



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 Concept Plan
- Meeting Date: December 13, 2010

From: Mara Perry, AICP Senior Planner

- Location: 17457 Chesterfield Airport Road
- Applicant: THF Chesterfield Seven Development LLC
- **Description:** Chesterfield Commons Seven: A Site Development Concept Plan and Conceptual Landscape Plan for a 6.7 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

PROPOSAL SUMMARY

THF Chesterfield Seven Development LLC. has submitted a Site Development Concept Plan and Conceptual Landscape Plan for Planning Commission review. The request is to establish a conceptual plan for the Chesterfield Commons Seven development with three (3) lots and four (4) conceptual building locations in a "PC" Planned Commercial District.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The zoning was changed from "NU" Non-Urban District to "PC" Planned Commercial District by City of Chesterfield Ordinance 2501 on November 17, 2008.

On June 28, 2010, the Planning Commission approved a one year time extension for the submittal of the Site Development Concept Plan as required by the site specific ordinance.

Direction	Land Use	Zoning				
North	Interstate 64/ Highway 40-61	Interstate 64/ Highway 40-61				
South	Commercial/Retail	"PI" Planned Industrial				
East	Commercial/Retail	"PC" Planned Commercial				
West	Equipment Sales/Vacant	"NU" Non-Urban District				

Land Use and Zoning of Surrounding Properties:



STAFF ANALYSIS

Zoning

The subject site is zoned "PC" Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2501, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2501 and all applicable Zoning Ordinance requirements.

Traffic/Access and Circulation

The site is accessed via the existing Arnage Boulevard which is located at a signalized intersection with Chesterfield Airport Road. The required main access to the development from Arnage Boulevard is being shown on the plan. No direct access is to be provided directly to Chesterfield Airport Road or Interstate 64/ Highway 40-61 from the development.

Lighting

A Conceptual Lighting Plan has not been submitted as there are no required street light fixtures in this development. As individual Site Development Section Plans are submitted, parking lot and other lighting for the site will be submitted for review.

Landscaping

A Conceptual Landscape Plan was submitted showing required street trees along Chesterfield Airport Road and Interstate 64/ Highway 40-61 as well as the location of the required thirty (30) foot landscape buffers. More detailed plans for the landscaping of the buffer and other required site landscaping will be shown on individual Site Development Section Plans. The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Conceptual Landscape Plan and had no additional comments.

Signage

The locations of proposed monument signage are not shown on the Site Development Concept Plan. A Sign Package for this site is required by Ordinance. A plan and proposed sign package will be submitted for review and approval by the Department of Planning and Public Works at a later date.

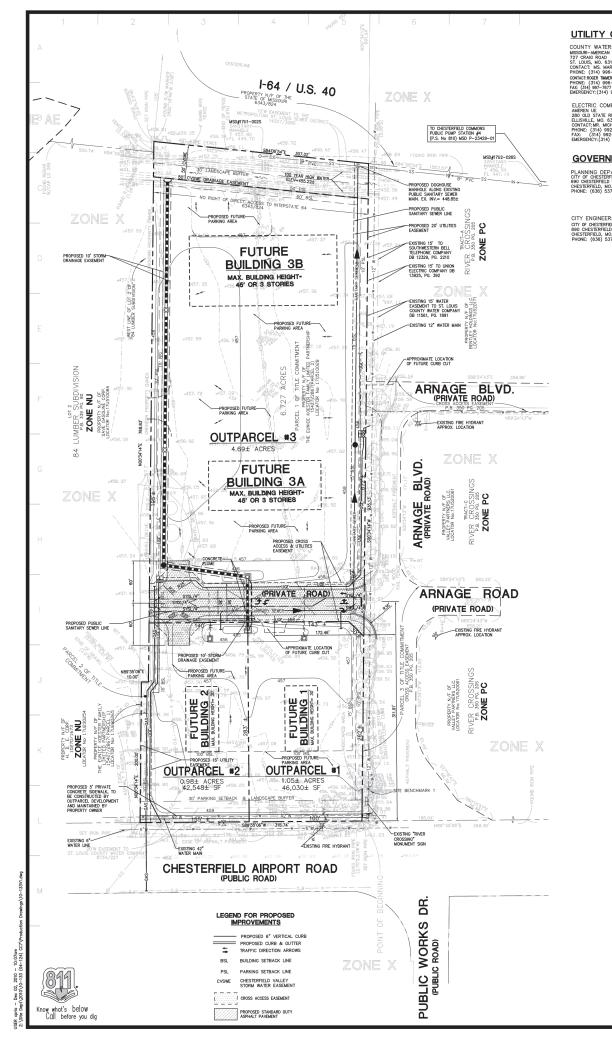
DEPARTMENTAL INPUT

Staff has reviewed the Site Development Concept Plan and Conceptual Landscape Plan and has found the application to be in conformance with City of Chesterfield Ordinance 2501, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Concept Plan for Chesterfield Commons Seven.

<u>MOTION</u>

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 Concept Plan and Conceptual Landscape Plan for Chesterfield Commons Seven."
- "I move to approve the Site Development Concept Plan and Conceptual Landscape Plan for Chesterfield Commons Seven, with the following conditions..." (Conditions may be added, eliminated, altered or modified)
- Cc: City Administrator City Attorney Department of Planning and Public Works
- Attachments: Site Development Concept Plan Conceptual Landscape Plan



UTILITY CONTACT LIST

Υ μΑΤΕΣ:	SANT TARY SEVER: WETGORITARY ST. CLUS SEVER DISTRICT (WSD) SEVER DISTRICT (WSD) SEVER DISTRICT (WSD) ST. LOUR, MO. 53102-L235 ST. LOUR, MO. 53102-L235 FILE SEVER SEVERATION SEVERATION PARKE (SIA) 768-634 FAX (SIA) 768-634 FAX (SIA) 768-634 FAX (SIA) 768-634 EMERGENCY (SIA) 768-6250	FIRE MONA 1372 CHES CONT PHON FAX: GAS LACL 720 (ST. L CONT PHON Mikel EMER
ERNMENT AG	ENCIES:	
NG DEPARTMENT CHESTERFIELD STERFIELD PARKWAY WEST FIELD, MO. 63017-0760 (636) 537-4742	VALLEY LEVEE DISTRICT: HUSCH & EPPENBERGER, L.L.C. 190 CARONDELET PLAZA. SUITE 600 ST. LOUIS, MO 63105-3441 CONTACT. HIP DAMA B. HIMAN	AIRP SPIRI 1827I CHES CONT PHON FAX:
NGINEER: CHESTERFIELD/PUBLIC WORKS STERFIELD PARKWAY WEST FIELD, MO. 63017-0760 (636) 537-4762	MONARCH-CHESTERFIELD VALLEY LEVEE DISTRICT: ENGINEERING: STARTE CONSULTING SERVICE, INC. 1655 DOMES AVE., SUITE 250 CONTACT: MR. BOB WEISCH, P.E. PHONE: (314) 878-9848	

ATTENTION SEWER CONTRACTOR

For Sever Pipe (atorm, sonitory and combined) with a design grade less than one percent (1%) verification of the pipe grade will be required for each installed reach of sever, prior to my supervisor will be required to provide day documentations working that the au-built pipe grade meets the design grade through the submittal of signed cut sheets to the MSD inspector upon request.

Field surveyed verification must be made under the direction of a licensed land surveyor or registered engineer. The Contractor will be required to remove and repiace any sever reach having an as-built grade which is faiter than the design grade by more than 0.1%. Severa with grades greater than the design slope may be left in place, provided no other sever grad is reduced by this variance in the as-built grade.

MSD also reserves the right to require the Contractor to remove and replace any sewer (at ar time prior to construction approval) for which the as-built grade does not comply with the grade tolerance stated in the above paragraph.

The Sewer Contractor shall be responsible for any costs associated with the field verification the sewer grade, or removal and replacement of the sewer pipe or associated appurtenances. Maintenance of the sewers designated as "public" shall be the responsibility of the Metropolitan St. Louis Sewer District upon dedication of the sewers to the district.

NOTE

A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING OF THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED. INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES AR REQUIRED.

THE PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DEPARTMENT OF NATURAL RESOURCES CLEAN WATER COMMISSION AS THEY RELATE TO THE DEVELOPMENT OF THIS TRACT AS DIRECTED BY THE CITY OF CHESTERFIELD.

SUBMIT TO THE CITY OF CHESTERFIELD AN ENGINEERING PLAN APPROVED BY THE ST. LOUI COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND M.S.D. SHOMING THAT ADEQUATE HANDLING OF THE STRE IS PROVIDED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDA WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS AND IN ACCORDANCE WITH THE MASTER PLAN FOR MANAGEMENT OF STORMWATER WITHIN THE CHESTERFILED VALLEY AREA.

ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE PONT BY KEANS OF BLEDER DITCHES AND/OR CONSTITUTION OF PORTIONS OF THE MAN CHARMED THAT MAY BE APPROVED BY THE ST. LOUIS COATIVE DEVARIDATION OF HORINO'S AND THAT AND THAT CAT' OF CHESTERFILD. THIS MAY REQUIRE EXTENSIVE OFF-SITE STORM SEWER DITCH WORK AND APPROPRIATE EXEMENTS.

ALL DRAINAGE DETENTION STORAGE FACILITIES SHALL BE PLACED OUTSIDE OF THE STANDARD GOVERNMENTAL AGENCY PLANNING AND ZONING SETBACKS, OR 15 FEET FROM TH NEW OR EXISTING RIGHT-OF-WAY, WHICHEVER IS GREATER.

PRIOR TO ISSUANCE OF FOUNDATION OR BUILDING PERMITS, ALL APPROVALS FROM THE THE S LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT MUST BE ON FILE. ENTS AND ROADWAY EASEMENT DEDICATION SHALL BE COMPLETED PRIOR TO N OCCUPANCY PERMIT. AS PREVIOUSLY NOTED, THE DELAYS DUE TO UTILITY O ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR

PROVIDE ADEQUATE TEMPORARY OFF-STREET PARVING FOR CONSTRUCTION EMPLOYEES. PARVING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION MICROED MUD FROM CONSTRUCTION AND EMPLOYEE VENICLES IS TRACKED ONTO THE PAVEMENT CAUSION HAZARDOUS ROADWAY, AND DRIVING CONDITIONS.

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 IRREVOCABL LETTER OF CREDIT MUST BE ESTABLISHED WITH THIS DEPARTMENT TO GUARANTEE COMPLETION OF THE REQUIRE DRADWAY IMPROVEMENTS.

"By order of "THF CHESTERFIELD SEVEN DEVELOPMENT, LLC." We have propared a Site Development Concept Pion, the results of which are currently represented on this drawing, which is a site Concept Pion – not for construction – and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract, and is limiteded only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept, and is subject to such comments, recommendations, or revisions as may be deemed necessary or appropriate in furtherance of such purposes. We certify that the plan is a correct representation of all existing and proposed land divisions.

WOLVERTON AND ASSOCIATES, INC. David Mark Woolrflog Missouri Registration No. PE-2003021199 12-2-2010

OVERALL SITE AREA

OUTPARCEL 3	4.69 ± ACRES
OUTPARCEL 2	0.98 ± ACRES
OUTPARCEL 1	1.05 ± ACRES
TOTAL SITE REQ'D OPEN SPACE	6.72 ± ACRES

TELEPHONE COMPAN AT&T 402 N 3RD ST ST. CHARLES, MO. 63301 CONTACT: MS. SHERRY SCHMID PHONE: (636) 949-4230

CHARTER COMMUNICA 6818 WEST FLORISSA ST.LOUIS, MO 63136

PHONE: (314) 389-8900 FAX: (866) 207-3663

MCI COMMUNICATIONS PHONE: (800) 444-3333

QWEST COMMUNICATIONS PHONE: (800) 860-2255

IKAFFIC: ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC 5 th FLOOR 41 SOUTH CENTRAL AVENUE ST. LOUIS, MISSOURI 63105

CONTACT: MR. JAMES KNOLL PHONE: (314) 615-8554 FAX: (314) 615-8194

ROCKWOOD SCHOOL DISTRICT 111 E. NORTH STREET ST. LOUIS , MO. 63025

SCHOOL DISTRICT

SITE PLAN NOTES	_
 ALL WORK AND WATERIALS SHALL COMPLY MITH CITY OF CHESTERFELD REGULATIONS AND CODES AND COSIA. STANDARDS. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OT TOPSOL, SEED, MULCH AND WATER UNITL A HEALTH'S TANDA OF CARSIS TO GATINED. ALL DURCHSONS AND RADIL ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. 	4
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FAX: 314-729-4199 6. PROJECT BENCHMARK CONTRCI: 51. LOJIS COUNTY BENCHMARK: 12-171 - ELEVATION = 460.06 "STANDARD ALUMNUM DISK" STAMPED SL-36, 1990. DISK IS AT THE NORTHWES' CORNER OF CHESTERFIELD ARPORT ROAD AND CAPRICE DRIVE.	т
SITE BENCHMARKS: BM-I: ELEVATION 460.11 CHISELED '/ AT THE NORTHWEST CORNER OF A SIGNAL CONTROL BOX AT THE NORTHWEST CORNER OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD ANI ARNAGE BOULEVARD	D
2. THE UTURIES SHOWN HEREON MERE PLOTTED FRUIT THE LOCATIONS OF ABOVE GROUND APPUETHANCES AND MARS FROM STL LOUGS CONTY WAREN COMPANY THE MEROPOLITAN STL LOUG SERIER DISTINCT, SOUTHWESTERN BELL TELEPHONE DESERVIT, MORE DECERTION COMPANY AND LOCE MICE SOUTHWESTERN BELL TELEPHONE DESERVIT, MORE DECERTION COMPANY AND LOCE MICE SOUTHWESTERN BELL TELEPHONE NUMBER, OR LOCATION OF THESE OR TOR FROM THE ACTIVAL LOCATION OF NUMBER, OR LOCATION OF THESE OR TOR FROM THE ACTIVAL LOCATION OF MICE THE FIELD PROR TO ANY GRADING, EXCLAVATION, OR CONSTRUCTION MEROPUENTS.	r i
8. NO EXISTING TREES ARE BEING DISTURBED ON THIS SITE. THIS SITE IS IN ZONE X SHADED. THE 100 'TR. FLOOD PLAIN LIMITS SHOWN ON THE SITE PLAIN WERE SCALED FORM ST. LOUIS COUNTY, MO AND INCORPORATED AREAS, FLOOD INSURANCE RATE MAP NUMBER 29189C0140 H, DATED AUGUST 1995 AND REVISED APRIL 17, 2000 	
Addias, ILLED INSUMARIE NA E NO NO MARIES 2016 DI MENNI ALLE NA E NO I DISCI A COSSE DI MIENTATE HAVE 40 CO CHESTREPELO ANFORT ROAD WILL NOT TE ALLONED TO MYY OLIFAROELS. ALL OUTPARCES ACCESS SHALL BE LINTED TO THE EAST-WEST DISTINUTOR DIVE (AMARKE ROAD) OR FINDA A SUB TEL NORTH OF THE MANI ACCESS, OR ALIGN WITH THE NORTH SECTION OF THE EXISTING MANAGE ROAD.	•
THE EXISTING ARNAGE ROAD. 10. ALL FINISHED FLOOR ELEVATIONS (F.F.E.) TO BE A MIN. OF 1' ABOVE FLOOD ELEVATION. F.F.E. TO BE 457.0 MINIMUM	
 ALL SIGNAGE NEEDS A SEPARATE APPROVAL AND THE SIGNS INDICATED ON THE PLANS ARE NOT APPROVED AS INDICATED, BUT ARE SUBJECT TO APPROVAL ON EACH INDIVIDUAL BASIS. 	
12. ALL LANDSCAPED ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM.)
 LANDSCAPING IS TO BE PROVIDED AROUND THE ELECTRICAL TRANSFORMER BOX AS A SCREENING DEVICE. 	
 REFERENCE THE LANDSCAPE PLAN FOR THIS DEVELOPMENT PREPARED BY LANDSCAPE TECHNOLOGIES 	
15. THE ZONING DISTRICT IS "PC", PLANNED COMMERCIAL DISTRICT. 16. TOTAL SITE AREA IS 6.72 ± ACRES.	
10. IUTAL SITE AREA IS 0.7.2 ± AURCS. 17. THE USES OF FAST FOOD RESTAURANTS AND AUTOMOBILES VEHICLE REPAIR, SERVICE OR WASHING FACILITIES SHALL BE RESTRICTED TO THE PARCELS SOUTH OF THE PARCEL ADJACENT TO HIGHWAY 64/40. REFER TO ORDINANCE FOR DETAILS.	н
18. LIGHTING IS NOT PROPOSED AT THIS TIME. LIGHTING PLANS WILL BE PROVIDED FOR EACH OUTPARCEL AS THEY DEVELOP.	
FOR AUX OUTANCEL AS THE DEVELOP. IS ONSTE STON WHITE DRANKE COURSENTS SHALL BE IN ACCORDANCE WIT ONSTERMENT VALLEY ANSTER STOMM WHITE DRANKE FAN. EXAMPLE LINE AND PARINE OF ANY OUTSURATIONS TO BE DETERMINED BY TENANT AT THE THE OF DEVELOPMENT	
NOTE: NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE HIGH WATER LIMITS OF THE STORM WATER CHANNEL / DETENTION AREAS, NO PLANTING WITHIN 5' OF RETAINING WALLS.	
NOTE: EXISTING TREES ARE AS SHOWN.	
NOTE: MAXIMUM BUILDING HEIGHT, EXCLUDING ROOF SCREENING SHALL NOT EXCEED THREE (3) STORIES OR FOURTY-FIVE (45) FEET (AS MEASURE FROM GRADE) WHICHEVER IS LESS	
NOTE: ALL SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, AND EXISTING SITE UTILITIES SHALL BE INSTALLED UNDERGROUND IF RELOCATED, ADAPTED, OR USED TO CONNECT NEW UTILITIES TO THIS SITE.	
NOTE: DIRECT ACCESS TO INTERSTATE HWY 64 OR CHESTERFIELD AIRPORT ROAD WILL "NOT" BE ALLOWED TO ANY OF THE OUTPARCELS.	
NOTE: APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.	
NOTE: ALL OFF-SITE WORK WILL REQUIRE THE NECESSARY EASEMENTS FROM ADJACENT PROPERTY OWNERS.	
NOTE: A CONSTRUCTION AND MAINTENANCE AGREEMENT FOR THE CHESTERFIELD VALLEY STORM WATER SYSTEM WILL BE REQUIRED BETWEEN ATO OF CHESTERFIELD AND THE PROPERTY OWNERS. MAINTENANCE OF EDITCH/CHANNEL SHALL BE THE RESPONSIBILITY OF THE PROFERTY OWNER.	

NOTE: A MINIMUM OF THIRTY PERCENT (30%) OPENSPACE IS REQUIRED FOR THIS DEVELOPMENT.

NOTE: PARKING AND LOADING SPACES SHALL BE AS REQUIRED IN THE CITY OF CHESTERFIELD CODE. NO PARKING SHALL BE PERMITTED WITHIN ANY CROSS ACCESS WAY IN OR ADJACENT TO THE SITE. SIGNAGE TO THIS EFFECT SHALL BE POSTED WITHIN 30 DAYS OF THE PLACEMENT OF ADJACENT OF

GEOTECHNICAL ENGINEER'S STATEMENT

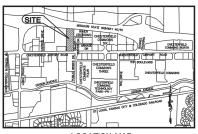
Midwest Testing, at the request of THF Realty, has provided geotechnical services for the project proposed hereon. A geotechnical exploration was conducted for this project, the findings of which indicated that the earth-related aspects are suitable for the development proposed hereon pursuant to the geotechnical recommendations set forth in our March 25, 2005 report title "Geotechnical Exploration — MT_dob No. 4986 — Koester Tract - Chesterfield Seven - Chesterfield, Missour



ADDRESSES: 17457 CHESTERFIELD AIRPORT ROAD (6.68 AC 17499 CHESTERFIELD AIRPORT ROAD (0.09 AC ERFIELD, MO 63005

A TRACT OF LAND BEING PART OF SHARES 4 AND 5 OF THE SUBDIVISION OF THE ESTATE OF PETER STEFFAN IN. U.S. SURVEY 125, TOWNSHIP 45 NORTH - RANGE 4 EAST ST. LOUIS COUNTY, MISSOURI

OWNER/DEVELOPER: THF CHESTERFIELD SEVEN DEVELOPMENT, LLC 2127 INNERBELT BUSINESS CENTER DRIVE SUITE 200. ST. LOUIS, MISSOURI. 6314 CONTACT: MR. DARREN RIDENHOUR PHONE (314) 429-0900 / FAX (314) 429-099



LOCATION MAP

City of Chesterfield

DEPARTMENT OF PLANNING & PUBLIC WORKS SCRIPT FOR A SITE DEVELOPMENT CONCEPT PLAN

THF CHESTERFIELD SEVEN DEVELOPMENT, L.L.C.

In connection with a change of zoning for the following described property from

to "PC" PLANNED COMMERCIAL DISTRICT

Parcels 1 & 2 of Title Commitment

A tract of land being part of Shores 4 and 5 of the Subdivision of the Estate of Peter Steffan, according to the plot accompanying Commissioners Report a certified copy of which is recorded in Book 80 page 457 of the St. Louis County Records, in U.S. Surveys 125, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as Gloves:

Before a the Interestician the East like out obditions 4 of with the North like of Desterf Before 8 of the Interestical characteristic of the Second Share 4 of with the North like of Desterf 100 feet wide, South 98 degrees 33 minutes 68 seconds Weit 31574 feet to the East like of property described in deef 6 IntEG Comp. or seconder 8 hour 10007 page 1973 of the 51, Load Northwardy and parallel with and East like of Dester 5, North 00 degrees 34 minutes 14 second Engl 2000 feet to a pathit, thence North 88 degrees 35 minutes 69 seconds East 1000 feet 14 second minutes 14 seconds

Cald Allows then by the style here by the style of the style of Shore 5, North Od degrees 34 Stear In er of Shore 5, thence Nethwardly clong add East line of Shore 5, North Od degrees 34 whith, there is Caliberdly dong add South line of Missouri Interaction Highway 64, vorying with Shorth 84 degrees of minutes 84 seconds East 370,02 met to the observational Calib Interaction 35, 15, 16 and 16

Parcel 3 of Title Commitment

Cross Access Easement according to plat thereof recorded in Plat Book 350 page 205 of the St. Louis County Records.

THF CHESTERFIELD SEVEN DEVELOPMENT, LLC._____, the owner(s) of the property shown on this plan for and in

(Name of Owner(i)) (Name of Owner(ii)) (Name of Owner(iii)) (Name of Owner(iii)) (Name of Owner(iii)) (Name of Owner(iii)) (Name of Owner(iiii)) (Name of Owner(iiiii)) (Name of Owner(iiiii)) (Name of Owner(iiii)) (Name of Owner(iiiii)) (Name of Owner(iiii)) (Name of Owner(iiiii)) (Name of Owner(iiii)) (Name of Owner(iiiii)) (Name of Owner(iiiii)) (Name of Owner(iiii)) (Name of Owner(iiiii)) (Name of Owner(iiii)) (Name of Owner(iiiii)) (Name of Owner(iiii)) (Name of Owner(iiiii)) (Name of Owner(iiii)) (Name of Owner(iii)

(Name Typed): MICHAEL H. STAENBERG THF CHESTERFIELD SEVEN DEVELOPMENT, LLC.

State of MISSOUR

County of ST. LOUIS

. A.D., 20 10 , before me personally appeared On this day of

edged said instrument to be the free act and deed of said con

This Site Development Concept plan was approved by the City of Chesterfield Planning Commission and duly verified on the ___day of ______ 2010, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

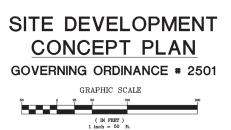
Planning and Development Services Director

City Clerk

A CROSS ACCESS AGREEMENT WILL BE PROVIDED UNDER SEPARATE DOCUMENT OWVER, ITS SUCCESSORE AND ASSIGNS ADREES TO INDEWNIFF AND BOLD HARMLESS THE ST LOUIS COUNT, ITS AGRETS, OFFICERS AND ENTLOYNER FROM ANY AND ALL CLAIMS, LANGUINT, BAD EXPENSES, INCLUDING ATTORN PEES AND COURT COSTS MADE, BROWCHT OR INCURRED POR INVUNIES TO PEES AND COURT COSTS MADE, BROWCHT OR INCURRED POR INVUNIES TO RADUMAY, CHESTERFILL AURTORY CAUSED BY DALINAGE FROM ST. LOUIS COUNTY RADUMAY, CHESTERFILL AURTORY TRAD.

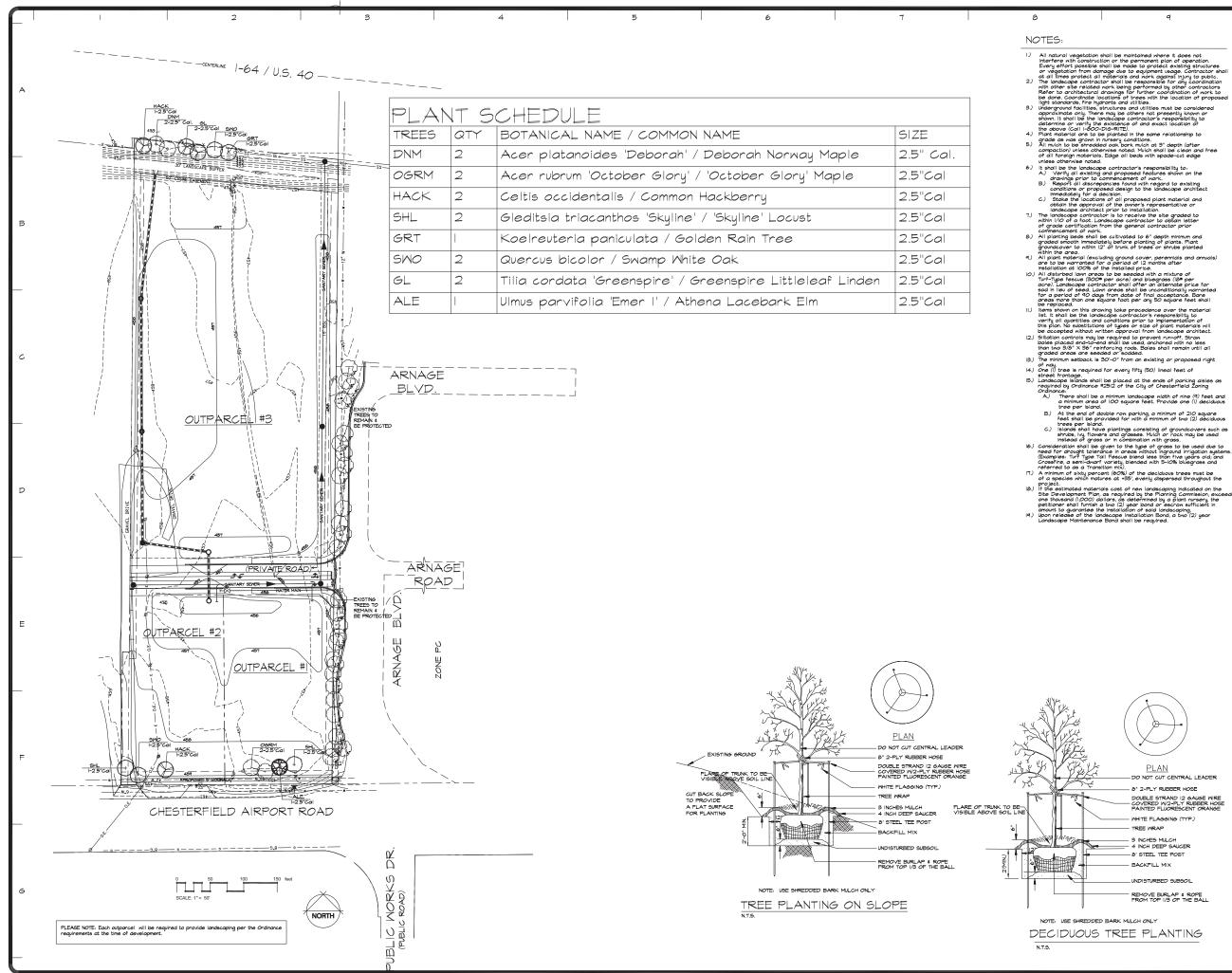
THE ABOYE DESCRIBED EASEMENT SHALL RUN WITH THE LAND. IN WITNESS WHEREOF, GRANTOR HAS EXECUTED THIS DOCUMENT THE DAY AND YEAR FIRST ABOYE WRITTEN.

SHEET INDEX							
Page Num.	Description	Issued	Latest Revision	Comment			
SDC-0	SITE DEVELOPMENT CONCEPT PLAN	12/02/2010					
L-1	LANDSCAPE PLAN (BY LANDSCAPE TECHNOLOGIES)	11/05/2010					





10-133V1.DW





even Ñ E PROPOSED PLANTING PLAN FOR THE PL Chesterfield Com CHESTERFIELD, MISSOURI

