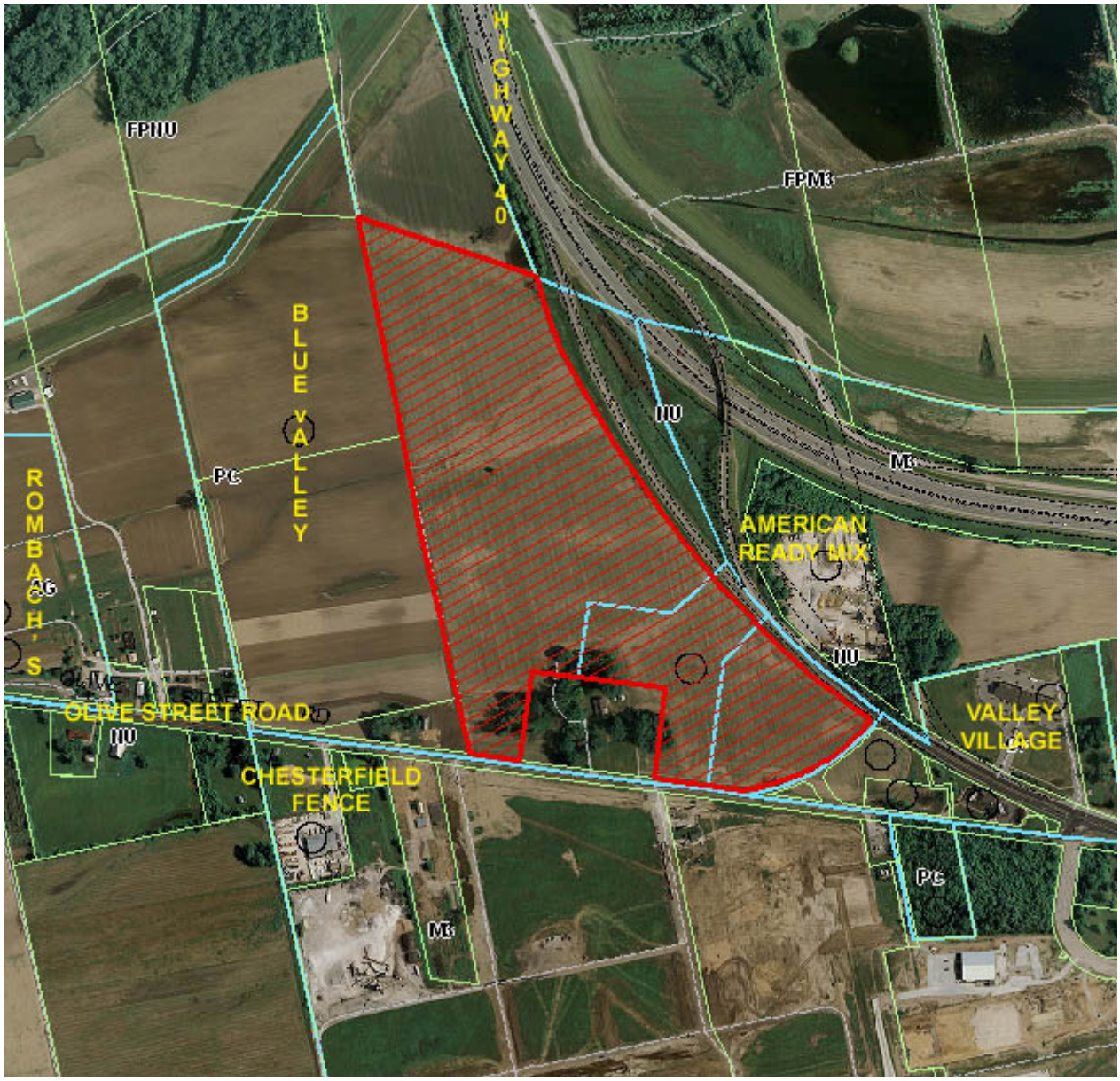
NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on August 27, 2007 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. 41-2007 Chesterfield Blue Valley , LLC (18394 Chesterfield Airport Road): A request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 75.063 acre tract of land located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, 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 Annissa G. McCaskill-Clay, Assistant Director of Planning by telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us.

CITY OF CHESTERFIELD
Maurice Hirsch, Chair,
Chesterfield Planning Commission

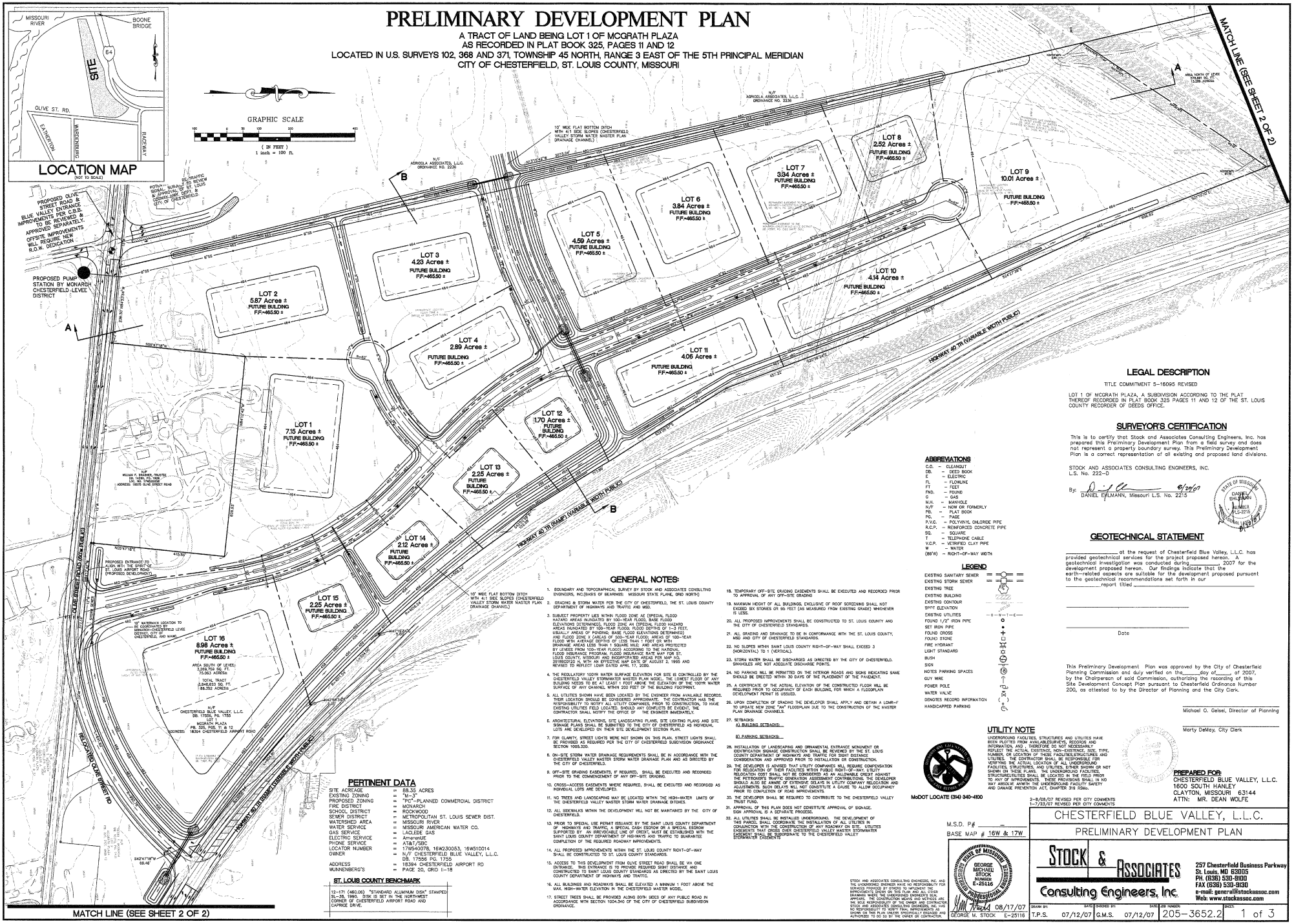
For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1 OF MCGRATH PLAZA AS RECORDED IN PLAT BOOK 325, PAGES 11 AND 12 OF THE ST. LOUIS COUNTY RECORDS, BEING LOCATEDI N U.S. SURVEYS 102,368 AND 371, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT 1 OF MCGRATH PLAZA
AS RECORDED IN PLAT BOOK 325, PAGES 11 AND 12
LOCATED IN U.S. SURVEYS 102, 368 AND 371, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGAL DESCRIPTION

TITLE COMMITMENT 5-16095 REVISED

LOT 1 OF MCGRATH PLAZA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 325 PAGES 11 AND 12 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan from a field survey and does not represent a property boundary survey. This Preliminary Development Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: _____ 6/29/07
DANIEL EHLMANN, Missouri L.S. No. 2215

STATE OF MISSOURI DANIEL EHLMANN NUMBER PLS-2215 PROFESSIONAL LAND SURVEYOR

GEOTECHNICAL STATEMENT

_____ at the request of Chesterfield Blue Valley, L.L.C. has provided geotechnical services for the project proposed hereon. A geotechnical investigation was conducted during_____ 2007 for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our _____ report titled _____

_____

_____

_____
Date

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. – VETRIFIED CLAY PIPE
W – WATER
(66'W) – RIGHT-OF-WAY WIDTH

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

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARING: MISSOURI STATE PLANE, GRID NORTH)
2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
3. SUBJECT PROPERTY LIES WITHIN: FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED), FLOOD ZONE AH (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H, WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
4. THE REGULATORY 100YR WATER SURFACE ELEVATION FOR SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT.
5. 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
6. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
7. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.330.
8. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
9. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
10. CROSS-DRAINAGE EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
11. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PATHS.
12. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
13. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
14. ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
15. ACCESS TO THIS DEVELOPMENT FROM OLIVE STREET ROAD SHALL BE VIA ONE ENTRANCE. THIS ENTRANCE IS TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
16. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
17. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF ANY PUBLIC ROAD IN ACCORDANCE WITH SECTION 1004.340 OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
18. TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING
19. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED SIX STORIES OR 85 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
20. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
21. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
22. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
23. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
24. NO PARKING WILL BE PERMITTED ON THE INTERIOR ROADS AND SIGNS INDICATING SAME SHOULD BE ERECTED WITHIN 30 DAYS OF THE PLACEMENT OF THE PAVEMENT.
25. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.
26. UPON COMPLETION OF GRADING THE DEVELOPER SHALL APPLY AND OBTAIN A LOMR-F TO UPDATE NEW ZONE "AH" FLOODPLAIN DUE TO THE CONSTRUCTION OF THE MASTER PLAN DRAINAGE CHANNELS.
27. SETBACKS:
    A) BUILDING SETBACKS:
    B) PARKING SETBACKS:
28. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
29. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
30. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY TRUST FUND.
31. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
32. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL SHALL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY ON SITE. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED OWNER(S) 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 ARE NOT THEIRS TO IMPLEMENT. THE OWNER(S) ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY THAT IMPROVEMENTS AS SHOWN ON THIS PLAN, UNLESS PERSONALLY ENGAGED, AND APPROVED TO DO SO BY THE OWNER OR CONTRACTOR.

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 DETERMINE THE EXISTENCE, VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES/UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE AWARDS THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

MoDOT LOCATE (314) 340-4100

This Preliminary Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the_____day of_____, of 2007, by the Chairperson of said Commission, authorizing the recording of this Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____
Michael O. Geisel, Director of Planning

_____
Marty DeMay, City Clerk

PERTINENT DATA

SITE ACREAGE	=	88.35 ACRES
EXISTING ZONING	=	"M-3"
PROPOSED ZONING	=	"PC"-PLANNED COMMERCIAL DISTRICT
FIRE DISTRICT	=	MONARCH
SCHOOL DISTRICT	=	ROCKWOOD
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA	=	MISSOURI RIVER
WATER SERVICE	=	MISSOURI AMERICAN WATER CO.
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AmerenUE
PHONE SERVICE	=	AT&T/SBC
LOCATOR NUMBER	=	17W540078, 16W230053, 16W510014
OWNER	=	N/F CHESTERFIELD BLUE VALLEY, L.L.C. DB. 17556 PG. 1755
ADDRESS	=	16394 CHESTERFIELD AIRPORT RD
WUNNENBERG'S	=	PAGE 20, GRID II-18

ST. LOUIS COUNTY BENCHMARK

12-171 (460.06) "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET IN THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

PREPARED FOR:
CHESTERFIELD BLUE VALLEY, L.L.C.
1600 SOUTH HANLEY
CLAYTON, MISSOURI 63144
ATTN: MR. DEAN WOLFE

2-8/08/07 REVISED PER CITY COMMENTS
1-7/23/07 REVISED PER CITY COMMENTS

M.S.D. P# _____
BASE MAP # 16W & 17W

GEORGE MICHAEL STOCK NUMBER E-25116 STATE OF MISSOURI PROFESSIONAL ENGINEER
08/17/07
GEORGE M. STOCK E-25116

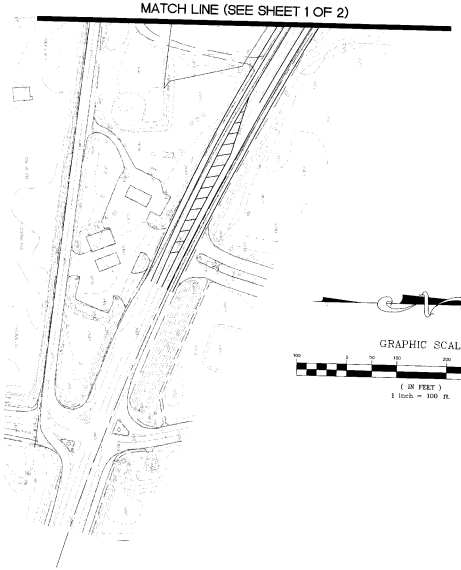
CHESTERFIELD BLUE VALLEY, L.L.C.

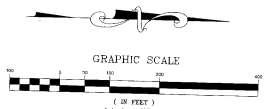
PRELIMINARY DEVELOPMENT PLAN

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:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
T.P.S.	07/12/07	G.M.S.	07/12/07	205-3652.2	1 of 3

O:\2054\PROJ\3652\3652SB-sheet1.dwg, 8/20/2007 8:03:30 AM, HP Designjet\HP135PC-L.pc3

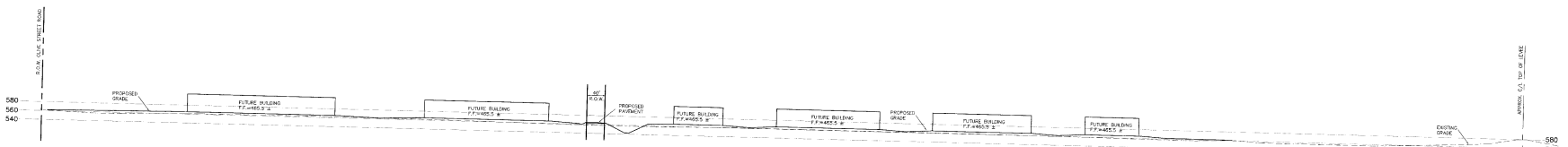




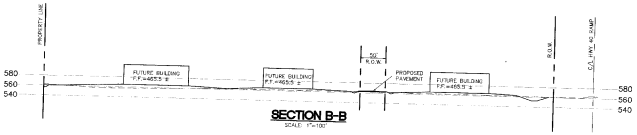
PROPERTY DESCRIPTION
AREA SOUTH OF LEVEE

A tract of land being part of Lot 1 of McGrath Plaza as recorded in Plat Book 325, Pages 11 and 12 of the St. Louis County records, being located in U.S. Surveys 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

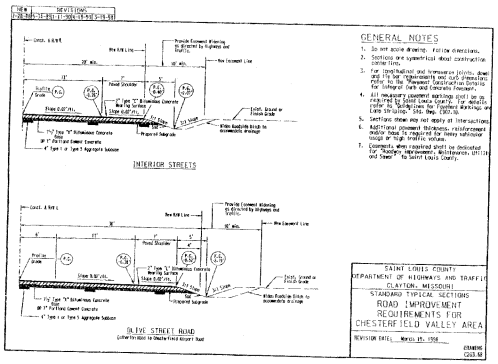
BEGINNING at a stone marking the Southwesterly corner of above said Lot 1 of McGrath Plaza, said point being the Southeasterly corner of a tract of land as conveyed to James R. Arendt, et al by Deed Book 17115 Page 1365 of the above said Records, thence along said common line of said McGrath Plaza and Arendt tract North 13 degrees 15 minutes 42 seconds West 3073.04 feet to the approximate centerline of a levee, thence along last said centerline the following courses and distances: North 34 degrees 20 minutes 48 seconds East 2.86 feet; North 34 degrees 07 minutes 57 seconds East 111.64 feet; North 33 degrees 47 minutes 33 seconds East 56.93 feet; North 34 degrees 00 minutes 30 seconds East 462.42 feet; and North 35 degrees 05 minutes 58 seconds East 57.78 feet to the Westerly right-of-way line of Missouri State Highway 40 TR; thence along last said Westerly right-of-way line the following courses and distances: South 21 degrees 10 minutes 10 seconds East 606.62 feet; South 24 degrees 27 minutes 38 seconds East 752.51 feet; South 20 degrees 36 minutes 24 seconds East 457.22 feet; South 32 degrees 06 minutes 57 seconds East 717.96 feet; South 42 degrees 52 minutes 58 seconds East 102.58 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 54 degrees 34 minutes 34 seconds East 4016.54 feet; thence along last said curve to the left an arc length of 508.24 feet to a point; thence North 47 degrees 19 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 47 degrees 19 minutes 34 seconds East 4011.54 feet; thence along last said curve to the left an arc length of 304.96 feet to a point; thence North 42 degrees 58 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 42 degrees 58 minutes 34 seconds East 4006.54 feet; thence along last said curve an arc length of 604.81 feet to the Northwesterly line of Relocated Olive Street Road (38 feet wide paper street) as established by above said McGrath Plaza; thence along the last said Northwesterly line of Relocated Olive Street Road the following courses and distances: South 42 degrees 47 minutes 18 seconds West 69.46 feet to a point of curvature; thence along a curve to the right having a radius of 952.78 feet an arc length of 641.62 feet to the Northerly line of aforesaid Olive Street Road, thence along last said Northerly line North 84 degrees 12 minutes 42 seconds West 377.14 feet to an iron pipe at the Southeasterly corner of property conveyed to William F. Brasher, Trustee by Deed Book 14298, Page 1926 of the above said Records, thence along the Easterly, Northerly and Westerly lines of the above said Brasher tract the following courses and distances: North 05 degrees 47 minutes 18 seconds East 415.56 feet; North 84 degrees 12 minutes 42 seconds West 628.93 feet; and South 05 degrees 47 minutes 18 seconds West 415.56 feet to an iron pipe on the Northerly line of aforesaid Olive Street Road; thence along said Northerly line; North 84 degrees 23 minutes 54 seconds West 236.30 feet to the POINT OF BEGINNING, and containing 3,269,760 square feet or 75.063 acres, more or less, according to calculations by Stock and Associates Consulting Engineers on May 3, 2007.

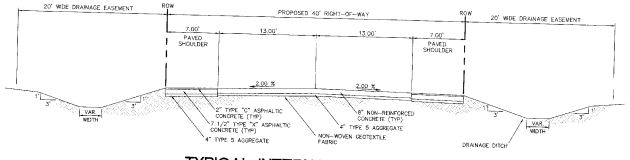


SECTION A-A
SCALE: 1"=100'

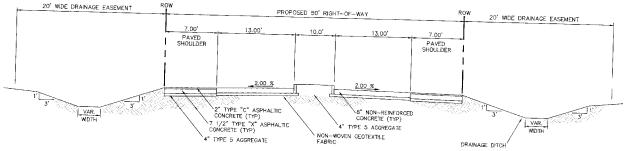


SECTION B-B
SCALE: 1"=100'





TYPICAL INTERNAL ROAD SECTION
SCALE= NTS (PER CITY OF CHESTERFIELD STANDARDS AND SPECIFICATIONS)



TYPICAL INTERNAL ROAD SECTION
SCALE= NTS (PER CITY OF CHESTERFIELD STANDARDS AND SPECIFICATIONS)

2-8/08/07 REVISED PER CITY COMMENTS
1-7/23/07 REVISED PER CITY COMMENTS

M.S.D. P# _____
BASE MAP # 16W & 17W

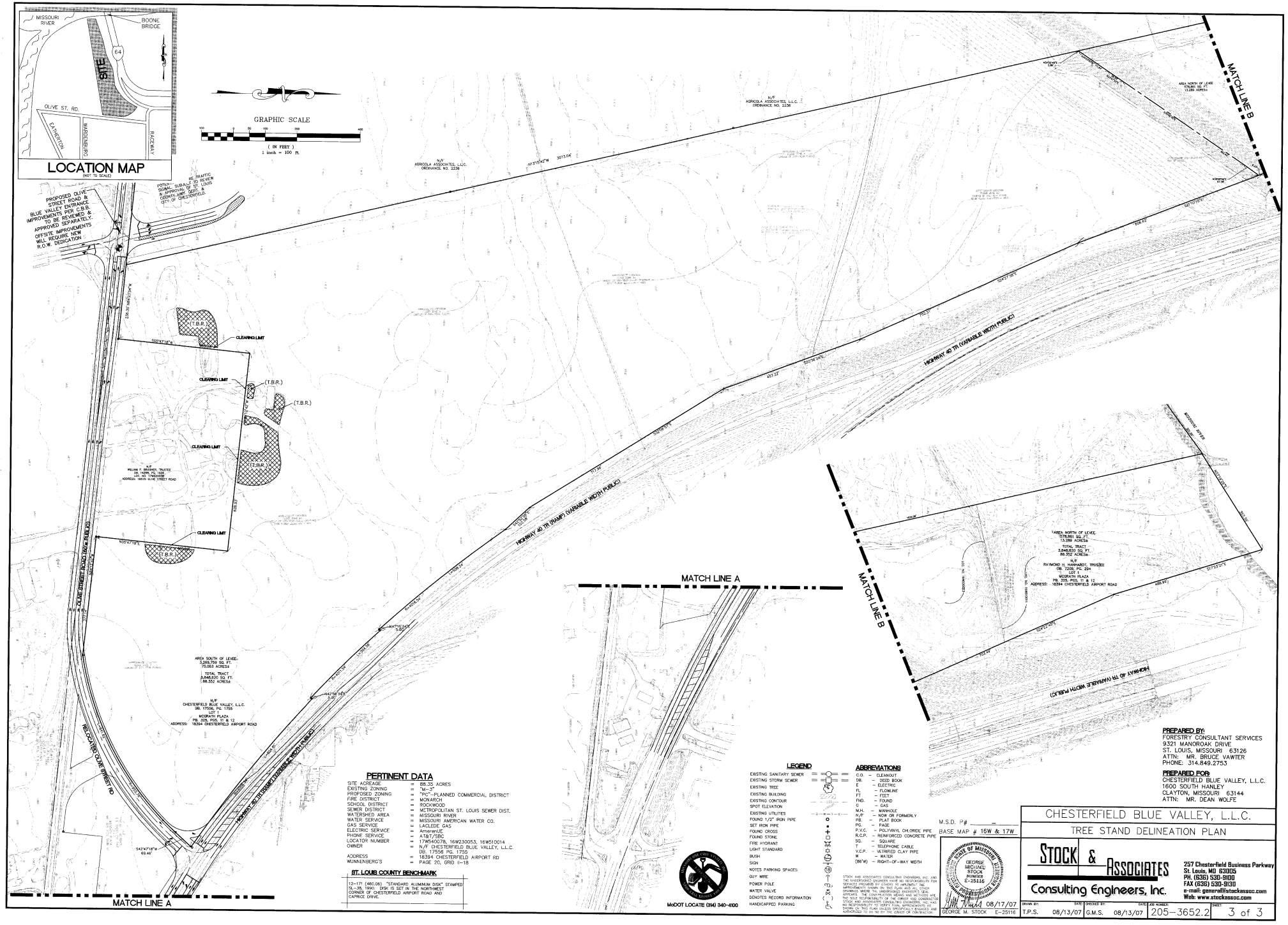
STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR ESTIMATES PROVIDED BY OTHERS TO IMPLEMENT THE RECOMMENDATIONS SHOWN ON THIS PLAN AND ALL OTHER DIMENSIONS. THE UNDERSIGNED ENGINEER'S SEAL APPEARS THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

CHESTERFIELD BLUE VALLEY, L.L.C.

PRELIMINARY DEVELOPMENT 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



PERTINENT DATA

SITE ACREAGE	=	88.35 ACRES
EXISTING ZONING	=	"M-3"
PROPOSED ZONING	=	"PC"-PLANNED COMMERCIAL DISTRICT
FIRE DISTRICT	=	MONARCH
SCHOOL DISTRICT	=	ROCKWOOD
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA	=	MISSOURI RIVER
WATER SERVICE	=	MISSOURI AMERICAN WATER CO.
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AmerenUE
PHONE SERVICE	=	AT&T/SBC
LOCATOR NUMBER	=	17W540078, 16W230053, 16W510014
OWNER	=	N/F CHESTERFIELD BLUE VALLEY, L.L.C. DB. 17556 PG. 1750
ADDRESS	=	16394 CHESTERFIELD AIRPORT RD
WUNNENBERG'S	=	PAGE 20, GRID I1-18

ST. LOUIS COUNTY BENCHMARK

12-171 (460.06) "STANDARD ALUMINUM DISK" STAMPED 5L-36, 1990. DISK IS SET IN THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

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. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH

M.S.D. P# _____
BASE MAP # 16W & 17W

MoDOT LOCATE (314) 340-4100

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE INFORMATION SHOWN ON THIS PLAN. THIS PLAN WAS DRAWN WHERE THE UNDERGROUND PROPERTY, IF ANY, APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NOT PERFORMED ANY SUBSURFACE INVESTIGATION AND SHOWS ON THIS PLAN UNLESS SPECIFICALLY REQUESTED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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

08/17/07
GEORGE M. STOCK E-25116

PREPARED BY:
FORESTRY CONSULTANT SERVICES
9321 MANOROAK DRIVE
ST. LOUIS, MISSOURI 63126
ATTN: MR. BRUCE VAWTER
PHONE: 314.849.2753

PREPARED FOR:
CHESTERFIELD BLUE VALLEY, L.L.C.
1600 SOUTH HANLEY
CLAYTON, MISSOURI 63144
ATTN: MR. DEAN WOLFE

CHESTERFIELD BLUE VALLEY, L.L.C.

TREE STAND DELINEATION 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:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
T.P.S.	08/13/07	G.M.S.	08/13/07	205-3652.2	3 of 3

C:\DRAWINGS\3652\3652-TREE DELINEATION.dwg, 8/17/2007 4:01:04 PM, HP 9000.pc3