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Planning Commission Issues Report

Subject: Ordinance Amendment Issues Report

Meeting Date: November 24, 2014

From: Jonathan Raiche, Senior Planner

Location: Between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive

Petition: **P.Z. 11-2014 THF Chesterfield Development LLC (The Commons)**

Summary

Cedar Creek Consulting Inc., on behalf of THF Chesterfield Development LLC, has submitted a request for an ordinance amendment to extend normal operating hours, to remove seasonal restrictions on the outdoor storage permitted use, and to increase the area of outdoor storage permitted. Several items of this request have been eliminated or reduced since the Public Hearing regarding the westernmost anchor currently occupied by Lowe's. **However, there are additional items in the request regarding outdoor storage for the easternmost anchor tenant currently occupied by Walmart. This additional request was received by Staff on November 14th and amended on November 17th. The updated written request reflecting all of these items is attached to this report.** The following table provides a summary of the details of the above mentioned requests:

	<u>Existing</u>	<u>Proposed</u>
Normal Retail Hours (Lowe's Only)	7 a.m. – 11 p.m.	6 a.m. – 11 p.m.
Outdoor Storage/Sales (Time) (Lowe's Only)	Restricted to 3/15 through 10/15	All year
Outdoor Storage/Sales (Area) (Lowe's Only)	3,200 sq. ft. located according to existing Exhibit A	Limited to areas on Revised Exhibit A, approximately 5,000 sq. ft., with a maximum height of 8 feet
Outdoor Storage (Seasonal) (East side of Walmart, along Chesterfield Commons Drive)	Not Currently Permitted	October 15 – January 31. Limited to areas on Exhibit B, approximately 3,750 square feet.
Outdoor Storage (Permanent) (Behind Walmart Only)	Not Currently Permitted	All Year. Limited to areas on Exhibit B, approximately 2,500 sq. ft. with screening.

Site History

Zoning

The subject site was incorporated into the City of Chesterfield under an “NU” Non-Urban District and an “M-3” Planned Industrial District from St. Louis County. The zoning was first amended by the City of Chesterfield through a site-specific ordinance in 1997 to a “C-8” Planned Commercial District. The site-specific ordinance was amended a second time in 2000 to amend the Permitted Use requirements for the addition of a financial institution. In 2004, there were two amendments that affected the permitted uses and development criteria including the addition of seasonal outdoor storage.

The most recent zoning amendment in 2004, Ordinance 2081, limits the seasonal outdoor storage use to the westernmost anchor store of Chesterfield Commons (currently occupied by Lowe’s) as well as limiting the seasonal timing of that use from March 15th until October 15th of each year.

Violations

At the request of the Planning Commission, Staff has compiled the following information regarding violations against the Outdoor Storage regulations for three large tenants in or near the Chesterfield Commons subdivision. Lowe’s was originally permitted limited outdoor storage in 2004 while Home Depot was permitted limited outdoor storage in 2005. Walmart is not currently permitted to have Outdoor Storage beyond the limits of their Garden Center.

<u>Outdoor Storage Violations</u>		
<u>Lowe’s</u>	<u>Walmart</u>	<u>Home Depot</u>
4/09/2003	4/09/2003	4/18/2005
7/21/2004	4/14/2005	8/03/2005
4/15/2005	4/19/2011	10/31/2005
5/22/2006	6/19/2012	4/03/2006
4/13/2006	9/03/2014	4/12/2006
4/15/2006	10/24/2014	4/15/2006
4/24/2006		6/05/2006
5/01/2007		6/02/2008
5/28/2008		12/08/2010
5/11/2009		5/10/2011
		3/23/2012

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are shown in Figure 1 and are as follows:

North: The property to the north across Interstate 64/Highway 40 is the Chesterfield Outlets commercial subdivision zoned Planned Commercial. Current uses on this property include retail at the Taubman Prestige Outlets.

South: The properties to the south across Edison Avenue include the Monarch-Chesterfield Levee and the Monarch-Chesterfield Levee Trail.

East: The property to the east is the Chesterfield Commons East commercial subdivision zoned “PC” Planned Commercial District. Current uses include mixed retail/restaurant.

West: The properties to the west are the Chesterfield Commons West and McBride & Son Center commercial subdivisions zoned “PC” Planned Commercial District. Current uses include mixed office/retail/restaurant.

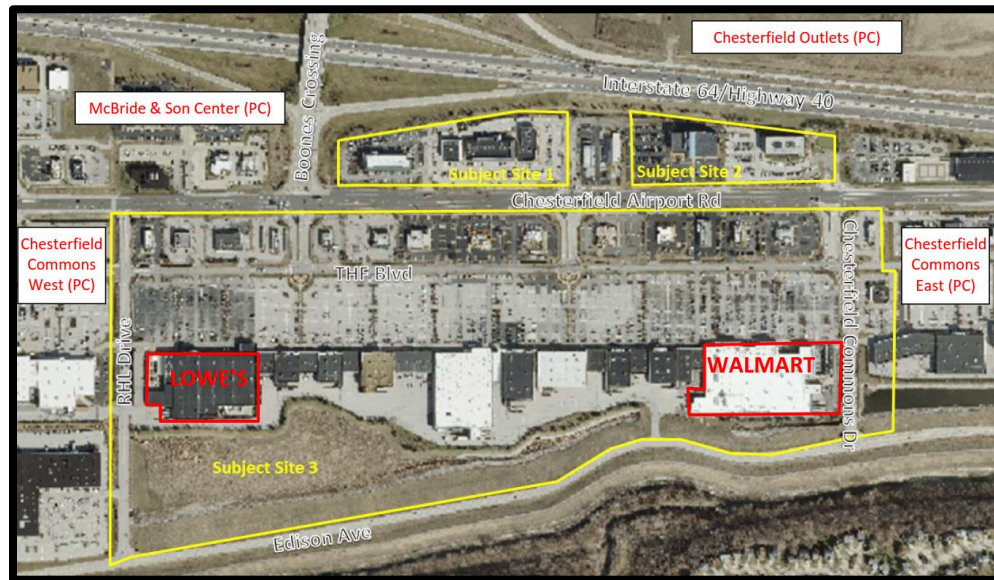


Figure 1

Comprehensive Plan Analysis

The subject site is located within the Mixed Commercial Use land use designation as seen in Figure 2. The Comprehensive Plan defines Mixed Commercial Use as “Appropriate uses in this designation would be retail and office. Depending on location, some areas may combine warehousing and distribution with the office development”. The current amendment request does not include any land use change from the current mixed commercial uses and therefore is consistent with the Comprehensive Plan.

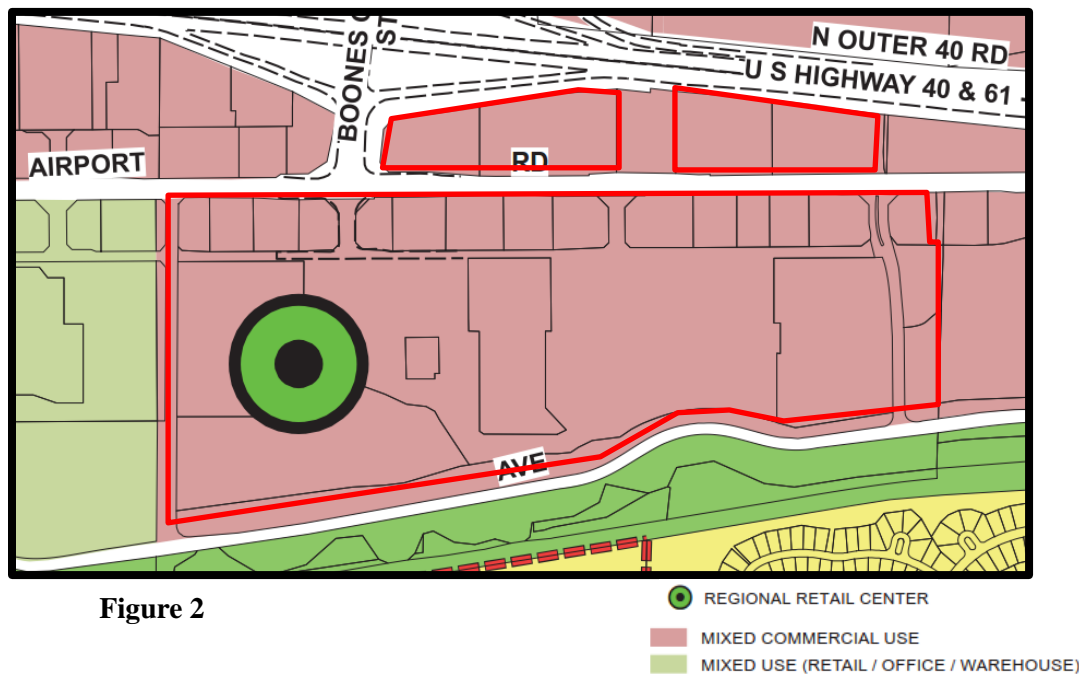


Figure 2

- REGIONAL RETAIL CENTER
- MIXED COMMERCIAL USE
- MIXED USE (RETAIL / OFFICE / WAREHOUSE)

Staff Analysis

Hours of Operation

The petitioner has amended its request regarding hours of operation in the following ways:

1. Removed the request for seasonal and promotional hours, and
2. Restricted the normal retail hours request to the westernmost anchor tenant of Chesterfield Commons

These changes by the petitioner are consistent with the recommendation of Staff and the Planning Commission during the public hearing. The request does not affect the delivery hours of 7 a.m. to 11 p.m. currently allowed by the ordinance. As proposed, Staff has no further concerns with this portion of the request.

Outdoor Storage/Sales

The petitioner has also amended its request regarding outdoor storage in the following ways:

1. Reduced the amount of outdoor storage from approximately 9,000 to 5,000 square feet,
2. Included a height restriction of eight (8) feet for outdoor storage areas outside of fencing, and
3. Relocated the storage along RHL Drive to provide spacing between internal intersections and the storage space.

The height restriction will ensure that materials in these areas, especially along the western property line, are better screened by existing landscaping which can be seen in the image below. Storage Area B, as denoted on Exhibit A attached to this report has also been moved southward to be located in the middle of the existing parking area to provide maximum separation from both entrances to the property from RHL Drive.



Although the outdoor storage areas located at the westernmost anchor tenant have been reduced, there has been a substantial addition of outdoor storage areas requested for the easternmost anchor tenant. Details of this request can be seen in the attached Petitioner Revised Request Letter and Exhibit B. The easternmost tenant space, currently occupied by Walmart, is currently in violation of the existing ordinance for outdoor storage. The majority of the violation can be seen in the image below. Walmart has joined the active petition for Chesterfield Commons in an effort to abate this active violation. The outdoor storage areas seen to be occupied by storage containers in the image below also illustrates a portion of the outdoor storage areas in the current request for this specific tenant.



Parking

The amended request for the westernmost anchor does include the removal of 15 parking spaces from the property. The petitioner has provided updated tenant information to Staff which indicates that the site has ample parking for all uses located in the retail center. After reviewing the information provided, Staff has no concerns with the proposed removal of 15 parking spaces from the site as it will comply with City Code.

Staff has not fully evaluated the effects that the addition of the easternmost anchor tenant's request may have on the parking requirements due to the late nature of the request. However, in Staff's evaluation of the previous request the overall parking situation at Chesterfield Commons was determined to have a substantial excess of parking spaces.

Property Owner Authorization

The City requires authorization to be obtained from every property owner holding legal interest in property that is governed by a site-specific ordinance that is being amended. In larger zoning districts, like this one, this requirement can include a large number of parcels under different ownership. Attempts were made by the petitioner and Staff to notify all property owners potentially affected by this request. The petitioner has also made efforts to obtain a Statement of Consent from each property owner affected. Despite these efforts, the petitioner has been unable to obtain the consent from all of the numerous ownership entities involved at this point. Consent has been provided from THF Chesterfield which possesses ownership of all but three (3) of the privately held parcels governed by Ordinance 2081.

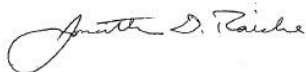
Request

This meeting is for the discussion of issues concerning the ordinance amendment request by Cedar Creek Consulting, LLC for the Chesterfield Commons and Chesterfield Commons North subdivisions. Staff still has the following items under review:

1. The Draft Attachment A does not reflect Walmart's request due to the late submission of this request,
2. The petitioner will need to provide specific information regarding the number of parking stalls that will be displaced by the outdoor storage at the easternmost anchor, and
3. Staff requires further clarification about the proposed screening of the storage containers.

Attached to this report is a Draft Attachment A reflecting the request from Lowe's for the westernmost anchor tenant only. The proposed amendments to this Attachment A are shown in red font. No vote is requested for this item at this time. The intent of this Issues Meeting is to receive feedback and direction on the Draft Attachment A, and to examine if any further issued need to be resolved prior to requesting a recommendation from the Planning Commission.

Respectfully submitted,



Jonathan D. Raiche, AICP
Senior Planner

Attachments

1. Petitioner Revised Request Letter dated 11/17/14
2. Exhibit A
3. Exhibit B
4. Draft Attachment A
5. Outboundary Survey

cc: Aimee Nassif, Planning and Development Services Director

November 17, 2014

City of Chesterfield Missouri
Attn: Jonathan Raiche, AICP
690 Chesterfield Parkway West
Chesterfield MO 63017-0760



Reference: PZ 11-2014 THF Development LLC

Mr. Raiche:

Based on the discussions and recommendations at the October 13, 2014 Public Hearing and a recent understanding reached between the undersigned and the eastern-most anchor (Walmart), we have revised requested amendment of zoning ordinance PZ 11-2014 THF Development, LLC.

(Existing) I.A.8 Seasonal outdoor storage.

(Proposed) I.A.8 Outdoor storage limited to that described in B(6) below.

and

(Existing) I.B.3 Hours of operation for retail sales will be limited to 7 a.m. to 11 p.m.

(Proposed) I.B.3 Hours of operation for retail sales will be limited to 7 a.m. to 11 p.m., except the hours of operation for retail sales with respect to the western-most anchor store of Chesterfield Commons shall be 6 a.m. to 11 p.m.

and

(Existing) I.B.6 The use listed in A(8) above shall be limited to the western-most anchor store of Chesterfield Commons, directly east of RHL Boulevard for the period of March 15th until October 15th of each year and the following shall also apply:

(Proposed) I.B.6 The use listed in A(8) above shall be limited to the following two anchors:

The western-most anchor store of Chesterfield Commons, directly east of RHL Boulevard and the following subsections a, b, c, d and e shall also apply to it:

and

(Existing) I.B.6.a. The area to be utilized for seasonal outdoor storage shall be limited to 3,200 sq. ft. as delineated on the attached Exhibit A.



(Proposed) I.B.6.a. The area to be utilized for seasonal outdoor storage shall be limited to 5,000 sq. ft. and all materials stored outside the fenced area shall have a maximum height of eight (8) feet as delineated on the attached *(revised)* Exhibit A.

and

(Existing) I.B.6.e. ...e. The privacy screening shall be extended from the rear to the western portion of the fenced area.

(Proposed) I.B.6.e. ...e. The privacy screening shall be extended from the rear to the western portion of the fenced area; and

The eastern-most anchor store of Chesterfield Commons, directly west of Chesterfield Commons Drive, and the following subparagraphs f, g, h, i, and j shall also apply to it:

f. The area to be utilized for seasonal outdoor storage for the period of October 15th of one year until January 31st of the following year shall be limited to 3,750 sq. ft. as delineated on the attached Exhibit B.

g. The area to be utilized for year-round outdoor storage shall be limited to 2,500 sq. ft. as delineated on the attached Exhibit B.

h. Outdoor storage shall be permitted in portable containers designed, constructed and used for temporary storage of goods, merchandise and supplies offered for sale or used by the eastern-most anchor. No dumpster or receptacle used for the disposal of solid waste may be used for outdoor storage.

i. [Language to be suggested by staff as to aisles.]

j. All storage containers shall be screened.

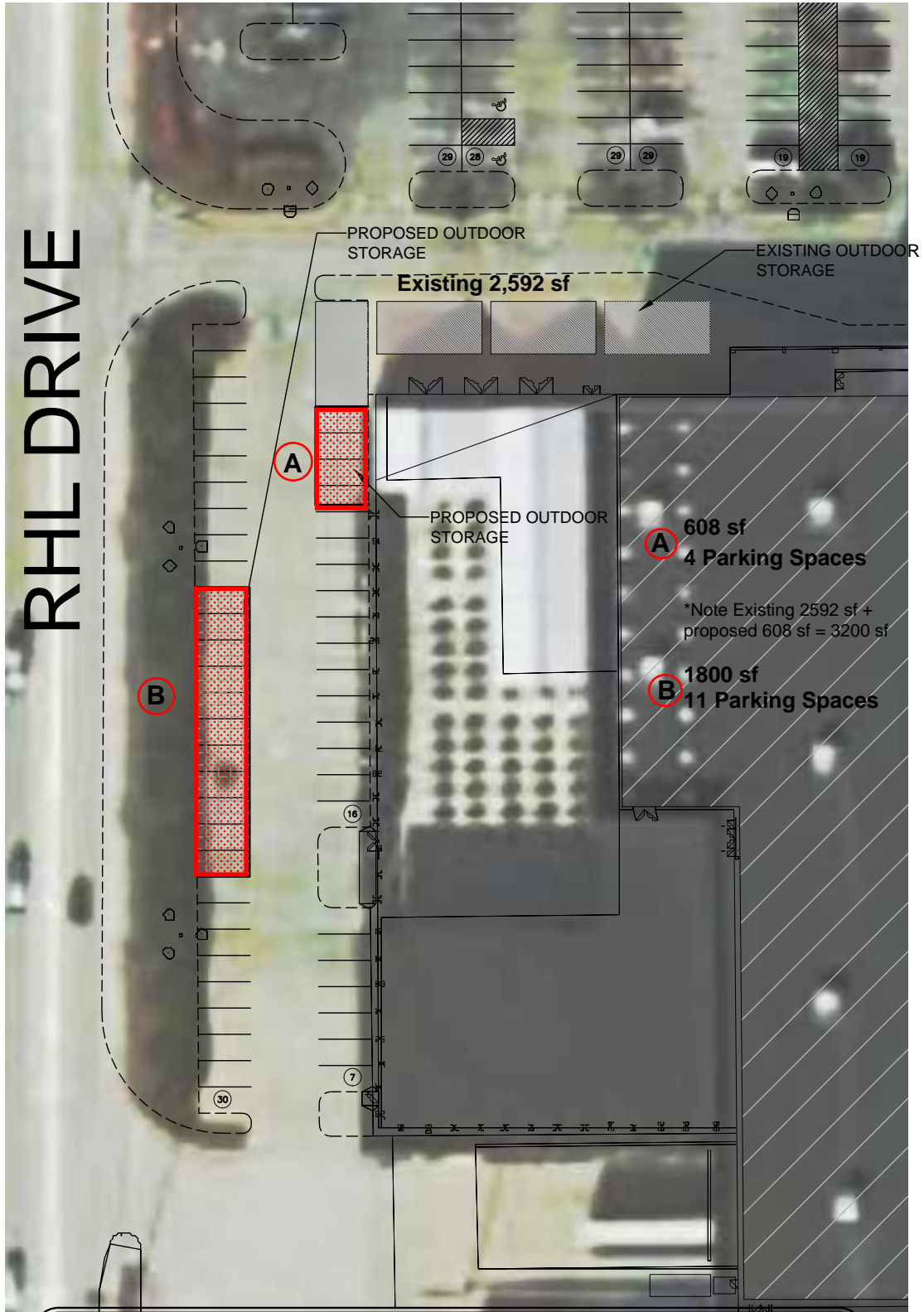
If you need any additional information please contact me at (405) 778-3385.

Sincerely,

Lance Mills, PE

Attachments: Exhibit "A" and Exhibit "B"

Exhibit "A"






LOWE'S SITE ANALYSIS

	FROM ORD. 2081 EXHIBIT	EXISTING	PROPOSED	CITY REQUIRED PARKING
LOWE'S PARKING	135,197 S.F. 654 SPACES	135,197 S.F. 646 SPACES	135,197 S.F. 631 SPACES	135,197 S.F. 609 SPACES
CART CORRALS	10 CC	10CC	10 CC	
PARKING RATIO	4.84SP/1000 S.F.	4.79SP/1000 S.F.	4.67SP/1000 S.F.	4.50SP/1000 S.F.

Walmart Store #2600
100 THF Blvd
Chesterfield, MO 63025

Legend

-  Boundary
-  Proposed Temporary External Storage Locations
-  Proposed External Storage Location

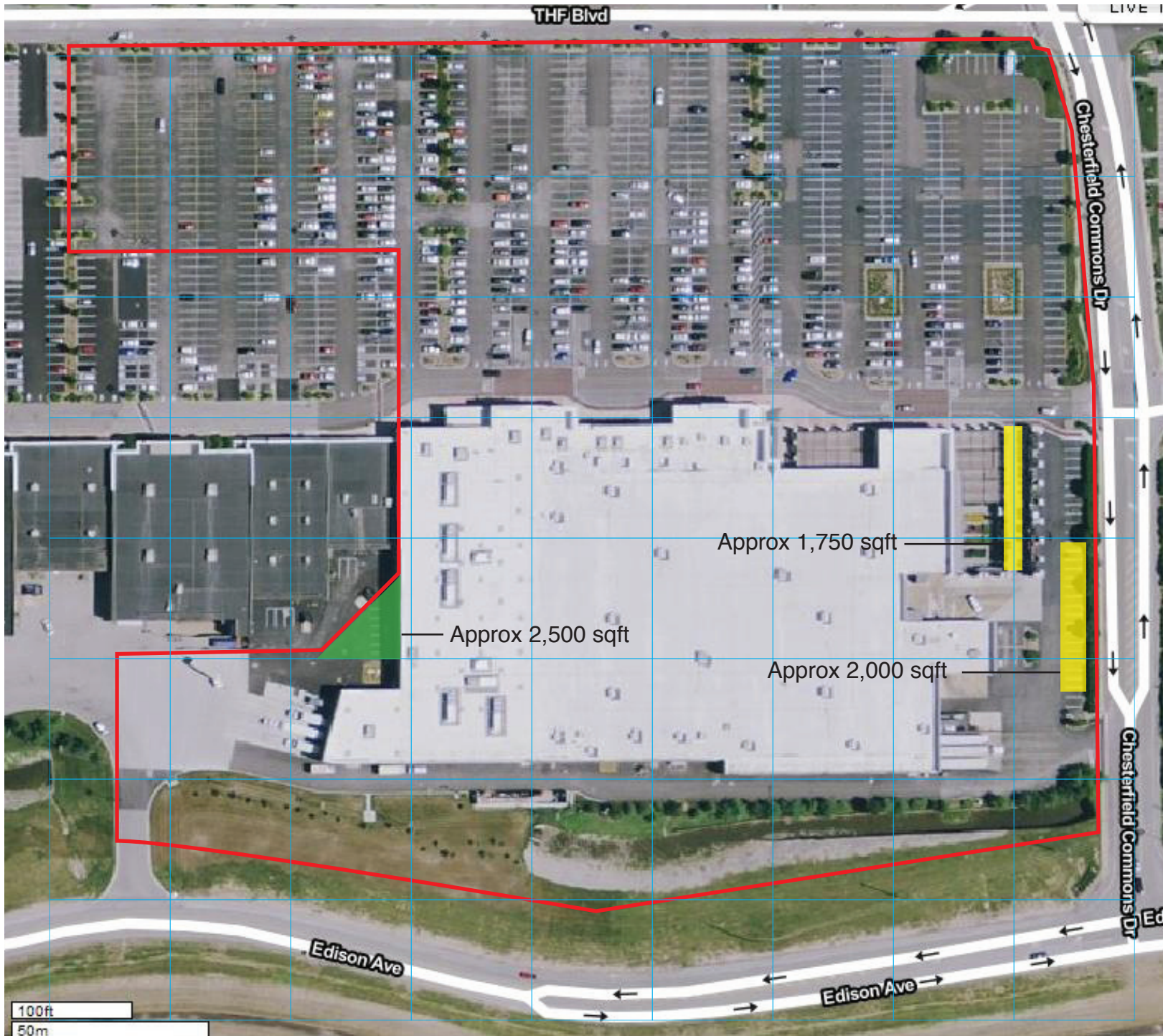


Exhibit "B"

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. PERMITTED USES

A. The uses allowed this “C-8” Planned Commercial District shall be:

1. Retail
2. Offices
3. Hotel and motels
4. Restaurants, sit down
5. Restaurants, fast food
6. Recreational and entertainment facilities, including indoor theaters
7. Financial Institutions
8. Outdoor storage

B. The above uses in the “C-8” Planned Commercial District shall be restricted as follows:

1. The number of buildings constructed shall be based on the development’s ability to comply with the parking regulations of the City of Chesterfield City Code.
2. Total square footage of buildings in this development shall not exceed 1,185,400 square feet. The square footage constructed shall be based on the development’s ability to comply with the parking regulations of the City of Chesterfield City Code.
3. Hours of operation for retail sales will be limited to 7 a.m. to 11 p.m. except for the westernmost anchor store for Chesterfield Commons. **This westernmost anchor store in Chesterfield Commons will have hours of operation for retail sales limited to 6 a.m. to 11 p.m.**
4. All deliveries and trash pick-ups shall be limited to the hours from 7 a.m. to 10 p.m.
5. No vehicles shall remain on the premises with idling engines between 11 p.m. and 7 a.m.
6. The use listed in A(8) above shall be limited to the westernmost anchor store of Chesterfield Commons, directly east of RHL Boulevard and the following shall also apply:

- a. The area to be utilized for seasonal outdoor storage shall be limited to 5,000 sq. ft. as delineated on the attached Exhibit A. All materials stored in this area shall be limited to a height of eight (8) feet.
 - b. Materials in the storage area shall include only plant materials, potting soil, top soil and cypress mulch and shall not be stored in shipping containers.
 - c. A 44 inch wide aisle in front of each gate, giving clear access to the drive aisle on the north side of the area shall be provided.
 - d. Materials stored inside existing fencing on the site shall not extend or be visible above the fence line.
 - e. The privacy screening shall be extended from the rear to the western portion of the fenced area.
7. No retail sales, storage or displays are permitted outside of enclosed buildings except as listed above.

II. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

- A. The following requirements will apply to the permitted uses:

1. HEIGHT

- a. Buildings shall be limited to three (3) stories or forty-five (45) feet, whichever is less, as measured from the average finished ground elevation of the building. The above shall be exclusive of roof-top equipment.

III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months from the preliminary development plan approval date by the City of Chesterfield and prior to issuance of any building permit, the developer shall submit to the City of Chesterfield for their review and approval, a Site Development Concept Plan. Within twelve (12) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the City of Chesterfield for review and approval. Where due cause is shown by the developer, this time interval may be extended by the City of Chesterfield.

IV. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

V. GENERAL CRITERIA - CONCEPT PLAN

A. The Site Development Concept Plan shall include the following:

1. Outboundary plat and legal description of the property.
2. Conceptual location, design (with design statement), materials, and size, including height, of all proposed buildings, parking and loading areas, and lots.
3. Specific structure and parking setbacks along all roadways and property lines.
4. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
5. Existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
6. Preliminary stormwater and sanitary sewer facilities.
7. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
8. Comply with all preliminary plat requirements of the City of Chesterfield City Code.
9. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.

VI. GENERAL CRITERIA - SECTION PLANS

A. Site Development Section Plans shall include the following:

1. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and landscaping.
2. Existing and proposed contour intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
3. Existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts.
4. Location and size of all parking areas.
5. A landscape plan, including, but not limited to, location, size and type of all plant and other material to be used.
6. Area of each building phase.
7. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

VII. SITE DEVELOPMENT PLAN SUBMITTAL OPTION

In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized

VIII. GENERAL CRITERIA FOR SITE DEVELOPMENT PLAN

A. The Site Development Plan will include the following:

1. Outboundary plat and legal description of the property.
2. Location and size, including height above sea level, of all buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and all other above-ground structures and landscaping.

3. Location map, north arrow, and plan scale.
4. Parking calculations.
5. Architectural elevations (with design statement) and materials of the proposed buildings.
6. Confirmation of compliance with the sky exposure plan and height restrictions as set forth in this ordinance.
7. Specific structure and parking setbacks along all roadways and property lines.
8. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
9. Existing and proposed contours at intervals of not more than two (2) feet, and extending 150 feet beyond the limits of the site.
10. Existing improvements within 150 feet of the site as directed. Road and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed will be included.
11. All existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements and rights-of-way required for utilities, storm water drainage, grading, or other improvements.
12. Prior to Site Development Plan approval, show all existing or proposed easements and right-of-way on site. The Site Development Plan and Tree Preservation Plan must be approved prior to clearing or grading.
13. The location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to existing systems.
14. Show existing improvements and the locations of significant natural features, such as wooded areas and rock formations that are to remain or be removed.
15. Comply with all preliminary plat requirements of the City of Chesterfield City Code.
16. The scale to which the Site Development Plan will be drawn will be no greater than one (1) inch equals one hundred (100) feet.

17. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Monarch Chesterfield Levee District, and the Missouri Department of Transportation.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

IX. SPECIFIC CRITERIA

- A. The Site Development Concept and Section Plans or Site Development Plan shall illustrate adherence to the following specific design criteria. Information to be shown on the Site Development Concept Plan shall be limited to those items specified in Section A, General Criteria-Concept Plan.
 1. **Structure Setbacks**

Structure setbacks will be determined on the Site Development Concept Plan. No building or structure, other than boundary walls, retaining walls, signs, light standards, flagpoles or fences, shall be located within the setbacks
 2. **Parking and Loading Space Setbacks**

Parking and loading space setbacks will be determined on the Site Development Concept Plan.
 3. **Parking and Loading Requirements**
 - a. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
 - b. Parking lots shall not be used as streets.

4. Access

- a. The number, location and geometry of access points to this development from Chesterfield Airport Road shall be limited to four (4) entrances on the south side and (3) three entrances on the north side in accordance with the addendum to the traffic impact study dated September 15, 1997, exception being: the eastbound right turn lane on Chesterfield Airport Road at the development entrance opposite Boone's Crossing should be retained; dual northbound left turn lanes on the main development entrance should be retained; the easternmost driveway should contain channelization islands on the southeast as well as the southwest corners.
- b. Access to the office development should have no intersecting drive closer than 200 feet on the main entrance and 100 feet on the two secondary entrances as directed by the St. Louis County Department of Highways and Traffic.
- c. Outlots shall have no direct access to Chesterfield Airport Road. Cross access shall be provided between outlets. An interior loop road shall be provided.

5. Public/Private Road Improvements, Including Pedestrian Circulation

Roadway improvements include new interchanges on Highway 40/61, the extension of Edison Avenue through the southern portion of the site to Chesterfield Airport Road/Baxter Road, relocation of Old Olive Street to improve intersection geometrics and widening of Chesterfield Airport Road to five (5) traffic lanes with additional paved shoulders on both sides.

- a. Improve Chesterfield Airport Road full width across the entire frontage to a five-lane cross section with ten (10) foot stabilized shoulders in order to conform to the typical section with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Verify handling of surface runoff will not require additional easement dedication.
- b. The developer shall provide any additional right-of-way and construct any improvements related to the construction of a full interchange on Highway 40/64 east of Boone's Crossing as required by the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, and/or the City of Chesterfield.

- c. Provide right of way dedication for Edison Avenue from the west property line of the site, adjacent to the Chesterfield Monarch Levee, to the connection with Old Olive Street. Right-of-way shall consist of a forty (40) foot right-of-way, with additional roadway improvement, maintenance, utility and drainage easement on both sides. The width of easements shall be a minimum of ten (10) feet. The City of Chesterfield may require additional width. The centerline radius of Edison Avenue shall be a minimum of 575 feet; other standards shall be determined by the City of Chesterfield.
- d. On both sides of the subject development, provide forty (40) foot right-of-ways, with ten (10) foot minimum roadway improvement, maintenance, utility and drainage easements on both sides, between Edison Avenue and Chesterfield Airport Road. Construct a minimum twenty-six (26) foot pavement with seven (7) foot shoulders on both sides, and appurtenant storm drainage facilities as required by the City of Chesterfield. Additional widening at each end shall be provided to accommodate separate right and left turn approach lanes at the intersection. Parking shall be prohibited along both sides of this roadway. No curb cuts shall be permitted within two hundred (200) feet of the intersection of Chesterfield Airport Road and Edison Avenue with RHL Drive, Chesterfield Commons Crossing, JW Drive, or THF Boulevard.
- e. Traffic signals shall be required along Chesterfield Airport Road at both main entrance intersections and the intersection with Boone's Crossing as directed by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield.
- f. Provide a five (5) foot wide sidewalk, conforming to St. Louis County ADA standards, adjacent to the north side of Chesterfield Airport Road as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalks shall be required on both sides of the three easternmost access drives on the south side of Chesterfield Airport Road. The sidewalks shall be constructed within public right-of-way or easement that provides sufficient width as determined by the City of Chesterfield.

- g. Utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation costs shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

6. Traffic Study

A traffic study including internal and external circulation will be provided for review and approval by the City of Chesterfield, the St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.

7. Landscape Plan

- a. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code except as specifically noted elsewhere in this section.
- b. The developer shall submit a landscape plan in accord with the Landscape Guidelines adopted by the Planning Commission, either as part of the appropriate Site Development Concept Plan or on a separate drawing to be reviewed as part of said plan, to comply with the following:
 - 1. A landscape buffer shall be required on both sides of Chesterfield Airport Road on the Site Development Concept Plan.
 - 2. All new required landscaping material shall meet the following criteria:
 - (a) Deciduous trees - two (2) inch minimum caliper.
 - (b) Evergreen trees - four (4) feet minimum height.
 - (c) Shrubs - eighteen (18) inch minimum diameter.
- c. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a surety for two (2) years sufficient in amount to guarantee the installation of said landscaping and for an additional (2) years for guaranteeing the maintenance of said landscaping.

8. Sign Requirements

- a. A sign package will be submitted to the City of Chesterfield in conjunction with the Site Development Concept Plan.

- b. Freestanding project identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. If the outline area and/or a height increase for the freestanding project identification sign is requested, the required landscaping for the sign will be subject to Planning Commission approval.
- c. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
- d. No advertising signs, temporary signs, portable signs or attention getting devices shall be permitted in this development.

9. Light Requirements

The location and height of all light standards shall be as approved by the Planning Commission on the appropriate development plan. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the City of Chesterfield Code.

10. Architectural elevations

- a. Architectural elevations shall be as approved by the Planning Commission in conjunction with the Site Development Concept Plan.
- b. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
- c. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

11. Monarch-Chesterfield Levee District

The developer shall dedicate necessary property and construct improvements to the levee as directed by the Monarch Chesterfield Levee District.

12. Miscellaneous

- a. All trash areas shall be enclosed by such means as approved by the Planning Commission on the Site Development Concept Plan.
- b. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission
- c. If any work is proposed in, near or above the natural watercourse through this site, a hydrologic/hydraulic study evaluating the impacts of the proposed work shall be provided as directed by the City of Chesterfield. Said study shall evaluate impacts on the entire length of stream, and any maintenance requirements. Appropriate permits and approvals from other agencies shall also be provided.

X. TRUST FUND CONTRIBUTION

The developer shall contribute to the Chesterfield Valley Trust Fund (No. 556). This fund was created for roadway improvements, stormwater improvements, sanitary sewer facilities and water main improvements in the Chesterfield Valley Area.

The trust contribution consists of four components representing the improvement categories.

A. Road

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed on the basis of the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Industrial	\$3,685.05/acre of gross acreage

If the types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development, shall be retained in the trust fund.

The roadway improvement contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

B. Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$486.43 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

C. Stormwater

The stormwater contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of \$1,534.99 per acre for the total area as approved on the Site Development Plan.

The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

D. Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contributions within the Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, if not submitted by January 1, 1998 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

XI. VERIFICATION PRIOR TO APPROVAL

A. Prior to approval of the Site Development Plan, the developer will provide the following:

1. Roadway Improvements and Curb Cuts.

- a. Road improvements, right-of way and roadway easement dedication shall be completed prior to issuance of a St. Louis County Department of Highways and Traffic Special Use Permit. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
- b. Prior to Special Use Permit issuance by St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements, and location or permitted curb cuts.
- c. Obtain approval from the City of Chesterfield and the St. Louis County Department of Highways and Traffic for the locations of proposed curb cuts, areas of new dedication, and roadway improvements.

2. Stormwater and Sanitary Sewer.

- a. Verification to the St. Louis County Department of Public Works and the City of Chesterfield of adequate sanitary services.
- b. A preliminary engineering plan approved by the City of Chesterfield, the St. Louis County Department of Highways and Traffic and MSD showing that adequate handling of the stormwater drainage of the site is provided.

1. The proposed site improvements shall not conflict with the proposed Chesterfield Valley Master Plan. Equivalent stormwater detention/retention and routing functionality shall be provided as required by the City of Chesterfield. If modifications to the Stormwater Plan are proposed, routing calculations, signed and sealed by a registered professional engineer licensed to practice in the State of Missouri, demonstrating functionally equivalent operation shall be submitted. The calculations shall be performed using identical methods as the initial analysis, AdICPR software. Maintenance of the stormwater system shall be the responsibility of the property owner. The petitioner is to provide:
 - a. An 18" sanitary sewer running along the south side of Chesterfield Airport Road on the north edge of the Outlot Parcels. The sanitary sewer, including gravity lines, a lift station and force main, is to continue along Chesterfield Airport Road and Old Olive Street to tie into the existing 18" sanitary sewer near the Caulks Creek "B" Pump Station.
 - b. Extensive stormwater improvements include, but not are not limited to, a large dry reservoir extending along the entire south side of the development, smaller dry reservoirs, flat-bottom ditches and several culverts. In addition, a 19.2 acre lake is to be provided immediately to the east of the site on the south side of Old Olive Street Road.
 2. The site shall provide for the positive drainage of stormwater and it shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. This may require extensive off site sewer ditch work and appropriate easements. Emergency overflow drainage ways to accommodate the 100 year storm shall be provided.
 3. Show all off-site easements required for utility, grading and/or stormwater drainage improvements.
- c. Indicate the location where the proposed sanitary sewer will connect to the existing system.

3. Geotechnical Report.

Provide a geotechnical report prepared by a Professional Engineer licensed to practice in the State of Missouri. Said report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkholes, ponds, septic fields, etc., and recommendations for treatment.

2. Grading and Improvement Plans.

- a. A clearing/grading permit or improvement plan approval is required prior to any grading on the site. The Site Development Plan and Tree Preservation Plan must be approved prior to issuance of clearing and grading. No change in watershed shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required. A floodplain development permit must be obtained prior to any work in the regulated floodplain.
- b. Interim storm water drainage control in the form of siltation control and/or siltation basins is required throughout construction. A Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved by the City of Chesterfield prior to approval of any clearing or grading. The SWPPP will address required erosion control practices specific to site conditions. Its purpose is to ensure the design, implementation, management and maintenance of Best Management Practices (BMP's) to reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities. The SWPPP will ensure compliance with Missouri Water Quality Standards, and the terms and conditions of the NPDES for the site.
- c. Temporary settlement basins, as required by the City of Chesterfield, will be constructed during construction to allow for settling of sediment, prior to the discharge of storm water from this site. Erosion and siltation control will be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil.
- d. When clearing and/or grading operations are completed or suspended for more than thirty (30) days, all necessary precautions will be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the City of Chesterfield upon demand.

- e. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses will be utilized, if adequate storm water detention and erosion control devices have not been established.
- f. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surface areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on the pavement causing hazardous roadway and driving conditions. The contractor will keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto will be cleaned at the end of each day.
- g. This development may require an NPDES Permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres. A copy of the NPDES permit must be submitted to the City of Chesterfield prior to issuance of a grading permit or approval of improvement plans.

XII. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval by the Planning Commission.

XIII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

Prior to Improvement Plan approval, the developer will provide the following:

1. Comments/approvals from St. Louis County Department of Highways and Traffic, the Missouri Department of Transportation, the Monarch Chesterfield Levee District, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources and the Chesterfield Fire Protection District.
2. Location of all off-site easements needed for utility main extensions shall be shown. Copies of the recorded easements for utility main extensions, including book and page, shall be required prior to approval of the Improvement Plans as directed by the City of Chesterfield.

XIV. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

- A. Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permit, the following requirements will be met:

1. Notification of Planning and Development Services Division

Prior to the issuance of foundation or building permits, all approvals from the above mentioned agencies and the City of Chesterfield Department of Public Works, as applicable, must be received by the City of Chesterfield Planning and Development Services Division.

2. Certification of Plans

Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer will be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in the report.

XV. OCCUPANCY PERMIT/FINAL OCCUPANCY

- A. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
- B. Prior to final occupancy of any building the developer will provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.
- C. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit.

XVI. FINAL RELEASE OF ESCROW

Prior to the release of final escrow, the developer will provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

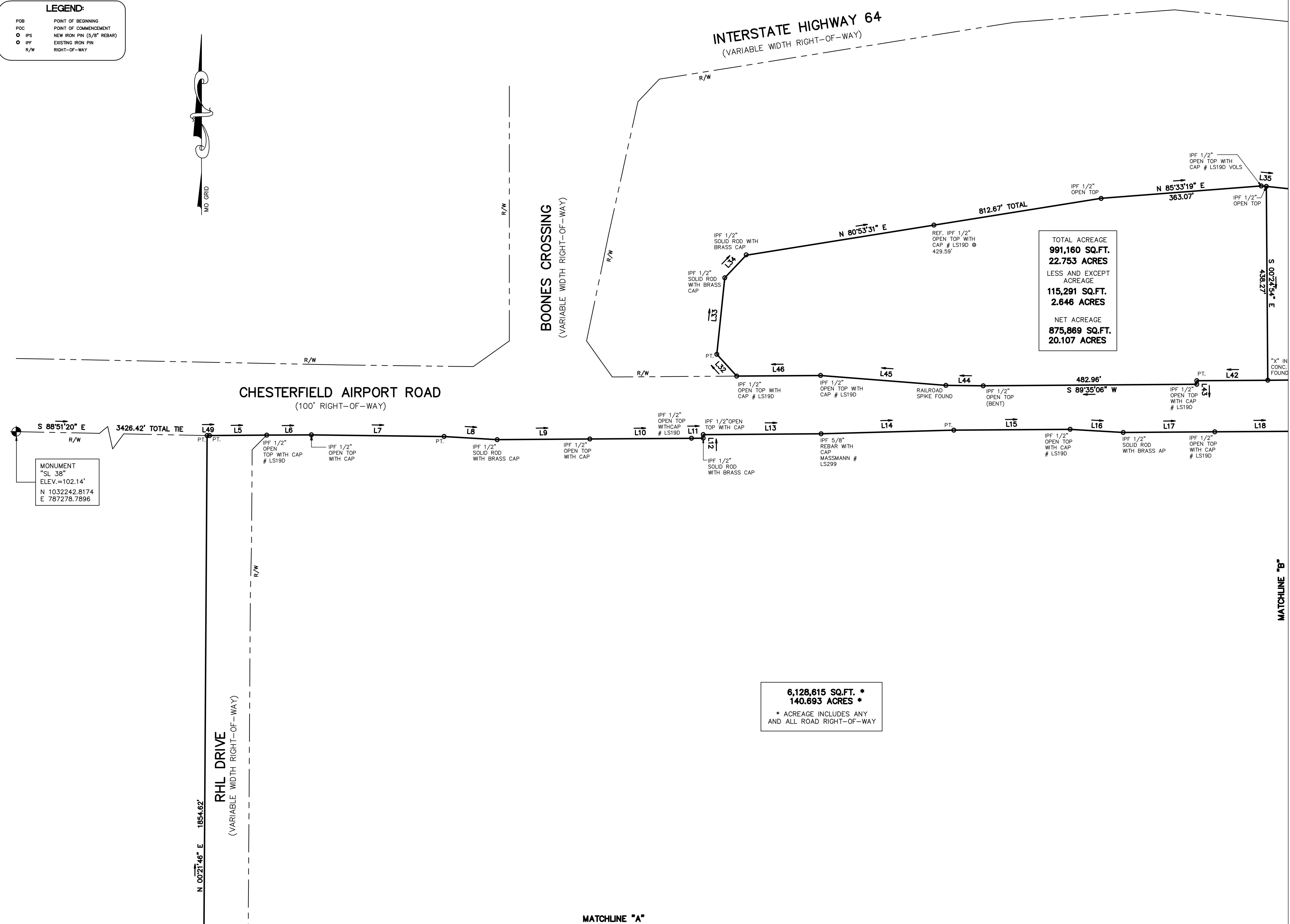
XVII. GENERAL DEVELOPMENT CONDITIONS

- A. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:
1. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of permits by issuing Departments and Commissions.
 2. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
 3. All loading docks are to be screened by sound proofing material.
 4. The City of Chesterfield has completed a Valley Master Development Plan that sets forth the scope, location, and type of infrastructure improvements desired to facilitate quality development within Chesterfield Valley. Said Plan has been incorporated into the City of Chesterfield Comprehensive Plan. During review of Site Development Concept and Section Plans, due consideration will be given to the Valley Master Plan which may be in effect at the time. The conceptual Valley Master Plan depicts stormwater, road and interchange improvements in the vicinity of the subject rezoning.
 5. The petitioner will provide adequate detention to eliminate any additional water discharge to encroach on right of way.
 6. The developer will cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
 7. Parking, circulation, and other applicable site design features shall comply with Chapter 1001, Section 310 "Physically Handicapped and Aged" of SLCRO 1974, as amended.
- B. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing Departments and Commissions.

- C. The City of Chesterfield, Missouri shall enforce the conditions of this ordinance in accord with the Site Development Concept Plan approved by the City of Chesterfield and any Site Development Section Plans approved by the City of Chesterfield.
- D. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

DRAFT

- LEGEND:**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS NEW IRON PIN (5/8" REBAR)
 - IPF EXISTING IRON PIN
 - R/W RIGHT-OF-WAY



BASIS OF BEARINGS AND BENCHMARK:

BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 38" NAD 83 (2007) - NAVD 88

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
325 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	CF	PARTY CHIEF:	GRA	CHECKED:	JCC
REF. PLAT BOOK:					
REF. DEED BOOK:					
TAX MAP:					
DATE OF SURVEY:					
DATE DRAWN:	8-6-2014				
DRAWING NO.:	65442-ZONING				
DATE OF LAST REVISION:					

0' 100' 200' 300'
SCALE: 1" = 100'

PRELIMINARY

STATE OF MISSOURI
JAMES R. FREELAND
PLS NO: 2011001371

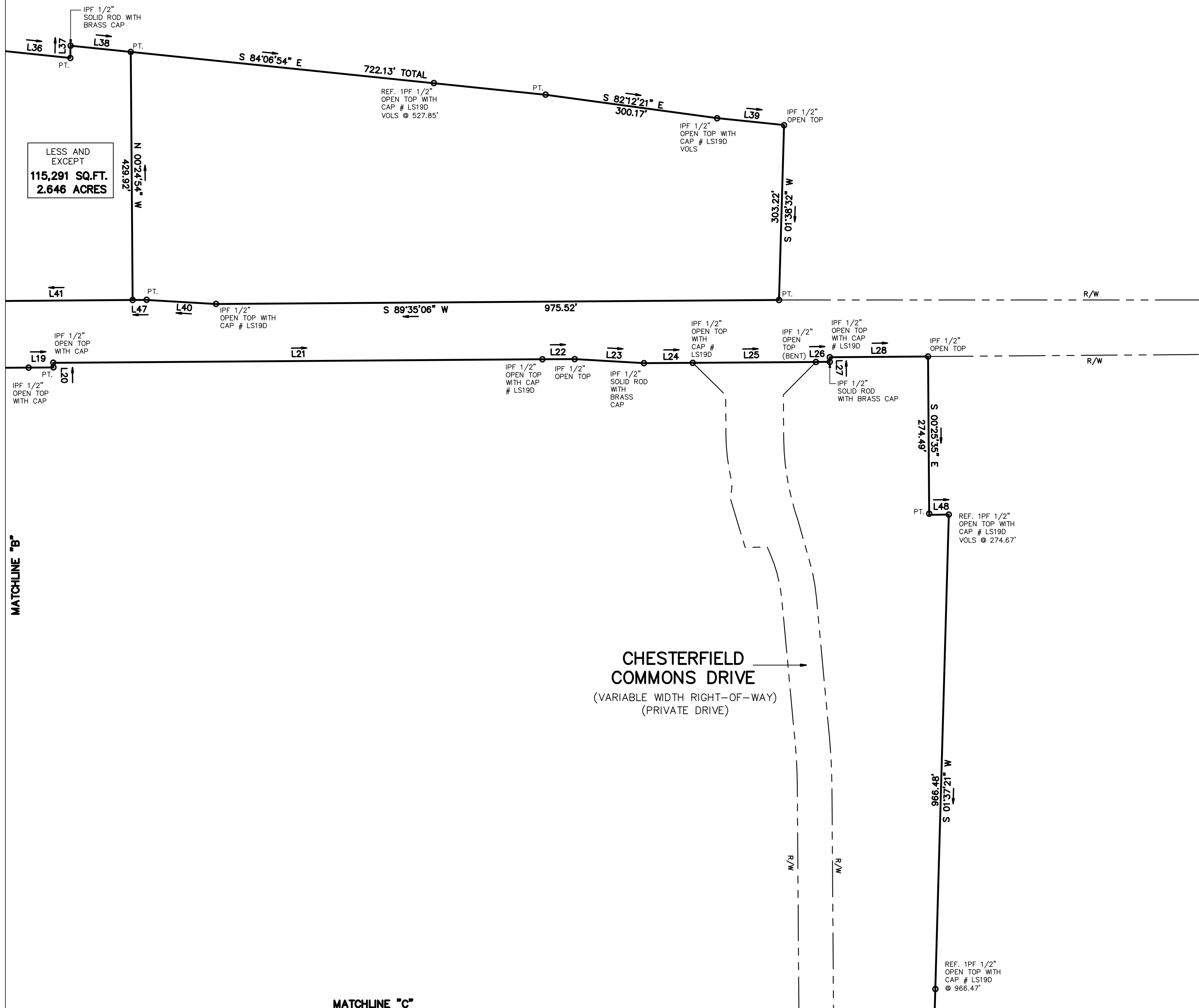
STATE OF MISSOURI
ST. LOUIS COUNTY
CITY OF CHESTERFIELD
TWP 45N - R4E
BOUNDARY SURVEY FOR
TOWN OF CHESTERFIELD
(ZONING ORDINANCE)

SITE ADDRESS:
CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO

SEE SHEET 4 FOR LINE TABLE,
WRITTEN DESCRIPTION AND NOTES.



INTERSTATE HIGHWAY 64
(VARIABLE WIDTH RIGHT-OF-WAY)



LESS AND EXCEPT
115,291 SQ.FT.
2.646 ACRES

CHESTERFIELD COMMONS DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
(PRIVATE DRIVE)

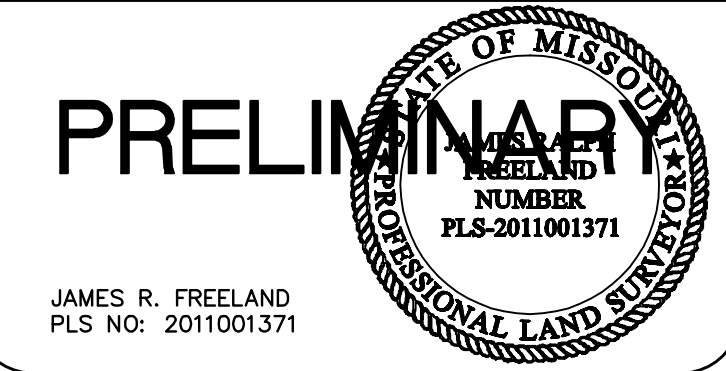
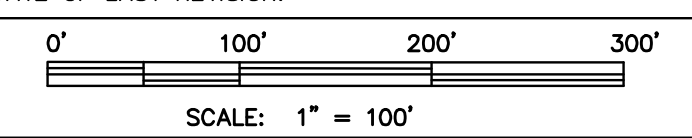
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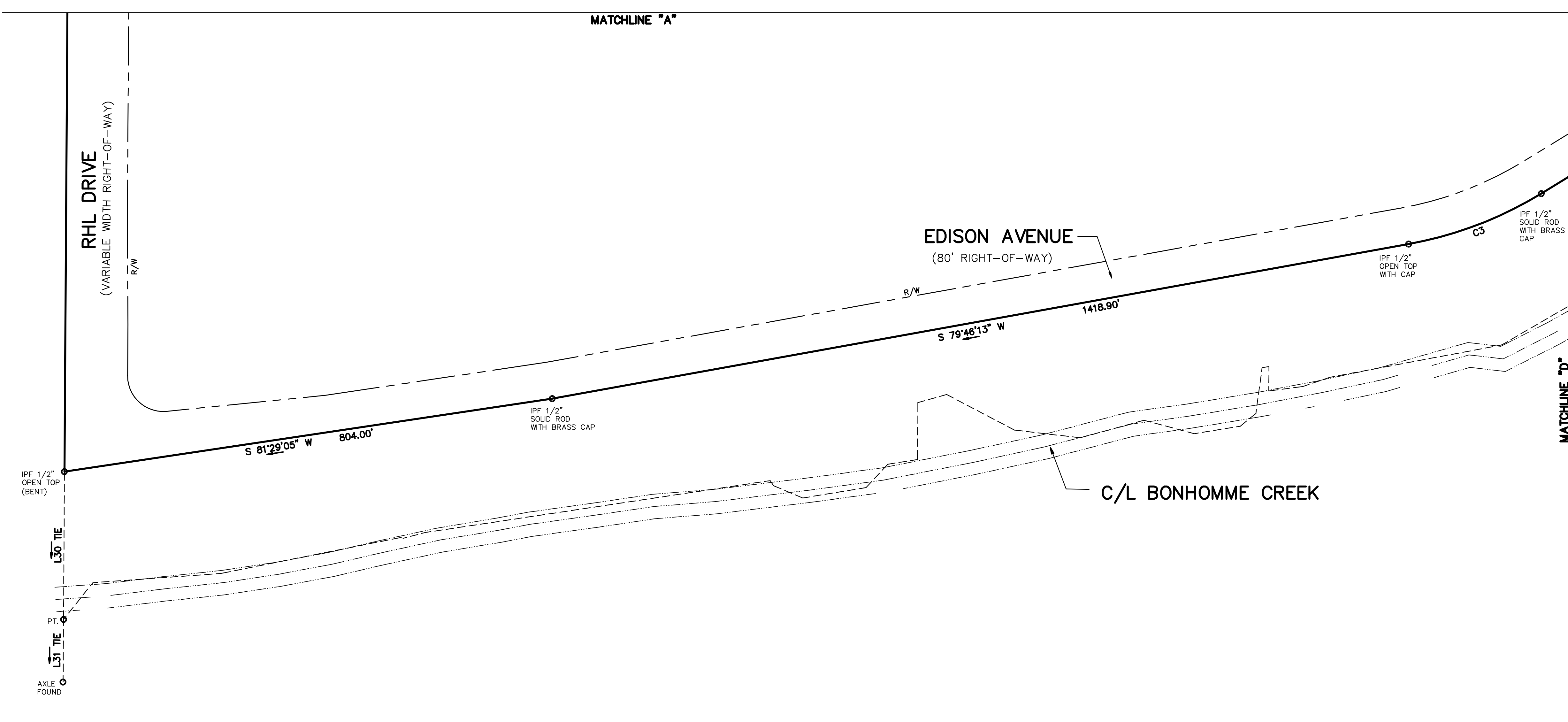
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TAX MAP :					
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DATE DRAWN:	8-6-2014				
DRAWING NO:	65442-ZONING				
DATE OF LAST REVISION:					



STATE OF MISSOURI
ST. LOUIS COUNTY
CITY OF CHESTERFIELD
TWP 45N - R4E
BOUNDARY
SURVEY FOR
TOWN OF CHESTERFIELD
(ZONING ORDINANCE)

SITE ADDRESS:
CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO

SEE SHEET 4 FOR LINE TABLE,
WRITTEN DESCRIPTION AND NOTES.

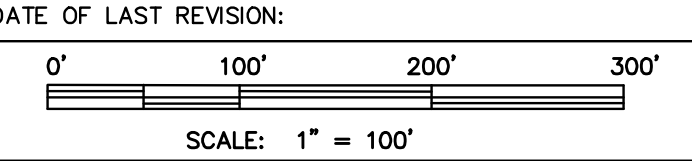


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DATE OF LAST REVISION:					



PRELIMINARY

JAMES R. FREELAND
 PLS NO: 2011001371

STATE OF MISSOURI
 ST. LOUIS COUNTY
 CITY OF CHESTERFIELD
 TWP 45N - R4E

BOUNDARY SURVEY FOR TOWN OF CHESTERFIELD (ZONING ORDINANCE)

SITE ADDRESS:
 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MO

SEE SHEET 4 FOR LINE TABLE, WRITTEN DESCRIPTION AND NOTES.

LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPF NEW IRON PIN (5/8" REBAR)
- IPF EXISTING IRON PIN
- R/W RIGHT-OF-WAY



WRITTEN DESCRIPTION:

A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Bacons Estate, and part of Lots 1-10 of the Hermon Ficke Estate Subdivision, in US Surveys 125 and 2031, and more recently described as Lots 1-5, 7 and 8 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:

Beginning at a point located at the right of way intersection of the south right of way Chesterfield Airport Road and the west right of way of RHL Drive and running along Chesterfield Airport Road the following: N 89 degrees 35 minutes 06 seconds E for 229.87 feet; S 89 degrees 16 minutes 09 seconds E for 300.06 feet; S 86 degrees 36 minutes 03 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 463.64 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 266.35 feet; N 88 degrees 28 minutes 21 seconds E for 300.06 feet; N 89 degrees 35 minutes 06 seconds E for 263.00 feet; S 86 degrees 36 minutes 00 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 456.35 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 303.56 feet; S 86 degrees 36 minutes 13 seconds E for 120.35 feet; N 89 degrees 35 minutes 06 seconds E for 84.35 feet; N 89 degrees 35 minutes 16 seconds E for 213.41 feet; N 89 degrees 35 minutes 06 seconds E for 24.23 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 170.18 feet; thence leaving said right of way S 00 degrees 25 minutes 35 seconds E for 274.49 feet to a point; thence N 89 degrees 23 minutes 53 seconds E for 33.67 feet to a point; S 01 degrees 37 minutes 21 seconds W for 366.48 feet to a point on the south right of way of Edison Avenue; thence along Edison Avenue the following: S 81 degrees 50 minutes 20 seconds W for 626.18 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 249.73 feet and a chord of N 86 degrees 48 minutes 19 seconds W for 248.10 feet; N 75 degrees 26 minutes 57 seconds W for 192.15 feet; along a curve concave to the south having a radius of 570.00 feet, an arc of 457.10 feet and a chord of S 81 degrees 34 minutes 39 seconds W for 444.95 feet; S 58 degrees 36 minutes 17 seconds W for 188.91 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 232.73 feet and a chord of S 69 degrees 11 minutes 16 seconds W for 231.41 feet; S 79 degrees 46 minutes 13 seconds W for 1418.90 feet; S 81 degrees 29 minutes 05 seconds W for 804.00 feet to a point; thence leaving said right of way N 00 degrees 21 minutes 46 seconds E for 1854.77 feet to a point; thence along Chesterfield Airport Road N 89 degrees 35 minutes 06 seconds E for 5.51 feet to the Point of Beginning. Said tract contains 140.692 acres. The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and RHL Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in C8 Zoning District.

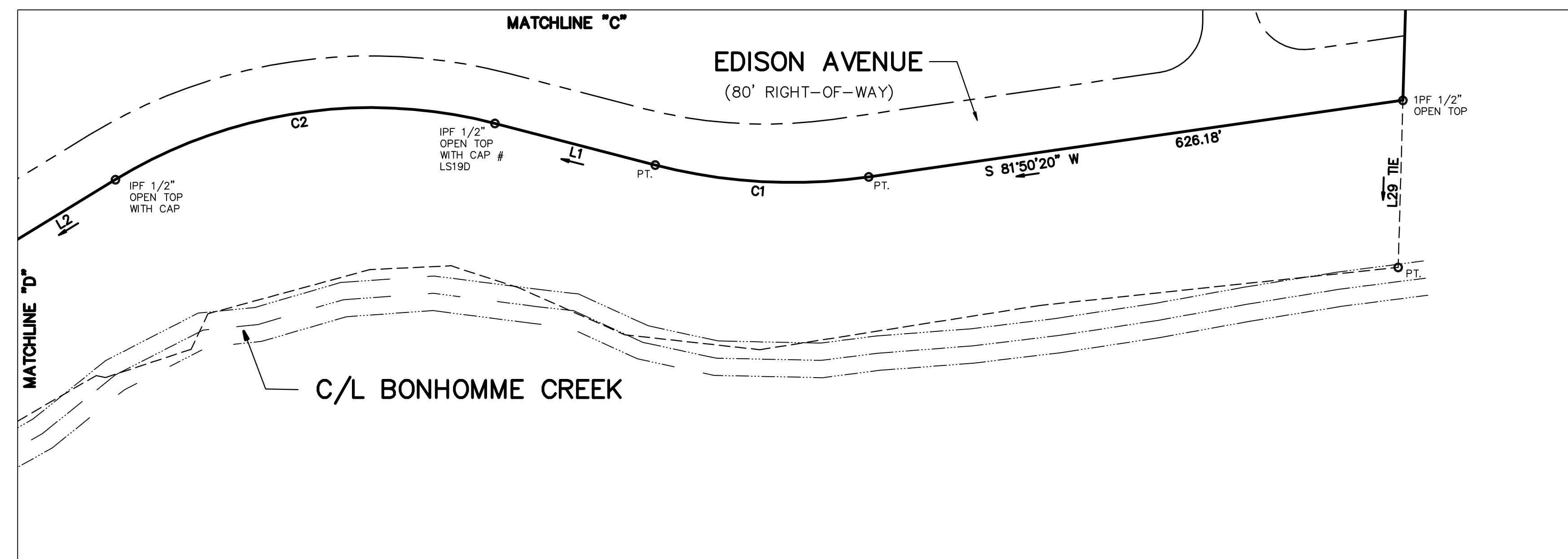
A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Bacons Estate, and part of Lots 1-10 of the Hermon Ficke Estate Subdivision, in US Surveys 125 and 2031, and more recently described as Lot 6 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:

Beginning at a point located on the north right of way of Chesterfield Airport Road said point being the southwest most corner of Lot 6 as shown on plat recorded in Plat Book 848, pages 554-564; thence leaving said right of way the following: N 42 degrees 15 minutes 54 seconds W for 66.72 feet; N 05 degrees 53 minutes 06 seconds E for 173.86 feet; N 43 degrees 23 minutes 35 seconds E for 70.24 feet; N 80 degrees 53 minutes 31 seconds E for 812.67 feet; N 85 degrees 33 minutes 19 seconds E for 363.07 feet; S 84 degrees 06 minutes 54 seconds E for 174.63 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; S 84 degrees 06 minutes 54 seconds E for 827.17 feet; S 82 degrees 12 minutes 21 seconds E for 300.17 feet; S 84 degrees 06 minutes 54 seconds E for 116.61 feet; S 01 degrees 38 minutes 32 seconds W for 303.22 feet to a point located on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 975.52 feet; N 86 degrees 36 minutes 09 seconds W for 120.33 feet; S 89 degrees 35 minutes 06 seconds W for 451.70 feet; S 00 degrees 24 minutes 54 seconds E for 8.00 feet; S 89 degrees 35 minutes 06 seconds W for 482.96 feet; N 89 degrees 18 minutes 09 seconds W for 84.32 feet; N 83 degrees 30 minutes 27 seconds W for 284.15 feet; S 89 degrees 35 minutes 06 seconds W for 183.42 feet to the Point of Beginning. Said tract contains 22.753 acres less and except a tract of land containing 2.646 acres as described on a plat entitled "Country Club Car Wash Express"; The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and RHL Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in C8 Zoning District.

Less and except a parcel of land as described: Beginning at a point located on the north right of way of Chesterfield Airport Road N 00 degrees 24 minutes 54 seconds W for 438.27 feet to a point; thence S 84 degrees 06 minutes 54 seconds E for 163.06 feet to a point; thence N 00 degrees 24 minutes 54 seconds E for 21.06 feet to a point; thence S 84 degrees 06 minutes 54 seconds E for 105.04 feet to a point; thence S 00 degrees 24 minutes 54 seconds W for 429.92 feet to a point on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 266.99 feet to the Point of Beginning. Said tract contains 2.646 acres more or less.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	630.00'	249.73'	126.53'	248.10'	N 86°48'19" W	22°42'43"
C2	570.00'	457.10'	241.64'	444.95'	S 81°34'39" W	45°56'49"
C3	630.00'	232.73'	117.71'	231.41'	S 69°11'16" W	21°09'57"

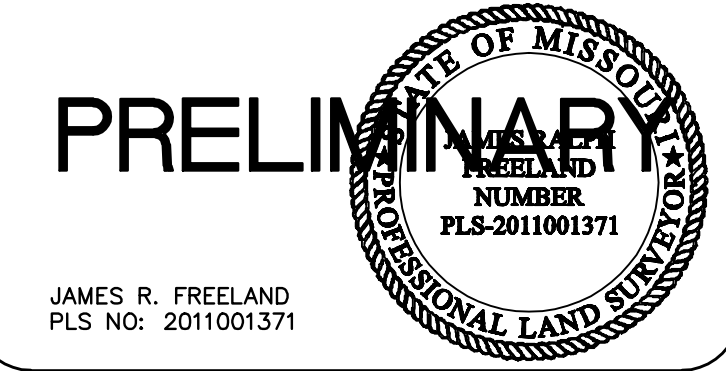
LINE TABLE		
LINE	LENGTH	BEARING
L1	192.15'	N 75°26'57" W
L2	188.91'	S 58°36'17" W
L5	128.94'	N 89°35'06" E
L6	100.93'	N 89°35'06" E
L7	300.06'	S 89°16'09" E
L8	120.27'	S 86°36'03" E
L9	209.41'	N 89°35'06" E
L10	229.70'	N 89°35'06" E
L11	26.53'	N 89°35'06" E
L12	8.00'	N 00°24'54" W
L13	266.36'	N 89°35'06" E
L14	300.06'	N 88°26'21" E
L15	263.00'	N 89°35'06" E
L16	120.27'	S 86°36'00" E
L17	206.94'	N 89°35'06" E
L18	206.46'	N 89°35'06" E
L19	42.95'	N 89°35'06" E
L20	8.00'	N 00°24'54" W
L21	847.59'	N 89°35'06" E
L22	55.97'	N 89°35'06" E
L23	120.35'	S 86°36'13" E
L24	84.35'	N 89°35'06" E
L25	213.41'	N 89°35'16" E
L26	24.23'	N 89°35'06" E
L27	8.00'	N 00°24'54" W
L28	170.18'	N 89°35'06" E
L29 TIE	193.78'	S 01°36'59" W
L30 TIE	240.75'	S 00°21'46" W
L31 TIE	101.45'	S 00°21'46" W
L32	66.72'	N 42°15'54" W
L33	173.86'	N 05°53'06" E
L34	70.24'	N 43°23'35" E
L35	11.57'	S 84°06'54" E
L36	163.06'	S 84°06'54" E
L37	21.08'	N 00°58'49" E
L38	105.04'	S 84°06'54" E
L39	116.61'	S 84°06'54" E
L40	120.33'	N 86°36'09" W
L41	266.99'	S 89°35'06" W
L42	160.41'	S 89°35'06" W
L43	8.00'	S 00°24'54" E
L44	84.32'	N 89°16'09" W
L45	284.15'	N 85°30'27" W
L46	189.42'	S 89°35'06" W
L47	24.30'	S 89°35'06" W
L48	33.87'	N 89°23'53" E
L49	5.51'	N 89°35'06" E



BASIS OF BEARINGS AND BENCHMARK:
 BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 38" NAD 83 (2007) - NAVD 88

FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE S.C. 29609
 TEL: (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: GRA CHECKED: JCC
 REF. PLAT BOOK:
 REF. DEED BOOK:
 TAX MAP :
 DATE OF SURVEY:
 DATE DRAWN: 8-6-2014
 DRAWING NO: 65442-ZONING
 DATE OF LAST REVISION:
 0' 100' 200' 300'
 SCALE: 1" = 100'



SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF LANDS DESCRIBED HEREON AND FOUND CONDITIONS TO BE AS INDICATED. THIS SURVEY IS IN ACCORDANCE WITH STANDARDS ADOPTED BY THE MISSOURI BOARD FOR THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF A RURAL SURVEY.
 JAMES RALPH FREELAND, PLS NO. 2011001371

STATE OF MISSOURI
 ST. LOUIS COUNTY
 CITY OF CHESTERFIELD
 TWP 45N - R4E
 BOUNDARY
 SURVEY FOR
 TOWN OF CHESTERFIELD
 (ZONING ORDINANCE)
 SITE ADDRESS:
 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MO