

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee
From: Kristian Corbin, Project Planner
Date: April 19, 2010
RE: Four Seasons Plaza West (National City Bank ATM): An Amended Site Development Plan, Architectural Elevations, and Lighting Plan for a 2.35 acre tract of land zoned "PC" Planned Commercial District located on the southwest corner of the intersection of Olive Boulevard and River Valley Drive.

Summary

At the March 22, 2010 meeting of the City of Chesterfield Planning Commission, a recommendation for approval for the above referenced matter was approved by a vote of 6-0 with the condition to landscape the adjacent parking lot island with small shrubs. This project has automatic power of review.

Attached please find a copy of staff's report, the Amended Site Development Plan, Architectural Elevations, and Lighting Plan.

Respectfully submitted,

Kristian Corbin
Project Planner

Respectfully submitted,

Mara Perry, AICP
Senior Planner

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



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PLANNING COMMISSION STAFF REPORT

Project Type: Amended Site Development Plan

Meeting Date: March 22, 2010

From: Kristian Corbin, Project Planner
Mara Perry, AICP, Senior Planner

Location: Southwest corner of the intersection of Olive Boulevard and River Valley Drive.

Applicant: Koelling and Associates Inc.

Description: **Four Seasons Plaza West (National City Bank ATM):** An Amended Site Development Plan, Architectural Elevations, and Lighting Plan for a 2.35 acre tract of land zoned “PC” Planned Commercial District located on the southwest corner of the intersection of Olive Boulevard and River Valley Drive.

PROPOSAL SUMMARY

Koelling and Associates Inc., on behalf of the Schuyler Corporation, has submitted an Amended Site Development Plan, Architectural Elevations and Lighting Plan for your review. The request is to amend the Site Development Plan to add a sixty (60) square foot free-standing Automated Teller Machine (ATM) to the existing development. The ATM is proposed to be located in the northeastern section of the development within the existing parking lot.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Four Seasons Plaza West was zoned “C8” Planned Commercial District via St. Louis County Ordinance Number 11,355 then amended by St. Louis County Ordinance 11,775. A Site Development Plan was approved by St. Louis County in February of 1984.

On April 19, 1993, City of Chesterfield Ordinance 775 amended St. Louis County Ordinances 11,355 and 11,775 which added physical therapy as a permitted use on the subject site. On September 6, 2006, City of Chesterfield Ordinance Number 2297 repealed City of Chesterfield Ordinance 775 and allowed for the addition of financial

institutions, medical and dental offices, restaurants and limited drive-thru facilities on the subject site.

On July 20, 2009, City of Chesterfield Ordinance 2559 repealed City of Chesterfield Ordinance 2297 to change the zoning from a “C8” Planned Commercial District to a “PC” Planned Commercial District and to remove the language that limited drive-thru facilities to the eastern most portion of the existing structure.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Land Use	Zoning
North	Park	“PS” Park and Scenic District
South	Residential	“R3” Residence District 10,000 sq. ft.
East	Retail Facility	“PC” Planned Commercial District
West	Residential	“R2” Residence District 15,000 sq. ft.



STAFF ANALYSIS

- Zoning**
 The subject site is currently zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2559. The

submittal was reviewed against and adheres to the requirements of the governing ordinance and all applicable Zoning Ordinance requirements.

- **Traffic/Access and Circulation**

The proposed ATM is located at the northeastern portion of the development within the existing parking lot. The subject site has frontage along Olive Boulevard. The subject site shares access to Olive Boulevard with the Four Seasons Plaza Development directly to the east. Neither access points nor internal circulation to the subject site will be altered by the addition.

- **Lighting**

The Lighting Plan depicts the building lighting, parking lot lighting and lighting for the ATM. The only proposed amendment to the site lighting is the addition of one (1) light for the ATM canopy. Staff has reviewed the proposed lighting and has determined that it complies with City of Chesterfield Lighting ordinance.

- **Landscaping**

The Architectural Review Board made a recommendation that the island adjacent to the ATM be improved with some low level (30"-36") evergreen shrubbery to provide screening to the back of the ATM. The petitioner worked with Staff and agreed to plant low lying shrubs for screening purpose. The proposed species and design are to be determined and will be submitted to Staff for review prior to approval of any Municipal Zoning Approvals of the ATM. See the petitioner's letter attached in the Planning Commission packet.

- **Parking**

The proposal for the subject site will reduce the amount of provided parking spaces from 117 parking spaces to 113 parking spaces. The proposal would meet the required 94 parking spaces for the site.

ARCHITECTURAL REVIEW

This project was before the Architectural Review Board on February 11, 2010 and March 11, 2010. During the February 11, 2010 Architectural Review Board meeting, the Board asked Staff to ensure that the drainage around the ATM is properly addressed.

The Architectural Review Board made a motion to forward this project to the Planning Commission for approval as presented with the following recommendation:

1. Recommendation that the island adjacent to the ATM be improved with some low level (30"-36") evergreen shrubbery to provide screening to the back of the ATM.

The motion was approved 4-0.

The petitioner worked with Staff and agreed to add additional landscaping to the site. Evergreen shrubs will be planted along the parking lot island adjacent to the ATM location. See the petitioner's letter attached in the Planning Commission Packet.

The project was before the Architectural Review Board meeting for a second time on March 11, 2010 due to incorrect submittal information and lack of material samples from the previous meeting.

The Architectural Review Board made a motion to forward this project to the Planning Commission for approval as presented.

The motion was approved 6-0.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Architectural Elevations and Lighting Plan and has found them to be in conformance with the Comprehensive Plan, Zoning Ordinance and City of Chesterfield Ordinance Number 2559.

MOTION

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

1. "I move to approve (or deny) the Amended Site Development Plan, Architectural Elevations and Lighting Plan for Four Seasons Plaza West (National City Bank ATM)."
2. "I move to approve the Amended Site Development Plan, Architectural Elevations, and Lighting Plan for Four Seasons Plaza West (National City Bank ATM) with the following conditions..." (Conditions may be added, eliminated altered or modified).

cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Petitioner's Letter
Amended Site Development Plan
Architectural Elevations
Lighting Plan

March 3, 2010

City of Chesterfield – Architectural Review Board
690 Chesterfield Parkway West
Chesterfield, MO 63017

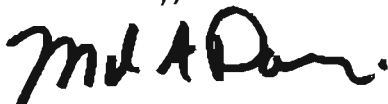
RE: Four Seasons Proposed ATM

Dear Sir:

This is to verify that we will landscape the island directly next to the proposed ATM. It will be designed to provide screening at the lower level. We will submit a landscape plan to the City, for staff approval, prior to construction.

If you have any questions, please do not hesitate to call.

Sincerely,



Mark A. Doering
President

FOUR SEASONS PLAZA WEST AMENDED SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS, FLAT 6, BOOK 171, PAGE 17 AND IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST

SHEET INDEX

COVER SHEET
SITE PLAN
LIGHTING PLAN

C1
C2
C3

GENERAL NOTES:
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE IDENTIFICATION OF THE LOCATION OF UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

TOPOGRAPHIC SURVEY PREPARED BY DOERING ENGINEERING INC.

SIDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED TO ADA STANDARDS AND SPECIFICATIONS.

STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD STANDARDS.

ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

SEWER APPROVAL IS A SEPARATE PROCESS.

DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.

EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED.

EXISTING LIGHT POLES ARE 24".

MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, EITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE.

ALL P.V.C. SEWER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.

WHEN P.V.C. PIPE IS USED, AN APPROPRIATE RUBBER SEAL WATERSTOP, AS APPROVED BY THE SEWER DISTRICT, SHALL BE INSTALLED BETWEEN P.V.C. PIPE AND MASONRY (CONCRETE AND BRICK) STRUCTURES.

TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEWER CONSTRUCTION ON THE PROJECT.

CONTRACTOR TO INSTALL STORM SEWERS, SANITARY SEWERS, WATER LINES, METERS, METER BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MUNICIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

NEW CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO SUBGRADE.

NEW GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

CONTRACTOR SHALL GRADE AND CONSTRUCT IMPROVEMENTS TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES, SWALES OR OFF SITE. PONDING OF STORM WATER WILL NOT BE PERMITTED DURING OR AFTER CONSTRUCTION.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.

ALL TRASH AND DEBRIS ON SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.

M.S.D. NOTES:
ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2000 AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY SEWER AND STORM SEWER DRAINAGE FACILITIES, 2006.

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.

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL MAINTAIN TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPLETION AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORM WATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 90% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TEST SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT INTERVALS ALONG THE ROUTE OF THE PIPE, AT A MAXIMUM OF 2-FOOT VERTICALLY, AND Laterally ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO M.S.D. PRIOR TO CONSTRUCTION APPROVAL.

SEPTIC TANK ABANDONMENT: SEPTIC TANKS SHALL BE ABANDONED IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2000.

SOLID NOTES:
ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN ST. LOUIS COUNTY'S DESIGN CRITERIA BOOK AND THE SEDIMENT AND EROSION CONTROL MANUAL.

INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION, IF PROVIDED, SHALL BE REVIEWED BY THE DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.

THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION TO THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.

ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SALTATION CONTROL MEASURES ARE REQUIRED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS.

NO SLOPE SHALL EXCEED 3:1 MAXIMUM.

ALL DISTURBED EARTH AREA WITHIN THE CITY OF CHESTERFIELD RIGHT-OF-WAY SHALL BE SEEDED.

ADDITIONAL SALTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF CHESTERFIELD.

PERMIT WILL BE REQUIRED BY THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION OF RETAINING WALLS.

PERMIT WILL BE REQUIRED BY THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS FOR ROOF DRAIN CONNECTION.

ALL OFF-SITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

ANY DISTURBED OFF-SITE PROPERTY (I.E. BUSHES, TREES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.

INTERNAL (PRIVATE) STORM SEWERS WILL REQUIRE A SEPARATE DRAIN LAYER PERMIT FROM CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERE TO SHALL BE KEPT CLEAR THROUGHOUT THE DAY. THE DEVELOPER SHALL KEEP THE ROAD CLEAR OF MUD AND DEBRIS AT ALL TIMES.

PROVIDE ADEQUATE OFF STREET STABILIZED PARKING AREA(S) FOR CONSTRUCTION EMPLOYEES AND A WASHING STATION FOR CONSTRUCTION VEHICLES ENTERING AND LEAVING THE SITE IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRYDOWN CONDITIONS.

CONSTRUCTION PARKING SHALL NOT BE PERMITTED ON PUBLIC-MAINTAINED ROADWAYS. ADEQUATE OFF-STREET STABILIZED PARKING AREA(S) SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES.

SITE INFORMATION:

AREA OF TRACT: 102,366 SF OR 2.35 AC.
EXISTING USE: COMMERCIAL
EXISTING ZONING: PC-PLANNED COMMERCIAL
BUILDING: 22,150 S.F.
PARKING CALCULATION:
RETAIL SPACE = 80% x 22,150 = 17,720 S.F. OR 17.72 x 5.50 SP/1,000 S.F. = 97.4
OFFICE SPACE = 20% x 22,150 = 4,430 S.F. OF 4.43 x 3.33 SP/1,000 S.F. = 14.8
TOTAL SPACE REQUIRED 112 SPACES
PARKING PROVIDED: 117 SPACES
TOTAL PARKING AFTER ATM INSTALLATION: 113 SPACES

GENERAL NOTES:

- THE SITE IS LOCATED AT APPROXIMATELY 1500 FEET WEST OF THE INTERSECTION OF OLIVE STREET AND HIGHWAY 141.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2000.
- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD ADA STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF CHESTERFIELD AND MSD STANDARDS.
- NO SLOPE SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY ST. LOUIS COUNTY.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL ROOFTOP MECHANICAL EQUIPMENT ON BUILDINGS SHALL BE ADEQUATELY SCREENED FENCING OR OTHER SCREENING MATERIALS AS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION.
- A LAND DISTURBANCE PERMIT MAY BE REQUIRED.
- SITE PLAN APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- NO STEP AT ACCESSIBLE ENTRANCE DOORS THROUGHOUT SITE.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
- NO FLOOD PLAIN ON SITE PER FEMA MAP # 29189C0145 H
- PLANS SHOWN FROM AVAILABLE RECORDS. SITE SUBJECT TO TOPOGRAPHICAL SURVEY.

THIS SITE IS COVERED BY CITY OF CHESTERFIELD ORDINANCE 2609.

Name of Owner _____
In connection with a change of zoning for the following described property from _____ (prior zoning) to _____ (present zoning)

A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS, FLAT 6, BOOK 171, PAGE 17, AND IN U.S. SURVEY 207, T.46N., R.5E., ST. LOUIS COUNTY, MISSOURI, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF OLIVE STREET ROAD AS INDICED WHICH POINT BEARS SOUTH 7 DEGREES 48 MINUTES 10 SECONDS WEST A DISTANCE OF 20.04 FT. FROM THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MISSOURI FOUR SEASONS, INC. BY DEED RECORDED IN BOOK 464B, PAGES 122, 123, AND 124 OF THE ST. LOUIS COUNTY RECORDS TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 78 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 267.50 FT. TO A POINT; THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 377.53 FT. TO A POINT; THENCE NORTH 78 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 281.00 FT. TO A POINT; THENCE NORTH 7 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 300.19 FT. TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST A DISTANCE OF 18.21 FT. TO A POINT; THENCE NORTH 11 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.35 ACRES.

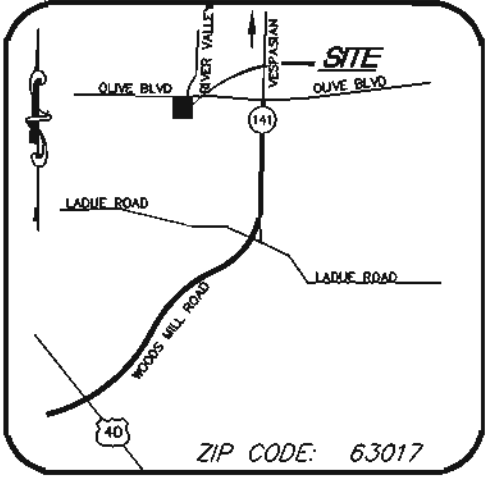
_____ the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, _____ of City of Chesterfield Ordinance #824, do hereby _____ (applicable subsection) (present zoning) agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____
(Name Typed): _____

State of _____
County of _____
On this _____ day of _____ A.D., 20____ before me personally appeared _____ (Name of Corporation) to me know, who, being by me sworn in, did say _____ (Office of Corporation) that he/she is the _____ (Title) of the _____ (Name of Corporation) corporation in the State of _____ and that the seal offered to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of the board of directors, and the said _____ (Office of Corporation) acknowledged said instrument to be free and clear of said corporation.

This site (Development) Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____ by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 2603, as attached to by the Planning and Development Services Director and the City Clerk.

Planning and Development Services Director _____
City Clerk _____



LOCATION MAP
(NOT TO SCALE)

WUNNENBURG'S: AA-17
LOCATOR NO.: 16Q230250
ADDRESS: 13700 OLIVE BLVD.
CHESTERFIELD, MO 63017

TOTAL AREA OF TRACT: 2.35 ACRES
PRESENT ZONING: PC-PLANNED COMMERCIAL
COMMERCIAL DISTRICT

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS, FLAT 6, BOOK 171, PAGE 17, AND IN U.S. SURVEY 207, T.46N., R.5E., ST. LOUIS COUNTY, MISSOURI, AND FURTHER DESCRIBED AS FOLLOWS:
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PREPARED FOR:

PHIL HENDRICKS
SCHUYER CORPORATION
900 S. HIGHWAY DRIVE
FENTON, MISSOURI 63026
(636) 326-9303

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

MoDOT underground facilities are not on the DIGSAFE system. The MoDOT call number is 314-340-4100.

LEGEND
NEW IMPROVEMENTS

- CONTOUR — ELEV —
- SPOT ELEVATION — SLEV —
- CURB INLET [Symbol]
- CLEANOUT / SAMPLE TEE [Symbol]
- DOWNSPOUT [Symbol]
- SIGN [Symbol]
- HANDICAPPED SYMBOL [Symbol]
- WATER LINE [Symbol]
- GAS SERVICE [Symbol]
- ELECTRIC SERVICE [Symbol]
- TELEPHONE SERVICE [Symbol]
- CONCRETE PAVEMENT [Symbol]
- ASPHALT PAVEMENT [Symbol]
- USE IN PLACE U.I.P.
- ADJUST TO GRADE A.T.G.

LEGEND
EXISTING TOPOGRAPHIC

- Sidewalk [Symbol]
- Building [Symbol]
- Foundation [Symbol]
- Fence [Symbol]
- Wall [Symbol]
- Tree Line [Symbol]
- Stream [Symbol]
- Brush/Shrub Line [Symbol]
- Index Contour [Symbol]
- Intermediate Contour [Symbol]
- Depression Contour [Symbol]
- Guard Rail [Symbol]
- Swamp Symbol [Symbol]
- Control Point [Symbol]
- Spot Elevation [Symbol]
- Single Tree [Symbol]
- Located Object [Symbol]
- Catch Basin [Symbol]
- Manhole [Symbol]
- Pole [Symbol]
- Sign [Symbol]
- Fire Hydrant [Symbol]
- Light Pole [Symbol]
- Inlet Symbol [Symbol]
- Railroad [Symbol]
- Paved Road [Symbol]
- Unpaved Road [Symbol]
- Trail [Symbol]
- Pipe line [Symbol]
- Driveway [Symbol]
- Traffic Light [Symbol]
- Electric Box [Symbol]
- Water Valve [Symbol]
- Water Meter [Symbol]
- Gas Meter [Symbol]

PERTINENT INFORMATION:

- SEWER DISTRICT:
- ELECTRIC:
- GAS:
- PHONE:
- WATER:
- SCHOOL DISTRICT:
- FIRE DISTRICT:

M.S.D.
AMERENUE
LACLEDE GAS
SOUTHWESTERN BELL
MISSOURI-AMERICAN WATER
PARKWAY
MONARCH FIRE PROTECTION DISTRICT

OPEN SPACE CALCULATION

TOTAL SITE AREA= 2.35 AC.
OPEN SPACE= 0.55 AC.
0.55 AC./ 2.35 AC. = 23%

FLOOR AREA RATIO CALCULATION

BUILDING= 22,150 S.F. OR 0.51 AC.
0.51 AC./ 2.35 AC. = 22%
MAXIMUM 24%

FLOODMAP
FEMA MAP #29189C0145H, EFFECTIVE DATE AUGUST 2, 1995 SUBJECT PROPERTY NOT WITHIN ANY FLOOD ZONES

SLOASD BENCHMARK # 6-286; ELEV. 583.33
1" ON THE SOUTHWEST CORNER OF A FIRE STATION SIGNAL CONTROL BOX OF CHESTERFIELD FIRE DEPARTMENT STATION # 4 AND ADMINISTRATIVE OFFICES 13725 OLIVE BLVD., 0.1 MILES WEST OF RIVER VALLEY DRIVE.

Engineer's Certification:

This is to certify that Doering Engineering, Inc. has prepared an amended site development section plan which is a correct representation of all existing and proposed land divisions.
Mark A Doering PE-29059
Doering Engineering, Inc.
Date 2/12/10

MSD P# 12357

BASE MAP 16-Q4



Revised	Comment
1	Submitted to City of Chesterfield 1/17/10
2	Submitted to client 1/20/10
3	Final Plan Set. to Chesterfield 1/25/10
4	Final Plan Set. to Chesterfield 1/28/10
5	Final Plan Set. to Chesterfield 2/12/10

Engineered By:
DOERING ENGINEERING INC.
CIVIL ENGINEERING • PLANNING • SURVEYING

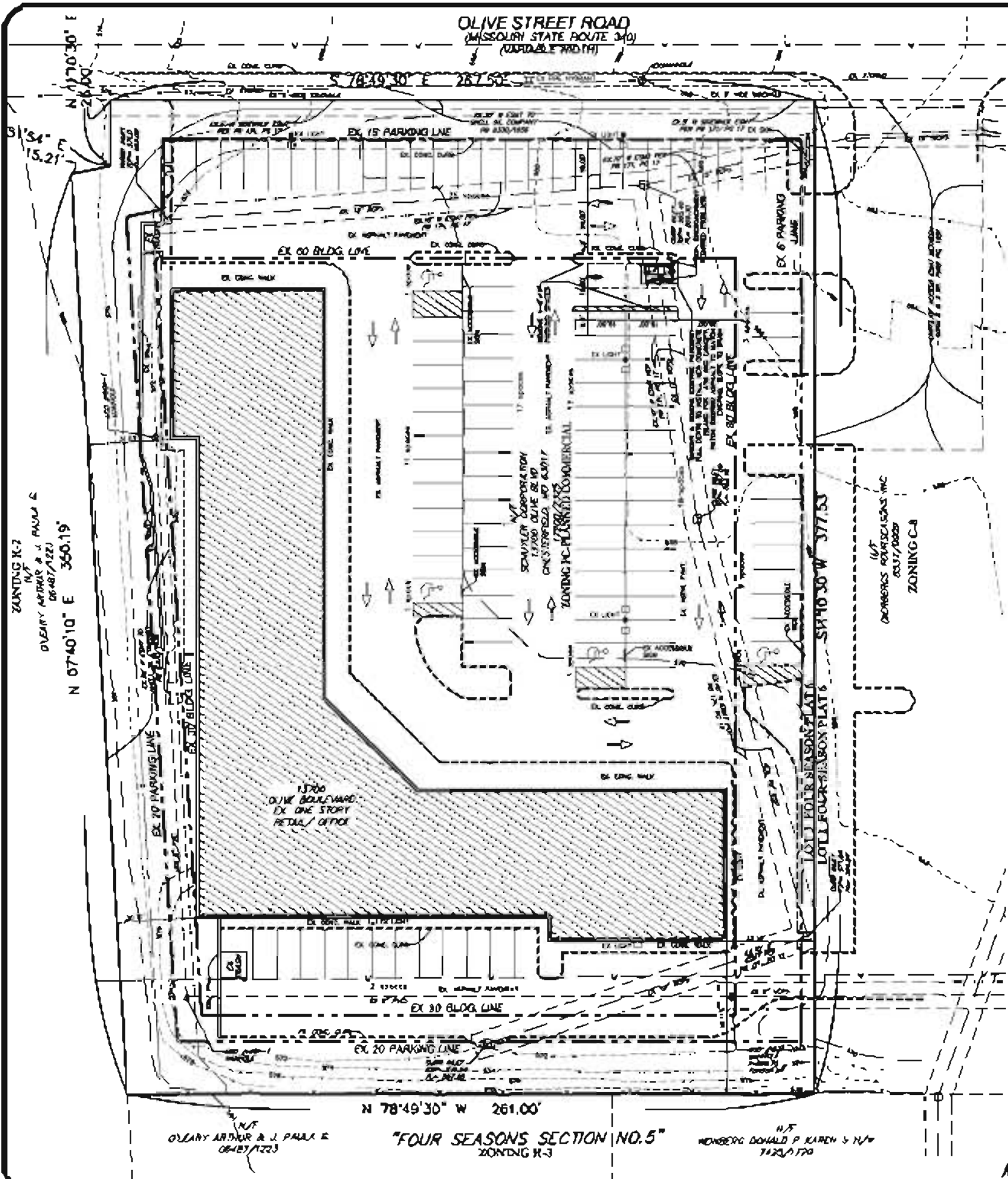
2025 Broadway Boulevard
Suite 100
St. Louis, Missouri 63103
Phone: (314) 444-1776
Fax: (314) 444-0833

Seal

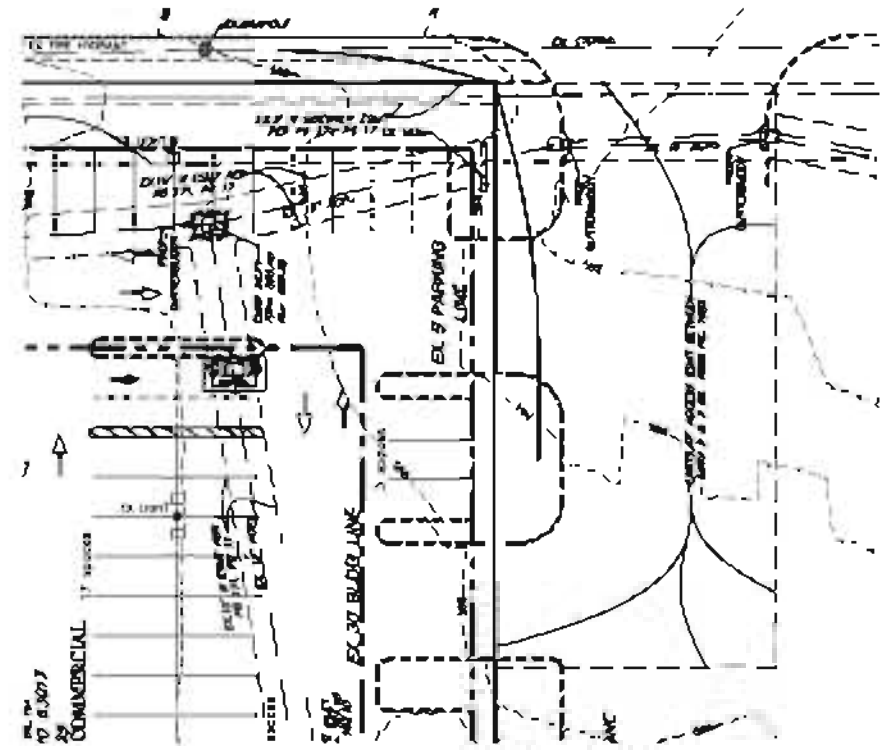
MO. CORPORATE LICENSE NO. 001947
IL. CORPORATE LICENSE NO. 184.000026

FOUR SEASONS PLAZA WEST AMENDED
SITE DEVELOPMENT PLAN
13700 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017

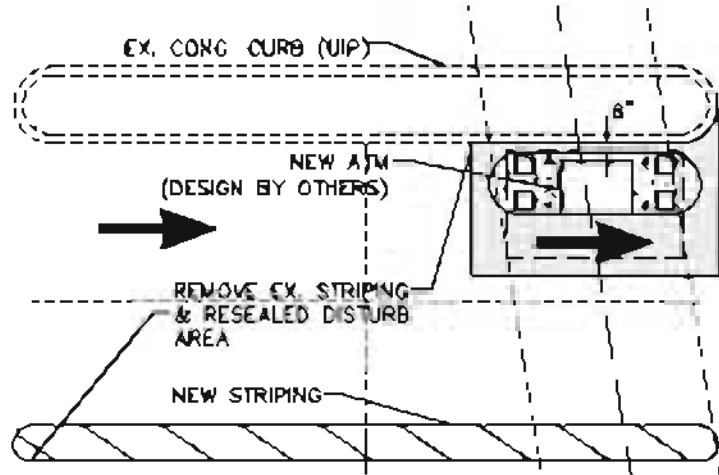
Date: 03/10/09
Order Number: 0304
File Name: 00034 FINAL.DWG
Drawn By: RL
Check By: RL
Date Plotted: 03/10/09
12357



NOTE:
NO PROPOSED CHANGES
TO EXISTING LANDSCAPING



EROSION CONTROL PLAN
SCALE 1/4\"/>



ATM DETAIL
SCALE 1/4\"/>



1	Checked by	David L. G.
2	Drawn by	David L. G.
3	Project No.	MSD P412357
4	Sheet No.	C2

Engineers & Architects
DOERING ENGINEERING
CIVIL ENGINEERING • PLANNING • SURVEYING

Seal
David L. G.
1970
LICENSED PROFESSIONAL ENGINEER
1993
NO. 20
CIVIL ENGINEER
STATE OF MISSOURI

FOUR SEASONS PLAZA WEST AMENDED SITE DEVELOPMENT PLAN
15700 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017

1	Checked by	David L. G.
2	Drawn by	David L. G.
3	Project No.	MSD P412357
4	Sheet No.	C2

MSD P412357

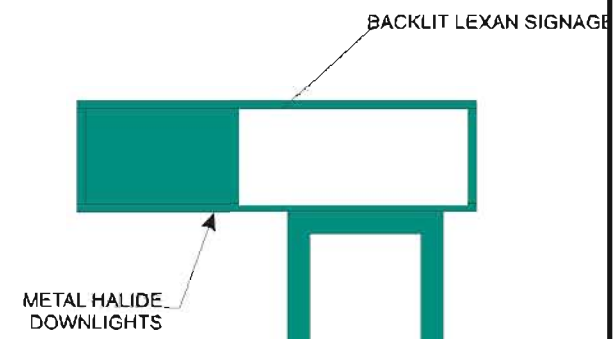
BASE MAP 16-04

APPROVED: _____

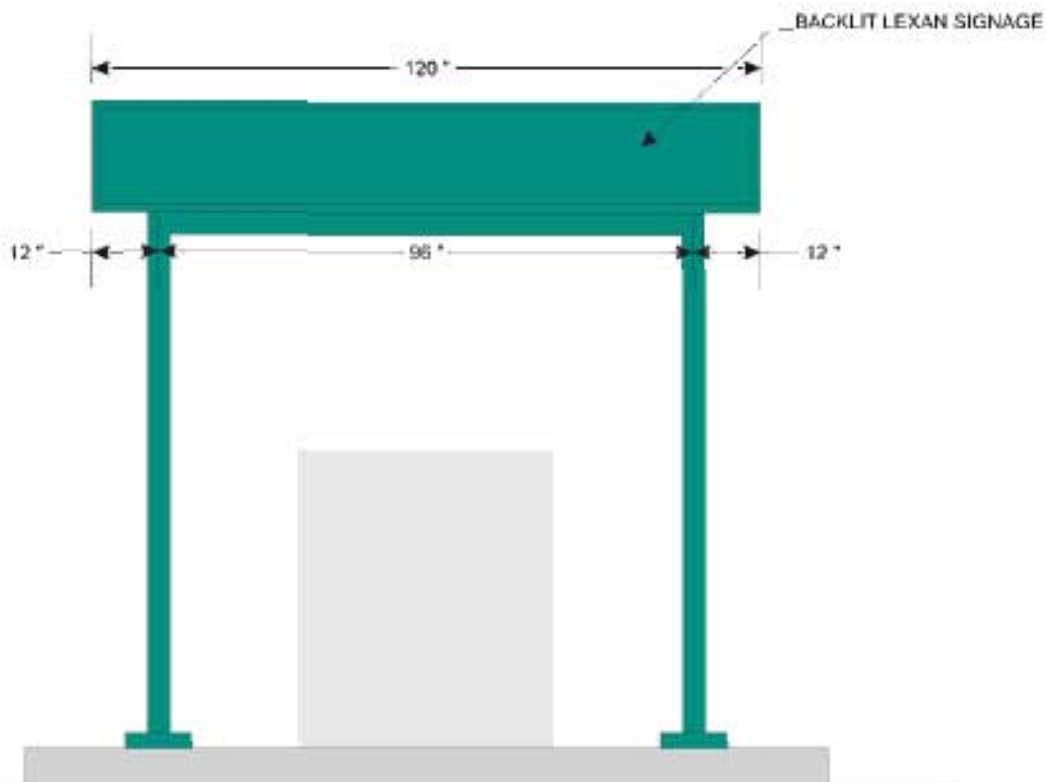
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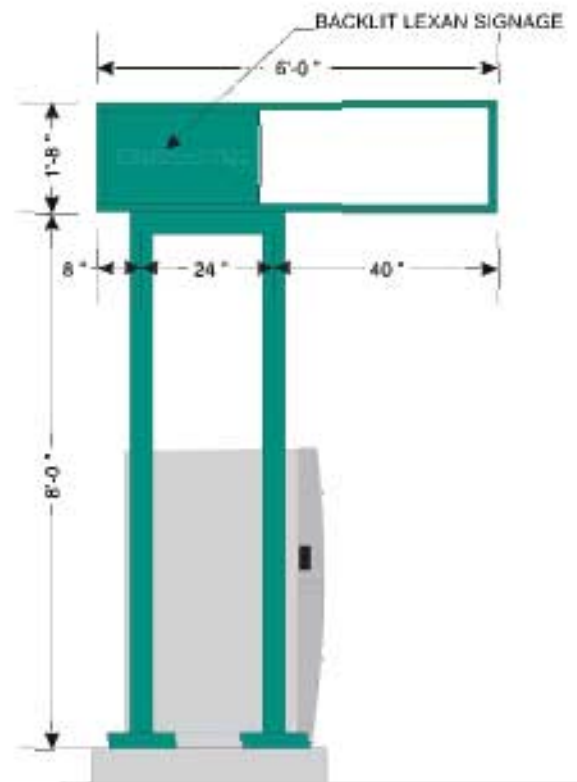
FRONT ELEVATION



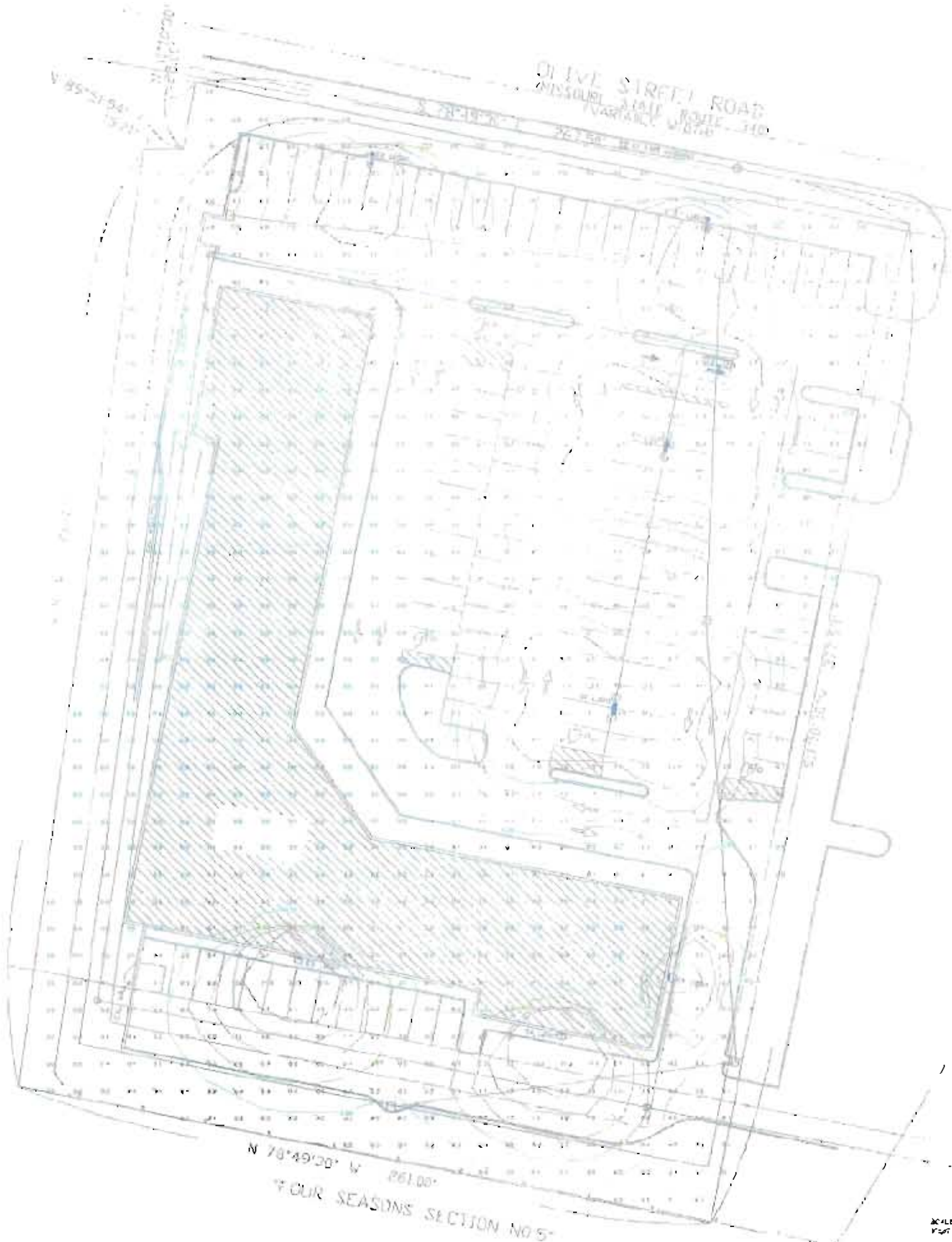
EXIT ELEVATION



REAR ELEVATION



APPROACH ELEVATION



FOUR SEASONS PLAZA WEST
 AMENDED SITE DEVELOPMENT SECTION PLAN
 13700 OLIVE BOULEVARD
 CHESTERFIELD, MISSOURI 63017



LITHONIA LIGHTING

(NOT SCALE)

LUMINAIRE SCHEDULE							
Symbol	Qty	Size	Spacing Number	Description	Lamp	FOs	Lumens LUF Watts
A	1	EX	1	GENERAL PURPOSE FIXTURE MOUNTED CLEARWIRE DOWN LAMP W/ CLEAR LAMP	ONE 100-WATT CLEAR ED-30 METAL HALIDE HORIZONTAL POSITION	0411210005	2000 1.00 152
B	2	EX	1	AREA LIGHT WITH TYPE A, QUALITY REFLECTOR FLAT GLASS LENS	ONE 100-WATT CLEAR ED-30 METAL HALIDE HORIZONTAL POSITION	0004100100	3000 1.50 152
C	2	EX	1	AREA LIGHT WITH TYPE B, QUALITY REFLECTOR FLAT GLASS LENS	ONE 100-WATT CLEAR ED-30 METAL HALIDE HORIZONTAL POSITION	0410000100	3000 1.50 152
D	1	EX	1	TYPE B FINISHED GARAGE LIGHTING	ONE 100-WATT CLEAR ED-17 METAL HALIDE HORIZONTAL POSITION	0004100100	3000 1.50 110
E	1	EX	1	GENERAL PURPOSE BUILDING MOUNTED CLEARWIRE DOWN LAMP CLEAR LAMP, W/ FLAT SHIELD	ONE 100-WATT CLEAR ED-17 METAL HALIDE HORIZONTAL POSITION	L11000100	3000 1.50 110

STATISTICS		
Qty	Watt	lum
1,726	542 W	60 W

NOTES:
 Building lighting shown for City of Chesterfield requirements. Drop
 measurement of this fixture to the installation of (1) one APT & (2) one (1) unit
 under the proposed canopy at 2' 0" high. (see schedule for specifications)
 Lighting for the site, with exception of security lighting, shall be provided
 by 10:00 p.m. (7) seven days a week.

Designer
 JAB
 Date
 12/28/09
 Scale
 Drawing No.