



---

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

---

## **Planning Commission Staff Report**

**Project Type:** Site Development Section Plan

**Meeting Date:** December 12, 2011

**From:** Kristian Corbin, Project Planner

**Location:** South of Interstate 64 U.S. Highway 40/61 west of the intersection of Boone's Crossing and Chesterfield Airport Road.

**Description:** **Chesterfield Commons Six, Lot 5A (hhgregg) SDSP:** A Site Development Section Plan, Landscape Plan, and Architectural Elevations for a 2.43 acre tract of land zoned "C8" Planned Commercial District located south of Interstate 40 west of the intersection of Boone's Crossing and Chesterfield Airport Road.

---

### **PROPOSAL SUMMARY**

Civil Engineering Design Consultants, on behalf of hhgregg and THF Realty, has submitted a Site Development Section Plan, Landscape Plan, and Architectural Elevations for Planning Commission review. The request is for a new 24,567 square foot retail store located on Lot 5A of the Chesterfield Commons Six Development. The proposed materials are comprised of brick, arriscraft stone and E.I.F.S. The roof will be comprised of a sloped roof membrane with parapet walls.

### **LAND USE AND ZONING HISTORY OF THE SUBJECT SITE**

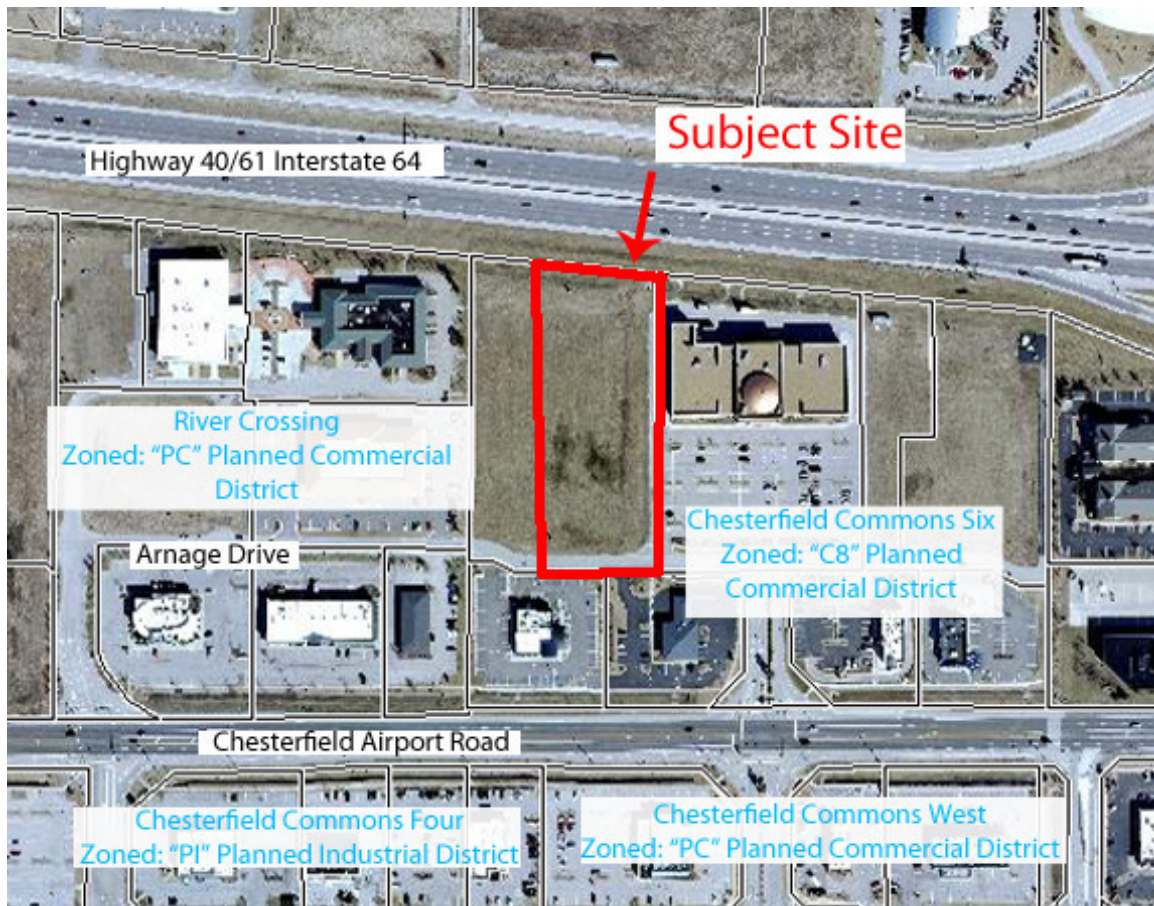
The subject site was zoned "C8" Planned Commercial District by St. Louis County Ordinance 13,933 in 1988. In May of 2004, City of Chesterfield Ordinance 2096 repealed St. Louis County Ordinance 13,933 to permit drive-through restaurant and to increase the maximum height of the light standards.

The Site Development Concept Plan was approved in November of 2002 for the original layout of the development. There was an amendment to the Site Development Concept Plan in April of 2005 to show lot 7 being split into lot 7A and lot 7B.

Most recently on December 5, 2011, a Lot Split Plat was approved dividing Lot 5 into Lot 5A and 5B.

**Land Use and Zoning of Surrounding Properties**

Direction	Land Use	Zoning
North	Undeveloped	"PI" Planned Industrial District
South	Restaurant	"C8" Planned Commercial District
East	Retail	"C8" Planned Commercial District
West	Retail	"PC" Planned Commercial District



**STAFF ANALYSIS**

**Zoning**

The subject site is currently zoned "C8 Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2096. The submittal was reviewed

against the requirements of Ordinance 2096 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

### **Traffic Access and Circulation**

Access is via Arnage Road to the southern portion of the subject site via shared access points with Amini's and Lot 5B. A series of circulation lanes provide access to the six (6) rows of parking located on the front side of the proposed structure and one (1) row of parking on the eastern side of the building. Loading spaces and the trash enclosure are located at the rear of the building separate from the general vehicular and pedestrian circulation.

### **Parking**

The size of the proposed structure falls between 4,000 and 25,000 square feet of floor space thus, it is classified as a "Retail sales establishment, community" and has a parking rate of 4.5 parking spaces per 1,000 gross floor area. Based on this rate, 107 parking spaces are required for this structure. There are 92 proposed parking spaces for the subject site. Eight (8) are provided along the eastern portion of the building while the remaining eighty-four (84) are located in a general parking area to the south. In order to meet the required parking for the subject site, the applicant is utilizing an existing shared parking agreement with Lot 6 (Amini's) which is permitted via Section 1003.165 Parking, Stacking and Loading Space Requirements of the Zoning Ordinance. Lot 5A will be utilizing fifteen (15) parking spaces from Amini's. The fifteen (15) stalls are within four hundred (400) feet from a pedestrian walkway that provides access to the subject site which meets the requirements of a shared parking agreement. There are two (2) existing crosswalks connecting from Lot 6 (Amini's) that the subject site will connect to providing walkways for those utilizing parking on Lot 6.

### **Lighting**

The Lighting Plan is under review and will appear before the Planning Commission at a later date.

### **Architectural Elevations**

The project was reviewed by the Architectural Review Board on November 10, 2011. During the meeting, the Board generated comments/recommendations for the petitioner to consider and address accordingly. A motion was passed to forward the project to Planning Commission with a recommendation for approval by a vote of 5-0. The following recommendations were made by the Architectural Review Board:

1. The screen wall at the rear of the building is to be constructed to match the section sheet provided by the petitioner instead of what is depicted on the elevation provided by the petitioner.

- The applicant has amended the architectural elevations to match the proposed height of the screen wall.
2. Staff is to continue to work with the petitioner on the integration of a designated crosswalk at the front entry.
    - The applicant is utilizing striping on the pavement to indicate a pedestrian crosswalk to the building entrance.
  3. Provide some additional tree plantings to break up the mass of the west wall elevation.
    - The applicant added small shrubs and trees to the west side of the proposed structure.

**DEPARTMENT INPUT**

Staff has reviewed the Site Development Section Plan, Landscape Plan, and Architectural Elevations and has found the application to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. Staff recommends approval of the proposal as presented.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, and Architectural Elevations for Chesterfield Commons Six, Lot 5A.
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, and Architectural Elevations for Chesterfield Commons Six, Lot 5A with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning, Public Works, and Parks  
Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Section Plan  
Landscape Plan  
Architectural Elevations



# SITE DEVELOPMENT SECTION PLAN

LOT 5A OF A LOT SPLIT PLAT OF LOT 5 OF  
CHESTERFIELD COMMONS SIX  
PLAT BOOK 352 PAGES 210 AND 211 AS  
RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
OF THE ST. LOUIS COUNTY RECORDS

CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI

## SCHEDULE 'B' TITLE EXCEPTION NOTES

This survey is based on a title report prepared by St. Louis Title, LLC, File No. 2011086, dated July 13, 2011. Items not listed below are standard exceptions and/or are not matters or issues that pertain to this survey.

- Standard exceptions, not land survey related.
- Building lines and easements established by the plat recorded in Plat Book 352 page 210 page 211 (as shown on survey), and declaration of easements, covenants and restrictions, contained in the Subdivision Instrument recorded in Book 15178 page 2813 (creates an easement for common area facilities, and easement for common utility facilities, and an easement for plow sign, all are not plottable and affect the development), together with the Supplemental Agreement with ZADA, LLC, a Missouri limited liability company recorded in Book 15719 page 301 (agreement creates an easement for common utility facilities/cross access, not plottable, affects the development) and the Supplemental Agreement with DMV Ventures, LLC, a Missouri limited liability company recorded in Book 15235 page 603 (contains an easement for common utility facilities/cross access facilities, and a cross access easement/easement for maintenance, not plottable, affect the development) and the Supplemental Agreement with DMV Ventures, LLC, a Missouri limited liability company recorded in Book 18729 page 219 (not a land survey related item).
- Relinquishment of right of direct access to Highway 40, according to instrument recorded in Book 6339 page 326, (Relinquishes the right of direct access to Interstate 64, Highway 40/61, as shown on Survey).
- Terms and Provisions of Ordinance No. 13,933 of St. Louis County, Missouri. (An ordinance amending the St. Louis County Ordinance by changing the boundaries of the "NU" Non-Urban District and the "C-8" Planned Commercial District and approving the application and preliminary plans for the development in the "C-8" Planned Commercial District, of the parent parcel to the subject parcel, structure setbacks of 30 feet from the right of way of Chesterfield Airport Road, 15 feet from the west property line of the development, 15 feet from the east line of the development and 100 feet from the north property line of this development. Parking, loading and internal drive setbacks, 10 feet from the right of way of Chesterfield Airport Road, 10 feet from the west property line of this development, 10 feet east property line of this development, 50 feet from the north line of this development, setbacks are shown on the survey per the plat book and page).
- Terms and provisions of the Site Development Plan recorded in Plat Book 346 pages 652 through 655. (Contains the same setbacks as listed in item 6, and other conditions and restrictions that are not land survey related items).
- Terms and provisions of the Amended Site Development Plan recorded in Plat Book 348 pages 35 through 37. (Shows the same setbacks as listed in item 6 and other conditions and restrictions that are not land survey related items).
- Terms and provisions of the Site Development Plan recorded in Plat Book 352 pages 168 and 169. (Shows the same setbacks as listed in item 6 and the same easements, building setback line and parking setback line as Plat Book 352 Pages 210 and 211 and other conditions and restrictions that are not land survey related items).
- Terms and provisions of the Site Development Plan recorded in Plat Book 353 pages 488 and 489. (Shows the same setbacks as listed in item 6 and the same easements, building setback line and parking setback line as Plat Book 352 Pages 210 and 211 and other conditions and restrictions that are not land survey related items).
- Restrictions and conditions contained in instrument recorded in Book 13107 page 1233 (not a land survey related item) and Book 13107 page 1238 (not a land survey related item), affects the subject parcel).
- Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 14227 page 3284. (10' easement as shown on survey).
- Forward Funding Agreement by and between the City of Chesterfield and THF Chesterfield Six Development, L.L.C., a Missouri limited liability company, dated July 24, 2002 and recorded March 15, 2004 in Book 15697 page 1624. (not a land survey related item, affect the subject parcel).
- Easement Agreement by and between the City of Chesterfield and THF Chesterfield Six Development, L.L.C., a Missouri limited liability company, dated March 23, 2004 and recorded March 24, 2004 in Book 15719 page 320. (Grants a landscape entry easement and an ingress and egress easement to said easement, encumbers lot 6 of Chesterfield Commons Six, appears to benefit Chesterfield Common Six.)
- Cross Access Agreement by and between THF Chesterfield Six Development, L.L.C., a Missouri limited liability company and ZADA, LLC, a Missouri limited liability company, dated November 15, 2004 and recorded March 4, 2005 in Book 16395 page 288. (Cross access easement as shown on survey.)
- Easement granted to Missouri American Water Company by instrument recorded in Book 17701 page 5743. (As shown on survey.)
- Easement granted to Union Electric Company, d/b/a Ameren UE, by instrument recorded in Book 16108 page 2040 (Modifies the easement agreement between THF Chesterfield Six Development, L.L.C. and Union Electric Company d/b/a Ameren UE, affects the subject parcel, not plottable) and Book 16205 page 1158 (A ten foot wide easement the centerline being the centerline of the facilities as actually installed, generally near as practicable as shown on Ameren Work Request Plat No. 347915, the easement as shown is per underground electric marked by Missouri One Call as shown on survey).
- Terms and provisions of an unrecorded lease by and between THF Chesterfield Six Development, L.L.C. (Lessee) and Kellan Restaurant management Corp., (Lessor), a Memorandum of which is recorded in Book 18711 page 1052. (Not a land survey related item, affects the parent parcel of the subject parcel).
- Sold property lines within the Chesterfield Commons II Transportation District and subject to the terms and provisions therein according to Cause No. 10SL-CC02B2 of the Circuit Court of St. Louis County, Missouri. (A petition for creation of Transportation Development District, the subject parcel is included in said district, not a land survey related item.)
- Terms and provisions of the Monarch-Chesterfield Leves District created by Cause No. 2105cc-05178 and Cause No. 2105cc-05179 of the Circuit Court of St. Louis County, Missouri. (Not a land survey related item)

## LEGAL DESCRIPTION

LOT 5A OF A LOT SPLIT PLAT OF LOT 5 OF CHESTERFIELD COMMONS SIX PER PLAT BOOK 352 PAGES 210-211 AS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY RECORDS

### BENCHMARK

St. Louis County Benchmark 12-171 Elev: 460.06' \*Standard Aluminum Disk Stamped SL-38, 1990. Disk is set at the northwest corner of Chesterfield Airport Road and Caprice Drive.

### SITE BENCHMARK

Elev. 460.56' - "0" in open on Fire Hydrant as shown on Survey.

## SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.  
Marler Surveying Company  
By Marty L. Marler

Marty L. Marler, P.L.S.

### PREPARED FOR:

Summit Realty Leasing & Management Corp  
1701 North Federal Highway, Suite 4  
Boca Raton, Florida 33432  
phone: 561-395-1216; fax: 561-750-6169  
Ms. Camille Gulisano-Pelaez, CCIM

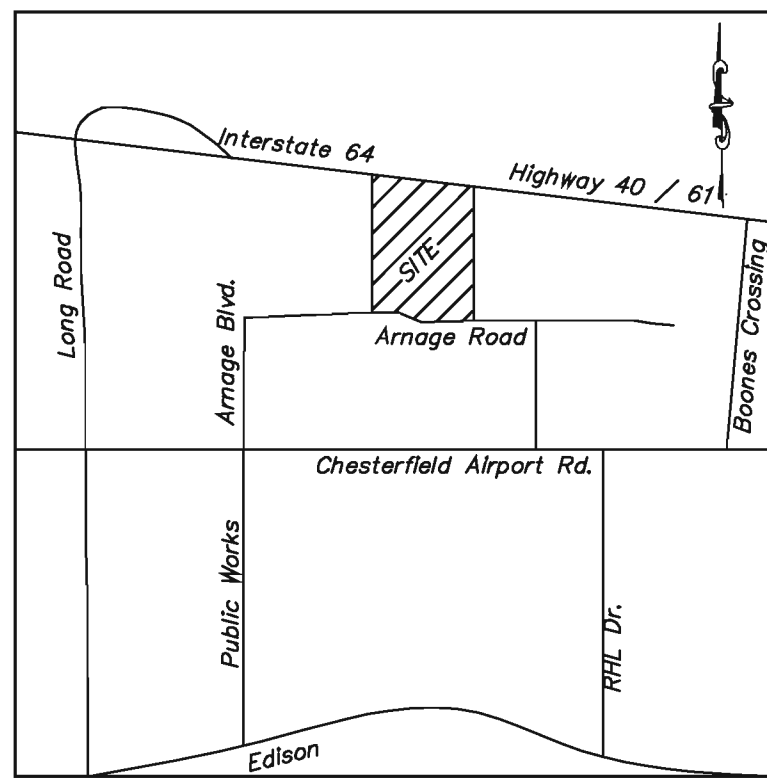
### PREPARED BY:

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

## LEGEND

EXISTING CONTOURS	--- 433	WH	WATER VALVE
PROPOSED CONTOUR	--- 433	WM	WATER MANHOLE
EXISTING STORM SEWER	==	TMH	TELEPHONE MANHOLE
PROPOSED STORM SEWER	==	BS	BRUSH & SHRUB LINE
EXISTING SANITARY SEWER	==	36"	TREE & SIZE
PROPOSED SANITARY SEWER	==	96"	BUSH & SIZE
RIGHT-OF-WAY	---	BOLLARD	
EASEMENT	---	○	SIGN
CENTERLINE	---	○	ELECTRIC YARD LIGHT
EXISTING TREE	○	○	BORING LOCATION
EXISTING SPOT ELEVATION	433.28	M600	MAIL BOX
PROPOSED SPOT ELEVATION	433.28	EBB	ELECTRIC BOX
SWALE/DRAINAGE PATH	---	PP	POWER POLE
TO BE REMOVED	T.B.R.	PP→	POWER POLE & GUY
TO BE REMOVED & RELOCATED	T.B.R. & R.	COO	CLEAN OUT
TO BE USED IN PLACE	U.P.	GV	GAS VALVE
TO BE ADJUSTED	T.B.A.	GMA	GAS METER
BACK OF CURB	B.C.	GD	GAS DRIP
FACE OF CURB	F.C.		
WATER MAIN	W	N	NORTH
GAS MAIN	G	S	SOUTH
UNDERGROUND TELEPHONE	T	E	EAST
OVERHEAD WIRE	O.H.	W	WEST
UNDERGROUND ELECTRIC	E	CONC	CONCRETE
FIRE HYDRANT	○	ASPH	ASPHALT
POWER POLE	○	PB	PLAT BOOK
WATER VALVE	○	DB	DEED BOOK
		SF	SQUARE FEET
		AC	ACRES
		ELEV	ELEVATION
		FF	FINISH FLOOR
		FL	FLOWLINE
		PVC	POLYVINYL CHLORIDE PIPE
		RCP	REINFORCED CONCRETE PIPE
		ST	STORM
		SAN	SANITARY
		(S)	SAVE
		(R)	REMOVE

## SYMBOLS



## PROPERTY DATA

OWNER = CHESTERFIELD SIX DEVELOPMENT, LLC  
OWNER UNDER CONTRACT = HHG CHESTERFIELD, L.L.C.  
ADDRESS = 17383 CHESTERFIELD AIRPORT ROAD  
LOCATOR NO. = 17U520104  
ACREAGE = 4.56 Ac.±  
PROPOSED LOT 5A = 2.43 Ac.±  
PROPOSED LOT 5B = 2.13 Ac.±  
EXISTING ZONING = C-8 PLANNED COMMERCIAL  
ORDINANCE = 2096  
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT = ROCKWOOD  
SEWER DISTRICT = METRO. ST. LOUIS SEWER DISTRICT  
WATER SHED = MISSOURI RIVER  
FEMA MAP = 29189C0140H, LOMR APRIL 17, 2000  
ELECTRIC COMPANY = AMERENUE  
GAS COMPANY = LACLEDE GAS COMPANY  
PHONE COMPANY = AT&T  
WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

## UTILITIES

ELECTRIC COMPANY	= AMERENUE - ELLISVILLE DISTRICT 280 OLD STATE ROAD ELLISVILLE, MO 63021 PH. (314) 992-8922 CONTACT: ENGINEERING	WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY 1050 RESEARCH BLVD. ST. LOUIS, MO 63132 PH. (314) 996-2464 CONTACT: ROGER TIMMERMEIER
PHONE COMPANY	= AT & T 14780 MANCHESTER ROAD BALLWIN, MO 63011 PH. (636) 256-1537 CONTACT: ENGINEERING	CABLE TELEVISION	= CHARTER COMMUNICATIONS 941 CHARTER COMMONS TOWN & COUNTRY, MO 63017 PH. (636) 220-2174 ATTN: MR. LARRY SAAFIR
GAS COMPANY	= LACLEDE GAS COMPANY 720 OLIVE STREET ROOM 1408 ST. LOUIS, MO 63101 PH. (314) 342-0686 CONTACT: ENGINEERING	FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT 13725 OLIVE BLVD. CHESTERFIELD, MO 63017 PH. (314) 614-0900 ATTN: FIRE MARSHAL DAVE NICHOLS

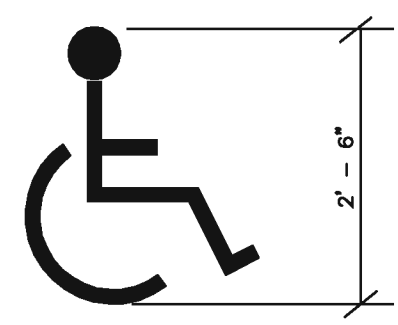
## GEOTECHNICAL ENGINEER'S NOTE

Neither Midwest Testing nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed Sheet SD1, relative to geotechnical considerations only, through the date given below. It is the professional opinion of the undersigned engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions at the site as anticipated from our Geotechnical Report for the project dated \_\_\_\_\_.

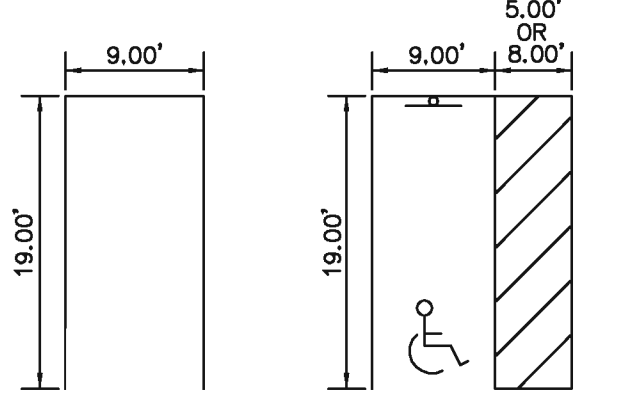
Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, the undersigned geotechnical engineer must be involved during the construction of this project to observe the actual subsurface conditions and implementation of recommendations relative to construction. Construction means and methods shall be left to the Contractor.

### MIDWEST TESTING

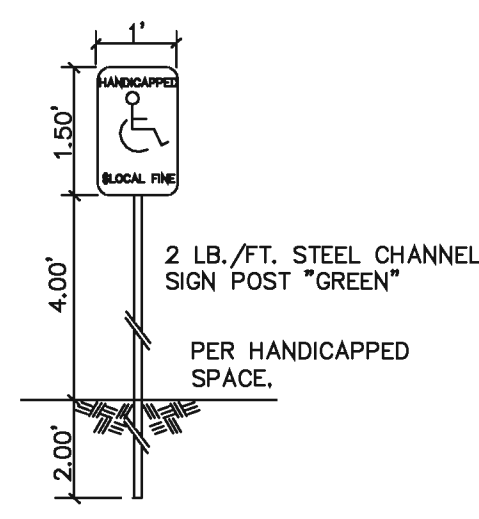
\_\_\_\_\_, P.E.  
Date: \_\_\_\_\_



HANDICAP SIGN (n.t.s.)



TYPICAL PARKING STALLS (n.t.s.)



HANDICAP PARKING SIGN (n.t.s.)

(Name of Owner(s)) \_\_\_\_\_, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003 \_\_\_\_\_ of City of Chesterfield Ordinance (applicable subsection) (present zoning)

#24, 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 voted or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): \_\_\_\_\_

(Name Typed): \_\_\_\_\_

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared \_\_\_\_\_

(Officer of Corporation) \_\_\_\_\_, to me known, who, being by me sworn in, did say

that he/she is the \_\_\_\_\_ (Title) of the \_\_\_\_\_ (Name of Corporation)

a corporation in the State of \_\_\_\_\_, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

This Site Development Section 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.

Planning and Development Services Director \_\_\_\_\_

City Clerk \_\_\_\_\_

Ordinance \_\_\_\_\_ dated \_\_\_\_\_, which prescribed conditions relating to approved \_\_\_\_\_ is recorded as Daily Number \_\_\_\_\_ on the day of \_\_\_\_\_, 20\_\_\_\_, in the St. Louis County Recorder's Office.

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD CODE.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD CODE.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN STONY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% 20'. SLOPES GREATER THAN 1% 20' MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT" ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS

**PARKING REQUIRED**  
RETAIL SALES  
4.5 PER 1,000 OF G.F.A.  
23,900 S.F. (INTERIOR WALL) + 4.5 = 107 SPACES

**PARKING PROVIDED**  
ONSITE = 92 STALLS (INCLUDES 5 ADA STALLS)  
SHARED W/ LOT 6 = 15 STALLS  
Total = 107 STALLS

17.) SETBACKS PER ZONING

<b>LOT 5A</b>	<b>BUILDING</b>	<b>PARKING</b>
	NORTH = 100'	NORTH = 50'
	EAST = 15'	EAST = 10'
	WEST = 15'	WEST = 0'
	SOUTH = 65'	SOUTH = 34'

**LOT 5B**

<b>BUILDING</b>	<b>PARKING</b>
NORTH = 100'	NORTH = 50'
EAST = 0'	EAST = 0'
WEST = 15'	WEST = 10'
SOUTH = 65'	SOUTH = 34'

18.) DENSITY CALCULATIONS  
Open Space = 31,791 s.f. X 100 = 30.0%  
105,961 s.f. total site  
Building Coverage = 24,567 s.f. X 100 = 23.1%  
105,961 s.f. total site

19.) By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 28188C0140 H (Revised to reflect LOMR dated April 17, 2000) and community number 290898 (City of Chesterfield) which bears an effective date of August 2, 1995. The property lies within shaded zone X (Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood).

20.) 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 PROVISIONS OF SECTION 1003.430 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.

21.) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.  
22.) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND  
23.) ROOF TOP EQUIPMENT SHALL BE SCREENED

**NOTE:**  
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

**UTILITY NOTE:**  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

**NOTE TO CONTRACTOR:**  
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKLOG REQUIREMENTS; SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

BRANDON A. HARP, P.E. E-28650

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
Fax: 314.729.1404  
www.cedc.net

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

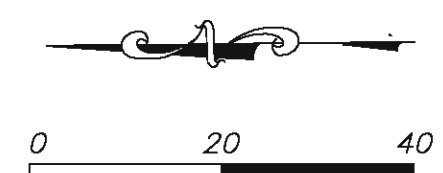
Site Development Section Plan  
hgregg  
17383 Chesterfield Airport Road  
Chesterfield, Missouri 63005

Proj. #	1112
No. Description	Date
City Submittal	10/10/11
Per City	11/11/11
Per City	11/30/11

Site Development Section Plan

**SD1**





SCALE:  
1 inch = 20 ft.  
Basis of Bearing:  
Plat Book 352 Page 210-211

● - Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-0"  
○ - Denotes Found 1/2" Iron Pipe

BRANDON A. HARP, P.E. E-28650

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
LOC. # 17124011  
Fax: 314.729.1404  
www.cedc.net

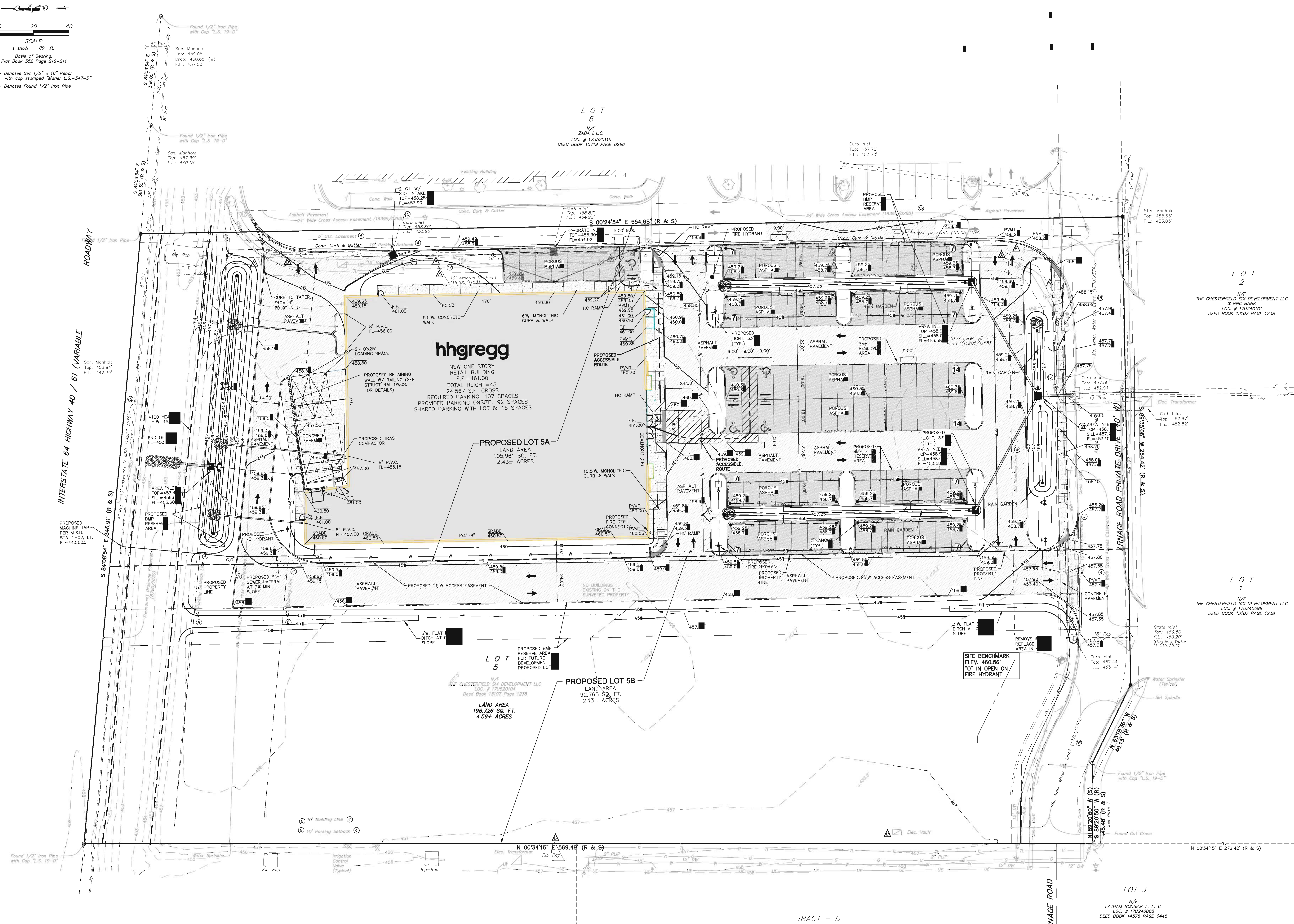
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Site Development Section Plan  
**hgregg**  
17383 Chesterfield Airport Road  
Chesterfield, Missouri 63005

No.	Description	Date
1	City Submittal	10/10/11
2	Per City	11/11/11
3	Per City	11/30/11

Site Development Section Plan

**SD2**



PREPARED BY:  
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

TRACT - B  
N/F  
BENTLEY HOLDINGS L.L.C.  
LOC. # 171520193  
DEED BOOK 13796 PAGE 1877

TRACT - D  
N/F  
BANK OF WASHINGTON  
LOC. # 171520072  
DEED BOOK 19507 PAGE 1302

LOT 3  
N/F  
LATHAM RONSIK L.L.C.  
LOC. # 171240088  
DEED BOOK 14578 PAGE 0445

LOT 2  
N/F  
THE CHESTERFIELD SIX DEVELOPMENT LLC  
& PNC BANK  
LOC. # 171240101  
DEED BOOK 13107 PAGE 1238

LOT 1  
N/F  
THE CHESTERFIELD SIX DEVELOPMENT LLC  
LOC. # 171240099  
DEED BOOK 13107 PAGE 1238

LOT 5  
N/F  
THE CHESTERFIELD SIX DEVELOPMENT LLC  
LOC. # 171520104  
DEED BOOK 13107 PAGE 1238  
LAND AREA  
198,726 SQ. FT.  
4.56± ACRES

PROPOSED LOT 5B  
LAND AREA  
92,765 SQ. FT.  
2.13± ACRES

**hgregg**  
NEW ONE STORY  
RETAIL BUILDING  
F.F.=461.00  
TOTAL HEIGHT=45'  
24,567 S.F. GROSS  
REQUIRED PARKING: 107 SPACES  
PROVIDED PARKING: 92 SPACES  
SHARED PARKING WITH LOT 6: 15 SPACES













Architects of the Possible®