



VIII. B.

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

Planning and Development Services Division Vote Report

Meeting Date: September 26, 2016

From: Justin Wyse, Senior Planner

Location: West of Chesterfield Parkway W and north of Olive Blvd.

Petition: **P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W)**: A request for an ordinance amendment to existing use allocation and density requirements in a “C-8” Planned Commercial District for 31.83 acres located west of Chesterfield Parkway W and north of Olive Blvd. (18S521098).

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers Inc., on behalf of Sachs Properties, Inc., has submitted a request for an amendment to an existing “C-8” Planned Commercial District. The existing planned district ordinance covers commercial land within the northwest quadrant of Chesterfield Parkway. The submitted amendment proposes modification to Parcel VII, Building Groups F, G and H which are all part of 875 Chesterfield Parkway W.

The existing ordinance defines permitted uses and densities by building group. The applicant seeks to allow medical and scientific laboratories within building groups F, G, and H; a use permitted within other areas of the planned district. Additionally, the applicant seeks to add language pertaining to the density of building groups F, G and H in the event that the building groups are developed as a single medical and / or scientific laboratory user.

The Preliminary Plan includes Parcel and Building Group information consistent with the original ordinance and amended by the City as recently as 2012. Additionally, a

preliminary plan for Parcel VII, Building Groups F, G, and H is included to show a conceptual development of the three areas consolidated into a single development.

PUBLIC HEARING

A Public Hearing was held on this Petition on August 8, 2016. There was one speaker at the meeting who spoke neutrally about the proposed amendment but did note concerns about the intersection of Chesterfield Parkway and Olive Boulevard.

Other discussion at the Public Hearing generally focused on the impact of the change on the roadway system. Staff presented information at that time relaying that the proposed modification is not anticipated to have a greater impact on traffic over what is currently entitled on the site as the proposed use of the property for medical and scientific laboratory has a lower traffic generation rate than comparable office developments.

Chesterfield Parkway / Olive Blvd. Improvements

The Missouri Department of Transportation (MoDOT) is currently working on intersection improvements at the intersection of Chesterfield Parkway and Olive Blvd. MoDOT's plan is that they are scheduling the project for the Federal Fiscal year 2018. This would likely mean that the project would be bid out in September of 2017. The project will include the following improvements (assume for these descriptions that Olive / Clarkson runs South-North, from the Post Office toward Hilltown, and that the Parkway runs East-West, from Gittos to Walgreens):

- An additional (third) lane will be added on Olive\Clarkson southbound between the Parkway and the Post Office.
- The aforementioned eastbound Chesterfield Parkway, left turn onto northbound Olive will be made a dual left turn.
- The northbound Olive\Clarkson left turn onto westbound Chesterfield Parkway will also be made dual lefts.
- The southbound Olive\Clarkson left turn onto eastbound Chesterfield Parkway will also be made a dual left.

With the project, three of the four approaches will be converted to dual lefts. The only approach that will remain a single left turn is the westbound approach from Chesterfield Parkway.

Chesterfield Parkway Improvements

The condition of Chesterfield Parkway, which is owned and maintained by St. Louis County, was raised at the Public Hearing.

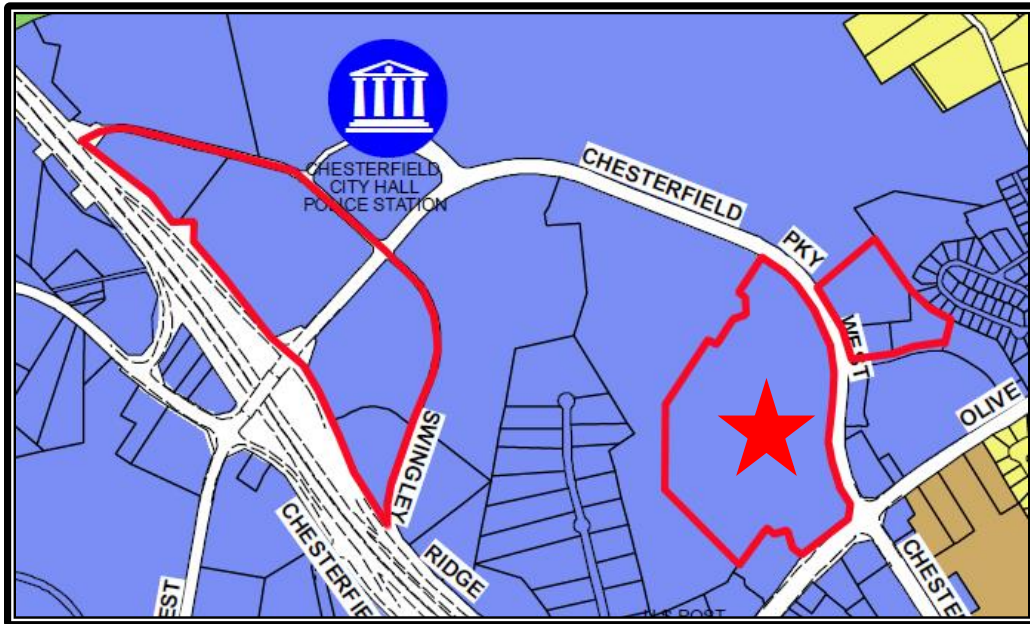
The preliminary plans for Chesterfield Parkway West have been submitted to MoDOT by St. Louis County. The St. Louis County design team anticipates submitting the PSE (plans, schedule, and estimate) to MoDOT in January and letting the project mid-2017. This project is for the section of Chesterfield Parkway from I-64 to Olive Blvd. The scope involves:

- Patching concrete pavement, repairing joints, some full depth slab replacement.
- Overlaying the existing concrete pavement with 1" of an asphalt wedge course and 1 ½" of a Superpave Asphalt surface course.
- Damaged and deteriorated paved driveway approaches will be replaced, as needed.
- Damaged curbs will be replaced to restore proper drainage.
- Damaged sections of sidewalk will be replaced.
- New curb ramps will be added, where needed and damaged, existing curb ramps will be replaced. Curb ramps that are non-compliant with the Americans with Disabilities Act (ADA) will be removed and replaced where practicable and where there is sufficient right-of-way.
- Truncated domes will be installed in accordance with St. Louis County standards.
- Bus pads will be constructed at existing bus stops, where practicable.
- Pavement widening will be added northbound within existing right-of-way at Swingley Ridge Road to provide for dual left turn lanes.

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the "Urban Core" land use designation. The Comprehensive Plan states the following about the Urban Core:

The Urban Core was defined as the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.



Plan Policy 3.6.1 High-Density Development - High-density development should be developed as part of the Urban Core. High-density development encourages clustering of buildings with diverse building form through minimum restrictions for building height, openspace and setback requirements.

As discussed at the Public Hearing, the ordinance amendment would allow for an increase in square footage permitted within the area. However, this increase in floor area is only permitted in conjunction with a medical / scientific laboratory use of the subject site. This use is a lower intensity use than other uses permitted in the ordinance. With the increase in floor area restricted only to the specific use, Staff does not believe the request is an increase in the intensity of the original entitled development.

Plan Policy 3.6.2 Mixed-Use Development - The Urban Core should accommodate office, retail, high-density housing, government facilities, multi-modal transportation, cultural and entertainment facilities, and park space. Horizontal and vertical integration of uses is encouraged.

The subject site is part of a larger “C-8” Planned Commercial District within the Urban Core land use designation. This planned district permits and has a mixture of commercial uses.

Plan Policy 3.6.6 Multi-modal Transportation Choices – Developments in the Urban Core should be designed to accommodate a variety of motorized and non-motorized transportation choices such as mass transit, pedestrian, and vehicular. An emphasis on pedestrian connectivity is encouraged.

The subject site lies within the northwest quadrant of the Chesterfield Village with direct frontage on Chesterfield Parkway. The Pathway on the Parkway is completed on this portion of the parkway. Additionally, there is an existing bus route serving the area with an existing stop on the frontage of the subject site.

Plan Policy 3.6.7 Parking Structures - The use of parking structures in the Urban Core is encouraged.

As depicted on the Preliminary Plan, parking structures are proposed to be utilized. While parking structures are encouraged, consideration to design and location is critical for aesthetic purposes and to address visual impacts and will be reviewed during a future site plan review process.

5.0 Research and Development Business Parks and Corporate Campuses Policies – It is important for the City of Chesterfield to provide opportunities for the development of multiple-user research and development business parks and single-user corporate campuses. Research and development business parks would provide a planned office/research/technology environment with common amenities, infrastructure, and management for multiple users. Corporate campuses would provide a protected environment for the orderly growth and development of a single business in a park-like setting. Uses within these business parks and campuses would include a combination of administrative, executive, professional, research, low-intensity industrial assembly, distribution, and other similar activities.

The proposed amendment shows development of 875 Chesterfield Parkway as a single campus style development consistent with this plan policy.

7.2 Multi-Modal Transportation Design - Sites should be designed for all types of transportation choices including pedestrian, bicycle, mass transit, and vehicular. Sites should be designed to provide for pedestrian, bicycle, mass transit, and vehicular interconnectivity to adjacent sites.

See narrative on Plan Policy 3.3.6 at the top of this page.

7.2.1 Maintain Proper Level of Service - Level of Service (LOS) of a roadway or intersection describes the efficiency and ease of flow of traffic as perceived by users, and is quantified by using methodology described in the most recent Highway Capacity Manual or other accepted procedures.

As evidenced by the discussion at the Public Hearing, maintaining proper levels of service on the roadway system is an important consideration. The draft ordinance amendment has been crafted to reduce an increase in traffic above the level which was originally entitled for the area. This will help ensure that development of the area is consistent with the original improvements completed for development of the Chesterfield Village area and the City's travel demand model.

REQUEST

Due to the conditions and the parcels within this "C-8" Planned Commercial District, Staff is recommending an amendment to City of Chesterfield Ordinance 2723, Section III in lieu of creating a new ordinance for the entire Chesterfield Village, Northwest Quadrant. Staff has received all correspondence from necessary agencies.

Staff requests action on P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W).

Attachments

1. Ordinance Amendment
2. Preliminary Plan

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT ‘A’ OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A “C-8” PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}).

WHEREAS, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a “C-8” Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

WHEREAS, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

WHEREAS, Chesterfield Village, Inc. has filed a new petition to permit consolidation of building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains building groups F, G, and H.

WHEREAS, a Public Hearing was held before the Planning Commission on August 8, 2016; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of said request; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section III. of Attachment 'A' of City of Chesterfield Ordinance 2723 is repealed and in lieu thereof the following is adopted:

III. Specific Design Criteria: "C-8" Along Olive Street Road

1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
 - a. building group F: offices, in addition a maximum of ten (10) percent of each building gross floor area may be utilized for cafeterias or personal services to serve the employees of said building; not to exceed 240,000 square feet;
 - b. building groups G and H: offices and restaurants (one restaurant permitted in building group G and one restaurant permitted in building group H) not to exceed a combined total of 345,000 square feet;
 - i. Maximum size of any one building 300,000 square feet.
 - ii. Maximum footprint of any one building 50,000 square feet.
 - c. building group I: offices, restaurant, one (1) service station, and two (2) hotels not to exceed 150,000 square feet. At the time of the Site Development Plan approval, special consideration will be given to landscaping, architectural elevations and lighting at the northeast property line.
 - d. The total build out for building group F,G,H and I would be 500,000.
 - e. In the event that building groups F, G, and H are developed as a single research / laboratory campus, including office, a maximum of 460,000 square feet shall be permitted on these building groups.
 - i. Maximum size of any one building 460,000 square feet.
 - ii. Maximum footprint of any one building 135,000 square feet.
 - iii. Total build out for building group F, G, H, and I would be 610,000.
 - f. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as required for St. Louis County Project Number AR-1545. All onsite improvements shall be compatible with this project.

For building groups F, G, and H, the word “offices” shall also include the following: medical laboratories and scientific laboratories.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the preliminary plan indicated as “Attachment C” which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Reinsurance Group of America in P.Z. 06-2016, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 8th day of August 2016, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: _____

PRELIMINARY PLAN FOR TEXT AMENDMENT TO SECTION III ORD. NO. 2723 CHESTERFIELD VILLAGE

A TRACT OF LAND BEING ADJUSTED PARCEL B OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF THE JOHN LONG ESTATES AND CHESTERFIELD VILLAGE APARTMENTS PHASE 3 IN US SURVEYS 123, 154, AND 415, TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63015
 PH: (636) 537-9100
 FAX: (636) 537-9300
 E-mail: jstuck@stockandassociates.com
 Web: www.stockandassociates.com

LEGEND

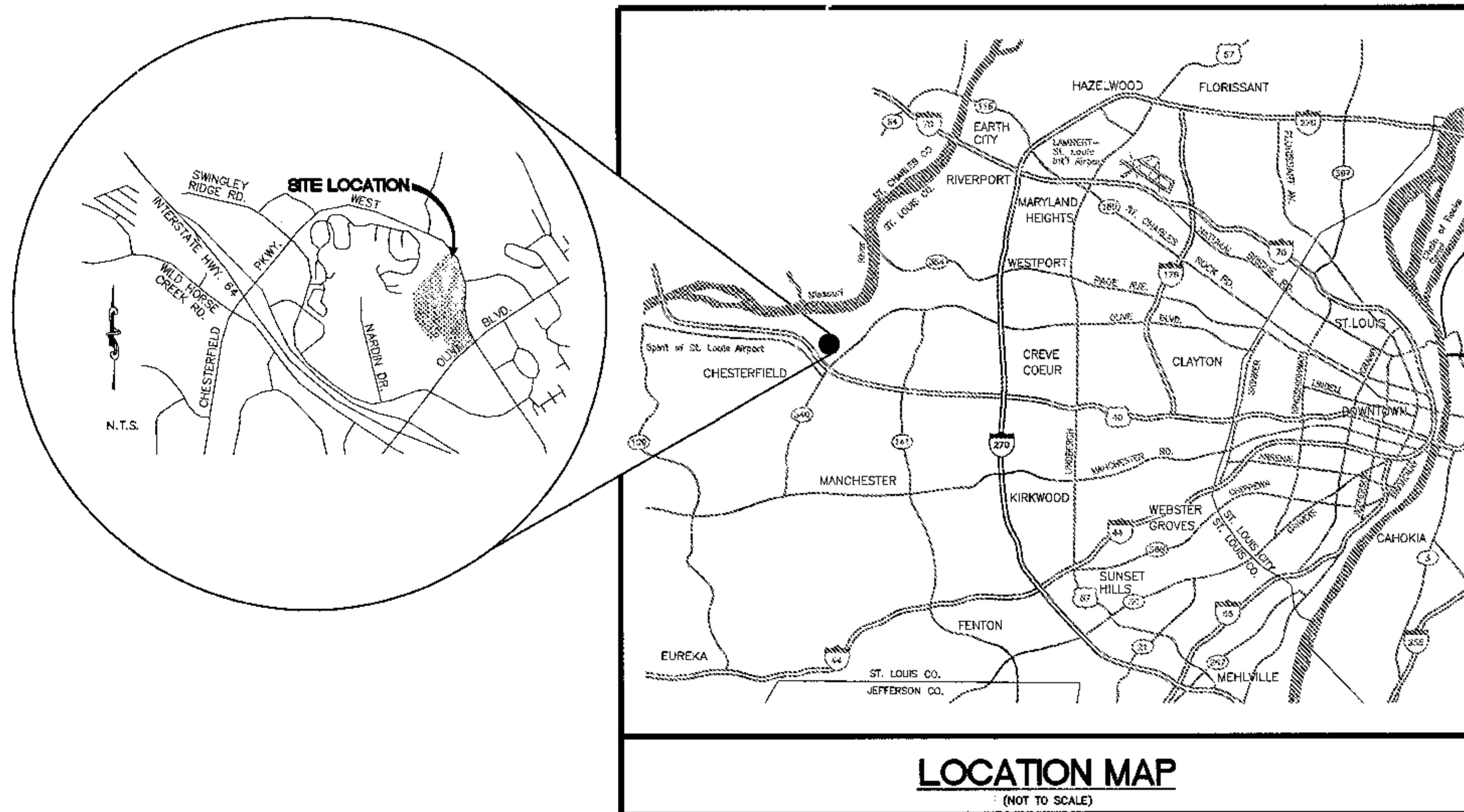
ELECTRIC MANHOLE	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER MANHOLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
HANDICAPPED PARKING	
PHONE MANHOLE	
WATER LINE	
CONCRETE	
ASPHALT	
POLYVINYL CHLORIDE	
DENOTES WITH TRANSFORMER	
SANITARY	
SWALE	
CHAIN-LINK FENCE	
TRAFFIC FLOW	
SAWCUT	

ABBREVIATIONS

W	- WATER	DB.	- DEED BOOK
E	- ELECTRIC	PL.	- PLAT BOOK
OE	- OVERHEAD ELECTRIC	PG.	- PAGE
UE	- UNDERGROUND ELECTRIC	(-W)	- RIGHT-OF-WAY WIDTH
G	- GAS	(REC)	- RECORD INFORMATION
T	- TELEPHONE CABLE	FT	- FEET
T.B.R.	- TO BE REMOVED	N/F	- NOW OR FORMERLY
T.B.R.&R.	- TO BE REMOVED AND REPLACED	FND.	- FOUND
U.I.P.	- USE IN PLACE	SO.	- SQUARE
T.B.A.	- TO BE ADJUSTED	C.O.	- CLEANOUT
B.C.	- BACK OF CURB	M.H.	- MANHOLE
F.C.	- FACE OF CURB	A.I.	- AREA INLET
TW	- TOP OF WALL	C.I.	- CURB INLET
BW	- BOTTOM OF WALL	G.I.	- GRATE INLET
P.W.T.	- PAVEMENT	Y.D.	- YARD DRAIN
ASPH	- ASPHALT	P.V.C.	- POLYVINYL CHLORIDE PIPE
CONC	- CONCRETE	R.C.P.	- REINFORCED CONCRETE PIPE
GRND	- GROUND	V.C.P.	- VETRIFIED CLAY PIPE
FG	- FINISHED GRADE	FL	- FLOWLINE
FF	- FINISHED FLOOR	TS	- TAILSTAKE
LL	- LOWER LEVEL	ELEV	- ELEVATION
TYP	- TYPICAL	PROP	- PROPOSED
TC	- TOP OF CURB	PR	- PROPOSED
C.C.	- ON CENTER	EXIST	- EXISTING
E.W.	- EACH WAY	EX	- EXISTING
		RD	- ROOF DRAIN
		M.L.D.	- MAJOR LAND DISTURBANCE

General Notes:

- Property lines, building lines and easements shown were taken from ALTA/ACSM Land Title Surveys prepared by V&L Engineering, revised January 26, 2011, under file 10714.
- Existing systems depicted herein are those shown on the record plat of "Chesterfield Village Apartments Phase 3", recorded in Plat Book 263, pages 287 and 308 of the St. Louis County Records.
- The underground utilities shown herein were plotted from available information from the City of Chesterfield, Missouri, American Water, Laclede Gas Company and The Metropolitan St. Louis Sewer District and field evidence by Missouri One Call (1-800-485-5800) and do not necessarily reflect the actual existence, approximate size, depth, location or location of other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, above or not shown, and shall be liable for the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve the owner from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 455, RSMo.
- All Level Control Benchmarks: 12463.12(2) - "56" on corner of house of 1644 1/2' north of the perimeter of Swopeley Ridge Drive and 5' east of the centerline of Chesterfield Village Parkway. (Office estimate: 12464.11 ± 0.01 ± 0.02')



PERTINENT DATA

FIRE DISTRICT	= MONARCH
SEWER DISTRICT	= M.S.D.
WATER SHED	= CREVE COEUR CREEK
WATER SERVICE	= MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AMEREN UE ELECTRIC COMPANY
PHONE SERVICE	= AT&T
OWNER	= CHESTERFIELD VILLAGE, INC. C/O SACHS PROPERTIES, INC. 875 W. CHESTERFIELD PARKWAY CHESTERFIELD, MO 63017 LOCATOR # 185521098

SHEET INDEX

C1	TITLE SHEET
C2	PRELIMINARY PLAN
C3.0-C3.2	SITE SECTIONS
C4	PROPERTY EXHIBIT
C5	AERIAL EXHIBIT WITH CURRENT ZONING
1 of 1	TREE STAND DELINEATION PLAN

GENERAL NOTES

- BOUNDARY SURVEY PREPARED BY VOLZ.
- 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.
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.
- GATED PRIVATE DRIVEWAYS SHALL COMPLY WITH THE CITY CODE. AT A MINIMUM, A STACKING DISTANCE OF SIXTY (60) FEET SHALL BE PROVIDED, AND A TURNAROUND FOR REJECTED VEHICLES, DESIGNED TO ACCOMMODATE A SINGLE UNIT TRUCK, MUST BE PROVIDED IN ADVANCE OF THE GATE.

ADJUSTED LOT B LEGAL DESCRIPTION

A TRACT OF LAND BEING ADJUSTED PARCEL B OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF THE JOHN LONG ESTATES AND CHESTERFIELD VILLAGE APARTMENTS PHASE 3 IN U.S. SURVEYS 123, 154 AND 415, TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHESTERFIELD PARKWAY NORTH, SAID POINT BEING THE NORTHEAST CORNER OF CHESTERFIELD VILLAGE APARTMENTS PHASE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 263, PAGES 28 THROUGH 30 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH AND SOUTHEAST RIGHT OF WAY LINE OF CHESTERFIELD PARKWAY NORTH THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 40 MINUTES 29 SECONDS WEST 914.99 FEET FROM THE LAST MENTIONED POINT; A DISTANCE OF 882.8 FEET; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 52 DEGREES 44 MINUTES 04 SECONDS WEST 888.49 FEET FROM THE LAST MENTIONED POINT; A DISTANCE OF 659.66 FEET; SOUTH 09 DEGREES 13 MINUTES 10 SECONDS WEST 100.28 FEET; ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 83 DEGREES 44 MINUTES 50 SECONDS EAST 905.20 FEET FROM THE LAST MENTIONED POINT; A DISTANCE OF 986.75 FEET; SOUTH 13 DEGREES 08 MINUTES 29 SECONDS WEST 86.35 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF OLIVE BOULEVARD, MISSOURI STATE HIGHWAY 400; THENCE ALONG SAID NORTHWEST RIGHT OF WAY LINE SOUTH 57 DEGREES 25 MINUTES 40 SECONDS WEST 15.85 FEET AND ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 32 DEGREES 33 MINUTES 55 SECONDS EAST 1178.28 FEET FROM THE LAST MENTIONED POINT; A DISTANCE OF 353.71 FEET TO THE NORTHEAST LINE OF PROPERTY CONVEYED TO CHESTERFIELD VILLAGE, INC. BY DEED RECORDED IN DEED BOOK 1078, PAGE 1899 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTHEAST LINE OF CHESTERFIELD VILLAGE, INC. PROPERTY NORTH 52 DEGREES 54 MINUTES 50 SECONDS WEST 114.28 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 51 DEGREES 33 MINUTES 31 SECONDS EAST 194.50 FEET FROM THE LAST MENTIONED POINT; A DISTANCE OF 0760.51 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 53 MINUTES 13 SECONDS WEST 1010.00 FEET FROM THE LAST MENTIONED POINT; A DISTANCE OF 69.91 FEET TO A POINT; THENCE NORTH 52 DEGREES 54 MINUTES 50 SECONDS WEST 263.35 FEET TO THE NORTHERN MOST CORNER OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY; THENCE ALONG THE NORTHWEST LINE OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY SOUTH 30 DEGREES 19 MINUTES 46 SECONDS WEST 288.08 FEET TO A POINT; THENCE NORTH 43 DEGREES 55 MINUTES 49 SECONDS WEST 85.85 FEET ALONG SAID NORTHWEST LINE OF CHESTERFIELD VILLAGE, INC. PROPERTY AND ALONG THE EAST LINE OF SAID CHESTERFIELD VILLAGE APARTMENTS PHASE 3 THENCE NORTH 00 DEGREES 44 MINUTES 13 SECONDS EAST 600.00 FEET TO A POINT; THENCE NORTH 32 DEGREES 29 MINUTES 57 SECONDS EAST 404.44 FEET TO A POINT; THENCE SOUTH 57 DEGREES 30 MINUTES 08 SECONDS EAST 83.00 FEET TO A POINT; THENCE NORTH 22 DEGREES 29 MINUTES 57 SECONDS EAST 173.25 FEET TO A POINT; THENCE NORTH 73 DEGREES 04 MINUTES 47 SECONDS EAST 85.42 FEET TO A POINT; THENCE NORTH 02 DEGREES 28 MINUTES 17 SECONDS EAST 106.04 FEET TO A POINT; THENCE NORTH 57 DEGREES 30 MINUTES 08 SECONDS WEST 89.04 FEET TO A POINT; THENCE NORTH 32 DEGREES 29 MINUTES 57 SECONDS EAST 284.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 91.756 ACRES MORE OR LESS ACCORDING TO A SURVEY BY VOLZ, INC. DURING JULY, 1999

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER 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. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

SURVEYOR'S CERTIFICATION

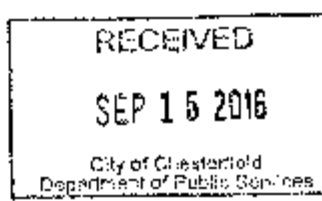
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 222-D
 L.S. No.
 By: *Daniel Ehlmann* 3/15/16
 DANIEL EHLMANN, Missouri L.S. No. 2215



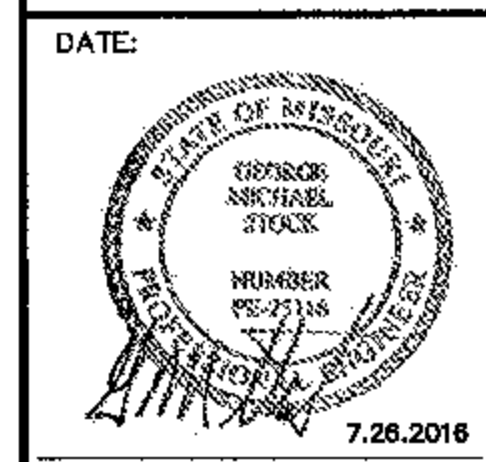
UTILITY NOTE

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 BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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 455, RSMO.



PREPARED FOR:
 Chesterfield Village, Inc.
 c/o Sachs Properties, Inc.
 400 Chesterfield Center, Suite 600
 Chesterfield, MO 63017
 PH. (636) 537-0718

PRELIMINARY PLAN FOR: (LOT C-312)
CORPORATE OFFICE CAMPUS
 875 WEST CHESTERFIELD PARKWAY
 CHESTERFIELD, MO



GEORGE M. STOCK
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00998

REVISIONS:

NO.	DATE	DESCRIPTION
1	7.26.2016	CITY COMMENTS

SHEET TITLE:
TITLE SHEET

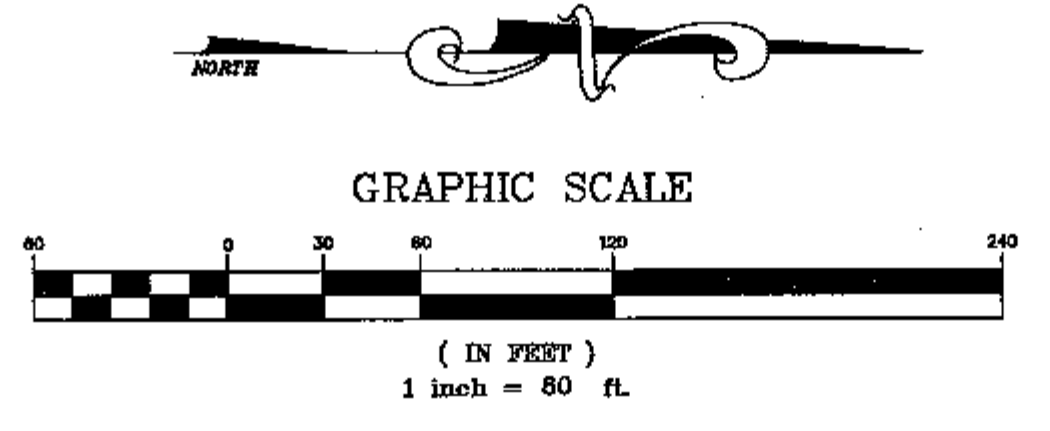
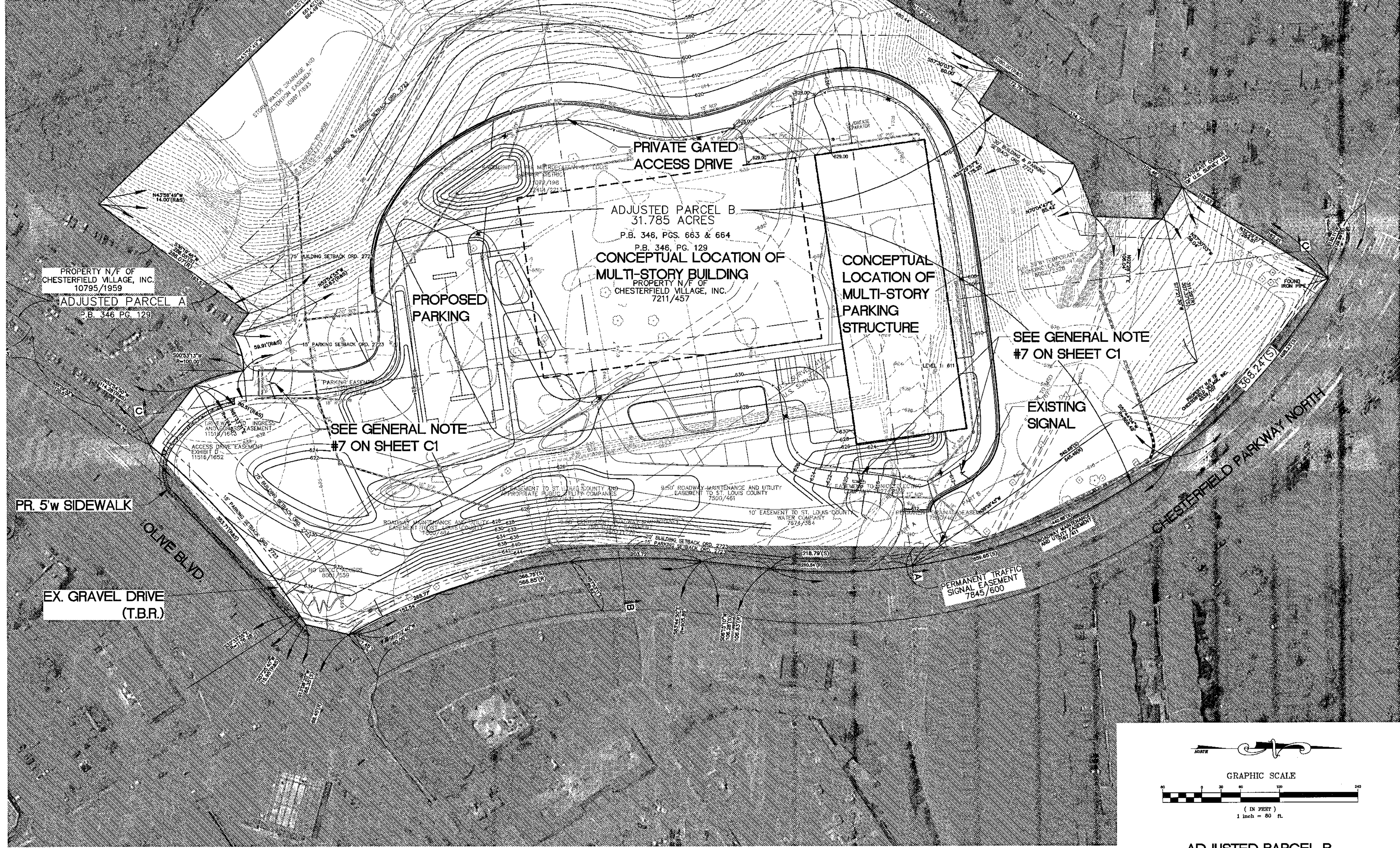
SHEET NO.:
C1

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
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY

ABBREVIATIONS

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PL. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- U.I.P. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH



**ADJUSTED PARCEL B
31.785 ACRES**

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63105
 PH: (636) 530-5100
 FAX: (636) 530-5100
 www.stockandassociates.com
 Web: www.stockandassociates.com

PRELIMINARY PLAN FOR: LOT C-312)
CORPORATE OFFICE CAMPUS
 875 WEST CHESTERFIELD PARKWAY
 CHESTERFIELD, MO

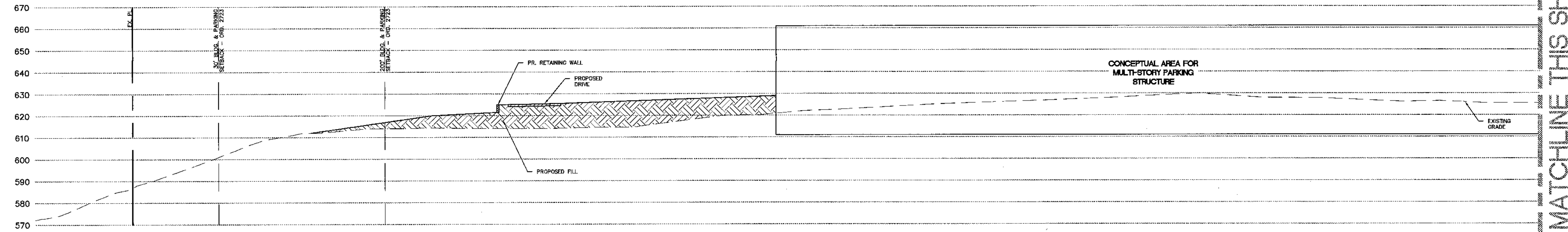
DATE: 7.26.2016

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

REVISIONS:

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	7.26.2016

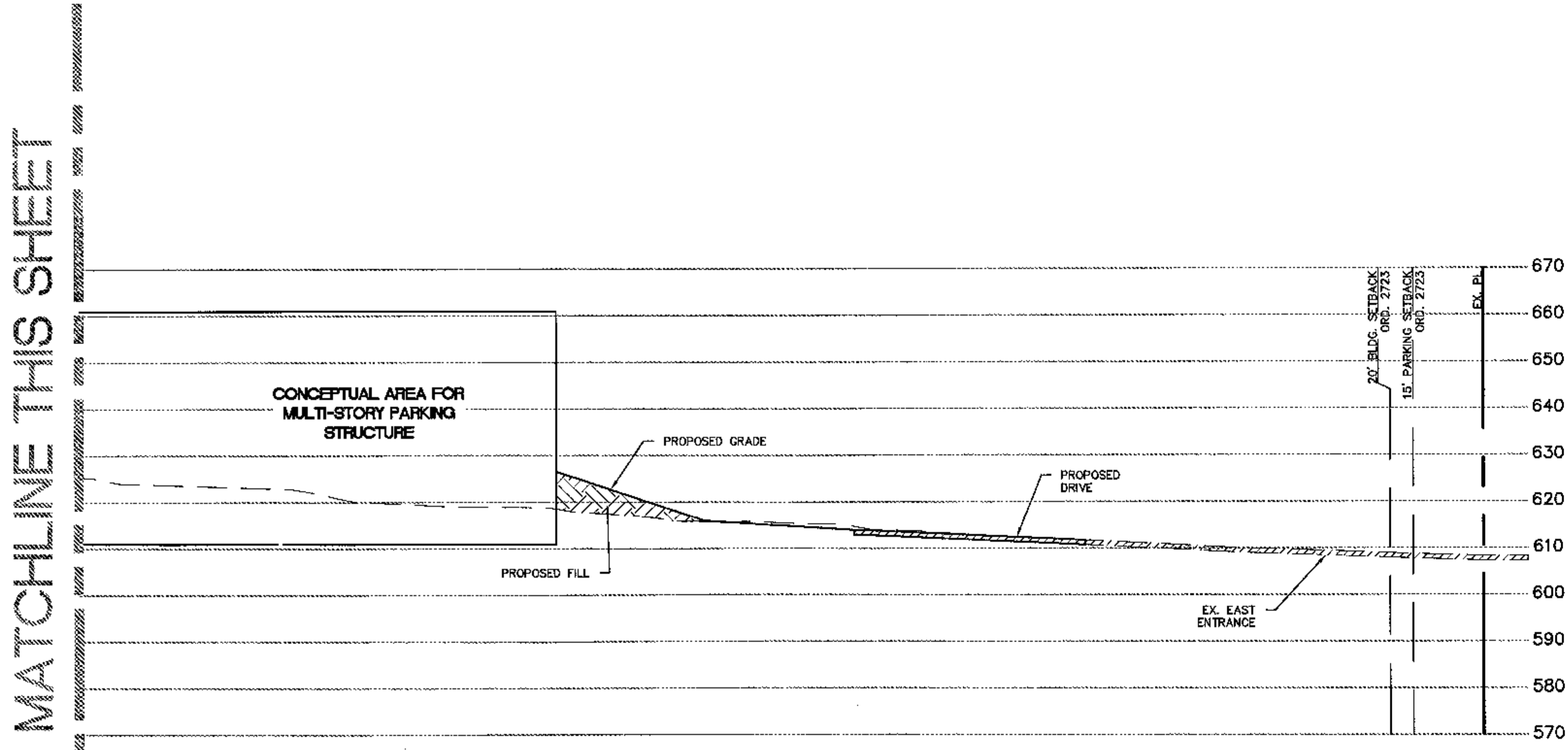
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 DATE: 07/01/16 AN NO.: 216-5803
 SHEET NO.: MO-00
 SHEET TITLE:
PRELIMINARY PLAN
 SHEET NO.: **C2**



SITE SECTION A-A
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

SITE SECTION A-A
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

MATCHLINE THIS SHEET



SITE SECTION A-A
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

MATCHLINE THIS SHEET

SITE SECTION LOT C-312

PREPARED BY:

STOCK & ASSOCIATES
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297 Chesterfield Business Parkway
St. Louis, MO 63005
PH (636) 530-9100
FAX (636) 530-9100
www.stockandassociates.com
Mob. www.stockandassociates.com

PRELIMINARY PLAN FOR: (LOT C-312)

CORPORATE OFFICE CAMPUS
875 WEST CHESTERFIELD PARKWAY
CHESTERFIELD, MO

DATE:



7.26.2016
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1	CITY COMMENTS	7.26.2016
---	---------------	-----------

DATE: 07/01/16

DESIGNER: Z.P.S. CHECKED BY: G.W.S.

JOB NO: 216-5803

SCALE: AS SHOWN

DATE: 7/26/16

PROJECT: MO-00

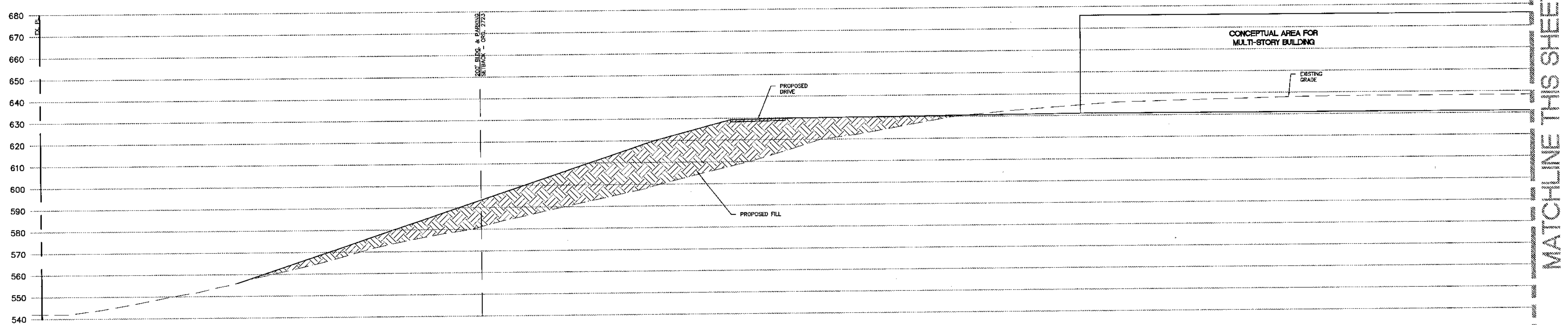
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SITE SECTIONS

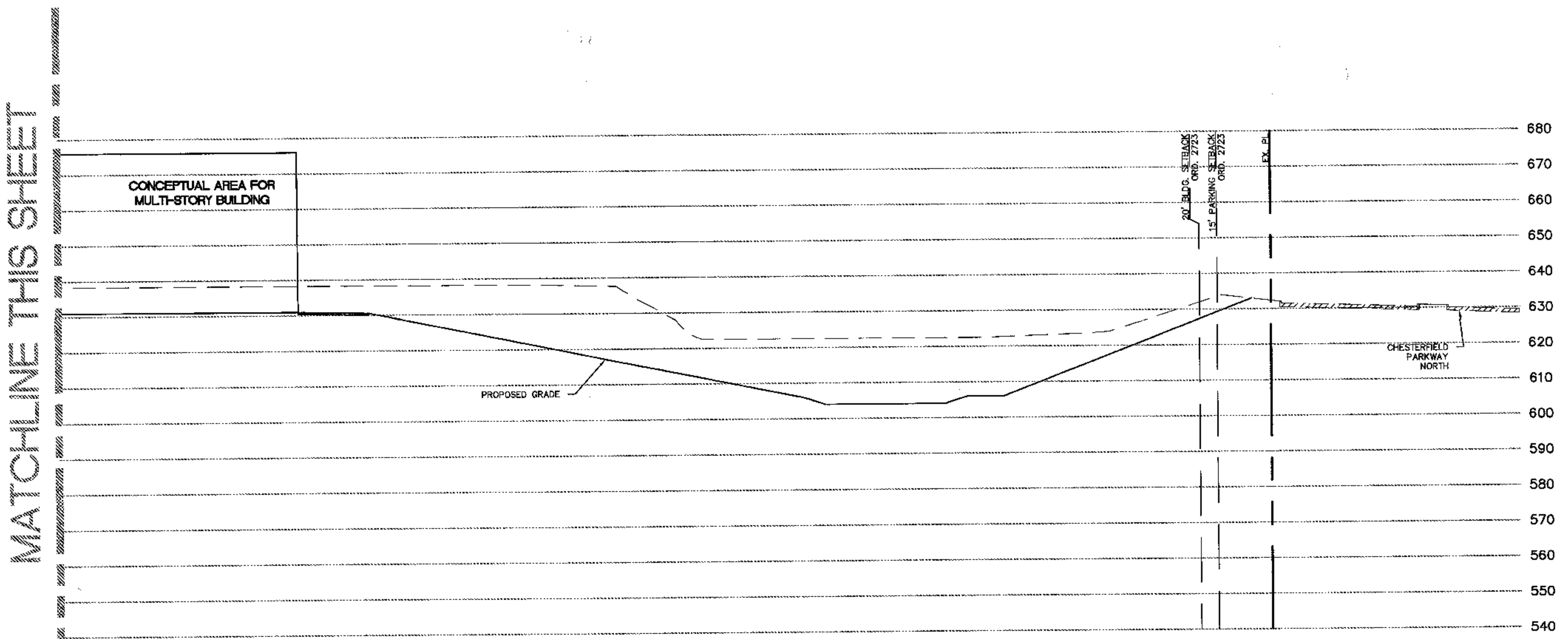
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C3.0

DRAWING FILE: S:\Projects\2016\216-5803\216-5803-C3.0.dwg PLOT DATE: 7/26/16 11:00am PLOTTED BY: GWS



SITE SECTION B-B
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=20'



SITE SECTION B-B
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=20'

SITE SECTION LOT C-312

PREPARED BY:

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 257 Chesterfield Business Parkway
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 PH (314) 590-9000
 FAX (314) 590-9001
 e-mail: gstock@stockandassociates.com
 web: www.stockandassociates.com

PRELIMINARY PLAN FOR: (LOT C-312)

CORPORATE OFFICE CAMPUS
 875 WEST CHESTERFIELD PARKWAY
 CHESTERFIELD, MO

DATE:



7.26.2016
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 009996

REVISIONS:

1	CITY COMMENTS	7.26.2016

DESIGN BY	Z.P.S.	CHECKED BY	G.M.S.
DATE	07/01/16	PROJECT NO.	216-5803
SCALE: P.P.	-	SCALE: MAP P.	-
ELECT. INT. #	-	INT. ELEC. #	-
SCALE: P.	MO-00		

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C3.1

DRAWING FILE: E:\Projects\2016\216-5803\216-5803.dwg
 PLOT DATE: 07/26/2016 10:00 AM
 PLOT BY: G.M.S.
 PLOT SCALE: 1"=20'
 PLOT SHEET: 1 OF 1

COPY 1 OF 842

NOT PART OF ORDINANCE #9476
AMENDED BY COUNTY ORDINANCE 10,842
AMENDED BY CITY ORDINANCE 1266
AMENDED BY CITY ORDINANCE 1358

ORDINANCE #9476
AMENDED BY COUNTY ORDINANCE 10,842
AMENDED BY CITY ORDINANCE 1266
AMENDED BY CITY ORDINANCE 1358

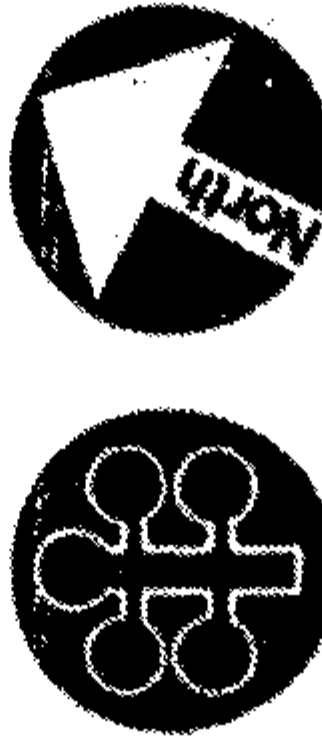
NOT PART OF ORDINANCE #9476
AMENDED BY COUNTY ORDINANCE 10,842
AMENDED BY CITY ORDINANCE 1266
AMENDED BY CITY ORDINANCE 1358

ORDINANCE #2723
AMENDED BY COUNTY ORDINANCE 10,842
AMENDED BY CITY ORDINANCE 1266
AMENDED BY CITY ORDINANCE 1358

DRAWING PROVIDED COURTESY OF
SACHS PROPERTIES, INC.

NOT PART OF ORDINANCE #9476
AMENDED BY COUNTY ORDINANCE 10,842
AMENDED BY CITY ORDINANCE 1266
AMENDED BY CITY ORDINANCE 1358

Revised August 24, 1979
NORTHWEST QUADRANT

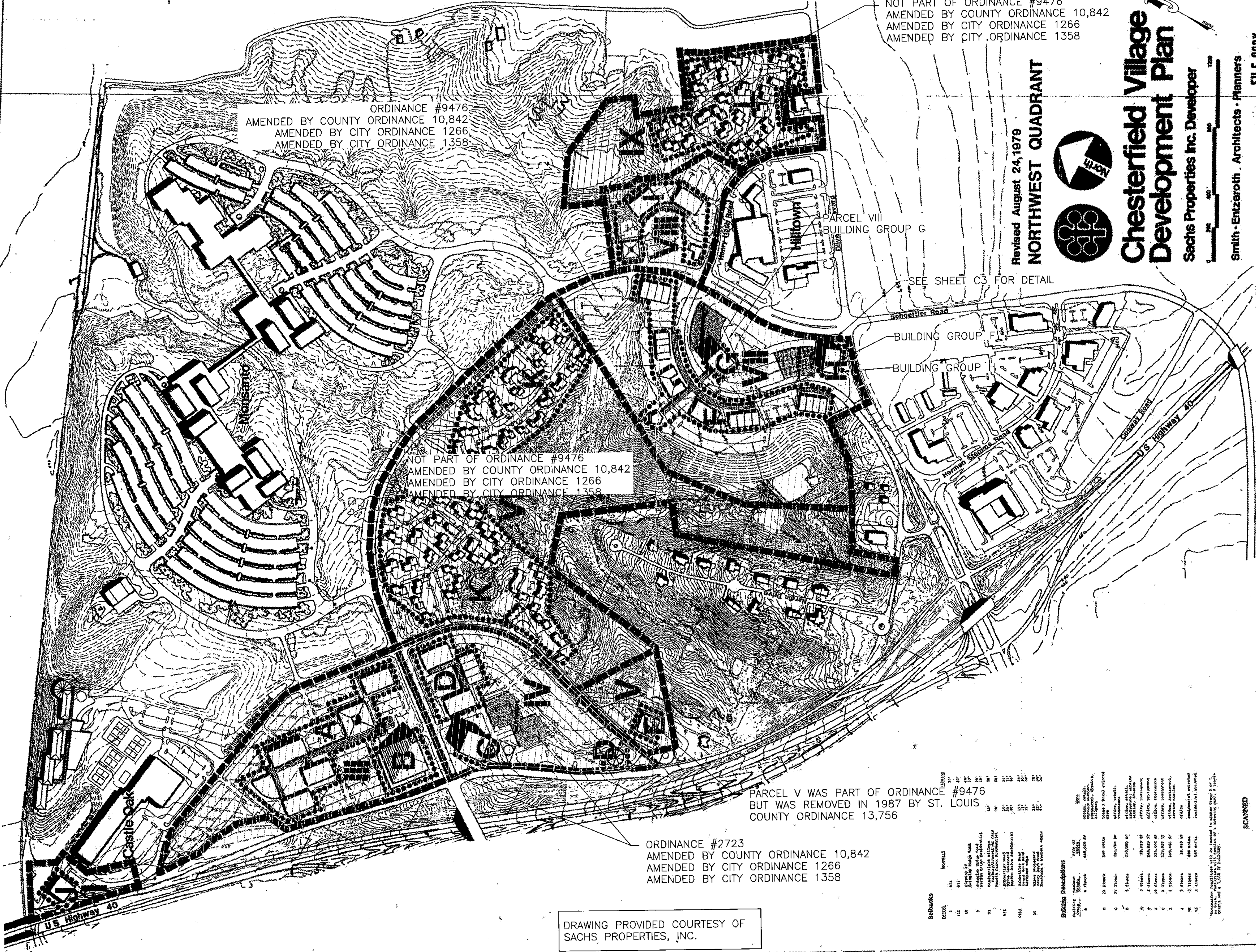


Chesterfield Village Development Plan

Sachs Properties Inc. Developer

Smith - Entzeroth Architects - Planners

FILE COPY



SEE SHEET C3 FOR DETAIL

BUILDING GROUP F

BUILDING GROUP

PARCEL V WAS PART OF ORDINANCE #9476
BUT WAS REMOVED IN 1987 BY ST. LOUIS
COUNTY ORDINANCE 13,756

Subarea	Area	Volume	Notes
1	ALL	77'	
2	411	20'	
3	412	20'	
4	413	20'	
5	414	20'	
6	415	20'	
7	416	20'	
8	417	20'	
9	418	20'	
10	419	20'	
11	420	20'	
12	421	20'	
13	422	20'	
14	423	20'	
15	424	20'	
16	425	20'	
17	426	20'	
18	427	20'	
19	428	20'	
20	429	20'	
21	430	20'	
22	431	20'	
23	432	20'	
24	433	20'	
25	434	20'	
26	435	20'	
27	436	20'	
28	437	20'	
29	438	20'	
30	439	20'	
31	440	20'	
32	441	20'	
33	442	20'	
34	443	20'	
35	444	20'	
36	445	20'	
37	446	20'	
38	447	20'	
39	448	20'	
40	449	20'	
41	450	20'	
42	451	20'	
43	452	20'	
44	453	20'	
45	454	20'	
46	455	20'	
47	456	20'	
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49	458	20'	
50	459	20'	
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52	461	20'	
53	462	20'	
54	463	20'	
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56	465	20'	
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63	472	20'	
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65	474	20'	
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285	694	20'	
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288	697	20'	
289	698	20'	
290	699	20'	
291	700	20'	
292	701	20'	
293	702	20'	
294	703	20'	
295	704	20'	
296	705	20'	
297	706	20'	
298	707		

