



VII. B.

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

September 2, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for September 8, 2008 will include the following item for your consideration:

Kraus Farm Office Center (Opus Northwest): A Site Development Concept Plan and Conceptual Landscape Plan for a 14.414 acre "PC" Planned Commercial District-zoned tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

Planning Commission:

Stock and Associates, on behalf of Opus Northwest, has submitted for your review and approval of a Site Development Concept Plan and Conceptual Landscape Plan for the above-referenced property. The Department of Planning and Public Works has reviewed this request and submits the following report.

Background

On June 16, 2008, the City of Chesterfield approved Ordinance 2462, which changed the zoning for the 14.414 acre subject tract from "NU" Non-Urban District to "PC" Planned Commercial District.

Submittal Information

The request is for two (2) lots which are proposed to be developed individually via Site Development Section Plans.

Departmental Input

The submittal is in compliance with all applicable City of Chesterfield Ordinances. The Department of Planning and Public Works requests action on the Site Development Concept Plan and Conceptual Landscape Plan.

Respectfully Submitted,



Annissa G. McCaskill-Clay, AICP
Lead Senior Planner

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director



PERTINENT DATA

| | |
|------------------|---|
| SITE ACREAGE | = 14.414 ± ACRES |
| EXISTING ZONING | = PC - PLANNED COMMERCIAL |
| LOCATOR NO. | = 19R530232 |
| SEWER DISTRICT | = METROPOLITAN ST. LOUIS SEWER DISTRICT |
| FIRE DISTRICT | = MANWACH FIRE PROTECTION |
| WATERSHED | = MISSOURI RIVER |
| SCHOOL DISTRICT | = PARKWAY DISTRICT |
| WATER SERVICE | = MISSOURI AMERICAN WATER COMPANY |
| GAS SERVICE | = LACLURE GAS |
| ELECTRIC SERVICE | = AMERENUE ELECTRIC |
| TRUNK. I.D. | = AT&T |
| | = 29185C0145 H (DATE AUG. 2, 1995) |

GENERAL NOTES

1. GRADING AND DRAINAGE BY R.O.W. PER MO. DEPARTMENT OF TRANSPORTATION, STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
2. THE LOCATION OF STORM AND SANITARY SEWER APPROXIMATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
3. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MO. & ST. LOUIS CO. ILL. DEPT. STANDARDS.
4. PROJECT I.D. SHALL HAVE A MAXIMUM AREA OF SEVENTY-FIVE (75) SQ. FT. A MAXIMUM HEIGHT OF TEN FEET.
5. PARKING SHALL BE AS REQUIRED BY SECTION 100.115 "OFF-STREET PARKING AND LOADING REQUIREMENTS" OF THE CITY OF CHESTERFIELD ZONING ORDINANCE.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY STOCK & ASSOC.
7. ALL EXISTING STRUCTURES AND PAVEMENTS ARE TO BE REMOVED FROM SITE.
8. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS DETERMINED TO BE OUTSIDE THE 500 YR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 218800145 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
9. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
10. ALL SIDEWALKS TO BE CONSTRUCTED TO SAINT LOUIS COUNTY ADA STANDARDS.
11. SERVICE APPROVAL IS A SEPARATE PROCESS.
12. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MO. STANDARDS.
13. NO STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
14. ALL SIDEWALKS SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE PROPOSED ROADWAY IMPROVEMENTS.
15. PREVIOUS LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE PROPOSED ROADWAY IMPROVEMENTS.
16. PROVIDE A SIDEWALK CONFORMING TO ONE-HALF OF A 7' RIGHT-OF-WAY AND A 2' PAVEMENT.
17. PROVIDE A SIDEWALK CONFORMING TO SAINT LOUIS COUNTY ADA STANDARDS ADJACENT TO CONWAY ROAD.
18. ADJUST ALL WOOD UNDERGROUND FACILITIES TO THE PROPER DEPTH/ELEVATION.

RECORD INFO

| | |
|----------|---|
| 07/01/08 | SITE DEVELOPMENT CONCEPT AND SECTION PLAN SUBMITTAL |
| 07/25/08 | SITE DEVELOPMENT CONCEPT PLAN REVISION |
| 08/14/08 | SITE DEVELOPMENT CONCEPT PLAN REVISION |

PROJECT INFO

| | |
|----------------|----------|
| PROJECT NUMBER | 207-4220 |
| DATE | 07/01/08 |
| PROJECT NUMBER | |
| DRAWN BY | E.J.F. |
| CHECKED BY | G.M.S. |

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• Electronic files may not accurately reflect the final as-built conditions. It is the responsibility of the user to verify all layouts, dimensions and other related information.

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Prepared for

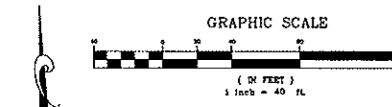
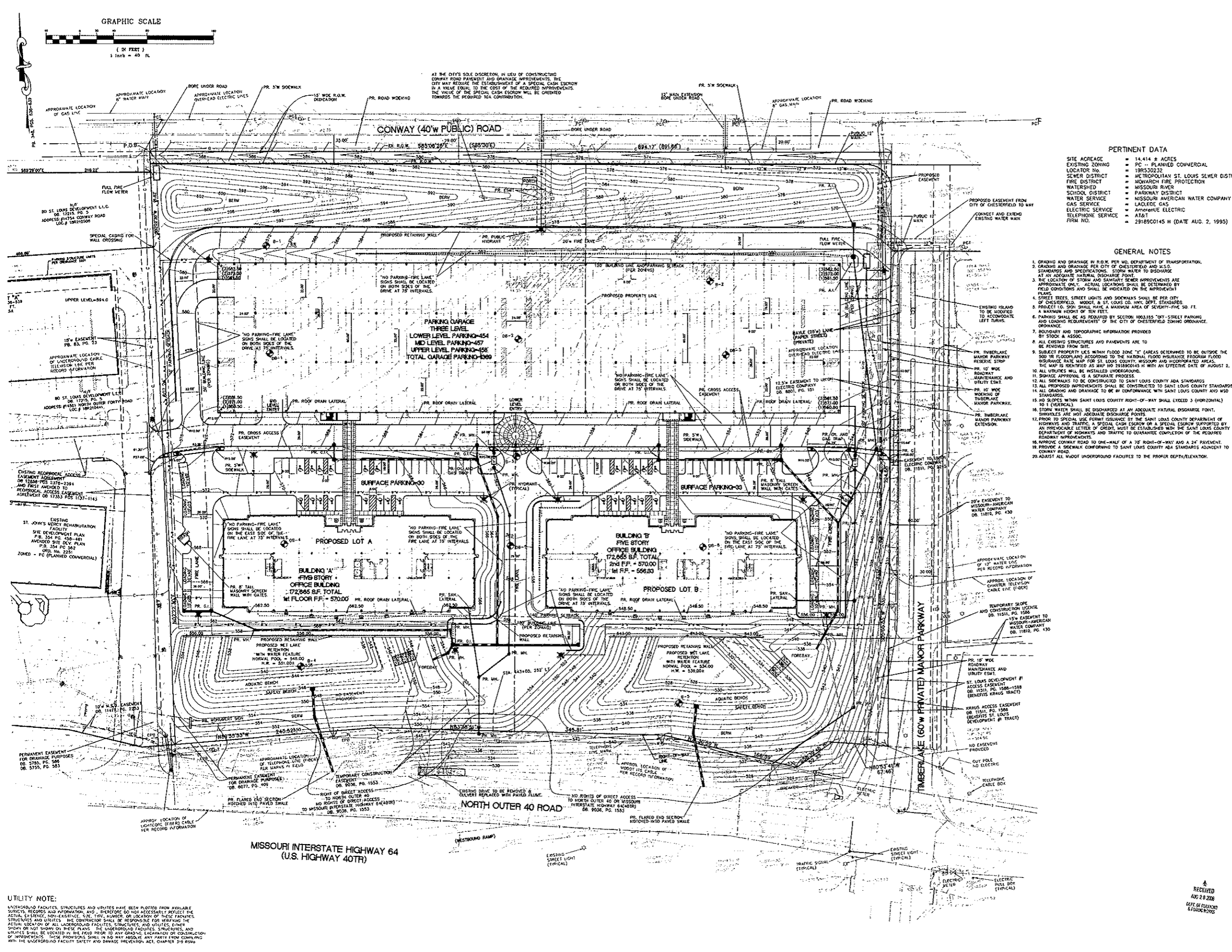
 Opus Northwest I.L.C.
 One North Broadway
 Suite 810
 Cheyenne, WY 82001
 314-794-7800
 314-794-7801 Fax

PROJECT
OPUS I and II
 at **KRAUS FARM**
 OFFICE CENTER

15551 North Outer 40 Road
 Chesterfield, MO 63017

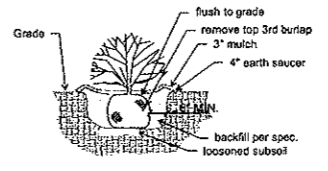
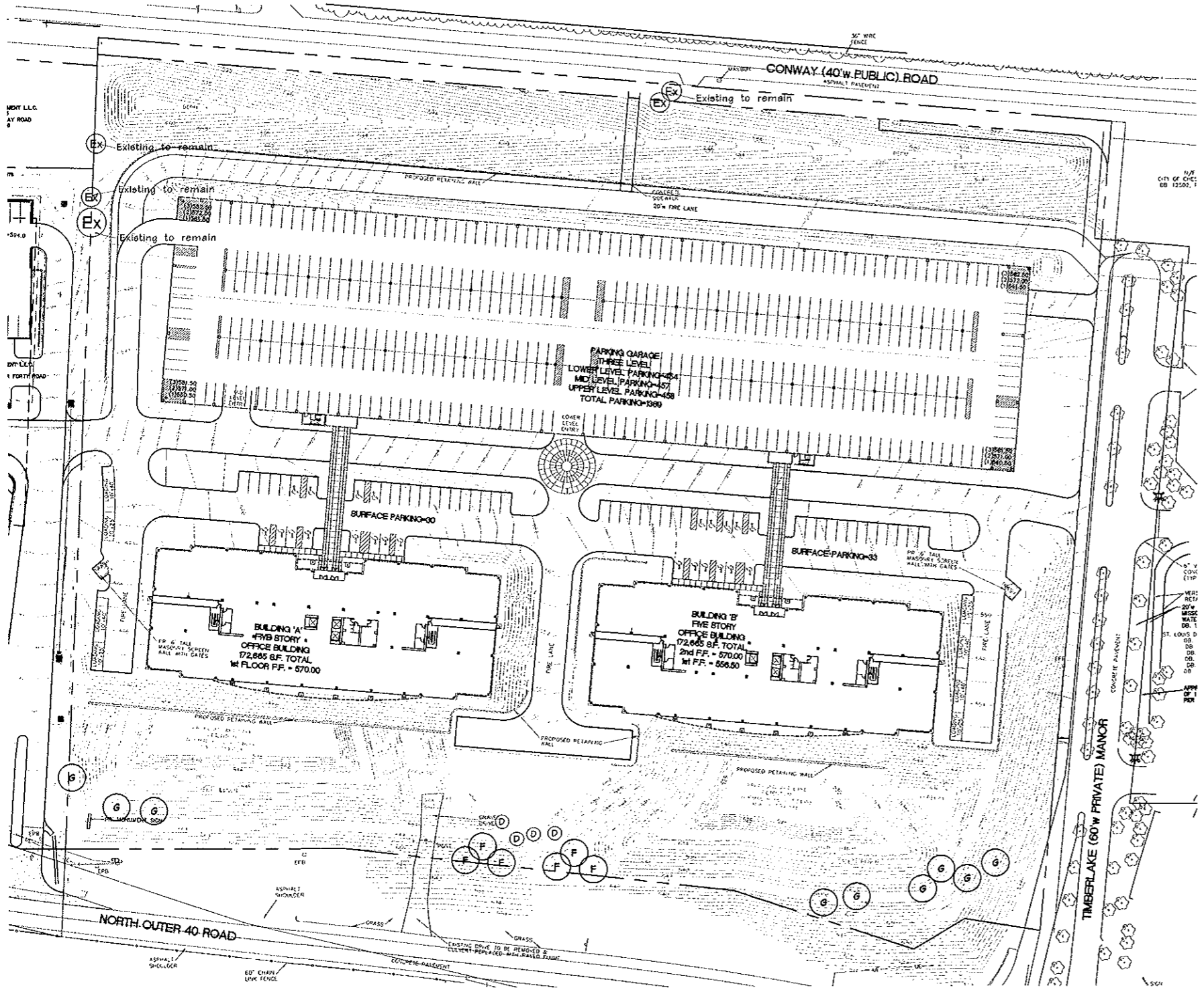
SHEET FILE
SITE CONCEPT PLAN

SHEET NUMBER
C2.0



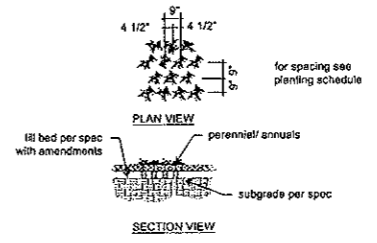
AT THE CITY'S SOLE DISCRETION, IN LIEU OF CONSTRUCTING COMPANY ROAD PAVEMENT AND DRAINAGE IMPROVEMENTS, THE CITY MAY REQUIRE THE ESTABLISHMENT OF A SPECIAL CASH ESCROW IN A VALUE EQUAL TO THE COST OF THE REQUIRED IMPROVEMENTS. THE VALUE OF THE SPECIAL CASH ESCROW WILL BE CREDITED TOWARDS THE REQUIRED TCA CONTRIBUTION.

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 ARE THE RESPONSIBILITY OF THE USER. THE USER SHALL VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER THROUGH OR NOT THROUGH THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED BY FIELD SURVEY TO AVOID GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 263 RSMo.

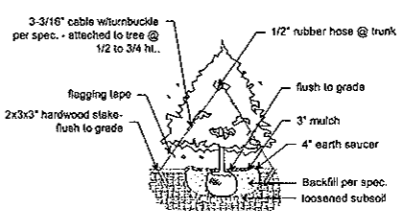


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

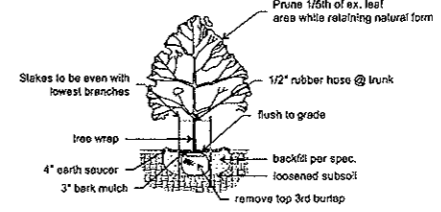
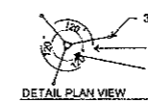
TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING



TYPICAL EVERGREEN PLANTING



CANOPY TREE PLANTING

GENERAL NOTES:

- All street trees will be located at least 3' from proposed curb.
- All street trees will be located at least 10' from all storm sewer structures.
- All street trees shall not be placed within twenty-five feet (25') of street lights.
- All turf areas will be seeded.
- An in-ground irrigation system will be provided.

Openspace = 308,145sf or 49.08% of site.

Conceptual Landscape Plan
SCALE 1" = 40'

| SYMBOL | QUANTITY | BOTANICAL NAME | STREET TREE PLANTING SCHEDULE | | MATURE SIZE |
|--------|----------|------------------------|-------------------------------|---------|---------------|
| | | | ROW | SPACING | |
| D | 4 | Taxodium distichum | Bald Cypress | 6' | 45' + MED |
| F | 6 | Acer rubrum 'Bow Hall' | Bowhall Red Maple | 2 1/2' | 45' + FAST |
| G | 9 | Quercus rubra | Red Oak | 2 1/2' | 45' + MED |

NOTE:
1. Street tree requirements for North Outer Forty Drive = 18 trees (680 linear ft/ 50' = 17.2 = 18)
2. Alternate placement shown due to distance from pavement & desire to maintain view of water features.



07/01/05 SITE DEVELOPMENT PLAN ISSUE

PROJECT NUMBER: 742 004
DATE: 07/01/05
PROJECT SURVEY: RS
DRAWN BY: BD
CHECKED BY: RS

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PROJECT: OPUS I and II at KRAUS FARM OFFICE CENTER

LOCATION: 14730 Conway Road, Chesterfield, MO 63017

Conceptual Landscape Plan

SHEET NUMBER: L1.0

RECEIVED
AUG 28 2005
DATE OF PRINTING
& CHECKING