, THENCE NORTH 70 DEGREES 04 MINUTES 47 SECONDS EAST 85.42 FEET TO A POINT; THENCE NORTH 02 DEGREES 28 MINUTES 17 SECONDS EAST 98.04 FEET TO A POINT; THENCE NORTH 57 DEGREES 30 MINUTES 03 SECONDS WEST 58.04 FEET TO A POINT; THENCE NORTH 32 DEGREES 29 MINUTES 57 SECONDS EAST 284.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.785 ACRES MORE OR LESS ACCORDING TO A SURVEY BY VOLZ, INC. DURING JULY, 1998

PREPARED FOR:  
 Chesterfield Village, Inc.  
 c/o Sachs Properties, Inc.  
 400 Chesterfield Center, Suite 600  
 Chesterfield, MO 63017  
 PH. (636) 537-0718



**PERTINENT DATA**

FIRE DISTRICT = MONARCH  
 SEWER DISTRICT = M.S.D.  
 WATER SHED = CREVE COEUR CREEK  
 WATER SERVICE = MISSOURI-AMERICAN WATER COMPANY  
 GAS SERVICE = LACLEDE GAS COMPANY  
 ELECTRIC SERVICE = AMEREN UE ELECTRIC COMPANY  
 PHONE SERVICE = AT&T

OWNER = CHESTERFIELD VILLAGE, INC.  
 C/O SACHS PROPERTIES, INC.  
 875 W. CHESTERFIELD PARKWAY  
 CHESTERFIELD, MO 63017  
 LOCATOR #: 185521099

### SHEET INDEX

C1	TITLE SHEET
C2	PRELIMINARY PLAN
C3.0-C3.2	SITE SECTIONS
C4	PROPERTY EXHIBIT
C5	AERIAL EXHIBIT WITH CURRENT ZONING
1 of 1	TREE STAND DELINEATION PLAN

### GENERAL NOTES

- BOUNDARY SURVEY PREPARED BY VOLZ.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.
- GATED PRIVATE DRIVEWAYS SHALL COMPLY WITH THE CITY CODE. AT A MINIMUM, A STACKING DISTANCE OF SIXTY (60) FEET SHALL BE PROVIDED, AND A TURNAROUND FOR REJECTED VEHICLES, DESIGNED TO ACCOMMODATE A SINGLE UNIT TRUCK, MUST BE PROVIDED IN ADVANCE OF THE GATE.

### ADJUSTED LOT B LEGAL DESCRIPTION

A TRACT OF LAND BEING ADJUSTED PARCEL B OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF THE JOHN LONG ESTATES AND CHESTERFIELD VILLAGE APARTMENTS PHASE 3 IN U.S. SURVEYS 123, 154 AND 415, TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

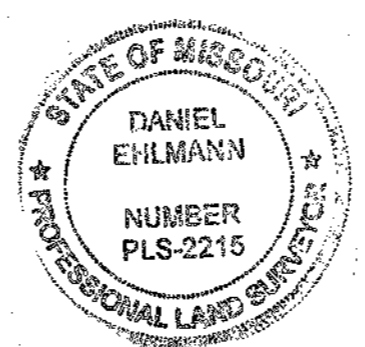
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHESTERFIELD PARKWAY NORTH SAID POINT BEING THE NORTHEAST CORNER OF CHESTERFIELD VILLAGE APARTMENTS PHASE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 263, PAGES 28 THROUGH 30 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH AND SOUTH-EAST RIGHT OF WAY LINE OF CHESTERFIELD PARKWAY NORTH THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 29 DEGREES 40 MINUTES 29 SECONDS WEST 94.85 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 388.24 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 44 MINUTES 04 SECONDS WEST 88.49 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 659.85 FEET, SOUTH 06 DEGREES 15 MINUTES 10 SECONDS WEST 106.28 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 83 DEGREES 44 MINUTES 50 SECONDS EAST 905.89 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 998.75 FEET AND SOUTH 13 DEGREES 08 MINUTES 20 SECONDS WEST 64.35 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF OLIVE BOULEVARD, MISSOURI STATE HIGHWAY 400; THENCE ALONG SAID NORTHWEST RIGHT OF WAY LINE SOUTH 57 DEGREES 29 MINUTES 19 SECONDS WEST 15.95 FEET AND ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 32 DEGREES 53 MINUTES 55 SECONDS EAST 1176.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 353.71 FEET TO THE NORTHEAST LINE OF PROPERTY CONVEYED TO CHESTERFIELD VILLAGE, INC. BY DEED RECORDED IN DEED BOOK 10795, PAGE 1859 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTHEAST LINE OF CHESTERFIELD VILLAGE, INC. PROPERTY NORTH 52 DEGREES 54 MINUTES 30 SECONDS WEST 114.28 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 81 DEGREES 33 MINUTES 31 SECONDS EAST 194.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 090.50 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 53 MINUTES 13 SECONDS WEST 900.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 5991 FEET TO A POINT, THENCE NORTH 02 DEGREES 54 MINUTES 53 SECONDS WEST 40.83 FEET TO THE NORTHERN MOST CORNER OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY; THENCE ALONG THE NORTHWEST LINE OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY, SOUTH 36 DEGREES 19 MINUTES 40 SECONDS WEST 28.06 FEET TO A POINT, THENCE NORTH 43 DEGREES 50 MINUTES 40 SECONDS WEST 615.55 FEET ALONG SAID NORTHWEST LINE OF CHESTERFIELD VILLAGE, INC. PROPERTY AND ALONG THE EAST LINE OF SAID CHESTERFIELD VILLAGE APARTMENTS PHASE 3; THENCE NORTH 00 DEGREES 45 MINUTES 15 SECONDS EAST 500.00 FEET TO A POINT; THENCE NORTH 32 DEGREES 20 MINUTES 57 SECONDS EAST 484.4 FEET TO A POINT; THENCE SOUTH 57 DEGREES 30 MINUTES 03 SECONDS EAST 610.00 FEET TO A POINT; THENCE NORTH 42 DEGREES 29 MINUTES 57 SECONDS EAST 152.25 FEET TO A POINT, THENCE NORTH 70 DEGREES 04 MINUTES 47 SECONDS EAST 85.42 FEET TO A POINT; THENCE NORTH 02 DEGREES 28 MINUTES 17 SECONDS EAST 98.04 FEET TO A POINT; THENCE NORTH 57 DEGREES 30 MINUTES 03 SECONDS WEST 58.04 FEET TO A POINT; THENCE NORTH 32 DEGREES 29 MINUTES 57 SECONDS EAST 284.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.785 ACRES MORE OR LESS ACCORDING TO A SURVEY BY VOLZ, INC. DURING JULY, 1998

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

**SURVEYOR'S CERTIFICATION**

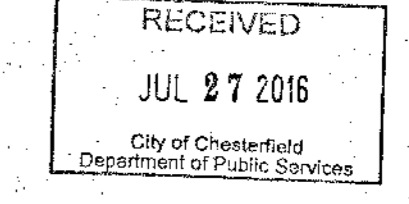
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 L.S. No. 222-0  
 By:   
 DANIEL EHLMANN, Missouri L.S. No. 2215

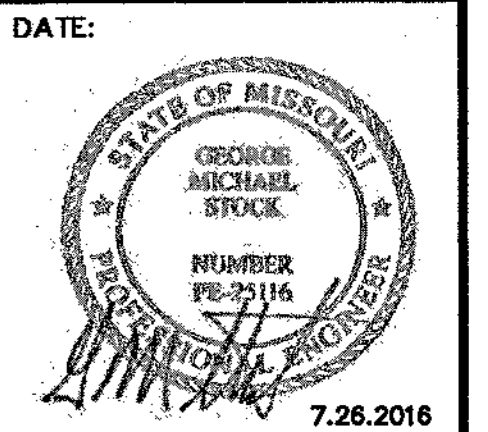


### UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318 RSMo.



PRELIMINARY PLAN FOR (LOT C-312)  
**CORPORATE OFFICE CAMPUS**  
 857 WEST CHESTERFIELD PARKWAY  
 CHESTERFIELD, MO



GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000998

REVISIONS:

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	7.26.2016

**TITLE SHEET**

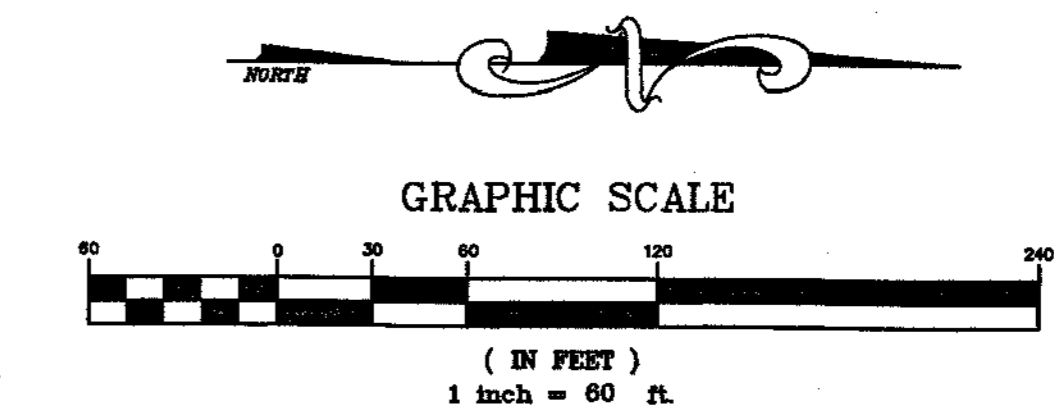
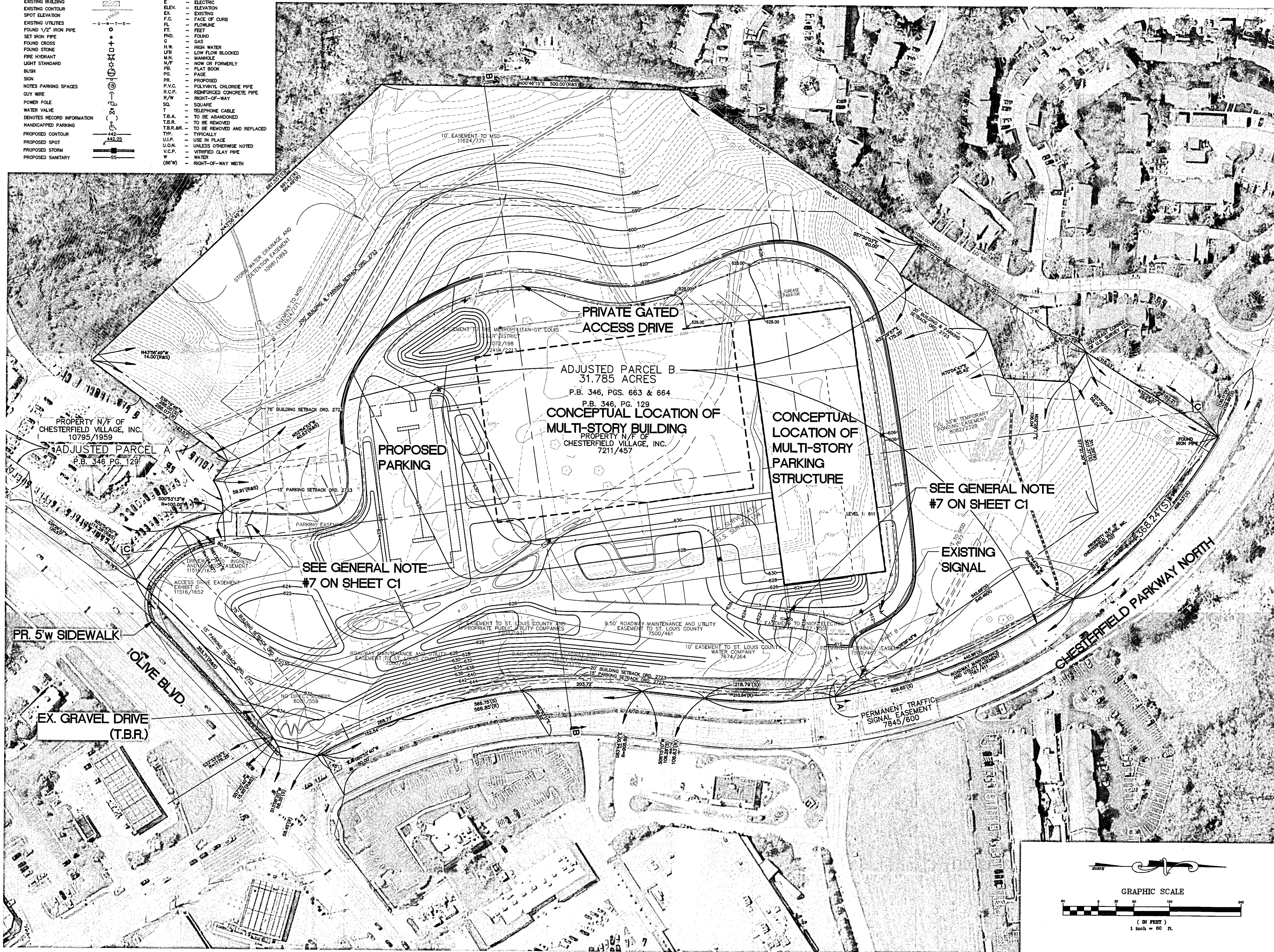
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**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY

**ABBREVIATIONS**

- ATC - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- P.C. - PAGE
- P.R. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- U.I.P. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (86"W) - RIGHT-OF-WAY WIDTH



ADJUSTED PARCEL B  
31.785 ACRES

PREPARED BY:

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

257 Chesterfield Business Parkway  
St. Louis, MO 63103  
PH: (636) 530-9300  
FAX: (636) 530-9320  
E-mail: general@stockassoc.com  
Web: www.stockassoc.com

PRELIMINARY PLAN FOR: (LOT C-312)  
**CORPORATE OFFICE CAMPUS**

857 WEST CHESTERFIELD PARKWAY  
CHESTERFIELD, MO

DATE:

GEORGE M. STOCK E-25116  
REGISTERED PROFESSIONAL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

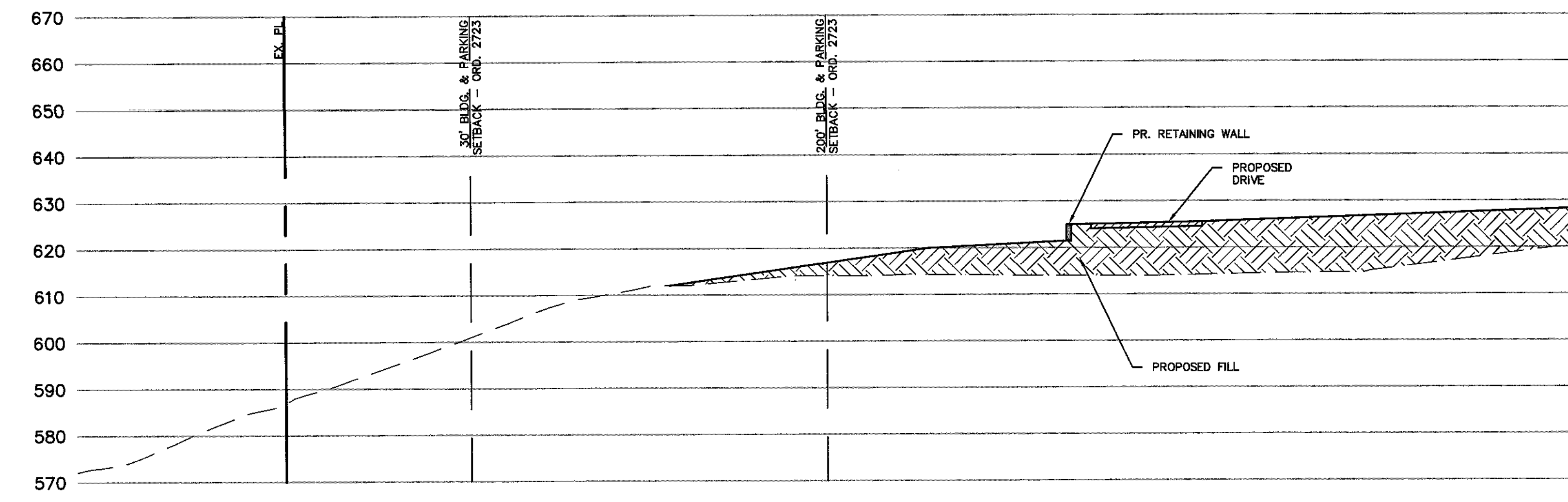
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DATE:	07/01/16	SHEET NO.:	216-5803
SCALE:	AS SHOWN	DATE:	
PROJECT:	MO-00	DATE:	

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**PRELIMINARY PLAN**

SHEET NO.:  
**C2**

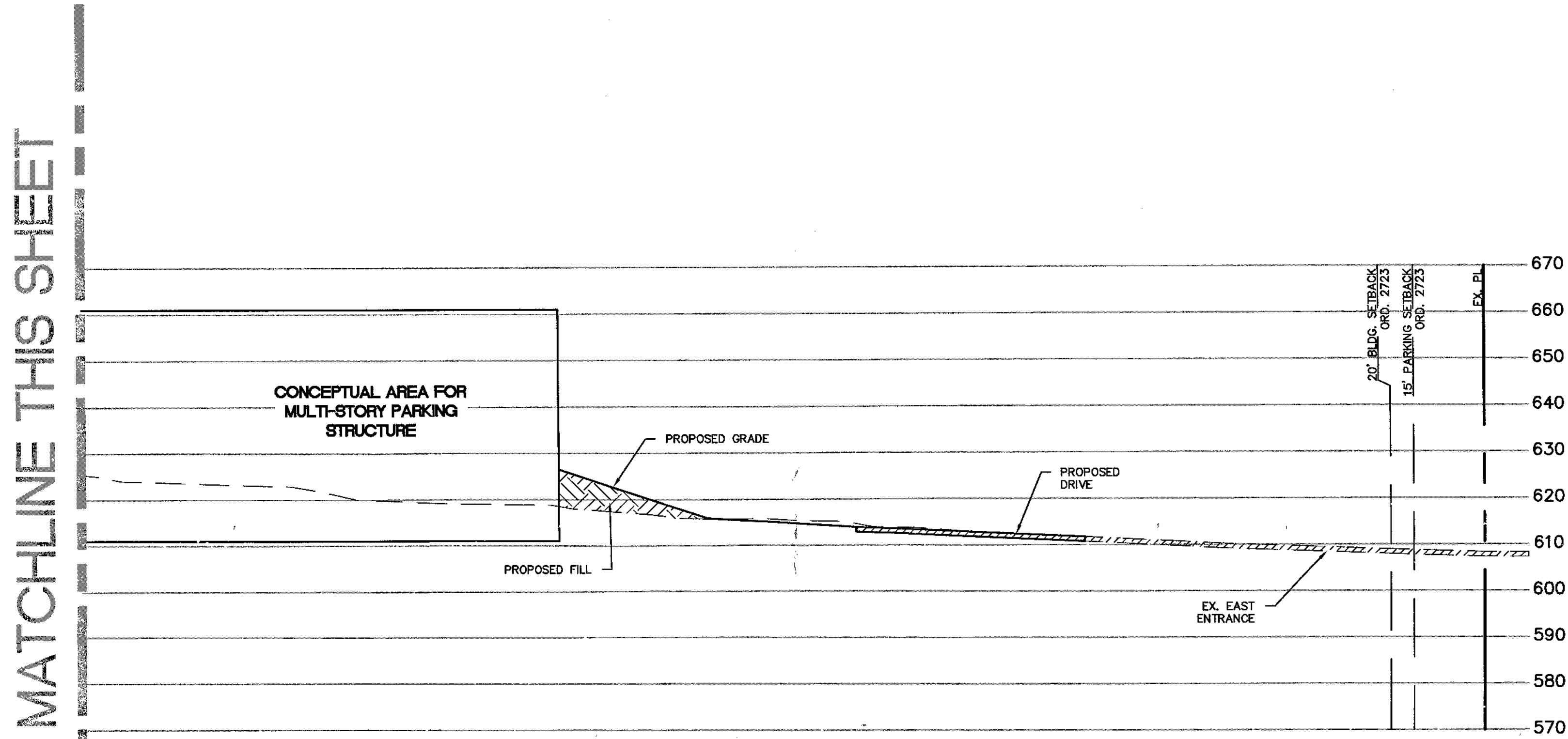
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SITE SECTION A-A  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'

SITE SECTION A-A  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'

MATCHLINE THIS SHEET



SITE SECTION A-A  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'

# SITE SECTION LOT C-312

DATE PLOTTED: 07/26/2016 10:58:30 AM USER: gms-gmstock

PREPARED BY:

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

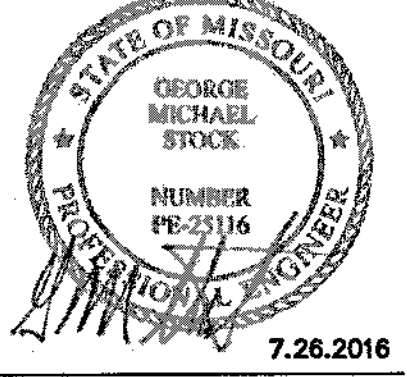
297 Chesterfield Business Parkway  
St. Louis, MO 63015  
PH: (636) 530-9800  
FAX: (636) 530-9830  
e-mail: general@stockinc.com  
Web: www.stockinc.com

PRELIMINARY PLAN FOR: (LOT C-312)

## CORPORATE OFFICE CAMPUS

857 WEST CHESTERFIELD PARKWAY  
CHESTERFIELD, MO

DATE:



GEORGE M. STOCK  
CIVIL ENGINEER  
E-25116  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

1	CITY COMMENTS	7.26.2016
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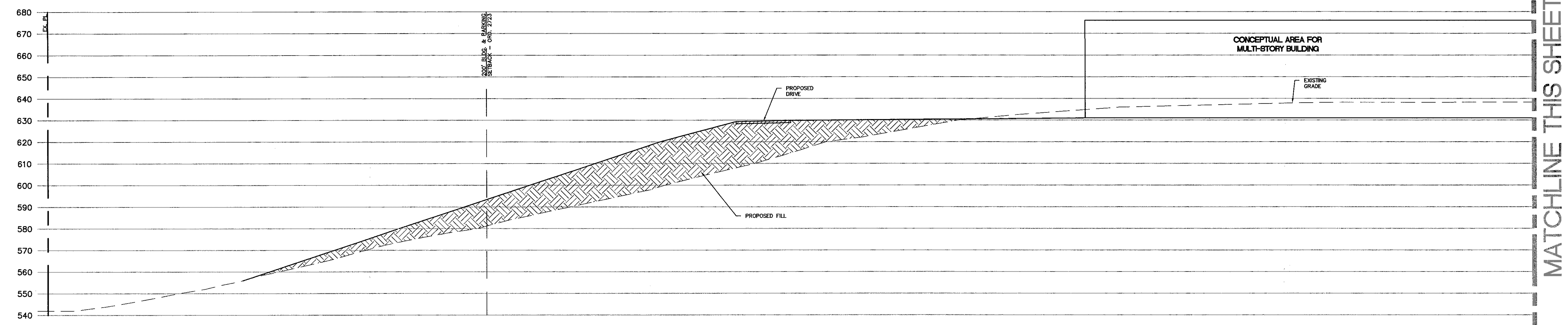
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MARK #	MO-00		

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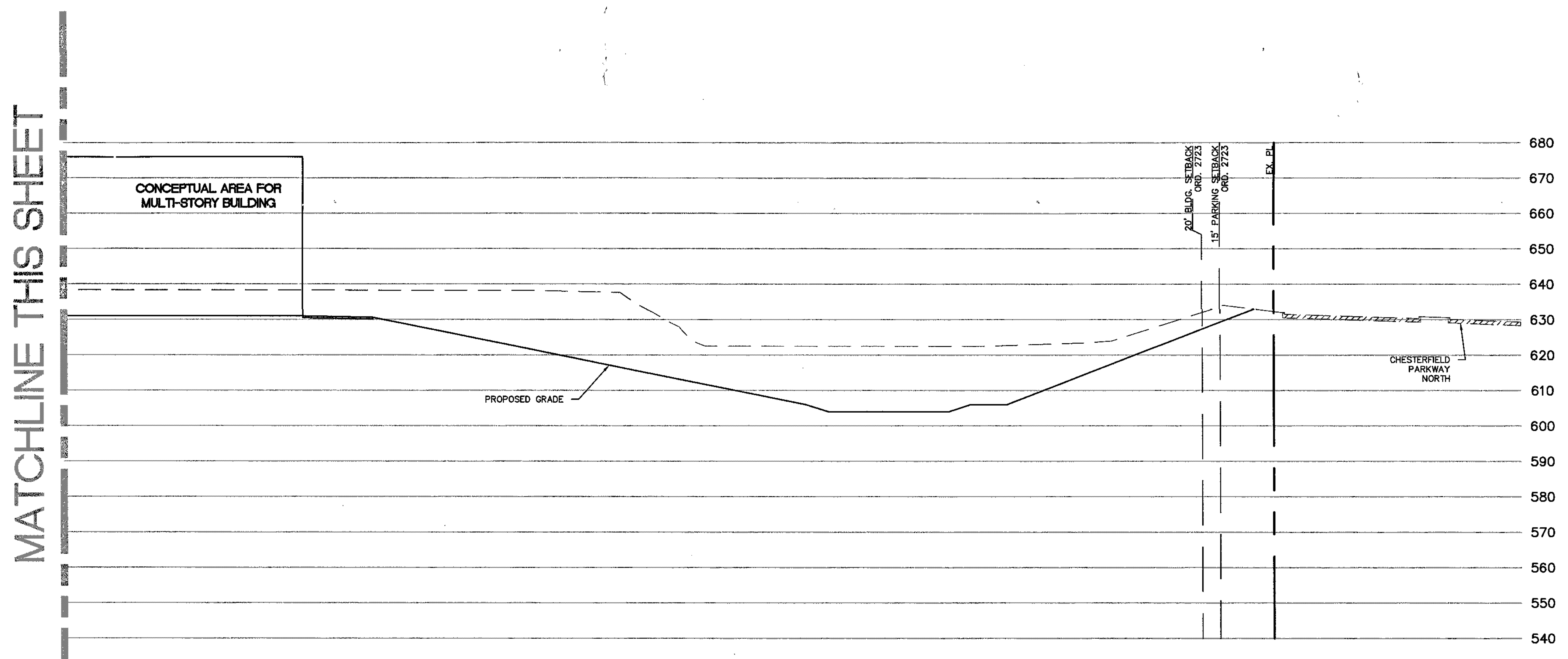
SITE SECTIONS

SHEET NO.:

C3.0



**SITE SECTION B-B**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=20'



**SITE SECTION B-B**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=20'

**SITE SECTION LOT C-312**

PREPARED BY:  
**Stock & Associates**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH: (636) 530-9100  
 FAX: (636) 530-9100  
 e-mail: general@stocksec.com  
 Web: www.stocksec.com

PRELIMINARY PLAN FOR: (LOT C-312)  
**CORPORATE OFFICE CAMPUS**  
 857 WEST CHESTERFIELD PARKWAY  
 CHESTERFIELD, MO

DATE:  
 7.26.2016

STATE OF MISSOURI  
 GEORGE MICHAEL STOCK  
 NUMBER PE-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:  
 1 CITY COMMENTS 7.26.2016

DATE:	07/01/16	DATE:	07/01/16
DESIGNER:	Z.P.S.	CHECKED BY:	G.M.S.
SCALE:	AS SHOWN	PROJECT NO.:	216-5803
SHEET NO.:	NO-00	DATE:	7/26/2016

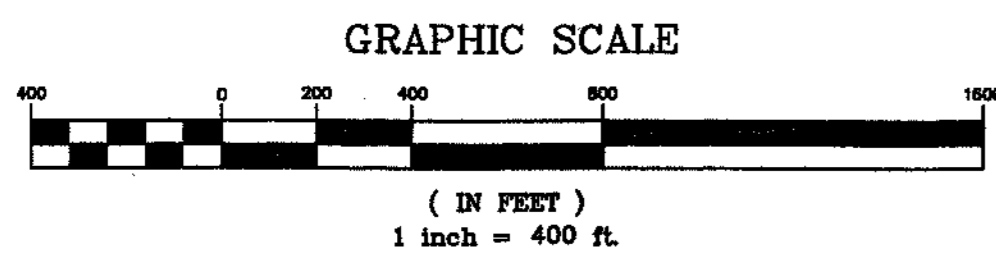
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**C3.1**

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 PLOT DATE: 7/26/2016 10:58 AM  
 PLOTTER: HP DesignJet 5000PS









P.Z. 07-2012  
ORDINANCE #2723



PREPARED BY:

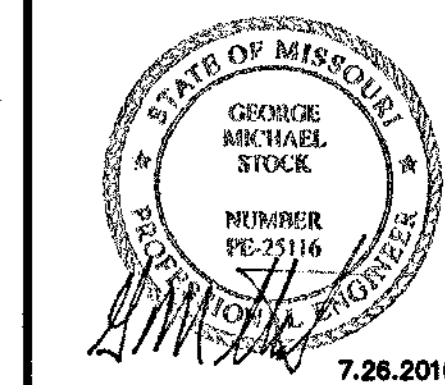
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH. (636) 534-9000  
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e-mail: general@stockinc.com  
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PRELIMINARY PLAN FOR: (LOT C-312)

**CORPORATE OFFICE CAMPUS**

857 WEST CHESTERFIELD PARKWAY  
CHESTERFIELD, MO

DATE:



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000998

REVISIONS:

1 CITY COMMENTS 7.26.2016

DATE:	Z.P.S.	DRAWN BY:	G.M.S.
07/01/16		216-5803	

SHEET TITLE:  
**AERIAL EXHIBIT  
WITH CURRENT  
ZONING**

SHEET NO.:  
**C5**

**LOT 1**

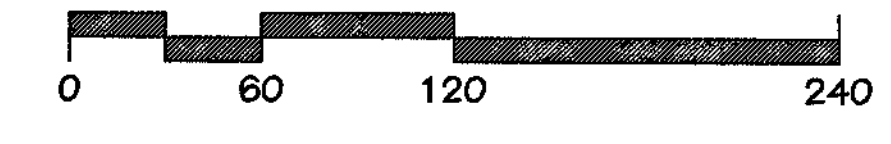
P.B. 347, PGS. 665 & 666

**KEY**

- Existing Individual Tree
- Existing Woodland Canopy
- BAF-10 Study Sample Plot



**TREE STAND DELINEATION PLAN**  
 SCALE 1"=60'



**Tree Stand Delineation Narrative**  
 May 23, 2016

This project site comprises a total of 31.78 Ac. and has a total of 11.95 Ac. of woodland canopy. The woodland consists primarily of disturbed site species including but not limited to Cottonwood, Mulberry, Boxelder, and Locust, with a dense bush honeysuckle understory. Sporadic native understory trees of redbud and dogwood can be found throughout. Much of the canopy area is located along steep slopes. The edges of the grass field are small pear, locust, honeysuckle, and other brush.

The southern canopy around the drainage marsh is situated on a rocky slope consists nearly exclusively Cottonwood and dense, mature honeysuckle. Moving north away from the marsh a more typical hardwood forest may be found consisting of Walnut, White Ash, Black Cherry, and Persimmon. Similar species makeup will be found throughout the remaining canopy area with the largest trees near the property line bordering the apartment complex.

There are no Monarch, State Champion, or rare trees found on the site.

Total Site Area	=	1,384,685 sq. ft. or 31.78 Ac.
Total Existing Woodland	=	520,580 sq. ft. or 11.95 Ac.
Total Individual Trees	=	7,765 sq. ft. or 0.18 Ac.
Total Canopy	=	528,345 sq. ft. or 12.13 Ac.

ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
1	Ash	13	15	1	
2	Ash	19	35	2	
3	White Pine	8	15	1	lost leader
4	Allanhus	6	30	3	
5	Allanhus	5	15	3	
6	Allanhus	5	15	2	
7	Ash	13	12	1	basal decay
8	Ash	13	20	2	
9	White Pine	8	15	3	
10	White Pine	8	15	2	
11	Ash	16	20	2	trunk decay
12	Honeylocust	9	20	3	offsite, UTIL trimmed
13	Honeylocust	9	20	3	offsite, UTIL trimmed
14	Honeylocust	13	25	2	offsite, topped
15	Linden	8	12	1	trunk decay
16	Ash	12	20	3	
17	Ash	12	20	3	
18	Ash	8	20	2	basal wounds
19	Cottonwood	12	25	2	
20	Cottonwood	8	15	2	
21	Ash	8	20	3	
22	White Pine	8	12	3	
23	Ash	8	20	3	
24	Willow	5	15	1	
25	Willow	5	15	1	multistem
26	Willow	8	20	1	multistem, decay

**RATING:** 1 = Poor  
 2 = Fair  
 3 = Good  
 4 = Excellent

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP1	100	Cottonwood	12	25	3	
SP1	101	Cottonwood	10	25	2	
SP1	102	Cottonwood	10	30	3	
SP1	103	Cottonwood	12	25	3	
SP1	104	Cottonwood	5	15	2	
SP1	105	Cottonwood	10	25	2	
SP1	106	Cottonwood	5	15	1	
SP1	107	Cottonwood	8	15	2	
SP1	108	Cottonwood	8	20	2	
SP1	109	Cottonwood	10	20	2	
SP1	110	Cottonwood	10	20	2	
SP1	111	Cottonwood	5	15	1	
SP1	112	Cottonwood	5	20	2	
SP1	113	Cottonwood	14	30	3	
SP1	114	Cottonwood	6	15	2	
SP1	115	Cottonwood	8	15	2	
SP1	116	Mulberry	6	10	3	

SP2	117	Boxelder	8	20	3	
SP2	118	Walnut	8	30	3	
SP2	119	Walnut	8	30	3	vines
SP2	120	Elm	5	15	1	vines
SP2	121	Cottonwood	4	15	2	
SP2	122	Black Cherry	12	25	2	
SP2	123	Black Cherry	5	10	1	
SP2	124	Walnut	8	20	2	
SP2	125	Walnut	10	30	3	
SP2	126	Elm	14	20	1	
SP2	127	White Ash	8	20	2	vines
SP2	128	White Ash	4	10	2	
SP2	129	White Ash	12	35	3	
SP2	130	Boxelder	6	20	2	
SP2	131	Black Cherry	8	25	3	vines
SP2	132	Sugar Maple	6	25	2	
SP2	133	Black Cherry	6	12	1	
SP2	134	Boxelder	8	20	2	
SP2	135	Dogwood	3	8	2	
SP2	136	Dogwood	2	8	2	
SP2	137	Boxelder	6	20	3	
SP2	138	Boxelder	8	20	3	
SP2	139	White Ash	8	20	3	

SP3	140	Persimmon	2	8	2	
SP3	141	Persimmon	6	15	2	
SP3	142	Black Cherry	10	25	2	
SP3	143	Black Cherry	4	10	2	
SP3	144	Persimmon	4	10	2	
SP3	145	White Ash	8	25	3	fork at 2'
SP3	146	Redbud	8	20	1	
SP3	147	Walnut	12	30	3	
SP3	148	White Ash	6	20	3	
SP3	149	Black Cherry	6	15	3	
SP3	150	Boxelder	7	15	2	
SP3	151	Black Cherry	7	10	1	
SP3	152	Hackberry	6	15	2	
SP3	153	Black Cherry	6	10	1	
SP3	154	Redbud	3	10	3	
SP3	155	Redbud	3	10	2	
SP3	156	Walnut	10	30	2	vines
SP3	157	Walnut	8	25	2	
SP3	158	Redbud	4	15	3	
SP3	159	Walnut	6	15	2	
SP3	160	Black Cherry	5	10	1	
SP3	161	Black Cherry	8	15	2	
SP3	162	Walnut	5	15	2	
SP3	163	White Ash	15	35	3	
SP3	164	Black Cherry	10	15	2	
SP3	165	Black Cherry	10	20	2	
SP3	166	Locust	10	30	3	

**BAF-10 Data:**  
 Average Tree Basal Area (Sq Ft.) / Basal Area per Acre (Sq.Ft.)  
 SP1: 0.256 / 815.32  
 SP2: 0.263 / 761.51  
 SP3: 0.293 / 850.28  
 SP4: 0.425 / 1231.51  
 Total: 0.309 / 914.66

**Report**

A. Acreage of Stand:	32±
B. Foresty Type:	Deciduous Hardwood
C1. Dominant species:	Cottonwood, Black Cherry, Walnut, White Ash
C2. Co-dominant species:	Sassafras, Elm, Persimmon
D. Density per acre:	22± of 2" DBH or greater
E. Avg. Canopy diameter:	18.35"
F. Avg. overstory DBH:	7.44"
G. % of dominant species:	19% Cottonwood, 16% Cherry, 13% Walnut, 9% White Ash
H. Understory vegetation:	Bush Honeysuckle, Redbud, Dogwood, Gooseberry, Poison Ivy, Trumpet Honeysuckle, May Apple
I. Apparent health problems:	decay/deadwood

SP4	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP4	167	White Ash	22	45	3	
SP4	168	Cedar	5	6	2	
SP4	169	Cedar	4	6	2	
SP4	170	Cedar	3	4	2	
SP4	171	Dogwood	4	12	3	
SP4	172	Persimmon	5	8	3	
SP4	173	Elm	3	6	3	
SP4	174	Dogwood	3	6	2	
SP4	175	Mimosa	7	20	2	
SP4	176	Sassafras	5	12	3	
SP4	177	Sassafras	5	12	3	
SP4	178	Sassafras	5	12	3	
SP4	179	Sassafras	5	12	2	
SP4	180	Elm	5	15	2	
SP4	181	Black Cherry	5	15	3	
SP4	182	Sassafras	12	25	3	
SP4	183	Elm	14	25	2	
SP4	184	Red Oak	3	8	4	
SP4	185	Redbud	3	8	2	
SP4	186	Walnut	14	40	3	fork at 2'
SP4	187	Walnut	20	50	2	fork at 2'
SP4	188	Persimmon	8	20	3	clump
SP4	189	Redbud	5	10	2	
SP4	190	Persimmon	5	10	3	
SP4	191	Persimmon	7	15	2	
SP4	192	Black Cherry	6	15	3	
SP4	193	Walnut	18	40	3	

**Revisions:**

Date	Description	No.

Drawn: **JB**  
 Checked: **JS**

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Tree Inventory  
 Prepared under direction of:  
 Brian Bage  
 Certified Arborist MW-5033A

Sheet Title: **Tree Stand Delineation Plan**  
 Sheet No: **TSD**  
 Date: **05/23/16**  
 Job #: **613.050**

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