



# VII. B.

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

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## Planning Commission Staff Report

**Project Type:** Amended Site Development Plan

**Meeting Date:** August 14, 2017

**From:** Cassie Harashe, AICP  
Project Planner

**Location:** Northwestern corner of the intersection of Long Road and Edison Avenue

**Applicant:** Stock and Associates Consulting Engineers, Inc. on behalf of Pets & Company

**Description:** **Tower Center, Lot AA (Pets & Company):** An Amended Site Development Plan, Amended Architectural Elevations and Statement of Design for a 2.01 acre tract of land zoned "PC" Planned Commercial District located on the northwest corner of Long Road and Edison Avenue.

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### **PROPOSAL SUMMARY**

Pets and Company is currently operating a kennel with outdoor play areas for the animals. This request is to extend the outdoor play area for the dogs by covering the western drive aisle and a total of 8 parking spaces near the front of their location with crushed aggregate and K9 grass and installing two types of fencing, a black aluminum fence (in heights of 72" around the outdoor perimeter, and 48" separating playing areas) and half faux stone wall-half black aluminum fence, totaling 72" in height near the entrance of the building to aid in screening. Please refer to the included images of the existing fencing and the attached Amended Site Development Plan.

### **HISTORY OF SUBJECT SITE**

This development was rezoned to "PC" Planned Commercial District in 2000 by Ordinance No. 1677. In March of 2004, a new preliminary plan was approved for Ordinance No. 1677. Five months later, in August 2004, a Site Development Plan, Landscape Plan, Architectural Elevations, and Lighting Plan for the entire site were approved by the Planning Commission. Then in December 2005, Ordinance 2227 replaced 1677, which modified the setback requirements. This is the ordinance which currently governs the subject site. Between 2005 and 2015, the property was subdivided into two lots, and two amended site development plans were approved resulting in the site's current

appearance (as shown below). The applicant is proposing to utilize the same style of divided fence in conjunction with the proposed expansion of the outdoor play yard.

**LAND USE AND ZONING OF SURROUNDING PROPERTIES:**

Direction	Zoning	Land Use
North	“PC” Planned Commercial District	Monarch Fire Protection District House 5
South	“PC” Planned Commercial District	Retail/Restaurant uses in the Towne Centre Development
East	“PC” Planned Commercial District	Fuel Station/Restaurant/Car Wash in the Monarch Center Development
West	“PI” Planned Industrial District	Veterinary Hospital and General Offices in the Chesterfield Business Park Development



Figure 1: Location of Pets & Company

**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 4 of the City of Chesterfield and the Chesterfield Valley Sub-Area. The City of Chesterfield Land Use Plan indicates these parcels are within the *Mixed Use (Retail/Office/Warehouse)* which is defined as a mixture of office, office /warehouse distribution and retail development with a maximum height of 3 stories (45 feet above grade). Development should have “business park” quality.

The Comprehensive Plan includes Commercial Development Policies as well as specific policies which are applicable to developments within the Chesterfield Valley Sub-Area.

### **Comprehensive Plan Policies**

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

This project is part of a small-scale and mixed-use development and it increases the open space.

- **3.1 Quality Commercial Development**—*The intent of this policy is to ensure developments positively reflect the image of the City of Chesterfield, provide employment opportunities and offer retail and service options to residents.*

This project was reviewed by the Architectural Review Board. See pages 5-6 for additional information.

### **STAFF ANALYSIS**

The subject site is located on the northwest corner of the intersection of Long Road and Edison Avenue. The building is on a slight angle towards the intersection. Given this orientation, the front side of the building will be visible to motorists traveling northbound on Long Road and east and west along Edison. The additional play area on the west side of the building will be most visible to people entering the development from the south and motorists traveling along Chesterfield Business Parkway.

### **Vehicular Access and Circulation**

The applicant is proposing to expand their facility over the westernmost drive aisle to accommodate the outdoor play area expansion, as seen in Figure 2 below. Access through the site would be accommodated one of two ways: by traveling on the internal drive aisle around the eastern portion of the development, or by exiting the development onto Edison Avenue, turning right onto Chesterfield Business Parkway, and another right into the site near the northwest corner of the property. Monarch Fire Department has reviewed the plans and approved the proposed changes to the site circulation.

It should be noted that this expansion does not cover the entire western drive aisle. A five foot (5') section will remain in its current state due to a ten foot (10') sanitary sewer easement.

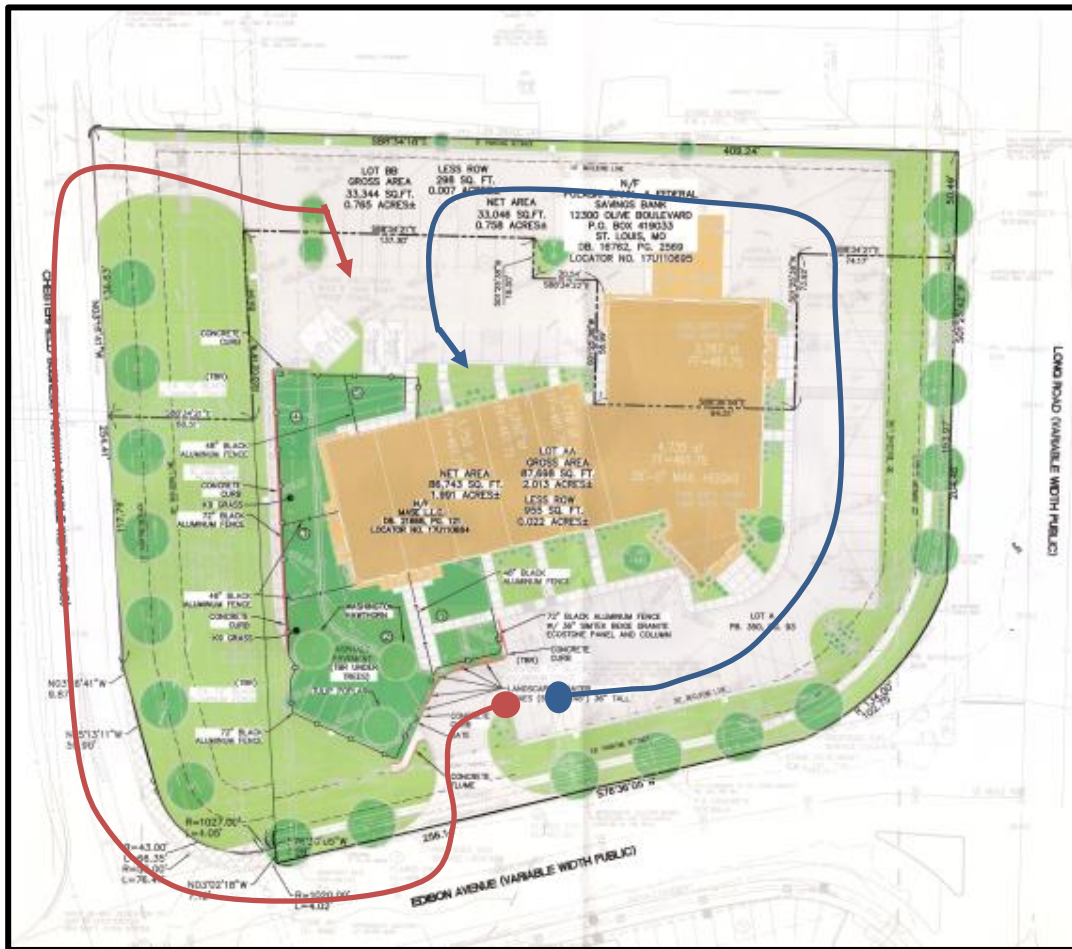


Figure 2: Color Site Plan

### Parking and Outdoor Storage Areas

Parking is located along the southern and eastern portions of the building. The applicant would be removing 8 parking spaces for the proposed outdoor play area expansion. This leaves a total of 82 parking spaces, which is 13 above the required 69 spaces. While there is no outdoor storage of materials, there will be additional dogs outside throughout the day if this expanded play area is approved.

### Open Space & Landscaping

The City of Chesterfield Unified Development Code requires a minimum of 35% open space for the development. This expansion does increase the open space on the development to 48%. The applicant is proposing to plant 3 trees in the play area. The tree species have been selected due to their ability to withstand being inundated with large quantities of water that come from the constant flushing of the K9 Grass, their varying maximum heights, and because they do not drop anything that could be harmful to the animals.



Additionally, the Architectural Review Board requested planters and landscaping along the proposed new fence line at Edison to soften the appearance of the fences. The applicant has proposed wooden three foot (3') planter boxes with a perennial planting of Creeping Phlox, as pictured above in Figures 4 and 5. This species will provide color every year and possibly create cascading color; it will go dormant during the winter.



*Figures 3: Creeping Phlox flowers*



*Figure 4: Proposed Planter*

### **Architectural Elevations**

The project was reviewed by the Architectural Review Board on June 8, 2017. The Board made a motion to recommend approval with the following recommendations:

1. Pull back the fencing closest to the entrance from Edison Avenue to be further away from the drive aisle to allow for curbing, plantings, and/or planters in order to soften the appearance of the fence.
  - The applicant moved the fence back to allow for planters with perennial flowers to be located on top of the turf between the fence and drive aisle. The applicant has also added a curb around the perimeter of the expansion as well.
2. Submit a landscape plan showing the additional trees and plantings for review.
  - Landscaping showing three new trees now shown on plan.
3. Provide detailed plans of the proposed shade structures.
  - These were removed from the proposal entirely.

The motion passed by a voice vote of 3-0.



*Figure 5: Existing southeast perspective*



*Figure 6: Proposed southeast perspective*

**STAFF RECOMMENDATION**

Staff has reviewed the Amended Site Development Plan, Architectural Elevations, and Applicant’s Statement of Design. Staff has found the proposal to be in compliance with the site specific ordinance and City Code requirements. Staff recommends approval of the proposed development of Tower Center, Lot AA (Pets & Company).

**MOTION**

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

- 1) “I move to approve (or deny) the Amended Site Development Plan, Architectural Elevations, and Applicant’s Statement of Design for Tower Center, Lot AA (Pets & Company) as presented by the Applicant.

1. "I move to approve the Amended Site Development Plan, Architectural Elevations, and Applicant's Statement of Design for Tower Center, Lot AA (Pets & Company), with the following conditions:"

Attachments

1. Applicant's Statement of Design
2. Existing Views
3. Architectural Elevations
4. Amended Site Development Plan



4/27/17

To Whom It May Concern:

Pets & Company is proposing to expand our exterior play yards to allow for more space for the dogs to play, improve the drainage to eliminate odors and to create a visual barrier to eliminate obnoxious barking. We currently have a total of 4,800 sq feet of fenced exterior yards. We have outgrown our exterior space. We desperately need more room for the dogs to play, improved drainage as well as a solution for excessive barking. We would like to expand our yards into the side drive and approved front parking stalls. We have received permission from the fire department to enclose this area (written email exhibit A, please note we had intended to relocate the dumpster which was the Fire Departments only concern, we've chosen not to relocate the dumpster).

We would like to use the ½ faux stone½ aluminum Simtek fencing that is currently along our sidewalk in the areas outlined in exhibit B. This fencing creates a visual barrier that aids in greatly reducing the alert barking our many guests vocalize each time they see a car, person, other dog or the USPS & UPS delivery drivers. Eliminating the excessive barking is our number one concern. The noise from the barking is very unwelcoming to our clients, it is very disturbing to our neighbors and their customers and it also causes a major disruption in our pack of dogs leading to fights and aggression. Eliminating the barking will benefit our 4 legged and 2 legged guests, increase the safety of our staff and dogs and most importantly it will make Pets & Company a welcoming business that isn't an annoyance to our neighbors and visitors. Increasing the outdoor space will allow our guests more room to exercise and the new turf and drainage tiles will eliminate the odor issues we have with our current drainage system.

Thank you for your time and consideration regarding this project.

Sincerely,

Meredith Webb  
Vice President  
Pets & Company

Pets & Company, LLC  
17701 Edison Avenue, Suite 104  
Chesterfield, MO 63005



Exhibit A

**From:** Roger Herin <[herin.r@monarchfpd.org](mailto:herin.r@monarchfpd.org)>  
**Date:** August 10, 2016 at 7:56:40 AM CDT  
**To:** Meredith Webb <[meredithwebb@yahoo.com](mailto:meredithwebb@yahoo.com)>  
**Cc:** Fire Prevention <[FirePrevention@monarchfpd.org](mailto:FirePrevention@monarchfpd.org)>  
**Subject:** RE: Fire Inspectors

Ms. Webb:

I have reviewed your request, and have consulted with Operations, and have determined it would be acceptable to us to remove the drive as shown on your request. The only concern I have is the re-location of the dumpster and loading zone. The dumpster and loading zone should be located such that the dumpster is at least 15 feet from the building, and the dumpster and loading zone shall not interfere with fire department access.

Roger N. Herin, MCP  
Deputy Chief/Fire Marshal  
Monarch Fire Protection District  
13725 Olive Blvd.  
Chesterfield, MO 63017  
Office [314-514-0900](tel:314-514-0900) ext. 313  
Cell [314-581-2206](tel:314-581-2206)



Pets & Company, LLC  
17701 Edison Avenue, Suite 104  
Chesterfield, MO 63005

Exhibit B



Pets & Company, LLC  
17701 Edison Avenue, Suite 104  
Chesterfield, MO 63005

EXISTING VIEW FROM EDISON AVE





EXISTING VIEW FROM CHESTERFIELD BUSINESS PARKWAY





EXISTING VIEW FROM CHESTERFIELD BUSINESS PARKWAY





EXISTING VIEW FROM CHESTERFIELD BUSINESS PARKWAY





EXISTING VIEW FROM EDISON AVE



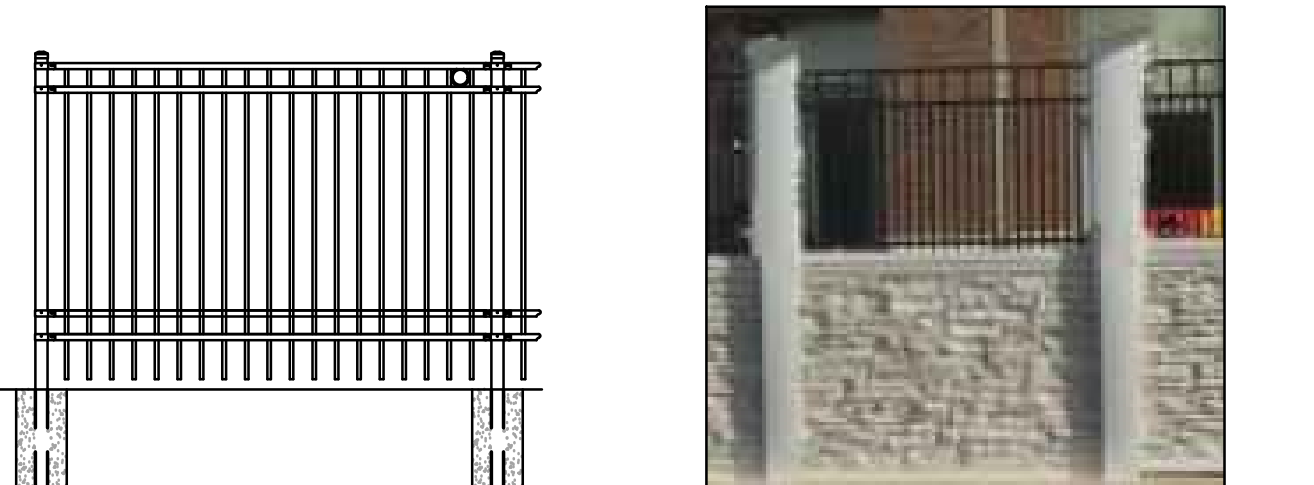
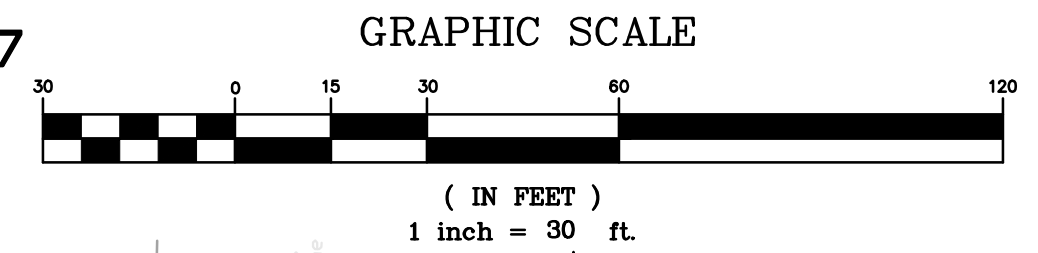
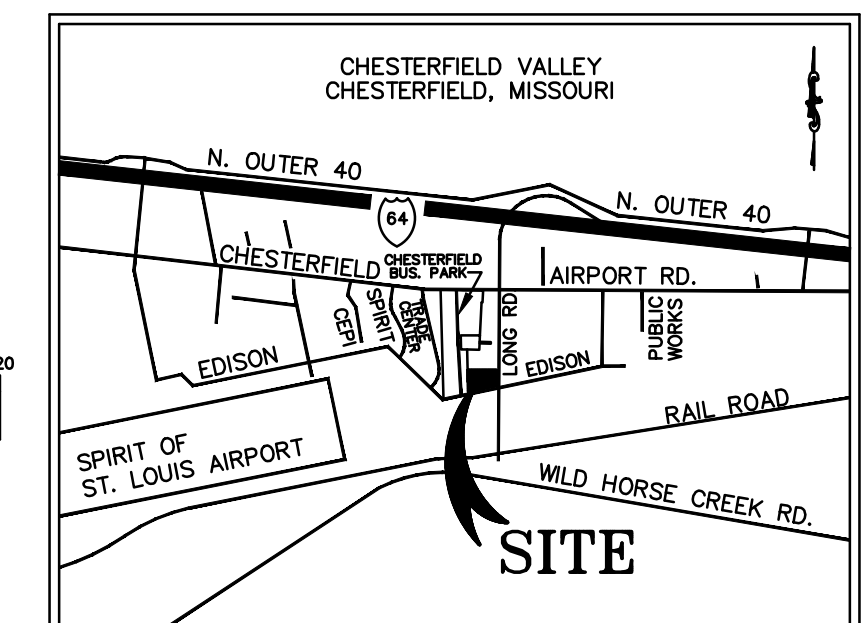




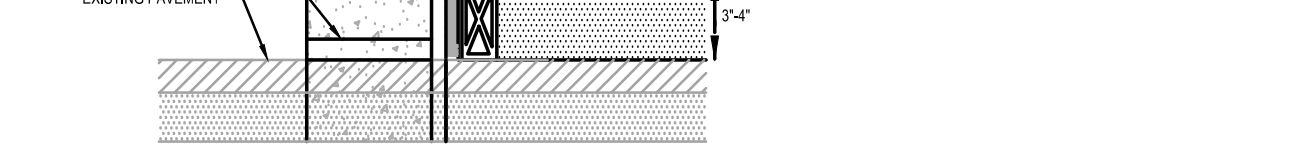
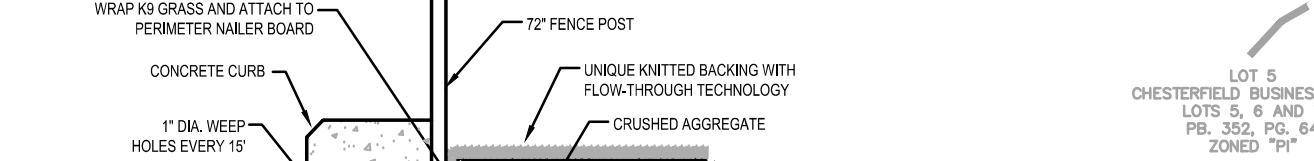


# 3rd AMENDED SITE DEVELOPMENT PLAN

OF THE RESUBDIVISION OF "LOT A OF TOWER CENTER LOT A AND PART OF OUTLOT B" AS RECORDED IN PLAT BOOK 356, PAGES 507 AND 508, LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.  
CURRENT ZONING: P.C. "PLANNED COMMERCIAL" PER ORDINANCE 2227



**BLACK ANODIZED ALUMINUM FENCE DETAIL (MATCH EXISTING)**  
72" FENCE  
48" FENCE



**LANDSCAPE PLANTER BOX**  
PLANTS FOR PLANTER  
CHECKING PINK, PURPLE BEAUTY



**TREE SCHEDULE**

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	HEIGHT
LIRIODENDRON TULIPIFERA	TULIP POPLAR	1	2.5"	60'+
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2	2.5"	25'-30'

**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- 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.
- PARKING CALCULATIONS:  
RETAIL CENTER (UNDER 40,000 SF, 0-10% RESTAURANT USE)  
4.0 SPACES PER 1000 SF. OF GROSS FLOOR AREA  
(TOTAL AREA=17,327 S.F.)  
STANDARD 9'x19' = 66 SPACES = 78 SPACES  
HANDICAP = 3 SPACES = 4 SPACES  
TOTAL = 69 SPACES = 82 SPACES  
LOADING = 1 SPACE = 2 SPACES
- OPEN SPACE CALCULATIONS:  
PARKING/DRIVES AREA = 43,943 S.F. (36.70%)  
BUILDING AREA = 17,327 S.F. (14.47%)  
OPEN SPACE = 58,479 S.F. (48.83%)  
SITE AREA = 119,749 S.F. (100%)
- FLOOR/AREA RATIO: 17,327/98,738 = 0.18
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD MISSOURI.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADA RAMPS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
- THIS SITE IS LOCATED IN ZONE "X", AREAS OF 500 YEAR FLOOD: AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM F.I.R.M. NO. 29180C0140H - 8/2/95 (LOMR 04/17/00) ALSO, THIS SITE IS LOCATED WITHIN ZONE "AH", AREAS OF 100 YEAR FLOOD: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) TAKEN FROM F.I.R.M. NO. 29180C0140H - 8/2/95 (LOMR 04/17/00) 100YR FLOOD ELEVATION = 458.00
- ON-SITE LIGHT STANDARDS SHALL NOT EXCEED 16 FEET IN HEIGHT. ON-SITE LIGHTS SHALL BE POSITIONED NOT TO CAST DIRECTLY ON ADJACENT PROPERTIES AND LIGHT WILL NOT BE CAST ON PUBLIC ROADWAYS. LIGHT STANDARDS WILL BE OF THE SAME TYPE AND STYLE AS THOSE USED IN THE DEVELOPMENT.
- LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCE(S) AND GUIDELINE(S).
- BE ADVISED, ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND, EXCEPT THOSE OVERHEAD DISTRIBUTION FEEDER LINES NECESSARY TO SERVE THE SUBDIVISION AND IN LOCATIONS AS APPROVED BY THE CITY.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- THERE SHALL BE NO OUTDOOR STORAGE OR SALE OF VEHICLES.
- PLANNING COMMISSION APPROVAL WAS CONDITIONAL UPON THE ADDITION OF LANDSCAPING IN PLACE OF THE SIDEWALK AT THE FRONT OF THE BUILDING AND THE ADDITION OF ARCHITECTURAL ARTICULATION TO THE FRONT ELEVATION OF THE BUILDING.
- TRASH AREA SHALL BE ENCLOSED BY A SIX (6) FOOT HIGH SIGHT-PROOF FENCE AS APPROVED BY THE PLANNING COMMISSION.
- A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON EAST WALL OF THE NORTHEAST CORNER OF 3,787 sq. ft. BUILDING TENANT SPACE WITHIN 75' OF A HYDRANT. A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON SOUTH SIDE OF BUILDING WITHIN 75' OF A HYDRANT. NO TREES, SCRUBS OR OTHER OBSTRUCTIONS SHALL BE WITHIN 6 FEET OF THE HYDRANT. EACH CONNECTION SHALL BE CLEARLY LABELED AS TOWARDS THE PORTION OF THE ENTIRE STRUCTURE IT SERVES. COORDINATE WORDING WITH MONARCH FIRE PROTECTION DISTRICT.
- THIS AMENDED SITE PLAN WAS ORIGINALLY RECORDED IN BOOK 352, PAGE 624 AUGUST 20, 2004, AND MORE RECENTLY IN BOOK 362, PAGE 298 AUGUST 6, 2014.
- A SHARED PARKING AGREEMENT HAS BEEN ESTABLISHED BETWEEN THE LOT "AA" AND "BB" PROPERTY OWNERS.



PLANNING AND DEVELOPMENT SERVICES DIVISION  
SCRIPT FOR A 3rd AMENDED SITE DEVELOPMENT PLAN

MASE L.L.C., THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03.

O.A.C. (APPLICABLE SUBSECTION) "PC" - PLANNED COMMERCIAL DISTRICT OF CITY OF CHESTERFIELD

UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): \_\_\_\_\_  
(NAME TYPED): \_\_\_\_\_

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE MANAGING MEMBER OF G.H.H. INVESTMENTS, L.L.C. A CORPORATION IN THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID MICHAEL HEJNA ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREED ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS COUNTY, MISSOURI THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC  
PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

This 3rd Amended Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the Chairperson of said Commission, authorizing the recording of this 3rd Amended Site Development Plan, pursuant to Chesterfield Ordinance 200, as attested by the Director of Development Services and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI

By: Justin Wyse, Director of Development Services

By: Vickie Hass, City Clerk

**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

**ABBREVIATIONS**

C.O. - CLEANOUT  
DB. - DEED BOOK  
E - ELECTRIC  
FL - FLOWLINE  
FT - FEET  
FND. - FOUND  
G - GAS  
M.H. - MANHOLE  
N/F - NOW OR FORMERLY  
PB. - PLAT BOOK  
PG. - PAGE  
P.V.C. - POLYVINYL CHLORIDE PIPE  
R.C.P. - REINFORCED CONCRETE PIPE  
SQ. - SQUARE  
T - TELEPHONE CABLE  
V.C.P. - VETRIRED CLAY PIPE  
W - WATER  
(86"W) - RIGHT-OF-WAY WIDTH

**PROPERTY DESCRIPTION (LOT AA)**

A tract of land being Part of Adjusted Lot A of Tower Center Lot A and Part of Outlot B, a subdivision as recorded in Plat Book 353 Page 20 and 21 of the Recorder of Deeds Office in St. Louis County, Missouri, located in U.S. Survey 1010, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the Northeast corner of above said Adjusted Lot A, said point also being located on the Westerly line of Long Road, (variable width); thence along said Westerly line South 01 degrees 25 minutes 42 seconds West 25 minutes 42 seconds West 153.97 feet to a point on a non-tangent curve to the right for which the radius point bears North 69 degrees 43 minutes 13 seconds West 134.00 feet; thence along said curve with a chord which bears South 42 degrees 14 minutes 48 seconds West 100.25 feet an arc length of 102.75 feet to a point on the Northernly line of Edison Avenue (variable width); thence along said Northernly line South 76 degrees 36 minutes 05 seconds West a distance of 258.13 feet to a point on the Easterly line of Chesterfield Business Parkway, (variable width); thence along said Easterly line the following courses and distances: North 03 degrees 02 minutes 18 seconds West a distance of 7.12 feet; South 78 degrees 36 minutes 05 seconds West a distance of 1.28 feet to a point of curvature to the left for which the radius point bears South 13 degrees 23 minutes 55 seconds East 102.03 feet; thence along said curve with a chord which bears South 76 degrees 29 minutes 19 seconds West 4.05 feet an arc length of 4.05 feet to a point of reverse curvature to the right for which the radius point bears North 13 degrees 37 minutes 28 seconds West 43.00 feet; thence along said curve with a chord which bears North 59 degrees 25 minutes 19 seconds West 59.96 feet an arc length of 66.35 feet to a point of tangency; North 13 degrees 13 minutes 11 seconds West a distance of 59.90 feet; North 03 degrees 16 minutes 41 seconds West a distance of 117.79 feet; thence departing last said Easterly line the following courses and distances: North 03 degrees 02 minutes 21 seconds East 68.51 feet; North 03 degrees 02 minutes 18 seconds West 89.94 feet; South 88 degrees 34 minutes 21 seconds East 137.30 feet; South 01 degrees 25 minutes 38 seconds West 19.00 feet; South 88 degrees 34 minutes 22 seconds East 30.54 feet; South 01 degrees 25 minutes 38 seconds East 58.99 feet; South 88 degrees 34 minutes 22 seconds East 94.51 feet; North 01 degrees 25 minutes 39 seconds East 73.32 feet and South 88 degrees 34 minutes 21 seconds East 74.17 feet to the POINT OF BEGINNING and containing 87,698 square feet or 2.013 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 21, 2005.

**ST. LOUIS COUNTY BENCHMARK**  
12-25 ELEV. 463.89 (N.G.V.D. 1929) U.S.G.S.  
"COPPER BOLT" LEADED IN THE TOP OF A 18" SQUARE STONE & SET ABOUT 3' UNDERGROUND, ACCESS TO WHICH IS HAD THROUGH AN IRON PIPE PROJECTING ABOUT 15" ABOVE GROUND & BEARING A MISSOURI RIVER COMMISSION STANDARD CAP; CAP ELEV. = 467.75  
LOCATION IS IN THE NORTHEAST CORNER OF A CEMETERY 60' WEST OF THE CENTERLINE OF LONG ROAD AND 185' SOUTH OF RAILROAD TRACK, 500' NORTH OF HIGHWAY CC

**SITE BENCHMARK**  
ELEV. = 464.58 (N.G.V.D. 1929) U.S.G.S.  
"O" IN OPEN ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF PROPOSED LOT 3

**PERTINENT DATA**

OWNER = MASE L.L.C.  
ZONING = PC - PLANNED COMMERCIAL DISTRICT  
ORDINANCE = 2227  
SITE ACREAGE = 2.013 Acres ± (LOT AA)  
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT = M.S.D.  
WATER SERVICE = BONHOMME CREEK  
GAS SERVICE = ST. LOUIS CO. WATER COMPANY  
ELECTRIC SERVICE = LACLEDE GAS COMPANY  
PHONE SERVICE = AMERENUE ELECTRIC COMPANY  
SITE ADDRESS = S.W.B.T.  
WUNNENBERG'S = 17701 EDISON AVE. CHESTERFIELD, MO 63005 PC, 20, GRIDS II-18, HH-18

**PREPARED FOR:**  
PETS & COMPANY  
C/O MEREDITH WEBB  
17701 EDISON AVENUE  
SUITE 104  
CHESTERFIELD, MO  
ZIP: 63005  
PH: (636) 697-3096

**SURVEYOR'S CERTIFICATION**

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this 3rd Amended Site Development Plan from record survey information only and does not represent a property boundary survey. This 3rd Amended Site Development Plan is a correct representation of all existing and proposed land divisions. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. L.S. NO. 222-D

**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

**PREPARED BY:**  
TOWER CENTER  
17701 EDISON AVE.  
CHESTERFIELD MISSOURI

**DATE:** 04/07/17

**STATE OF MISSOURI**  
GEORGE MICHAEL STOCK  
NUMBER PE-2116  
07/21/2017

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

**REVISIONS:**

1	04/28/2017	- CITY COMMENTS
2	06/07/2017	- SITE REVISIONS
3	07/05/2017	- SITE REVISIONS
4	07/14/2017	- SITE REVISIONS
5	07/21/2017	- CITY COMMENTS

**3rd AMENDED SITE DEVELOPMENT SECTION PLAN**

SHEET NO: 1 of 1