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October 16, 2007

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

The Planning Commission agenda for **October 22, 2007** will include the following item for your consideration:

<u>Westfield Shoppingtown Chesterfield:</u> An Amended Site Development Concept Plan for a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

Dear Planning Commission:

Woolpert, on behalf of Westfield Shoppingtown Chesterfield, has submitted an Amended Site Development Concept Plan for the above-referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

- Chesterfield Mall was zoned "C-8" Planned Commercial via St. Louis County Ordinance 6815.
- St. Louis County Ordinance 6815 was subsequently amended by St. Louis County Ordinance 10,241.
- The Original Site Development Concept Plan and a Final Development Section Plan Phase I were approved by St. Louis County prior to incorporation of the City of Chesterfield.
- In May, 1991, the City approved City of Chesterfield Ordinance 577, which amended the governing ordinances to provide a reduction of the total parking requirement by 18.5 %.
- In May of 1992, the City of Chesterfield approved an Amended Final Development Section Plan Phase II.
- On March 8, 2004, an Amended Site Development Plan, Landscape Plan and Amended Architectural Elevations for the portion of the Mall which formerly housed J.C. Penney's

Westfield Shoppingtown Chesterfield Amended Site Development Concept Plan October 16, 2007 Page 2 of 2

were approved by the City of Chesterfield. At that time, Westfield agreed that any other changes to the elevations of the Mall would be brought forward for review by the Commission.

- On March 22, 2004, a site circulation plan for the area approved on March 8, 2004 was approved.
- On October 11, 2004, an amended version of the Site Development Plan approved March 8, 2004 and a Lighting Plan were approved by the Planning Commission.
- The Planning Commission approved an Amended Final Development Section Plan for Phase III of chesterfield Mall on July 11, 2005.

SUBMITTAL INFORMATION

- 1. The Amended Site Development Concept Plan presented for the City's approval consists of the creation of one (1) additional outlot on the 88.488 acre tract of land.
- 2. A Conceptual Landscape Plan has not been required as no work is being proposed along a collector or arterial road.

DEPARTMENTAL INPUT

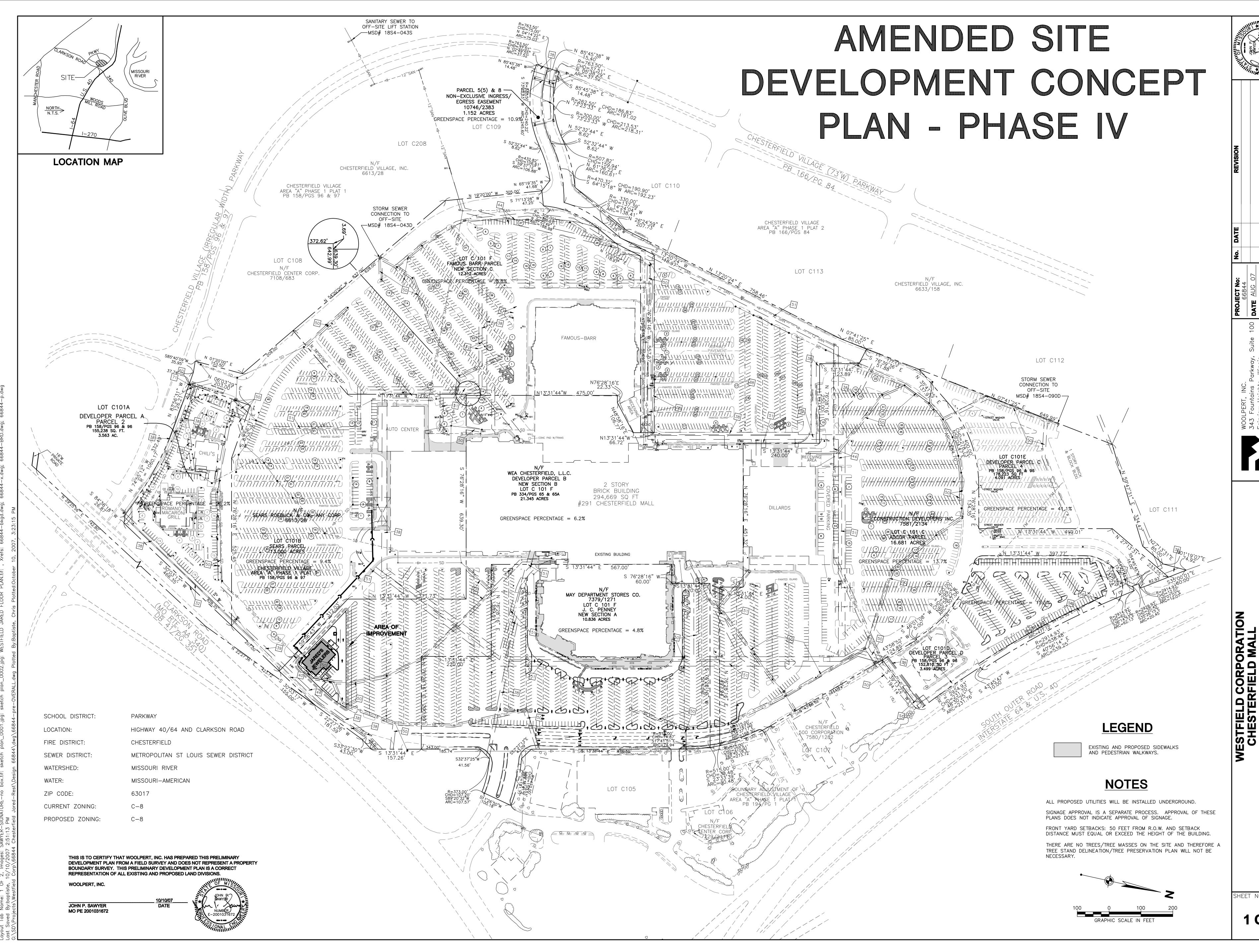
The submittal was reviewed and is in compliance with all City of Chesterfield ordinances.

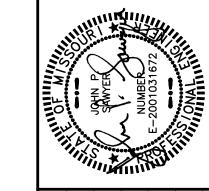
The Department of Planning and Public Works recommends approval of the Amended Site Development Concept Plan for Westfield Shoppingtown Chesterfield and requests action by the Planning Commission.

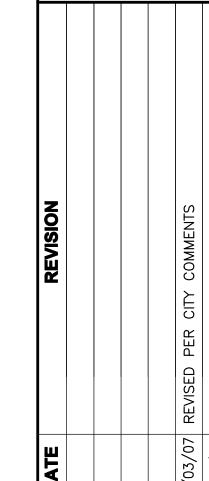
Respectfully Submitted,

Annissa McCaskill-Clay, AICP Assistant Director of Planning

Annissa McCaskill-Clay









SHEET NO.

1 OF 2

AMENDED SITE DEVELOPMENT CONCEPT PLAN - PHASE IV

OUTBOUNDARY PROPERTY DESCRIPTION

A TRACT OF LAND IN U.S. SURVEYS 415 AND 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERN LINE OF MISSOURI STATE HIGHWAY 40 TR AT ITS INTERSECTION WITH THE SOUTHEASTERN LINE OF PROPERTY DESCRIBED IN DEED TO FIRST BAPTIST CHURCH OF CHESTERFIELD RECORDED IN BOOK 5232, PAGE 199 OF THE ST. LOUIS COUNTY RECORDS; THENCE, ALONG SAID HIGHWAY LINE S 35°00'01" E, 389.54 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND: THENCE, CONTINUING ALONG SAID HIGHWAY LINE S 35°00'01" E, 142.93 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID HIGHWAY LINE, ALONG AN ARC, CONCAVE TO THE NE, HAVING A RADIUS OF 2914.93 FEET, WHOSE CHORD BEARS S 35°07'07" E FOR12.07 FEET TO A POINT: THENCE S 54°45'45" W. 15.00 FEET TO A POINT: THENCE, CONTINUING ALONG SAID HIGHWAY LINE ALONG AN ARC, CONCAVE TO THE NE. HAVING A RADIUS OF 2929.93 FEET, WHOSE CHORD BEARS S35°26'15" E FOR 20.45 FEET TO A POINT; THENCE, N 54°21'45" E, 15.00 FEET TO A POINT; THENCE, CONTINUING ALONG SAID HIGHWAY LINE ALONG AN ARC, CONCAVE TO THE NE, HAVING A RADIUS OF 2914.93 FEET. WHOSE CHORD BEARS S 40°56'14" E FOR 338.48 FEET TO A POINT; THENCE S 43°45'47" W, 10.00 FEET TO A POINT: THENCE. CONTINUING ALONG SAID HIGHWAY LINE ALONG AN ARC, CONCAVE TO THE NE, HAVING A RADIUS OF 2924.93 FEET, WHOSE CHORD BEARS S 48°30'25" E FOR 231.70 FEET TO A POINT; THENCE, DEPARTING SAID HIGHWAY LINE S 39°13'22" W, 194.14 FEET TO A POINT; THENCE, S 43°58'52" E, 411.74 FEET TO A POINT OF CURVE; THENCE, ALONG AN ARC, CONCAVE TO THE SW HAVING A RADIUS OF 515.00 FEET, WHOSE CHORD BEARS S 28°45'18" E FOR 270.31 FEET TO A POINT OF TANGENCY; THENCE, S 13°31'44" E, 486.59 FEET TO A POINT; THENCE, S 37°37'13" E, 43.09 FEET TO A POINT; THENCE, ALONG AN ARC, CONCAVE TO THE S, HAVING A RADIUS OF 473.0 FEET, WHOSE CHORD BEARS N 89°16'41" E FOR 150.53 FEET TO A POINT; THENCE, S 11°26'30" W, 100.18 FEET TO A POINT ON A CURVE; THENCE, ALONG AN ARC, CONCAVE TO THE S, HAVING A RADIUS OF 373.00 FEET, WHOSE CHORD BEARS S 89°20'32" W, FOR 107.20 FEET TO A POINT; THENCE S 32°37'25" W, 41.36 FEET TO A POINT; THENCE S 13°31'44" E, 343.00 FEET TO A POINT, SAID POINT BEING ON THE NORTHWESTERN LINE MISSOURI STATE HIGHWAY AA (340) RELOCATION AS DESCRIBED IN DEED RECORDED IN BOOK 6258, PAGES 92 AND 130 OF THE ST. LOUIS COUNTY RECORDS; THENCE, ALONG SAID HIGHWAY LINE S 33°22'30" W, 43.00 FEET TO A POINT; THENCE, CONTINUING ALONG SAID HIGHWAY LINE S 22°27'36" W. 181.59 FEET TO A POINT: THENCE. DEPARTING SAID HIGHWAY LINE S 30°03'17" W, 828.35 FEET TO A POINT; THENCE, S 84°36'18" W, 26.87 FEET TO A POINT; THENCE, N 65°53'53" W, 0.25 FEET TO A POINT; THENCE, ALONG AN ARC, CONCAVE TO THE S, HAVING A RADIUS OF 1060.17 FEET, WHOSE CHORD BEARS N 74°55'12" W FOR 332.49 FEET TO A POINT OF TANGENCY: THENCE, N 83°56'31" W, 163.95 FEET TO A POINT: THENCE, S 85°40'09" W, 35.95 FEET TO A POINT; THENCE, N 01°20'00" E, 153.50 FEET TO A POINT; THENCE, N 54°00'00" W. 837.0 FEET TO A POINT: THENCE, N 19°20'00" W, 305.00 FEET TO A POINT: THENCE, N 65°19'35" W, 41.68 FEET TO A POINT; THENCE, ALONG AN ARC, CONCAVE TO THE SE, HAVING A RADIUS OF 432.82 FEET, WHOSE CHORD BEARS S 59°37'12" W FOR 106.61 FEET TO A POINT OF TANGENCY; THENCE, S 52°32'44"W, 8.62 FEET TO A POINT OF CURVE; THENCE, ALONG AN ARC, CONCAVE TO THE N, HAVING A RADIUS OF 337.50 FEET, WHOSE CHORD BEARS S 73°23'33" W FOR 240.22 FEET TO A POINT OF TANGENCY; THENCE, N 85°45'38" W, 14.48 FEET TO A POINT; THENCE, ALONG AN ARC, CONCAVE TO THE E, HAVING A RADIUS OF 763.50 FEET WHOSE CHORD BEARS N 04°14'22" E, 75.00 FEET TO A POINT; THENCE, S 85°45'38" E, 14.48 FEET TO A POINT OF CURVE; THENCE, ALONG AN ARC, CONCAVE TO THE N, HAVING A RADIUS OF 262.50 FEET, WHOSE CHORD BEARS N 73°23'33" E FOR 186.83 FEET TO A POINT OF TANGENCY; THENCE, N 52°32'44" E, 8.62 FEET TO A POINT OF CURVE; THENCE, ALONG AN ARC, CONCAVE TO THE SE, HAVING A RADIUS OF 507.82 FEET, WHOSE CHORD BEARS N 61°36'22" E FOR 139.94 FEET TO A POINT; THENCE, N 26°24'39" E, 207.73 FEET; THENCE, N 13°20'24" E, 758.46 FEET; THENCE, N 07°41'25" E, 912.12 FEET; THENCE N 59°47'31" E, 334.47 FEET; THENCE, N 27°13'31" E, 85.00 FEET; THENCE, N 01°19'07" E, 74.92 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND.

CONTAINED WITHIN SAID TRACT OF LAND 86.488 ACRES TO BE THE SAME MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

WEA CHESTERFIELD LLC IN CONNECTION WITH A CHANGE OF ZONING FOR THE FOLLOWIN
DESCRIBED PROPERTY FROM C-8 TO C-8.

LOT C101F (21.353 ACRES) OF CHESTERFIELD VILLAGE AREA "A" PHASE ONE PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGES 96 AND 97 OF THE ST LOUIS COUNTY, MISSOURI RECORDS.

WEA CHESTERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF LOT C101F SHOWN IN THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP SAID PROPERTY UNDER THE PROVISIONS OF SECTION 1003.145, C-8 OF CITY OF CHESTERFIELD ORDINANCE #624, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION OR VOIDED OR VACATED BY ORDINANCE OF THE CITY OF CHESTERFIELD.

WEA CHESTERFIELD LLC

BY: WESTFIELD AMERICA LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP,

BY: WESTFIELD AMERICA, INC, A MISSOURI CORPORATION, ITS GENERAL PARTNER

RORY A. PACKER **ASSISTANT SECRETARY**

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

APPEARED RORY A. PACKER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECTUED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____DAY OF _____, 20__, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND THE CITY CLERK.

DIRECTOR OF PLANNING

CITY CLERK

THE INFORMATION ON THIS PLAN PREPARED FOR WEA CHESTERFIELD LLC IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSTRUED AS THE FINAL DESIGN FOR CONSTRUCTION, BUT FOR CONCEPTUAL REVIEW AND APPROVAL ONLY. THIS PLAN IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

WOOLPERT, INC.

JOHN P. SAWYER MO PE 2001031672

Parking Provided

Chesterfield Shoppingtown Project Data- August 10, 2007

	Approved by City	Westfield Revised	
	June, 2005	Plans	Difference
Sears	150,628	150,628	0
Auto Center	19,670	19,670	0
Dillard's	248,697	248,697	0
Famous Barr	240,023	240,023	0
Mall Stores	567,312	567,312	0
Old Cinema	0	0	0
AMC Theatres	60,330	60,330	0
Macaroni Grill	7,281	7,281	0
Chili's	5,997	5,997	0
Bahama Breeze	8,318	8,318	0
Jared's Jewelers	0	6,000	6,000
Total GLA	1,308,256	1,314,256	6,000
PARKING DATA			
Parking Required	5,864	5,891	27

PARKING REQUIRED FOR JUNE 1, 2005 APPROVED BY CITY IS PER THE AMENDED FINAL DEVELOPMENT SECTION PLAN PHASE II AS RECORDED IN PLAT BOOK 313, PAGES 56-58 AND BILL 583, ORDINANCE 577 CALCULATED BASED ON 5.5 SPACES/1000 SF GLA WITH AN 18.5% REDUCTION.

NOTES CORRESPONDING TO EASEMENTS AND RESTRCTIONS

THE REPORT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 020072717, HAVING AN EFFECTIVE DATE OF JUNE 1, 2007, CONTAINS THE FOLLOWING EXCEPTIONS WHICH ARE SURVEY MATTERS.

- 38. EASEMENT GRANTED TO LACLEDE GAS COMPANY ACCORDING TO INSTRUMENTS FILED IN BOOK 6601 AT PAGE 1927, BOOK 6750 AT PAGE 2266, BOOK 7029 AT PAGE 642 AND PLAT BOOK 179 AT PAGES 34
- 39. UTILITY EASEMENT TO ST. LOUIS COUNTY, MISSOURI, FILED IN BOOK 6692 AT PAGE 781, AS MORE
- 40. EASEMENTS TO ST. LOUIS COUNTY WATER COMPANY, FILED IN BOOK 6697 AT PAGE 1494, AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN HEREON)
- 41. PROHIBITION AND RELINQUISHMENT OF ALL ABUTTER'S RIGHTS AND DIRECT ACCESS TO ROUTE (AA 340) AND STATE ROUTE 40, FILED IN BOOK 6125 AT PAGE 434, BOOK 6258 AT PAGE 92, AND BOOK 6258 AT PAGE 130. (NOT PLOTTED)
- 42. TERMS AND PROVISIONS OF THE FINAL DEVELOPMENT PLANS AND OTHER PLANS FILED FEBRUARY 11, 1974 IN PLAT BOOK 155 AT PAGES 22-23, PLAT BOOK 158 AT PAGES 92-93, PLAT BOOK 164 AT PAGE 3, PLAT BOOK 168 AT PAGE 15, PLAT BOOK 159 AT PAGES 52-57, AND PLAT BOOK 197 AT BOOK 352 AT PAGES 793-794, PLAT BOOK 352 AT PAGES 397-398 AND PLAT BOOK 353 AT PAGES
- 43. TERMS AND PROVISIONS OF ORDINANCE NO. 6815, FILED FEBRUARY 11, 1976 IN BOOK 6712 AT PAGE
- 44 EASEMENTS GRANTED TO FEE FEE TRUNK SEWER, INC., FILED IN BOOK 158 AT PAGES 58-59, AS
- AGREEMENTS WITH FEE FEE TRUNK SEWER, INC., AS TO TREATMENT AND DISPOSAL OF SANITARY SFWAGF TOGETHER WITH PROVISIONS THEREUNDER FOR CHARGES AND MAINTENANCE ASSESSMENTS. FILED IN BOOK 6741 AT PAGE 2117, BOOK 6893 AT PAGES 166, 1605, 1609, 1613, 1617, 1820
- 46. BUILDING LINES AND EASEMENTS AS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN PLAT BOOK 158 AT PAGES 96-97 AND ACCORDING TO THE INSTRUMENTS FILED IN BOOK 6761 AT PAGE 1652 AND RESUBDIVISION PLAT RECORDED IN PLAT BOOK 334 AT PAGES 65 AND 65A (PLOTTED AS SHOWN
- 47. EASEMENT RIGHTS IN FAVOR OF CHESTERFIELD VILLAGE, INC. CREATED BY DEED AND RECIPROCAL EASEMENT, RESTRICTIONS AND COVENANTS AGREEMENT RECORDED DECEMBER 12, 1974 IN BOOK 6768,
- 48. RESTRICTIONS AND EASEMENTS RIGHTS IN FAVOR OF SEARS ROEBUCK AND COMPANY AND ADCOR REALTY CORPORATION CREATED BY EASEMENT, RESTRICTION AND OPERATING AGREEMENT FILED DECEMBER 12, 1974 IN BOOK 6768 AT PAGE 926. AS AMENDED BY THE INSTRUMENTS FILED IN BOOK 7021 AT PAGE 797, BOOK 7379 AT PAGE 1275, BOOK 7619 AT PAGE 1215, BOOK 7621 AT PAGE 61, BOOK 10746 AT PAGE 2434, AND BOOK 10746
- 49. EASEMENT RIGHTS IN FAVOR OF THE OWNERS OF DEVELOPER'S PARCEL A, C, AND D AS CREATED BY HE CERTAIN DEED OF DECLARATION RECORDED JANUARY 20, 1971 IN BOOK 6773 AT PAGE 617. AS AMENDED AND RESTATED BY INSTRUMENTS FILED IN BOOK 7021 AT PAGE 813, BOOK 7379 AT PAGE
- 50. STORM SEWER EASEMENTS AS SHOWN ON THE PLAT FILED IN PLAT BOOK 179 AT PAGES 26-27 AND
- 51. EASEMENTS GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY FILED IN BOOK 7029 AT PAGE
- 628 AND PLAT BOOK 179 AT PAGES 30-31. (PLOTTED AS SHOWN HEREON) 52. EASEMENTS GRANTED TO UNION ELECTRIC COMPANY, FILED IN BOOK 7029 AT PAGE 635 AND PLAT BOOK 179 AT PAGES 32-33 (PLOTTED AS SHOWN HEREON) AND BOOK 17567 AT PAGE 1269 AND
- 56. EASEMENT RIGHTS IN FAVOR OF THE MAY DEPARTMENT STORES COMPANY ESTABLISHED UNDER THAT CERTAIN UNRECORDED AGREEMENT, AS EVIDENCED BY MEMORANDUM OF AGREEMENT FILED IN BOOK 7379 AT PAGE 1339, AS AMENDED BY INSTRUMENT FILED IN BOOK 7621 AT PAGE 78 AND BOOK
- 57. EASEMENTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY
- PERMANENT TRAFFIC SIGNAL EASEMENT GRANTED TO ST. LOUIS COUNTY, MISSOURI, FILED IN BOOK
- PERPETUAL PARKING EASEMENT GRANTED TO THE MAY DEPARTMENT STORES COMPANY, FILED IN BOOK
- EASEMENT GRANTED TO LACLEDE GAS COMPANY, FILED IN BOOK 10995 AT PAGE 2119, AS MORE
- EASEMENT GRANTED TO UNION ELECTRIC COMPANY, FILED IN BOOK 11128 AT PAGE 1484, AS MORE
- PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN BASED ON INTENT. RECORDED
- BOUND BY THE PHYSICAL LOCATION OF THE ELECTRIC LINE. (APPROXIMATE LOCATION SHOWN,
- EASEMENT GRANTED TO UNION ELECTRIC COMPANY FILED IN BOOK 10758 AT PAGE 478. (EASEMENT IS BOUND BY THE PHYSICAL LOCATION OF THE ELECTRIC LINE. (APPROXIMATE LOCATION SHOWN,

AND 35 AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENTS. (PLOTTED AS SHOWN HEREON) PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN HEREON)

PAGES 22-24. AS AMENDED BY THE INSTRUMENTS FILED IN PLAT BOOK 313 AT PAGES 56-58, PLAT

- 1421, AND AMENDED BY ORDINANCE NO'S. 9250 AND 10,241. (NOT PLOTTED).
- MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN HEREON)
- AND 1625, AND IN BOOK 6916 AT PAGES 210 AND 206. (NOT PLOTTED)
- PAGE 790. AS AMENDED BY THE INSTRUMENTS FILED IN BOOK 7021 AT PAGE 773, BOOK 7379 AT
- PAGE 1257, BOOK 10746 AT PAGE 2409, AND BOOK 15734 AT PAGE 3210. (NOT PLOTTED)
- 1250, BOOK 7621, PAGE 83, AND BOOK 10746 AT PAGE 2334. (NOT PLOTTED)

- BOOK 17567 AT PAGE 1283. (DOCUMENTS NOT PROVIDED TO SURVEYOR)
- AND TRANSPORTATION COMMISSION, FILED IN BOOK 7534 AT PAGE 1289. (PLOTTED AS SHOWN HEREON) INDENTURE OF COVENANTS AND RESTRICTIONS AFFECTING SAID SUBDIVISION FILED IN BOOK 7972, PAGE
- EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING FILED IN BOOK 8648 AT PAGE 1825.
- 60. 9315, PAGE 653, AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN
- 67. 10746, PAGE 2395, AS MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (NOT PLOTTABLE)
- 71. PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN HEREON)
- PARTICULARLY DESCRIBED IN SAID INSTRUMENT. (PLOTTED AS SHOWN HEREON) EASEMENT GRANTED TO CITY OF CHESTERFIELD, FILED IN BOOK 15659 AT PAGE 2003 AS MORE
- DOCUMENT CONTAINS DIMENSION DISCREPANCIES.) EASEMENT GRANTED TO UNION ELECTRIC COMPANY, FILED IN BOOK 10758 AT PAGE 474. (EASEMENT IS
- UNDERGROUND UTILITIES NOT REQUESTED FOR SURVEY.)

UNDERGROUND UTILITIES NOT REQUESTED FOR SURVEY.)

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