

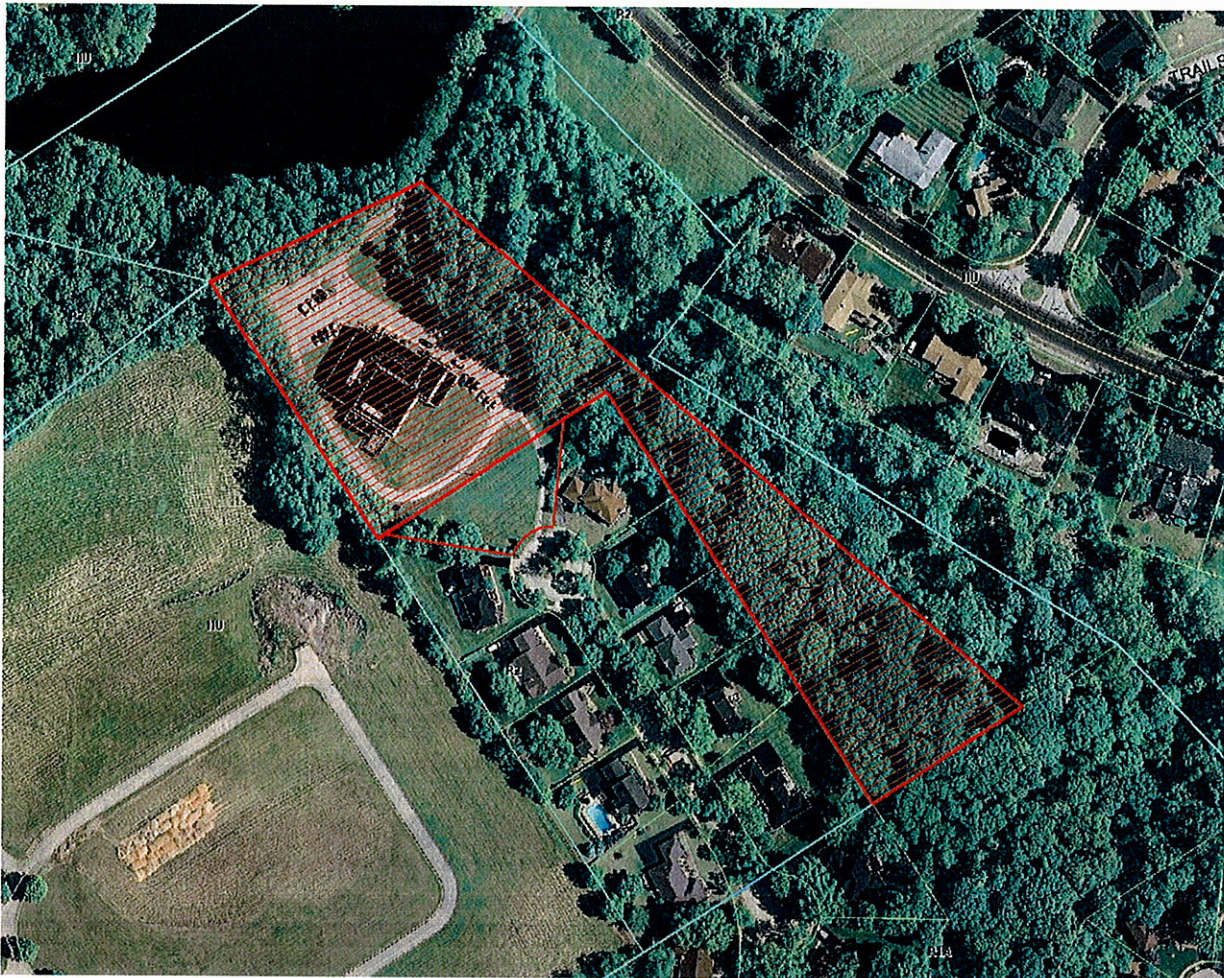
**IV. A.**

**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 September 8, 2008 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. 08-2008 Tpheris Israel Chevra Kadish Congregation:** A request for a change of zoning from "NU" Non-Urban to "R2" Residence District for a 4.94 acre tract of land located 14550 Ladue Road, west of the intersection of Ladue Road and Green Trails. (17R220443)



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 Anissa G. McCaskill-Clay, Lead Senior Planner by telephone at 636-537-4737 or by email at [amccaskill@chesterfield.mo.us](mailto: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](http://www.Chesterfield.mo.us)

AMENDED SITE DEVELOPMENT PLAN  
 TIPHERIS ISRAEL CHEVRA KADISHA SYNAGOGUE

A Tract of land being  
 LOT A AND LOT 11 OF  
 BRAYHILL COURT  
 SITUATED IN U.S. SURVEY 1911 & 415  
 TOWNSHIP 45 NORTH, RANGE 4 EAST  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

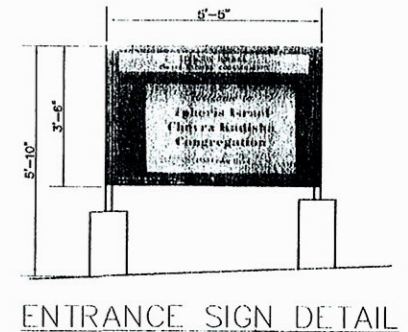
GENERAL NOTES:

1. Site address is 14560 Ladue Road, Chesterfield, Missouri 63017
2. Tract is currently zoned NU Non-Urban and R2 Single Family Residential Districts.
3. Tract is identified by St. Louis County Locator Numbers: 17 R 22 0443 and 17 R 22 0393
4. Current owner: Tpheris Israel Chevra Kadisha Congregation
5. Site is served by the following utility companies:
  - a. Metropolitan St. Louis Sewer District
  - b. Ameron UE
  - c. Laclede Gas Company
  - d. Southwestern Bell Telephone
  - e. Missouri American Water Company
6. Fire Protection is provided by the Monarch Fire Protection District.
7. Tract lies within the Parkway School District.
8. All construction shall be in accordance with City of Chesterfield and Metropolitan St. Louis Sewer District standards and specifications.
9. No additional detention shall be provided with this plan.
10. A Soils report shall be submitted with the results of soil conditions, subsurface rock and water table information prior to the commencement of the grading operation.
11. Contours are USGS.
12. A Landscape plan shall be submitted as a separate plan by others.
13. A Lighting plan shall be submitted as a separate plan by others.
14. This tract does not lie in any Special Flood Hazard Area.

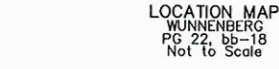
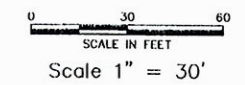
BUILDING AREA Calculations:  
 Existing Building Footprint = 12,973 s.f.  
 Proposed Addition Footprint = 5,115 s.f.  
 TOTAL FOOTPRINT = 18,088 s.f.

FLOOR AREA RATIO Calculations:  
 Total Area of Tract = 5.380 Acres (234,353 s.f.)  
 Total Floor Area = 0.415 Acres (18,088 s.f.)  
 F.A.R. = 18,088 / 234,353 = 0.0771 (7.71%)

GREEN SPACE Calculations:  
 Total Area of Tract = 5.380 Acres (234,353 s.f.)  
 Total Green Space provided = 3.779 Acres (164,606 s.f.) = 70.25%



ENTRANCE SIGN DETAIL



LOCATION MAP  
 WUNNENBERG  
 PG 22, bp-18  
 Not to Scale



N/F  
 Chesed Shel Emeth Society  
 D.B.6292 Pg.506  
 Loc#17R210112

N/F  
 Singh Gurcharan J Harjeet K  
 D.B.7586 PG.226  
 Loc#17R220382

LOT 11  
 0.45 ACRES  
 19,537 SQ. FT.  
 Zoned: R-2

LOT A  
 4.93 ACRES  
 214,960 SQ. FT.  
 Zoned: NU

N/F  
 Tpheris Israel Chevra Kadisha Cong  
 D.B.6419 PG.2325  
 Loc#17R220443

COMBINED PARCEL  
 5.38 ACRES

N/F  
 Village of Green Trails Trustees  
 D.B.6838 PG.1821  
 Loc#17R240216

N/F  
 Tpheris Israel Chevra Kadisha Cong  
 D.B.6419 PG.2325  
 Loc#17R220443

N/F  
 Cheng Brian K Ludy K  
 D.B.10252 PG.2476  
 Loc#17R220407

Call Before you DIG  
 TOLL FREE  
 1-800-344-7483  
 MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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 319, RSMO.

PARKING REQUIREMENTS

340 seats	@ 1 ps/4 seats	= 85
1 Office / admin.	@ 1 sp/office	= 1
1 Office / Rabbi	@ 1 sp/office	= 1
6 Classrooms	@ 1 sp/classroom	= 6
<b>TOTAL PARKING REQUIRED</b>		<b>= 93</b>
<b>TOTAL PARKING PROVIDED</b>		<b>= 94</b>

\* Includes 4 handicapped spaces

LEGEND

EXISTING	PROPOSED
576	CONTOURS (570)
—	SANITARY SEWER
—	STORM SEWER
⊙	MANHOLE
⊞	CATCH BASIN
⊞	FLARED END SECTION

This is to certify that this plot is a correct representation of all existing and proposed land divisions and has been prepared from plats and deeds of record

David A. Colvin, M.P.L.C. #E-19276

Prepared for: TIPHERIS ISRAEL CHEVRA KADISHA CONGREGATION  
 Design: [Signature]  
 Drawn: [Signature]  
 Checked: [Signature]  
 Date: [Signature]  
 Project: [Signature]  
 Sheet: [Signature]

Tpheris Israel Chevra Kadisha Synagogue  
 TREE STAND DELINEATION

June 15, 2005 Rev. March 14, 2008

Tree Stand Delineation Prepared by: Skip Kincaid & Associates

Tree Specialist: Meredith McAvoy (certified arborist MW-4223)

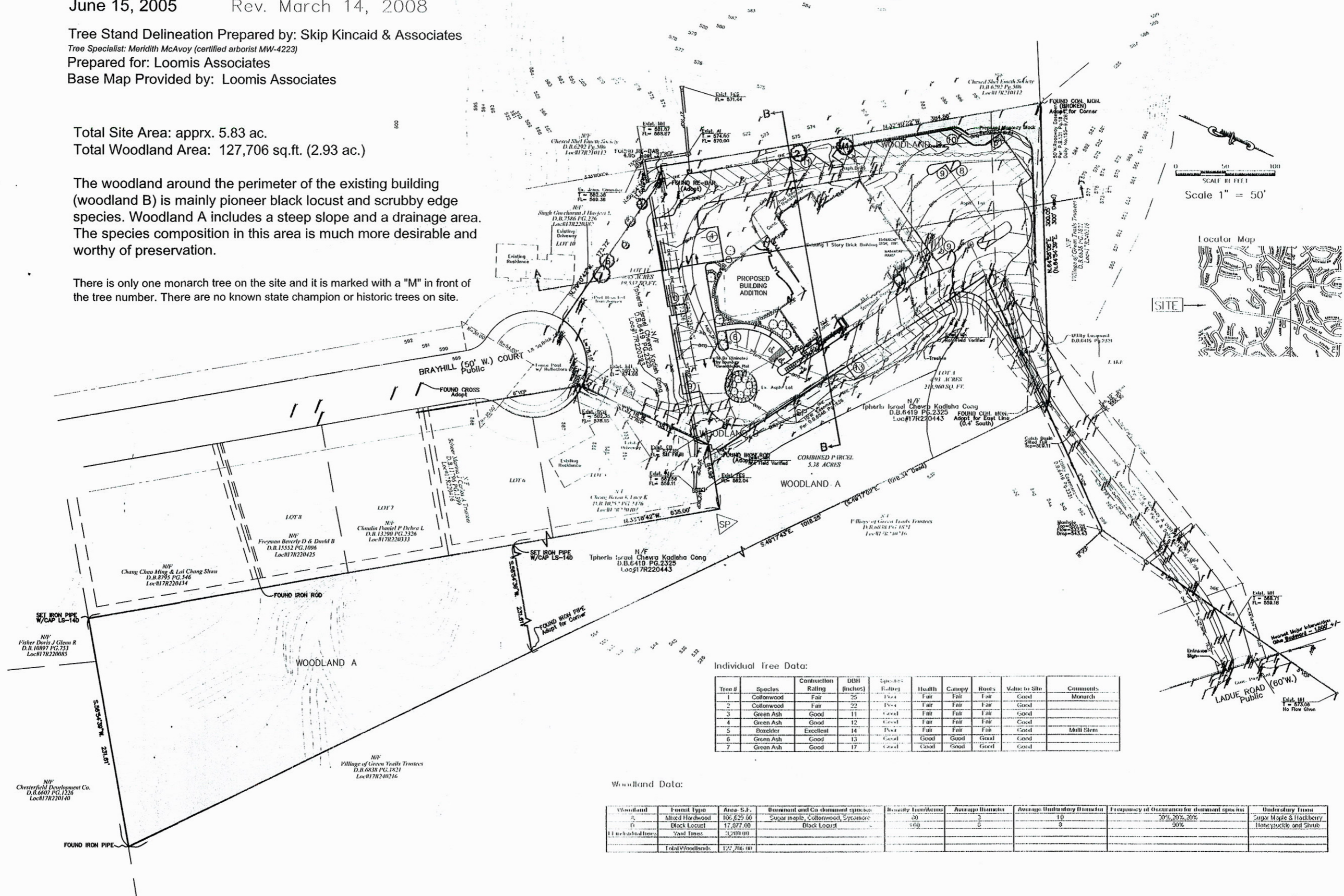
Prepared for: Loomis Associates

Base Map Provided by: Loomis Associates

Total Site Area: apprx. 5.83 ac.  
 Total Woodland Area: 127,706 sq.ft. (2.93 ac.)

The woodland around the perimeter of the existing building (woodland B) is mainly pioneer black locust and scrubby edge species. Woodland A includes a steep slope and a drainage area. The species composition in this area is much more desirable and worthy of preservation.

There is only one monarch tree on the site and it is marked with a "M" in front of the tree number. There are no known state champion or historic trees on site.



Individual Tree Data:

Tree #	Species	Condition Rating	DBH (Inches)	Species	Health	Canopy	Roots	Value to Site	Comments
1	Collonwood	Fair	25	15A	Fair	Fair	Fair	Good	Monarch
2	Collonwood	Fair	22	15A	Fair	Fair	Fair	Good	
3	Green Ash	Good	11	15A	Fair	Fair	Fair	Good	
4	Green Ash	Good	12	15A	Fair	Fair	Fair	Good	
5	Bovelder	Excellent	14	15A	Fair	Fair	Fair	Good	Multi Stem
6	Green Ash	Good	13	15A	Good	Good	Good	Good	
7	Green Ash	Good	17	15A	Good	Good	Good	Good	

Woodland Data:

Woodland	Forest Type	Area - S.F.	Dominant and Co-dominant species	Density Trees/Acre	Average Diameter	Average Understory Diameter	Frequency of Occurrence for dominant species	Understory Trees
A	Mixed Hardwood	106,629.00	Sugar maple, Collonwood, Sycamore	30	3	10	20%, 20%, 20%	Sugar Maple & Hardberry
B	Black Locust	17,877.00	Black Locust	100	2	8	90%	Honeysuckle and Shrub
C	Wooded Area	1,200.00						
	Total Woodlands	127,706.00						

DAVID W. VINTNER  
 8/15/08