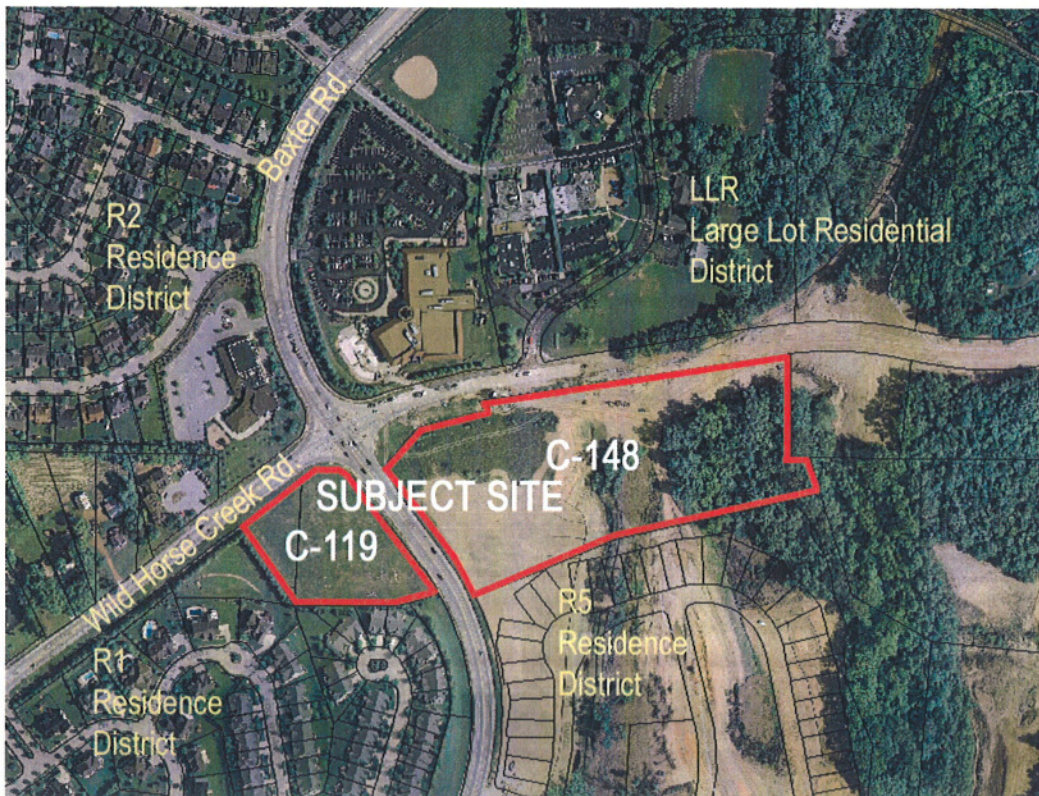


NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, November 10, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 26-2008 Chesterfield Village C-119 & C-148 (Chesterfield Village, Inc.): A request for an amendment to St. Louis County Ordinance 13,759 and City of Chesterfield Ordinance 1170 to modify the legal descriptions of a 3.038 acre parcel and a 10.895 acre parcel located on the southwest and southeast corners respectively of the Baxter Road and Wild Horse Creek Road intersection.



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 and Public Works 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 Mr. Shawn P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at ss Seymour@chesterfield.mo.us

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

Description of Property

Parcel C-119

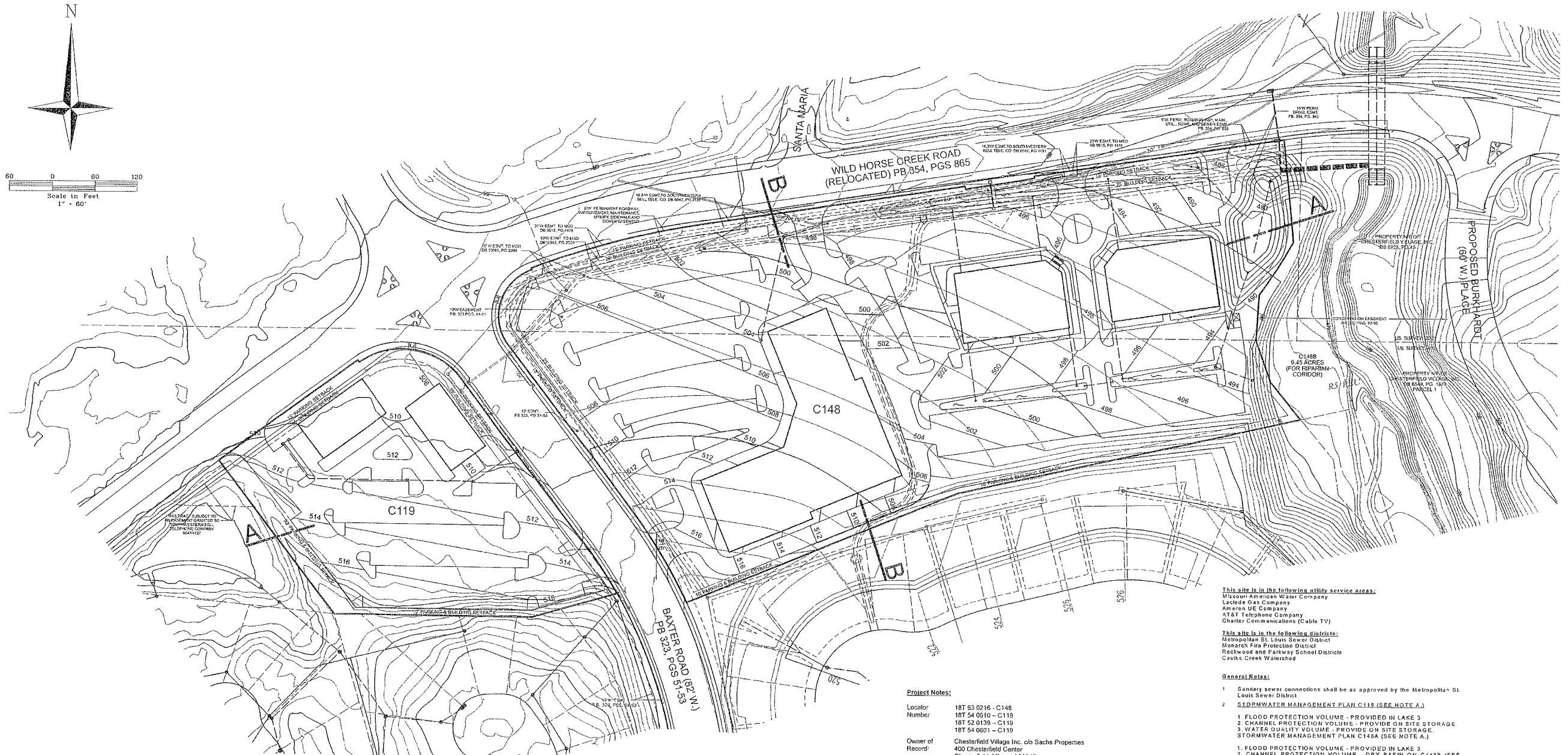
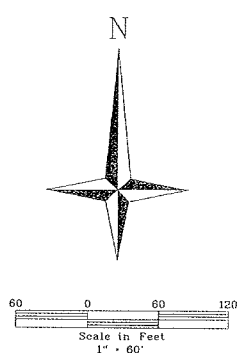
A tract of land being part of U.S. Survey 415 and Fractional Section 9, Township 45 North – Range 4 East, within the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of Lot 24 of "Baxter Pointe Villas Plat Three", a subdivision according to the plat thereof recorded in Plat Book 347 page 40 of the St. Louis County Records, and being in the Eastern line of a tract of land as described in deed to Chesterfield Village Incorporated as recorded in deed Book 8076 page 622 of the St. Louis County Records; thence along the prolongation of said Eastern line South 00 degrees 16 minutes 12 seconds West 0.48 feet to a point; said point being the Northeast corner of Lot 111A of "The Estates of Baxter Pointe" according to thereof recorded in Plat Book 346 page 153 of the St. Louis County Records, also being the Southeast corner of Baxter Master Common Area, as shown on said plat; thence North 36 degrees 51 minutes 07 seconds West 271.51 feet to a point; in the Southeast line of Wild Horse Creek Road, varying width; thence along said Southeast line North 53 degrees 08 minutes 53 seconds East 234.93 feet to a point; thence along a curve to the right, whose radius point bears South 36 degrees 51 minutes 07 seconds East 1116.28 feet from the last mentioned point, a distance of 5.83 feet to a point; thence leaving said curve South 36 degrees 33 minutes 10 seconds East 3.15 feet to a point where the aforementioned Southeast line of Wild Horse Creek Road intersects the West line of Baxter Road, 82 feet wide; thence along said West line of Baxter Road, the following courses and distances: along a curve to the right, whose radius point bears South 35 degrees 49 minutes 15 seconds East 105.50 feet from the last mentioned point, a distance of 164.01 feet to a point; thence South 36 degrees 45 minutes 00 seconds East 290.98 feet to a point; thence along a curve to the right, whose radius point bears South 53 degrees 15 minutes 00 seconds West 676.00 feet from the last mentioned point, a distance of 82.88 feet to a point at the Northeast corner of the Common Area abutting said Baxter Road, as shown on the aforementioned plat of "Baxter Pointe Villas Plat Three"; thence leaving the West line of Baxter road South 73 degrees 21 minutes 49 seconds West 122.60 feet to a point in the North line of Lot 21; thence along the North line of Lots 21, 22, 23 and 24 respectively North 89 degrees 43 minutes 48 seconds West 280.00 feet to the point of beginning and containing 3.038 acres according to calculations by Volz Inc. during October 2008.

Parcel C-148

A tract of land being part of Lot 1 of the Subdivision of the James Long Estate in U.S. Survey 2031 and part of Lots 1 and 2 of the Subdivision of the John Long Estate in U.S. Survey 415, Township 45 North – Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of U.S. Survey 415, at the Southwestern corner of a tract of land conveyed to Chesterfield Village Inc., by Deed recorded in Book 6928, Page 45 of the St. Louis County Records, thence along said Northern line, South 89 degrees 53 minutes 36 seconds East, 52.04 feet to the Northwestern corner of a tract of land conveyed to Chesterfield Village Inc., by Deed recorded in Book 6549, Page 1873 of the St. Louis County Records, thence along the Western line of said tract, South 17 degrees 28 minutes 49 seconds East, 100.03 feet to a point; thence departing said Western line, South 77 degrees 29 minutes 15 seconds West, 577.63 feet to a point; thence South 67 degrees 34 minutes 56 seconds West, 415.00 feet to a point on the Eastern line of Baxter Road as established by the plat of "Baxter Road - Road Dedication and Easement Plat" recorded in Plat Book 323, Pages 51 through 53 of the St. Louis County Records; thence along said Eastern line, along a curve to the left whose radius point bears South 64 degrees 52 minutes 56 seconds West 758.00 feet from the last mentioned point, a distance of 152.27 feet to a point of tangency; thence North 36 degrees 37 minutes 40 seconds West, 291.21 feet to a point of curvature; thence along a curve to the right whose radius point bears North 53 degrees 22 minutes 21 seconds East 70.50 feet from the last mentioned point, a distance of 129.58 feet to a point; thence North 22 degrees 04 minutes 08 seconds West, 2.46 feet to a point on the Southern line of a tract of land dedicated for the widening of Wild Horse Creek Road, variable width; thence along said Southern line, along a curve to the right whose radius point bears South 21 degrees 23 minutes 40 seconds East 1,110.28 feet from the last mentioned point, a distance of 246.94 feet to a point of tangency; thence North 81 degrees 20 minutes 55 seconds East, 378.88 feet to a point; thence South 08 degrees 39 minutes 24 seconds East, 4.00 feet to a point; thence North 81 degrees 20 minutes 55 seconds East, 58.45 feet to a point of curvature; thence along a curve to the left whose radius point bears North 08 degrees 39 minutes 05 seconds West 995.37 feet from the last mentioned point, a distance of 41.97 feet to a point; thence North 11 degrees 04 minutes 01 second West, 3.12 feet to a point on the Southern line of (Relocated) Wild Horse Creek Road, variable width; thence along said Southern line, North 81 degrees 20 minutes 55 seconds East, 358.35 feet to a point of curvature; thence along a curve to the right whose radius point bears South 08 degrees 39 minutes 05 seconds East 919.00 feet from the last mentioned point, a distance of 25.85 feet to the point of beginning, containing 10.895 acres more or less.



This site is in the following utility service areas:
 Missouri American Water Company
 Laclede Gas Company
 Amerex UE Company
 AT&T Telephone Company
 Charter Communications (Cable TV)

This site is in the following districts:
 Metropolitan St. Louis Sewer District
 Monarch Fire Protection District
 Redwood and Parkway School Districts
 Cassin's Creek Watershed

Project Notes:

Locator: 18T 63 0216 - C148
 Number: 18T 54 0510 - C119
 18T 52 0139 - C119
 18T 54 0601 - C119

Owner of Record: Chesterfield Village Inc. c/o Sachs Properties
 400 Chesterfield Center
 Chesterfield, Missouri 63017
 Suite 600
 636-537-1000

Prepared By: Vetz Incorporated
 10849 Indian Head Ind'l. Blvd.
 St. Louis, Missouri 63132
 314-426-6212

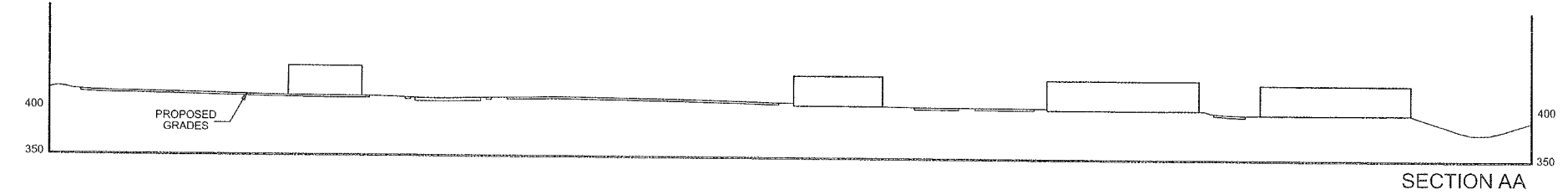
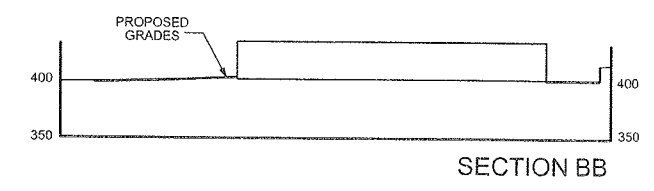
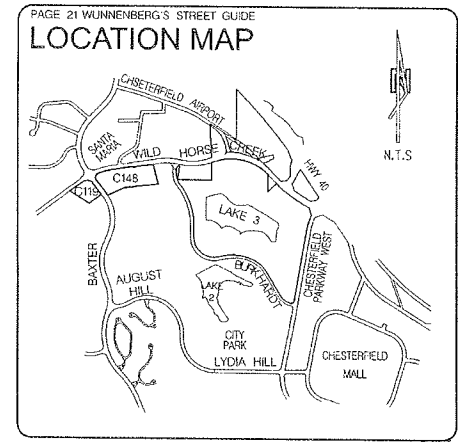
Prepared For: Chesterfield Village Inc. c/o Sachs Properties
 400 Chesterfield Center
 Chesterfield, Missouri 63017
 Suite 600
 636-537-1000

Existing Zoning: "C-8"
 Ordinance # 1170 #13756 (St. Louis County)

Proposed Use: Restaurant / Retail/Office

Area of Site: 13.93 Acres

- General Notes:**
1. Secondary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District.
 2. **STORMWATER MANAGEMENT PLAN C119 (SEE NOTE A.)**
 1. FLOOD PROTECTION VOLUME - PROVIDED IN LAKE 3
 2. CHANNEL PROTECTION VOLUME - PROVIDE ON SITE STORAGE
 3. WATER QUALITY VOLUME - PROVIDE ON SITE STORAGE.
 2. **STORMWATER MANAGEMENT PLAN C148A (SEE NOTE A.)**
 1. FLOOD PROTECTION VOLUME - PROVIDED IN LAKE 3
 2. CHANNEL PROTECTION VOLUME - DRY BASIN ON C148B (SEE NOTE E)
 3. WATER QUALITY VOLUME - USE ON SITE SWALES FOR CREDITS OR PROVIDE ON SITE STORAGE.
 2. **STORMWATER MANAGEMENT PLAN C148B (SEE NOTE A.)**
 1. FLOOD PROTECTION VOLUME - PROVIDED IN LAKE 3
 2. CHANNEL PROTECTION VOLUME - DRY BASIN ON SITE
 3. WATER QUALITY VOLUME - USE ON SITE SWALES FOR CREDITS NOTES
- A. CHANNEL PROTECTION AND WATER QUALITY NOT REQUIRED IF UNDER PERMIT BEFORE OCTOBER 1, 2008 PER MSD.
- B. IF C148B IS PERMITTED BEFORE OCT 1, 2008, THE CHANNEL PROTECTION VOLUME FOR C148A WILL STILL NEED TO BE PROVIDED WITHIN A BASIN ON C148A OR C148B.
3. The location of storm and sanitary sewer improvements are approximately only. Actual location shall be determined by field conditions and shall be indicated on the improvement plan.
 4. Grading shall be per City of Chesterfield standards.
 5. Landscaping, streetlights and sidewalks shall be per City of Chesterfield standards.
 6. The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence.



By order of Chesterfield Village Inc., we have prepared a Preliminary Development Plan, the results of which are currently represented on this drawing, which is a Preliminary Development Plan - NOT FOR CONSTRUCTION - and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purposes.

In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate; soils and sub-surface information have not been available and hence not taken into account; boundary lines have been prepared from information supplied by the client without benefit of title search or field surveys; topographic data has been taken from existing maps and not verified by physical elevations; zoning density is assumed; and the location, capacity and availability of utilities are taken from available information without verification; accordingly, the undersigned disclaims responsibility for the accuracy of the utility information. The undersigned is a Professional Engineer and will exercise due diligence for the accuracy of the utility information.

Timothy J. Meyer, P.E.
 Professional Engineer
 10/17/08

Bruce E. Thomas, P.L.S.
 Professional Land Surveyor
 MO P.L.S. #2220

BRUCE E. THOMAS
 NUMBER
 PLS-2220

SACHS PROPERTIES
 400 CHESTERFIELD CENTER
 CHESTERFIELD, MISSOURI 63017
 636.537.1000

VOLZ
 ENGINEERS
 LAND PLANNING
 TRANSPORTATION
 INCORPORATED | COST MANAGEMENT
 10814 LAMAR, MISSOURI 63143
 314.680.0240
 www.volzinc.com

PARCEL C119 & C148
 A TRACT OF LAND BEING PART OF U.S. SURVEY 415, AND FRACTIONAL SECTION 9,
 T45 N - R 4 E, WITHIN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

Issue Date: 10/17/08

8537-3