

**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, October 13, 2008 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

P.Z. 16-2008 Long Road Dental Office (143 Long Rd.): A request to amend City of Chesterfield Ordinance 2278 to amend the Floor Area, Building Requirements and Setback Requirements for Long Rd. Dental Office (143 Long Rd.), a 0.5 acre tract of land zoned "PI" Planned Industrial District located 0.1 mile south of the intersection of Chesterfield Airport Rd. and Long Rd. (17U120221)



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 Charlie Campo, Project Planner by telephone at 636-537-4742 or by email at ccampo@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.

Description of Property

A TRACT OF LAND BEING PART OF LOT 2 OF PARTITION OF DAMIAN KROENUNG ESTATES, IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND PART OF OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK RECORDED IN PLAT BOOK 347 PAGE 697 OF THE ST. LOUIS COUNTY RECORDS.

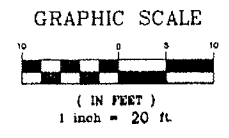
NORTH PER RECORD PLAT
A SUBDIVISION OF A TRACT OF LAND
OF LOT 2 OF DAMIAN KROENUNG
"URBAN PROPERTY"

REFERENCES:
1) LEGAL DESCRIPTION
BK. 17649 PG. 4
2) RECORD PLAT
A SUBDIVISION OF
OF LAND BEING PART
OF LOT 2 OF DAMIAN
KROENUNG ESTATE
PB. 350 PG. 93
3) CHESTERFIELD BUS
PB. 347 PG. 697

SITE DEVELOPMENT PLAN
FOR JACK WOLF AT 143 LONG ROAD
PART OF LOT 2 OF DAMIAN KROENUNG ESTATE,
US SURVEY 1010, TWP 45 N, RNG 4 E AND
OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK,
ST. LOUIS COUNTY, MISSOURI

PROPERTY N/F
OWEN R WEEKS ETAL
7320/1204
ZONED M3

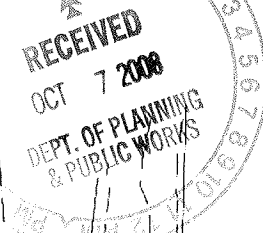
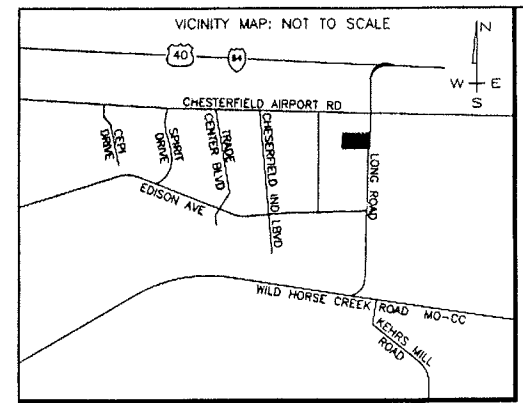
S89°47'37"W 164.87' (M)



- LEGEND**
- FOUND IRON PIPE
 - UTILITY POLE
 - ▬ FLOWLINE CULVERT
 - ▬ HANDICAP PARKING SIGN
 - ▬ MEASURED DATA
 - ▬ RECORD PLAT DATA
 - ▬ DEED DATA
 - ▬ EXISTING CONTOUR
 - ▬ PROPOSED CONTOUR
 - ▬ MSD
 - ▬ MSD PRESSURE MAIN

LINE TABLE

L1(R&M)	N89°35'42"E	8.01'
L2(M)	S89°47'09"W	14.01'



RECORD LEGAL DESCRIPTION
BOOK 17649 PAGE 4421

A TRACT OF LAND BEING PART OF LOT 2 OF PARTITION OF DAMIAN KROENUNG ESTATES, IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND PART OF OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK RECORDED IN PLAT BOOK 347 PAGE 697 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING ON THE WEST RIGHT OF WAY LINE OF LONG ROAD, VARYING WIDTH, BEING DISTANT NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST 8.01 FEET FROM THE NORTHEAST CORNER OF LOT B OF A SUBDIVISION OF A TRACT OF LAND BEING PART OF LOT 2 OF DAMIAN KROENUNG ESTATES RECORDED IN PLAT BOOK 350 PAGE 93 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE ALONG SAID WEST LINE OF LONG ROAD, NORTH 01 DEGREES 34 MINUTES 03 SECONDS EAST 99.26 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF A 14 FOOT WIDE DEDICATION STRIP PER SAID CHESTERFIELD BUSINESS PARK, PLAT BOOK 347 PAGE 697; THENCE LEAVING SAID WEST LINE OF LONG ROAD, SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST 14.01 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID 14 FOOT DEDICATION STRIP; THENCE ALONG THE WEST LINE OF SAID 14 FOOT DEDICATION STRIP, NORTH 01 DEGREES 19 MINUTES 13 SECONDS EAST 25.19 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID 14 FOOT DEDICATION STRIP; THENCE SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST 164.87 FEET TO AN IRON PIPE BEING THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE SOUTH 01 DEGREES 06 MINUTES 45 SECONDS WEST 25.21 FEET TO AN IRON PIPE; THENCE SOUTH 01 DEGREES 30 MINUTES 29 SECONDS WEST 99.85 FEET TO AN IRON PIPE LYING ON THE NORTH LINE OF SAID LOT B, PLAT BOOK 350 PAGE 93, SAID PIPE ALSO BEING THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE ALONG SAID NORTH LINE OF LOT B, NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST 178.70 FEET TO THE POINT OF BEGINNING.

MEASURED LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 2 OF PARTITION OF DAMIAN KROENUNG ESTATES, IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND PART OF OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK RECORDED IN PLAT BOOK 347 PAGE 697 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING ON THE WEST LINE OF A 14 FOOT STRIP OF LAND SOLD TO ST. LOUIS COUNTY, BEING DISTANT SOUTH 89 DEGREES 35 MINUTES 42 SECONDS WEST 6.00 FEET FROM THE NORTHEAST CORNER OF LOT B OF A SUBDIVISION OF A TRACT OF LAND BEING PART OF LOT 2 OF DAMIAN KROENUNG ESTATES RECORDED IN PLAT BOOK 350 PAGE 93 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE ALONG THE WEST LINE OF 14 FOOT STRIP SOLD TO ST. LOUIS COUNTY, NORTH 01 DEGREES 34 MINUTES 05 SECONDS EAST 99.31 FEET TO SOUTHWEST CORNER OF A 14 FOOT WIDE DEDICATION STRIP PER SAID CHESTERFIELD BUSINESS PARK, PLAT BOOK 347 PAGE 697; THENCE ALONG THE WEST LINE OF SAID 14 FOOT WIDE STRIP PER PLAT BOOK 347 PAGE 697, NORTH 01 DEGREES 19 MINUTES 13 SECONDS EAST 25.19 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID 14 FOOT DEDICATION STRIP, SAID PIPE BEING THE NORTHEAST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST 164.87 FEET TO AN IRON PIPE BEING THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE SOUTH 01 DEGREES 06 MINUTES 45 SECONDS WEST 25.21 FEET TO AN IRON PIPE; THENCE SOUTH 01 DEGREES 30 MINUTES 29 SECONDS WEST 99.85 FEET TO AN IRON PIPE LYING ON THE NORTH LINE OF SAID LOT B, PLAT BOOK 350 PAGE 93, SAID PIPE ALSO BEING THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED; THENCE ALONG SAID NORTH LINE OF LOT B, NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST 164.89 FEET TO THE POINT OF BEGINNING.

EASEMENT/EXCEPTION NOTES

- 1) 10' WIDE EASEMENT GRANTED TO MSD BY INSTRUMENT RECORDED IN BOOK 8390 PAGE 1373.
- 2) RIGHT OF WAY OF LONG ROAD EXCEPTED FROM SUBJECT PROPERTY.

PROPERTY N/F CHESTERFIELD FIRE PROTECTION DISTRICT
7314/2229
ZONED PC

SURVEYOR'S CERTIFICATE

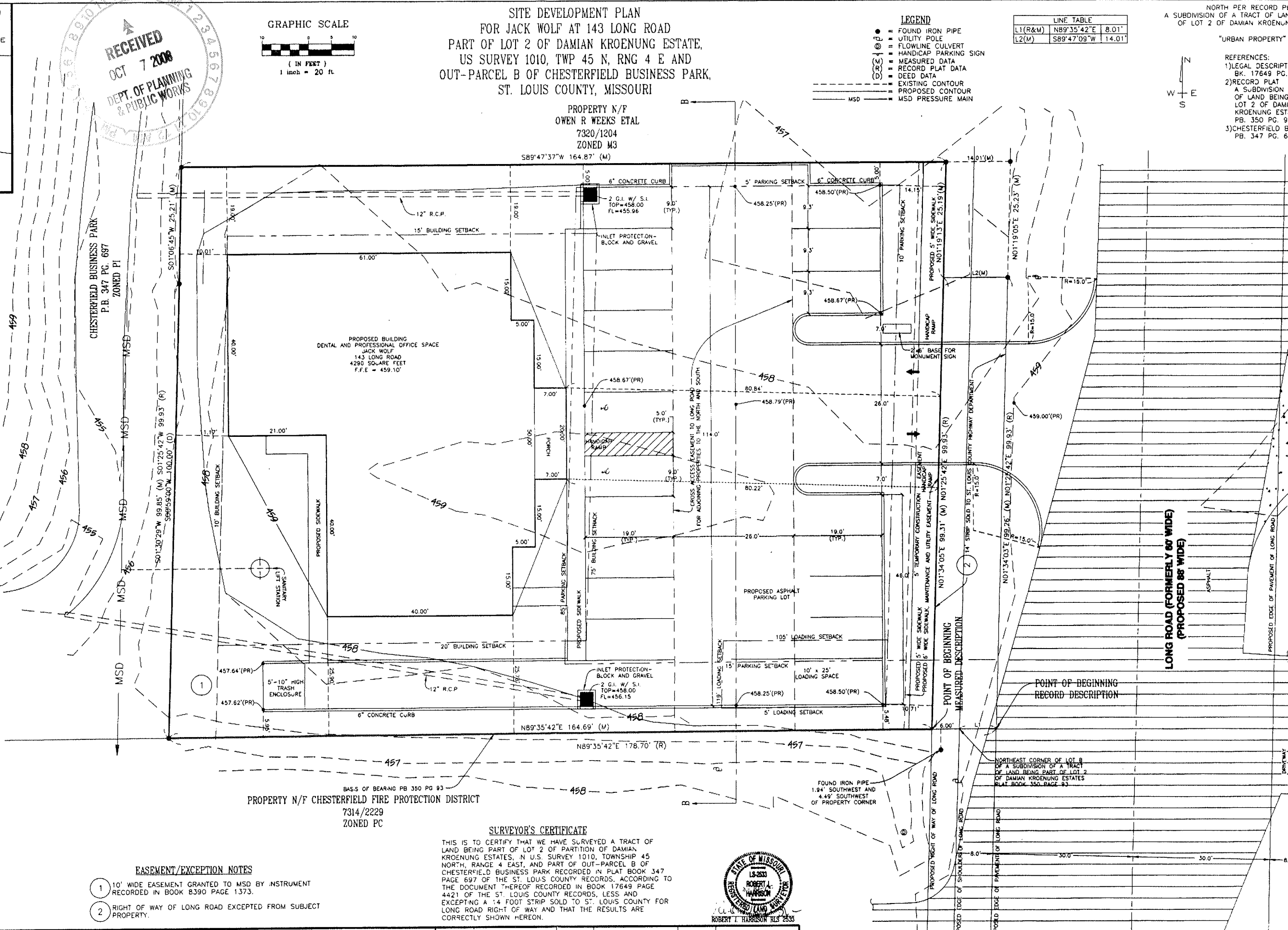
THIS IS TO CERTIFY THAT WE HAVE SURVEYED A TRACT OF LAND BEING PART OF LOT 2 OF PARTITION OF DAMIAN KROENUNG ESTATES, IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND PART OF OUT-PARCEL B OF CHESTERFIELD BUSINESS PARK RECORDED IN PLAT BOOK 347 PAGE 697 OF THE ST. LOUIS COUNTY RECORDS, ACCORDING TO THE DOCUMENT THEREOF RECORDED IN BOOK 17649 PAGE 4421 OF THE ST. LOUIS COUNTY RECORDS, LESS AND EXCEPTING A 14' FOOT STRIP SOLD TO ST. LOUIS COUNTY FOR LONG ROAD RIGHT OF WAY AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.



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www.harrison-assoc.com
20A WOODMERE POINT COURT
ST. CHARLES, MO 63303

FOR:	JACK E. WOLF 109 LONG ROAD CHESTERFIELD, MO 63005 636.544.7567	PROJECT ADDRESS:	143 LONG ROAD	Date	10-04-03
DRAWING NAME		PROJECT LOCATION	CHESTERFIELD, MO 63005	Dwn. By	KRD
		PROJECT NAME		Aprvd. By	RJH

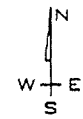
Date	Revisions	Date	Revisions	Date	Revisions
8/17/04	BUILDING & PARKING LOT REVISIONS	11/21/05	REVISED MEASURED LEGAL DESCRIPTION	04/16/08	REVISED PER CITY OF CHESTERFIELD
8/30/04	ADDED MEASURED LEGAL DESCRIPTION AND TITLE REVISIONS	01/06/06	REVISED PER CITY OF CHESTERFIELD PLANNER, RESCALED PLAN	08/12/08	REVISED PER CITY OF CHESTERFIELD
11/02/05	ADDED ADDITIONAL				



NORTH PER RECORD PLAT
A SUBDIVISION OF A TRACT OF LAND BEING PART
OF LOT 2 OF DAMIAN KROENUNG ESTATES

"URBAN PROPERTY"

- REFERENCES:
1) LEGAL DESCRIPTION
BK. 17649 PG. 4421
2) RECORD PLAT
A SUBDIVISION OF A TRACT
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LOT 2 OF DAMIAN
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P.B. 350 PG. 93
3) CHESTERFIELD BUSINESS PARK
P.B. 347 PG. 697

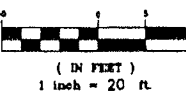


LEGEND

- FOUND IRON PIPE
- UTILITY POLE
- ▬ FLOWLINE CULVERT
- ▬ HANDICAP PARKING SIGN
- (M) MEASURED DATA
- (R) RECORD PLAT DATA
- (D) DEED DATA
- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- MSD PRESSURE MAIN

LINE TABLE		
L1(R&M)	N89°35'42"E	8.01'
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GRAPHIC SCALE

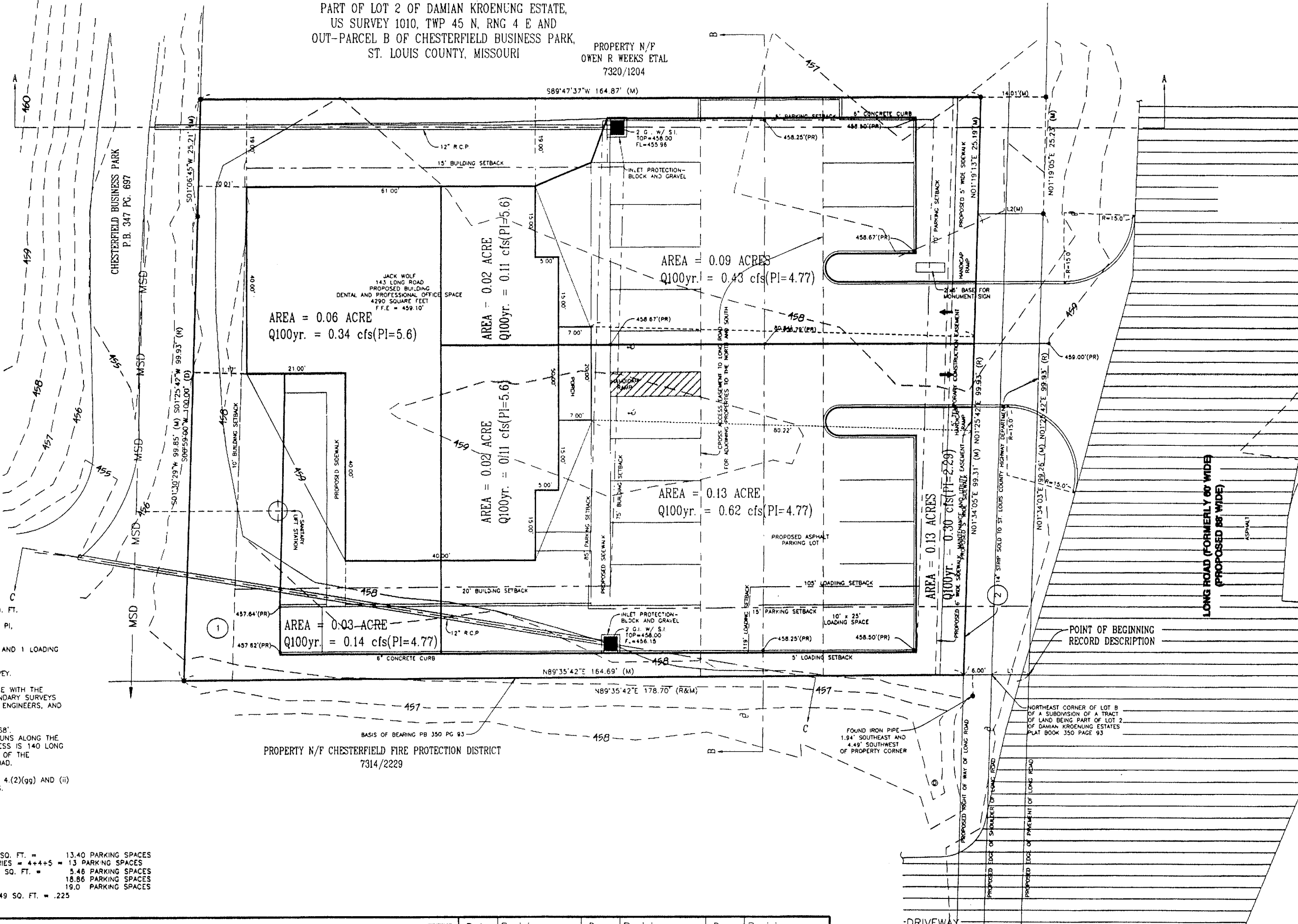


SURVEYOR'S NOTES

- 1) SUBJECT PROPERTY TOTAL ACREAGE: 0.50 ACRE
SUBJECT PROPERTY TOTAL SQUARE FEET: 20549 SQ. FT.
- 2) SUBJECT PROPERTY HAS BEEN REZONED TO ZONING PI,
PLANNED INDUSTRIAL.
- 3) 19 PARKING SPACES INCLUDING 2 HANDICAP SPACE AND 1 LOADING
SPACE TO BE LOCATED ON SUBJECT PROPERTY.
- 4) NO TREES ON SUBJECT PROPERTY AT TIME OF SURVEY.
- 5) THIS PROPERTY HAS BEEN SURVEYED IN ACCORDANCE WITH THE
CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS
ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS, AND
LAND SURVEYORS.
- 6) BENCHMARK: MANHOLE 17U4-00B5, ELEVATION 462.68'.
MANHOLE IS LOCATED ALONG PRIVATE ROAD THAT RUNS ALONG THE
NORTH PROPERTY LINE OF PROPERTY WHOSE ADDRESS IS 140 LONG
ROAD. SAID MANHOLE IS APPROXIMATELY 100' EAST OF THE
INTERSECTION OF LONG ROAD AND SAID PRIVATE ROAD.
- 7) REQUESTED LAND USE FOUND IN SECTION 1003.150 4.(2)(gg) AND (ii)
OF THE CITY OF CHESTERFIELD ZONING ORDINANCES.
- 8) OPEN SPACE CALCULATION:
OPEN SPACE AREA = 7447 SQ. FT. (0.17 ACRE)
TOTAL LOT AREA = 20549 SQ. FT. (0.47 ACRE)
OPEN SPACE PERCENTAGE = 36.24%
- 9) PARKING CALCULATIONS:
GROSS FLOOR AREA = 4616 SQ. FT.
DENTAL OFFICE AREA: 2977.6 SQ. FT. X 4.5/1000 SQ. FT. = 13.40 PARKING SPACES
OR MAXIMUM STAFF OF 2 DENTISTS AND 5 AUXILIARIES = 4+4+5 = 13 PARKING SPACES
RENTAL OFFICE AREA: 1638.1 SQ. FT. X 3.33/1000 SQ. FT. = 5.46 PARKING SPACES
TOTAL PARKING REQUIRED: 18.86 PARKING SPACES
TOTAL PARKING PROVIDED: 19.0 PARKING SPACES
- 10) FLOOR AREA RATIO (F.A.R.) = 4616 SQ. FT. / 20549 SQ. FT. = .225

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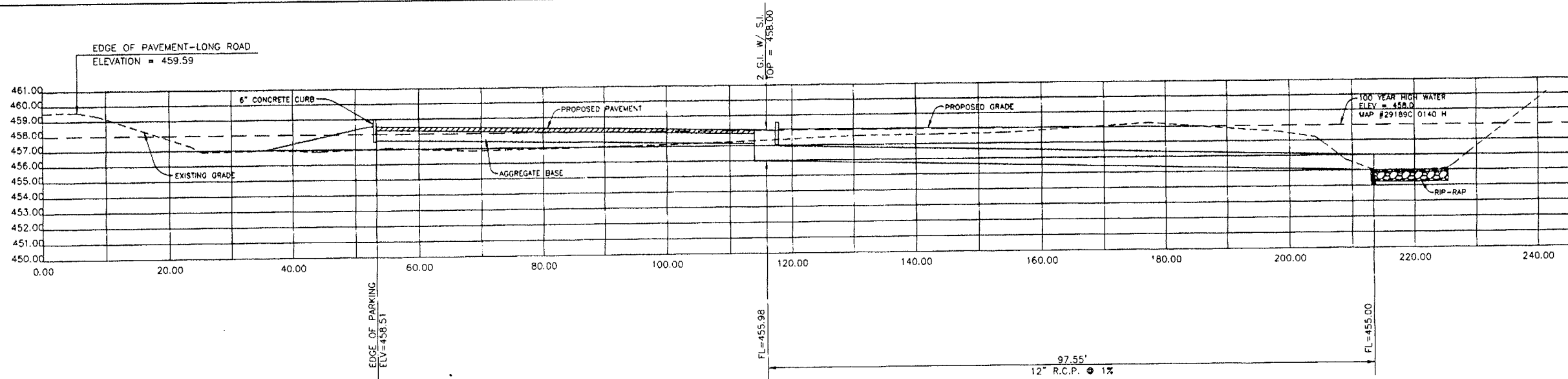
NORTHEAST CORNER OF LOT B
OF A SUBDIVISION OF A TRACT
OF LAND BEING PART OF LOT 2
OF DAMIAN KROENUNG ESTATES
PLAT BOOK 350 PAGE 93

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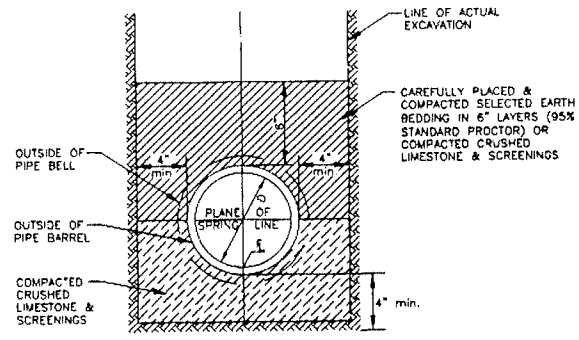
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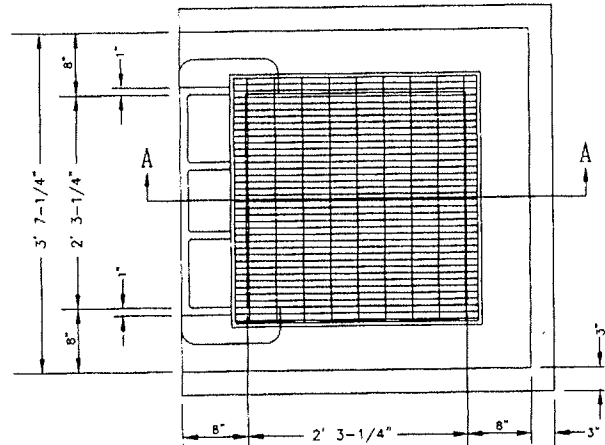
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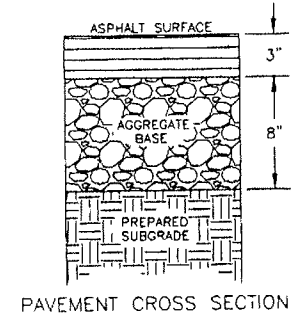
SECTION A-A
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1/4" = 1'



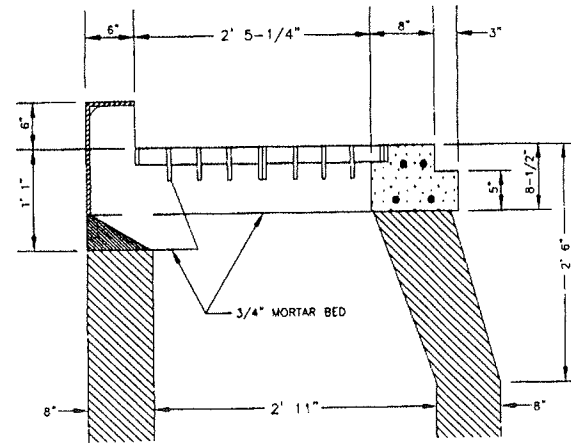
PIPE BEDDING DETAIL
 (NOT TO SCALE)



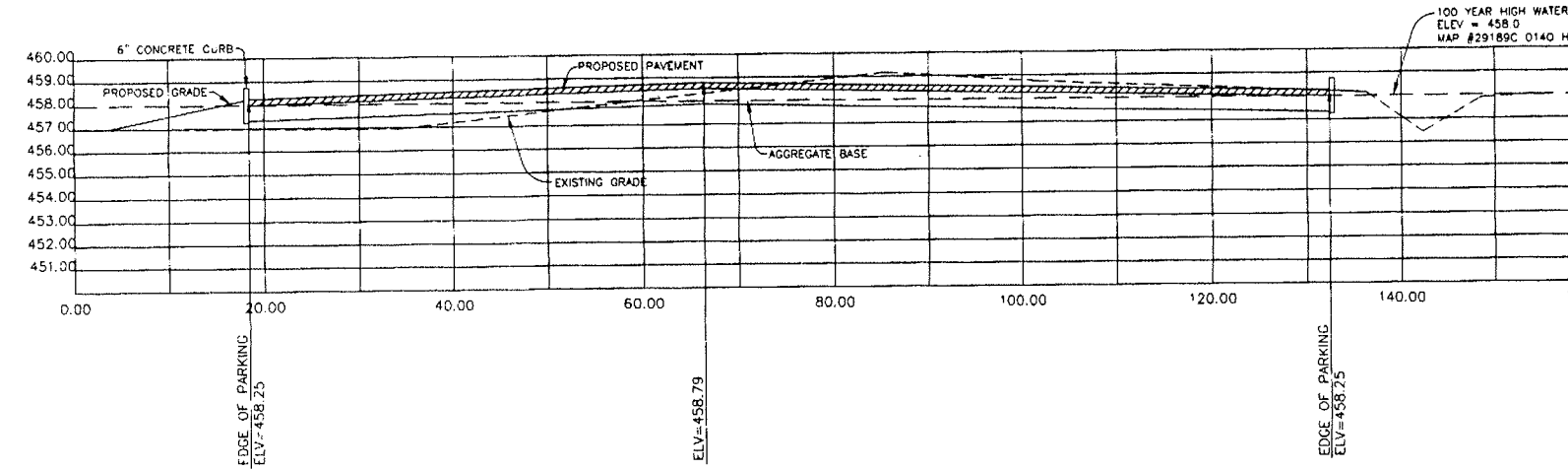
SECTION "A-A"
2 GRATE INLET WITH SIDE INTAKE
 (NOT TO SCALE)



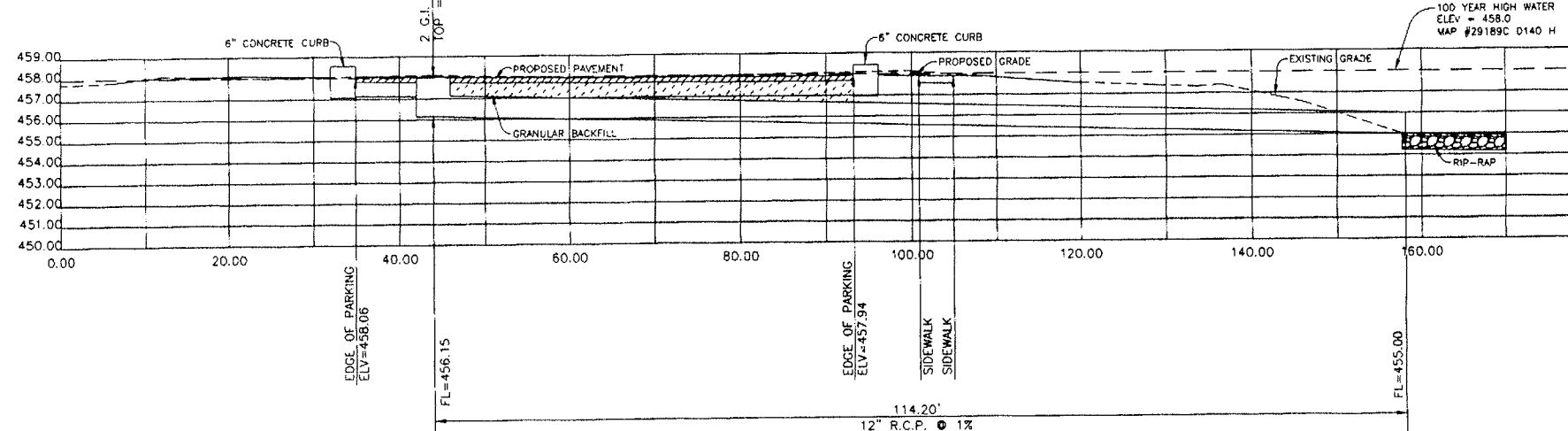
PAVEMENT CROSS SECTION



6" VERTICAL CONCRETE CURB DETAIL
PARKING LOT DETAILS
 (NOT TO SCALE)



SECTION B-B
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1/4" = 1'



SECTION C-C
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1/4" = 1'

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FOR:
 JACK E. WOLF
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 143 LONG ROAD
 PROJECT LOCATION
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