

IV. B.

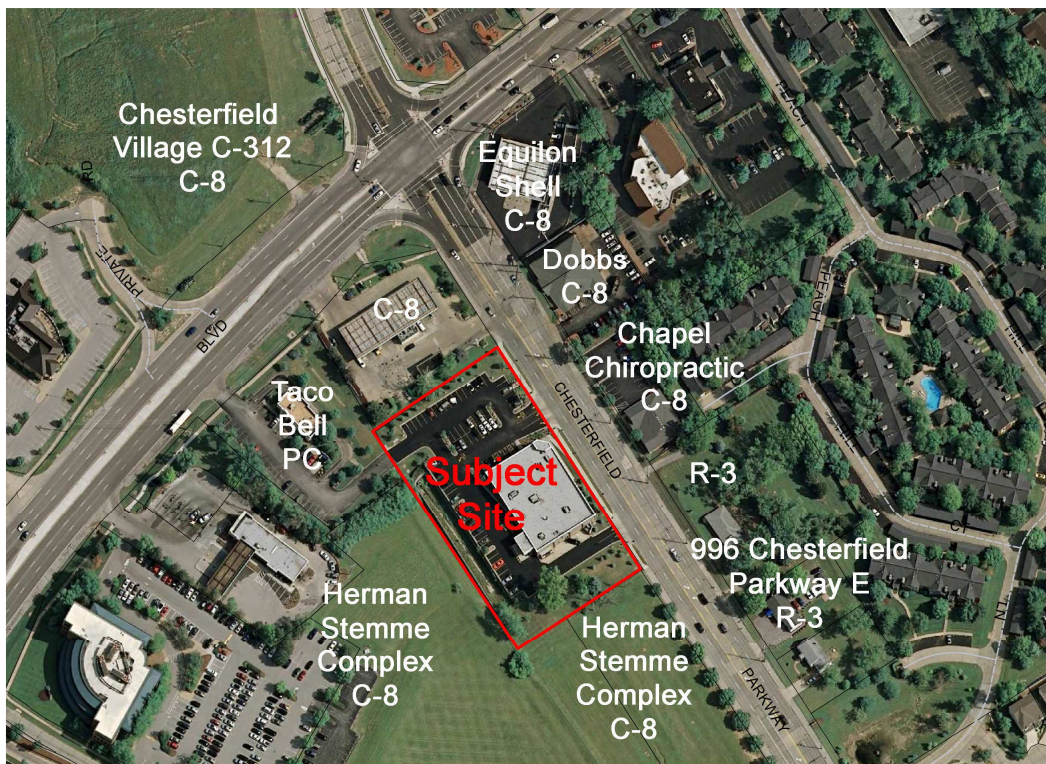
NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, September 8, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.): a request for an amendment to City of Chesterfield Ordinance 1863 to allow for an additional use for a 2.08 acre tract of land zoned "PC" Planned Commercial District located on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard. (18S240476)

Proposed Use: (x) Medical offices

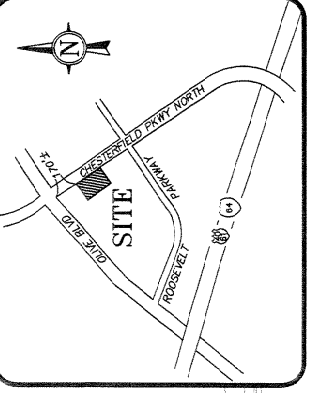


Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

Description of Property

Tracts of land situated in the City of Chesterfield, the County of St. Louis and the State of Missouri, being in all of Lot 2 of Texaco Schoeltier Subdivision as recorded in Plat Book 309, page 30 of the Land Records of said St. Louis County and parts of Lot 8 of John Long Estates Subdivision, Township 45 North, Range 4 East.



775

WALGREENS - CHESTERFIELD

SITE DEVELOPMENT PLAN

PARTS OF LOT 8 OF JOHN LONG ESTATE SUBDIVISION
 U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

775 PAGE 779
 BOOK 350 FILED FOR RECORD
 DEC. 4, 2002
 ATTORNEY: A. W. UICHECK
 RECORDED AT ST. LOUIS COUNTY MO
445

BASIS OF BEARING
 LOT 2C-2 OF THE RESUBDIVISION OF
 LOT 2C OF THE SUBDIVISION OF LOT 2
 OF HERMAN STEMME OFFICE PARK
 PLAT BOOK 247, PAGE 92



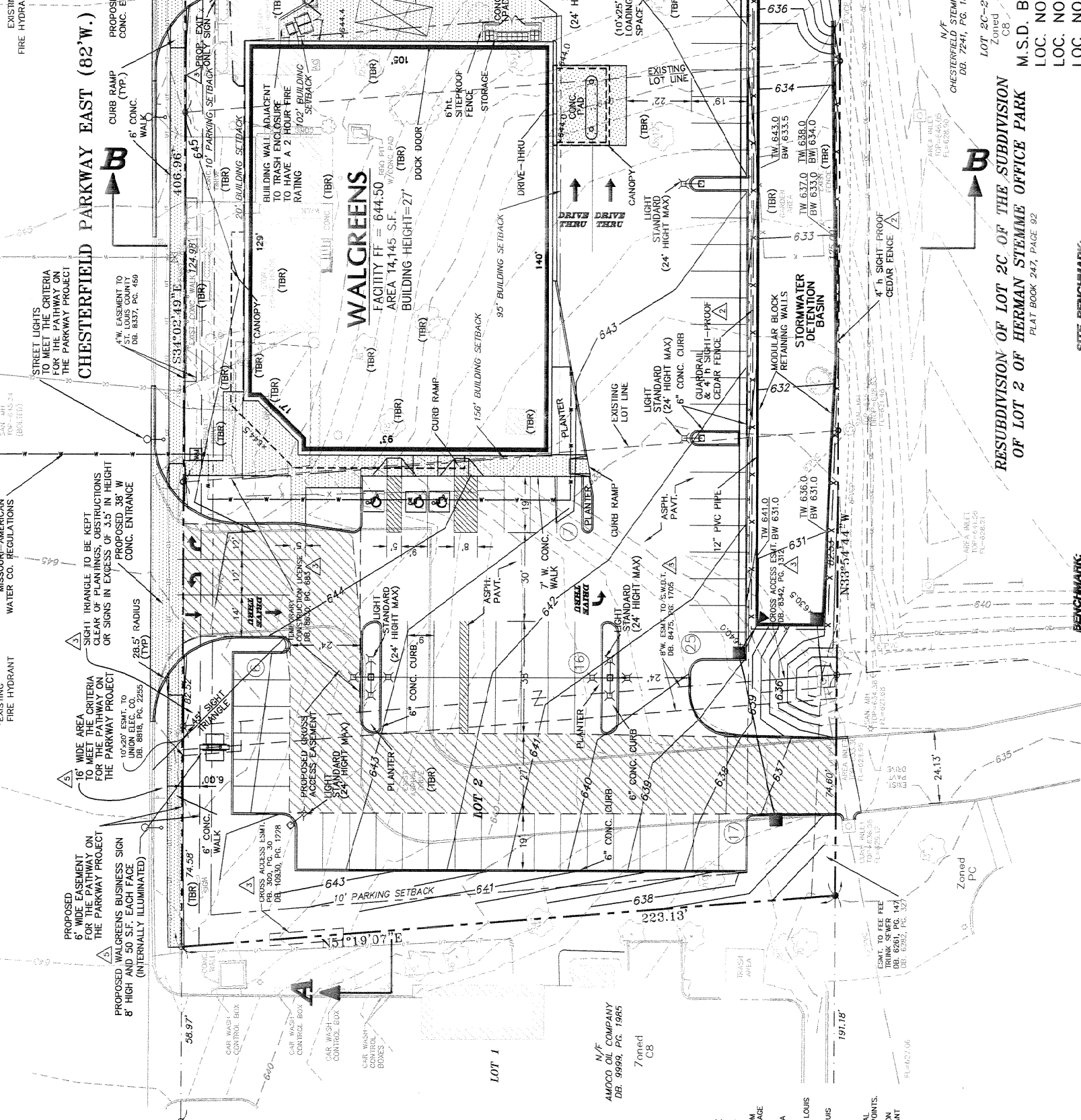
LEGEND

- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- WATER VALVE
- FIRE HYDRANT
- WATER LINE
- GAS METER
- GAS LINE
- STREET SIGN
- POST
- MAILBOX
- STORM DRAIN WITH AREA INLET
- SANITARY SEWER WITH MANHOLE
- FENCE, CHAIN LINK OR WIRE
- GUARDRAIL
- 1' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- SPOT ELEVATION
- BUSH OR SHRUB
- TREE W/APPROX. DIAMETER SIZE
- EXISTING ZONING LINE
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWERS
- PROPOSED STORM SEWERS

GENERAL NOTES:

1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT LOCATION OF ALL UTILITIES. NO WORK SHALL BE DONE IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM THE OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND PRESENTATION 401, CHAPTER 310 RSMo.
2. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
3. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD STANDARDS.
4. ALL GRADING AND DRAINAGE TO BE CONFORMANCE WITH ST. LOUIS COUNTY, MISSOURI AND CITY OF CHESTERFIELD STANDARDS.
5. NO SLOPES SHALL EXCEED 3% (HORIZONTAL) TO 1 (VERTICAL).
6. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
7. PROVIDE FIRE DEPT. CONNECTION FOR THE SPRINKLER SYSTEM ON THE NORTH SIDE OF THE BUILDING WITHIN 75' OF A FIRE HYDRANT ON-SITE. LIGHT STANDARDS SHOWN ARE SUBJECT TO A PHOTO-METRIC STUDY. LIGHT LOCATIONS SHALL BE CONSIDERED CONCEPTUAL.

PREPARED FOR:
KOMAN PROPERTIES
 8027 FORSYTH
 SUITE 100
 ST. LOUIS, MO. 63105
 (314) 727-8881
 CONTACT: TERRY BARNES



WALGREEN'S STORE - CHESTERFIELD (#7185)

SITE DEVELOPMENT PLAN

M.S.D. BASE MAP 18-S
 LOC. NO. 18S 24 0333
 LOC. NO. 18S 52 0712
 LOC. NO. 18S 52 0800
 LOC. NO. 18S 52 0866
 ZIP CODE 63017

RESUBDIVISION OF LOT 2C OF THE SUBDIVISION OF LOT 2 OF HERMAN STEMME OFFICE PARK

PLAT BOOK 247, PAGE 92

SITE BENCHMARK:
 MSD #12-157 - "50" ON THE CURB AT THE CENTER OF ROUNDING ALONG ISLAND; 60" WEST OF CENTERLINE OF OLIVE STREET ROAD AND 60" WEST OF CENTERLINE OF CHESTERFIELD VILLAGE PARKWAY. ELEVATION = 638.32

SITE BENCHMARK:
 TOP OF NUT OF FIRE HYDRANT, 37' NORTH OF CENTERLINE OF CHESTERFIELD PARKWAY NORTH AND 600' ± EAST OF CENTERLINE OF OLIVE BOULEVARD. ELEVATION = 646.07

GEOTECHNICAL NOTE:
 SC1: SOILS SAMPLED BY THE UNDERSIGNED ENGINEER HAVE NOT BEEN ANALYZED. THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER HAS BEEN AFFIXED AT THE REQUEST OF THE CLIENT. THE UNDERSIGNED ENGINEER HAS REVIEWED THE PLANS AND THAT IN HIS OPINION THE GRADING AND IMPROVEMENTS RELATIVE TO SLOPE ARE COMPATIBLE WITH THE SOIL AND GEOLOGICAL CONDITIONS AT THE SITE. AS DESCRIBED IN THE GEOLOGICAL REPORT FOR THE DEVELOPMENT OF LOT 2C OF THE SUBDIVISION OF LOT 2 OF HERMAN STEMME OFFICE PARK. THE UNDERSIGNED ASSUME NO RESPONSIBILITY FOR SERVICES BY OTHERS (PERSUASION TO RSMO 327.41)

CONSTRUCTION MEANS AND METHODS FOR IMPLEMENTATION OF THE GRADING PLAN SHALL BE LEFT TO THE DEVELOPER/CONTRACTOR. OBSERVATIONS OF THE DEVELOPER/CONTRACTOR'S COMPLIANCE WITH THE APPLICABLE SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR.



(Handwritten signature and notes)

DATE: 08/09/02
 TIME: 11:14 AM
 SHEETS: 1 OF 3
J. R. GARNINGS CONSULTING ENGINEERS, INC.
 1200 OLD TESSON ROAD
 ST. LOUIS, MO. 63128
 PH: (314) 848-0100
 FAX: (314) 848-0100
 E-MAIL: jr@jrginc.com

ENCORDED BY: C.B.
 DATE: 08/09/02
 TIME: 11:14 AM
 SHEETS: 1 OF 3